

Investment Opportunity

For Residential Development
Kengeri, South-West Bangalore



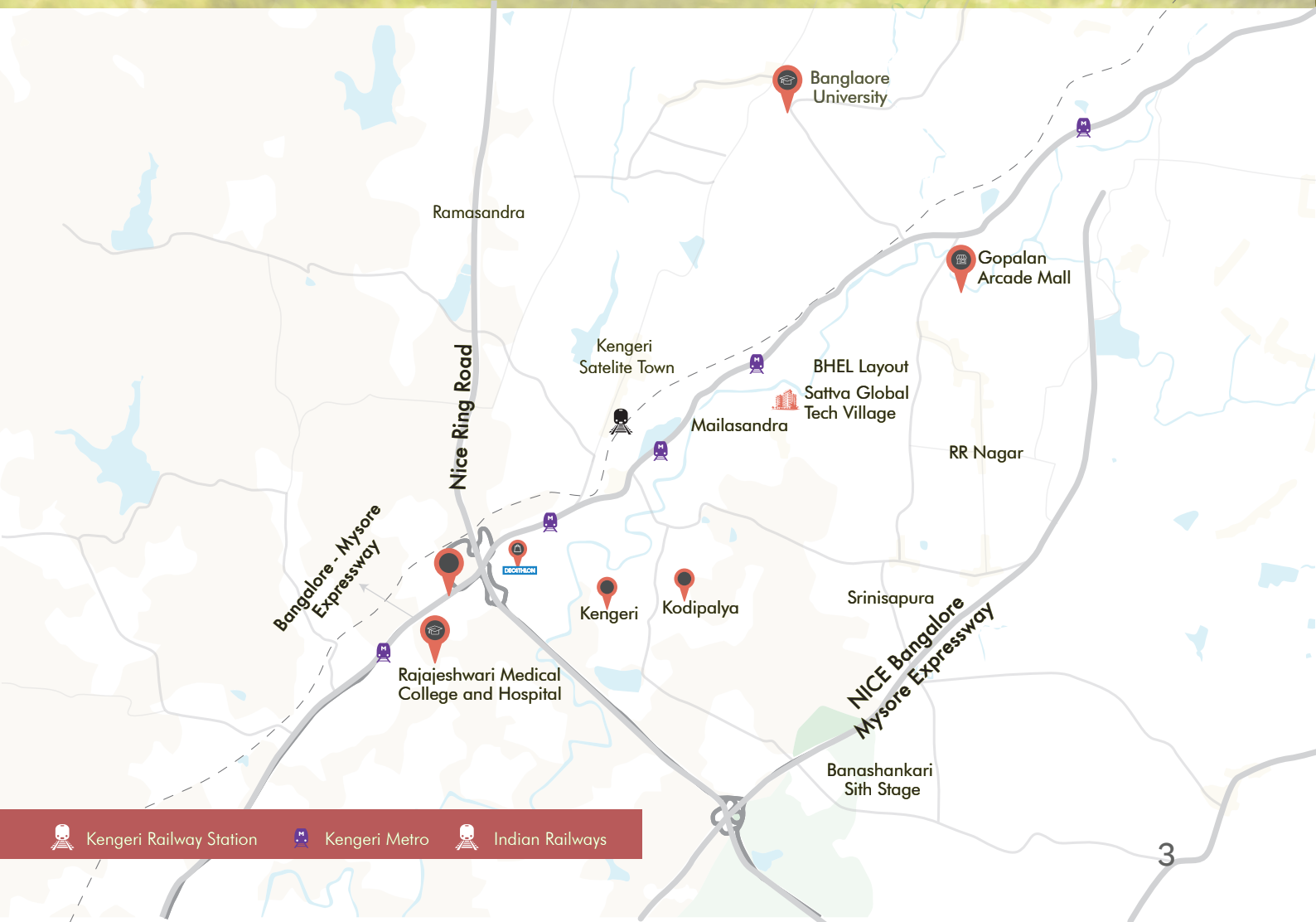
Location Kengeri

Kengeri, emerging micro-market in Bengaluru Metropolitan with a high growth potential in the coming years. It is within walkable distance from Kengeri Metro Station and Kengeri Railway Station.

Strategically located on the Mysore Road, it is well connected to City Centre as well as towns and industrial areas of Bidadi, Kumbalগুডু, etc. along the NH 275 through Bangalore-Mysore Expressway. It is also near to the Global Tech Village.

Subject Location





Why to Choose Kengeri Location?

Location and Connectivity

One of the most well-connected and convenient locations in Bangalore

- NICE Road – 1.7Km
- Kengeri Metro Station – 0.5Km
- Kengeri Railway Station – 1.7Km
- Bengaluru-Mysore Expressway – 2.0Km

Employment Hubs

Proximity to Major industrial areas and IT Hubs of the city

- Global Village IT Park – 3.4Km
- Bidadi and Kumbalgodu Industrial Areas – 17.2Km
- Peenya Industrial Area – 15.4Km
- Electronic City – 28Km

Social Infrastructure

Proximity to highly reputed Schools, Institutions, and Healthcare

- National Public School | BGS International School, etc.
- Bangalore University | RV University
- BGS Healthcare | RR Medical Hospital

Affordability

Budget-friendly housing options compared to other parts of Bengaluru

- The average property prices in the area range from 5,800 – 7,000/Sq.Ft.
- Kengeri has ~25% - 40% higher yield rates compared to other southern markets of Bangalore.

Investment Potential

Upcoming Infrastructure projects will significantly boost property prices

- Namma Metro Purple Line Extension
- Satellite Town Ring Road
- Phase 3 – Orange Line Metro
- South East Asia's Largest Skydeck
- 9 – 10 % Average Y-o-Y price appreciation witnessed in last 5 years

Greenery and Environment





Due to it's ample greenery, Kengeri is a haven for nature lovers

- One of the greenest locations in Bengaluru City, Kengeri offers plethora of parks and gardens, recreational Amenities, making it senior, children and pet friendly.
- 30% of residential projects launched since 2023, focus on sustainability.

Infrastructure Scenario



Existing Infrastructure

	Purple Line Metro-Kengeri Metro Station	0.5 Km
	Kengeri Railway Station	1.7 Km
	NICE Ring Road	1.7 Km
	NH 275 Bangalore Mysore Expressway	2.0 Km

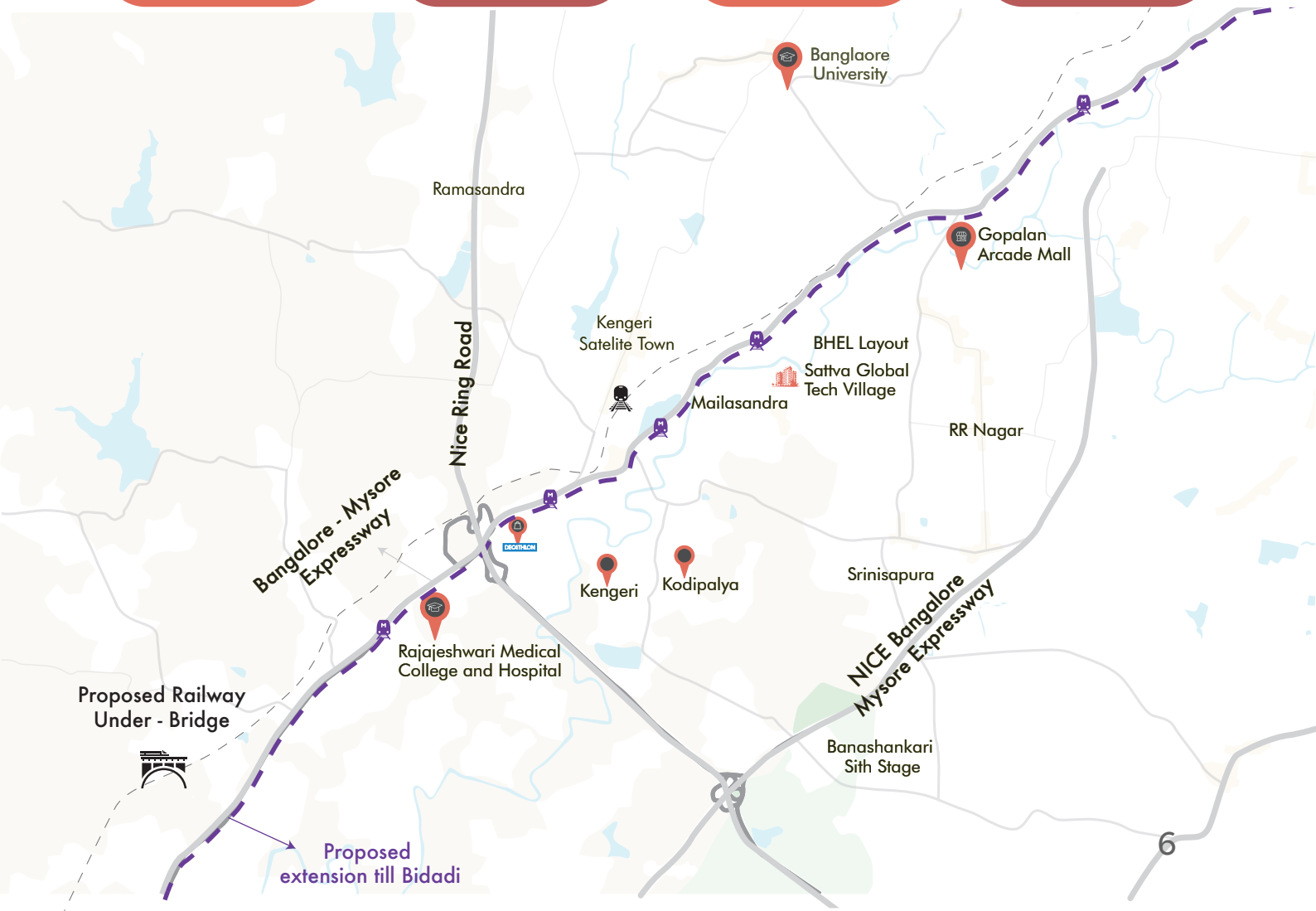
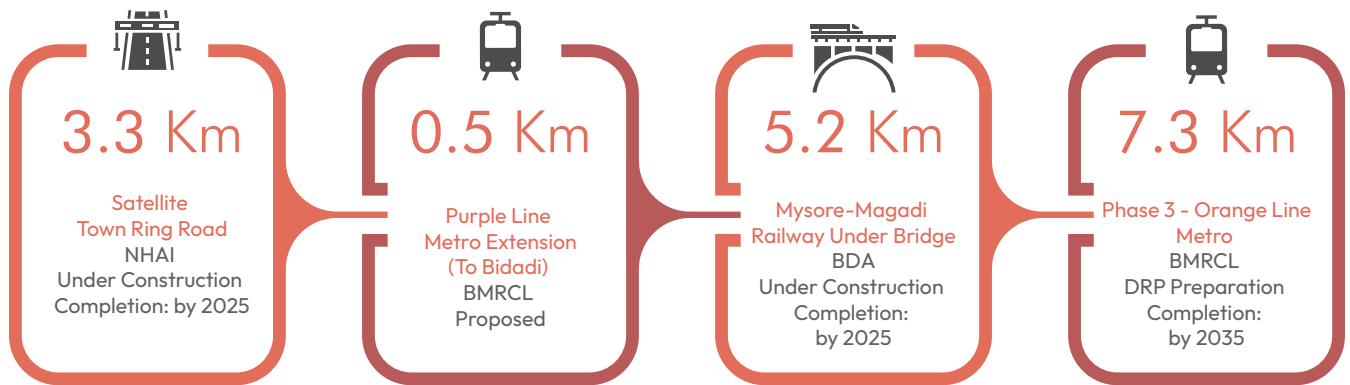


Infrastructure Scenario



“The area boasts excellent connectivity due to presence of Metro, Rail and National Highway. Upcoming infrastructure will further enhance its connectivity, leading to high demand for residential properties.”

Proposed/Upcoming Infrastructure



What does the Future Look Like ?

“Micro Market all set to benefit from the proposed developments in western region of Bengaluru. Will become a primary hotspot for future real estate

Bengaluru's Second Airport

Nelamangala – Kunigal stretch finalized as the location for city's second airport by state government. Will lead to phenomenal development in the region.



Grade A Offices in Tumkur Road

As Tumkur Road is foreseen to be the next hotspot for Grade A commercial development, the catchment area will benefit by spill-over demand from the Tumkur Road locations.



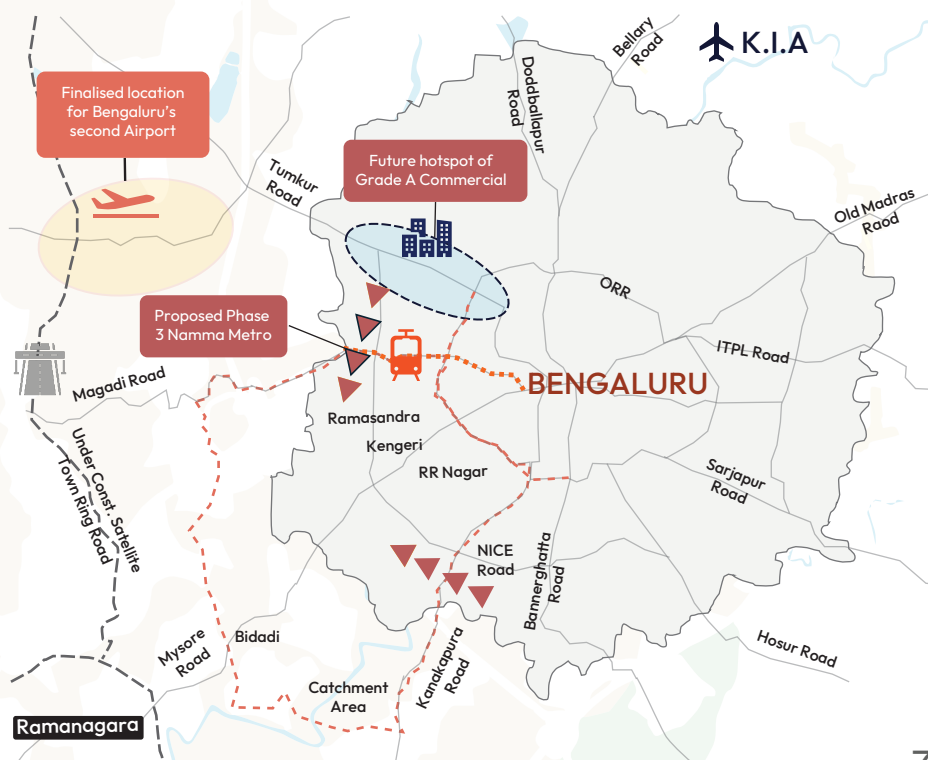
Phase 3 Namma Metro

Orange Line Metro, the proposed Phase-3 development of Namma Metro will enhance connectivity of the subject region with current and future hotspots of the city.



Satellite Town Ring Road

Expected to be completed by 2026, the Satellite Town Ring Road is going to be a game changer for the catchment area, will benefit the towns in and around and boost development.



Ecologically Well-balanced Location

11 Prominent Lakes

One of the highest in Bengaluru City

Ample Greenery and 40% Higher Water Table Level (~20-30 m)

In comparison to major locations of the city.

The Kengeri area has consistent access to Cauvery water due to which the water shortage issues are lower as compared to other major locations of the city.

Blessed with abundant natural resources and greenery, It is also one of the very few areas in the city where sustainability measures are being taken up at the community level. Most of the gated communities have ~75 - 85% open space.