

Gurugram's Sector 104 Emerges as Hub for Premium Low-Rise Residences



By Dr Vishesh Rawat



With the operationalization of the Dwarka Expressway, Sector 104, Gurugram, has emerged as a highly sought-after real estate destination. Strategically located along this key infrastructure corridor, the sector is witnessing significant demand from homebuyers and investors looking for premium residences and long-term capital appreciation.

According to the Haryana Real Estate Regulatory Authority (RERA), Gurugram recorded INR 88,000 crore in new real estate investments in 2024, marking a 35 per cent annual growth. Sector 104 has been a focal point of this surge, with property values appreciating by 50 per cent over the past three to four years, making it one of the most promising locations for investment.

Strategic Connectivity Drives Growth

Located near the Dwarka Expressway, Sector 104 ensures easy access to Indira Gandhi International Airport, Hero Honda Chowk, and Gurugram's business hubs, including Cyber City & Udyog Vihar. The upcoming Gurugram Metro expansion, set to begin in May 2025, will further enhance accessibility, reinforcing the sector's

appeal.

The M2K Olive Green Floors project in Sector 104 is setting new benchmarks in luxury low-rise living. These luxury floors within the gated community offer serene, safe, and modern living.

With renowned educational institutions such as DPS and S. N. International School, healthcare facilities such as Max Hospital and ESIC Hospital, the sector offers an ideal balance of exclusivity and urban convenience. As the infrastructure landscape evolves in Gurugram, Sector 104 is fast becoming a preferred choice for homebuyers and investors seeking high returns and a premium lifestyle.

Unmissable Investment Opportunity

With rising demand for luxury homes, proximity to IT and business hubs, and strong rental yield potential, Sector 104 is fast becoming a high-growth corridor for real estate investments. The ongoing metro expansion, development of social infrastructure, and increasing commercial activity are further boosting property demand ensuring long-term value appreciation.

For those looking to capitalize on this high-potential real estate market, now is the time to invest. M2K Group has launched 'M2K Olive Green Floors', a luxury low-rise project in Sector 104, Gurugram, featuring 3BHK loaded luxury residences. The floors will have large balconies, a modular kitchen with chimney & hob, modular wardrobes, imported marble flooring in the drawing & dining area, ACs in all rooms, decorative false ceiling, video door phone with biometric access, etc. Further, the project boasts of Club 104, a 22,000 sq. ft. clubhouse with facilities like a gymnasium, swimming pool, basketball court, salon, banquet hall with a lawn, and more. Strategically located near the Dwarka Expressway, the project is well connected to Indira Gandhi International Airport, Hero Honda Chowk, Kherki Daula Toll Plaza, and commercial hubs such as Cyber City and Udyog Vihar in Gurugram.

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