




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

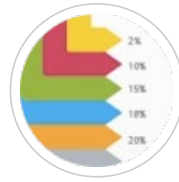
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

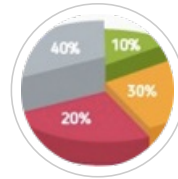


What is *PROPINSIGHT?*



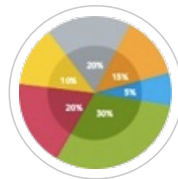
Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.



Prestige Bella Vista


Iyappanthangal, Chennai


₹ 81.6 Lacs onwards

Livability Score



 Project Size
33 Towers

 Configurations
1,2,3,4 Bedroom Apartment

 Possession Starts
Aug '16



What is *PRICE INSIGHT?*



Pricing Comparison

Comparison of detailed prices with various other similar projects



Pricing Trends

Price appreciation and trends for the project as well as the locality



Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

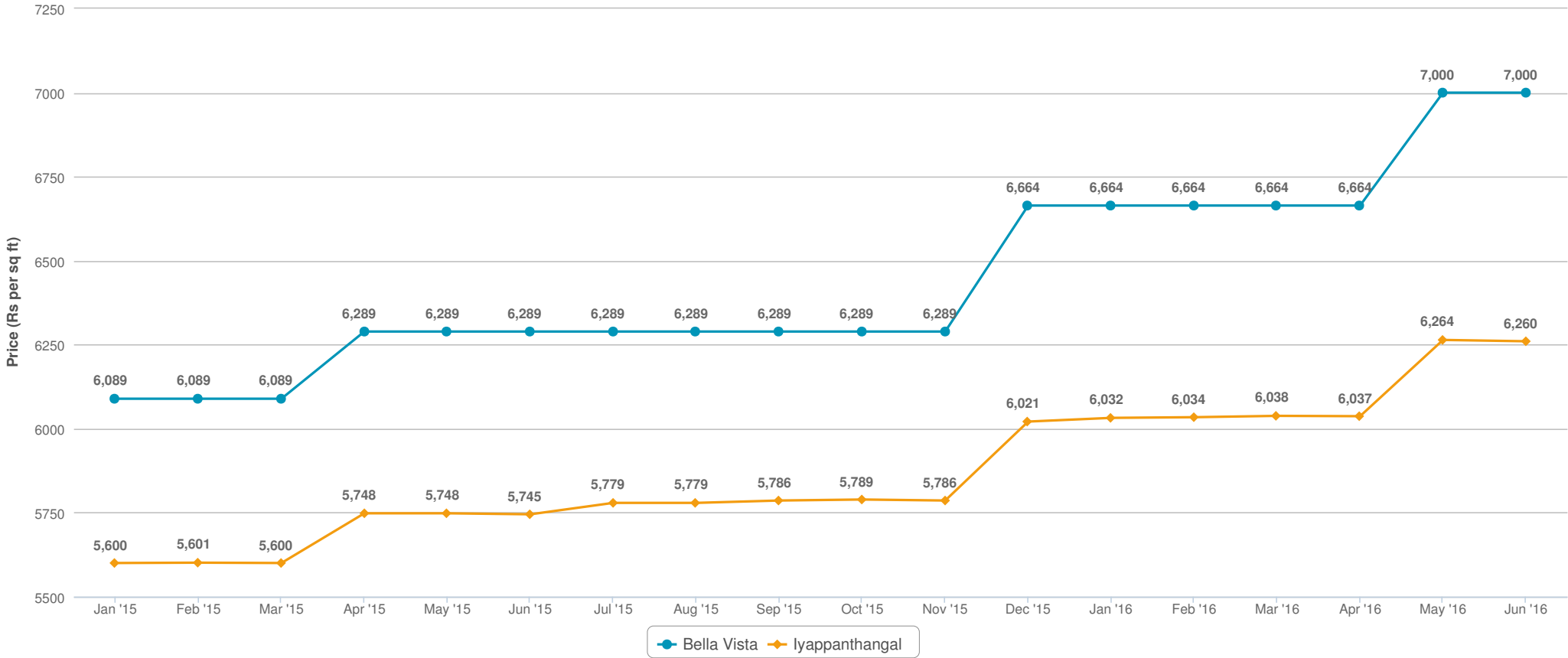


Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

Price Trend Of Prestige Bella Vista

Prestige Bella Vista VS Iyappanthangal, Chennai



Property Type	1BHK+1T	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	600	1166, 1340, 1494	1800, 1825, 1938, 1990	2256, 2277, 2474, 2533, 2621



Price Comparison With Other Projects Similar To Prestige Bella Vista



Prestige Bella Vista
Iyappanthangal, Chennai



SS Foundations Solitaire
Porur, Chennai



Baashyaam Jasmine Court
Poonamallee, Chennai

Primary Purchase Price	7,000/sq.ft.	6,450/sq.ft.	N.A.
Advance Maintenance Charges (Month)	N.A.	N.A.	N.A.
Car Parking Charges	N.A.	N.A.	N.A.
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	N.A.	N.A.	N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Prestige Bella Vista



Prestige Bella Vista's current price is Rs. 7000/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, Prestige Bella Vista is overpriced by Rs. 739.07/sq. ft.

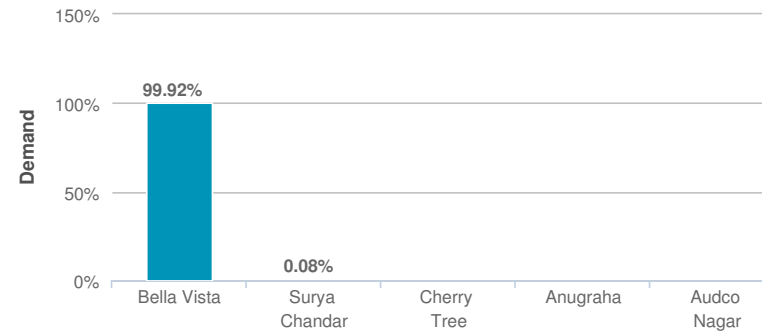
Highest price in the locality is for Prestige Bella Vista at 7000/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at Mughesh Constructions Om Sai Flats at 2999/sq. ft. and it is in Ready to Move In stage.

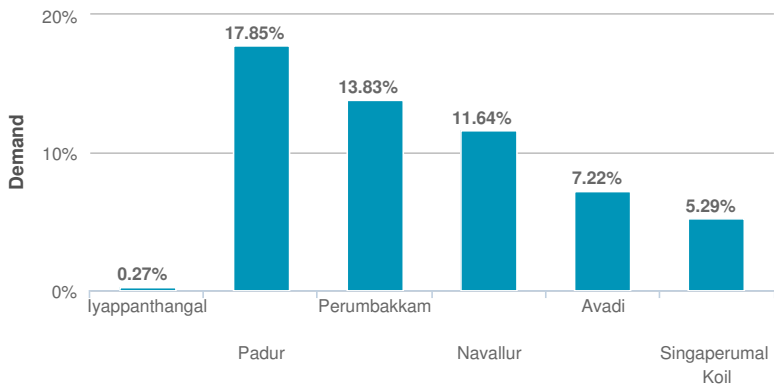
Analysis

- Bella Vista has 99.92 % demand amongst all projects in Chennai.
- The highest demand 99.92% in Chennai is for Bella Vista.
- The lowest demand 0.00% in Chennai is for Cherry Tree

Demand of projects in 5 km vicinity of Prestige Bella Vista



Demand in popular localities of Chennai



Analysis

- Lyappanthangal has 0.27 % demand amongst all projects in Chennai.
- The highest demand 17.85% in Chennai is for Padur.
- The lowest demand 0.27% in Chennai is for Lyappanthangal



PROJECT INSIGHT

Favorite project vis-a-vis similar others



Basic Details Comparison

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



Amenities Comparison

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

Prestige Bella Vista Comparison With Other Similar Projects



Prestige Bella Vista
Iyappanthal, Chennai



SS Foundations Solitaire
Porur, Chennai



Baashyaam Jasmine Court
Poonamallee, Chennai

Livability Rating*	9.3/10	8.5/10	8.5/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Prestige	SS Foundations	Baashyaam
Locality	Iyappanthal, Chennai	Porur, Chennai	Poonamallee, Chennai
Number of Towers	33	1	6
Project Land Area	25.18 Acres	1 Acres	6 Acres

*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

*Safety rating is provided on the basis of safety pin data

Prestige Bella Vista Comparison With Other Similar Projects (Continued ...)



Prestige Bella Vista
Iyappanthangal, Chennai



SS Foundations Solitaire
Porur, Chennai



Baashyaam Jasmine Court
Poonamallee, Chennai

Part of Township	No	No	No
Average Flats Per Floor	4.66	9.82	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Jan `12	Mar `12	N.A.
Possession Date	Aug `16	Dec `14	Mar `10
Delay	17 month(s)	7 month(s)	On time

Amenities Comparison Of Prestige Bella Vista With Other Similar Projects


















Prestige Bella Vista
Iyappanthangal, Chennai



SS Foundations Solitaire
Porur, Chennai



Baashyaam Jasmine Court
Poonamallee, Chennai

			
Club House			
24 X 7 Security			
Power Backup			
Indoor Games			

Common Amenities

Swimming Pool Children's play area

Amenities not available in any project

Landscaped Gardens Jogging Track Rain Water Harvesting Golf Course



BUILDER INSIGHT

Credentials of the builder



Builder Profile

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



Delivered Projects

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



Under-Construction Projects

Info about top under-construction projects of the builder along with their price appreciation trends



Envisioned by Mr. Razack Sattar in 1956, Prestige Group ventured into real estate projects in 1986. Today, it is acknowledged as one of the south India's leading property developers. Irfan Razack is the chairman and managing director of this group.

Infrastructural developments of the company spans across retail, residential, commercial, leisure and hospitality sectors and covers cities such as Cochin, Bangalore , Chennai , Goa , Mangalore and Hyderabad .

Presently, Prestige has 65 ongoing projects comprising of around 56.94 million sq. ft. and around 28 projects are under construction on 31.15 million sq. ft. space including corporate structures, apartment enclaves and shopping malls.

Top Projects till Date:

- Developed Forum mall in Bangalore .
- Developed commercial spaces like Cyber Towers, Palladium and Polygon in Chennai .
- Lakeside Habitat in Varthur , Bangalore comprising of 3,470 units of 2, 3 and 4 BHK apartments with sizes ranging from 905 sq. ft. to 2,830 sq. ft.
- Neptunes Courtyard in Marine Drive, Kochi comprising of 366 units of 3, 4 and 5 BHK apartments with sizes ranging from 2,098 sq. ft. to 1,0000 sq. ft.

Few of its key under construction residential projects are:

- Westwood in Rajaji Nagar , Bangalore comprising of 612 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,253 sq. ft. to 2,733 sq. ft.
- Bella Vista in Poonamallee, Chennai comprising of 2,613 units of 1, 2, 3 and 4 BHK apartments with sizes ranging from 600 sq. ft. to 2,621 sq. ft.
- [Royal Woods](#) in Kismatpur , Hyderabad comprising of 3 and 4 BHK villa with sizes ranging from 2,630 sq. ft. to 5,995 sq. ft.

Prestige Group is an ISO 9001:2000 certified company and the only real estate developer in Bangalore to be honoured with FIABCI Award for its software and residential facilities. Consistent innovations and focus on quality construction has made Prestige Group a preferred real estate company. Recently Prestige Group was awarded with the Crisil DA1 Developer Rating for delivering quality constructions on a timely basis.

Experience	30 Years
Project Delivered	124
Ongoing Projects	46

Top Projects Delivered By Prestige



Livability Score

9.4

Prestige Neptunes Courtyard
Marine Drive, Kochi

Project was delivered on Jan, 2013



Livability Score

9.1

Prestige South Ridge
Banashankari, Bangalore

Project was delivered on Feb, 2012



Livability Score

9.1

Prestige Melbrook
Frazer Town, Bangalore

Project was delivered on Dec, 2011



Livability Score

9.0

Prestige Silver Dale
Sarjapur Road Wipro To Railway Crossing, Bangalore

Project was delivered on Jun, 2011



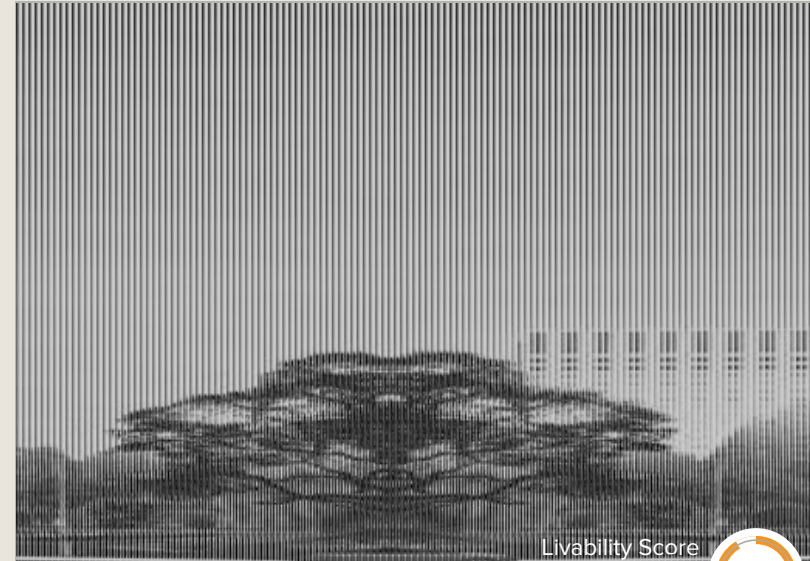
Livability Score

8.9

Prestige Ivy League

Hitech City, Hyderabad

Project is expected to be delivered on Jan, 2019
Has seen a price appreciation of **5.9 %** over last **16 month(s)**



Livability Score

9.2

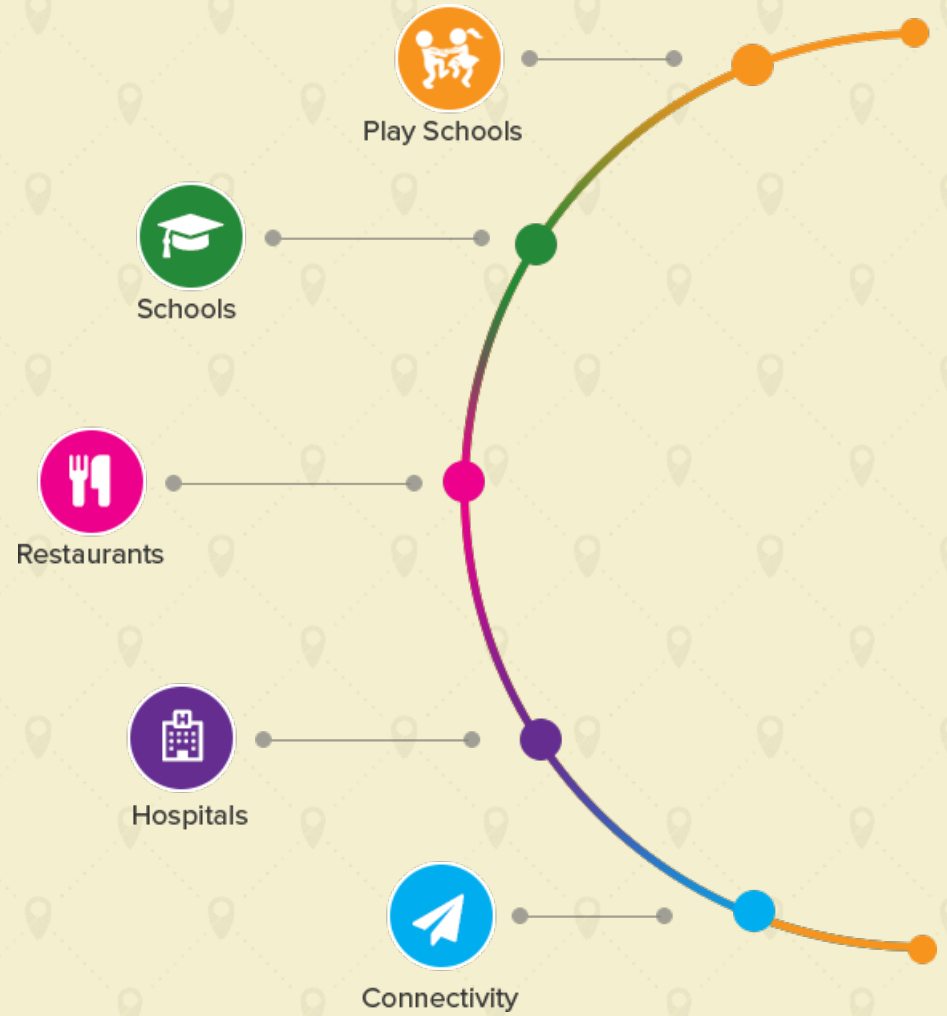
Prestige Edwardian

Vasanth Nagar, Bangalore

Project is expected to be delivered on Oct, 2016
after a delay of 16 month(s).
Has seen a price appreciation of **10 %** over last **38 month(s)**

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Prestige Bella Vista, Chennai



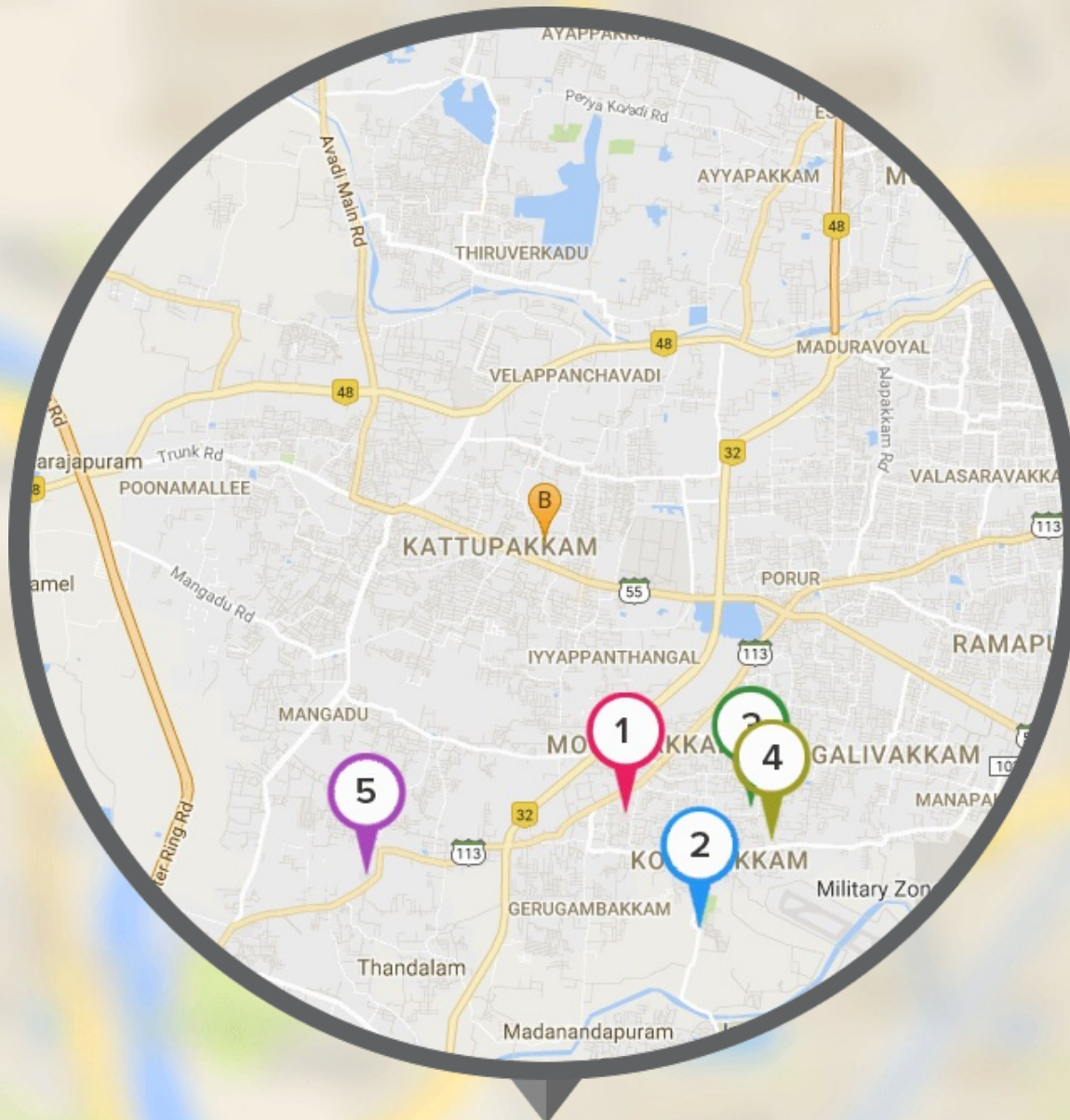
Play Schools

Top 4 Play Schools (within 5 kms)

- | | | | |
|---|-------------------------------------|-------|--------|
| 1 | Apple Kids International Pre School | ★★★★★ | 0.34Km |
| 2 | Kalyani Paati Play School | ★★★★ | 4.25Km |
| 3 | Kidzee Karnival | ★★★★ | 4.87Km |
| 4 | Kidzee - Porur | ★★★★ | 3.33Km |

 B Represents the location of Prestige Bella Vista

Schools Near Prestige Bella Vista, Chennai

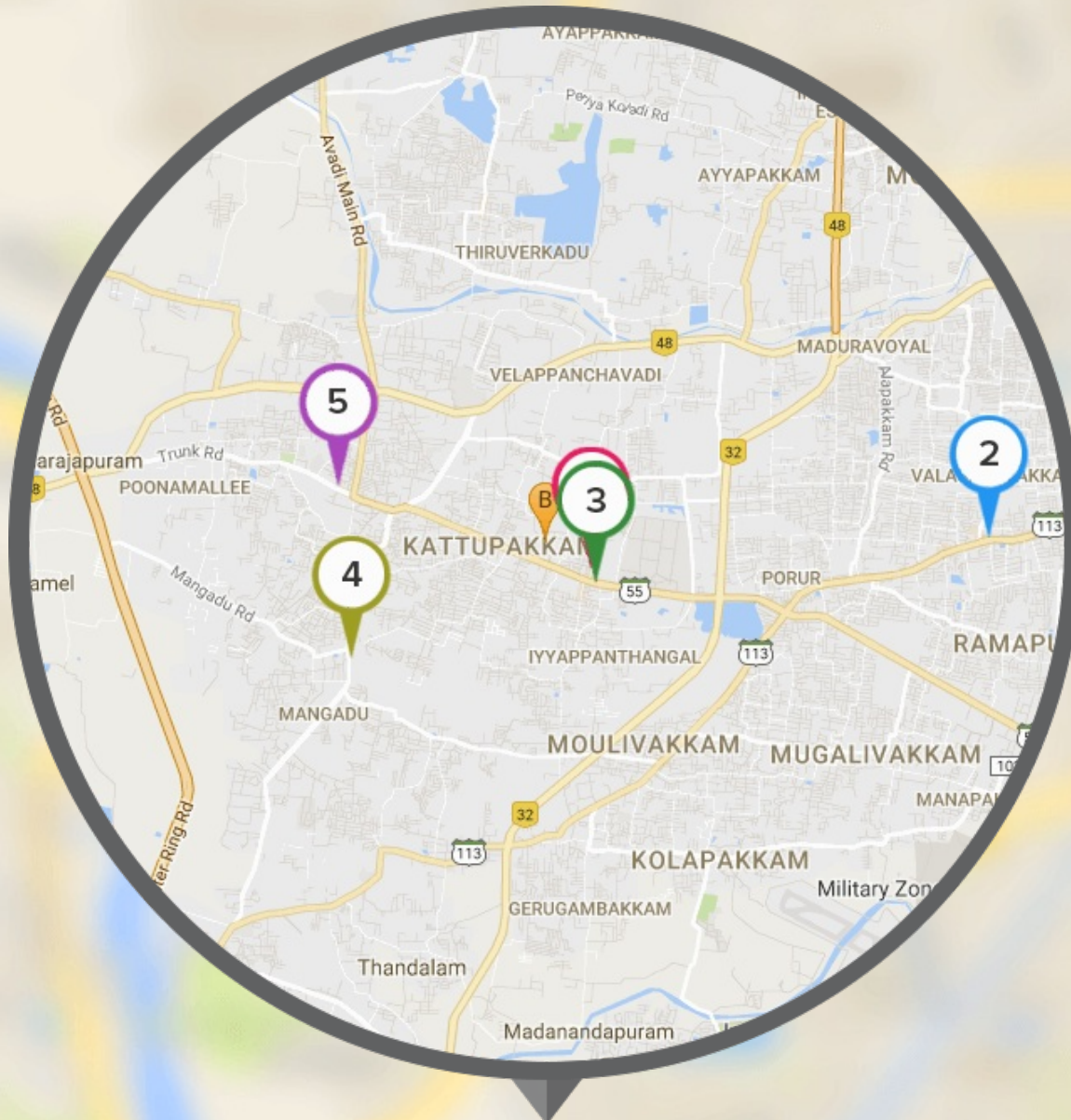


Schools

Top 5 Schools (within 5 kms)

- 1** The PSBB Millennium School
★★★★★ 3.17Km
- 2** Omega International School
★★★★★ 4.63Km
- 3** Pon Vidyashram
★★★★★ 3.75Km
- 4** St Francis International School
★★★★★ 4.16Km
- 5** Sri Krish International School
★★★★★ 4.19Km

B Represents the location of Prestige Bella Vista



Restaurants

Top 5 Restaurants (within 5 kms)

- | | | | |
|---|---------------------------------|---|--------|
| 1 | Amirdham Organic Veg Restaurant | ★ | 0.59Km |
| 2 | Gamma Gamma | ★ | 4.90Km |
| 3 | No. 1 Chicken Biryani | ★ | 0.74Km |
| 4 | Veg Hotel | ★ | 2.52Km |
| 5 | Harish Bavan | ★ | 2.37Km |

B Represents the location of Prestige Bella Vista


Hospitals Near Prestige Bella Vista, Chennai



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | |
|---|--|--------|
| 1 | Apollo Hospitals
★★★★★ | 3.83Km |
| 2 | Ramadoss Multi Speciality
★★★★★ | 4.55Km |
| 3 | ACS Medical College and Hospital
★★★★★ | 1.95Km |
| 4 | Ramachandra Medical College & Reasearch Institute
★★★★★ | 2.78Km |
| 5 | St Thomas Hospital
★★★★ | 4.47Km |

 Represents the location of Prestige Bella Vista



PROPTIGER



End to End Services



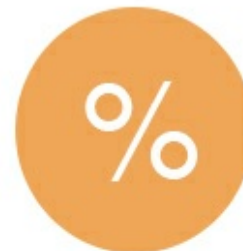
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