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Sion – The centre-stage of Mumbai’s realty attraction

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Regardless of the changing market dynamics, various areas in Mumbai are bustling with positive market sentiments. Amid this, Sion, a strategically located central area of the mainland Mumbai, is one region, which is topping the city’s realty charts owing to increased realty activities.

Sion, a perfect city junction that connects the island city from the East to West, has remained the most-wishful location for residential buyers. Be it mid-income or high-income groups, residents or non-residents, all find solace in investing in various residential realty projects located in Sion. The trend has explicitly emerged on the back of steady capital appreciation. According to Hiral Sheth, Head of Marketing, Sheth Creators, “Residential investment in Sion has always offered good returns due to its location supremacy.

Connectivity

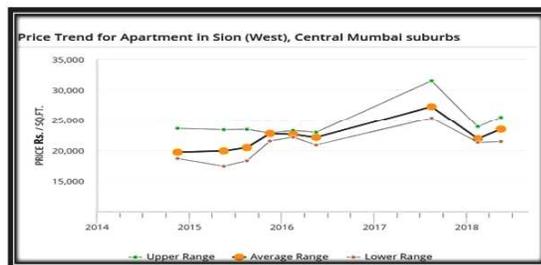
Sion has emerged as a famous housing market, thanks to its seamless connectivity with the city. It provides the ‘Living-along-the-highway’ advantage to homebuyers as it is situated along the Eastern Express Highway that opens Mumbai to the corridors of Pune and Goa. Sion has always been the preferred location for corporate homebuyers, who want to enjoy a ‘walk-to-work’ culture to the business districts of [Bandra-Kurla Complex \(BKC\)](#) and South Mumbai.

Social infrastructure

It also offers excellent social infrastructure such as healthcare, education, retail and everything else necessary to sustain life and give it an edge over its competitors. It has reputed educational institutes like Trinity International School, AM Kewalaramani Premiere High School and reputed hospitals, too, such as Lokmanya Tilak Municipal General Hospital and KJ Somaiya Hospital. In addition, there are many up-market restaurants, malls and movie halls, in and around five km radius of Sion, upping the entertainment quotient.

Price points

The residential property rates in the primary market for a pre-launch or an under-construction project start from Rs 16,500 per sq ft and go up to Rs 23,000 per sq ft. According to [99acres](#), Sion has witnessed a seven percent increase in average capital values in Apr-Jun 2018 when compared to Jan-Mar 2018.



Sion has also shown a steady resilience in the resale property market depending upon factors such as construction quality, age, and amenities available in a project. Moreover, the area also unfurls tremendous potential to unlock additional space through redevelopment.

“Sion has risen rapidly on Mumbai’s realty circuits backed by the increased preference of many corporate, higher income groups and Non-Resident Indian (NRI) homebuyers. It’s central location, improvements in physical and social infrastructure, proximity to major business districts of Mumbai have lured homebuyers”, adds Sheth.

Upcoming real estate expansion

The next phase of real estate expansion would be the redevelopment of older societies and slums, many of which would be formalised soon once the [Slum Rehabilitation Act \(SRA\)](#) reforms are entirely in place. Besides, infrastructure improvement such as the recently widened Sion-Panvel Highway to ease of traffic woes, and ongoing project of linking [Kamothe](#) to Sion-Panvel Highway are also expected to bring a new wave of real estate expansion.

The overall real estate market of Sion enjoys healthy homebuyer’s demand. Considering smooth connectivity and growing price trends, Sion would prove to be a game changer in the Mumbai’s real estate market.



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