

## Realty hot spot series: Average price of 3 BHK in this Mumbai suburb is Rs 67 lakh

### Synopsis

The price range of apartments in Vasai-Virar is between Rs 3,500 and 7,656 per square feet. The average price of 1 BHK, 2 BHK and 3 BHK is Rs 29 lakh, Rs 45 lakh and Rs 67 lakh respectively.



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Retail avenues are Dattani Square Mall, Dubey Estate Shopping Centre and Laxmi Shopping Centre

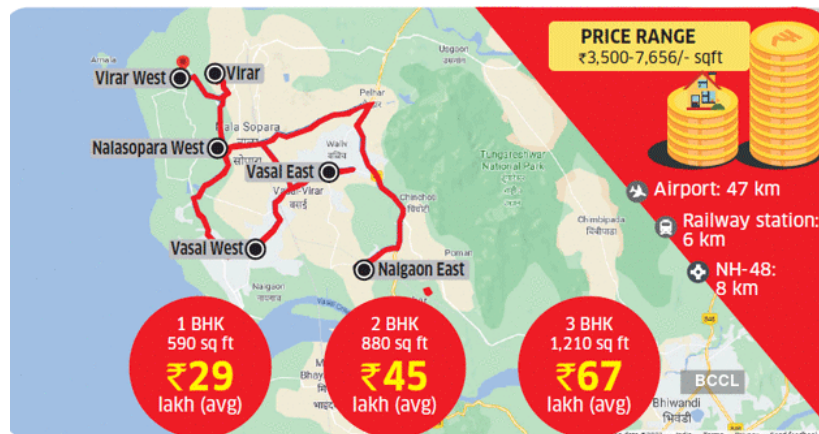
This week ET Wealth's realty hot spot series takes a look at an emerging property market in suburb of **Mumbai - Vasai-Virar**. The area offers both ready-to-move and under-construction homes. The locality is well-connected with key areas of **MMR** through NH-48, Ghodbunder Road and Western Railway Line.



The area is 47KM away from the airport, 6KM from the railway station

and 8KM from NH-48. The price range of apartments in Vasai-Virar is between Rs 3,500 and 7,656 per square feet. The average price of 1 BHK, 2 BHK and 3 BHK is Rs 29 lakh, Rs 45 lakh and Rs 67 lakh respectively.

### Locality snapshot: Vasai-Virar, Mumbai



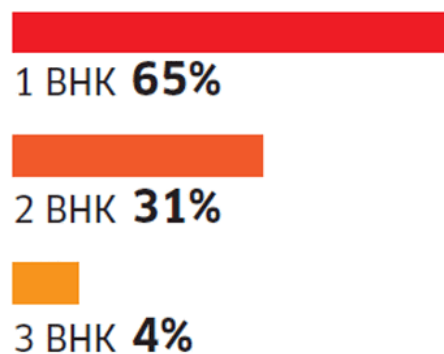
- Emerging real estate market with ready-to-move and under-construction residential projects
- Prominent schools are Ryan International, Don Bosco, St Mary's English and St Aloysius, among others
- Hospitals include **Riddhi Vinayak Multispeciality Hospital**, Alliance Hospital, IASIS Hospital, etc.

- Retail avenues are Dattani Square Mall, Dubey Estate Shopping Centre and Laxmi Shopping Centre
- Well-connected with key areas of MMR through NH-48, Ghodbunder Road and Western Railway Line

LOCALITY	VALUES	
	Price (₹/sqft)	Rent (₹/month)
Naigaon East	4,300-6,041	6,800-10,200
Nalasopara West	3,700-5,844	5,700-8,000
Vasai East	4,200-6,233	7,900-11,800
Vasai West	5,400-7,656	11,100-16,900
Virar	3,500-6,209	6,700-10,600
Virar West	4,200-6,196	7,500-11,700

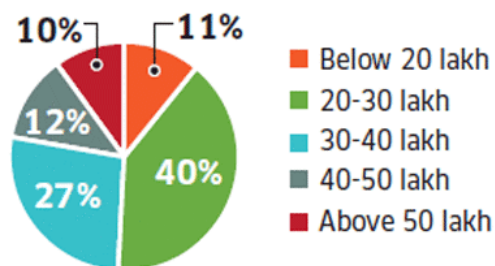
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**Supply by BHK**



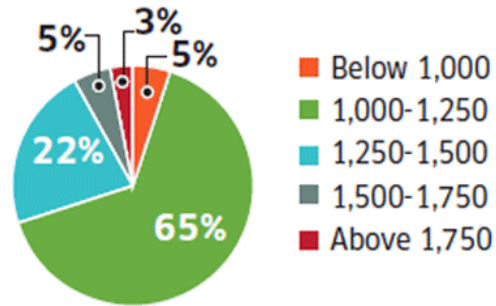
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**Consumer preference by budget segment (Rs)**



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**Consumer preference by covered area (sq ft)**



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- Schools 10+
- Hospitals 5+
- Restaurants 20+
- Banks 20+
- Grocery Stores 20+
- Petrol Pumps 5+

*Source: Magicbricks*

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