



TruEstate

Comparison of New Residential Projects Near Bengaluru Airport

Sattva Hamlet | Tata Carnatic | Nikoo Homes | Godrej MSR City |
Sattva Vasantha Skye | Sattva Aeropolis

	Sattva Hamlet	Tata Carnatic	Nikoo Homes Sadahalli	Godrej MSR City	Sattva Vasantha Sky	Sattva Aeropolis
Recommended Strategy	Buy to Sell / Rent	Buy to Sell	Buy to Sell / Rent	Buy to Sell / Rent	Buy to Sell / Rent	Buy to Rent
Min Investment (₹)	20.5 Lakhs	50.5 Lakhs	24.2 Lakhs	23.6 Lakhs	37.3 Lakhs	NA*
CAGR	9.30%	9.40%	8.80%	8.20%	7.10%	8.60%
IRR	23.90%	24.20%	21.70%	22.35%	16.41%	NA**
RERA Status	Not Received	Not Received	Not Received	Received	Received	Received
Configuration	1, 2, 3, 4 BHK	3, 4 BHK	1, 1.5, 2, 2.5, 3, 3.5, 4 BHK	2, 3 BHK	1, 2, 3, 4 BHK	1, 2, 3 BHK
Current All inclusive Price (₹/Sq ft)	11800	10300	9500	10800	10600	9300
TruEstimate	11370	10100	9100	9150	8600	8800
Future Projected Price (In 4 Years)	16902	14780	13360	14031	13946	12936
Total Area (Acres)	50	80	29	17	16	10
Units/Acre	70	39	100 (Estimated)	115	68	100
Launch Date	Sept 2025	Aug 2025	Aug 2025	Apr 2025	May 2025	May 2022
Handover Date	Jul 2029	Jun 2029	Jul 2029	Mar 2030	May 2031	Jul 2026

TruEstimate* – The current market price estimated by TruEstate.

(* & ** With only one year until possession, the opportunity to leverage benefits has passed.

Pros and Cons of each Project

Sattva Hamlet

Pros

- Convenient highway access
- Near upcoming metro station
- Open spaces, parks, and landscaped areas

Cons

- CDP road passes through the project, with no construction to ensure compliance.
- High-tension power line runs along the project's outer boundary, away from built-up areas.

Tata Carnatic

Pros

- Lowest project density
- Only luxury project nearby with larger unit configurations

Cons

- Close to the airport, with slightly higher noise levels
- BK Halli road is currently 30 feet, with plans for a 90-meter ring road
- One access route is through an underpass

Pros and Cons of each Project

Nikoo Homes

Pros

- Adjacent to the highway for smooth access
- Close to an upcoming metro station
- Includes commercial spaces for retail stores and a school

Cons

- A CDP road passes through the project but is less relevant due to better surrounding access roads.
- The entry passage is 18 ft wide, which may become a blocker once the area is functional.

Godrej MSR City

Pros

- Hospital and mall may be developed

Cons

- Close to Metro Yard
- CDP roads pass through the area
- Higher units have low loading (~61%) compared to the standard (~70%)

Pros and Cons of each Project

Sattva Vasantha Skye

Pros

NA

Cons

- Surrounded by the abandoned Ozone project
- Litigated property

Sattva Aeropolis

Pros

- Direct access to the main highway
- Close to Signature Business Park

Cons

- Mass economic project
- Toll can be a barrier to price appreciation

Disclaimer

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