

North Bangalore – The Most Attractive Real Estate Market





Metro

The phase 2 of metro will connect Gottigere to Nagawara and Phase 2B from Nagawara to Bengaluru International Airport.



SEZ

The KIADB has earmarked 1900 acres for development of Aerospace SEZ, IT & Hardware Park, and Devanahalli Business Park.



PRR (Peripheral Ring Road)

The Proposed 65 km Peripheral Ring Road will provide a faster alternative route to reach Airport Road Corridor from Electronic City, Sarjapur Road and KR Puram.



Office Spaces

Close to 15 Million sq.ft. of new office space is being added in the region which is expected to generate around 2 lakh new jobs.



STRR (Satellite Town Ring Road)

Proposed 6-Lane Satellite Town Ring Road will connect Airport Road Corridor with Doddaballapur, Tumkur, Hosur & Kanakapura.



Steel Flyover

6.7 km steel bridge starting from Basaveshwara Circle to Hebbal with ease the Traffic and it will save 15 – 20 minutes drive to the airport from the city

North Bangalore - Two Types of Real Estate

Beerasandra

ಬೀಯರಸಂದ

O Century Artizan

Mittaganahalli

Adinarayana

Hosahalli

<u>ಕಿ</u>ದಿನಾರಾಯಣ

ಹೊಸಹಳಿ

ELAHANKA



Dharmapura

ದರ್ಮಾಪುರ

Chadalapura

ಚದಳಪ್ಪರ

ಸೋನಹಳ್ಳಿಪುರ

96

(35)

Chokkahalli ಜೋಕಹಳಿ.

ಕೋರಮಂಗಲ

Bammanahalli

ಬಮ್ಮ ನಹಳ್ಳಿ

ಬುಡಿಗೇರೆ

96

Yeliyur

ಯಲಿಯರ್

After Airport



ಬಾಗಲುರು

O Godrej Reserve

Devanahalli Fort

ದೇವನಹಳಿ.

BARRE

DEVANAHALL

ದೇದನಹ**ಿ**

Devanahalli

Bidarahalli

ಬಿದಾರಾಹಳಿ.

Uganavadi

ಉಗಾನವಾಡಿ

Kundana

ಕುಂದನ

Competition distance from Ozone Group development

Kundana

ಕುಂದನ

Beerasandra

ಬೀಯರಸಂದ

6.2 kms/15 mins

Right Opposite

Swiss Town

Bidaraha

Uganavadi

ಉಗಾನವಾಡಿ

Sadahalli ಸದಾಹಳಿ

Mittaganahalli

Sobha Canvas O

18.2 kms/22 mins

O Godrej Reserve

Devanahalli Fort

ದೇವನಹಳಿ, 🖪

BARRE

O Century Sports Village

Devanahalli

Sobha Landscape

Adinarayana

Hosahalli

<u>ಕಿ</u>ದಿನಾರಾಯಣ

ಹೊಸಹಳಿ

Dyavarahalli

ದವರಾಹಲಿ

ELAHANKA



Dharmapura

ದರ್ಮಾಪುರ

Chadalapura

ಚದಳಪುರ

7.4 kms/18 mins

Sulibele

ಸುಲಿಬೆಲೆ

Sonnahallipura

ಸೋನಹಳ್ಳಿಪುರ

96

(35)

Chokkahalli ಬೋಕಹಳಿ.

ಕೋರಮಂಗಲ

7.2 kms/17 mins

ammanahalli

96

Yelivur

ಯಲಿಯರ್



O Ozone Urbana Bangalore International **Embassy Springs O** Airport Pvt LTD. Hospital Nallur Tharabanahall ಹಾಸ್ಟಿಟಲ್ **Ozone Group** ನಹಳಿ. 6.1 kms/15 mins ನಲೂರ್ 1.6 kms/5 mins **Plotted** Development CHIKKAJALA nimmasandra अस्त अञ्च Bettahalsoor Singahalli ತಿಮ್ಮಸಂದ್ರ ಬೆಟ್ರಹಲಸೂರ 44 Sammys Dreamland Sona ? Gangavara **Beverley Hills** halli ಗಂಗಾವರ 18.2 kms/27 mins 12.2 kms/22 mins Budigere Bagaluru ಬುಡಿಗೇರೆ ಬಾಗಲುರು O Century Artizan

Competition Price PSFT

Adinarayana

Hosahalli

<u>ಕಿ</u>ದಿನಾರಾಯಣ

ಹೊಸಹಳಿ.

Dyavarahalli

ದವರಾಹಲಿ

ELAHANKA

Beerasandra

ಬೀಯರಸಂದ

Rs. 4200 PSFT

Rs. 5500 PSFT

Swiss Town



Dharmapura ದರ್ಮಾಪುರ

Chadalapura

ಚದಳಪುರ

Rs. 4100 PSFT

Sulibele

ಸುಲಿಬೆಲೆ

Sonnahallipura

ಸೋನಹಳ್ಳಿಪುರ

96

(35)

Chokkahalli ಬೋಕಹಳಿ.

ಕೋರಮಂಗಲ

Rs. 4000 PSFT

ammanahalli

ಬಮ್ಮನಹಳಿ

96

Yelivur

ಯಲಿಯರ್

Hospital Nallur

ಹಾಸ್ಟಿಟಲ್

ನಲ್ಲೂರ್

Gangavara

ಗಂಗಾವರ



O Ozone Urbana Bangalore International **Embassy Springs O** Airport Pvt LTD. Tharabanahalli **Ozone Group** ∍ನಹಳಿ. Rs. 5200 PSFT **Rs. 6000 PSFT Plotted** Development CHIKKAJAL nimmasandra धीर्व,शक् Rs. XXXX PSFT Bettahalsoor Singahalli ತಿಮ್ಮಸಂದ್ರ ಬೆಟ್ರಹಲಸೂರ 44 Sammys Dreamland ಸಿಂಗಹಳಿ. **Beverley Hills** halli **Rs. 6100 PSFT Rs. 5500 PSFT** Budigere Bagaluru ಬುಡಿಗೇರೆ ಬಾಗಲುರು O Century Artizan

Mittaganahalli

Bidaraha

Uganavadi

ಉಗಾನವಾಡಿ

Sadahalli ಸದಾಹಳಿ

Sobha Canvas O

Kundana

ಕುಂದನ

Rs. 4000 PSFT

O Godrej Reserve Devanahalli

Devanahalli Fort

Sobha Landscape

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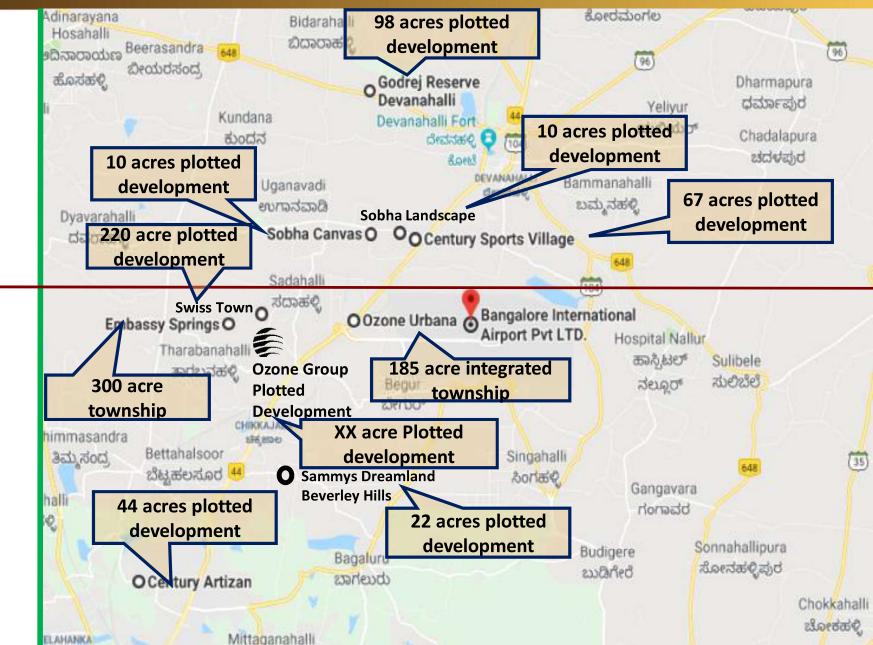
BARRES.

O Century Sports Village

Competition Development Details



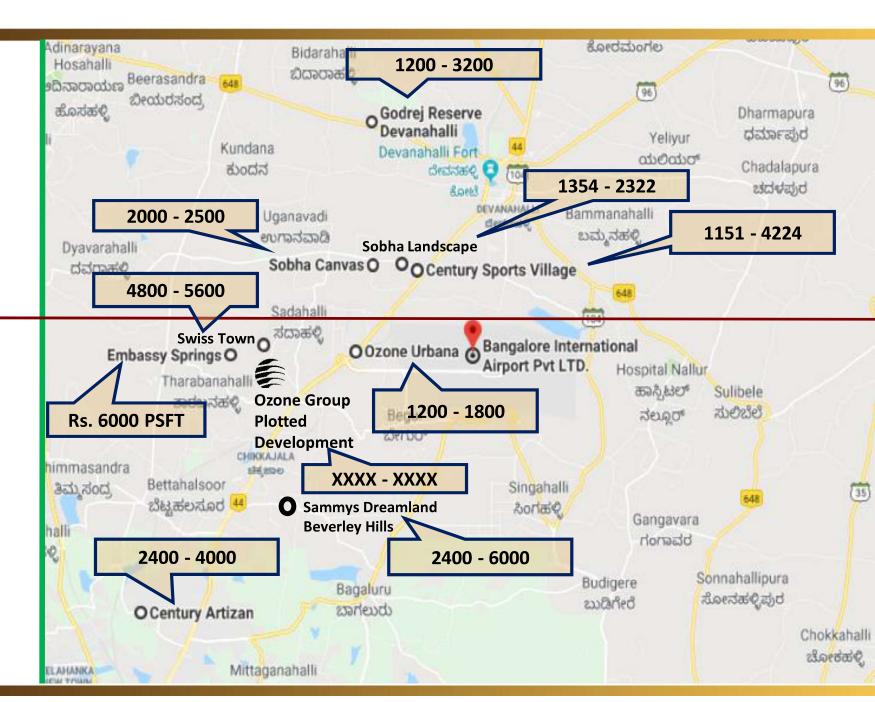




Competition - Plots size range (Sqft)







Competition – Price range

Adinarayana

Hosahalli

<u>ಕಿ</u>ದಿನಾರಾಯಣ

ಹೊಸಹಳಿ.

Dyavarahalli

ದವರಾಹಲಿ

ELAHANKA

Beerasandra

ಬೀಯರಸಂದ

80 L - 1 Cr



Dharmapura ದರ್ಮಾಪುರ

Chadalapura

ಚದಳಪುರ

54 L - 1.91 Cr

Sulibele

ಸುಲಿಬೆಲೆ

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Chokkahalli ಬೋಕಹಳಿ.

ಕೋರಮಂಗಲ

54 L - 92 L

ammanahalli

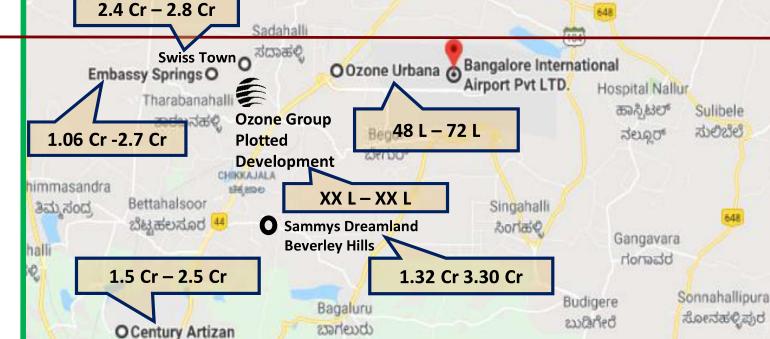
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96

Yelivur

ಯಲಿಯರ್





Bidaraha

Uganavadi

ಉಗಾನವಾಡಿ

Mittaganahalli

Sobha Canvas O

Kundana

ಕುಂದನ

65 L - 1.76 Cr

O Godrej Reserve Devanahalli

Devanahalli Fort

Sobha Landscape

ದೇವನಹಳಿ, 🖪

BARRE

O Century Sports Village

Current Scenario



After Airport

- > There are several large plotted development and Villa projects
- > This area has no social infrastructure at present and hence will not attract endusers.
- > The area is not befitting to contemporary living and conveniences
- This is only for investors. Who can hope to get returns in the long term (15 years Plus).
- There can absolutely no appreciation in the near term, until end-user start buying into the project.

- The city is growing everyday as close to Airport as possible, with all sorts of infra developments / ease of connectivity to airport / best resorts of Bangalore / land parcels being taken by developers.
- This area is well-developed and has excellent Social infrastructure, with schools, colleges, bus connectivity. Namma Metro will come here very soon.
- > The average resale pricing in established plotted communities are in excess of Rs. 5000
- The average ticket sizes are upwards of 1.2 crs

Introducing Ozone Plotted Development Project



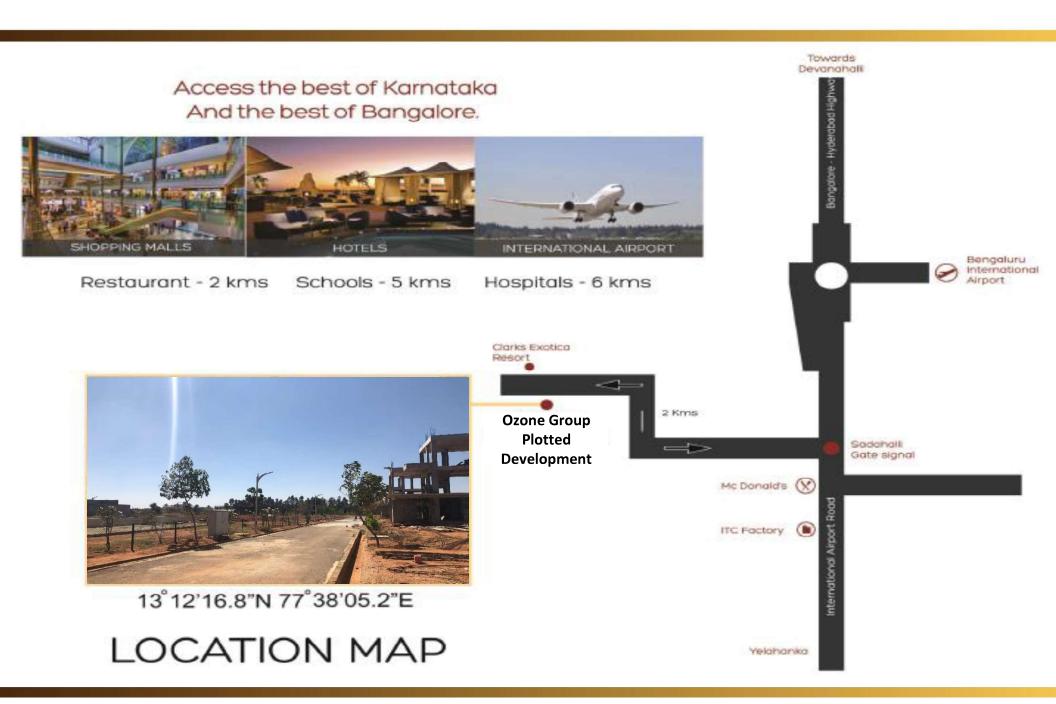


Actual Shot

- A 4 acre, 67 villa plots project.
- Located opposite to Clarks Exotica/ Swiss Town project, off Airport road.
- Presently, 50 units are available

Location Map





Master Plan





SIZE	PLOT NO
30 X 40	33 - 66
30 X 50	17 - 32

Project Progress Shots





Project USPs



- ➤ Located just opposite to the well-known Clarks Exotica Resort & SPA
- > The Project is just 2kms from the main Airport road or 5 mins travel time.
- Upcoming Namma Metro station near Mcdonalds
- Calm & Green area befitting a plotted development project for you own home
- ➤ Just right for private residences Just 67 Villa plots for 67 homes!
- State-of-the-art clubhouse, swimming pool, amphitheatre and meditation centre
- ➤ Outstanding investment opportunity!!! This area has seen meteoric appreciation, especially for plotted developed projects.
- The very best of infrastructure in and around the catchment due to the International airport.
- The best of schools (Canadian International, Vidyashilp, NPS, DPS), Hospitals (Columbia Asia, Aster, Manipal...), Star Hotels (Taj Airport, Hyatt Urbana)... And, not to mention, Namma Metro to come soon!
- Columbia Asia, Aster, Manipal...), Star Hotels (Taj Airport, Hyatt Urbana)... And, not to mention, Namma Metro to come soon!

Amenities







