PROPINSIGHT
A Detailed Property Analysis Report

40,000+ Projects  10,000+ Builders  1,200+ Localities

Report Created On - 7 Oct, 2015
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.
Nitesh Park Avenue
Vasanth Nagar, Bangalore

₹ 19.15 Cr onwards

Project Size
1 Towers

Configurations
4 Bedroom Apartment

Possession Starts
Dec '16

Livability Score
8.6/10
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 Nitesh Park Avenue

Nitesh Park Avenue VS Vasanth Nagar, Bangalore

<table>
<thead>
<tr>
<th>Property Type</th>
<th>4BHK+4T</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (sq.ft.)</td>
<td>6383</td>
</tr>
</tbody>
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For more information, visit [here](#).
Nitesh Park Avenue's current price is Rs. 30000/sq. ft. and it is in Under Construction stage.

In comparison to locality, Nitesh Park Avenue is overpriced by Rs. 7183.02/sq. ft.

Highest price in the locality is for Nitesh Park Avenue at 30000/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Brigade Rhapsody at 16890/sq. ft. and it is in Ready to Move In stage.
Demand Comparison With Other Projects Similar To Nitesh Park Avenue

Analysis

- Park Avenue has 0.00% demand amongst all projects in Bangalore.
- The highest demand 100.00% in Bangalore is for Habitat.
- The lowest demand 0.00% in Bangalore is for Park Avenue.

Demand of projects in 5 km vicinity of Nitesh Park Avenue

Demand in popular localities of Bangalore

- Vasanth Nagar has 0.12% demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 0.12% in Bangalore is for Vasanth Nagar.

For more information, visit [here](#)
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
Established in 2004, Nitesh is a leading real estate developer headquartered in Bangalore. Having 8 years of experience in the industry, the company is engaged in constructing high end luxury homes. Mr. Nitesh Shetty is the founder and Managing Director of the company. Nitesh is having strong presence in cities like Chennai, Goa and Cochin. The prime business of the company involves in constructing residential spaces, office buildings, shopping malls and hotels. In the residential segment, the firm offers villas, condos, residences and townships. So far, more than 20 million sq. ft. of premium living, retail and work spaces are under various stages of development.

**Top Projects:**

- Nitesh Central Park in Jakkur, Bangalore comprising 102 units of 2 and 3 BHK apartments with sizes ranging from 1,731 sq. ft. to 2,000 sq. ft.
- Nitesh Forest Hills in Whitefield, Bangalore comprising 480 units of 2 and 3 BHK apartments with sizes ranging from 1,301 sq. ft. to 1,626 sq. ft.
- Nitesh Camp David in Frazer Town, Bangalore comprising 8 units of 3 BHK apartments, each 3,100 sq. ft. size.
- Nitesh Buckingham Gate in Ashok Nagar, Bangalore comprising 12 units of 3 BHK apartments, each 4,634 sq. ft. size.

**Key residential projects by Nitesh currently under construction are:**

- Nitesh Flushing Meadows in Whitefield, Bangalore comprising 208 units of 2 and 3 BHK apartments with sizes ranging from 1,225 sq. ft. to 1,683 sq. ft.
- Nitesh Hyde Park in Bannerghatta, Bangalore comprising 507 units of 1, 2 and 3 BHK apartments with sizes ranging from 688 sq. ft. to 1,920 sq. ft.
- Nitesh Napa Valley in Jakkur, Bangalore comprising 133 units of 3 and 4 BHK villas with sizes ranging from 2,712 sq. ft. to 5,342 sq. ft.
- Nitesh Fisher Island in Cavelossim, Goa comprising 36 units of 4 and 6 BHK villas with sizes ranging from 5,281 sq. ft. to 6,428 sq. ft.
- Nitesh Mayfair in Ashok Nagar, Bangalore offering 2 and 3 BHK apartments with sizes ranging from 1,323 sq. ft. to 1,405 sq. ft.
- Nitesh Garden Enclave in Jakkur, Bangalore offering 2 and 3 BHK apartments with sizes ranging from 1,189 sq. ft. to 3,161 sq. ft.
Top Projects Delivered By Nitesh

Nitesh Central Park
Kogilu, Bangalore
Project was delivered on Mar, 2013

Nitesh Garden Enclave
Jakkur, Bangalore
Project was delivered on Nov, 2011

Nitesh Mayfair
Ashok Nagar, Bangalore
Project was delivered on Oct, 2012

Nitesh Wimbledon Park
Seshadripuram, Bangalore
Project was delivered on Sep, 2012

For more information, visit here
Projects Under Construction By Nitesh

Nitesh Park Avenue
Vasanth Nagar, Bangalore

Livability Score: 8.6

Project is expected to be delivered on Dec, 2016
Has seen a price appreciation of 7.1% over last 28 month(s)

Nitesh Chelsea
Begur, Bangalore

Livability Score: 7.8

Project is expected to be delivered on Mar, 2018
after a delay of 3 month(s).
Has seen a price appreciation of 8.2% over last 14 month(s)

For more information, visit [here](#)
LOCALITY INSIGHT
Everything you want to know about the locality
Play Schools Near Nitesh Park Avenue, Bangalore

Top 5 Play Schools (within 5 kms)

1. FOOTPRINT MONTESSORI
   - Location: 3.94Km

2. Little Elly Preschool
   - Location: 4.77Km

3. Smart Toddler Pre School & Day Care
   - Location: 1.11Km

4. Bangalore Montessorie Education Society
   - Location: 3.31Km

5. Bangalore Montessori School
   - Location: 4.22Km

For more information, visit here
Schools Near Nitesh Park Avenue, Bangalore

Top 5 Schools (within 5 kms)

1. Manahil Public School, 2.98Km
2. Cambridge Public School, 2.61Km
3. Modern English School, 2.59Km
4. Martha English School, 4.62Km
5. Frank Anthony Junior School, 3.96Km

P Represents the location of Nitesh Park Avenue

For more information, visit [here](#)
Restaurants Near Nitesh Park Avenue, Bangalore

Top 5 Restaurants (within 5 kms)

1. Cafe Coffee Day  
   Distance: 1.41Km

2. Swadishta  
   Distance: 1.52Km

3. Hotel Janatha Veg  
   Distance: 4.52Km

4. Lalitaj Taurya  
   Distance: 0.90Km

5. Thirumala Desi Multi Cuisine Family Restaurant  
   Distance: 3.80Km

P Represents the location of Nitesh Park Avenue

For more information, visit here
Hospitals Near Nitesh Park Avenue, Bangalore

Top 5 Hospitals (within 5 kms)

1. Cloudnine Care India
   - Rating: 5 stars
   - Distance: 2.98Km

2. Vikram Hospital
   - Rating: 5 stars
   - Distance: 0.92Km

3. KIMS
   - Rating: 5 stars
   - Distance: 4.28Km

4. Baptist Hospital
   - Rating: 5 stars
   - Distance: 4.72Km

5. Vittal Mallya Hospital
   - Rating: 5 stars
   - Distance: 2.99Km

For more information, visit here
Connectivity Near Nitesh Park Avenue, Bangalore

Top 5 Connectivity (within 5 kms)

1. Hosahalli Metro Station
   - Distance: 4.82Km

2. Kuvempu Road Subway Station
   - Distance: 3.14Km

3. Mahalakshmi
   - Distance: 4.30Km

4. Srirampura Subway Station
   - Distance: 2.43Km

5. Rajajinagar
   - Distance: 3.95Km

P Represents the location of Nitesh Park Avenue

For more information, visit here
For any assistance on this property
Call us at +91 92788 92788
or email us info@proptiger.com

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