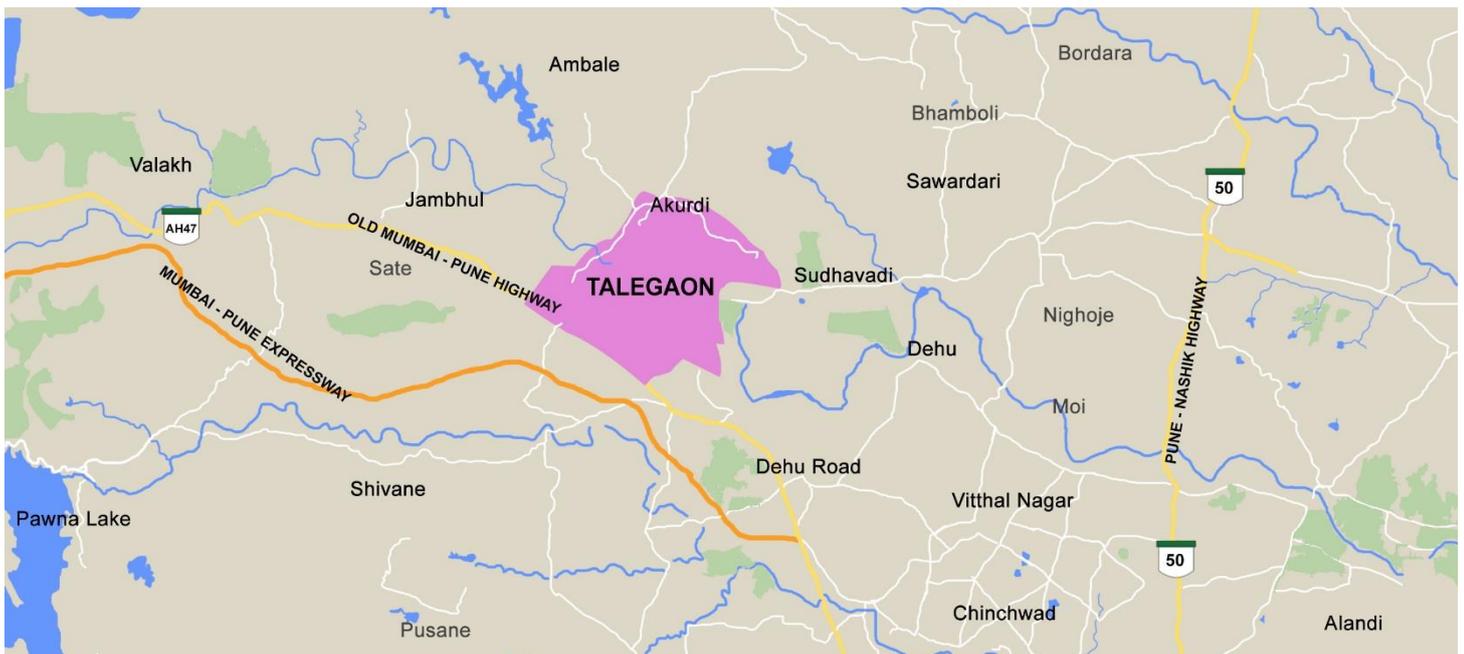
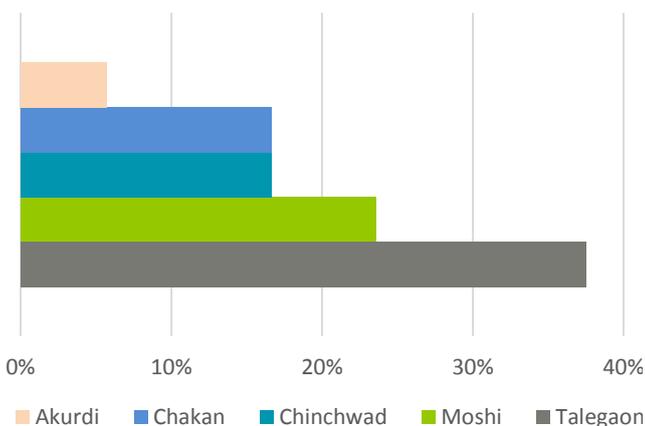


# Talegaon

Cited to be a historic city in the northern region of Pune City, Talegaon is encircled by Akurdi in the north, Somatne Phata in the south, Induri in the east and Vadagaon towards the west. The suburban locality is a Municipal Council governed under the Mawal Taluka of Pune district. Indrayani River passes from the northern region to the eastern side of Talegaon-making the locality a picturesque neighbourhood. Some of the important sub localities here are Begade Aali, Yashwant Nagar, Swaraj Nagari, Varale, Malwadi and Vatan Nagar.



Locality Ranking: Talegaon



## Connectivity

- Some of the arterial roads that pass through Talegaon include, National Highway 4 (AH 47), Old Mumbai Pune Highway and Talegaon Chakan Road
- Other minor roads that help improve intra-connectivity are Maruti Mandir Road, Yashwant Nagar Approach Road and Talegaon Dhabhade Road
- The Mumbai Pune expressway is about 4 km away from Talegaon
- Despite the Pune International Airport being 40 km away, one can reach there in about an hour by via the Old Mumbai Pune Highway, the Dehu Alandi Road and the Airport Road
- Talegaon Dhabhade and Ghorawadi Railway station are 2 railway stations that are located well within the vicinity

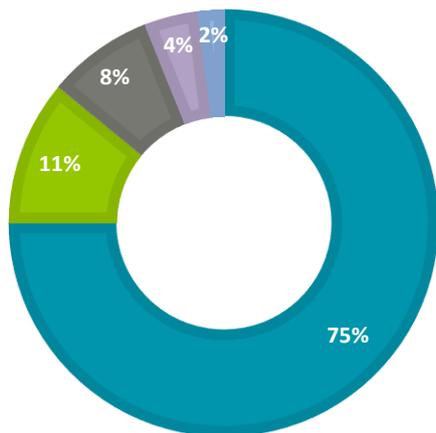
- All the major suburban trains and a few express trains running between Pune and Lonavala stop here
- The nearest IT Park to Talegaon is Hinjewadi which is about 25 km from here. The well laid Dehu road and the Mumbai Pune Expressway helps ferry many IT employees
- Via Mumbai Pune Expressway, Mumbai is just 120 km from Talegaon

### Infrastructure

- Proximity to the Talwade- Maharashtra Industrial Development Corporation have drastically appreciated the realty worth of [properties in Talegaon](#)
- Agro based industries and various automobile companies are a major source of employment here
- The existence of many reputed automobile companies in MIDC have attracted a lot of foreign investment
- The 300 acre Floriculture park here developed by the MIDC too has flourished the locality's realty estate market
- The presence of various reputed educational institutions and health-care facilities have made the vicinity an ideal destination for families

### Distribution of Projects

■ Apartments ■ Houses ■ Plots ■ Villas ■ Builder Floor



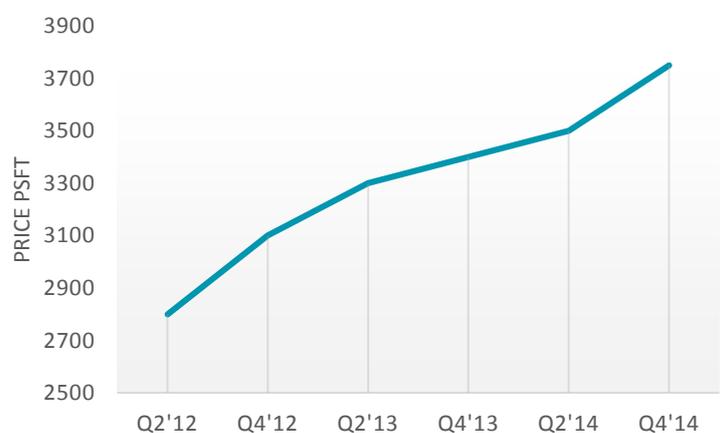
- The availability of land in large parcels have escalated capital values, and on an average, plots here are sold at INR 1,800 psft
- Apartments, builder floors and independent homes have documented high return on investment here
- In a span of just 1 year capital values of these property types have appreciated over 9%, 8% and 11% respectively
- With the housing demand being driven by many IT professionals, the locality is witnessing a robust rental market
- In the last quarter, apartments here have been able to generate a rent of INR 8 psft per month
- The micro market is fast becoming a flattering retirement market for many senior citizens

Some Facts	
Road Connectivity	Old Mumbai Pune Highway, NH 4, Talegaon Chakan Road, Maruti Mandir Road and Talegaon Dhabhade Road
Public Transport	PMPML buses, taxis and share autos
Distance from Talegaon	Pune International Airport: 40 km Pune Railway Station: 33.4 km

### Real Estate Scenario

- Availability of large tracts of land and the scenic view have made the locality a vacation destination. The concept of holiday/vacation homes have caught up really well here
- Reputed builders are now tapping the realty demand and are coming up with various new projects in Talegaon
- According to the current market trends, the vicinity is all set to have 50 new projects. The distribution of apartments in the vicinity is the highest, followed by independent homes and residential plots
- Talegaon's proximity to various IT Parks and automobile industries have enticed many working professionals to shift base here
- Average unit size of apartments here are cited to be up to 2,500 sqft and they are estimated to cost an average INR 4,000 psft
- The property prices of villas here are estimated to hover over a price bracket of INR 3,600 and INR 6,200 psft

### Property price movement in Talegaon



### About IndiaProperty.com

India Property Online Pvt. Ltd., is the country's leading portal in the online real estate space. IndiaProperty.com offers one-stop property marketing solutions serving builders, real estate agents and home owners, to sell or rent their properties, while offering a feature rich interface for property buyers to search and identify properties that match their requirement. The portal has over 5 million registered users with over 700000 property listings and 8000+ builders and agents using the platform to market properties.