



# REalVIEW

Dear Readers,

REalVIEW is a monthly news digest bringing to our clients and well-wishers news updates on major developments in the realty industry. The periodical will keep the readers updated on the significant changes and trends affecting real estate development within the country as well as globally, thus helping them in taking informed and calculated investment decisions

Responsibly yours,

Sunil Kumar V  
Founder & Managing Director  
Asset Homes

## NEW TREND TAKING SHAPE IN KERALA AS EXPATS SEEK HOME AWAY FROM HOME



KOCHI: Paul Johnson (name changed), a Keralite working for the United Nations in Vienna, recently built a 3,000 sqft home in Koratty, his hometown in Thrissur district. Though he and his wife are settled in the Austrian capital, they see their new home in Kerala as a place to spend nearly half the year after retirement.

“Our children see it as a way to reconnect with their roots. Additionally, healthcare in Kerala is more accessible, with shorter wait times compared to Europe. Many overseas insurance companies now accept bills from Kerala’s super-specialty hospitals,” says Paul.

He is not alone in this endeavour. At least 8-10 retired Malayali professionals with the UN have either built or are in the process of constructing homes in Kerala.

The trend is gaining traction among expatriates who want to maintain a link with their homeland while escaping the harsh winters of Europe and North America.

A retired couple from Vienna spends October to March at their home in Athirampuzha, Kottayam, to avoid the chill. “Owning a vacation home in Kerala is relatively inexpensive, as most NRIs already have ancestral property. They can build a house tailored to their budget and needs,” Paul adds.

Beyond affordability, the state offers practical advantages. Household help, drivers, and

rental cars are readily available at reasonable rates. Recognising this demand, developers are creating residential spaces catering specifically to the needs of expatriates. In Koothattukulam, Ernakulam, Angelo John aka Johny is developing ‘guest homes’ on a 15-acre plot. “We plan to build 10-15 homes on plots ranging from 5 to 20 cents,” he says.

These homes will be available for purchase or short-term rental by returning expatriates. “Many NRIs prefer independent accommodation to staying with relatives. We aim to offer the full package, including food and recreational services. When owners are abroad, the property will be listed on Airbnb, ensuring maintenance and generating rental income,” Johny explains.

This growing interest in vacation and retirement homes signals a shift in Kerala’s real estate market. A significant number of Malayali expatriates who migrated in the 1990s to the US, Europe, and the Gulf are now reaching retirement age.

While this trend is not as widespread as the construction boom fuelled by Gulf remittances in the 1970s and 1980s, it marks a new phase in Kerala’s migration story. Back then, returning migrants built opulent homes, particularly in central and northern Kerala. And, the new trend comes at a time when many of the houses built in 1980s and 1990s are lying vacant, especially in central Kerala.

# KERALA’S TIER-2 CITIES ONE AMONG THE BEST FOR TECH ECOSYSTEM: SURVEY



Surveys carried out by two leading consultancies have found that Thiruvananthapuram, Kochi and Kozhikode are well suited to emerge as hubs of Global Capability Centres (GCCs) among the tier-2 cities in the country.

The Technopark in the state capital, Infopark in Kochi and Cyber Park in Kozhikode offer the best infrastructure required by GCCs, such as availability of land, connectivity, human resource pool with proper skill sets, lower operational cost and ready-to-plug-in built-up space, reveals Colliers India’s report on ‘Emerging Investment Opportunities in India.’

The survey chose these cities based on key parameters: physical infrastructure, social infrastructure, demographics and economic factors, and the real estate scenario.

Besides, connectivity and potential for real estate development give a strategic advantage to Thiruvananthapuram.

The report focuses on 30 growing cities of India in terms of physical, social, demographic and economic factors and analyses how these parameters lead to growth of real estate.

## Emerging GCC hubs

A report by Delhi NCR-headquartered consulting and technology firm Inductus Limited attributes factors like land availability, proactive policies of the government and ease of doing business reforms make Thiruvananthapuram as one of the emerging GCC hubs.

The report titled ‘India: The Preferred Destination for GCCs’ said that the reasons for these cities evolving into innovation hubs are talent pool, ecosystem, connectivity, lower operational costs, low attrition rate, strong infrastructure development and supportive government policies.

About 50 per cent of Fortune Global 500 companies leverage India’s GCC Ecosystem for R&D and Innovation. It is projected to scale up to 70 per cent by 2030, the report said.

Technopark one of the largest and greenest IT ecosystem in the country, has 138.325 acres of vacant land on its Phase I, III and IV campuses. It is equipped with state-of-the-art workspaces with unique design, sustainability, and digital connectivity which are pivotal to attracting global players, said Col Sanjeev Nair (Retd), CEO, Technopark

GCCs have emerged as critical enablers in the modern business landscape, serving as strategic hubs that drive efficiency, innovation, and growth for multinational corporations. At present, GCCs in India accounts for about one per cent of the country’s GDP which is projected to grow to 3.2 per cent by 2027.

The National Framework for GCCs was announced in the Union Budget 2025-26.

Deloitte India in a recent study cited the country’s emergence as a hub for GCCs with more than 1,600 centres employing more than 1.5 million professionals and a projected market size of \$110 billion by 2030.

# INDIA REAL ESTATE: JACKPOT FOR INDIANS? '...CAN UNLOCK \$3.3 TRILLION...' - INFOSYS CO-FOUNDER NANDAN NILEKANI EXPLAINS



India real estate: Indians have a chance to enjoy \$3.3 trillion jackpot. However, this will likely come after overcoming major challenges. India's land capitalisation rate is at 5%, while USA's is at 40%, hence, there is a likelihood of increase in the rate of monetisable land assets with the creation of a unified ledger and a credible verification process.

India real estate : As India is moving towards becoming an \$8 trillion economy by 2035, Indians have a chance to enjoy \$3.3 trillion jackpot. However, this will likely come after overcoming major challenges, as per report by Nandan Nilekani, co-founder and chairman of Infosys and Arkam Ventures.

Nilekani in his report 'The Great Unlock: India in 2035' has shared how can Indians unlock \$3.3 trillion wealth. Indians hold around 50% of their assets in real estate with next largest holding being bank deposits at 15%.

As per Fortune, India's land capitalisation rate is at 5%, while USA's is at 40%, hence, there is a likelihood of increase in the rate of monetisable land assets with the creation of a unified ledger and a credible verification process.

Meanwhile, there are major obstacles on the way as per the study - increasing income disparity, limited market access, low levels of formalisation, and low productivity.

At the same time, with only 13 out of 788 districts contributing to half of the GDP, India's growth remains concentrated. Moreover, the top 10 per cent of the population account for approximately 60 per cent of total income in India. Around 200 million workers migrate from poorer states in search of better opportunities.

## REAL ESTATE TOKENIZATION

The process of converting the value of a physical property into digital tokens is called Real estate tokenization. One can buy, sell or trade these tokens on a blockchain platform. Each token represents a fractional ownership stake in the property, which allows the investors to participate in real estate markets without having a major capital.

Real estate tokenization not only boosts the accessibility to real estate investments but also improves liquidity and transparency within the market, as per a EY report. The report also explains how real estate investments often require huge capital and can be difficult to sell quickly.

With tokenization, investors can buy and sell fractional shares, which makes it easy to enter and exit investments. Also, the EY report also explains that 58% of high-net-worth investors consider lower transaction costs as a key incentive to invest in tokenized assets.

<https://www.etnownews.com/real-estate/india-real-estate-jackpot-for-indians-can-unlock-3-3-trillion-infosys-co-founder-nandan-nilekani-explains-article-151544299>



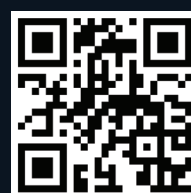
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## CORPORATE OFFICE

Asset Homes Pvt. Ltd., No. XV/246C,  
Asset Centrale, NH Bypass,  
Kundannoor Junction, Maradu P.O.,  
Ernakulam, Kochi - 682 304,  
Tel: 0484 4344 999, 4345 000

(An ISO 9001:2015 Certified Company)

AssetHomesOfficial  
 AssetHomesKochi  
 assethomes\_  
 AssetHomesKochi  
 assethomes



[www.assethomes.in](http://www.assethomes.in)