



Artist's Impression

Luxury  
ELEGANT  
TIMELESS *Experience*

# LOKHANDWALA



Real Estate Research & Advisory

Lokhandwala Complex in Andheri West—Mumbai’s iconic luxury pin code—is entering a transformative era. In 2026, the neighborhood is shedding its 1980s low-rise charm for a high-density, vertical future. 🏗️ 📊

The Redevelopment Wave 🏗️

Top-tier developers like Kalpataru, Rustomjee, DGS, and Puravankara are replacing 40-year-old structures with state-of-the-art luxury towers. Residents are seeing massive value-unlocks with significant additional carpet area.

Infrastructure Milestones 🗺️

- ◆ Metro Line 6 (Pink Line): Starting right here at Swami Samarth Nagar, this 15.31 km corridor is set for a late 2026/early 2027 completion. It will slash travel time to Vikhroli and the EEH by 45 minutes!

◆ Coastal Road Phase 2: By mid-2026, the extension to Versova will offer a high-speed link to South Mumbai, further boosting the area's premium appeal.

The Market Pulse 💰

Property Values: Average rates have hit ₹45,000–₹50,000 per sq. ft. as of early 2026.

Rental Yields: Robust returns of 2.5% to 4.5%, fueled by the area's "celebrity status."

Upcoming Estimated Project Timelines 📅

- 1 DGS Sheetal Lennie – Dec 2026
- 2 Oberoi Sky Heights – June 2028
- 3 Bharat Alta Vistas – Sept 2030
- 4 DGS Sheetal Sky – Dec 2030
- 5 Kalpataru Lokhandwala – Dec 2030
- 6 Puravankara Limited – July 2032

The Bottom Line:

Lokhandwala is no longer just a residential hub; it's a blueprint for Mumbai's urban renewal. This shift to high-density luxury is integrating technology and sustainability for the demands of 2030 and beyond.

Disclaimer: Confirm all details with official MahaRERA & government sites as timelines are subject to change.