

SECTORS 42 - 56 · GURUGRAM

Golf Course Road

Complete Market Report

Gurgaon's permanent luxury address – built over four decades, impossible to replicate.



PREPARED BY

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01 —

Executive Summary

What separates Golf Course Road from every other luxury corridor in NCR is forty years of accumulated infrastructure, community, and pricing discipline — compounding together into an address buyers treat as a permanent decision, not a speculative bet.

AT A GLANCE

CORRIDOR Golf Course Road Sectors 42 – 56	MARKET POSITION NCR's most expensive corridor	NEW BUILD SUPPLY Near Zero effectively built out
PSF – PREMIUM ₹21k – ₹32k	PSF – ULTRA-LUXURY ₹45k – ₹1 Lac+	INVESTMENT OUTLOOK Capital preservation + growth

WHY GOLF COURSE ROAD IS DIFFERENT

Golf Course Road is not emerging. It arrived. The corridor running south from Sikanderpur through Sectors 42 to 56 was shaped by DLF's long-form investment — first The Aralias, then The Magnolias, then The Camellias, and now The Dahlias. Each project set a new benchmark. Each resale cycle validated the last.

The result is a corridor that functions differently from every other luxury address in NCR. Land is gone. Resale dominates. Godrej Samaris at Sector 53 — the corridor's only significant new-build — entered at ₹32,000/sq.ft. against a resale market running at ₹35,000 to ₹80,000 for its immediate neighbours. That gap is the most precise measure of the corridor's scarcity premium.

Shray Snapshot

- ✓ India's highest-value residential corridor outside South Bombay
- ✓ DLF, Godrej, Experion — 3 developer anchors active 2025–26
- ✓ Near-zero distress sales, even at ₹40 Cr+
- ✓ 5 Rapid Metro stations serving the full stretch
- ✓ C-suite, diplomatic & NRI rental demand
- ✓ DLF Golf & Country Club — social anchor on the corridor

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Market Snapshot

Pricing on Golf Course Road runs across a 10x range. Know which band you are comparing before you compare anything.

PRICE MATRIX — JUNE 2026

3 BHK (Premium)	₹6 Cr – ₹15 Cr
PSF range	₹20,000 – ₹28,000
4 BHK (Premium)	₹10 Cr – ₹25 Cr
PSF range	₹22,000 – ₹32,000
DLF Aralias / Magnolias	₹22 Cr – ₹50 Cr
PSF range	₹50,000 – ₹75,000
DLF The Camellias	₹45 Cr – ₹1 Cr+
PSF range	₹45,000 – ₹1,00,000
DLF The Dahlias	₹60 Cr – ₹1 Cr+
	<i>Invitation-only · ₹65,000 – ₹1,00,000/sq.ft.</i>
Rental — Premium tier	₹1.5 L – ₹4 L/mo
Rental — Ultra-luxury	₹4 L – ₹9 L/mo
Rental Yield (honest)	2.5% – 3.5%

LIVEABILITY RATINGS

Lifestyle		4.8
Safety		4.7
Social Infra		4.7
Connectivity		4.6
Green Cover		4.5

On a 5-point scale. Shray Projects on-ground assessment aggregated with resident feedback.

KEY INVESTMENT DRIVERS

- Corridor land scarcity — built out
- DLF 40-year track record
- 5 Rapid Metro stations
- Airport 22 km via NH-48
- Cyber City 6 km away
- Diplomatic & C-suite tenants

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Location & Connectivity

Golf Course Road runs 14 km south from Sikanderpur – with the Rapid Metro elevated above it, Cyber City 6 km north-west, and IGI Airport 22 km via NH-48.



RAPID METRO – CORRIDOR RAIL SPINE

The Rapid Metro Phase II (operational since 2017) runs the full length of GCR, with **five stations** directly serving residents: DLF Phase 1 · Sector 42–43 · Sector 53–54 · Sector 54 Chowk · Sector 55–56. Peak frequency: every 4–5 minutes. At Sikanderpur, the Rapid Metro interchanges with Delhi Metro Yellow Line for onward access to Delhi.

No other residential corridor in Gurugram has metro infrastructure embedded in this way – not alongside it, but running above the road itself.

DISTANCE MATRIX

DESTINATION	TIME (OFF-PEAK)
Cyber City / DLF 2	12–15 min
IGI Airport – T3	25–30 min
MG Road / Sikanderpur	10 min
NH-48 Junction	8 min
HUDA City Centre	15 min
Connaught Place	35–40 min
South Delhi (Vasant Vihar)	25 min

Drive times indicative, off-peak conditions.

04 —

DLF — The Corridor Architect

DLF's relationship with Golf Course Road is not that of a developer with a location. It is four decades of a city-builder compounding a single address into India's most expensive residential corridor.

PROJECT	SECTOR / CONFIG	LAUNCH PSF	2025-26 RESALE PSF	STATUS
The Aralias	Sec 42 · 4 BHK · 5,500 sq.ft.	~₹16,000	₹65,000 – ₹70,000	Resale only
The Magnolias	Sec 42 · 4-5 BHK · 5,000-8,000 sq.ft.	~₹18,000	₹50,000 – ₹75,000	Resale only
The Camellias	Sec 42 · 4-6 BHK · ~7,400 sq.ft.	~₹22,000	₹45,000 – ₹1,00,000	Resale only
The Crest	Sec 54 · 3-4 BHK	~₹9,000	₹30,000 – ₹40,000	Resale only
Park Place	Sec 54 · 3-4 BHK	~₹8,500	₹28,000 – ₹38,000	Resale only
Belaire	Sec 54 · 3-4 BHK	~₹9,000	₹40,000 – ₹42,000	Resale only
The Dahlias	DLF Ph 5 · Sec 54 · Simplex · 40 acres	~₹65,000	₹65,000 – ₹1,00,000+	Invitation-only

THE CAMELLIAS — RECORD TRANSACTIONS

India's first LEED Platinum-certified residential project, designed by Hafeez Contractor. A ₹190 Cr penthouse transacted in December 2024 — the most expensive high-rise condominium deal in NCR history. At launch (~₹22,000/sq.ft.), this was already the priciest address in Gurgaon. The resale ceiling has not been found.

THE DAHLIAS — INDIA'S NEXT BENCHMARK

DLF's new ultra-luxury landmark on a 40-acre site in DLF Phase 5. India's largest simplex residences. Invitation-only. 100+ apartments sold at pre-launch at ₹60-₹100 Cr each — most within weeks. Pricing now at ₹65,000-₹1,00,000/sq.ft. The experience centre opens around Diwali 2026, after which the final tranche is expected to move further.

05

New Launches & Under Construction

Golf Course Road is a resale corridor. New-build land is gone — which makes Godrej Properties' cluster in Sector 53 and Experion's Sector 42 play the most significant launches in years.

GODREJ PROPERTIES

Samaris — Sector 53

NEW LAUNCH

7.5 ACRES · G+36

3 & 4 BHK

₹32,000/sq.ft. · 3 BHK from ₹10.5 Cr

The corridor's first large-format new-build in years. 7.5 acres — the last developable parcel on GCR. 5 towers, G+36, 4 residences per core. Construction partner: Tata Projects. IGBC Platinum target. RERA filed (HARERA GGM). Possession 2033. Gensler (US) + Arcop (India) architecture. The gap between ₹32,000 launch PSF and ₹75,000+ Camellias resale on the same road is the investment thesis.

SHRAY NOTE Only new-build below DLF Dahlias' ₹65 Cr threshold. The corridor's most honest entry point since Camellias launched.

GODREJ PROPERTIES

Sora — Sector 53

UNDER CONSTRUCTION

3 & 4 BHK

₹35,000+/sq.ft.

Earlier Godrej launch in the same Sector 53 cluster, with construction visibly progressed. Part of GCR's Godrej sub-cluster forming the mid-luxury entry point.

SHRAY NOTE Construction progress de-risks the 2033+ delivery question. Inspect site before committing.

GODREJ PROPERTIES

Miraya & Astra

UNDER CONSTRUCTION

SEC 43 · SEC 54

3 & 4 BHK

₹35,000+/sq.ft.

Two further Godrej projects on the corridor — Miraya (Sector 43) and Astra (Sector 54) — providing an established-community entry for buyers who want GCR Godrej with less construction risk than Samaris.

SHRAY NOTE Visible construction, inventory available. Sector 54 (Astra) shares the corridor with DLF Crest and Park Place.

EXPERION DEVELOPERS

One42 — Sector 42

INVITATION-ONLY

100 UNITS · 7,500–8,500 SQ.FT.

2 LAC SQ.FT. AMENITY BLOCK

₹44,705/sq.ft. · ₹40–₹90 Cr

100 residences across 7 floors of pure amenity infrastructure below. FDI-funded developer, Singapore parent (AT Holdings). Possession December 2032. RERA: GGM/893/625/2024/120. The thesis: private estate scale in a building — 2 lakh sq.ft. ÷ 100 families = 2,000 sq.ft. per family of amenity space.

SHRAY NOTE Not a comparable to Samaris — different tier, different product. Call Shray for access protocol.

06

Ready-to-Move — Resale Market

Every DLF and non-DLF premium project on the corridor is resale-only. This is what zero new supply over a decade does to a market.

DLF

The Camellias

READY TO MOVE

SEC 42 · 4-6 BHK

~7,400 SQ.FT.

₹45,000 – ₹1,00,000/sq.ft.

India's first LEED Platinum residential project. Private lift lobbies, concierge on par with a five-star hotel, direct Golf & Country Club access. The corridor's absolute benchmark. A 190 Cr penthouse transacted Dec 2024 — NCR's highest-ever high-rise deal.

SHRAY NOTE The corridor ceiling. Resale inventory is extremely limited; most sellers have a price in mind — and a buyer list forms quickly.

DLF

The Magnolias

READY TO MOVE

SEC 42 · 4-5 BHK

5,000-8,000 SQ.FT.

₹50,000 – ₹75,000/sq.ft.

Golf course frontage, sprawling layouts, a tight-knit high-profile resident community. Launched at ~₹13 Cr; now transacting at ₹28-₹50 Cr. Rental: ₹5.5-₹6 L/month for a 6,400 sq.ft. unit.

SHRAY NOTE One of the most sought resale addresses on the corridor. Supply is managed — sellers rarely discount.

DLF

The Aralias

READY TO MOVE

SEC 42 · 4 BHK

~5,500 SQ.FT.

₹65,000 – ₹70,000/sq.ft.

DLF's first GCR ultra-luxury project. Panoramic golf course views, high-profile resident community. Launched at ~₹10 Cr; now at ₹22-₹38 Cr on resale.

SHRAY NOTE DLF Aralias holds value exceptionally well. Resale rarely falls below corridor benchmark.

DLF

The Crest · Park Place · Belaire

READY TO MOVE

SEC 54 · 3-4 BHK

DLF PHASE 5

₹28,000 – ₹42,000/sq.ft.

The corridor's premium mid-tier — three DLF projects in DLF Phase 5, all ready to move, all with Golf & Country Club access. The Crest and Park Place are the most liquid at this ticket size.

SHRAY NOTE Best entry into the DLF GCR ecosystem for the ₹10-₹20 Cr buyer. Strong resale market; near-zero distress.

EMAAR MGF / IREO / TULIP

Palm Heights · Skyon · Monsella

READY TO MOVE

SEC 53, 58

3-4 BHK

₹18,000 – ₹28,000/sq.ft.

The non-DLF tier. Emaar Palm Heights (Sector 53), IREO Skyon (Sector 58), Tulip Monsella (Sector 53) — all RTM, all offering GCR address with lower ticket size and higher rental yield than DLF projects.

SHRAY NOTE Sharpest fit for investors prioritising yield

07

Social Infrastructure

Golf Course Road's social fabric was built over four decades — not announced in a master plan. Schools, clubs, hospitals, and a neighbour profile of CEOs and diplomats cannot be replicated in a new corridor.

SCHOOLS WITHIN 15 MINUTES

SCHOOL	BOARD
The Shri Ram School, Aravali	CBSE
Lancers International	IB / IGCSE
Heritage Xperiential	IB
GD Goenka World School	IB / CBSE
Scottish High International	IB
DPS International	CBSE

HOSPITALS

HOSPITAL	DISTANCE
Fortis Memorial Research	8 km
Max Healthcare (Sushant Lok)	6 km
Medanta — The Medicity	12 km
Artemis Hospital	14 km

LIFESTYLE & DINING

VENUE	DISTANCE
DLF CyberHub (dining hub)	5 km
DLF Golf & Country Club	On corridor
South Point Mall	On corridor
Ambiance Mall (luxury retail)	10 km
DLF Mega Mall	7 km
Aravalli Biodiversity Park	3 km

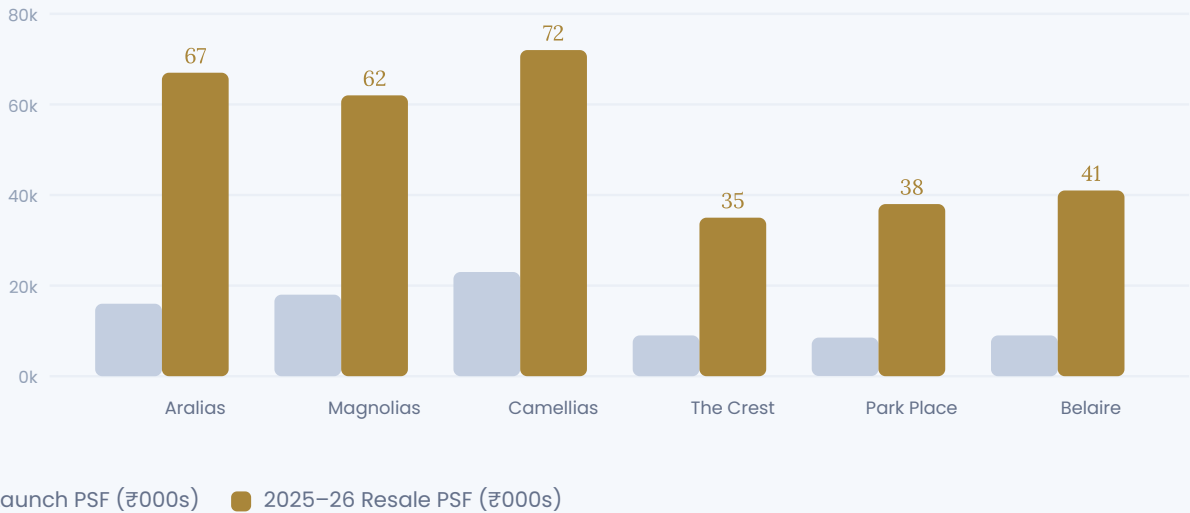
THE GOLF CLUB — WHY IT MATTERS

The DLF Golf & Country Club is not a feature listed in a brochure. It is the social fulcrum that defines the neighbour profile of the entire corridor — and the most specific reason CXOs, diplomats, and returning NRIs choose this address over a newer one. Membership (extended to most premium DLF projects on the road) functions as the corridor's social operating system.

Appreciation & Investment Analysis

Launch price to 2025–26 resale — what four decades of compounding looks like on a single corridor.

LAUNCH PSF VS 2025–26 RESALE PSF — DLF GOLF COURSE ROAD PROJECTS (₹ THOUSANDS)



Indicative figures for illustration. Actual transacted rates vary by floor, facing, and furnishing.

WHY WE STAY POSITIVE ON GCR

- Corridor is built out — no land, no new supply competing with resale.
- Godrej Samaris pre-launch at ₹32,000 vs Camellias resale at ₹75,000+ on the same road signals the floor is now ₹32k.
- Rental occupancy from diplomats and C-suite executives is sticky even at ₹5–9 L/month.
- DLF Hamilton Court 2 (H1 FY27) will set the corridor’s next mid-luxury benchmark.

WHAT WE TELL BUYERS HONESTLY

- Yield is modest — 2.5–3.5% gross at this ticket size. GCR is a capital preservation and appreciation play, not an income play.
- Easy gains are behind the buyer who entered pre-2020. Reuters analyst poll (Q1 2026) forecasts 5–7% annual growth — measured, not explosive.
- 28+ luxury launches in Q1 2026 city-wide add competitive pressure at lower price points.
- Verify permanent RERA status for all under-construction projects. The Samaris RERA number circulating for Godrej Sora is not the correct number for Samaris. Always verify at hrra.gov.in.

09

GCR vs Golf Course Extension Road

The most important distinction in Gurgaon luxury real estate that most buyers get wrong – and that listing portals routinely muddy.

PARAMETER	GOLF COURSE ROAD (GCR)	GOLF COURSE EXTENSION ROAD (GCER)
Sectors	42, 43, 53, 54, 55, 56	Primarily 58–67
Corridor age	40+ years	10–15 years
New-build supply	Near zero (Godrej Samaris is the rare exception)	Active – multiple new launches
Average PSF (2025–26)	₹21,000 – ₹1,00,000+	₹24,000 – ₹45,000
Ultra-luxury anchor	DLF Camellias, Magnolias, Dahlias	Oberoi Three Sixty North (Sec 58)
Appreciation outlook	Capital preservation + 5–7% pa	Strong – early-cycle, 30–70% pa (2024–25 data)
Metro access	5 Rapid Metro stations (operational)	Under development
Rental yield	2.5% – 3.5%	3.5% – 4.7%
Social infrastructure	40-year ecosystem (schools, clubs, dining)	Maturing – improving rapidly
Best buyer fit	Self-use, capital preservation, NRI permanent address	Investors, appreciation play, 5–8 yr hold

BUY GCR IF

You want NCR's most permanent address. You need a community ecosystem that already exists. Resale liquidity matters more than appreciation upside. You're buying at ₹30 Cr+ for self-use. You are an NRI buying for community and school infrastructure.

BUY GCER IF

Your budget is ₹5–₹25 Cr and you want maximum appreciation over 5–8 years. You are comfortable with a developing corridor. Metro catalysts (upcoming) have not yet priced in. Oberoi Three Sixty North (₹45,000/sq.ft. pre-launch, aiming for a Mumbai Three Sixty West trajectory) is on your shortlist.

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Shray's Take

What we would tell a client across the table — not in a brochure.

“

Golf Course Road has no comparable in NCR. When buyers ask us to compare it to a new corridor, we tell them the same thing: you are not comparing like with like. GCR is forty years of compounding value. You don't buy it for a quick return. You buy it because it is the safest decision you can make with ₹10–₹100 crore.

— SHRAY PROJECTS ADVISORY

Godrej's commitment is the signal. When one of India's most disciplined listed developers commits ₹8,000+ Cr of GDV to a single corridor — across Samaris, Sora, Miraya, Astra, and the upcoming Hamilton Court 2 — it is telling you something about long-term land value that no quarterly market report can capture. Godrej does not take positions like this without a multi-decade view.

The Samaris opportunity is time-limited. The gap between ₹32,000/sq.ft. (Samaris pre-launch) and ₹75,000/sq.ft. (Camellias resale) on the same Golf Course Road address is the most specific new-build opportunity this corridor has offered in years. RERA is filed. Tata Projects is the construction partner. The listed developer governance is publicly verifiable on BSE. When permanent RERA is confirmed and floors open, pricing will step up.

Don't mix GCR and GCER. They are different products at different stages of their cycle, priced accordingly. GCER's 379% jump in transaction value in a single year (India Sotheby's / CRE Matrix, 2025 data) tells its own story — but it is a different story from GCR's. Map yourself to the right one.

BOTTOM LINE — BY BUDGET

₹10–₹20 Cr buyer

Godrej Samaris (new-build, ₹32,000 PSF, RERA filed). The corridor's most honest entry since Camellias launched.

₹20–₹40 Cr buyer




DLF Crest or Magnolias resale. Community certainty, Golf Club access, near-zero distress supply.

₹40 Cr+ buyer

DLF Dahlias (if invited) for the 40-year compounding story. Experion One42 for private estate privacy at scale.

Who Should Buy Here

The corridor fits three distinct profiles – the conversation changes depending on which one you are.

 <h2>Investors</h2> <p>Capital preservation + steady yield</p>	 <h2>End Users</h2> <p>Permanent family address</p>	 <h2>NRI Buyers</h2> <p>Permanent India address</p>
<p>GCR is not a high-yield corridor – honest yield is 2.5–3.5%. The case is liquidity, brand anchoring, and long-term appreciation from scarcity. Buy Samaris for the ₹32k vs ₹75k gap thesis. Buy DLF resale for the safest capital store in NCR.</p> <p>RECOMMENDED FOR YOU</p> <p>Godrej Samaris New build · ₹32k PSF · gap play</p> <p>DLF The Crest RTM · ₹30k–40k · rental ready</p> <p>Emaar Palm Heights RTM · yield-led · Sec 53</p>	<p>Golf Course Road's 40-year social ecosystem – schools, clubs, neighbour profile, commute – cannot be replicated on a new corridor. Buy once, buy right. DLF Phase 5 projects give Golf Club access; Sector 53 gives Rapid Metro walkability.</p> <p>RECOMMENDED FOR YOU</p> <p>DLF The Crest / Park Place Community certainty · Golf Club</p> <p>DLF Belaire Sec 54 · established community</p> <p>Godrej Samaris New build · school proximity</p>	<p>GCR is the default answer for NRIs who want to buy where they know the asset will hold. Camellias and Magnolias are FEMA-compliant, fully managed communities. Samaris allows NRI purchase with standard documentation.</p> <p>RECOMMENDED FOR YOU</p> <p>DLF Camellias / Magnolias Self-use · managed · Golf Club</p> <p>Godrej Samaris Investment · ₹32k PSF vs ₹75k resale</p> <p>Experion One42 UHNW · FDI-funded · private estate</p>

COMING IN 2026–27

DLF Hamilton Court 2 – ₹10–20 Cr, 3 & 4 BHK, GDV ₹8,000–9,000 Cr. HI FY27. The corridor's next mid-luxury benchmark. No public sales process yet.

DLF Arbour Senior Living – Managed senior living, 172 units, Antara-operated. Addresses the one gap GCR families consistently raise.

TALK TO SHRAY PROJECTS

An honest read on Golf Course Road — not a portal listing.

We know which GCR projects are genuinely allocation-constrained and which are marketing-constrained. We know which resale units represent fair value. We know the difference between what a Godrej brochure says and what a corridor at ₹32,000/sq.ft. against a ₹75,000 resale benchmark can actually deliver. We are a 36-year-old Connaught Place advisory — not a listing portal. Call us.



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Resale Valuation

Home Loan Introductions

NRI Advisory

Documentation Support

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