

## iThums 62

Sushil Marg, Block A, Industrial Area, Sector 62, Noida

28.624798217089, 77.36887095397



Investing in a property like iTThums 62 in Noida can be a strong move if you're looking for commercial real estate. Here are some key points to consider:

### 1. Location and Accessibility

- **Sector 62:** This area is a well-established commercial hub in Noida, known for its connectivity and proximity to major roads and business centers. The strategic location can enhance the visibility and accessibility of your investment.

### 2. Project Details

- **Size and Scope:** Spanning 5 acres with 250 units, the project seems well-planned to offer a mix of office spaces and showrooms. This variety can cater to different business needs and preferences.
- **Construction Status:** Being under construction, there might be opportunities for early investors to benefit from pre-launch pricing or special offers. However, it's important to consider potential construction delays and ensure that the developer has a solid track record.

### 3. Property Options

- **Office Spaces:** With options starting at 500 sq.ft., and bare shell spaces from 600 sq.ft., you have flexibility depending on your investment strategy. Bare shell spaces can be customized to meet specific business requirements, potentially adding value.
- **Showrooms:** Spacious showrooms with customizable layouts can be particularly attractive if you're targeting retail or businesses that benefit from high foot traffic.

### 4. Investment Security

- **HDFC Approval:** This adds a layer of credibility and can indicate that the project meets certain financial and legal standards. It's a positive sign for securing loans or financing.

## 5. Potential Returns

- **Rental Yields and Appreciation:** Assess the potential rental yields and capital appreciation by comparing similar projects in the area. Sector 62's established commercial reputation could lead to strong demand and potentially higher returns.

## 6. Developer Reputation

- **iThums:** Research the developer's track record, including past projects and customer reviews. A reputable developer can be crucial for timely completion and quality of the project.

## 7. Market Trends

- **Noida Commercial Real Estate:** Investigate current market trends in Noida's commercial real estate sector. Factors like economic conditions, infrastructure development, and business growth in the region can impact your investment's performance.

## 8. Future Developments

- **Sector Growth:** Look into any upcoming infrastructure projects or business developments in Sector 62 and surrounding areas. These can enhance the value of your investment over time.

### iThums 62 price list:

Configuration	Size	Price
iThums 62 Ready to move Office Space	500 sq.ft.	Rs. 35 L onwards
iThums 62 Bare shell Office Space	600 sq.ft.	Rs. 58 L onwards
iThums 62 Showroom	4,755 sq.ft.	Rs. 13 Cr onwards
iThums 62 Shop	500 sq.ft.	Rs. 27.37 L onwards
iThums 62 Co-working office spaces	375 sq.ft.	Rs. 33 L onwards

## Overview

Property Type: Commercial Office	RERA ID: UPRERAPRJ6807	County: India
City: Noida	Pin code: 201309	Built-up Area: 375 – 4755sq.ft
Sale price: ₹27.3L– 13 Cr		

## Amenities

- ✓ Lift
- ✓ Parking
- ✓ Guest Parking
- ✓ CCTV

✓ Power Backup

✓ Security

## Distances

Metro 0.32km

Healthcare 0.93km

Restaurant 0.35km

School 0.06km

Mall 1.38km



## Contact Details

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