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DLF Re-Enters Mumbai Market with Premium 'The Westpark' Project

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DLF Limited, India's leading publicly listed real estate developer, has made a strategic return to Mumbai's residential property market with the launch of its upscale project, *The Westpark*, located in the well-connected Andheri West area. This move follows a more than decade-long hiatus from the city and underlines DLF's renewed focus on high-value urban developments in economically vital regions.

Unveiled on July 17, 2025, the project begins with the first phase covering 5.18 acres in Oshiwara just off the bustling Andheri Link Road and within reach of the Oshiwara Metro Station. According to filings with the Maharashtra Real Estate Regulatory Authority (MahaRERA), the first phase has approvals for four residential towers, housing a total of 416 units. Bookings for two of these towers are currently open, with the remaining two set to follow shortly.

The towers offer a mix of 3-, 4-, and 5-bedroom residences, alongside a limited number of compact studio apartments. Unit sizes range from approximately 1,048 square feet to 2,278 square feet. Prices start at ₹5 crore, reflecting the development's focus on the high-end segment of the housing market. The project also features a 50,000-square-foot clubhouse, offering lifestyle amenities aimed at discerning buyers.

The full development spans eight towers, with the second phase expected in coming months. Situated on a 7,788-square-metre land parcel, the site benefits from strong connectivity to major commercial hubs including Lokhandwala, Goregaon, and Jogeshwari. It also offers convenient access to both the Western Express Highway and the Versova-Ghatkopar Metro line, making it an attractive location for professionals and investors alike.

DLF's return to Mumbai follows a previous exit in 2012 when it sold its Lower Parel property after the 2008 global financial crisis. This new project is being executed in partnership with the Trident Group under the Slum Rehabilitation Authority (SRA) scheme, aligning with DLF's strategy of high-impact, capital-efficient urban development.

Industry observers suggest that DLF is applying the same successful approach used in its luxury projects in Gurugram, prioritising design, delivery, and premium positioning. A senior project source confirmed that insights from the company's recent housing ventures have shaped the layout and pricing of *The Westpark*, aimed at catering to Mumbai's upper-tier housing market.

According to Knight Frank's mid-2025 report, Mumbai's residential sector has seen ₹18,000 crore in sales in the first half of the year, with premium and luxury segments maintaining resilience. Andheri West, with its infrastructure advantages and rising consumer demand, remains one of the city's most stable micro-markets. DLF's re-entry into Mumbai marks a measured, market-savvy approach, targeting affluent homebuyers, leveraging strategic location, and capitalising on India's growing appetite for quality urban housing.

With *The Westpark*, DLF aims to solidify its reputation in India's most competitive property market.