




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

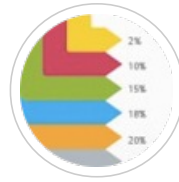
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

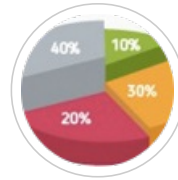


What is *PROPINSIGHT?*



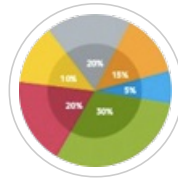
Price Insight

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 Lake Ridge


Subramanyapura, Bangalore


₹ 29.7 Lacs onwards

Livability Score



 Project Size
12 Towers

 Configurations
1,2,3 Bedroom Apartment

 Possession Starts
Dec '19



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 Comparison With Other Projects Similar To Prestige Lake Ridge



Prestige Lake Ridge
Subramanyapura, Bangalore



Siri Highlands
Uttarahalli, Bangalore



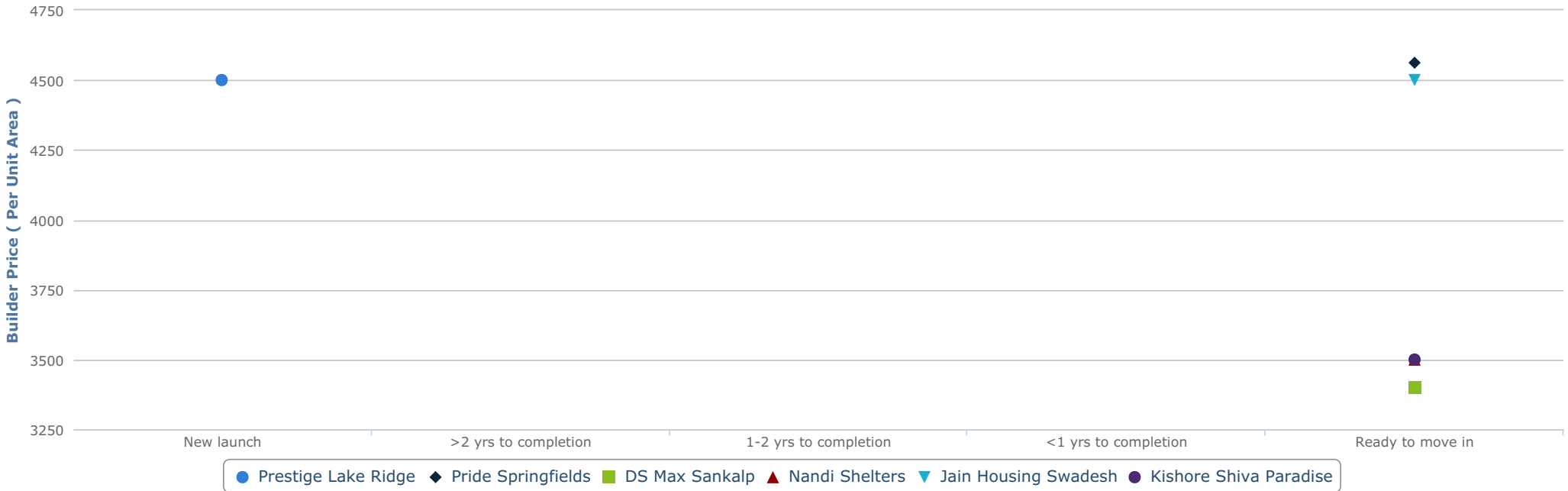
Prestige Bagamane Temple
Bells
Rajarajeshwari Nagar, Bangalore

Primary Purchase Price	4,500/sq.ft.	4,500/sq.ft.	4,500/sq.ft.
Advance Maintenance Charges (Month)	Rs. 12 (One time)	N.A.	Rs. 12 (One time)
Car Parking Charges	Covered : Rs. 3 Lacs (One time)	N.A.	Covered : Rs. 2.5 Lacs (One time)
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 Lake Ridge



Prestige Lake Ridge's current price is Rs. 4500/sq. ft. and it is in Launching Soon stage.

In comparison to locality, Prestige Lake Ridge is underpriced by Rs. 622.55/sq. ft.

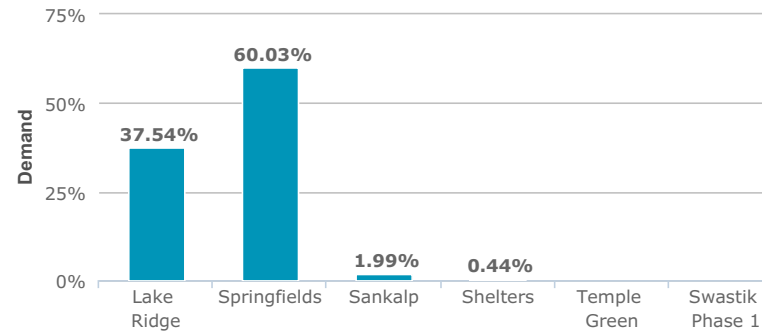
Highest price in the locality is for Pride Springfields at 4562/sq. ft. and it is in Ready to Move In stage.

Lowest price in the locality at DS Max Sankalp at 3400/sq. ft. and it is in Ready to Move In stage.

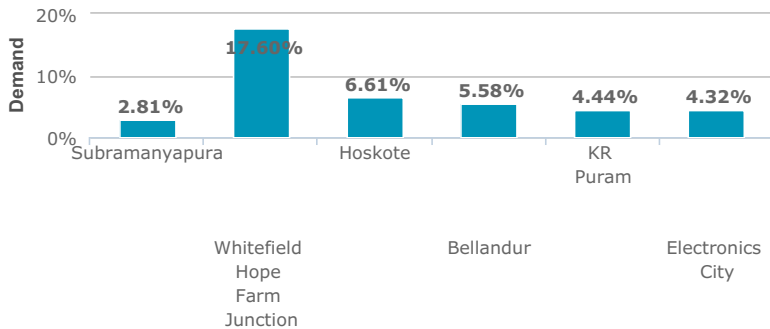
Analysis

- Lake Ridge has 37.54 % demand amongst all projects in Bangalore.
- The highest demand 60.03% in Bangalore is for Springfields.
- The lowest demand 0.00% in Bangalore is for Temple Green

Demand of projects in 5 km vicinity of Prestige Lake Ridge



Demand in popular localities of Bangalore



Analysis

- Subramanyapura has 2.81 % demand amongst all projects in Bangalore.
- The highest demand 17.60% in Bangalore is for Whitefield Hope Farm Junction.
- The lowest demand 2.81% in Bangalore is for Subramanyapura



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 Lake Ridge Comparison With Other Similar Projects



Prestige Lake Ridge
Subramanyapura, Bangalore



Siri Highlands
Uttarahalli, Bangalore



Prestige Bagamane Temple
Bells
Rajarajeshwari Nagar, Bangalore

Livability Rating*	9.1/10	8.7/10	9.1/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Prestige	Siri	Prestige
Locality	Subramanyapura, Bangalore	Uttarahalli, Bangalore	Rajarajeshwari Nagar, Bangalore
Number of Towers	12	3	9
Project Land Area	15.94 Acres	1 Acres	13.5 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 Lake Ridge
Subramanyapura, Bangalore



Siri Highlands
Uttarahalli, Bangalore



Prestige Bagamane Temple
Bells
Rajarajeshwari Nagar, Bangalore

Part of Township	No	No	No
Average Flats Per Floor	5.09	6	6.24
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	N.A.	Sep `14	Dec `14
Possession Date	Dec `19	Feb `17	Jul `18
Delay	On time	11 month(s)	On time

Amenities Comparison Of Prestige Lake Ridge With Other Similar Projects



Prestige Lake Ridge
Subramanyapura, Bangalore



Siri Highlands
Uttarahalli, Bangalore



Prestige Bagamane Temple Bells
Rajarajeshwari Nagar, Bangalore

Lift Available			
Vaastu Compliant			
Rain Water Harvesting			
Maintenance Staff			
Indoor Games			

Common Amenities: Gymnasium Swimming Pool Children's play area Club House Intercom 24 X 7 Security Power Backup
Landscaped Gardens Car Parking Jogging Track

Amenities not available in any project: Golf Course





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	48

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



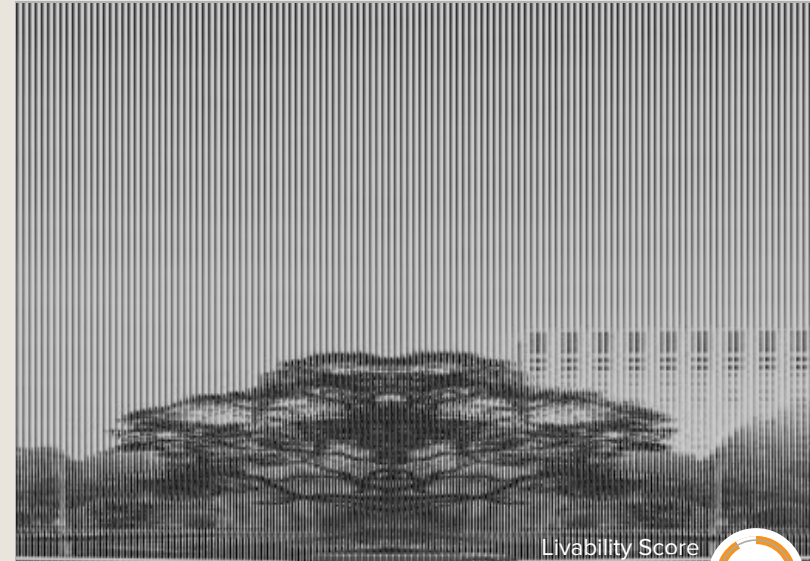
Livability Score

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

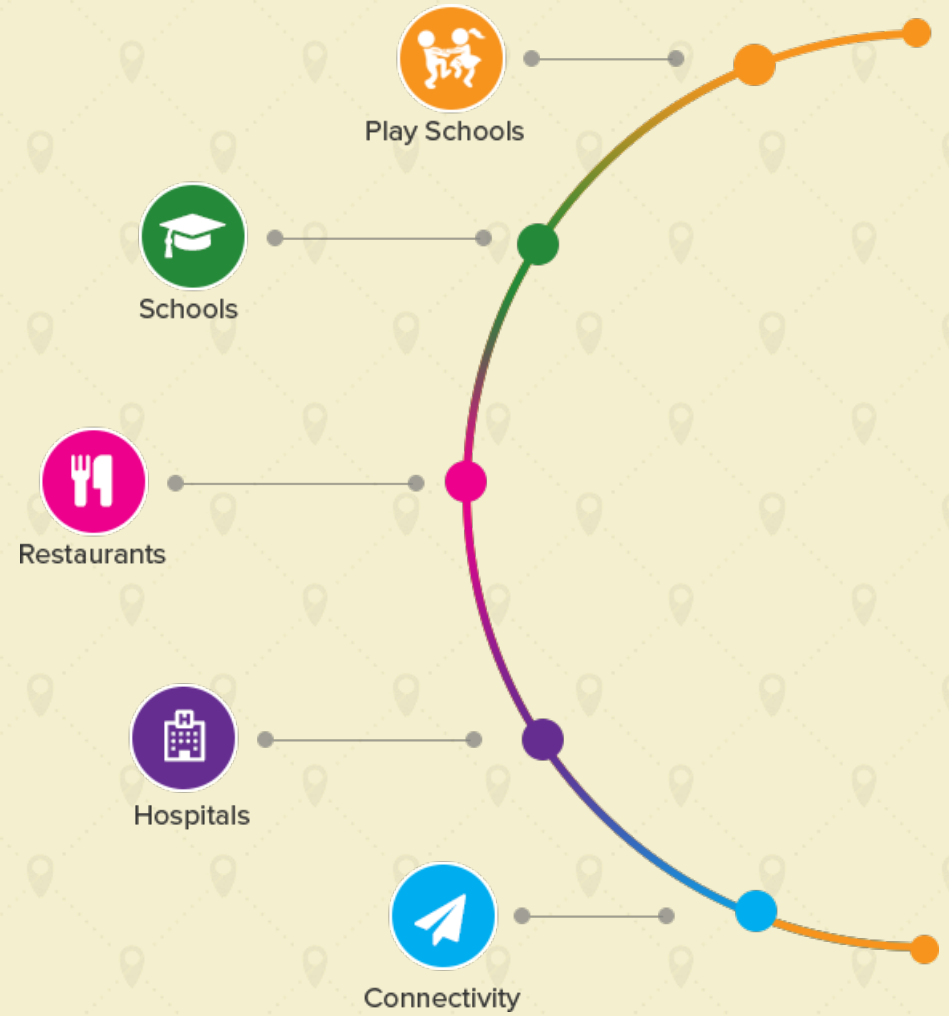
Prestige Edwardian

Vasanth Nagar, Bangalore

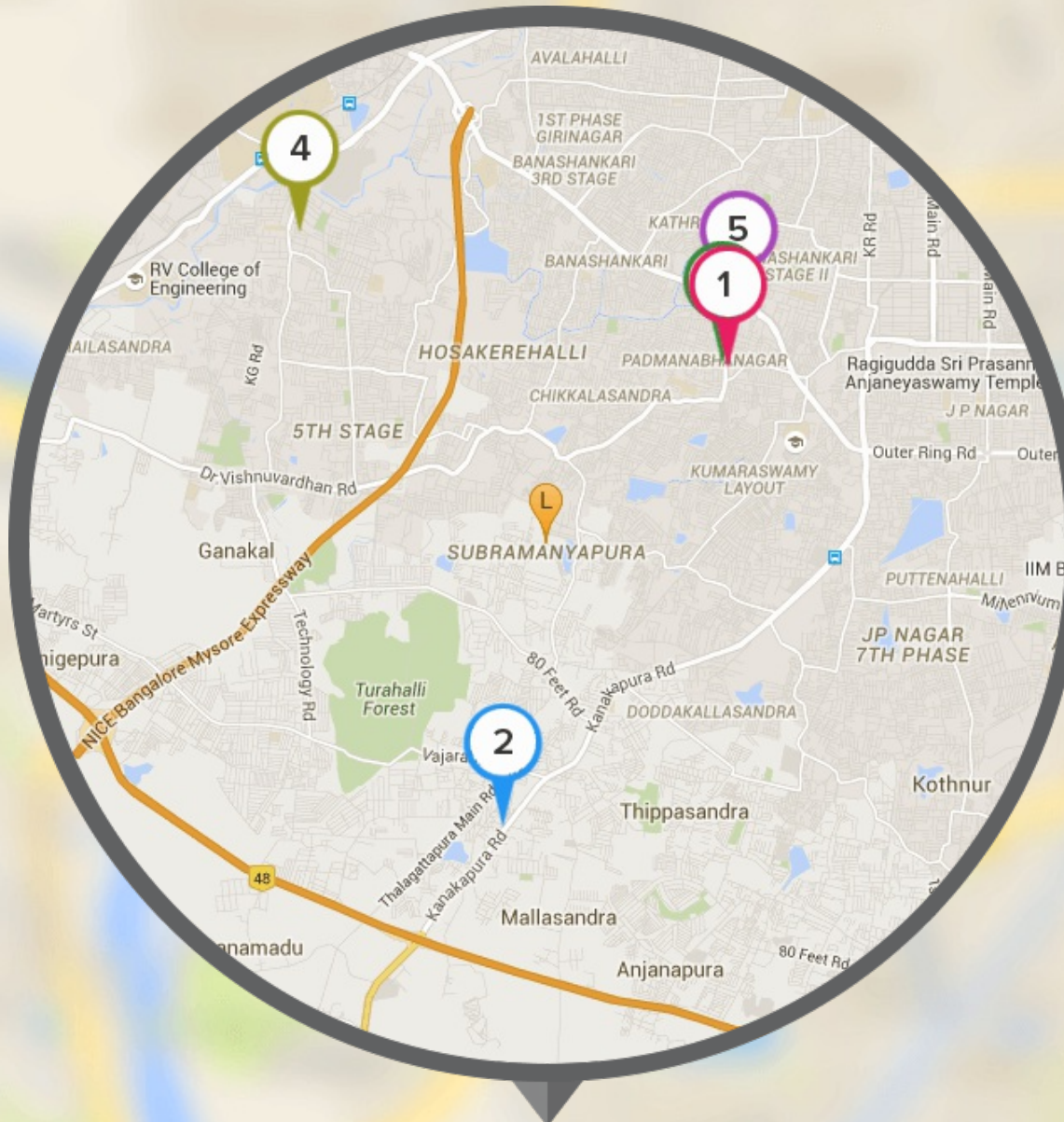
Project is expected to be delivered on Aug, 2016
after a delay of 14 month(s).
Has seen a price appreciation of **10 %** over last **38 month(s)**

LOCALITY INSIGHT

Everything you want to know about the locality




Play Schools Near Prestige Lake Ridge, Bangalore



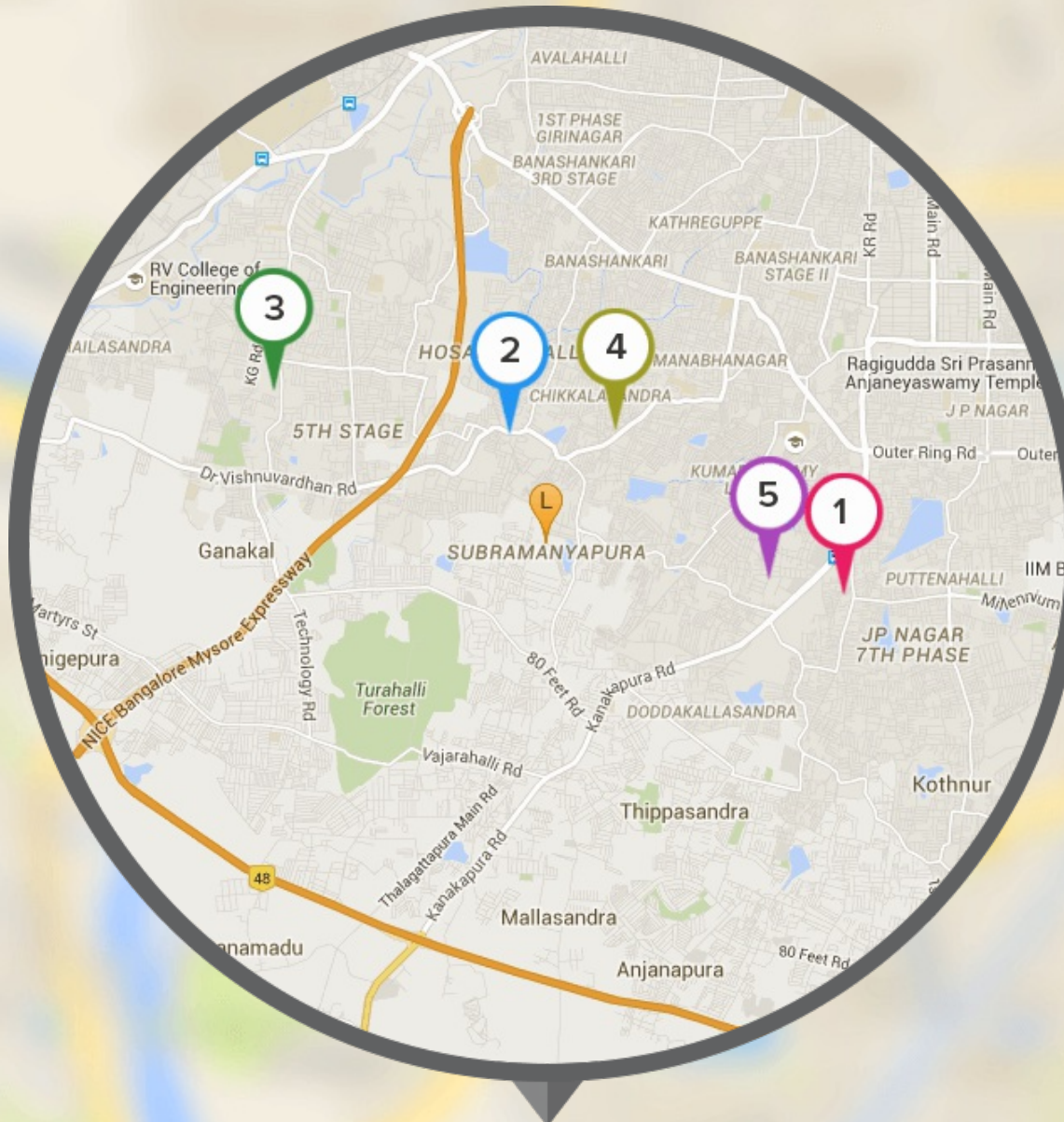
Play Schools

Top 5 Play Schools (within 5 kms)

- | | | |
|---|---|--------|
| 1 | Prarthana School
★★★★★ | 2.78Km |
| 2 | EuroKids Kanakapura Road, Bangalore
★★★★★ | 3.19Km |
| 3 | MICKEY N MINIE PLAY SCHOOL AND DAY CARE CENTRE
★★★★★ | 2.78Km |
| 4 | EuroKids
★★★★★ | 4.38Km |
| 5 | Prayag Montessori
★★★★★ | 3.31Km |

 Represents the location of Prestige Lake Ridge

Schools Near Prestige Lake Ridge, Bangalore



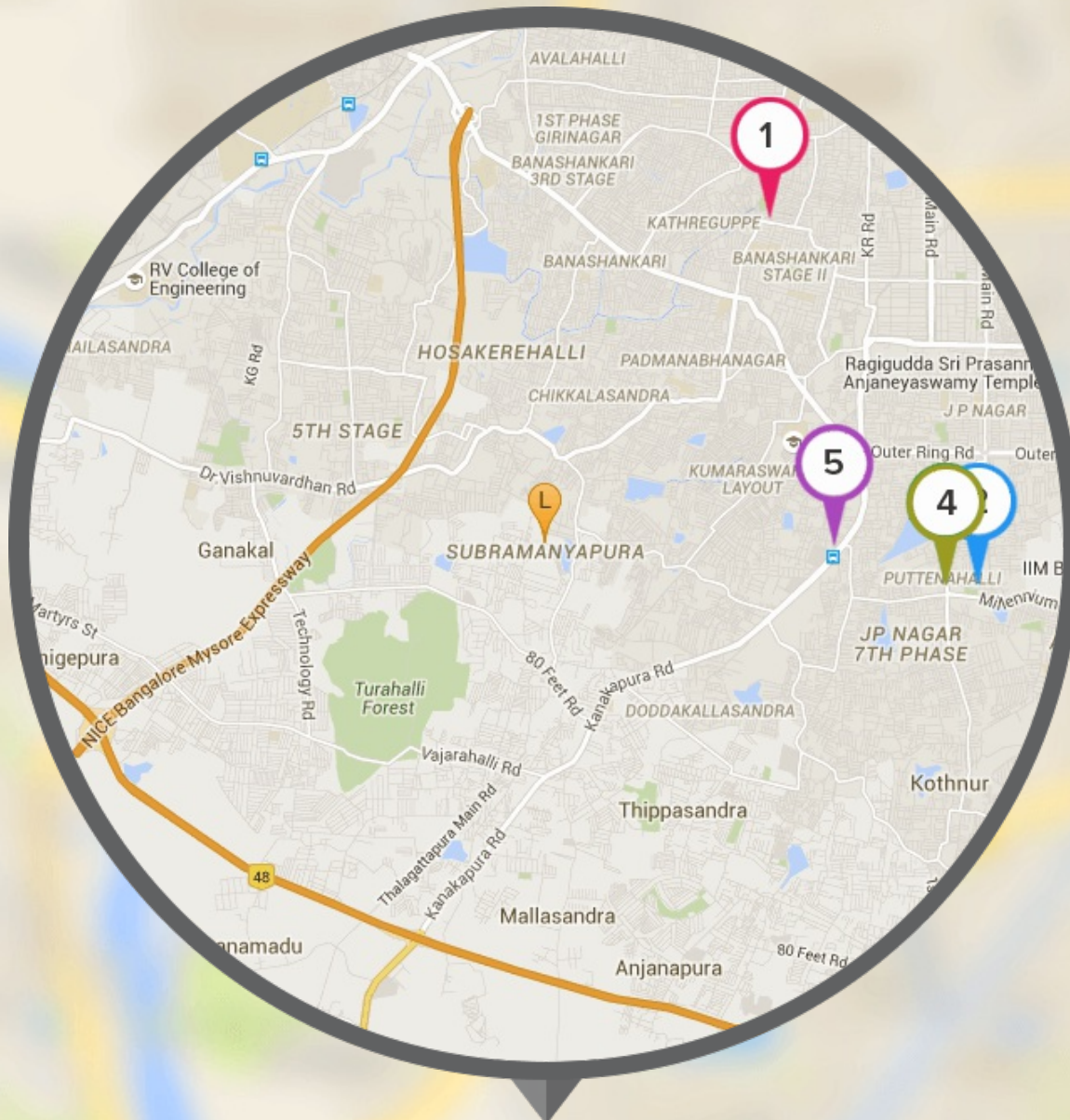
Schools

Top 5 Schools (within 5 kms)

- 1** Green Valley English School
★★★★★ 3.35Km
- 2** Kasturba Public School
★★★★★ 1.26Km
- 3** Sri Jnanakshi Vidyaniketan
★★★★★ 3.45Km
- 4** Vishwabharati school
★★★★★ 1.45Km
- 5** Delhi Public School
★★★★★ 2.51Km

Represents the location of Prestige Lake Ridge


Restaurants Near Prestige Lake Ridge, Bangalore



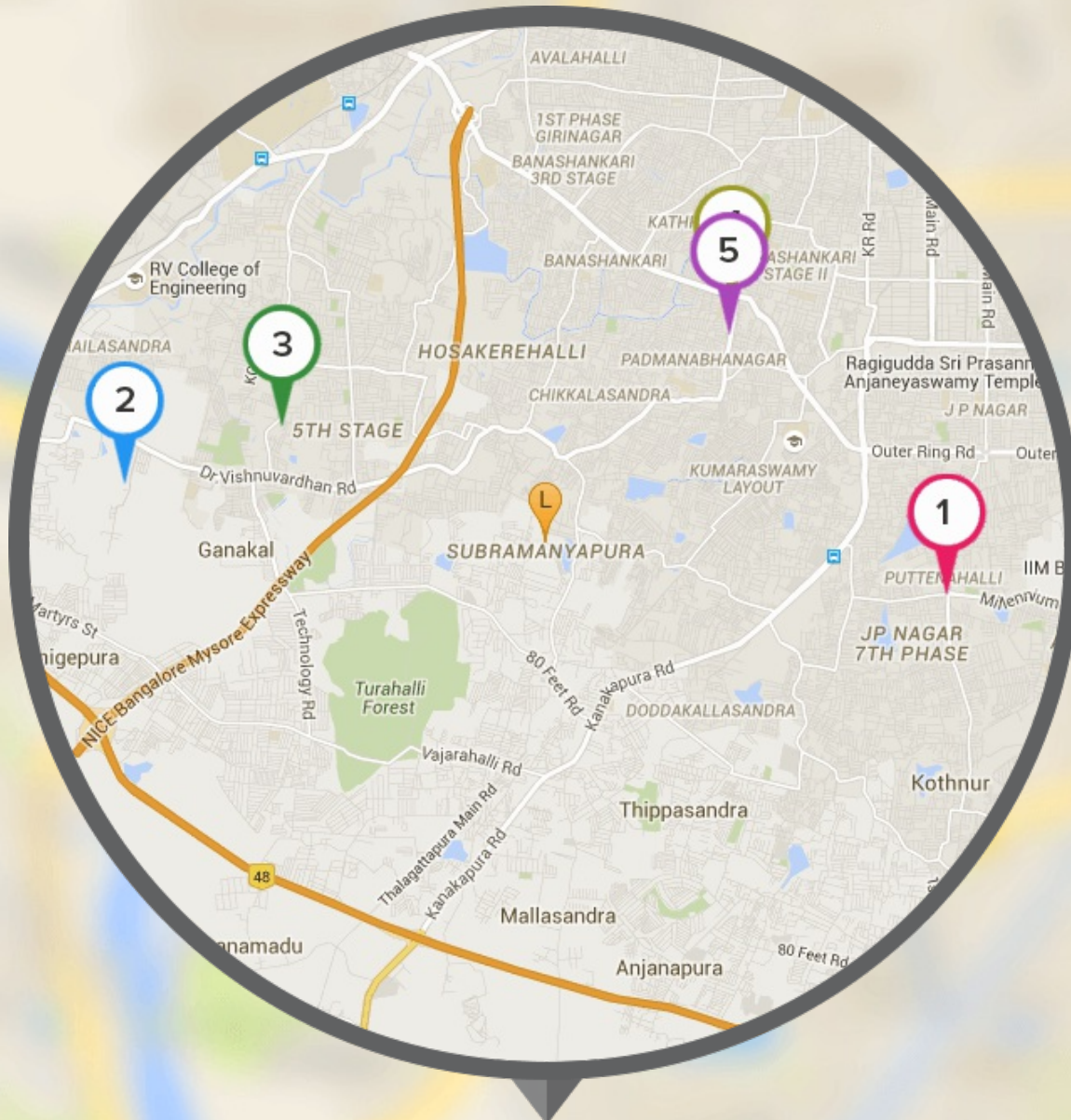
Restaurants

Top 5 Restaurants (within 5 kms)

- | | | |
|---|------------------------------|--------|
| 1 | Lakshmi Sagar
★★★★★ | 4.36Km |
| 2 | Cafe And Patisserie
★★★★★ | 4.83Km |
| 3 | Adithya
★★★★★ | 4.46Km |
| 4 | KFC Restaurant
★★★★★ | 4.47Km |
| 5 | Vindhu
★ | 3.21Km |

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Hospitals Near Prestige Lake Ridge, Bangalore



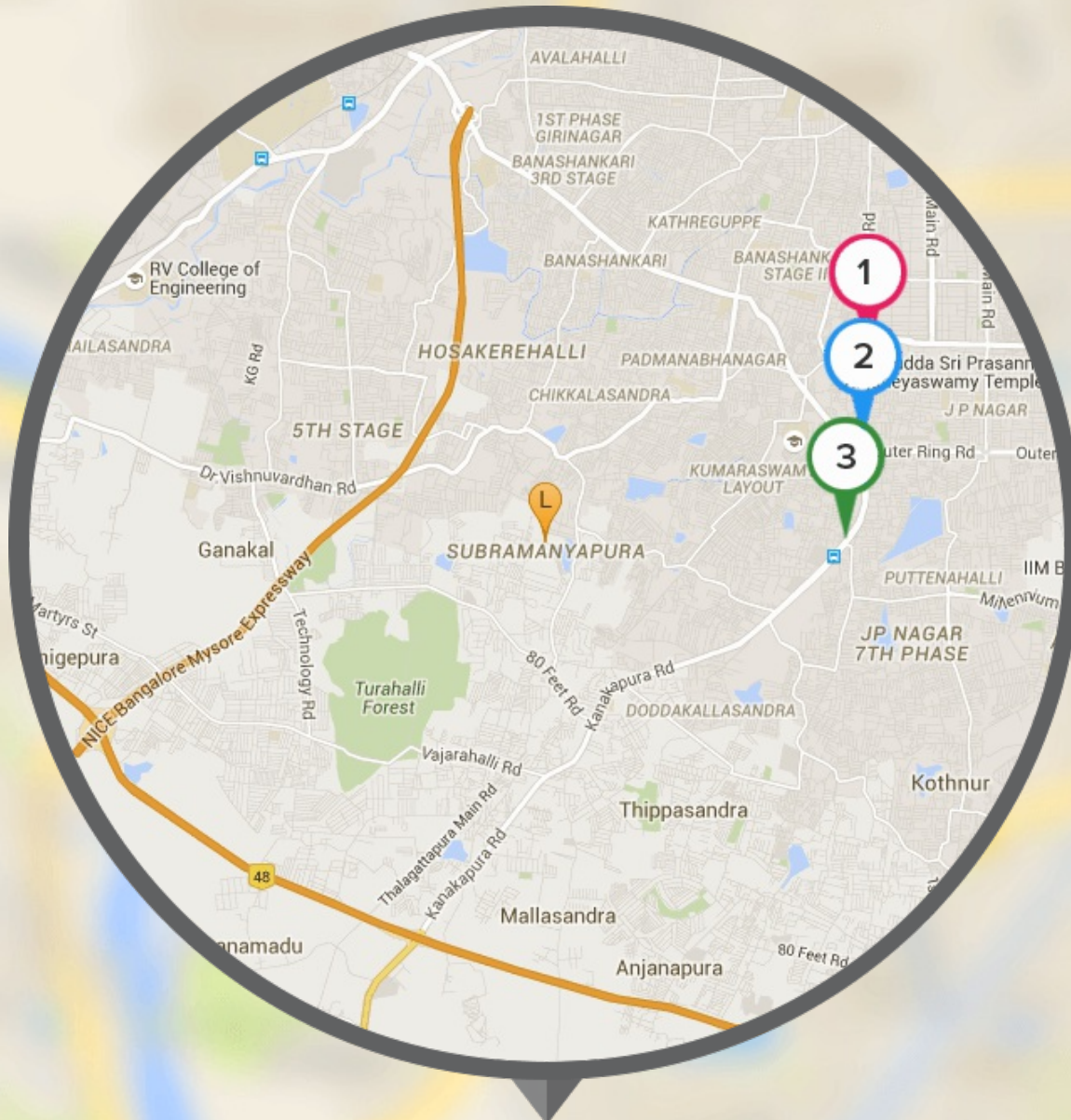
Hospitals

Top 5 Hospitals (within 5 kms)

1	The Apollo Clinic	★★★★★	4.49Km
2	Global Hospitals	★★★★★	4.72Km
3	Manipal Specialy Hospital	★★★★★	3.19Km
4	D G Hospital	★★★★★	3.31Km
5	Yogananda Diagnostic Centre	★★★★★	3.07Km


L Represents the location of Prestige Lake Ridge

Connectivity Near Prestige Lake Ridge, Bangalore



Top 3 Connectivity (within 5 kms)

- | | | | |
|---|----------------------------|-------|--------|
| 1 | Banashankari Metro Station | ★★★★★ | 4.11Km |
| 2 | Jayaprakash Nagar | ★★★★★ | 3.69Km |
| 3 | Puttenahalli | ★★★★★ | 3.33Km |

 Represents the location of Prestige Lake Ridge

Connectivity



PROPTIGER



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