



## Global Capital is Migrating to Ahmedabad

For the North American investor, the "Golden Triangle" has always been Mumbai-Delhi-Bangalore. But in 2026, the smart money is moving to a new coordinate. Ahmedabad is currently undergoing a Legacy Infrastructure metamorphosis, a phase where urban renewal meets global capital.

Actual Image

## The Bullet Train (MAHSR) The 120-Minute Merger

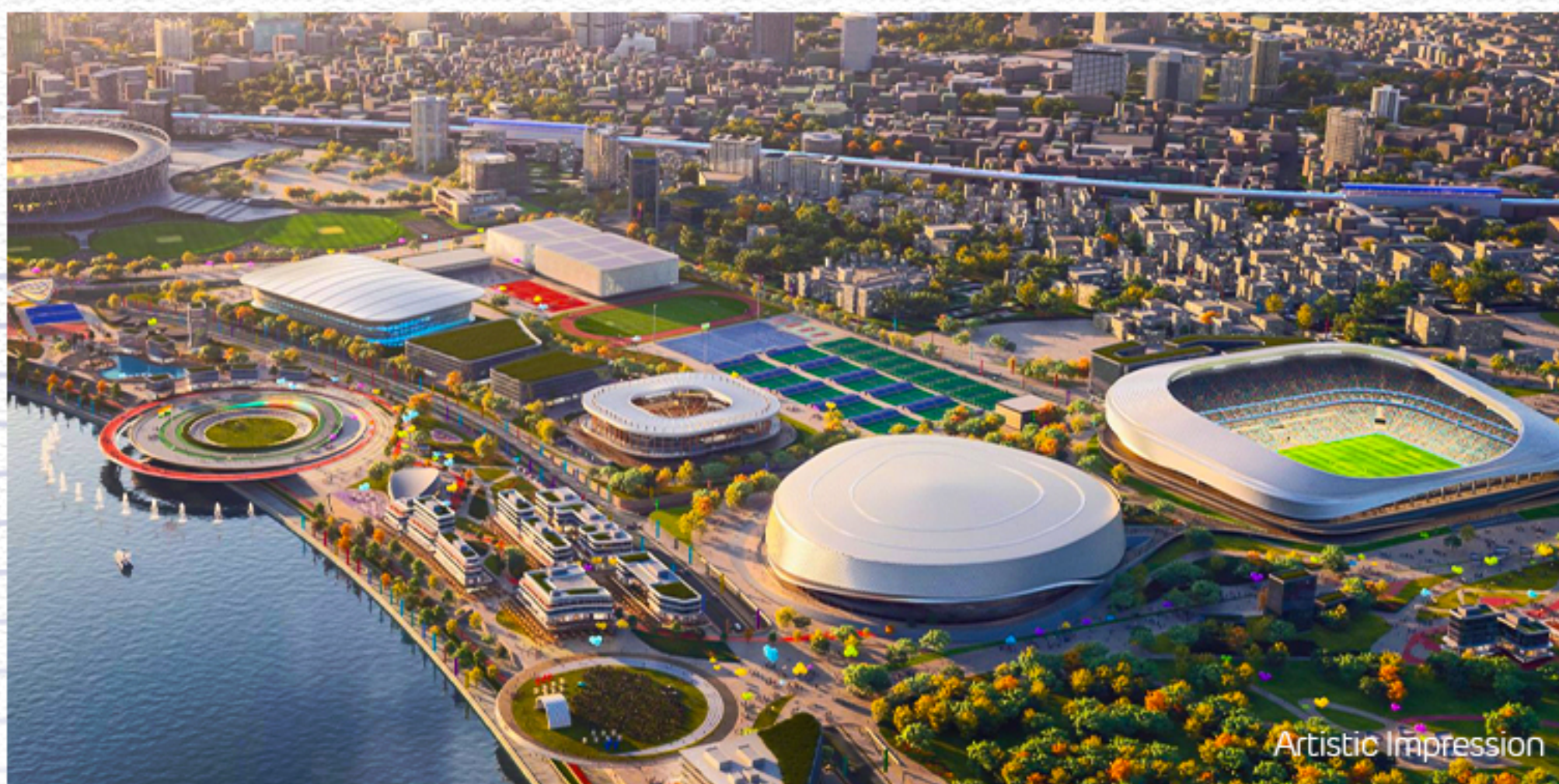


Artistic Impression

By 2028, the Mumbai-Ahmedabad High-Speed Rail will effectively turn Ahmedabad into a premium residential extension of Mumbai's commercial heart. When the commute to BKC drops to under two hours, the price-arbitrage window for luxury real estate in Ahmedabad will close rapidly.

# Commonwealth Games 2030: The Sport Catalyst of Amdavad

With Ahmedabad confirmed as the 2030 host, the city is receiving a Sports-ready upgrade. A high-stake budget is being funneled into the Sardar Vallabhbhai Patel Sports Enclave, transforming the Motera-Vaishnodevi belt into a global sports and entertainment epicenter.



# GIFT City: India's Global FinTech Hub

With over billions in banking assets and global giants like Google and Oracle operational, India's first IFSC is creating a high-yield rental market for luxury housing that didn't exist five years ago.



# The Ahmedabad Metro: The Velocity of Urban Integration

Phase II and the upcoming Gandhinagar-GIFT connectivity are more than just transit milestones; they are the connective tissue of the new Gujarat. By linking the high-end residential pockets of North Ahmedabad directly to the commercial pulse of the city, the Metro is permanently reducing the time-distance between home and workspace.

# The Strategic Twin-city Meridian: Shantigram

Positioning an asset is as important as owning it. Shantigram sits on the Twin-City Meridian, a strategic neutral ground between the power center of Gandhinagar and the commercial vitality of Ahmedabad.



**SVP International  
Airport** (30 Minutes)



**GIFT City**  
(30 Minutes)



**SG Highway**  
(0 Minutes)



# An Integrated Ecosystem Made For Community Living

Shantigram is India's most successful township framework. It is a 580+ acre "City within a City" designed for a self-sustaining future. This is where 140 IQ urban planning meets the lifestyle expectations of the West.

## **The Lungs:**

50,000+ trees plantation and 80% open development create a micro-climate that is 2-3 degrees cooler than the city center.

## **The Hub:**

A Golf Promenade that acts as a social filter for your neighbors.

## **The Spirit:**

Serene morning echoes from the **Jain Derasar**, **Shiv Temple**, and **Swaminarayan Temple** ensure that heritage isn't lost in modernity.

## **The Community:**

Residential homes from bespoke 2 BHK apartments to elite 4 BHK villas with School, Sports grounds and parks & gardens.

## **The Commerce:**

A self-contained economic hub with vibrant commercial zones and community shopping centers.

## **Total Security Integration:**

24/7 AI-driven surveillance and centralized monitoring for high-net-worth safety.

## **EV-Ready**

### **Infrastructure:**

Smart bicycle stations and electric vehicle charging points future-proof the asset.

## **IGBC Gold Standard:**

Certified Gold rating ensures global ESG compliance and lower long-term overheads.

## **Diverse Rental Segments:**

Integrated co-working hubs and corporate HQs drive multi-tiered rental demand.

## **Education-to-Employment:**

On-site institutions from preschools to universities guarantee high-intent family tenants.

## **Self-Sustaining Utilities:**

Advanced water treatment & sewage treatment plants ensure municipal independence and operational resilience.

## **Retail Convenience:**

Self-contained community shopping zones minimize transit needs for residents.



# Get Strategic Returns from Your Roots

The Ahmedabad real estate market is currently in a "Bull Run," yet it remains the most affordable of India's top 8 metros. The math is simple: a stronger dollar meets an undersupplied luxury segment.

Metric	Outlook	The Investor Insight
Capital Appreciation	12–15% CAGR*	Driven by the strategic appreciation by Govt.'s efforts, value re-rating is accelerating as MAHSR (2028) and CWG (2030) move from planning to execution.
Inventory Health	Optimal*	QTS (Quarters to Sell) is <8. This indicates a high-absorption market with no inventory overhang, ensuring healthy liquidity for exit strategies.

## RENTAL YIELD COMPARISON

Region	Key Micro-Markets	Avg. Rental Yield	Primary Tenant Profile
Northern Corridor	Shantigram, Vaishnodevi, Gota, Motera	3.4% - 5.1%	Corporate Executives, Expats, GIFT City Employees
Western Corridor	SG Highway, South Bopal, Shela, Satellite	3.0% - 4.0%	IT Professionals, Young Families, Business Owners
City Average	Core Ahmedabad	2.5% - 3.5%	Mixed / Local Working Class

Northern Ahmedabad, led by the Shantigram-GIFT City belt, has become the city's rental yield leader by leveraging a township premium for gated security and open spaces. It captures high-income C-suite demand spilling over from GIFT City, where limited residential supply and high capital costs push renters toward luxury northern townships. Boosted by Metro Phase II and SG Highway upgrades, the region offers prime connectivity without the extreme price inflation seen in the West, maximizing investor returns.

Western Ahmedabad remains the city's most popular rental hub, but high capital appreciation has compressed the yields, making it better for long-term growth than high cash flow. While the North offers higher percentages, the West boasts significantly faster tenant absorption, with high-density IT demand often renting units in weeks rather than months.

\*Disclaimer: Data synthesized from Knight Frank India, ANAROCK, and Liasis Foras (2024–25). (Housing.com | 99acres Locality Index | Housivity | Magicbricks) Projections are strategic indicators based on current market velocity and infrastructure milestones; not a guarantee of future returns.

In the world of investment, you don't buy the news; you buy the insights. Day-by-day, Ahmedabad's global ascent is becoming reality. Secure your seat at the table before the high-speed rail arrives.

## Wait for the train, or be at the station.

Request a Private Virtual Briefing with an Adani Realty Portfolio Manager.

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