

How Mulund's Real Estate Is Adapting to New-Age Buyers

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Mulund has long enjoyed the reputation of being Mumbai's green suburb. But in the last few years, it has quietly stepped into a much bigger role: showing us how the next generation of homebuyers is shaping demand and how developers need to keep pace. No longer just a residential pocket on the Central line, Mulund today attracts young families, first-time buyers, and next-gen professionals, who expect a lot more from their homes than ever before.

A New Kind of Buyer Is Here

Homebuyers in Mulund no longer settle for basic metrics like carpet area or swimming pools. They scrutinise how a property aligns with their lifestyle, turning functionality and long-term value into decisive purchase criteria.

Nowadays, homebuyers in Mulund are expressing out their priorities with clarity. Young families demand safe, open spaces for their children. Next-gen professionals look for homes that accommodate flexible work setups. First-time buyers, meanwhile, dismiss marketing gloss and insist on timely delivery, transparent documentation, and credible project execution.

In other words, buyers today do not see a home as just four walls anymore. They are looking at how seamlessly a home supports and integrates with their everyday lives.

Why Mulund Stands Out

Mulund's greatest strength today lies in its evolving connectivity. Positioned at the cusp of the Eastern and Western corridors, it enjoys access to Thane, Navi Mumbai, and even business hubs like BKC. And with transformative infrastructure upgrades like the Metro Line 4, Metro Line 5, the Goregaon–Mulund Link Road, and improvements on the Eastern Express Highway, Mulund is rapidly shaping up as one of the most promising and well-connected locations for the future. For families and professionals who balance work, school, and leisure, this convenience is a true notable change.

Mulund does not just stand out for its connectivity it stands out for the luxury of space. In a city where a one-bedroom flat feels like the default choice, Mulund gives families the much-needed breathing room. The two-bedroom homes have always been a strong choice here, but the rising demand for three- and even four-bedroom apartments speaks volumes. Families want flexibility whether it is a home office, a playroom, or space for parents. Multi-generational living is becoming the norm, and people do not want to compromise on comfort while finding their personal space. That is why developers here, including us, are shaping projects with larger layouts, adaptable designs, and homes that truly reflect modern aspirations.

Lessons For Developers

First of all, space is now a necessity, not a luxury. Mulund asserts lessons that developers must integrate into their planning. The second important lesson is connectivity, as it builds confidence and reassures buyers that their investment is future-proof. Lastly, the lifestyle is the real differentiator—projects that include green spaces, wellness features, and a sense of community that are no longer “nice to have;” but are part of the baseline. Buyers are informed, they compare prices online, and they do their homework before signing any document.

A Model for the Future

As Mumbai expands, Mulund sets a clear precedent: buyers invest when homes reflect aspirations, infrastructure delivers on promises, and developers prioritise more than square footage. For young families, first-time buyers, and professionals, it offers a lifestyle choice. For developers, Mulund demonstrates, that the future of real estate lies in creating spaces people genuinely want to live in.