




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

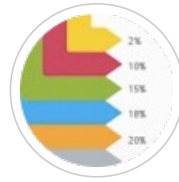
 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016

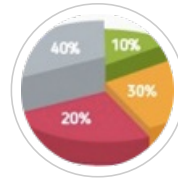


What is *PROPINSIGHT?*



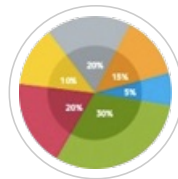
Price Insight

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.




Pacifica Aurum Villas


Padur, Chennai

₹ 95.7 Lacs onwards

Livability Score



 Configurations
3,4,5 Bedroom Villa

 Possession Starts
Dec '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

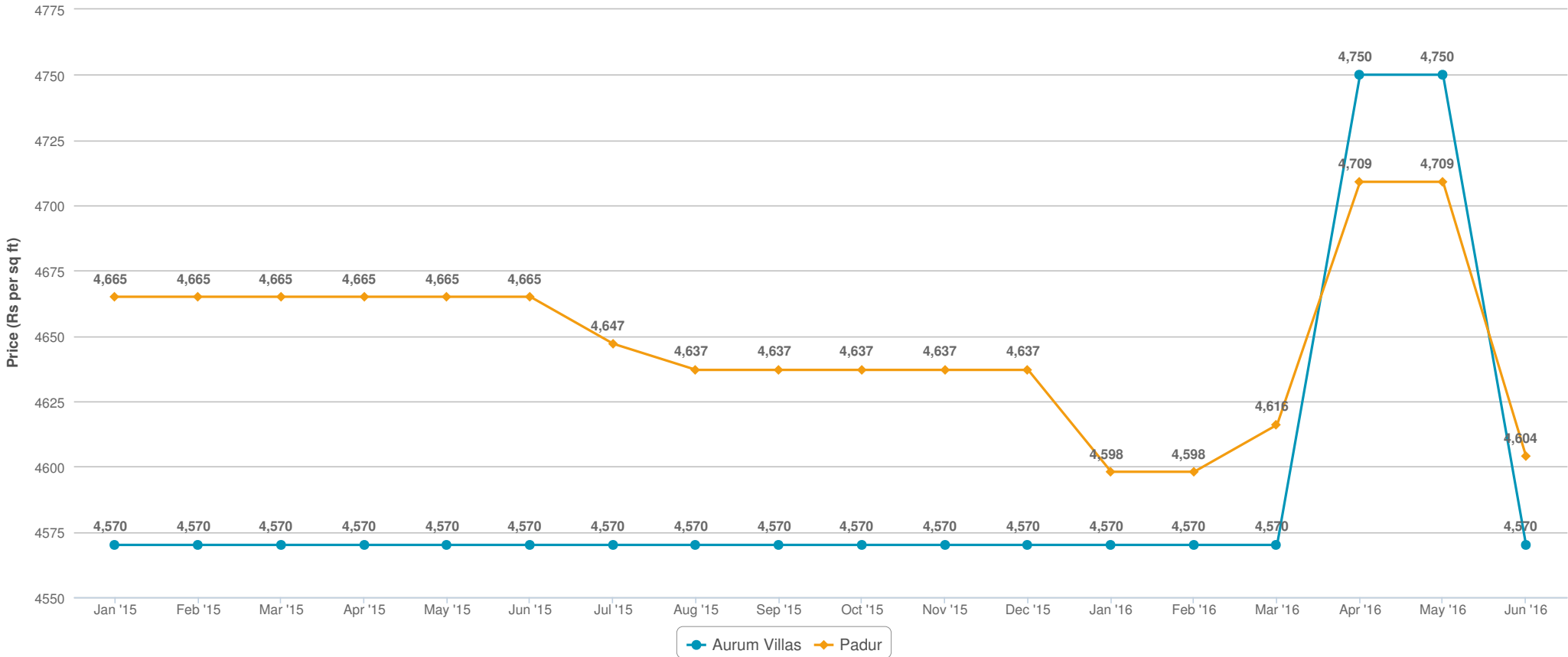


Demand Comparison

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

Price Trend Of Pacifica Aurum Villas

Pacifica Aurum Villas VS Padur, Chennai



Property Type	3BHK+3T	4BHK+3T	4BHK+4T	4BHK+5T	5BHK+6T
Area (sq.ft.)	2094, 2099	2303, 2306, 2315, 3160	2111, 2315, 2744, 3521	2653	3240, 3556



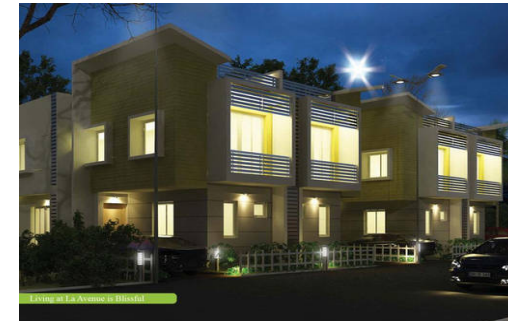
Price Comparison With Other Projects Similar To Pacifica Aurum Villas



Pacifica Aurum Villas
Padur, Chennai



Propshell Territory
Padur, Chennai



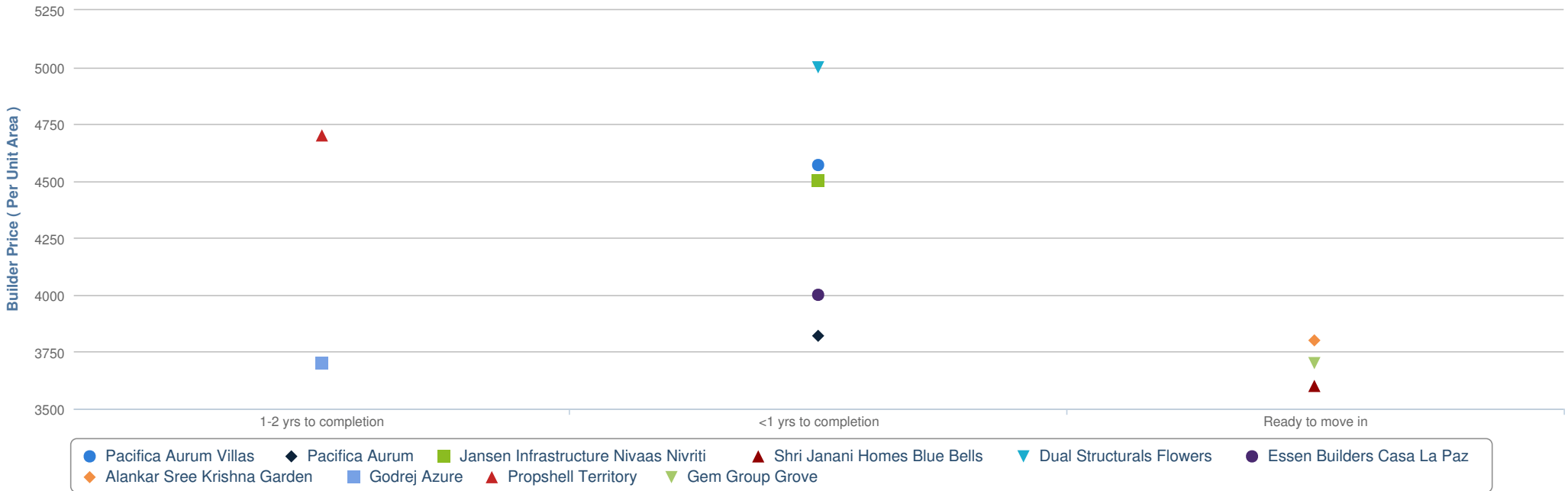
Sai Care La Avenue
Kelambakkam, Chennai

Primary Purchase Price	4,570/sq.ft.	4,700/sq.ft.	4,450/sq.ft.
Advance Maintenance Charges (Month)	Rs. 24 (One time)	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	Rs. 1.5 Lacs (One time)	Rs. 1 Lacs (One time)	Rs. 3 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Pacifica Aurum Villas



Pacifica Aurum Villas's current price is Rs. 4570/sq. ft. and it is in Under Construction stage.

In comparison to locality, Pacifica Aurum Villas is overpriced by Rs. 675.09/sq. ft.

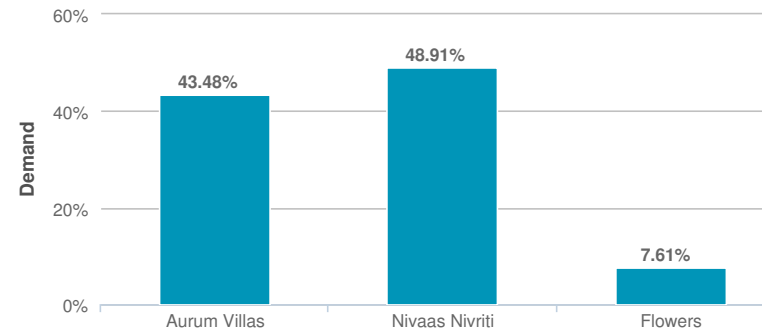
Highest price in the locality is for Dual Structural's Flowers at 4999/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Shri Janani Homes Blue Bells at 3600/sq. ft. and it is in Ready to Move In stage.

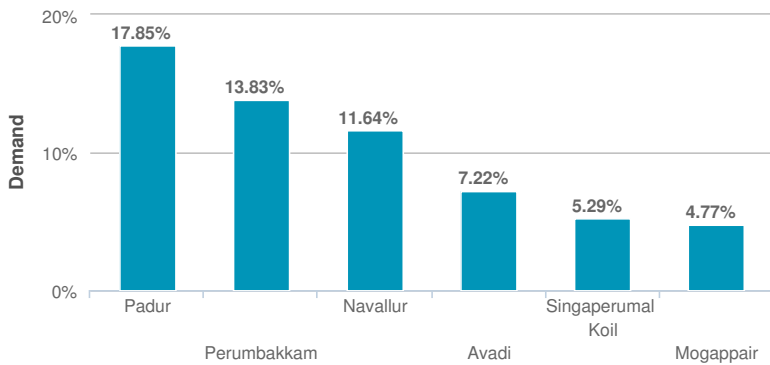
Analysis

- Aurum Villas has 43.48 % demand amongst all projects in Chennai.
- The highest demand 48.91% in Chennai is for Nivaas Nivriti.
- The lowest demand 7.61% in Chennai is for Flowers

Demand of projects in 5 km vicinity of Pacifica Aurum Villas



Demand in popular localities of Chennai



Analysis

- Padur has 17.85 % demand amongst all projects in Chennai.
- The highest demand 17.85% in Chennai is for Padur.
- The lowest demand 4.77% in Chennai is for Mogappair



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

Pacifica Aurum Villas Comparison With Other Similar Projects



Pacifica Aurum Villas
Padur, Chennai



Propshell Territory
Padur, Chennai



Sai Care La Avenue
Kelambakkam, Chennai

Livability Rating*	8.5/10	8.2/10	8.2/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Pacifica	Propshell	Sai Care
Locality	Padur, Chennai	Padur, Chennai	Kelambakkam, Chennai
Number of Towers	N.A.	N.A.	N.A.
Project Land Area	140 Acres	N.A.	N.A.

*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

Pacifica Aurum Villas Comparison With Other Similar Projects (Continued ...)



Pacifica Aurum Villas
Padur, Chennai



Propshell Territory
Padur, Chennai



Sai Care La Avenue
Kelambakkam, Chennai

Part of Township	No	No	No
Average Flats Per Floor	N.A.	N.A.	N.A.
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Dec `11	N.A.	Feb `14
Possession Date	Dec `16	Dec `17	Oct `16
Delay	18 month(s)	12 month(s)	18 month(s)

Amenities Comparison Of Pacifica Aurum Villas With Other Similar Projects


















Pacifica Aurum Villas
Padur, Chennai



Propshell Territory
Padur, Chennai



Sai Care La Avenue
Kelambakkam, Chennai

Shopping Mall			
School			
Hospital			
Swimming Pool			
Multipurpose Room			

Common Amenities
Gymnasium Children's play area Indoor Games Club House Landscaped Gardens 24 X 7 Security
Power Backup Car Parking

Amenities not available in any project
Maintenance Staff



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

Overview Of Developer (Pacifica)



Established in 1978, Pacifica is a well-known real estate development company. Mr. Ash Israni is the Chairman of the company and Mr. Deepak Israni is the President and CEO. Pacifica is headquartered in Ahmedabad and has regional offices in New Delhi, Chennai, Bangalore and Hyderabad.

The primary business of Pacifica construction involves development of properties for commercial, residential, hospitality and retail sectors. Its portfolio also includes mixed-use projects, master planned communities, development projects, single tenant leases, single-family communities and senior citizen housing assets across India, Mexico and United States. Pacifica also holds expertise in offering multi-family spaces for rent and sale.

Key residential projects by Pacifica currently under construction are:

- Aurum in Kelambakkam, Chennai comprising 1,308 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,147 sq. ft. to 4,303 sq. ft.
- La Habitat in Thaltej, Ahmedabad by Pacifica builders comprising 190 units of 3 BHK apartments.
- [The Meadows](#) in Sanathal, Ahmedabad comprising 315 units of 3 and 4 BHK apartments with sizes ranging from 2,205 sq. ft. to 3,060 sq. ft.
- Aurum Villas in Kelambakkam, Chennai comprising 406 units of 3, 4 and 5 BHK villas with sizes ranging from 2,099 sq. ft. to 3,240 sq. ft.
- Hamilton Towers in Koramangala, Bangalore comprising 39 units of 3 and 4 BHK apartments with sizes ranging from 2,657 sq. ft. to 3,240 sq. ft.
- Pacifica real estate presents Green Acres in Prahlad Nagar, Ahmedabad comprising 328 units of 3 BHK apartments.
- Reflections near Nirma University on SG Highway, Ahmedabad comprising 460 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,325 sq. ft. to 2,735 sq. ft.
- San Martin in Vasana Bhayli Road, Vadodara comprising 144 units of 2 BHK apartments with sizes ranging from 1,256 sq. ft. to 1,305 sq. ft.
- San Tropez in Vasana Bhayli Road, Vadodara comprising 240 units of 4 BHK villas with sizes ranging from 1,947 sq. ft. to 2,541 sq. ft.
- San Lucas in Vasana Bhayli Road, Vadodara is a new project by Pacifica comprising 336 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,286 sq. ft. to 2,366 sq. ft.

Experience	38 Years
Project Delivered	16
Ongoing Projects	8

Top Projects Delivered By Pacifica



Livability Score **8.5**

Pacifica The Meadows
Sanathal, Ahmedabad

Project was delivered on Sep, 2015 after a delay of 9 month(s).



Livability Score **9.3**

Pacifica San Tropez
Vasana Bhayli Road, Vadodara

Project was delivered on Nov, 2014



Livability Score **9.3**

Pacifica San Martin
Vasana Bhayli Road, Vadodara

Project was delivered on Jul, 2015 after a delay of 13 month(s).



Livability Score **8.9**

Pacifica La Habitat
Thaltej, Ahmedabad

Project was delivered on Oct, 2011



Livability Score

8.8

Pacifica Reflections

Near Nirma University On SG Highway, Ahmedabad

Project is expected to be delivered on Apr, 2017
after a delay of 13 month(s).

Has seen a price appreciation of **6.2 %** over last **38**
month(s)



Livability Score

8.5

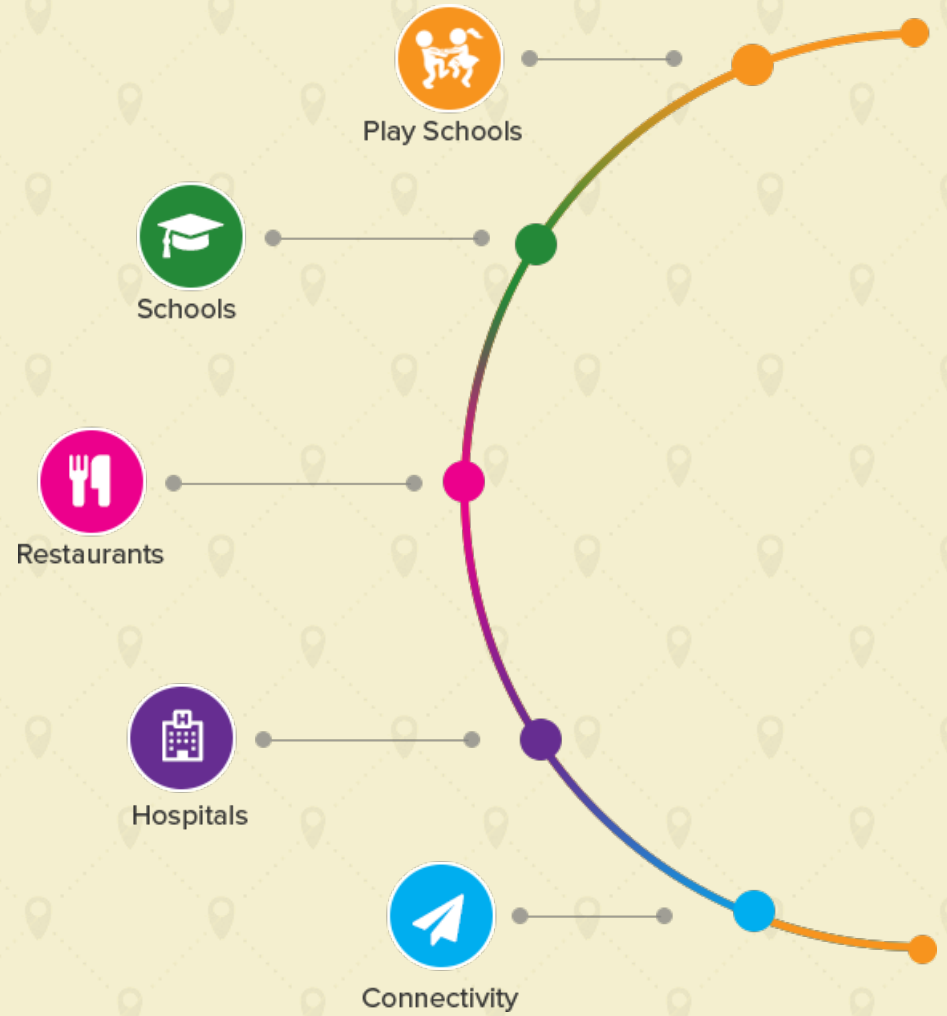
Pacifica Aurum Villas

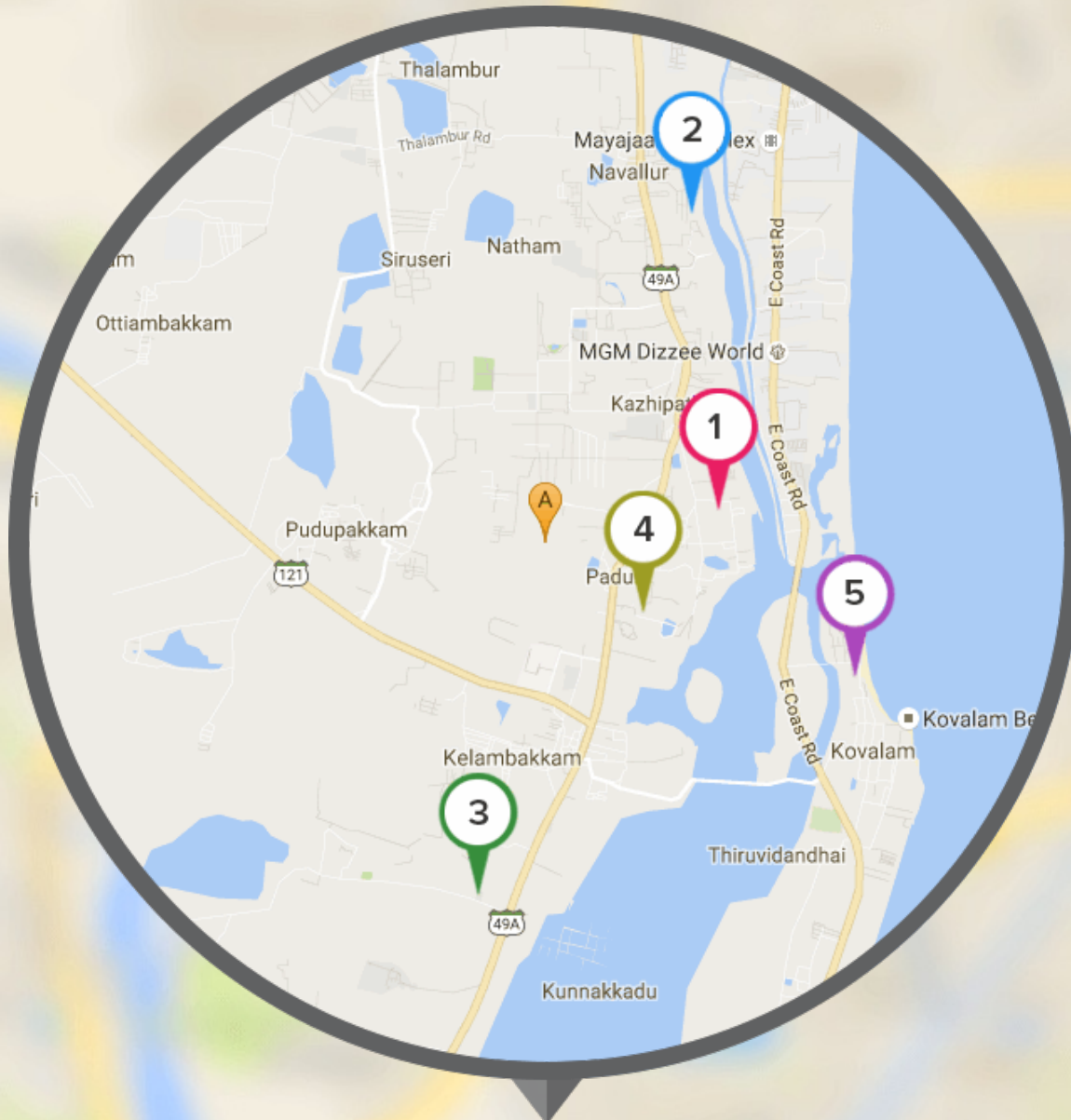
Padur, Chennai

Project is expected to be delivered on Dec, 2016
after a delay of 18 month(s).

LOCALITY INSIGHT

Everything you want to know about the locality





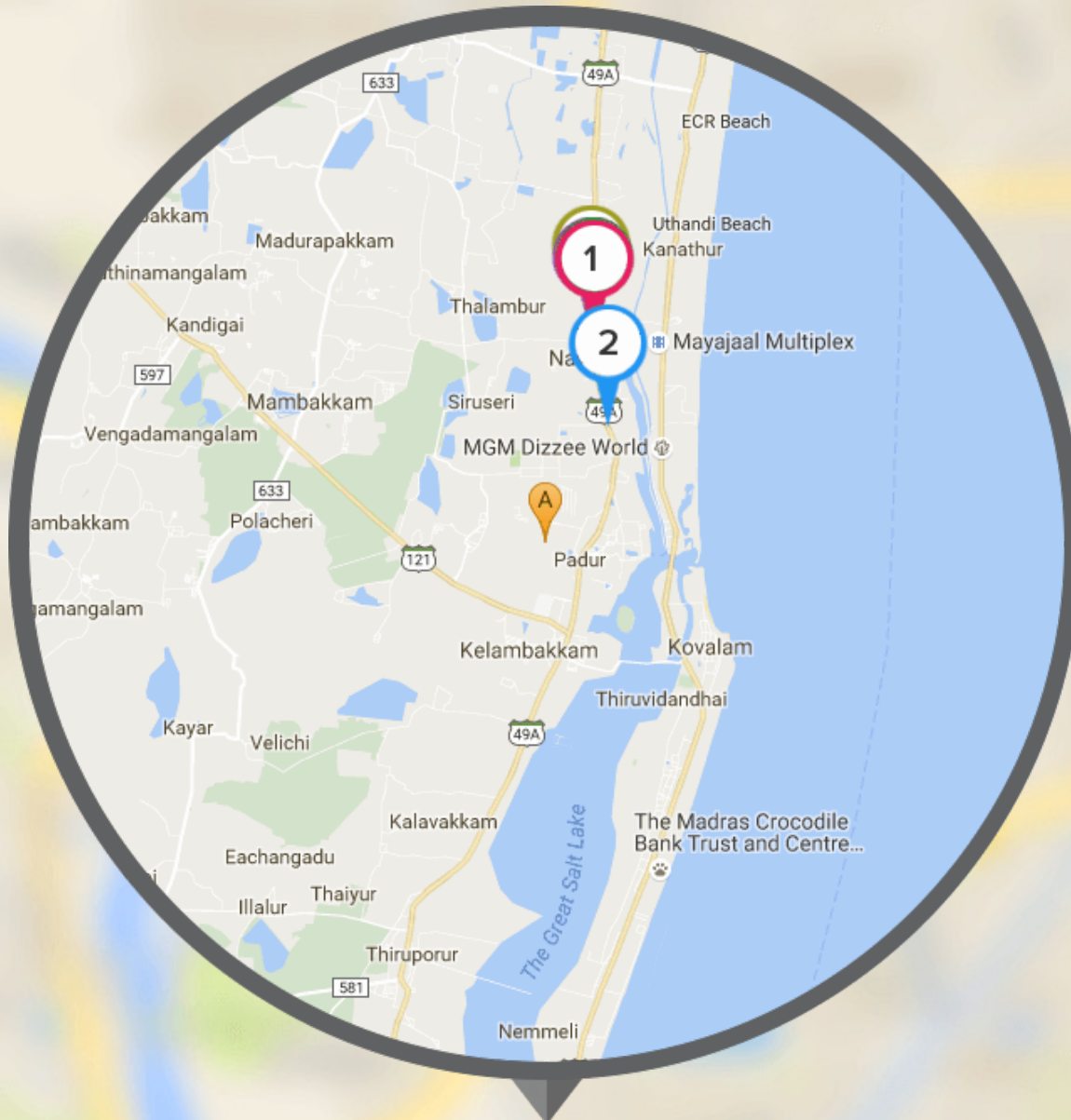
Schools

Top 5 Schools (within 5 kms)

- | | | |
|---|---|--------|
| 1 | Gateway International School
★★★★★ | 1.96Km |
| 2 | Hiranandani Upscale School (HUS)
★★★★★ | 3.97Km |
| 3 | Jagannath Vidyalaya
★★★★ | 3.99Km |
| 4 | School of Aeronautical Science
★★★★ | 1.35Km |
| 5 | St Josephs Higher Secondary School
★★★ | 3.76Km |

A Represents the location of Pacifica Aurum Villas

Restaurants Near Pacifica Aurum Villas, Chennai



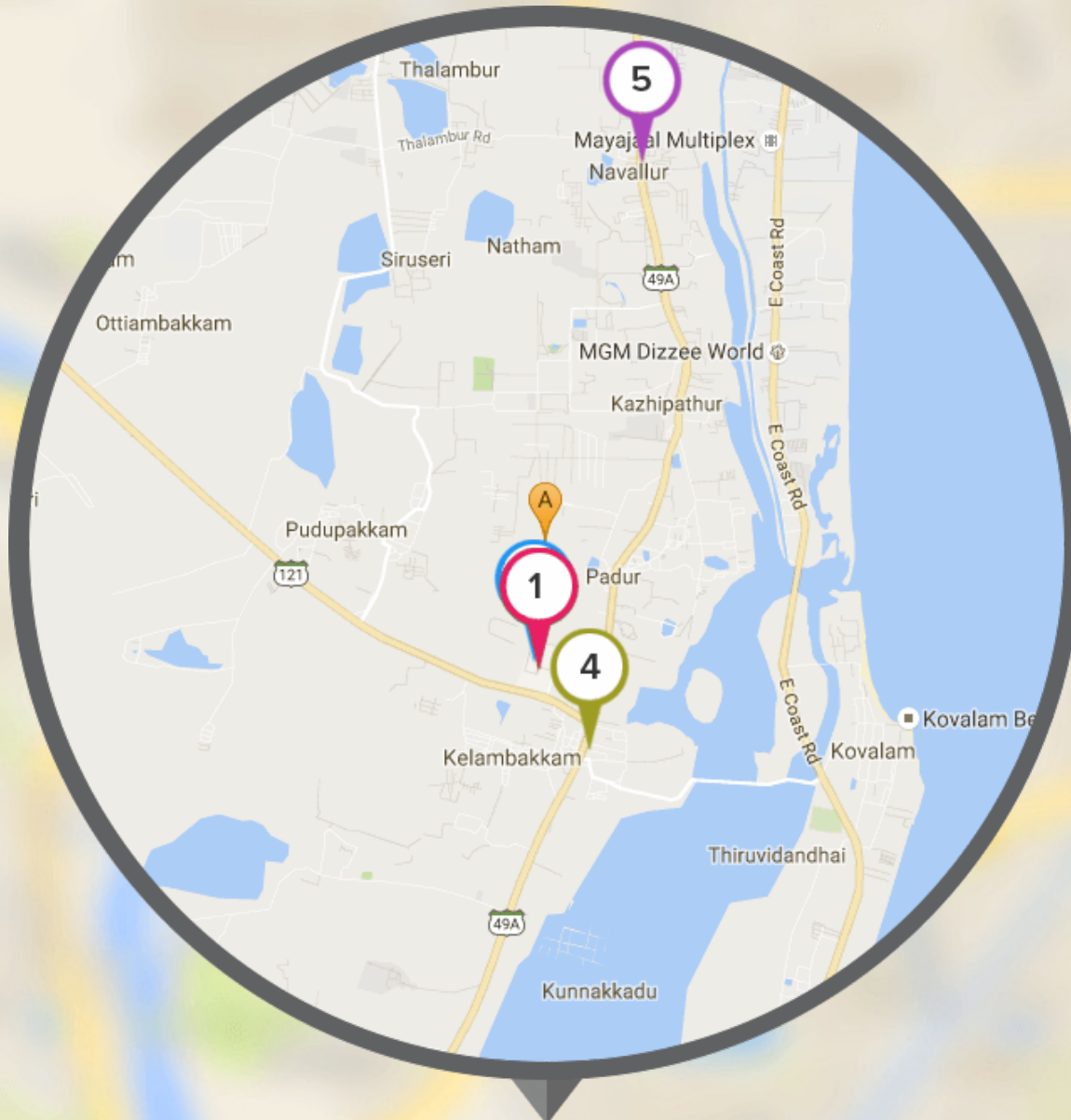
Restaurants

Top 5 Restaurants (within 5 kms)

- 1** Akkilam Pure Vegetarian ★ 4.54Km
- 2** Mary's Choice Restaurant And Cafe ★ 2.88Km
- 3** Madurai Restaurant ★ 4.59Km
- 4** KFC Navalur ★ 4.83Km
- 5** Maria Chettinadu Unavagam ★ 4.60Km

A Represents the location of Pacifica Aurum Villas

Hospitals Near Pacifica Aurum Villas, Chennai



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|---|-------|--------|
| 1 | Chettinad Super Speciality Hospital | ★★★★★ | 1.43Km |
| 2 | Chettinad Hospital and Research Institute | ★★★★★ | 1.35Km |
| 3 | Chettinad Health City | ★★★★★ | 1.42Km |
| 4 | Prabha Physio Care | ★★ | 2.37Km |
| 5 | Om Sakthi Clinic | ★★ | 4.32Km |

A Represents the location of Pacifica Aurum Villas



PROPTIGER



End to End Services



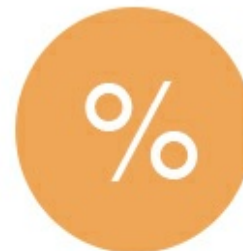
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