



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

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