



Airbnb Leases 46,437 Sq Ft at DLF Cybercity for Gurugram GCC at ₹61.5 Lakh Monthly Rent



Airbnb has leased 46,437 sq ft of office space for its Global Capability Centre (GCC) at DLF Cybercity in Gurugram at a monthly rent of ₹61.53 lakh under a five-year lease agreement, documents accessed by Propstack showed. The company has taken space in DLF Cybercity, Building No. 5 (Tower A), owned by DLF Cyber City Developers Limited. The lease commenced on October 1, 2025, at a rental rate of ₹132.5 per sq ft per month. Airbnb has also paid a security deposit of ₹5.54 crore. The agreement includes a 5% escalation clause, according to the lease documents. In addition, Airbnb will pay ₹2.85 lakh per month for 38 car parking spaces at a rate of ₹7,500 per slot. Any additional parking spaces will be charged at ₹8,500 per month each, the documents showed.

Why Young Indians Prefer Renting Over Owning

For generations, owning a home, gold, or land symbolised security and stability in India. These aspirations were deeply rooted in scarcity, upward mobility, and the belief that tangible assets offered the safest route to financial confidence.

But attitudes are gradually changing in urban India. Many young consumers are no longer convinced that ownership is always essential.

They rent homes, lease cars, use subscription services, and stream content instead of collecting it. This shift is now influencing how they view real estate investments as well.

Commercial real estate, once largely accessible to corporations, institutions, and wealthy families, is entering mainstream investment conversations through Real Estate Investment Trusts, or REITs.



US-Iran War Raises Construction Costs by 25%, Puts Project Timelines at Risk

The ongoing US-Iran war has pushed construction costs in India's real estate sector up by more than 25%, according to CREDAI. Listed developers have also warned that input costs may rise further if geopolitical tensions persist, affecting project viability and delivery schedules.

The pressure is not limited to higher prices. Industry players say some critical construction materials are becoming difficult to source even at elevated rates, creating an unusual challenge for the sector.

To reduce delays, developers are exploring alternative suppliers, increasing domestic procurement, and reorganising construction schedules to keep projects moving.



Godrej Properties wins bid for 23.2-acre Greater Noida land parcel, eyes ₹7,000 crore revenue potential

Godrej Properties Ltd said on June 1 that it has emerged as the highest bidder for a 23.2-acre residential land parcel in the DMIC Integrated Township, Greater Noida.

The company secured the 93,905-square-metre site through an e-auction conducted by DMIC Integrated Industrial Township Greater Noida Limited (IITGNL). The proposed residential development is expected to generate revenue of more than ₹7,000 crore. Godrej Properties plans to develop a group housing project on the land parcel, which is expected to offer an estimated revenue potential of over ₹7,000 crore, comprising premium residential apartments of varied configurations.

Amazon Data Services Buys 10-Acre Land Parcel Near Mumbai for Over ₹125 Crore

Amazon Data Services India Private Limited has purchased a 10.61-acre land parcel in Ambernath, near Mumbai, from Lodha Developers Limited for ₹125.13 crore, according to property registration documents.

The land parcel, measuring 42,955 square metres, is located across the villages of Asode and Burdul in Ambernath taluka of Thane district. The transaction was registered on May 26, 2026, through a deed of conveyance. A stamp duty of ₹7.50 crore and registration fees of ₹30,000 were paid. Of the total area, 34,135 sq m is located in Asode village and 8,820 sq m in Burdul village. The acquisition is part of Amazon's Phase 2 land purchase from Lodha Developers at Palava. The company had previously acquired an adjacent 38.18-acre parcel in November 2024 for ₹450 crore.



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Are High-Rise Apartments Worth the Premium? Viral Post Sparks Debate

A social media post describing the challenges of living in a high-rise apartment has sparked an online debate over whether buyers are paying a premium mainly for the view.

According to the post, the user's manager bought a flat on the 21st floor for ₹1.5 crore but sold it four years later after facing several practical difficulties.

The post listed 13 drawbacks of upper-floor living, including dust, lift breakdowns, weak mobile network coverage, crowded elevators, and delivery-related issues. It also noted that large items often do not fit inside lifts, forcing workers to carry them up the stairs and charge extra.

While several users agreed with the concerns and called high-rise living inconvenient, others defended upper-floor apartments, citing better privacy, ventilation, sunlight, and views. The discussion eventually turned into a broader conversation on whether premium high-rise homes offer genuine comfort or come with expensive trade-offs.

AU Real Estate to Invest ₹1,200 Crore in Ghaziabad Housing Project

AU Real Estate will invest ₹1,200 crore to develop Cosmos Corner, a premium housing project in Siddharth Vihar, Ghaziabad. Spread across 5.6 acres, the project will comprise around 831 apartments across 40 floors, with prices starting at ₹1.5 crore. The company said the residences are being offered at an introductory base price of ₹6,900 per sq ft.

The development has an estimated revenue potential of ₹1,600 crore. Cosmos Corner is being developed by Cosmos REIT Pvt. Ltd, a wholly owned subsidiary of AU Real Estate. The company acquired the land parcel for ₹336 crore through a competitive auction conducted by the Uttar Pradesh Awas Vikas Parishad.

Cosmos Corner will feature three high-rise towers - Jagannath, Balabhadra and Subhadra. The project will offer 3BHK apartments of 1,780 sq ft, 3BHK + multipurpose room residences of 1,972 sq ft, and 5BHK homes spanning 3,175 sq ft. Prices range from ₹1.52 crore plus GST for a 3BHK to ₹2.71 crore plus GST for a 5BHK apartment, the company said.

YEIDA Plot Allocations to 17 Firms May Bring ₹5,800 Crore Investment, 10,000 Jobs

The Yamuna Expressway Industrial Development Authority (YEIDA) has allotted land to 17 companies, with the projects expected to attract investments of nearly ₹5,800 crore and generate around 10,000 jobs in the region.

Chief Minister Yogi Adityanath handed over allotment letters to the companies at an event in Lucknow on Friday. The proposed projects span sectors including renewable energy, battery manufacturing, electronics, electrical equipment, IT and ITeS, data processing, transport, MSME manufacturing, and advanced industrial components. The state government has developed the Noida International Airport in Jewar which will act as a major catalyst for regional development. Official said in accordance with this, the recent allotments will lay the foundation for a world-class aerotropolis that will draw global industries, promote exports, and provide Uttar Pradesh with a strong position on the global investment map.



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Smartworks Leases 2 Lakh Sq Ft Bengaluru Office for ₹2 Crore Monthly Rent

Smartworks Co-working Spaces Limited has leased around 2 lakh sq ft of office space on Sarjapura Main Road in Bengaluru for a monthly rent of ₹1.94 crore, according to property documents. The managed office platform has taken space across the basement, ground floor, four upper floors, and terrace level of a commercial property in Ambalipura. The property is owned by BV Dayanand and Bharath Dayanand.

The six-year lease commenced on April 1, 2025. The office space has been leased at ₹97 per sq ft per month. Smartworks has paid a security deposit of ₹9.70 crore. The agreement also includes a 10% rent escalation every two years. Smartworks recently expanded its multi-city managed office partnership with a Forbes Global 2000 company operating in digital business services and customer experience management.

As part of the expansion, the company added 1,150 seats at its managed campus at Tata Intellion Park.