

Bommasandra

One of the top developing localities in suburban Bangalore, Bommasandra has emerged as a growing industrial estate in the region. Surrounded by other popular localities like Electronic City, Sarjapur and Bannerghatta, it has attracted many top Indian and international corporations including Biocon, IFB and Titan. The area is well known for being home to many manufacturing and biotechnology establishments and lesser known as a residential pocket.

The demand for residential real estate is growing in Bommasandra with increasing population of the working class in and around the region. The Bommasandra Industrial Area is one of the key landmarks in the area. Other important localities here include Heelalige and Hebbagodi.



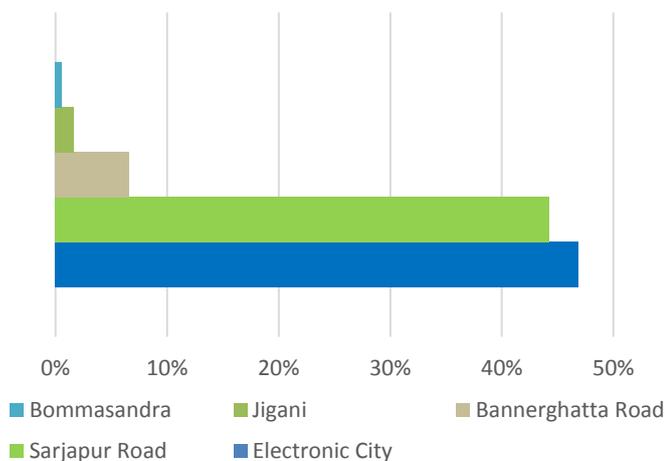
- It enjoys excellent road connectivity via National Highway 7, Bommasandra Road, Bommasandra-Jigani Link Road, Hennagara Main Road, Heelalige Road, Anekal Main Road and Chandapura Dommasandra Road to name a few
- BMTCL (Bangalore Metropolitan Transport Corporation) provides seamless public transport facility in the region. Bommasandra is a key junction for all buses originating from Bangalore City and moving towards Anekal, Attibele and Hosur
- The elevated expressway through NH 7 from Koramangala to Bommasandra has eased the connectivity and traffic moving towards suburban areas like Bommasandra, Attibele and beyond. It has also reduced the commute time considerably between Bommasandra and CBD (Central Business District) Bangalore
- Heelalige Railway Station in Bommasandra connects the locality to other important stations namely Anekal, Hosur and Bangalore City

- Phase II of Namma Metro running between R.V. Road and Bommasandra will be an important development in the region. It will connect 16 stations including Electronic City, HSR Layout, and BTM Layout
- Although the time of completion of this phase is slated to be around 2019, there is said to be a surge of real estate activity in the region even before the metro is operational

Road Connectivity	National Highway-7
Public Transport	BMTC bus service (proposed) Namma Metro connectivity Heelalige Railway Station Airport : 55 km
Distance from Bommasandra	Bangalore City railway station: 26 km

- For now most of the residential real estate activity is concentrated around the Bommasandra-Jigani Link Road. The region has seen a number of residential layouts as well as [apartments for sale in Bommasandra](#)
- The locality has good social infrastructure with a number of schools, colleges, hospitals, recreational and entertainment hubs for its residents
- Availability of land in the region has resulted in builders offering residential layout and plots here. It also has other options of housing like apartments and villas
- However the most popular investment choice in the locality are apartments followed by plots and villas. Apartments amount for 30% of the total residential real estate development in Bommasandra
- It is situated only 2 Km away from Electronic City, a buzzing IT hub. This has had a huge impact on the realty prospects of Bommasandra with IT professionals moving to the locality for investment opportunities and rentals

Locality Ranking: Bommasandra



- While apartments in Bommasandra remain affordable, the land value in the region has seen a gradual rise each quarter. Similar trend has been observed for commercial properties and commercial rentals in Bommasandra
- Capital value of apartment in Bommasandra is INR 2600 to 4200 psft. Residential layouts are available for INR 2800 to 5000 psft depending on its proximity to key landmarks in the area
- Villas and Individual homes in the locality come at a higher price bracket of INR 5500 to 8600 psft on an average range. Prices go upto INR 11,000 psft depending on the amenities offered by the builder

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