




# 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.



# Bren Avalon


Dodanekundi, Bangalore


₹ 62 Lacs onwards

Livability Score



 Project Size  
10 Towers

 Configurations  
2,3 Bedroom Apartment

 Possession Starts  
Jan '15



# 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

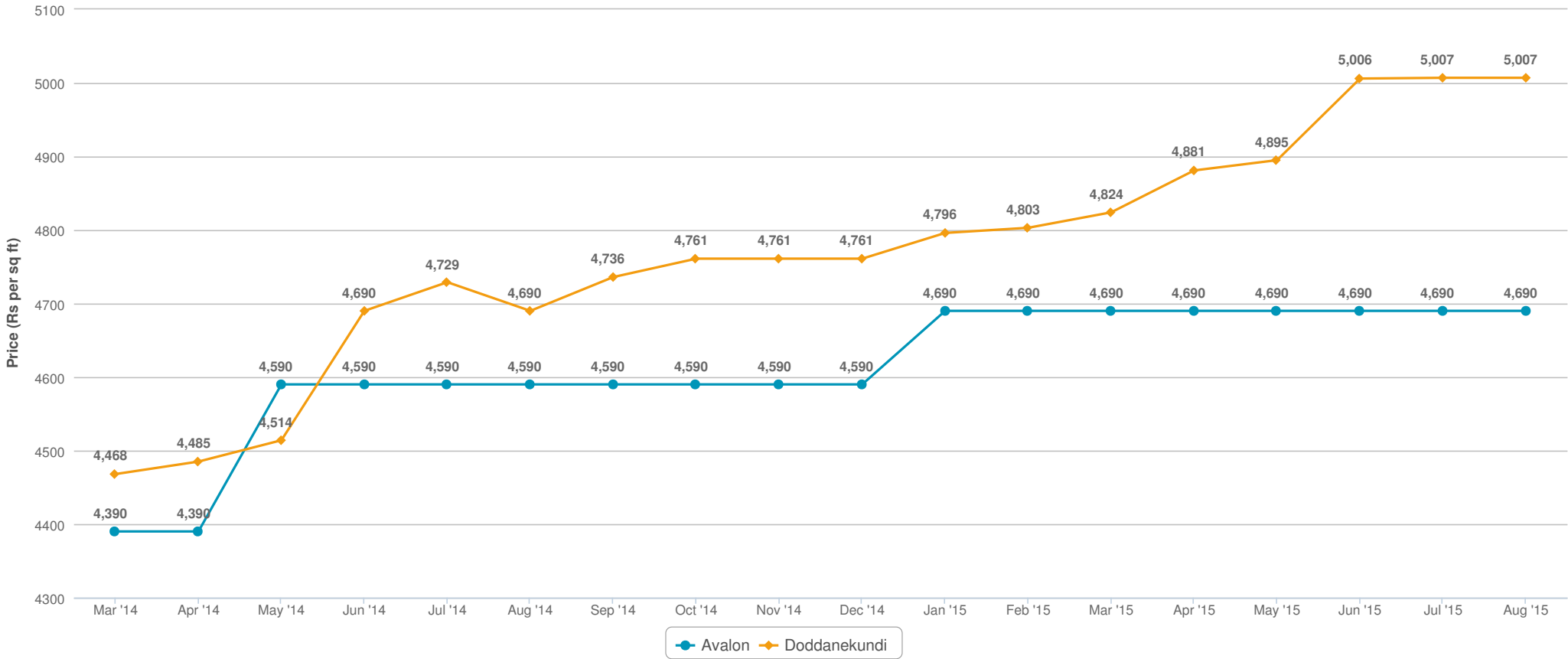


## Demand Comparison

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

# Price Trend Of Bren Avalon

## Bren Avalon VS Doddanekundi, Bangalore



Property Type	2BHK+2T	3BHK+3T
Area (sq.ft.)	1023, 1030, 1037, 1058, 1127	1406, 1418, 1419



## Price Comparison With Other Projects Similar To Bren Avalon



**Bren Avalon**  
Doddanekundi, Bangalore



**Gopalan Urban Woods**  
Mahadevapura, Bangalore



**Sai Krupa Harmony**  
Mahadevapura, Bangalore

Primary Purchase Price	4,690/sq.ft.	4,700/sq.ft.	4,500/sq.ft.
Advance Maintenance Charges (Month)	Rs. 1 (One time)	Rs. 1 (One time)	N.A.
Car Parking Charges	Covered : Rs. 3 Lacs (One time)	N.A.	N.A.
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	Rs. 1 Lacs (One time)	N.A.	N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Bren Avalon



Bren Avalon's current price is Rs. 4690/sq. ft. and it is in Ready to Move In stage.

In comparison to locality, Bren Avalon is overpriced by Rs. null/sq. ft.

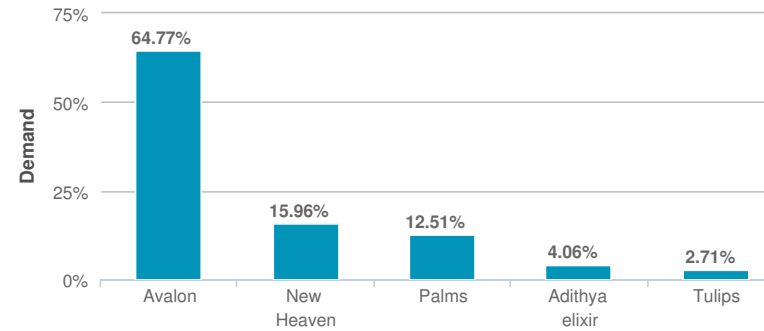
Highest price in the locality is for Zonasha Estates Paradiso at 8500/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Myspace Builders Akshaya at 3800/sq. ft. and it is in Ready to Move In stage.

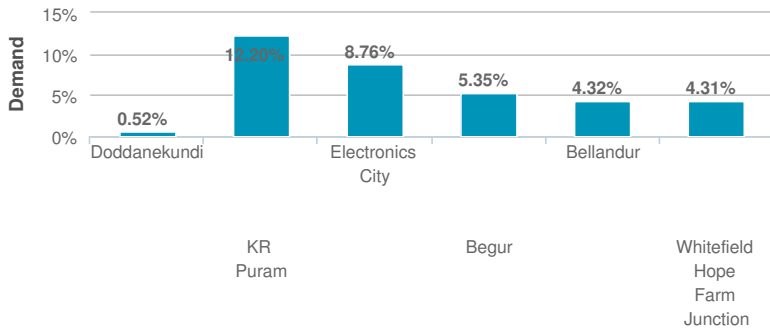
## Analysis

- Avalon has 64.77 % demand amongst all projects in Bangalore.
- The highest demand 64.77% in Bangalore is for Avalon.
- The lowest demand 2.71% in Bangalore is for Tulips

### Demand of projects in 5 km vicinity of Bren Avalon



### Demand in popular localities of Bangalore



## Analysis

- Doddanekundi has 0.52 % demand amongst all projects in Bangalore.
- The highest demand 12.20% in Bangalore is for KR Puram.
- The lowest demand 0.52% in Bangalore is for Doddanekundi





## ***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

# Bren Avalon Comparison With Other Similar Projects



**Bren Avalon**  
Doddanekundi, Bangalore



**Gopalan Urban Woods**  
Mahadevapura, Bangalore



**Sai Krupa Harmony**  
Mahadevapura, Bangalore

Livability Rating*	7.6/10	7.4/10	7.2/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Bren	Gopalan	Sai Krupa
Locality	Doddanekundi, Bangalore	Mahadevapura, Bangalore	Mahadevapura, Bangalore
Number of Towers	10	3	1
Project Land Area	5 Acres	6 Acres	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

# Bren Avalon Comparison With Other Similar Projects (Continued ...)



Bren Avalon  
Doddanekundi, Bangalore



Gopalan Urban Woods  
Mahadevapura, Bangalore



Sai Krupa Harmony  
Mahadevapura, Bangalore

Part of Township	No	No	No
Average Flats Per Floor	3.86	6.89	16
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	May `11	Oct `10	Jan `13
Possession Date	Jan `15	Nov `13	Mar `15
Delay	On time	On time	On time

# Amenities Comparison Of Bren Avalon With Other Similar Projects


















**Bren Avalon**  
Doddanekundi, Bangalore



**Gopalan Urban Woods**  
Mahadevapura, Bangalore



**Sai Krupa Harmony**  
Mahadevapura, Bangalore

Cafeteria			
Car Parking			
Intercom			
Multipurpose Room			
Jogging Track			

Common Amenities	Gymnasium	Swimming Pool	Children's play area	Club House	24 X 7 Security	Power Backup
Amenities not available in any project	Sports Facility	Indoor Games	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

## Overview Of Developer (Bren)



Bren Corporation is a leading real estate developer in Bangalore and is spearheaded by its Managing Director Mr. Boopesh Reddy. Bren Corporation holds four decades of experience in the sector and the portfolio of property by Bren Corporation includes commercial, residential, retail and infrastructure projects centered on Bangalore city and its suburbs. The company believes in creating innovative, customer centric and top class living, working and retail spaces. The company has a customer base exceeding 6000 happy individuals and has successfully delivered in excess of 2 million sq ft in the last four years. Upcoming projects by the company cover an area of 8 million sq ft in all. Bren Retail is a pioneering venture initiated by the company in association with Nolte, one of the biggest makers of bedrooms and kitchens in Europe while Bren Education is another group company which creates innovative educational infrastructure for schools.

### Unique Selling Point:

The company takes a unique approach at every stage of the construction and development process including cutting edge architectural design, quality construction techniques and customer satisfaction through deep and innate understanding of needs and requirements.

Some innovative approaches taken by the company include the installation of German kitchens at every villa and apartment which offer efficient storage, solar powered lamps that save power costs, tall, 8 foot high balconies that bring in more natural light, LED lighting for common areas for power savings, Separation of vehicular movement from zones for children and elders, machine-roomless elevators that lower maintenance costs and consume lesser power and convenient design that encompasses air conditioning and television points in every room. The company also offers the Bren Safe mark which guarantees greater quality, transparent and clear title deeds and all necessary statutory approvals in addition to a smooth ownership experience.

### Landmark Projects:

Some landmark projects helmed by the company include SJR Unity at Doddanekundi, Spencer at Marathahalli, Eastwood at Harlur, SJR Verity and Park Vista at Harlur and Avalon at Doddanekundi. Some of these projects offer 2 and 3 BHK apartments while some offer premium villas. Paddington at Sarjapur Road is another landmark project along with Celestia which is also based at the same location.

<b>Experience</b>	N.A
<b>Project Delivered</b>	20
<b>Ongoing Projects</b>	6

# Top Projects Delivered By Bren



Livability Score

7.6

## Bren Avalon

Doddanekundi, Bangalore

Project was delivered on Jan, 2015



Livability Score

7.5

## Bren Eastwood

Harlur, Bangalore

Project was delivered on Apr, 2011



Livability Score

7.4

## Bren Verity

Harlur, Bangalore

Project was delivered on Jan, 2010



Livability Score

7.2

## Bren Equinox

Electronics City, Bangalore

Project was delivered on Dec, 2009



Livability Score

7.7

## Bren Imperia

Harlur, Bangalore

Project is expected to be delivered on Oct, 2018  
after a delay of 12 month(s).

Has seen a price appreciation of 4 % over last 11 month(s)



Livability Score

7.6

## Bren EdgeWaters

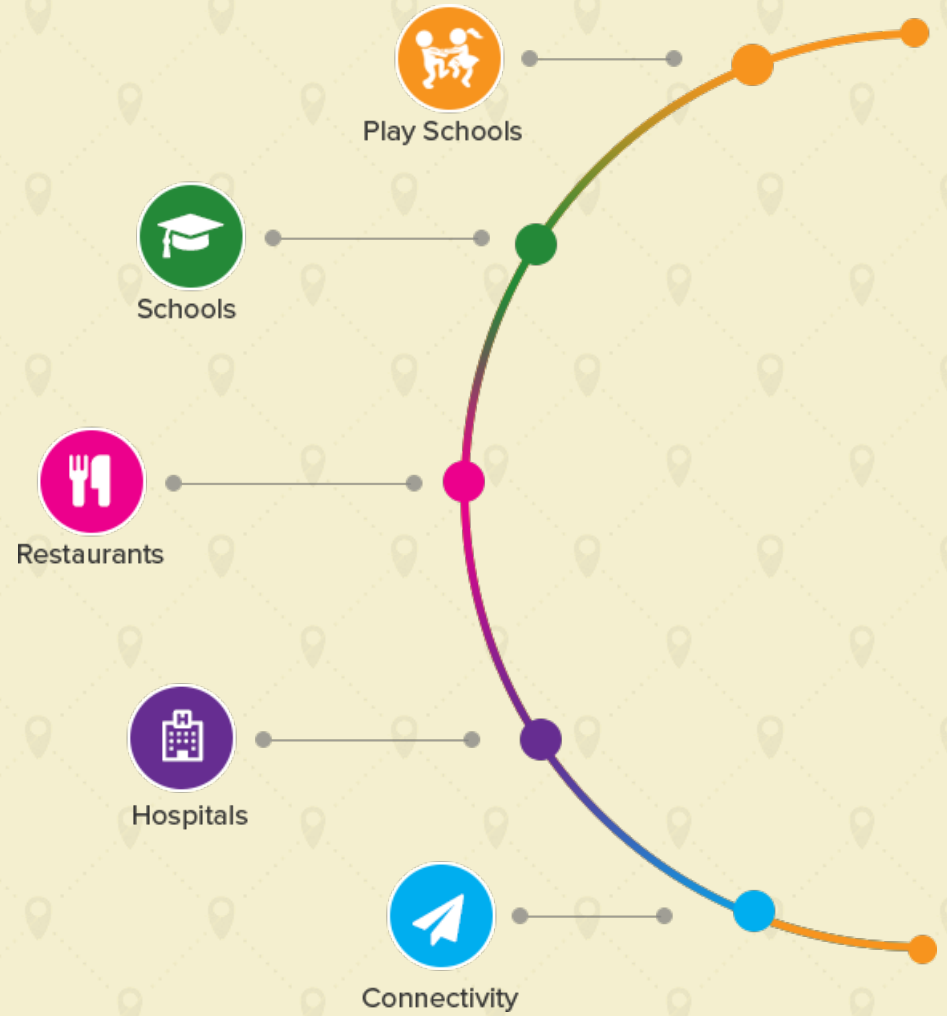
Harlur, Bangalore

Project is expected to be delivered on Aug, 2017  
Has seen a price appreciation of 17.8 % over last 20  
month(s)

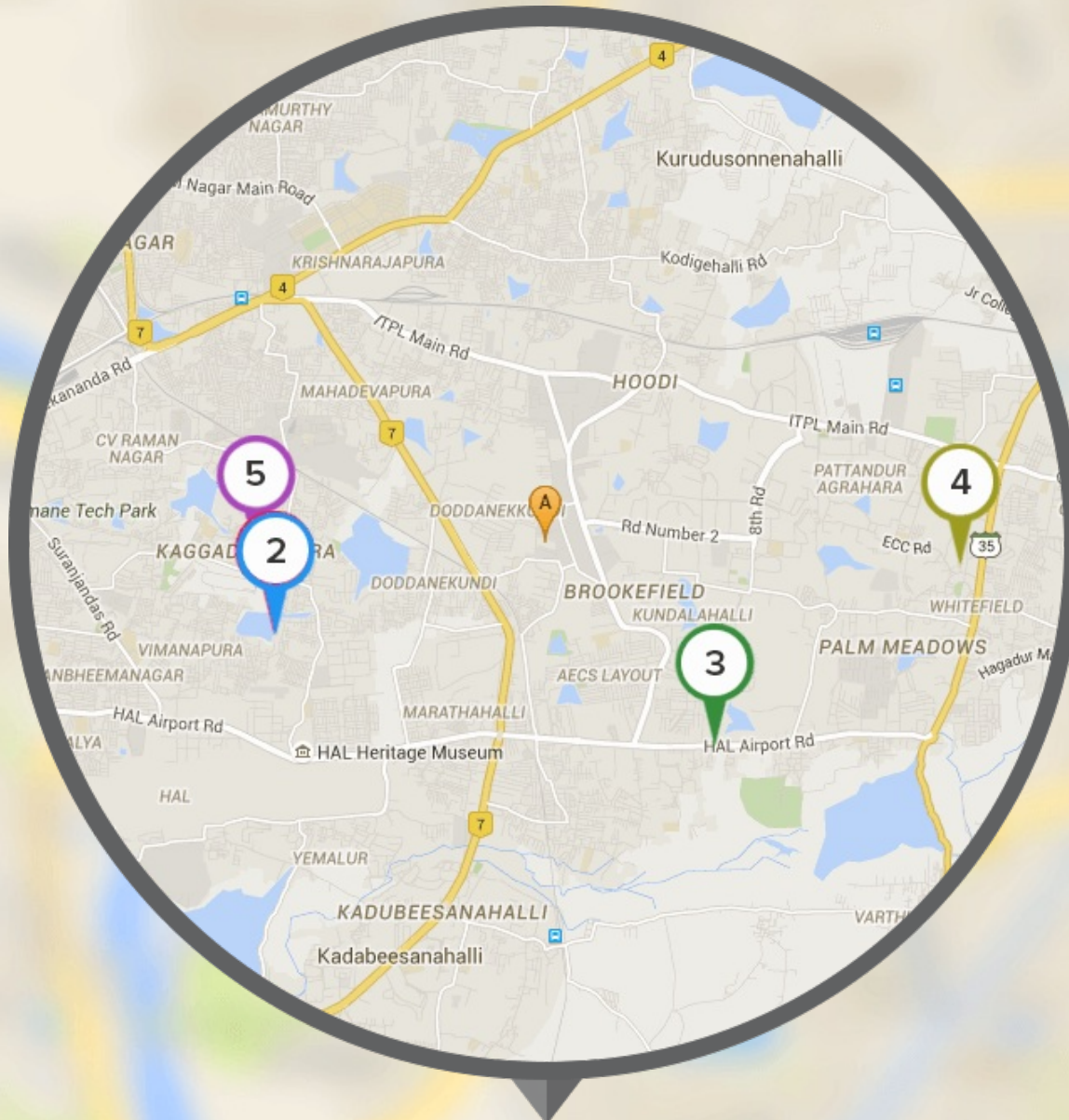


# LOCALITY INSIGHT

Everything you want to know about the locality



# Play Schools Near Bren Avalon, Bangalore



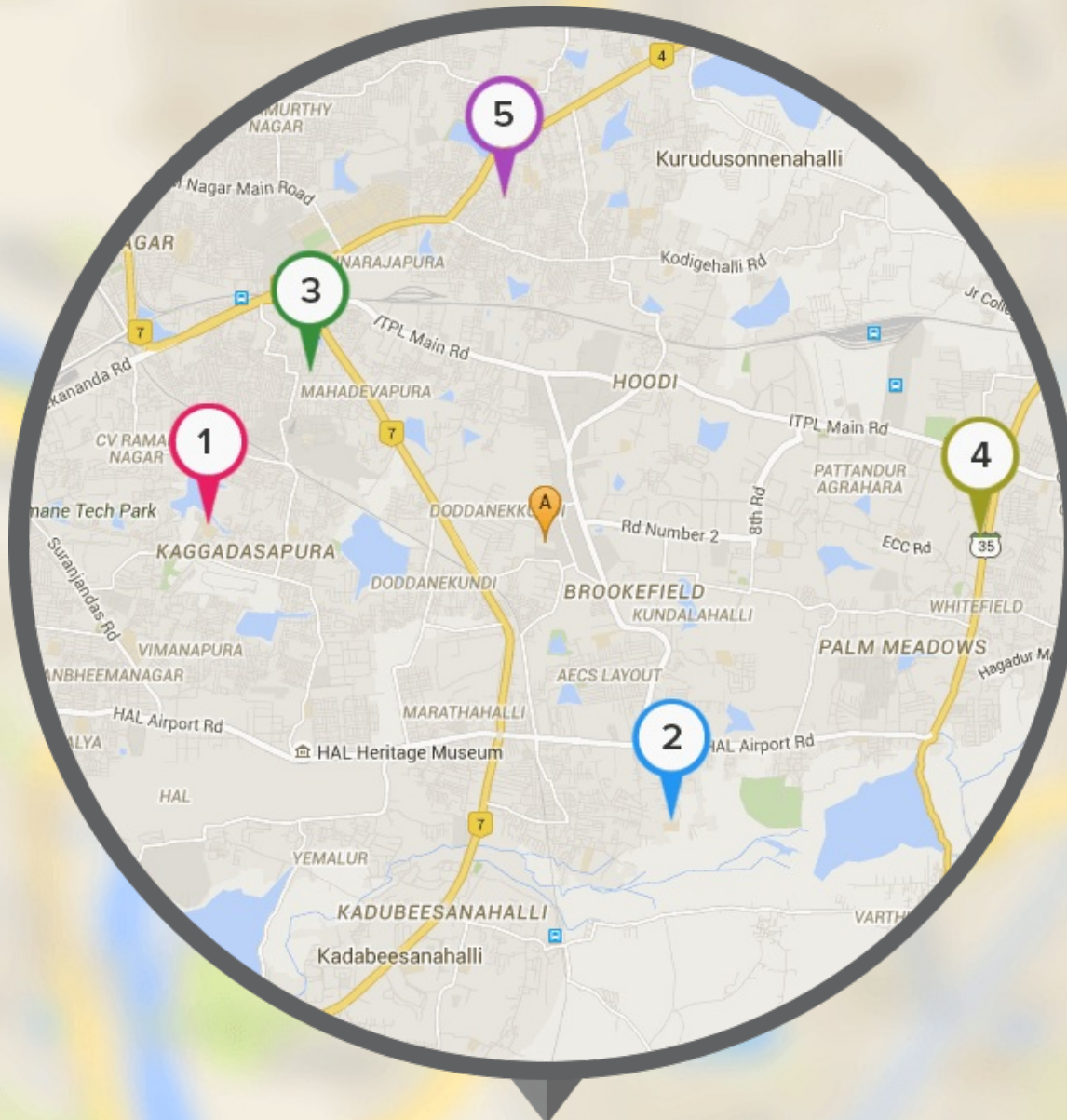
Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Vidyarambha Montessori School  
★★★★★ 3.18Km
- 2** Sanskriti Montessori House of Children and Daycar  
★★★★★ 3.16Km
- 3** Prishti Pre School  
★★★★★ 2.95Km
- 4** Cottolengo Special School For Mentally Retarded  
★★★★★ 4.61Km
- 5** Renga Montessori  
★★★★★ 3.20Km

Represents the location of Bren Avalon

# Schools Near Bren Avalon, Bangalore



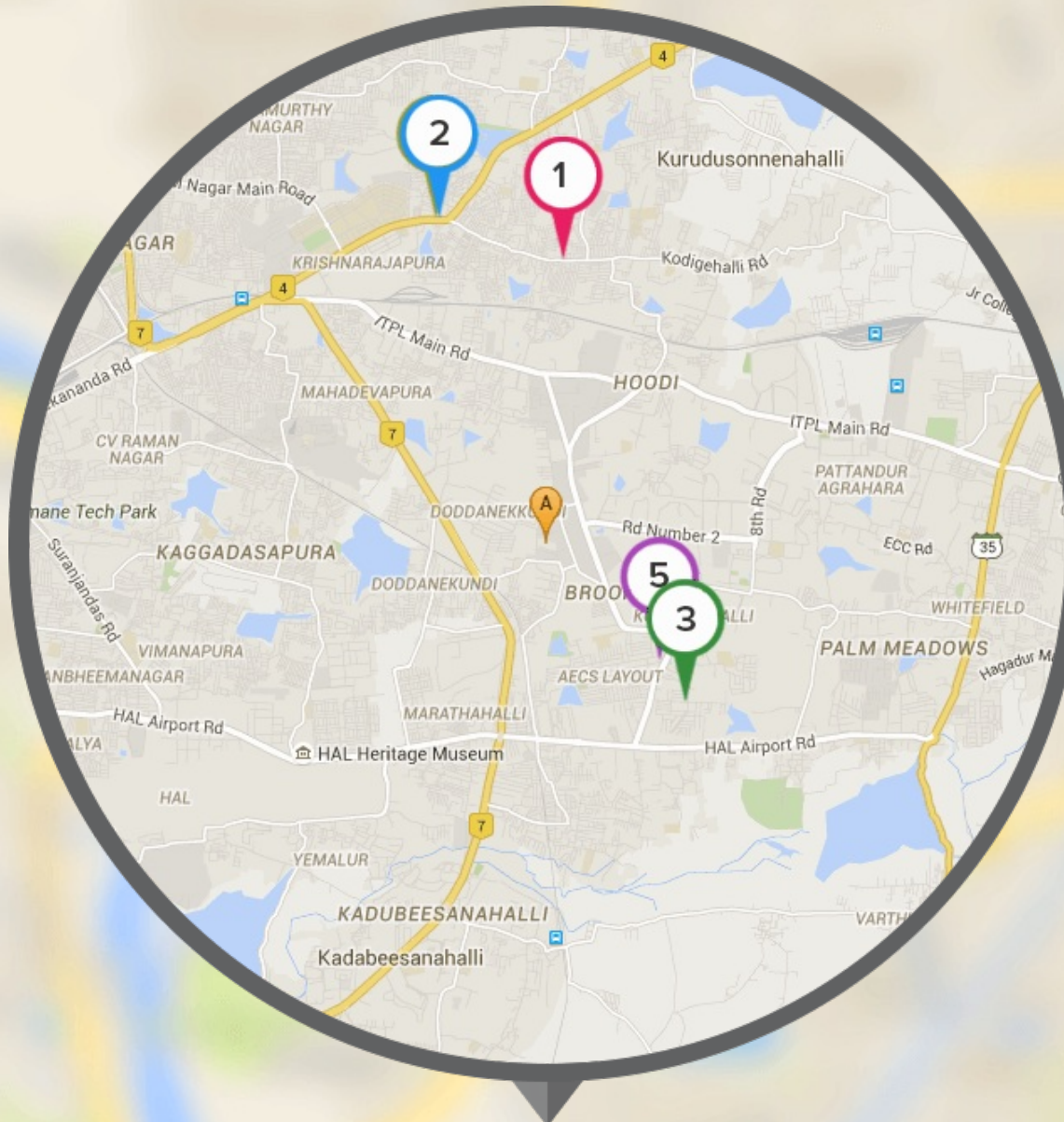
Schools

## Top 5 Schools (within 5 kms)

- |   |                                  |       |        |
|---|----------------------------------|-------|--------|
| 1 | Global City International School | ★★★★★ | 3.73Km |
| 2 | VIBGYOR High School              | ★★★★★ | 3.40Km |
| 3 | Holy Vision School               | ★★★★★ | 3.19Km |
| 4 | St Josephs Convent School        | ★★★★★ | 4.82Km |
| 5 | Amara Jyothi Public School       | ★★★★★ | 3.82Km |

A Represents the location of Bren Avalon


# Restaurants Near Bren Avalon, Bangalore



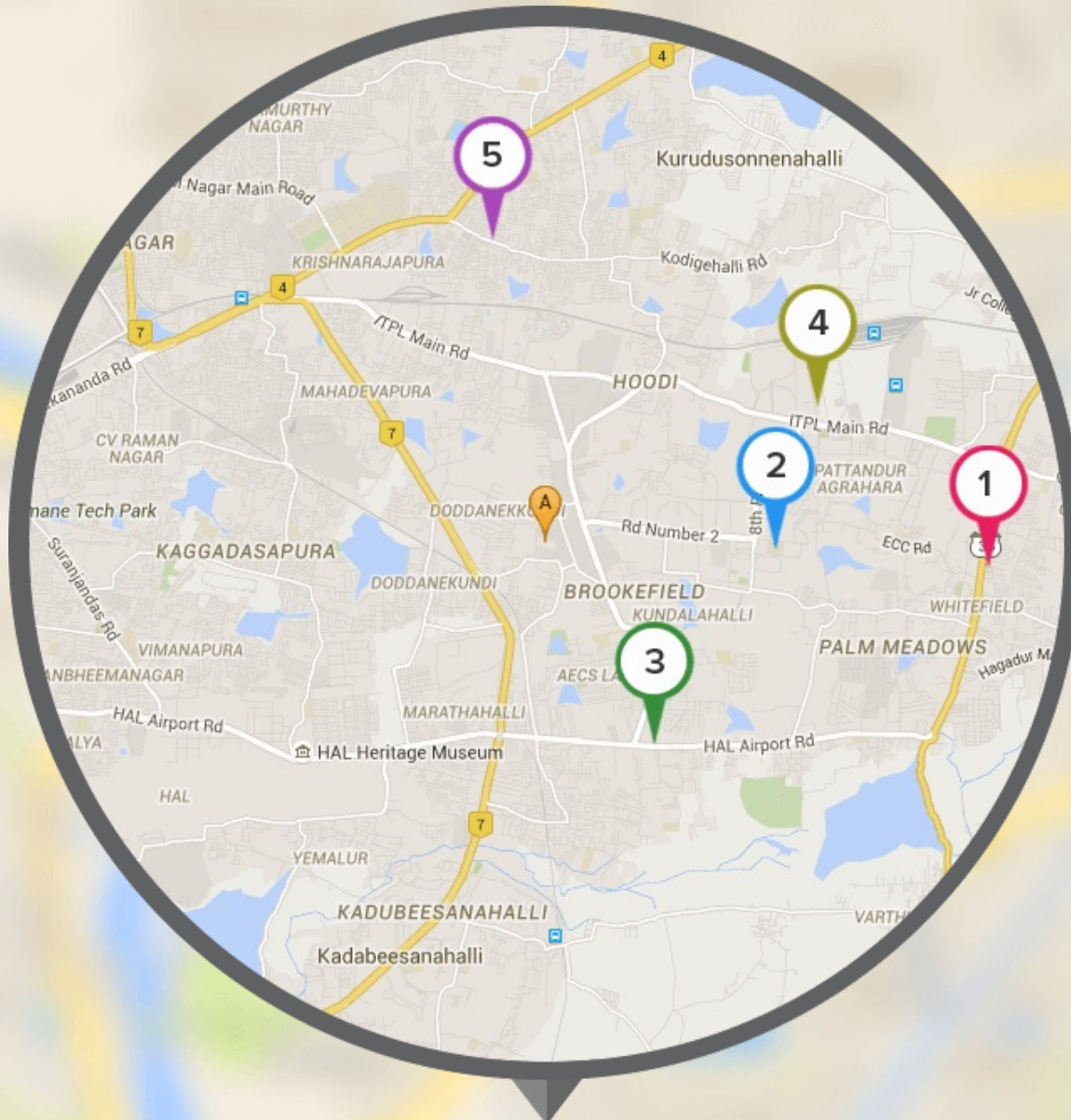
Restaurants

## Top 5 Restaurants (within 5 kms)

1	Hotel Bindu Sagar	★	3.14Km
2	Hotel Aishwarya Palace	★	3.78Km
3	Puliyogere Point	★	2.36Km
4	Royal Biryani Point	★	3.80Km
5	Restaurant	★	1.81Km

 Represents the location of Bren Avalon

# Hospitals Near Bren Avalon, Bangalore



Hospitals

## Top 5 Hospitals (within 5 kms)

- |   |   |       |        |
|---|---|-------|--------|
| 1 | Sathya Sai General Hospital                   | ★★★★★ | 4.93Km |
| 2 | Vydehi Hospital                               | ★★★★★ | 2.55Km |
| 3 | Apollo Clinic                                 | ★★★★★ | 2.55Km |
| 4 | Narayana Hrudayalaya Multi-Specialty Hospital | ★★★★★ | 3.37Km |
| 5 | Manipal Poly Clinic                           | ★★★★★ | 3.39Km |

A Represents the location of Bren Avalon



PROPTIGER



End to End Services



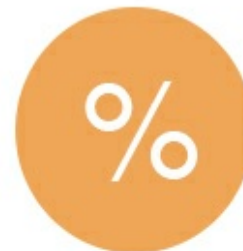
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