

Ulwe: Making of a rising property hotspot

For homebuyers and investors eyeing the next real estate hotspot, Ulwe in Navi Mumbai—often dubbed the South Mumbai Extension—is quickly becoming a standout choice. With rapid infrastructure development, connectivity upgrades, and government-backed projects driving growth, Ulwe is poised to deliver exceptional returns in the near future. Discover why this rising star in the Mumbai Metropolitan Region (MMR) is turning heads and attracting future-focused investment

Located in the southern part of Navi Mumbai, Ulwe is making headlines for all the right reasons. With strategic infrastructure development, improving connectivity, and competitive property prices, this once-overlooked suburb is now being hailed as a goldmine for real estate investors. It is strategically located in the MMR region as Ulwe offers 30-minute connectivity to major locations such as Colaba, Mantralaya, Nariman Point, Dadar, Wadala, Bandra-Kurla Complex (BKC), Vashi and Panvel. Incidentally, Ulwe can be called as South Mumbai Extension.

With commercial operations at the green-field Navi Mumbai International Airport (NMIA) expected to start in June 2025 completion and opening of Atal Setu or



Mumbai Trans-Harbour Link (MTHL), Ulwe is expected to see a surge in both commercial and residential demand in the coming years. The property prices in Ulwe

are still significantly lower as compared to central Mumbai, hence making it an attractive option for first-time homebuyers and long-term investors. Developers are launching

Ulwe has already delivered impressive growth in both property values and rental income over the past three years—but the real upside is just beginning. With major infrastructure projects nearing completion and demand on the rise, the next two to three years are set to bring an explosive wave of capital appreciation. For homebuyers seeking long-term value and investors chasing high returns, Ulwe isn't just an option—it's the opportunity of a lifetime.

— ADV. SANTOSH PATIL,
Director, Avianna Infra



projects with modern amenities, targeting both mid-range and premium segments, state real estate experts. Among Ulwe's most promising locations is Sector-26. The buyers have options from a few good brands offering large-size projects with all modern amenities and are yet affordable. First-time homeowners mention that the reason why they chose Ulwe is because it offers a peaceful environment, future connectivity, and its affordability plus the lifestyle. It is largely believed that the value will only go up manifold in the near future. Moreover, the Navi Mumbai Metro link, proximity to key commercial hubs like

QUICK TIPS

- First and foremost, look for either CIDCO tender plot or a tripartite plot where CIDCO is involved as the monitoring body.
- Always focus on RERA-registered properties with clear bank funding approvals from leading banks. This adds another layer of verification of all clearances
- Ideally, purchase projects from reputed developers which ensures timely delivery and quality of product.
- Significantly, projects located along main roads and relatively larger in size tend to yield higher returns.

AT A GLANCE

- Around four lakh direct, indirect jobs are expected to be created with the commercial operationalisation of the Navi Mumbai International Airport (NMIA), estimated in June 2025
- Phase-1 of NMIA includes a terminal with a capacity to handle 20 million passengers annually, out of which 9 million will be domestic and 3 million international travellers, which translates to more than 250 flights per day when compared to 980 flights per day of Mumbai airport
- Atal Setu or MTHL, constructed with an investment of Rs 17,800 crore, has made Ulwe closer to South Mumbai, as it is now possible to drive down to Colaba and Dadar within 30 minutes
- The proposed Mumbai Metro Line 8 between the NMIA and Chhatrapati Shivaji Maharaj International Airport (CSMIA) Terminal 2 will further ease the commute
- Reliance Industries Ltd (RIL) is all set to build a global economic hub in Navi Mumbai, which will further boost demand for the residential and commercial segments
- Proximity to developments like 200-hectare Disneyland-inspired theme park, international business centre, Iskon temple, and Tirupati Balaji temple, among others will further boost the demand for housing in Ulwe

Invicta: Rise of a sanctuary of sophisticated and luxe living

Spread on almost one-acre of plot with clear title and necessary approvals from CIDCO and all major leading banks, this is a promising new multi-storey project in the heart of Ulwe, which will amp up the lifestyle living quotient



While embodying the true essence of luxe living, Invicta—at the heart of Ulwe along 70 Feet Road—is a premium residential development featuring meticulously designed ground-plus 12-multi-storey edifice. With the construction pace being at its peak, Invicta will ensure year-round ease while fostering a lively community through cultural celebrations and seamless connectivity. The exquisite project offers 1, 2 and 3BHK contemporary apartments with shops and amenities that are trendy.

The desire for sophisticated and comfort living provided the catalyst for developing this edi-

fice. The sole idea, primarily, has been to develop a premium address where home-buyers would truly discover an all-encompassing lifestyle. Embodying the very essence of bliss, affluence and lifestyle, the elegant project will represent the quintessence of lifestyle living at its finest while being distinctive in form and function.

ONE OF THE FINEST IN REFINED LIVING

The aspects of the latest in structural design and world-class amenities are being seam-

lessly introduced in this exclusive project, which spans an almost 1-acre and comprises two towers, each with 12 floors and total units are 207for residential and 26 for commercial. Invicta is being developed to showcase refinement and luxury throughout the property. The core thought has been to help its residents discover exclusivity and comfort in every aspect of the project. It is being designed in a way to introduce a premium urban address that sets new benchmark in luxury, space and convenience at its best. Invicta will not only express a



●● Invicta is one of the biggest upcoming projects in Sector 26, Ulwe



and the Navi Mumbai International Airport (NMIA). An addition to its unique features is that Invicta represents a responsible luxury project in the truest sense that remains high on the sustainability factor blending luxury living with nature. While embodying the prestigious legacy of over 25 years with 40-plus projects delivered, Invicta has been developed to take things to the next level by offering homes that highlight refinement at its finest. With its focus on elegance, unparalleled views, and a commitment to providing a true luxe living experience, Invicta is poised to become a new landmark in the skyline of a buzzing location of Ulwe—the Sobo Extension. For the Navi Mumbai's realty ecosystem, things will never be the same again as Invicta will amp up the lifestyle living quotient once it is ready-for-possession, which is expected next year.

Project Highlights

- CIDCO tripartite plot
- Proposed ground-plus 12 multi-storey building
- One of the biggest projects in Ulwe, Sector-26
- Residential and commercial tower
- Luxurious 1, 2 and 3BHK apartments and shops
- Grand entrance lobby

fine-dining, retail therapy and social amenities, its vibrant location is further defined by its proximity to renowned malls, education institutions, and multispecialty hospitals, to just list a few. It is also in proximity to prime commercial destinations, upcoming Metro station

style statement but will also be high in terms of architectural brilliance while being embellished with some fine amenities and top-notch fittings and fixtures in every unit. A landscaped garden along with some awe-inspiring features and amenities for people of all age groups, including a well-equipped gymnasium, a jogging-track, yoga and meditation zone, a swimming pool, a senior-citizen's sit-out area, children's play-area—the project is being gracefully planned at all levels. The project's crowning glory would be its well-designed recreational avenues, open party lawn and barbeque area and other global lifestyle amenities, creating a sense of community and ensuring easy access to all the amenities. Invicta remains one such example in the city that underscores structural ingenuity at its finest. From premium-grade cement to seamlessly in-

tegrated concealed piping, and from opulent bath fittings to high-end wiring and designer switches, every construction element is being curated from globally esteemed brands—the ultimate hallmark of sophistication and quality. **SETTING A NEW PARADIGM IN CONVENIENCE AND COMFORT** Another strong feature is Invicta's well-developed and strategic location that brings the city and conveniences at the doorstep. Invicta will encapsulate what contemporary homes have to offer; you're just minutes from the business and commercial hub of BKC, Nariman Point, Fort, CBD-Belapur and Vashi, giving you more time to unwind with friends or spend quality time with your family. Strategically located in the centre of activities, including

For more information,
call: 9236-300-200

Site Address: Plot No. - 349,
Sector-26, Ulwe



MahaRERA No.:
P52000047387