

MUMBAI CALLING: INVEST IN YOUR ROOTS

The Rise of NRI Investments in Mumbai's Realty Market

In recent years, the Indian real estate market has become increasingly attractive to Non-Resident Indians (NRIs). This surge in interest is driven by a stable economic climate, beneficial regulatory reforms, and a deep-rooted desire to reconnect with their homeland. By 2025, NRI investments are expected to account for a significant 20% of the overall investment in India's real estate sector (Source: [Financial Express](#)). Among the various cities in India, Mumbai stands out as the leading choice for NRI investments. This blog delves into the reasons why NRIs are gravitating towards Mumbai, particularly the prestigious neighbourhood of Versova, and highlights the benefits of investing in the city.

Skyrocketing NRI Investments in India

The charm of Indian real estate for NRIs is multifaceted. Luxurious residential properties in metropolitan areas like Mumbai offer high capital appreciation, with historical data showing an annual appreciation rate of 10% on-year for properties in prime locations (Source - [Economic Times](#)).

Between 2019 and 2020, NRI investments accounted for approximately 10% of all real estate investments in India (Source: [K Raheja](#)). This figure has steadily grown, recently reaching 15%. The implementation of the Real Estate (Regulation and Development) Act, 2016 (RERA), has played a significant role in boosting NRI confidence by enhancing transparency and protecting buyers' interests.

Key Drivers of NRI Investments

- **Economic Stability:** India's robust economy offers compelling investment returns.
- **Regulatory Framework:** RERA has boosted NRI's confidence by enhancing transparency.
- **High ROI:** Metropolitan real estate offers attractive rental yields and capital appreciation.
- **Cultural Ties:** Investing in India strengthens connections to NRI's heritage.
- **Increase in Foreign Direct Investment (FDI):** NRI investments in India's FDI offer lucrative returns, diverse opportunities, & robust economic growth prospects.

The Foremost Choice for NRI Investments

Renowned as 'Maximum City,' Mumbai is a top choice for NRI investments due to its rapid development and expanding opportunities. The city's international appeal is bolstered by significant infrastructure upgrades, including new monorails, metro lines, sea links, and better roads, which enhance connectivity and accessibility.

As the financial heart of India, Mumbai excels in commerce, supported by top-tier technology, dependable electricity, a proficient workforce, and strong connectivity. This constant influx of businesses and new residents keeps the real estate market bustling, ensuring solid property values and attractive returns on investment. Considering these factors, Mumbai offers a lucrative opportunity for NRIs, promising both impressive financial gains and a lifestyle on par with the world's leading cities.

Versova: The Hotbed of NRI Investments

Once a fishing village, Versova has transformed into a prestigious Mumbai neighbourhood and a hotbed for NRI investments. Strategically located in the western suburbs, Versova is renowned for its luxurious residences, beaches, shopping, and nightlife.

Why Versova?

- **Excellent Connectivity:** The Versova-Andheri-Ghatkopar metro line and proximity to the Western Express Highway ensure easy access to airports and key destinations.
- **Infrastructure Boom:** Upcoming projects like the Coastal Road and Bandra Versova Sea Link promise further connectivity improvements.
- **Strong Returns:** Versova's real estate has witnessed significant appreciation due to high demand and limited supply. Over the past decade, flat rates have surged by an impressive 81.4% (Source: [99Acres](#)).
- **Lucrative Rentals:** Properties in Versova offer attractive rental yields, generating passive income for NRIs.
- **Upscale Neighbourhood:** With top-tier developments & luxurious lifestyle, it attracts premium residents including celebrities & influencers.

Over the past year, flat rates in Versova have changed by 2.7%. Over the last three years, they have increased by 3.9%, and over the past five years, they have risen by 6.3%. Remarkably, over the last ten years, flat rates in Versova have surged by 81.4%. (Source: [99Acres](#))

Institutional Channel Partners Guide NRI Investments Several institutional channel partners like Square Yards, JLL, Knight Frank, CBRE, Anarock and NoBroker cater specifically to NRIs, offering valuable market insights and streamlined processes for a smooth investment experience. These partners provide valuable insights into the market, ensuring that investments are made wisely and efficiently.

The Future of Change Arrives at Mumbai (Versova)

Mumbai's real estate market, with its economic strength and global appeal, presents robust investment opportunities. The city offers excellent infrastructure, top-tier education, and healthcare facilities, making it a prime residential location. Versova, with its cosmopolitan vibe, natural beauty, strategic location, and exceptional connectivity, stands out as a top investment destination for NRIs seeking financial gains, a luxurious lifestyle, and a connection to their roots.

At ESTO Group, we are committed to driving Versova's growth and elevating its status as a prime investment destination for NRIs. We are ready to be and bring the change Versova needs. Get ready, because the skylines, the game, and the rules are all about to change.

Stay tuned—the life you've dreamed of is closer than you think.