

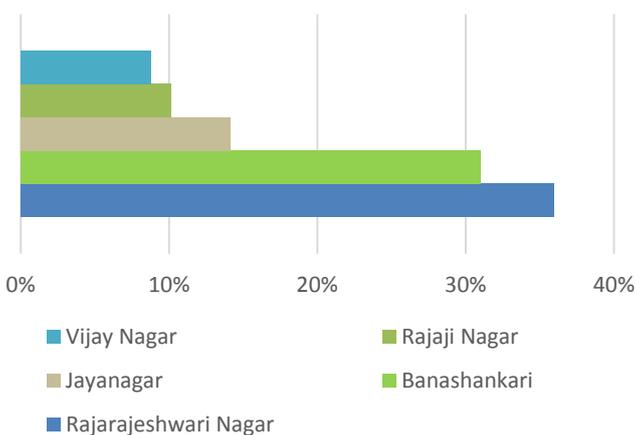
Vijayanagar

Vijayanagar situated in west Bangalore gets its name from the erstwhile Vijayanagar Empire. Today this locality is strategically located between the Outer Ring Road and Chord Road. Surrounded by other important localities such as Rajajinagar, Banashankari, RR Nagar and Jayanagar- Vijayanagar stands out as one of the top developing regions in Bangalore.

Hampi Nagar (Railway Parallel Colony Layout RPC), CHBS Layout, Binny Layout, Chandra Layout, Attiguppe, PF Layout, Moodalapalya, Pattergarhpalya, Hosahalli Extension, Vijayanagar Stage 2, Anubhav Nagar are some of the well-known sub localities in Vijayanagar. Out of these Chandra Layout is the fastest developing region. Residents of Vijayanagar mostly comprise of population from south of the region like Attiguppe and other remote areas. Profile of home buyers here is mostly restricted to the middle income group.



Locality Ranking: Vijayanagar

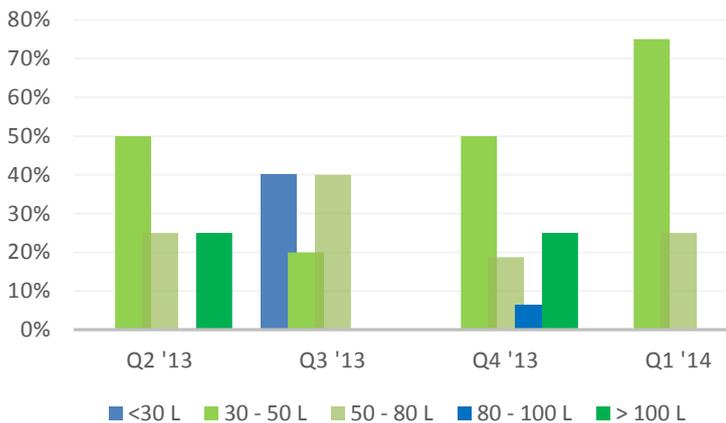


- Apart from the ORR (Outer Ring Road) and Chord Road, other important roads providing access to Vijayanagar are Magadi Road, Shivananda Nagar Main Road, Nagarbhavi Main Road, Pipeline Road and Pattergar Palya Main Road. Mysore Road, an important real estate hub in Bangalore is also situated close to Vijayanagar
- BMTC (Bangalore Metropolitan Transport Corporation) has regular bus service connecting the locality to important junctions like Majestic Bus Station which is only 6 km away from Vijayanagar
- Bangalore City Junction - 5.5 km away is the nearest railway station from Vijayanagar

- The area enjoys good metro rail connectivity. Hosahalli, Vijayanagar and Attiguppe metro stations on the Purple Line running from Whitefield to Kengeri will be operational soon
- This will have a huge impact on the real estate sector in Vijayanagar
- The Bangalore International Airport situated 40 km away can be reached via the Outer Ring Road from Vijayanagar
- The area has good social and physical infrastructure however distribution of civic amenities in the region has emerged as a prevailing issue. While certain sections of Vijayanagar enjoy good facilities the rest do not have the same amenities

Road Connectivity	Outer Ring Road Mysore Road
Public Transport	BMTC bus service Vijayanagar Metro
Distance from Vijayanagar	Airport : 40 km Bangalore City railway station: 5.5 km

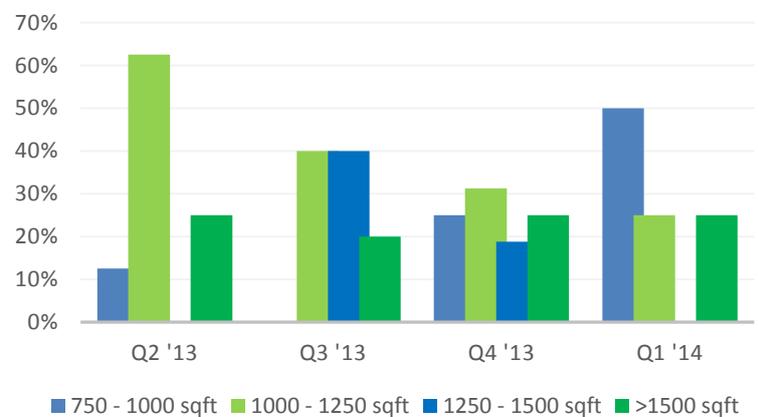
Budget Preference of Buyers



- Vijayanagar being one of the prominent residential areas in west Bangalore has witnessed growth in commercial and retail activities over the years to cater to the growing population
- Vijayanagar, Rajaji Nagar, Mysore Road and Malleswaram comprise of the top realty destinations in west Bangalore
- Properties along Mysore Road, Outer Ring Road and Magadi Road have been key investment avenues showing good price appreciation
- Properties along the upcoming metro line have been showing a positive trend
- The locality has shown a majority of home buyers investing in individual homes and villas followed by apartments and plots

- Individual homes or [villas in Vijayanagar](#) come at a higher price band of INR 14000 to 18000 psft depending on the locality and the amenities provided
- Apartments are come in much affordable range of INR 4500-4800 psft
- Price of plots have been subjective to the locality and connectivity factors. Certain plots are sold for an average price of INR 6000 psft and certain layout are sold at a higher price band of nearly INR 12,000 psft

Unit Size Preference of Buyers



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