



ozonegroup®

THE ONES THAT COUNT

# **Ozone Group Plotted Development Project**

# 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.



## 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.



## STRR (Satellite Town Ring Road)

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



## SEZ

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



## 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.

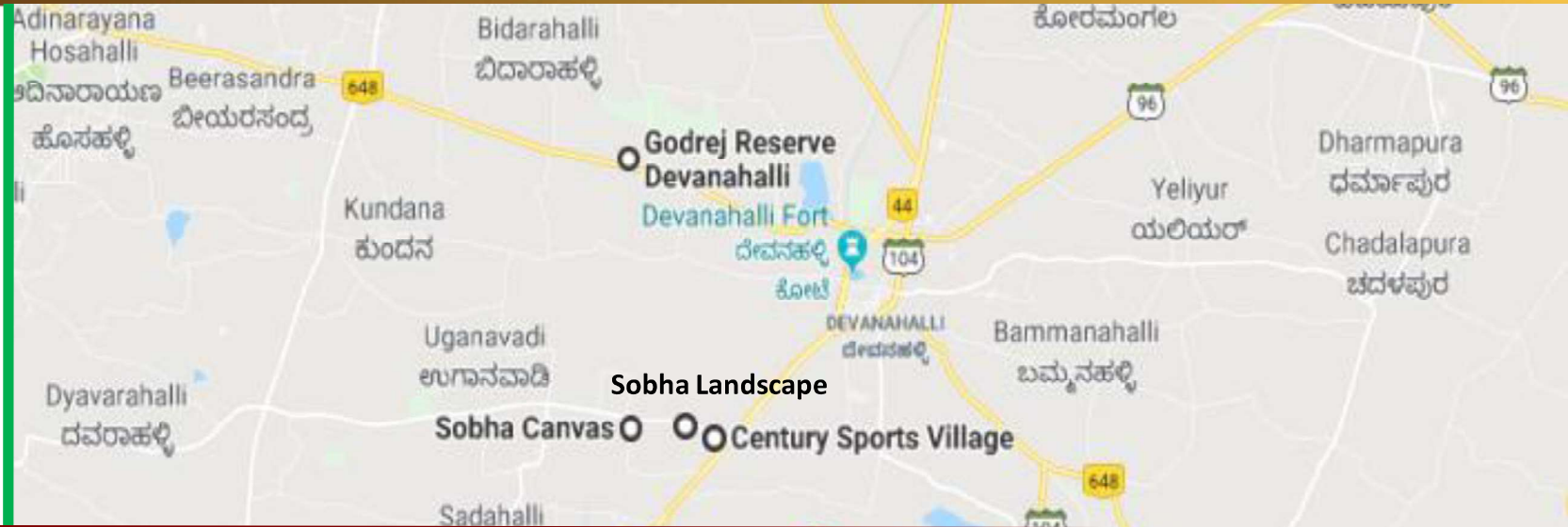


## Steel Flyover

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

**After  
Airport**



**Before  
Airport**

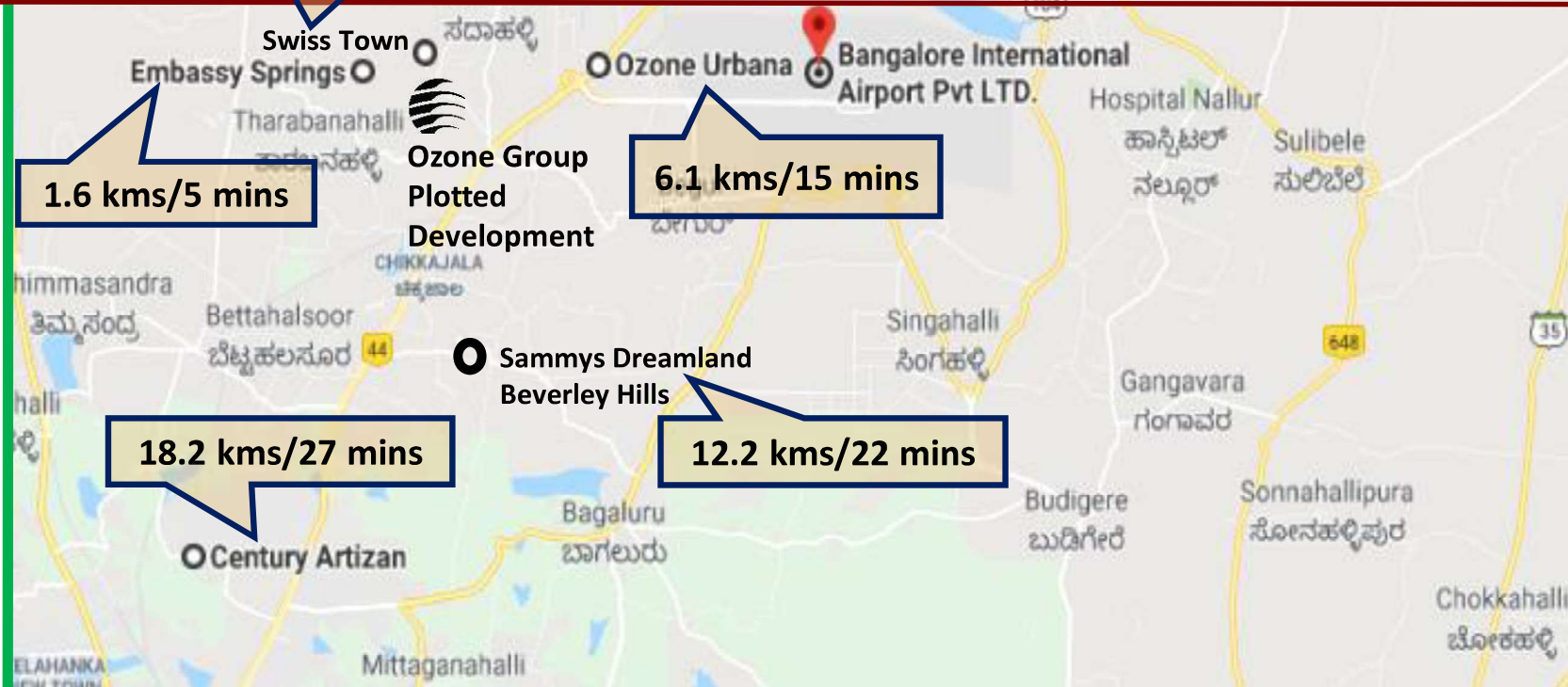


# Competition distance from Ozone Group development

**After  
Airport**



**Before  
Airport**

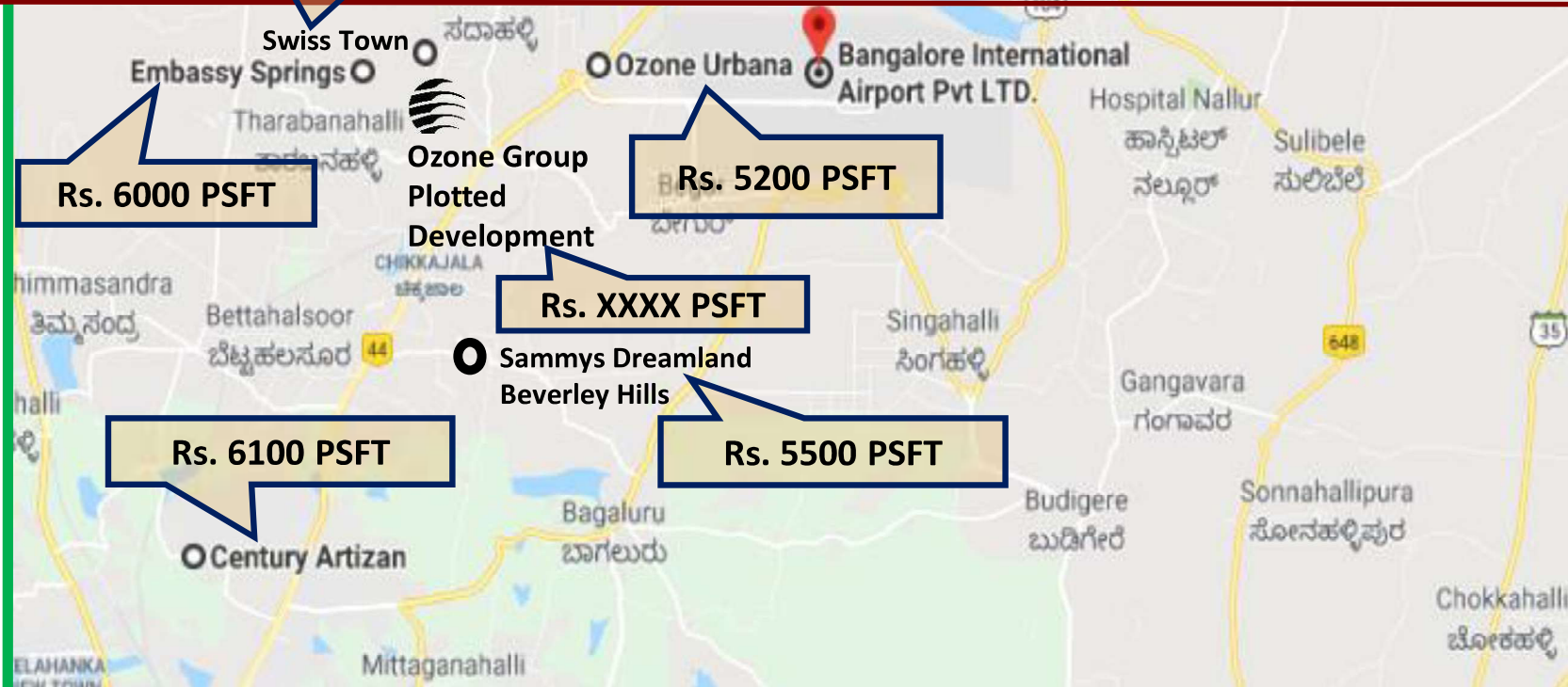


# Competition Price PSFT

**After  
Airport**



**Before  
Airport**

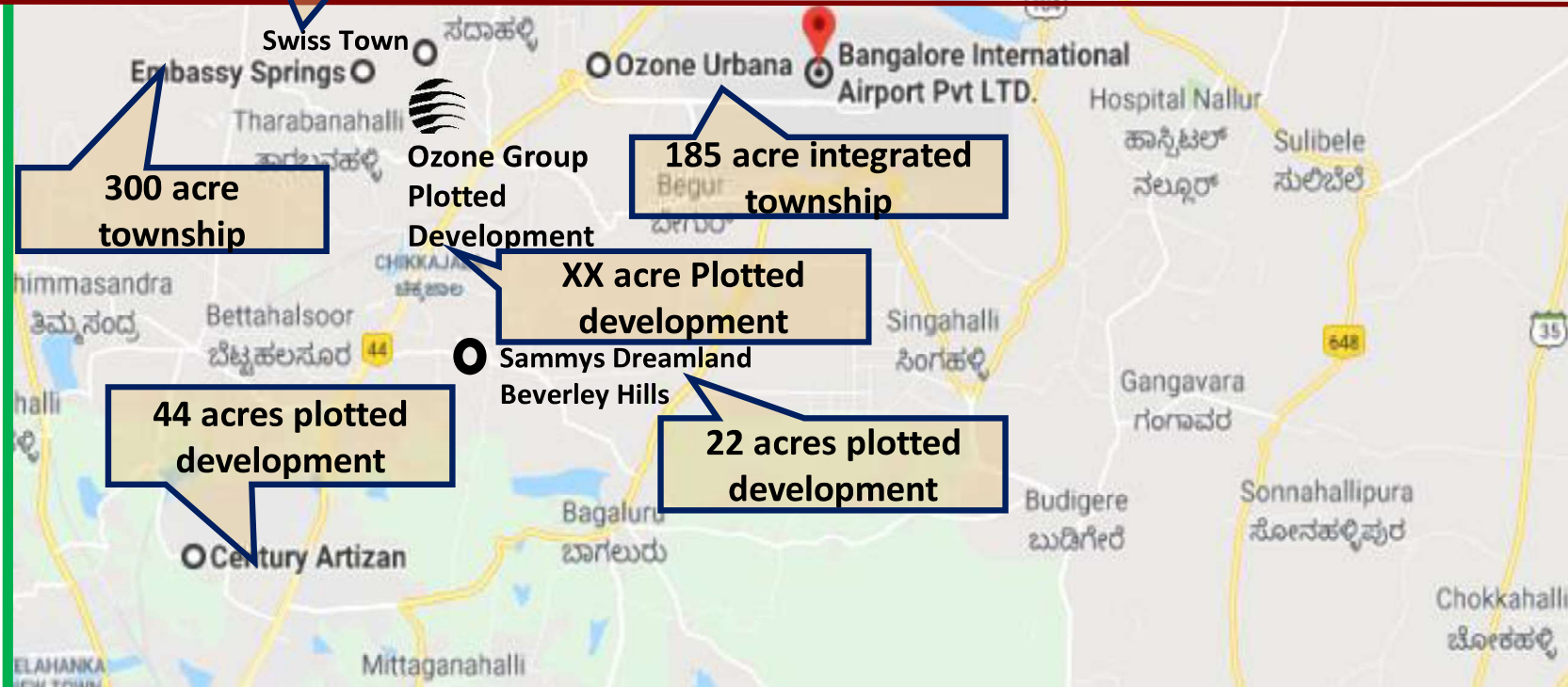


# Competition Development Details

**After  
Airport**



**Before  
Airport**

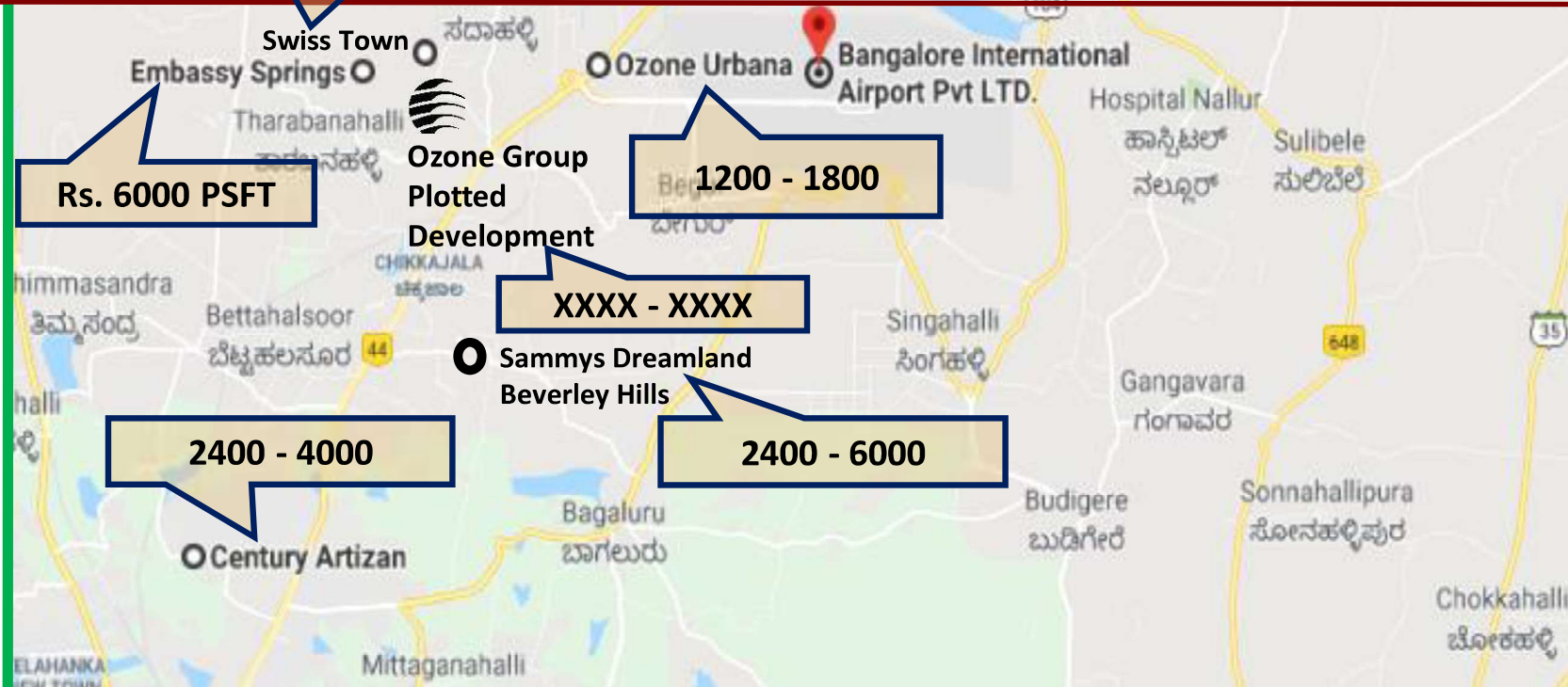


# Competition - Plots size range (Sqft)

**After  
Airport**



**Before  
Airport**

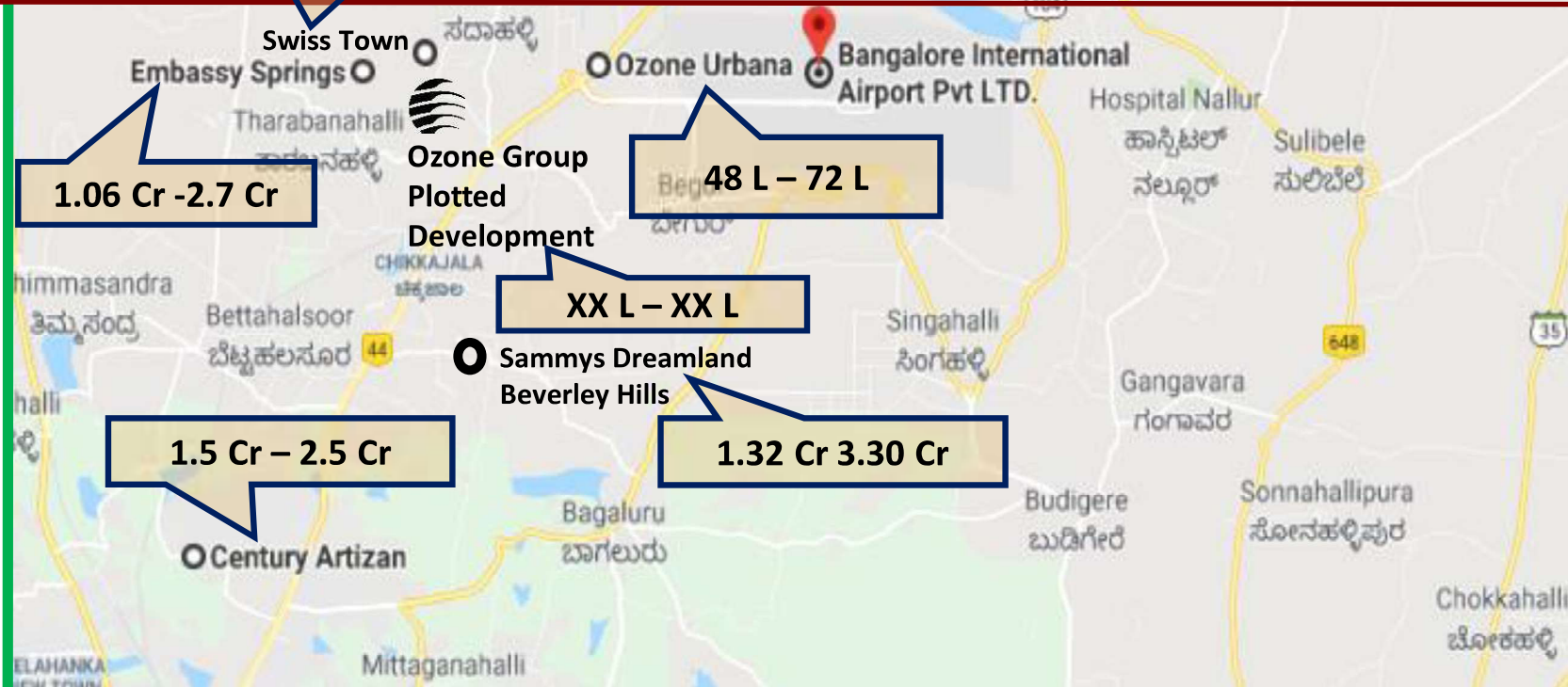


# Competition – Price range

**After  
Airport**



**Before  
Airport**





## After Airport

- There are several large plotted development and Villa projects
- This area has no social infrastructure at present and hence will not attract end-users.
- 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.

## Before Airport

- 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

Access the best of Karnataka  
And the best of Bangalore.



Restaurant - 2 kms

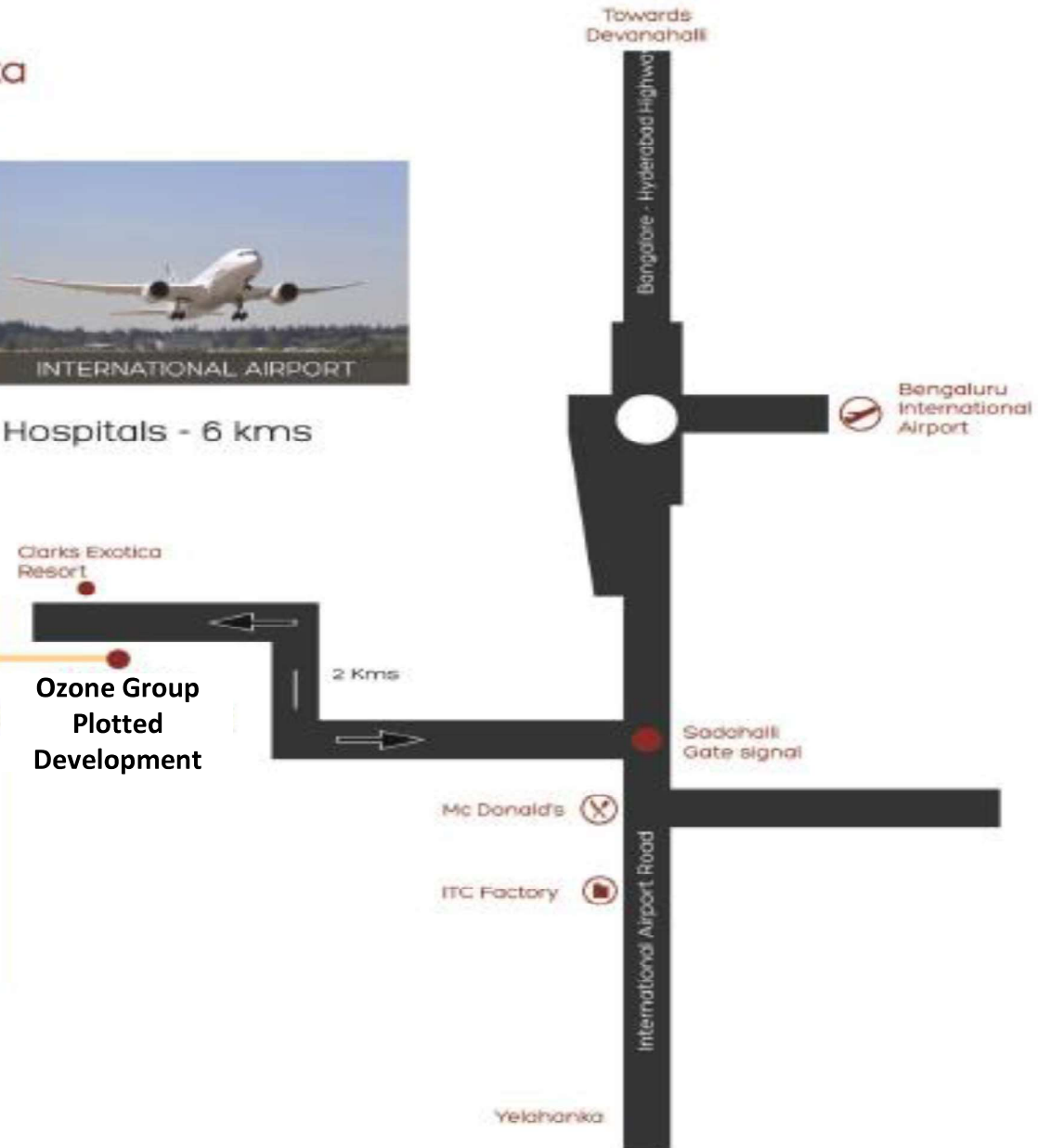
Schools - 5 kms

Hospitals - 6 kms



13° 12' 16.8" N 77° 38' 05.2" E

## LOCATION MAP



# Master Plan



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

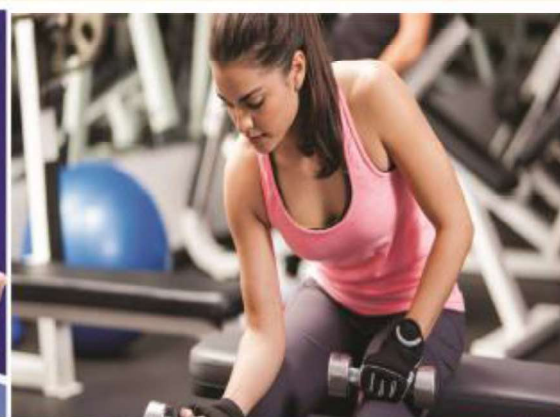
# Project Progress Shots



# 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!
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# Amenities

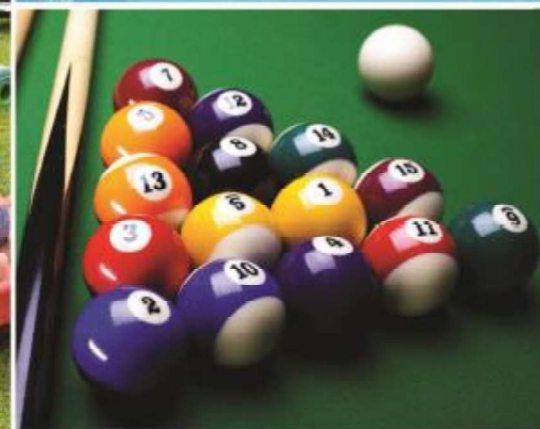


SWIMMING POOL

GYMNASIUM

TABLE TENNIS

BILLIARDS



PARTY HALL

HOME AUTOMATION

24 HOURS SECURITY

CHILDREN'S PLAY AREA



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