

**ANAROCK**

VALUES OVER VALUE

# MICRO MARKET

Report

Harmony of Nature  
and Urban Living

**KOLSHET**  
THANE

**May**  
**2024**





## KOLSHET, THANE

# About Micro Market

Situated amidst the picturesque environs of Thane, Kolshet has undergone a profound metamorphosis, transitioning gracefully from an erstwhile industrial terrain into a flourishing residential enclave.

Located strategically, Kolshet is bordered by Vasai Creek in the East, Kapurbawdi, and Manpada in the West, the Hiranandani Estate in the North, and Majiwada in the South. It seamlessly connects the Eastern and Western Express Highways and in addition to serving as a focal bypass to Ghodbunder Road (NH-42). These connectivity has firmly established Kolshet as an esteemed residential destination.

Once known for its factories and machines, this place has transformed into something entirely new, catching to the eye of smart investors and dreamy homeowners alike, allured by its verdant landscapes and energizing atmosphere, thereby promising an unparalleled standard of living.

# Location Mapping

## Infra- Neighborhood

Kolshet emerges as an unrivaled haven, boasting an array of superb civic amenities tailored to accommodate every facet of contemporary living.



### Educational Institutions

- » Kendriya Vidyalaya
- » Lodha World School
- » Amber International School
- » The University of Mumbai-Thane campus



### Shopping Destinations

- » Viviana Mall
- » R Mall
- » Wonder Mall
- » High Street Mall



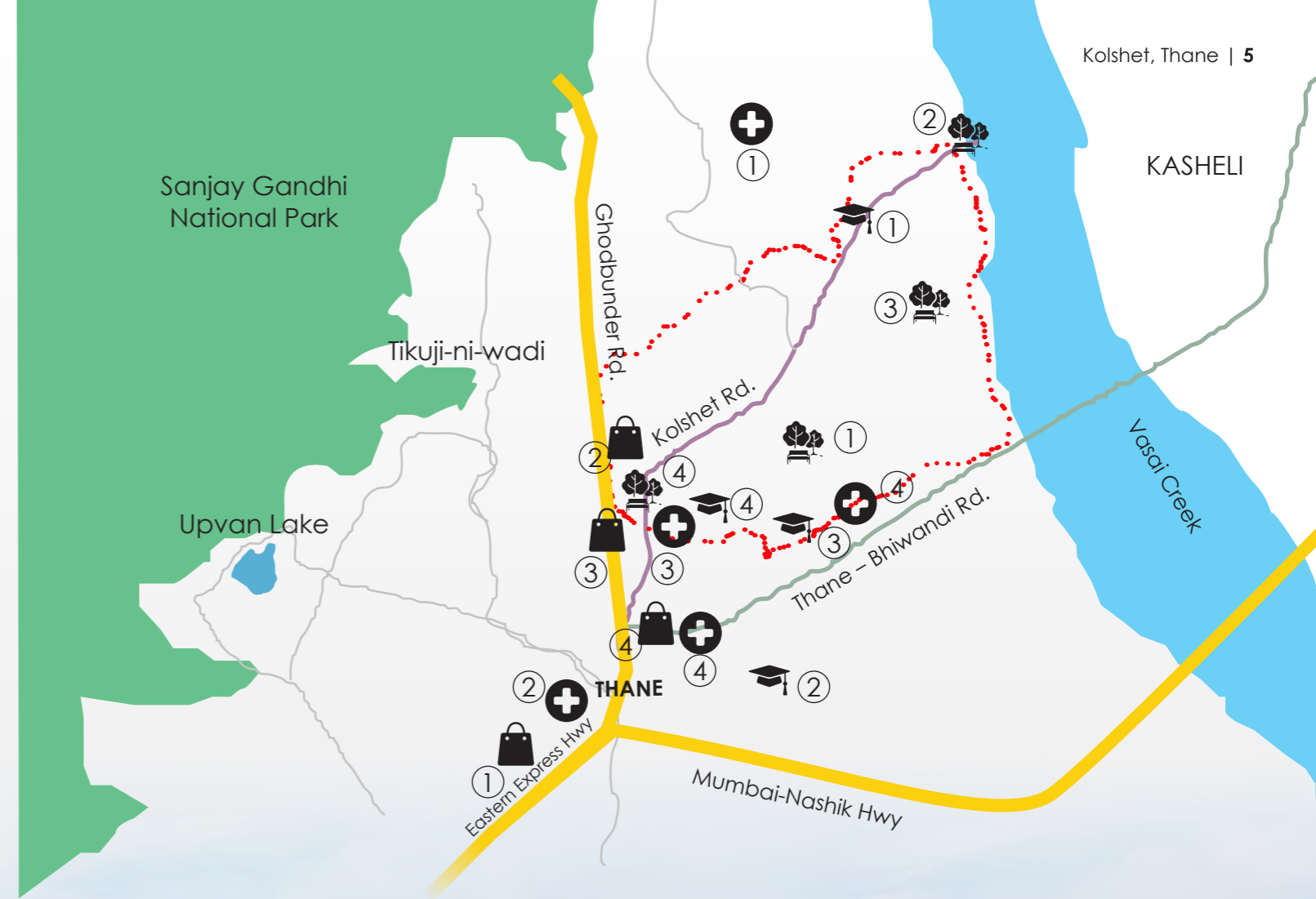
### Medical Facilities

- » Hiranandani Hospital
- » Jupiter Hospital
- » Highland Multispeciality Hospital
- » Phoenix Hospital



### Recreational Spaces

- » NaMo Grand Central Park
- » Kolshet Creek
- » Leno Sports Park
- » Sharadchandraji Pawar Mini Stadium TMC



Furthermore, Kolshet prides itself on its meticulously planned urban infrastructure, characterized by well-established physical and social amenities. From seamless connectivity to robust transportation networks, Kolshet ensures residents enjoy unparalleled accessibility to key destinations within and beyond its borders.

In essence, Kolshet symbolize the features of contemporary living, seamlessly blending modern comforts with natural beauty, making it an ideal destination for those seeking a lifestyle of extraordinary convenience and comfort.



## “ DID YOU KNOW

**NaMo Grand Central Park** design is modelled after the famous **Central Park** in New York and **Hyde Park** in London.

”

## Major Growth Drivers



Proximity to employment hubs such as Vikhroli, Powai, BKC, Andheri & Navi Mumbai



NAMO Grand Central Park - City's first ever biggest urban park spanning over massive 20 acres of land.



Construction of the proposed Thane - Borivali Link Road (Tunnel under SGNP) is expected to improve connectivity to the Western suburbs which is expected to complete by 2027



Construction of metro rail line 4, 4A & 5 is likely to enhance connectivity.

# Connectivity

Kolshet has excellent connectivity with various parts of **MUMBAI & THANE** via a well-established road and rail network

## Highway

- ✓ Connects **Eastern Express Highway**, **Western Express Highway** and acts as a bypass for **Ghodbunder Road**.
- ✓ Kolshet is well-connected to the commercial destinations of Mumbai such as **Vikhroli, Powai, BKC, Andheri & Navi Mumbai**

## Railways

- ✓ **Kolshet** has access to central line's Thane Railway Station which is one of the major railway stations of the **Indian Railways**.

## Airport

- ✓ **Kolshet** is well-connected to the **Chhatrapati Shivaji Maharaj International Airport** located at around **30 km** via **Eastern Express Highway**.

# Planned Mobility Initiatives

## Mumbai Metro

- ✓ Kolshet has an access to **metro line 4, 4A & 5** of ambitious **Mumbai Metro Project** which is expected to complete by mid-2025.

## Water Transport

- ✓ The **Maharashtra Maritime Board (MMB)** is initiating an **Inland Water Transport** project to link remote areas of the **Mumbai Metropolitan Region (MMR)**. Kolshet being 1 among all 4 major jetty along the route.

# Residential Market Assessment

**SUPPLY**  
(2018-2023)  
**11,952**  
Units

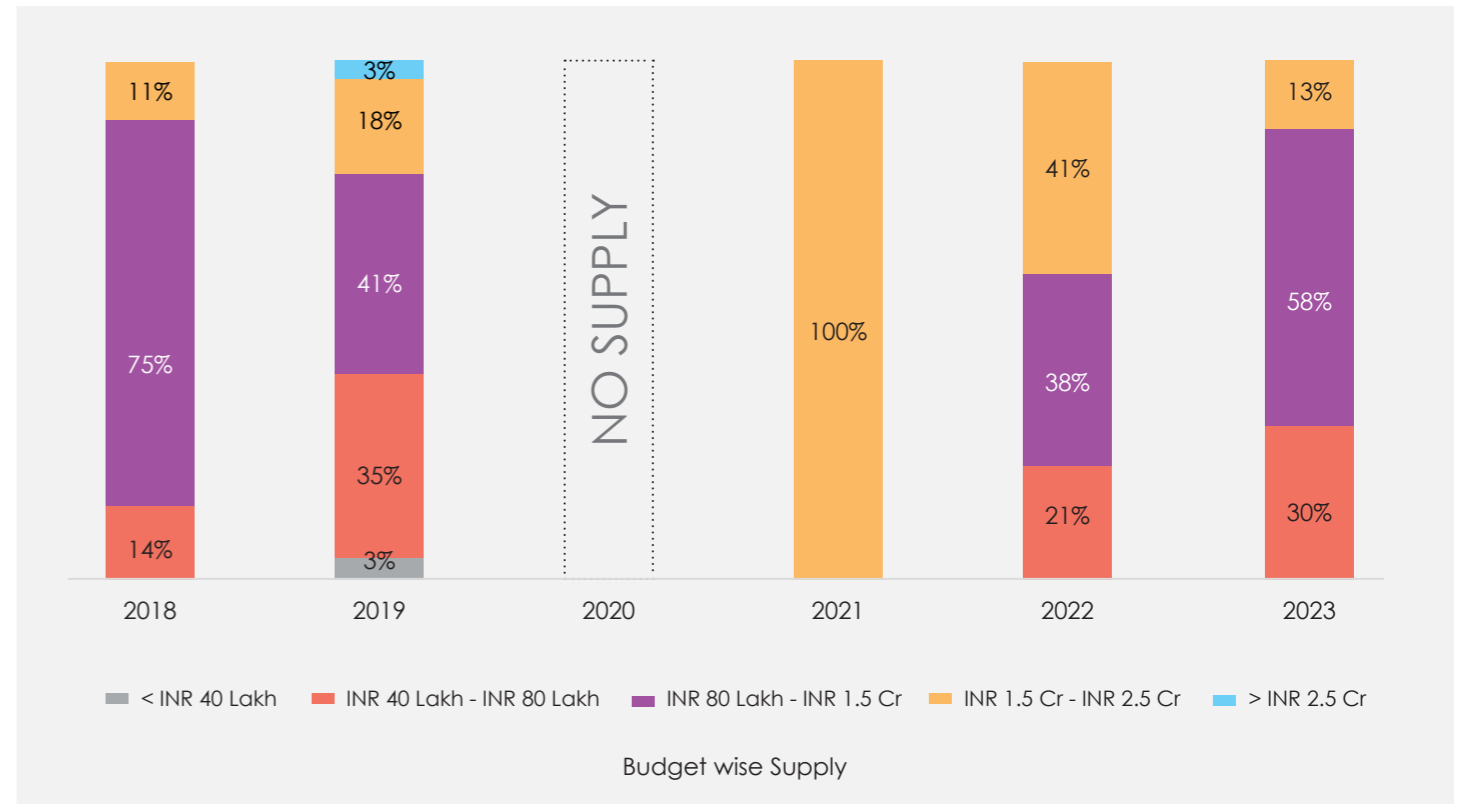
**PRICE APPRECIATION**  
LAST 5 YEARS  
**53%**

**AVERAGE BSP**  
(As of 2023)  
**INR 15,660**  
sq ft on carpet area

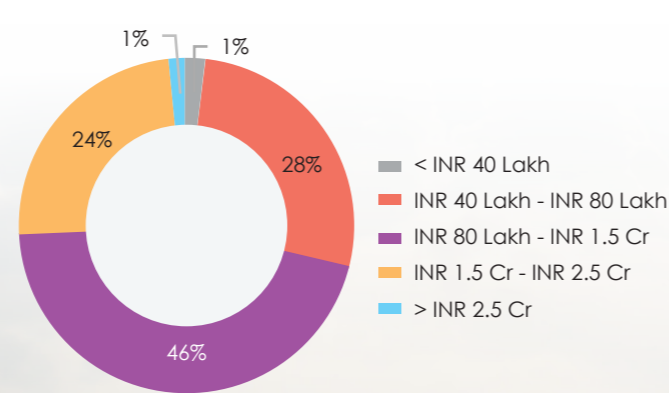
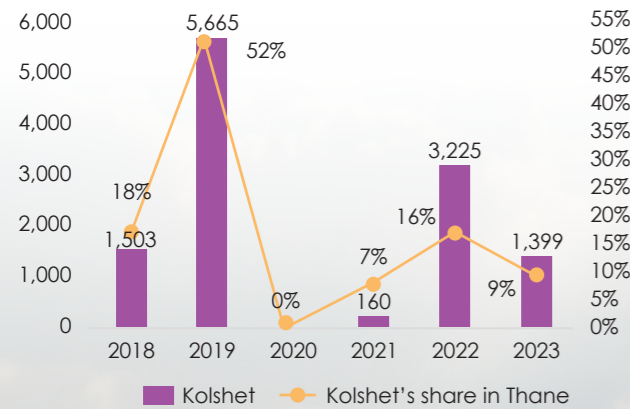
**KOLSHET SNAPSHOT**

**PROMINENT BUDGET SEGMENT**  
(By Supply Since 2018)  
**MID-SEGMENT**  
(INR 80 Lakh – INR 1.5 Cr.)

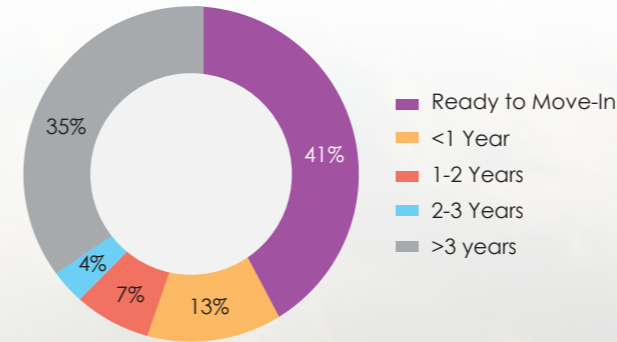
**UNDER CONSTRUCTION AVAILABLE INVENTORY**  
(As of Q4 2023)  
**84%**



## Supply



## Age of Inventory (Launches till 2023)



Of the overall supply in Kolshet, nearly 41% is complete and ready. Notably, 13% of inventory is likely to complete in the next 1 year, which connotes a further rise in absorption, as projects nearing completion are generally witnessing better traction in the market.

Approximately 35% of the total supply in Kolshet is projected to reach to completion post three years or so. Developers overseeing under-construction projects are intensifying efforts to expedite construction processes.

Between 2018 and 2023, a total of 11,952 units have been launched in Kolshet. The highest supply comprising 5,665 units was registered in 2019.

Kolshet residential market is essentially dominated by properties in the price configuration of ₹80 Lakh – 1.5 Cr, accounting for 46% of the new launch supply since 2018, followed by 28% properties in the ₹40Lakh - ₹80 Lakh budget range.



Available Inventory  
(As of 2023)

UNDER  
CONSTRUCTION

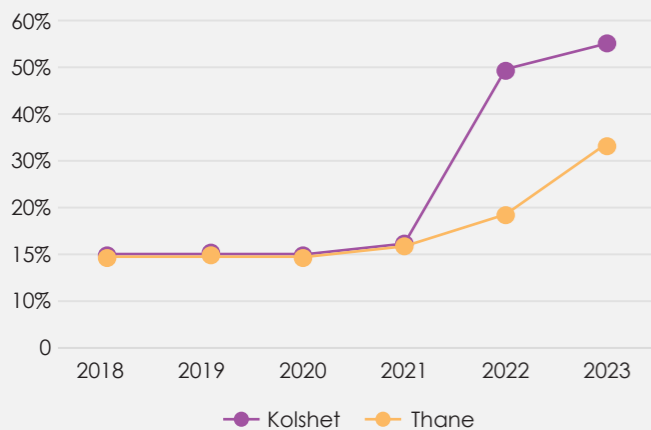
84%

READY  
TO MOVE-IN

16%

In the Kolshet Road micro-market, a mere 16% of the total available inventory comprises ready-to-move-in units, with the remaining 84% being under-construction properties. Despite this, around 5,000 units have already been completed, and most of these are currently occupied.

Price Trend (baselined from 2018)



Property prices in Kolshet have been on the rise constantly from 2018 since the announcement of different infrastructure projects in the city. There was a rise in prices of almost 53% from the year 2018. The average price per square feet is in the range of INR 15,000 to INR 16,000 on carpet area.

## Typology Snapshot

BHK Type	Average Ticket Size (INR)	Average Monthly Rent (INR)
1BHK	60 lakhs to 80 Lakhs	15K -20K
2BHK	1 Cr. to 1.40 Cr.	20K - 25K
3BHK	1.8 Cr. to 2.90 Cr.	28K - 35K

Price Appreciation in last 5 years: 53%

## Outlook

With the availability of nearly all top-tier developers in the Kolshet Road, combined with large community projects featuring high-rise towers and numerous amenities, this area is poised to attract an increasing number of homebuyers. The recent opening of a 20-acre central park and its strategic location near two different upcoming metro lines further enhance the appeal of this locality, making it a more desirable choice for future homeowners compared to other areas in Thane. Additionally, this locality has significant potential for price appreciation once all the planned infrastructure is completed.

In short, Kolshet Road is set for a real estate boom, ready to draw more interest in the days ahead.

## ABOUT US

ANAROCK is the leading independent real estate services company with a visible presence across India and the Middle East. The Company has diversified interests across the real estate lifecycle and deploys its proprietary technology platform to accelerate marketing and sales on behalf of its clients.

Over the last six years, ANAROCK has expanded from being a residential-focused organization to complementary sectors including retail, commercial, hospitality, logistics & data centres, industrial and land. The firm also specialises in strategic advisory, investment banking, research & valuations and offers app based flexible workspaces and society management services. ANAROCK has developed proprietary technology that is adopted across all its businesses.

ANAROCK has a team of over 2200 experienced real estate professionals who operate across all major markets in India and the Middle East.

### ANAROCK Property Consultants Pvt. Ltd.

1002, 10th Floor, B Wing, ONE BKC, Plot No. C-66, G Block Bandra Kurla Complex, Mumbai 400 051

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For **bespoke research requirements**, please connect with

**Prashant Thakur**  
Regional Director & Head of Research  
[prashant.thakur@anarock.com](mailto:prashant.thakur@anarock.com)

### AUTHORS

**Sumeet Negi**  
Asst. Vice President | Research

**T U Harikrishnan**  
Senior Analyst | Research

### DESIGNER

**Aditya Kakodkar**  
Sr. Associate | Corporate Marketing

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