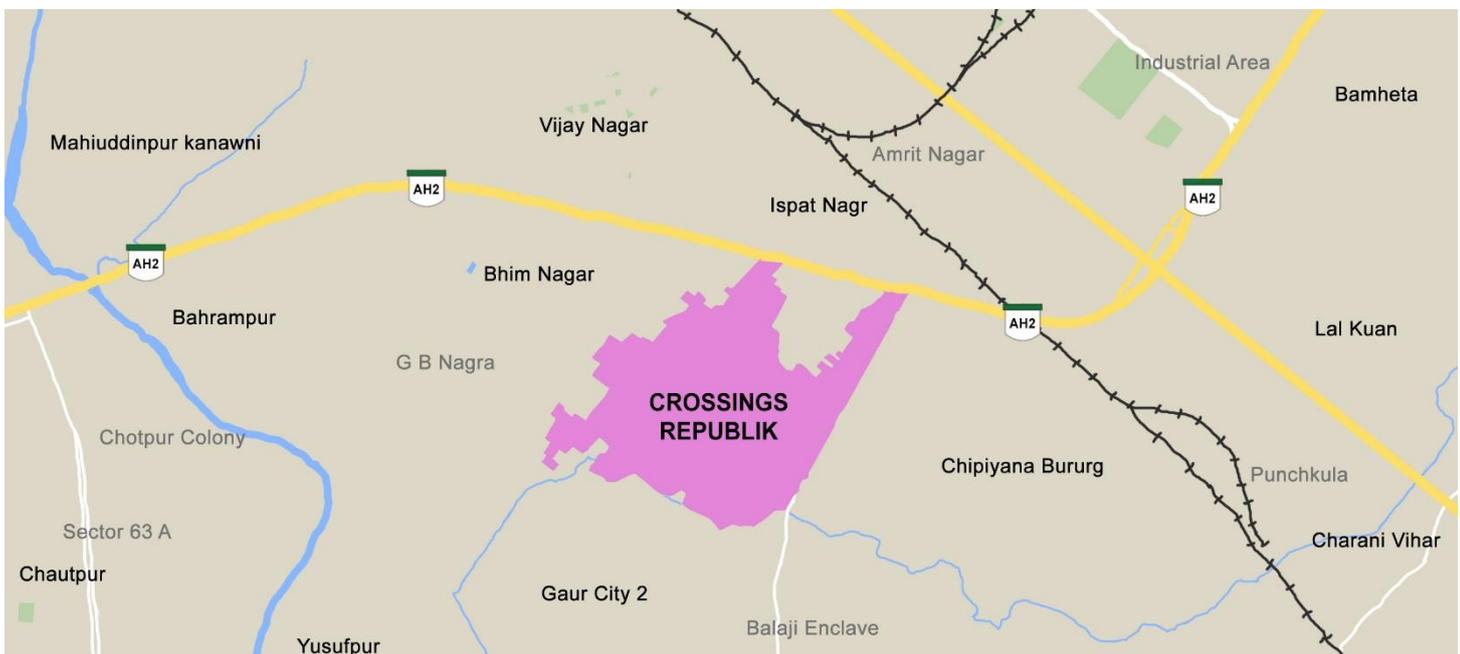
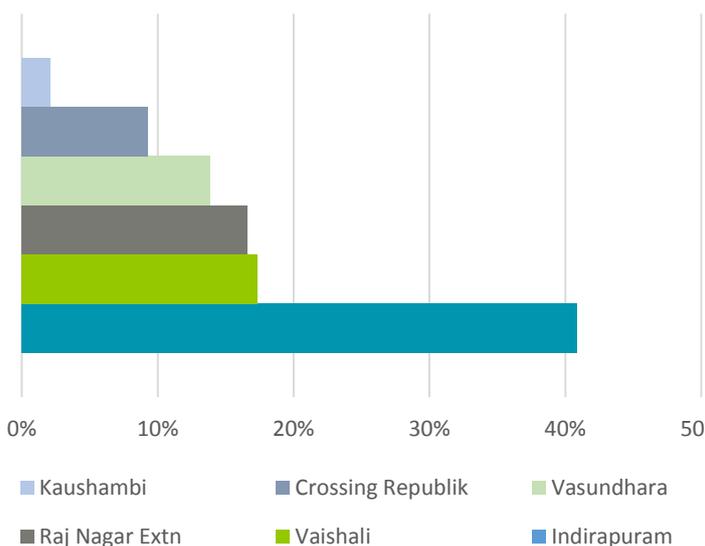


Crossings Republik

Cited to be the first global city in the entire Delhi NCR region, Crossings Republik was developed under the joint endeavour of 7 reputed builders. The US firm Sasaki Associates along with Delhi based SK Das Associated Architects have designed this global city. Situated close to the National Highway 24 Bypass road in Ghaziabad region, the city boasts of having premium amenities and facilities, commercial spaces, recreational spots and luxury residential spaces. The presence of a golf course is another element that is luring many to invest here. The 360 acre township is home to over 25,000 families. Some of the prominent sub localities include Sain Vihar, Biharipur Village, Dundahera and Gaur Global Village. Crossings Republik borders with Shahberi and Gaur City 2 in south, GB Nagar towards the west, Chipiyana Buzurg in the east and Bhim Nagar bypass in the north.



Locality Ranking: Crossings Republik



Connectivity

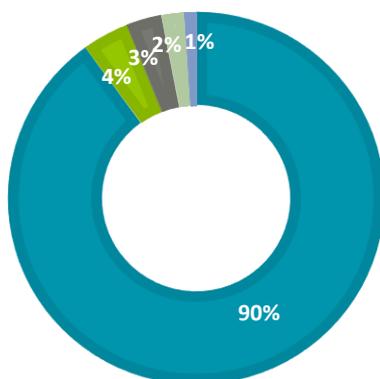
- Apart from NH 24 Bypass Road, the city has a few arterial roads like Crossing Republik Road and NH 24 - Bhim Nagar Bypass Road that pass through the region
- The presence of many state-owned buses, private cabs and auto rickshaws help ease access to neighbouring cities like Greater Noida, Noida and Delhi
- The Ghaziabad railway station is the nearest railway station and is at a distance of 4 km
- The Indira Gandhi International Airport is situated about 38 km from Crossings Republik and can be reached within an hour and a half by NH 24
- Along the Blue line of metro rail, Noida City Centre (12 km) and Vaishali metro station (13 km) are cited to be the closest to the region

Infrastructure

- To reduce the traffic bottlenecks - GDA (Ghaziabad Development Authority and Crossings Infra Pvt. Ltd) will be constructing two underpasses along NH 24 Bypass Road
- Ghaziabad will be linked to Delhi via the Phase 3, Red line of the metro
- The 7 stations along the corridor include - Shaheed Nagar, Rajbagh, Rajendra Nagar, Shyam Park, Mohan Nagar, Arthala and New Bus Stand and the corridor is cited to finish by June 2017
- Crossings Republik is just 7 km away from the upcoming New Bus Stand metro station
- Out of the 360 acres of land, 120 acres are covered by various real estate projects.
- The region is dotted by 110 towers where 13,000 housing units are evaluated to be worth over INR 400 crores

Distribution of Projects

■ Apartments ■ Plots ■ Houses ■ Builder Floor ■ Villas



- Builder floor apartments and villas here are cited to cost an average of INR 3,525 and INR 4,760 psft. Apart from being an affordable market in Delhi NCR Region, it is also favourable towards investors
- The robust rental market driven by working professionals in Noida, Greater Noida and Delhi are luring many off-shore investors to purchase inventories here
- In the past two years rental yields have escalated over 25%. Property values of apartments too have appreciated over 14% in the past one year

Some Facts

Road Connectivity	NH 24 Bypass Road, Crossings Republik Road and NH 24- Bhim Nagar Bypass Road
Public Transport	Metro connectivity, buses, taxis and auto rickshaws
Distance from Crossings Republik	Airport: 38 km Ghaziabad railway station: 4 km

- It has abundant water and electricity supply, banks, postal services, gas supply, healthcare units and educational institutions. The pollution free environment, shopping complexes and several water bodies are enticing many potential home to invest in properties here

Real Estate Scenario

- Buyers' sentiments have always stayed intact due to the successful history of on time delivery of residential projects in the region. The region has over 25 upcoming projects that offer 2, 3 BHK apartments and villas in this township
- Out of the 13,000 apartments, 3 BHK apartments stand at the highest with over 6,500 housing units
- [Apartments in Crossings Republik](#) are estimated to hover over a price bracket of INR 2,700 to INR 5,200 psft. The average size of these apartments are cited to range between 1,100 sqft and 1,500 sqft

Property price movement in Crossings Republik



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