

WHY
BENGALURU ?

Indian city named as 'fastest-growing cities in the world for millionaires'. Here's the top 10 list

By Vrinda Jain

The city named on the list is [Bengaluru](#). According to Henley and Partners, "Bengaluru is booming with 13,200 HNWIs."

News / [Bengaluru](#)

Bengaluru Ranks In The List Of Cities With Most Millionaires

Bengaluru has clinched a spot on this prestigious list, boasting a thriving community of 13,200 high net worth individuals (HNWIs) with liquid investable wealth of USD 1 million or more. Recognised as one of the world's fastest-growing urban centres for millionaires, Bengaluru is renowned as the 'Garden City of India' and the 'Silicon Valley of India'.

Home > India > Karnataka > Bengaluru >

Bengaluru tops residential realty market, high on sales & launches

The report saw the southern metropolis clock 16,537 unit launches and 18,548 unit sales in this second quarter of the calendar year. The city is the highest contributor (23 per cent share) in both quarterly and half-yearly housing sales in India. In half-yearly sales, the city recorded 33 per cent YoY growth.



Anushree Pratap

Last Updated : 26 July 2024, 08:38 IST

Home » News » Real Estate

Bengaluru dominates India's residential real estate market with highest launches and sales: JLL Report

Updated - July 25, 2024 at 07:54 PM.

'The new launches in the city increased by almost 45 per cent, and strong demand for property in Bengaluru is bolstered by the IT sector, ongoing infrastructure upgrades and favourable business climate'

NEWS » BUSINESS » REAL ESTATE » BENGALURU BECOMES INDIA'S BIGGEST REAL ESTATE SELLER LAST FINANCIAL QUARTER: REPORT

1-MIN

Bengaluru Becomes India's Biggest Real Estate Seller Last Financial Quarter: Report

News > Bengaluru News > Bengaluru India's Biggest Real Estate Market In Last Quarter, Says Report

Bengaluru India's Biggest Real Estate Market In Last Quarter, Says Report

The report also pointed out that new launches in the city increased by almost 45 per cent, with 16,537 units.

Bengaluru News | Press Trust of India | Updated: July 25, 2024 5:56 pm IST



Times Now

IT Hub Bengaluru Tops Real Estate Market With Record Sales Of...

Bengaluru's residential real estate market led with 18550 units sold last quarter, according to JLL's REIS report.



Manufacture Growth



Home / Finance / Personal Finance / Rental market hots up: Bengaluru tops cities with highest yield of 4.45%

Rental market hots up: Bengaluru tops cities with highest yield of 4.45%

Rental yield refers to the annual return on investment (ROI) that a property owner earns from the rent they receive. It's essentially a way to measure the profitability of an investment property.



Bengaluru, Mumbai or Gurugram: Where does it pay better to own a property for investment?

Bengaluru is seeing a surge in average rental values in prime areas such as Sarjapur Road and Whitefield, registering an 8% increase each in Q1 2024 compared to the previous quarter.

Cities	Rental yield in 2019	Rental yield In 2024
Gurgaon	3.50	4.10
Noida	3.20	3.70
Delhi	2.20	2.90
Pune	3.30	3.85
Bangalore	3.60	4.45 24% growth over the period.
Mumbai	3.50	4.15
Navi Mumbai	2.80	3.40
Thane	2.70	3.25
Kolkata	3.30	3.80
Hyderabad	2.60	3.20
Chennai	2.70	3.10 (in percent)

WHY SARJAPUR?



Top 10 fastest growing areas to invest in Bangalore



428 Times shared

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Top upcoming areas in Bangalore for investment #1: Sarjapur Road, Bangalore

As Sarjapur Road is a part of the Sarjapaur-Marathahalli Road, the stretch is home to some popular housing markets like Koramangala, Doddakannelli, Kaikondrahalli, HSR Layout Carmelaram. The key factor favouring [Sarjapur Road](#) is several upcoming developments aimed at decongesting the area and making it accessible. These include a 74 km-long Peripheral Ring Road, the widening of the Sarjapur Road and Sarjapur-Attibele Road, and the stretch from Varthur Road to Sarjapur Road through Gunjur. Additionally, Phases Three and Five of Namma Metro are expected to benefit the locality. Further, Sarjapur Road enables easy accessibility to the industrial areas of Sarjapura and Bommasandra. It also facilitates movement to the nearby commercial hubs of Koramangala (7 km), RGA Tech (4 km), and RMZ Ecoworld (4.5 km), among others.



Property Prices Along Sarjapur Road Increased By 22% Between 2021-23

By :Ritika.Gondhalekar@timesgroup.com

05 January, 2024

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KIADB plans 647-acre industrial park in Sarjapur

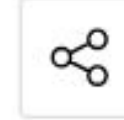
KIADB cleared the proposal to establish an industrial park between Attibele and Sarjapur during its last board meeting held on February 20



Naveen Menezes | DHNS

Last Updated : 28 March 2024, 17:48 IST

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Bengaluru, Mumbai or Gurugram: Where does it pay better to own a property for investment?

Bengaluru is seeing a surge in average rental values in prime areas such as Sarjapur Road and Whitefield, registering an 8% increase each in Q1 2024 compared to the previous quarter.



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Bengaluru is seeing a surge in average rental values in prime areas such as Sarjapur Road and Whitefield, registering an 8% increase each in Q1 2024 compared to the previous quarter. The comparison between rental values from the end of 2022 to Q1 2024 reveals a hike of 40% and above in Bengaluru's top localities.

While other major cities have also experienced rental value inflation, it's not as pronounced as in Bengaluru. In NCR, Noida's Sector 150 witnesses a 9% rise in average rents, while Delhi's Dwarka sees a 6% increase. Chembur and Mulund in Mumbai saw a 4% growth each in rental rates.

**SARJAPUR
UPCOMING
OPPORTUNITIES**

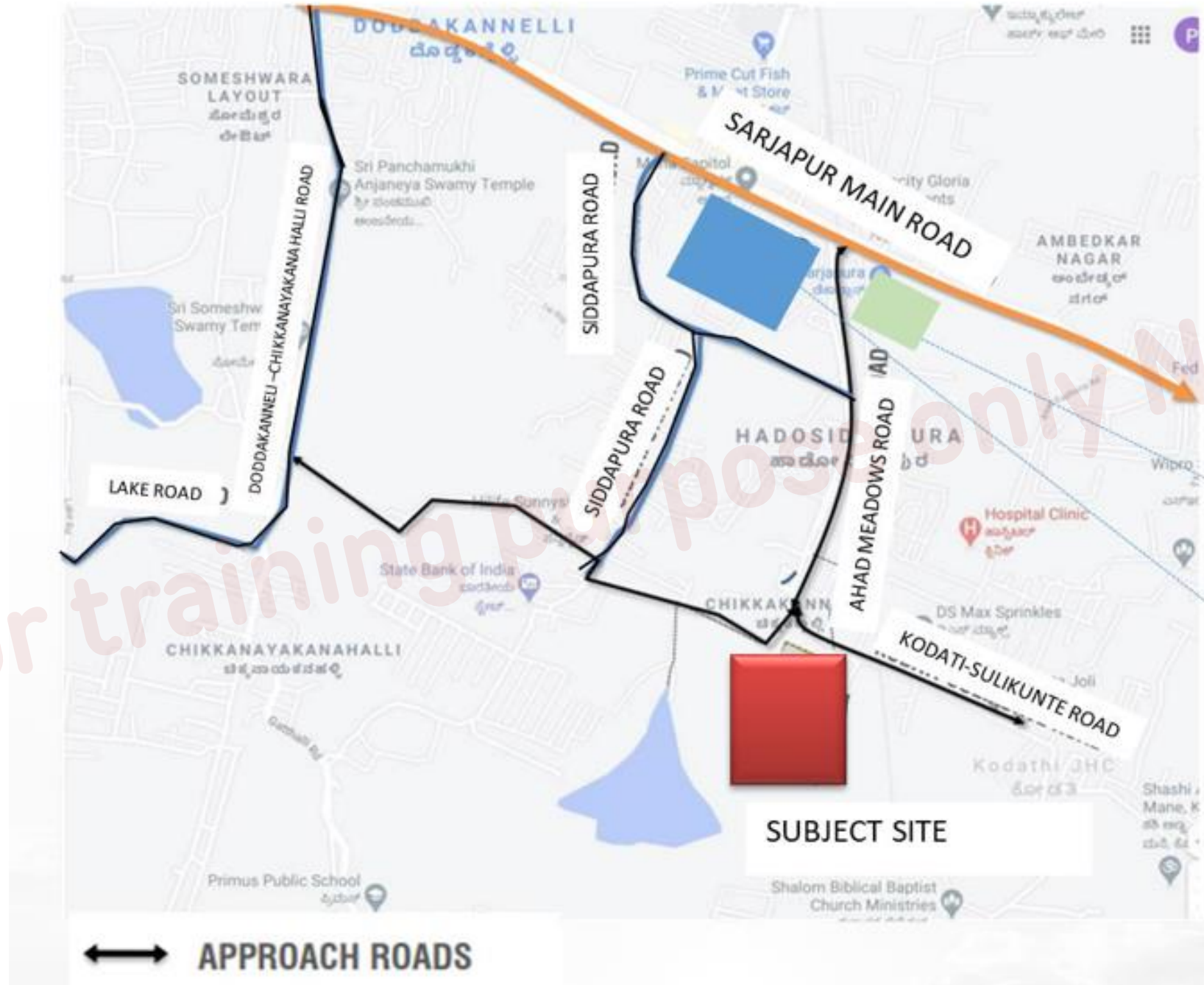
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SITE

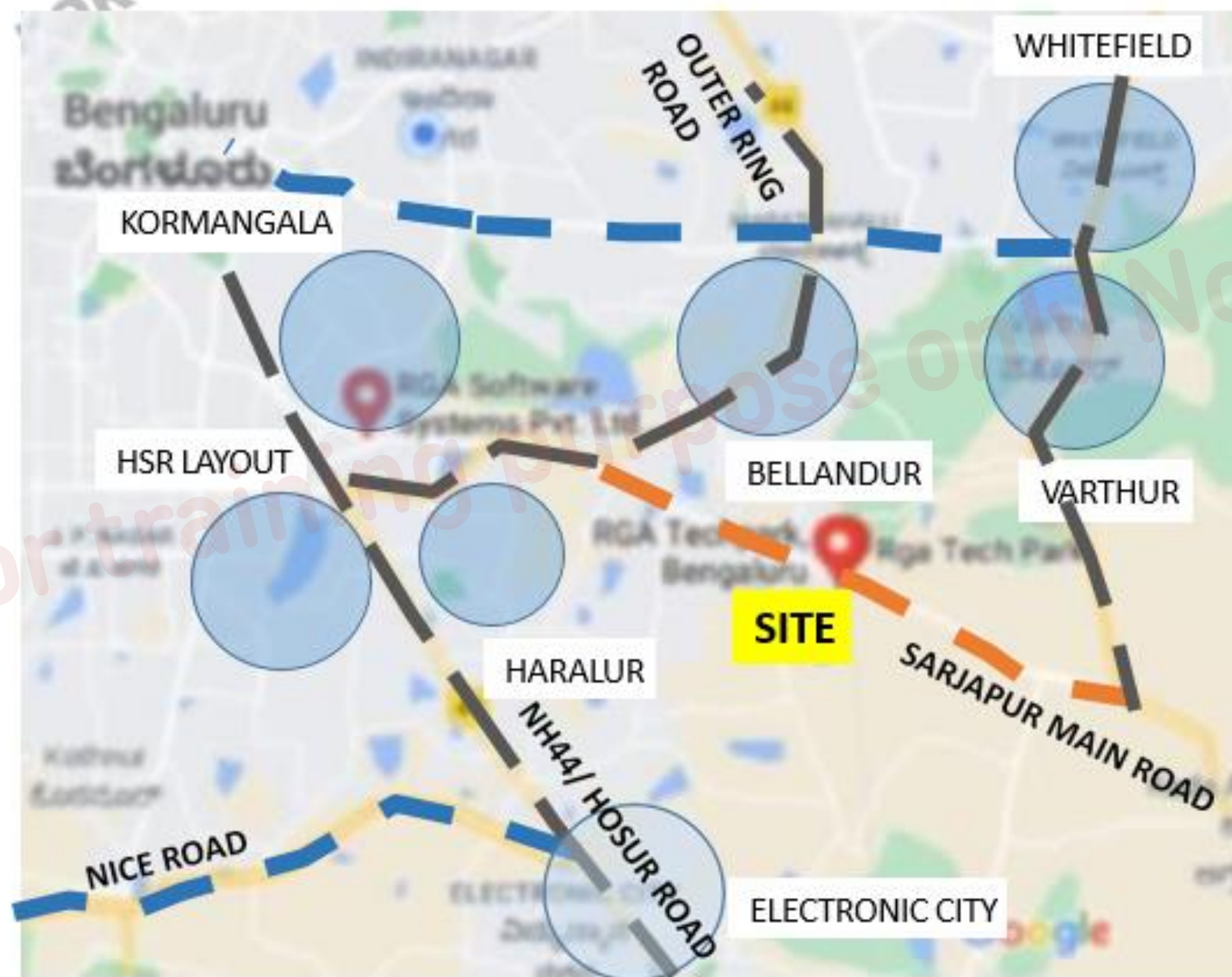
ACCESSIBILITY

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Site Location



A NEIGHBOURHOOD WHERE THE WORLD COMES CLOSER (ADDRESS VALUE)



Road Connectivity

ORR

6 km | 11mins

S.H 35

6 km | 12mins

Nice road/NH 48

15 km | 34mins

Nh44

6 km | 13mins

Other Micro market connectivity

Bellandur

8 km | 16mins

Varthur

10 km | 20mins

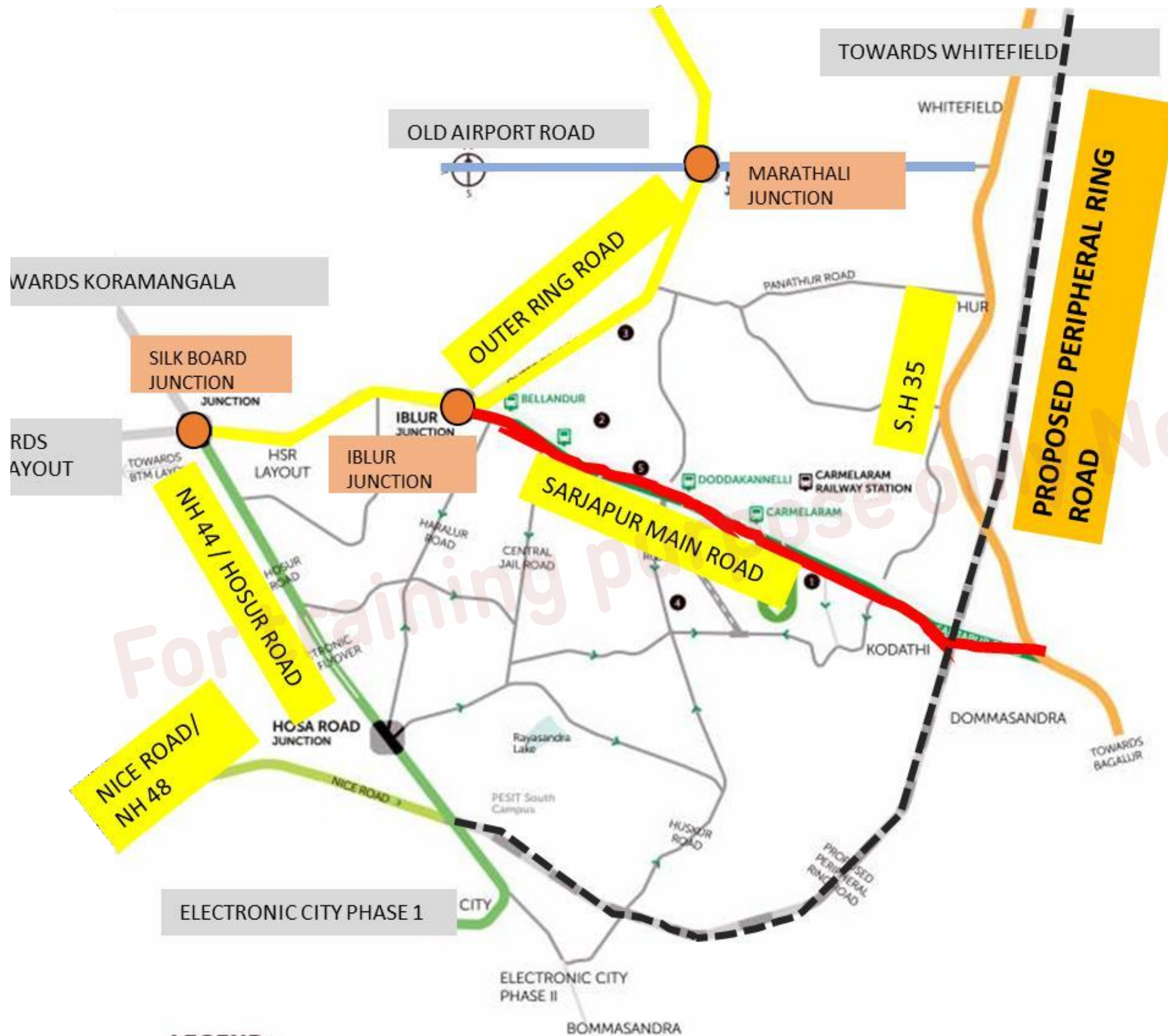
Marathahalli

11 km | 21mins

Koramanagala

12 km | 22mins

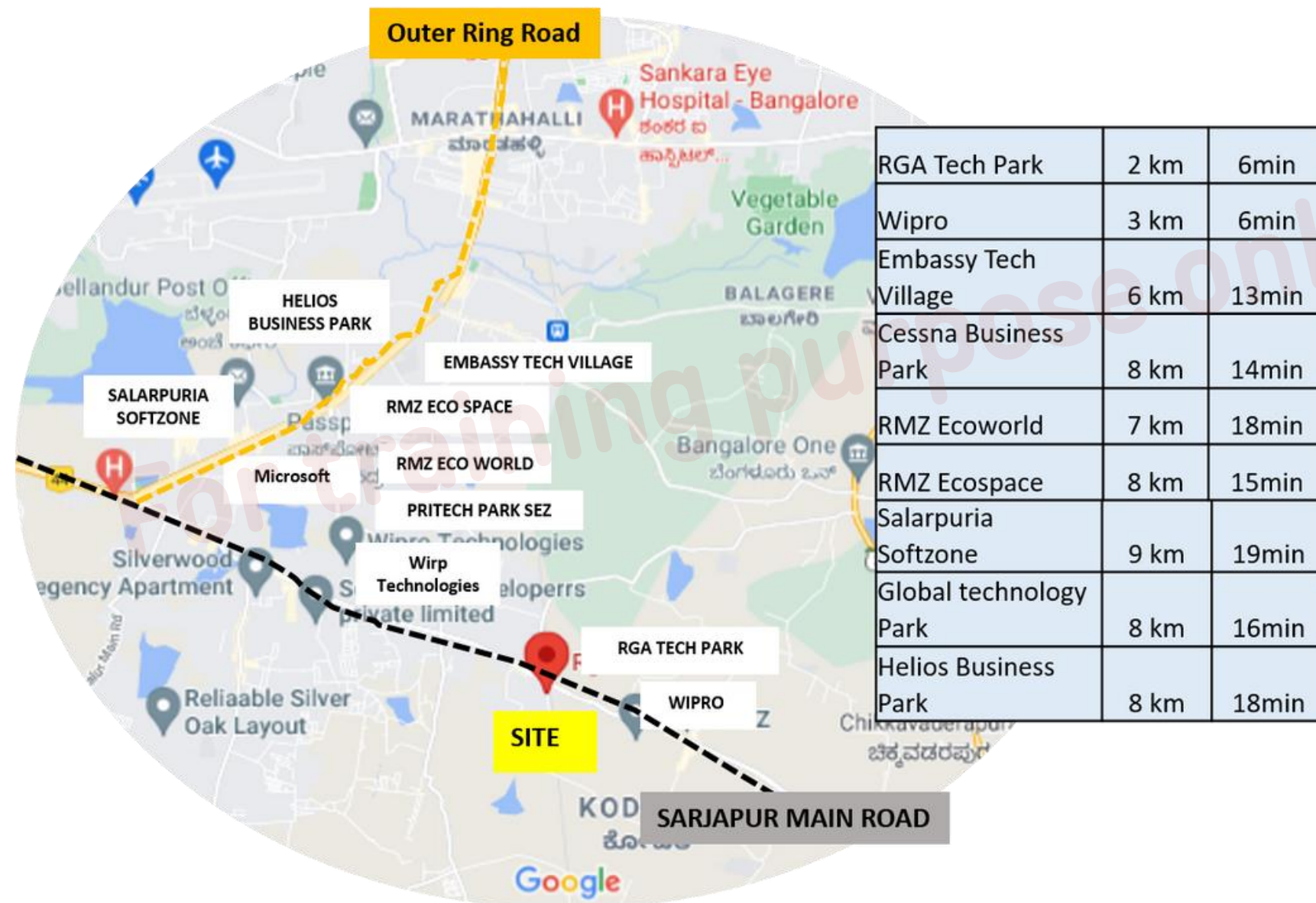
*Time in min refers to Drive time. Distance and time is measured using google maps. Time may vary according to traffic conditions



- Sarjapur Main Road (1.7km, 4min)
- Outer Ring Road (6km, 13minutes)
- All the key IT tech parks are located on outer Ring Road. This road offers connectivity to N/E/S/W of Bangalore.
- National Highway 44 : Srinagar
- Kanyakumari highway is 6km, 13 minutes from the project. The highway offers great connectivity for outstation travel.
- State Highway SH 35 (6.5km, 15mins)
- Connects Hoskote, Whitefield, Varthur, Sarjapur, Anekal
- Proposed Peripheral Ring Road (5km from RGA)
- 21k Cr project, 300 feet wide, 68.5km long, 8 lane main road and 4 lane service road Proposed Peripheral Ring Road will ease congestion in the city and offer great connectivity to all parts of Bangalore and outskirts. The planned Peripheral Ring Road (PRR) will connect Tumkur road, Bellary Road, Hennur road, Whitefield – Hoskote Road, Hoskote Anekal Road, Sarjapur Road & Hosur Road

IT PARKS WITHIN 20 MINS, MORE TIME FOR LEISURE

- More than **35mn sft of Existing IT parks** developed by Grade A developers are located within 10km radius with a **workforce of 4.3 lac employees**.
- **Walk to Work** – **RGA Tech Park and Wipro Kodathi campus** together account to **4mn sqft** which can accommodate more than **55k+ employees**. Also the Wipro Corporate office is spread over 50 acres having 2mn .sft & is 10minute drive from the project which accommodates over ~26k employees.



Presence of top companies in these IT Parks such as :

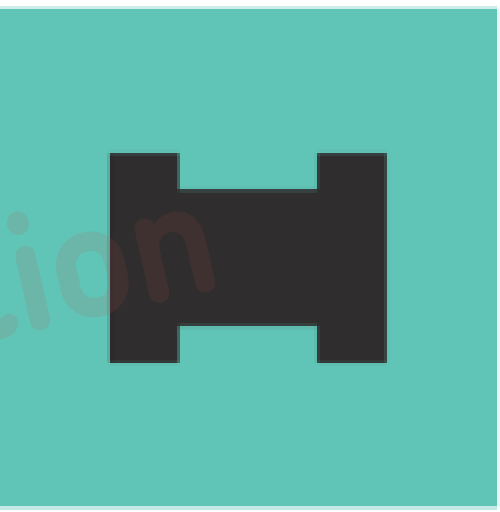
- Microsoft
- Adobe
- KPMG
- Sony
- Nokia
- Siemens
- Uber
- Accenture
- Capgemini
- Honeywell
- Seagate technology
- IBM
- Cisco
- Robert Bosch
- Intel
- SAP Labs
- INTT Data
- Ernst & Young



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TATA CONSULTANCY SERVICES



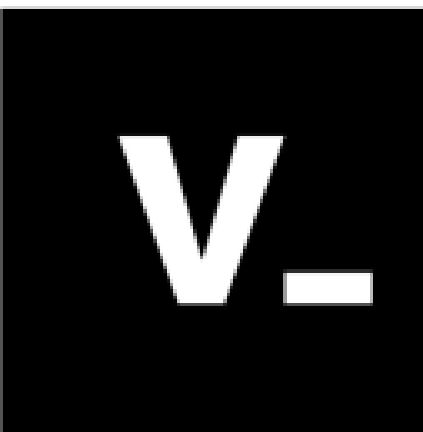
accenture



SONATA SOFTWARE



publicis
sapient





COMMUTE AND CONNECTIVITY

Nice road (NH48)
34 min drive time*



Outer Ring Road
15 min drive time*



^Proposed Carmelaram Metro Station
6 min drive time*



^Proposed Iblur Metro Station
15 min drive time*



Carmelaram Railway Station
7 min drive time*



S.H. 35
12 min drive time*



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 **SCHOOLS**

CMR Gandhi Public School
4 min drive time*

The International School,
Bangalore
14 min drive time*

DPS EAST
8 min drive time*

GEAR Innovative
International School,
14 min drive time*

Harvest
International School
12 min drive time*

Oakridge
International School
13 min drive time*

Primus Public School
12 min drive time*

Royal Concorde
International School
12 min drive time*



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 **HEALTHCARE**

Belenus Champion Hospital
7 min drive time*



Manipal Hospital
19 min drive time*



Natus Women & Children Hospital
7 min drive time*



Sakra World Hospital
18 min drive time*



Motherhood Hospital
11 min drive time*



Cloudnine Hospital
15 min drive time*



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Master Layout Plan



- A project at an expanse of ~15 acres
- ~6.58 acres of green
- 700+ Trees across project
- Lakeside living
- Central park with beautiful views of nature & greens
- 40+ amenities
- ~48,000 sft (G+2) Lavish clubhouse
- 2 levels of covered parking
- Vehicle free Podium/Pedestrian friendly greens
- Maximum Privacy to the apartments
- Minimum/No Common walls
- 1B+G+27/33/34 Floors
- 4 apt in a floor with 3 Elevator/Lifts*

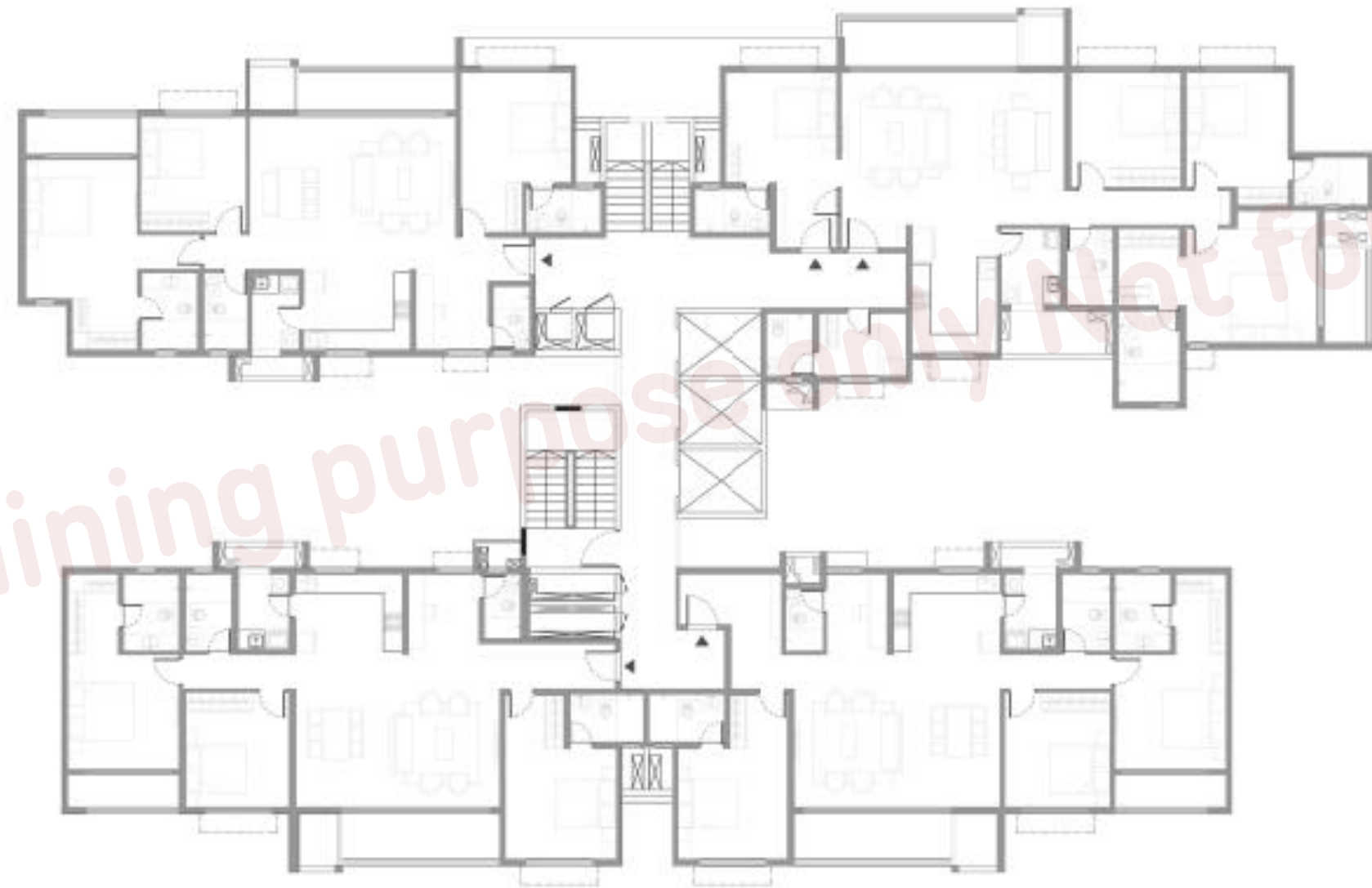


*Except one tower, which will be 6 apt in a floor



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Typical Tower Plan



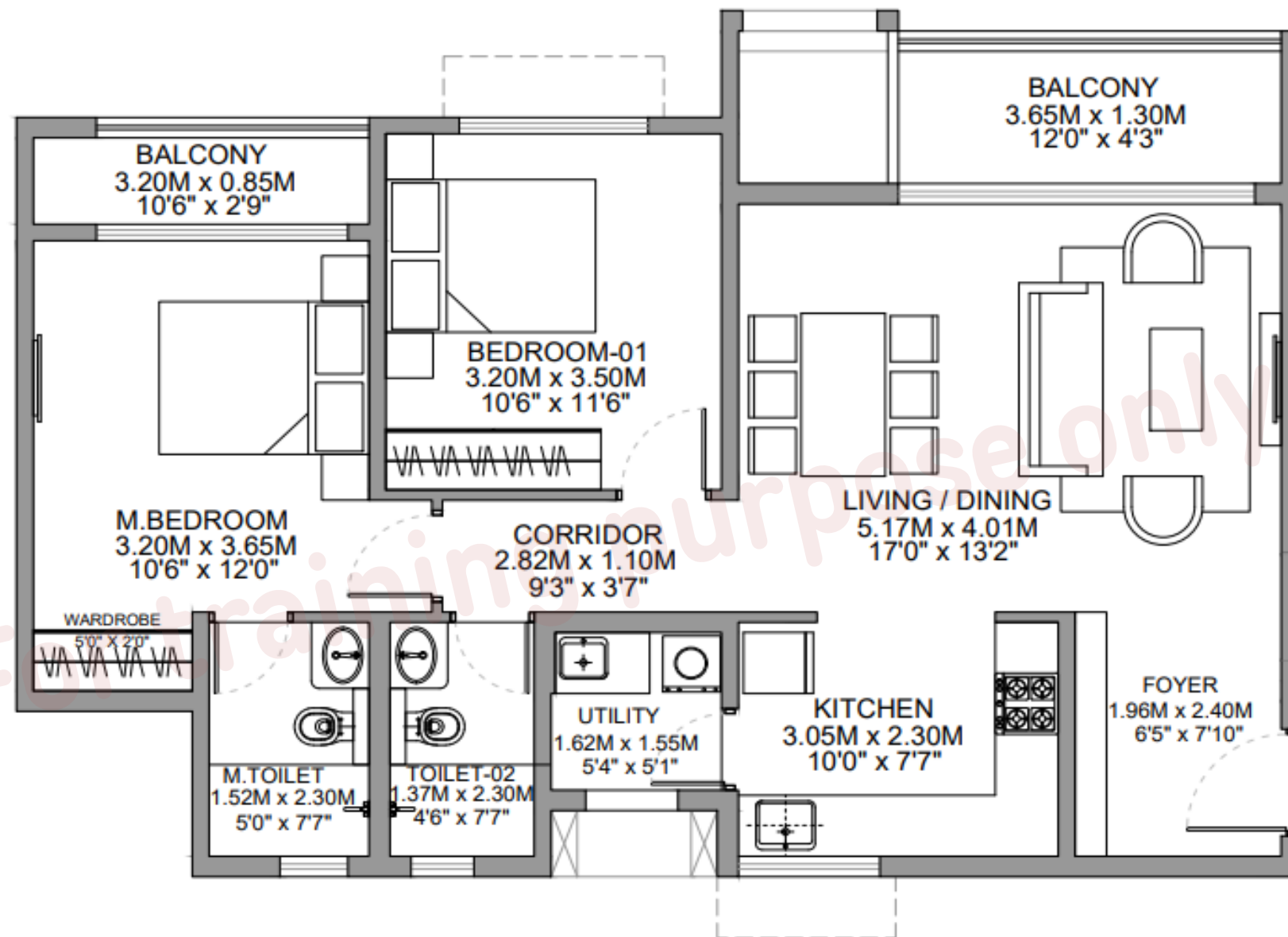
This is one of the tower & design/orientation may differ based on tower location. This is only for reference

Product Brief

TYOLOGY	TENTATIVE SIZE
2 BHK	~1204 -1264 & ~1556-1824
3 BHK + 2T	~1496-1574
3 BHK + 3T	~1745 (Jodi) / 1861 -1980
3.5 BHK	~2141-2231
4.5 BHK	~2656-2668 (Jodi)

~tentative sizes & may differ

Unit Plan – 2 BHK

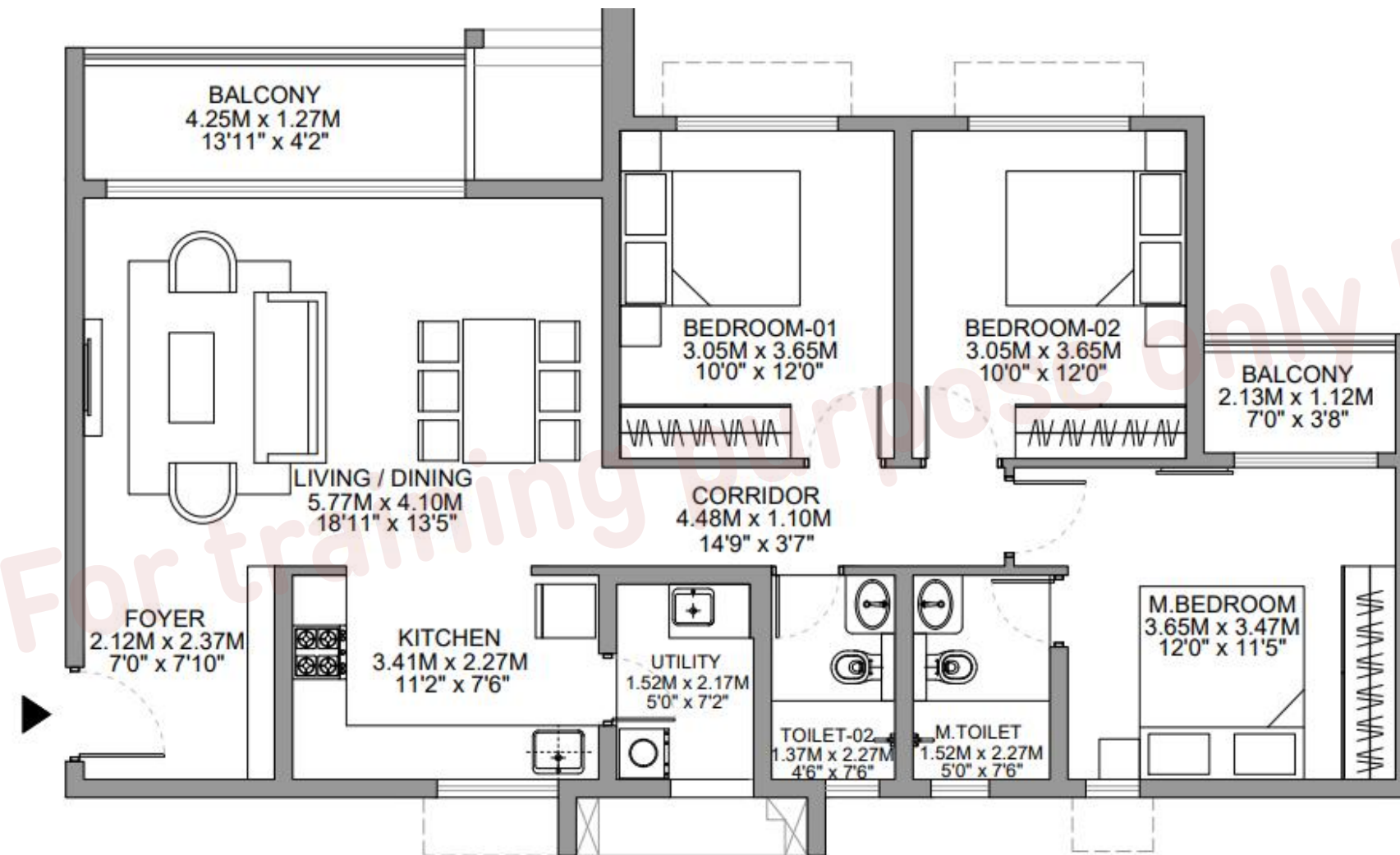


Layout Analysis

- Apartment comes with an entrance foyer & dedicated space for shoe rack / entry console
- Minimum/No common wall
- Units don't look at each other
- All habitable spaces look outwards ensuring light and ventilation and good view
- All the livable spaces have large opening, facing good views
- All the rooms have large windows, ensuring the apt is naturally lit
- Large and spacious balconies attached with the living room and master bedroom provide the experience of connecting with outside world
- Dedicated utility attached to the kitchen, helps in optimization of kitchen and space for washing and storage
- Toilets neatly planned such that no direct view from the living room
- No offsets in the wall allows for easy furniture placement

Unit design/orientation may differ based on unit selection. This is only for reference

Unit Plan – 3 BHK + 2T

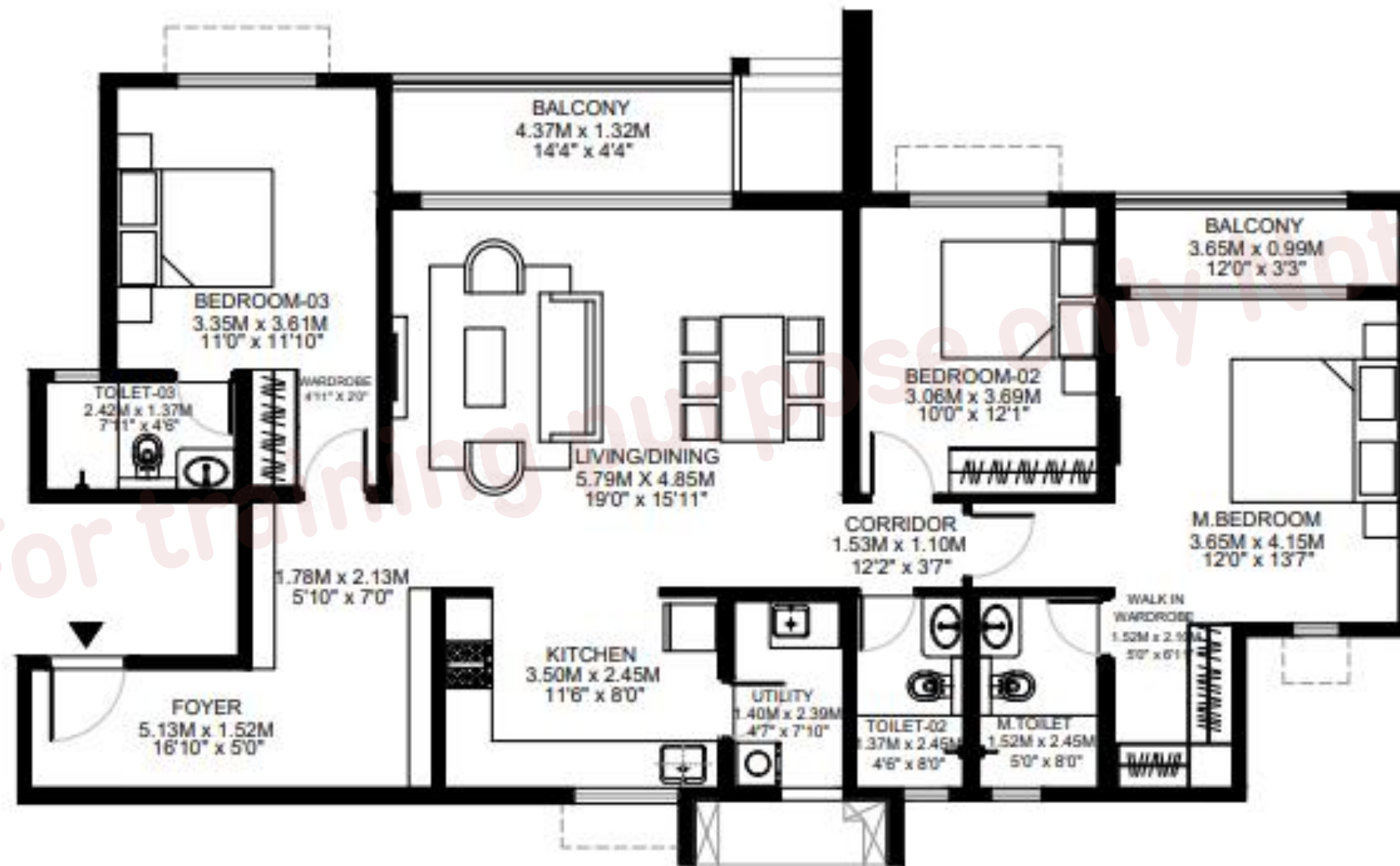


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Unit Plan – 3 BHK + 3T

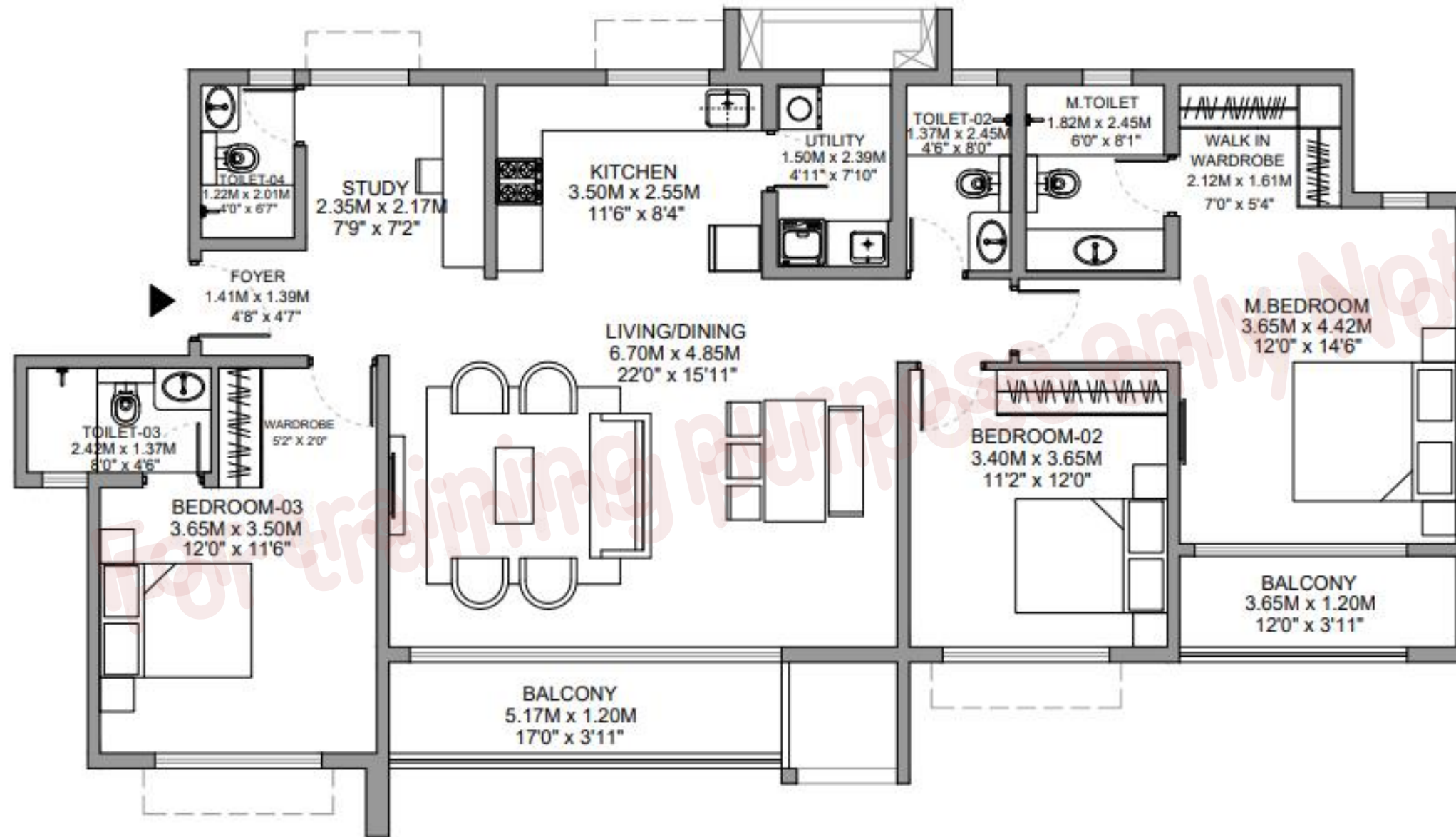


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Unit design/orientation may differ based on unit selection. This is only for reference

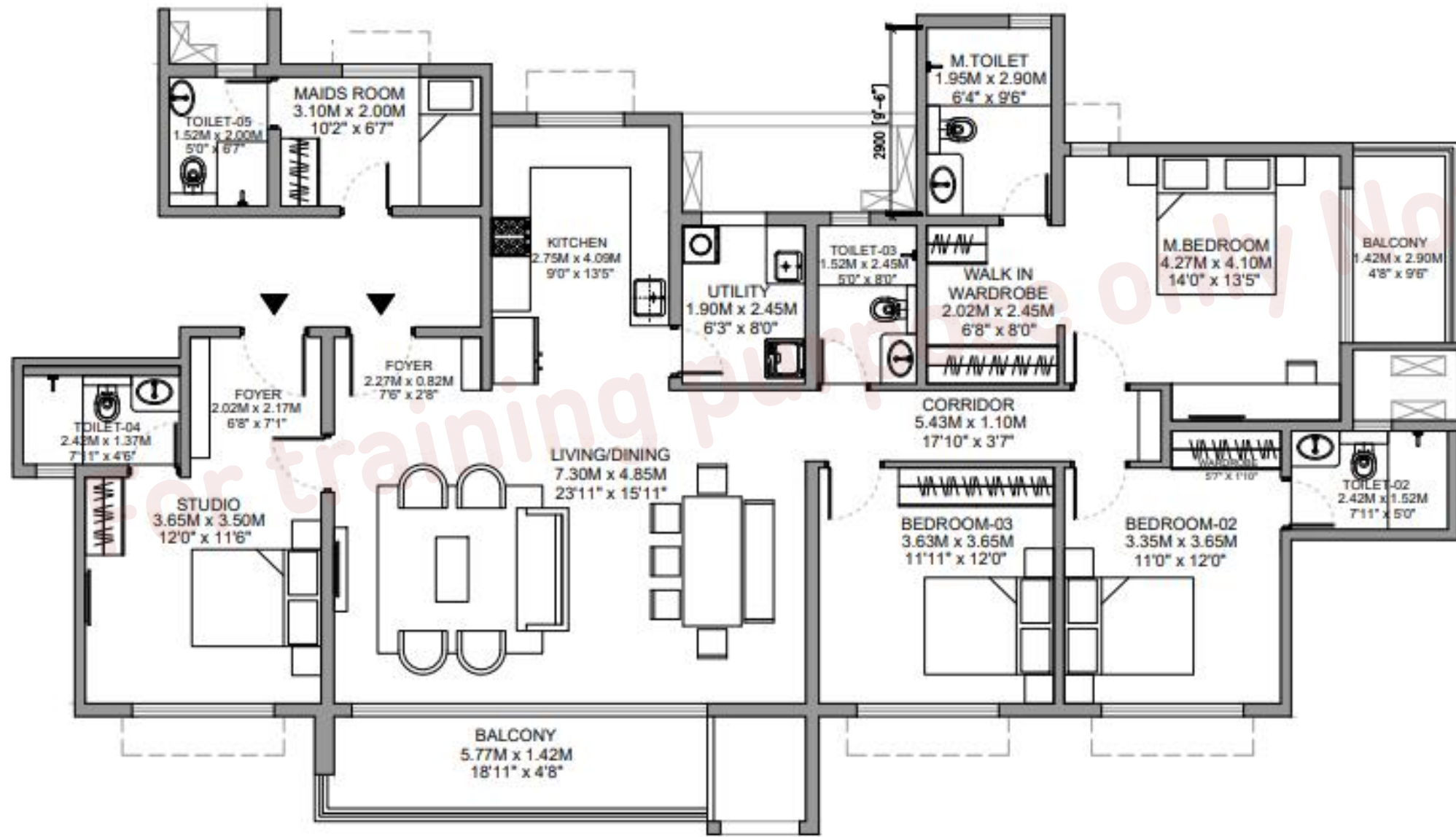
Unit Plan – 3.5 BHK



Layout Analysis

- Apartment comes with an entrance foyer & dedicated space for shoe rack / entry console
- Minimum/No common wall
- Units don't look at each other
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- All the rooms have large windows, ensuring the apt is naturally lit
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- Toilets neatly planned such that no direct view from the living room
- No offsets in the wall allows for easy furniture placement

Unit Plan – 4.5 BHK (Jodi)



Layout Analysis

- Apartment comes with an entrance foyer & dedicated space for shoe rack / entry console
- Minimum/No common wall
- Units don't look at each other
- All habitable spaces look outwards ensuring light and ventilation and good view
- All the livable spaces have large opening, facing good views
- All the rooms have large windows, ensuring the apt is naturally lit
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- Dedicated utility attached to the kitchen, helps in optimization of kitchen and space for washing and storage
- Toilets neatly planned such that no direct view from the living room
- No offsets in the wall allows for easy furniture placement

Unit design/orientation may differ based on unit selection. This is only for reference

Amenities

Outdoor

- Children's Play Area
- Sensory garden
- Gossip corner
- Viewing Deck
- Amphitheatre
- Reflexology walkway
- Senior citizen friendly zone
- Outdoor working PODS
- Play lawns
- Aromatic garden
- STAR gazing area
- Swimming Pool
- Kids Pool
- Sand Pit
- Rock climbing wall
- Lawn & Butterfly park
- Orchards
- Box Cricket
- Skating arena
- Basketball court
- Tennis court
- Outdoor GYM
- Pet park
- Volley court
- Hammock Garden

Clubhouse

- Multipurpose hall
- Pharmacy
- Mini theatre
- Salon and massage
- Crèche
- Badminton Court
- Table Tennis/Billiards
- Squash Court
- Indoor games and Digital gaming Zone
- Yoga/Meditation Room
- Yoga terrace
- Gym
- Reading Nook
- Work Zone
- Guest Rooms

Amenities



TENNIS COURT



GYM



**DANCE/YOGA/MEDITATION



LAVISH CLUBHOUSE



**CRÈCHE



**CONVENIENCE STORE

For

Amenities



SWIMMING POOL AND KIDS POOL



BUTTERFLY GARDEN

Specifications

Living/BR/Kitchen Flooring	Vitrified tile - 600X1200 mm
Kitchen	No Platform, No Sink & No dado in the Kitchen
Utility	Single bowl sink with platform will be provided in Utility
Windows	UPVC windows with mosquito mesh in Living & all Bedrooms only
Main Door	Pre Hung Door
Bedroom Door	
Toilet Door	
Painting	Internal wall - Emulsion Paint
	Ceiling - OBD

THANK YOU!