

Assetz Meru & Meadow

Uttarahalli Hobli, Bangalore



Disclaimer

The information presented in this document about Assetz Meru & Meadow is intended solely for informational purposes. The insights shared here are derived from publicly available sources and data at the time of publication, including market analysis, price trends, location advantages, and proposed infrastructure plans. All information, including project specifications, pricing, amenities, possession timelines, and approvals, are subject to change as the project evolves and undergoes necessary clearances, including RERA.

This document offers data-backed insights to assist prospective buyers in understanding the project's market positioning and potential value proposition. However, it does not constitute legal, financial, or investment advice. All interested parties are strongly encouraged to conduct their own due diligence and consult with certified professionals before making any investment or purchase decisions. Neither the publisher nor its affiliates shall be held responsible for any decisions taken based on the information herein. By accessing and referring to this document, you acknowledge and accept the above terms.

About Developer

Founded in 2006 and headquartered in Singapore, **Assetz Property Group** is a highly reputed and credible real estate developer, primarily operating in Bangalore, India. Known for its design-led approach and deep market insight, the group has developed and is currently managing over 10 million sq. ft. across residential, commercial, and industrial segments.

Flagship past projects of Assetz in Bangalore:

| Project Name | Location | Project Type |
|------------------------|----------------------------|------------------------|
| Assetz Marq 2.0 | Kannamangala | Lifestyle Apartments |
| Assetz 63° East | Kodathi | Sustainable Apartments |
| Assetz Earth & Essence | International Airport Road | Villas & Row Houses |
| Assetz Canvas & Cove | Begur Road | Premium Apartments |

Developer Review

| Aspect | Analysis & Feedback |
|-----------------------|--|
| Construction Quality | Premium materials, smart layouts, durable finish |
| Timely Delivery | Strong track record of on-time completion |
| Transparency | RERA-compliant, open communication with buyers |
| Financial Stability | Privately held, well-funded, and conservative in risk management |
| Customer Satisfaction | Highly rated for design, after-sales, and project delivery |

Executive Summary

Prime Connectivity

<1 min from Doddakallasandra
Metro Station

Spacious Layout

87% open space ensures airy,
nature-filled living

Luxury Residences

468 well-planned 3 & 4 BHK
premium apartments

Top-Class Amenities

30+ world-class options including
paddle & pickleball co

Grand Clubhouse

~31,000 sq.ft. clubhouse with
lifestyle & fitness features

Trusted Developer

By Assetz Group, known for
timely, quality-driven delivery

Project Details



Developer
Assetz Property Group



Micromarket
Uttarahalli



Zone
South Bengaluru



RERA Status
RERA Approved



Asset Type
Apartment



Total Units
468 Units



Project Density
82 units per acre



Configurations
3 BHK & 4 BHK



Landmark
Near Mantri Arena Mall



Project Type
Residential Development



Water Source
Tankers



Total Land Area
~ 5.66 Acres



Units/Floor
8 units



Carpet Efficiency
~75%



Approach Road Width
24 ft



Launch Price
₹~14000/Sqft
(excluding PLC & FRC)



Building Configuration
2 Towers, 2 Basements
+ Ground + 30 Floors



Clubhouse Area
~31,000 sq.ft



Possession Date
December 2030



Floor to Ceiling height
10.34 ft

Map Location



Location with Seamless Connectivity

Project's prime location on the 4-lane Kanakapura Road, offering seamless connectivity to both Bengaluru city and Kanakapura, ensuring easy access and excellent road infrastructure.

Site Photos

These images showcase the actual project site, featuring a clean, land parcel with excellent surroundings. Proximity to high-rise developments and infrastructure highlights future growth and investment potential.



Roads

The project enjoys a wide, well-paved approach road ensuring smooth and hassle-free access. Excellent connectivity towards Bangalore enhances daily commute convenience and adds long-term value to the location.



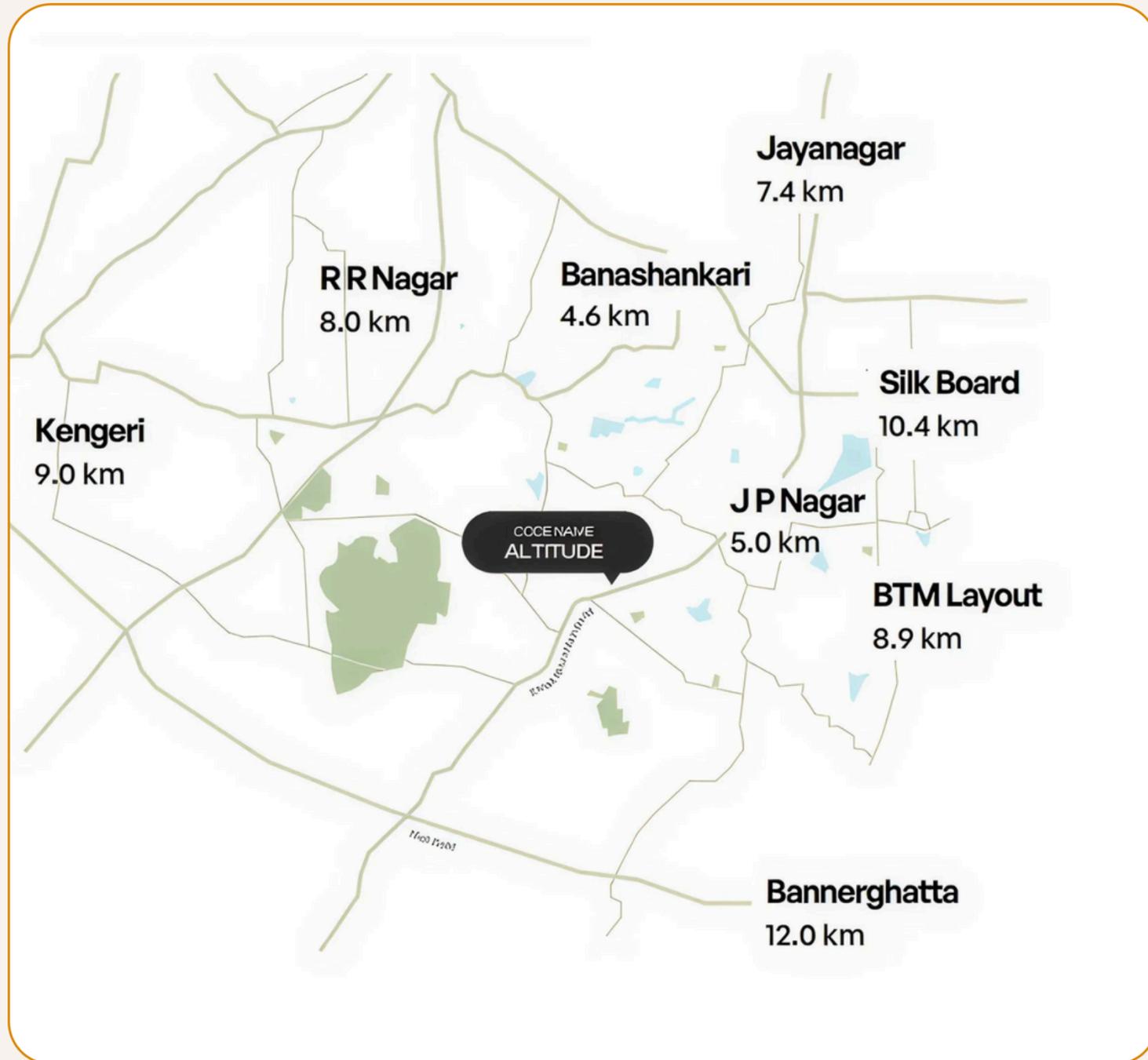
Master Plan



Legends

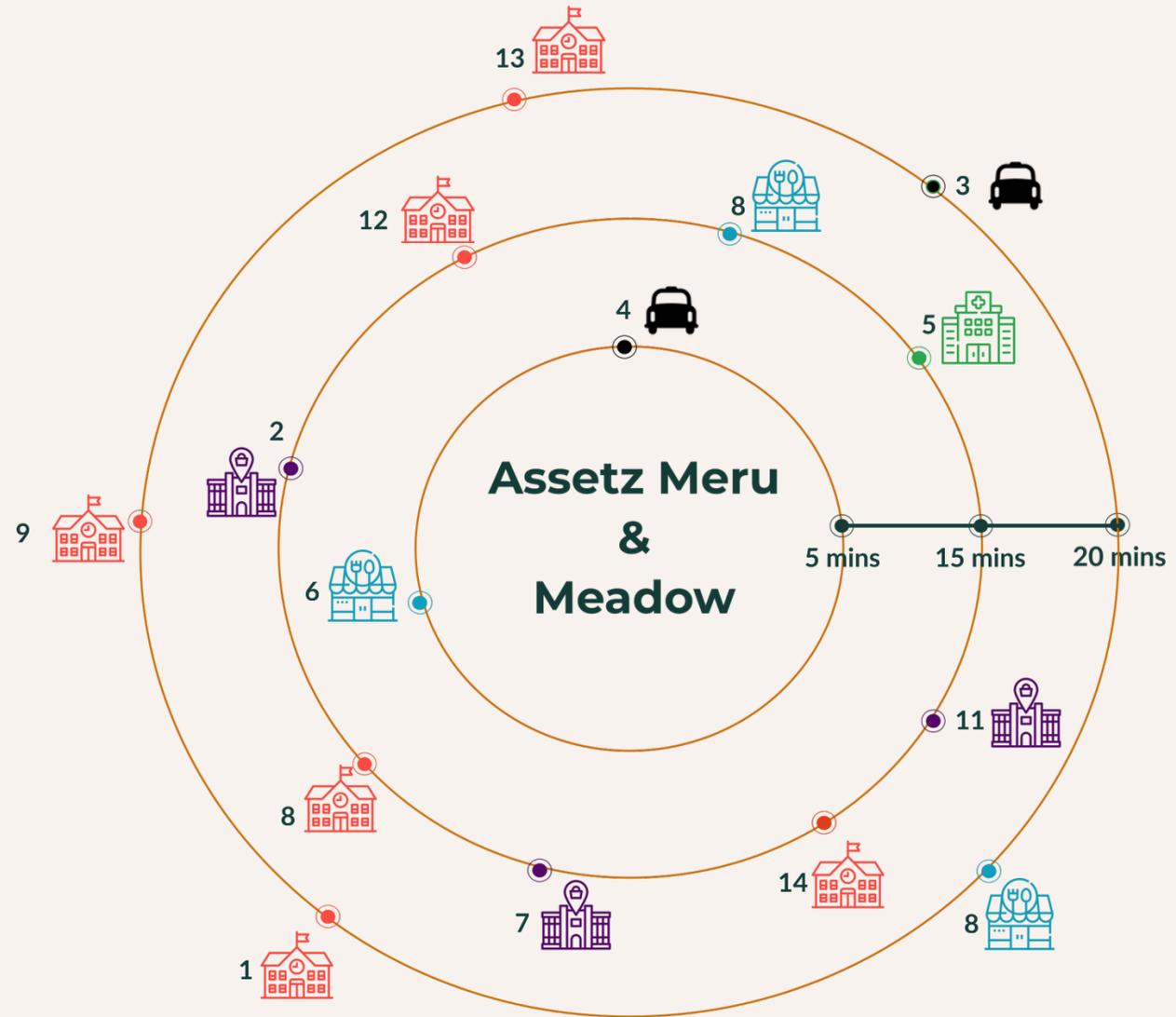
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|---------------------|-----------------------------------|
| 1. Entry Gate | 8. Trellis with Seating |
| 2. Water Feature | 9. Outdoor Working / Reading Pods |
| 3. Landscape Island | 10. Senior Citizen Park |
| 4. Kids' Play Area | 11. Pets' Park |
| 5. Lawn Mound | 12. Outdoor Gym |
| 6. Padel Court | 13. Services |
| 7. Pickleball Court | 14. Exit Gate |

Connectivity



- 1 Kanakapura Main Road ~1 min
- 2 Doddakallasandra Metro Station ~2 mins
- 3 Banashankari Bus Stand ~10 mins
- 4 NICE Road ~14 mins
- 5 Kengeri Railway Station ~20 mins

Nearby Landmarks



1. Brooklyn National Public School ~1 min
2. Mantri Arena Mall ~1 min
3. Doddakallasandra Metro Station ~2 mins
4. Narayana Nagar Bus Stop ~3 mins
5. Cloudnine Hospital ~4 mins
6. Purva Zentech Business Park ~4 mins
7. The Big Market ~5 mins
8. Cura Hospital ~6 mins
9. Delhi Public School ~6 mins
10. ISKCON ~7 mins
11. Forum Mall (Yelachenahalli) ~7 mins
12. Silicon City PU College ~9 mins
13. Dayananda Sagar College of Engineering ~10 mins
14. City Engineering College ~12 mins

| | | | | |
|--|--|---|--|---|
|  Hospitals |  Schools |  Entertainment Hubs |  Restaurants |  Connectivity |
|--|--|---|--|---|

Floor Plan



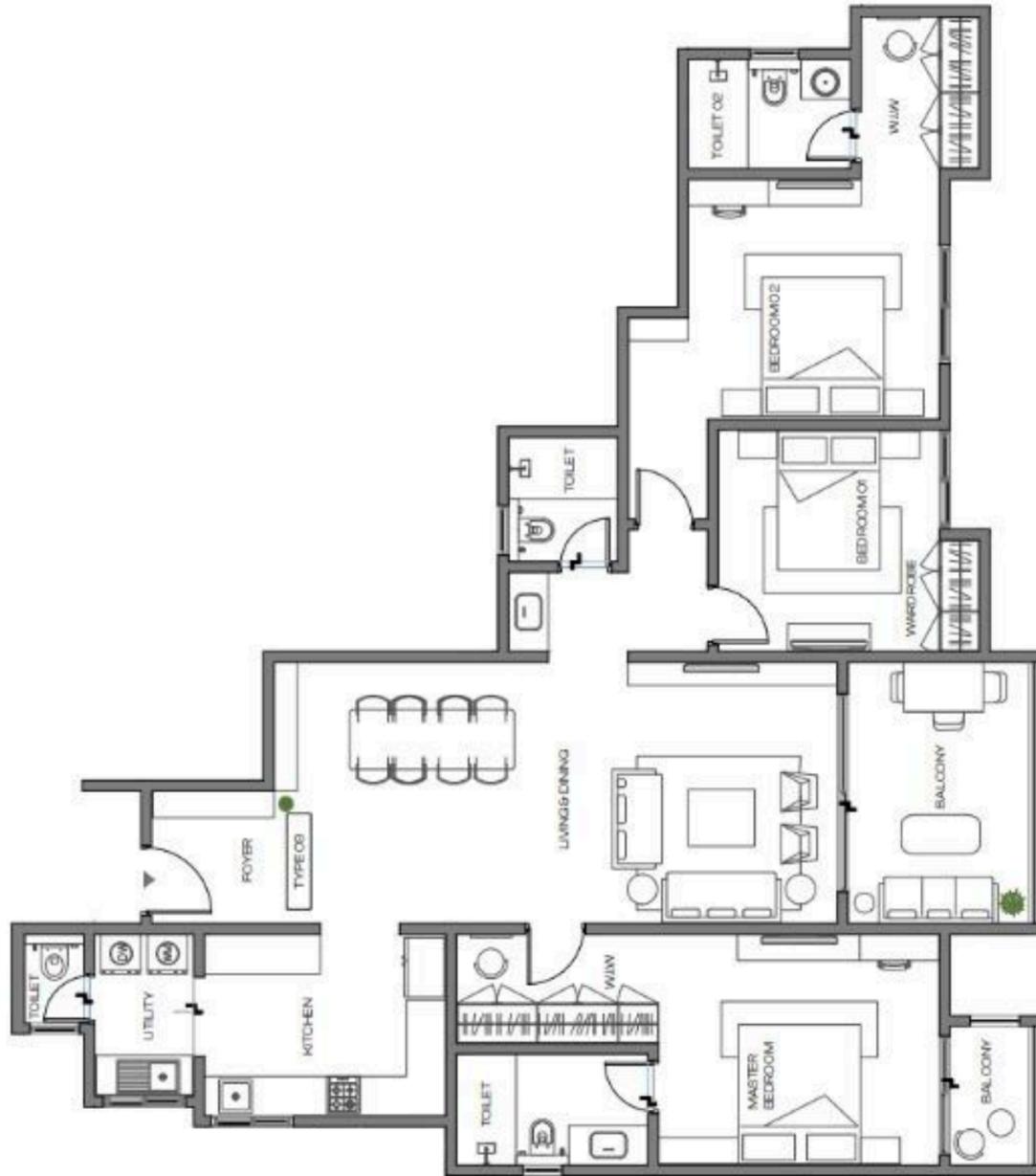
Configuration - 3 BHK

SBUA - 1897 Sqft.

CA - 1421 Sqft.

Balcony Area - 116 Sqft.

Floor Plan



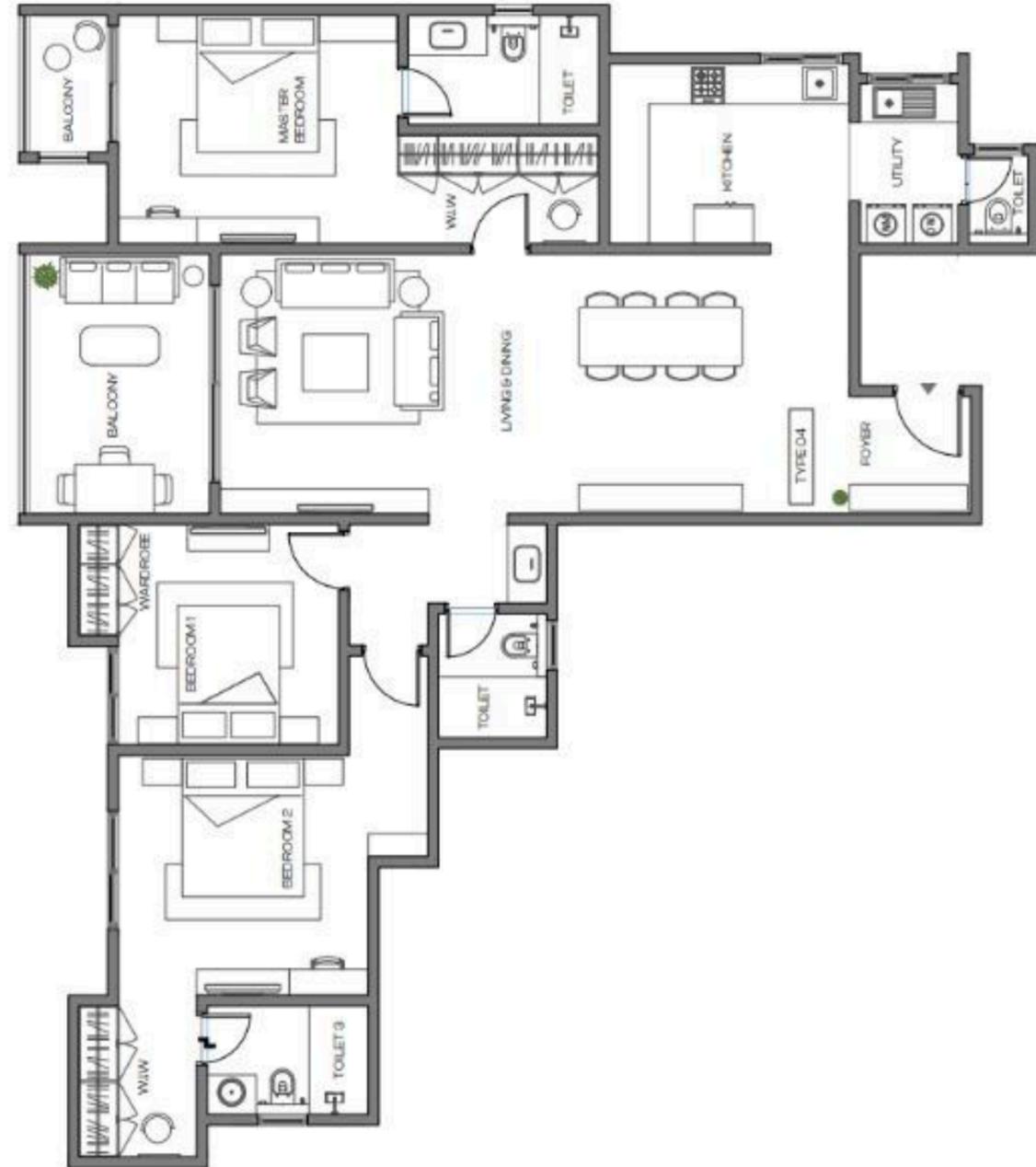
Configuration - 3 BHK

SBUA - 2061 Sqft.

CA - 1543 Sqft.

Balcony Area - 144 Sqft.

Floor Plan



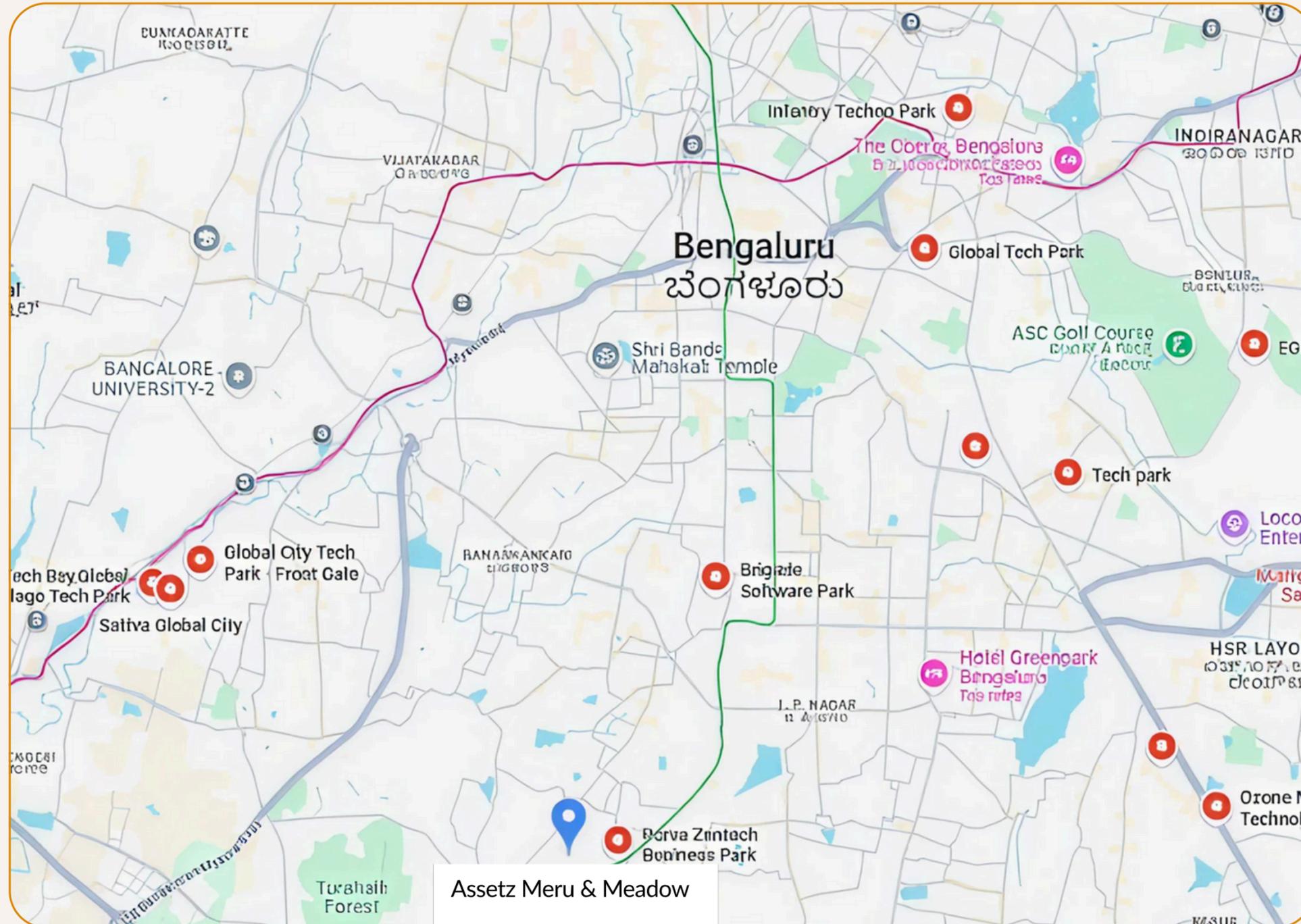
Configuration - 3 BHK

SBUA - 2111 Sqft.

CA - 1582 Sqft.

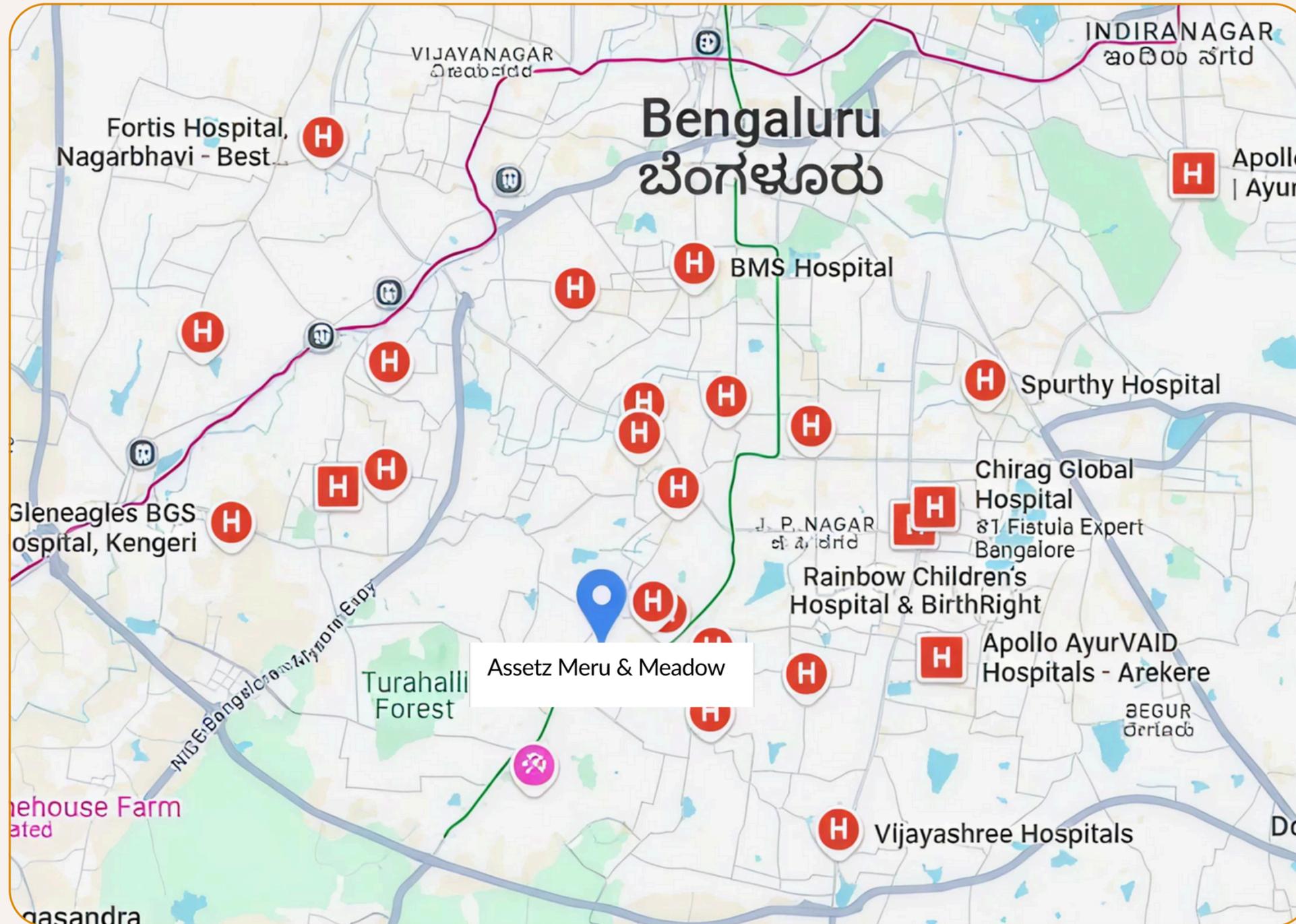
Balcony Area - 144 Sqft.

Nearby Tech Parks



1. Purva Zentech Business Park ~850m
2. Brigade Software Park ~5.7km
3. Kalyani Magnum Tech Park ~9.4 km
4. Sattva Global City ~10.4 km
5. Global Village Tech Park ~10.5 km
6. Global City Tech Park ~11.0 km
7. AMR Tech Park Work ~13.6 km
8. Ozone Manay Technology Park ~14.6 km

Nearby Hospitals



1. Astra Eye Hospital ~1.9 Km
2. Cura Hospitals ~2.0 km
3. Supurva Hospital ~2.4 km
4. Rajnandini Hospitals ~2.9 km
5. Sagar Hospitals ~3.7 km
6. Tara Day Care Hospital ~4.0 km
7. T R Hospital ~5.1 km
8. Unity Hospital ~6.7 km

Amenities



Central Stream Park



Swimming Pool



Indoor/outdoor
sports facilities



Hall



Pets Park



Party Hall



Jogging Track



Water Feature



Gymnasium



Amphitheatre

Project Scorecard

| Parameters | Details | Ratings |
|-----------------------------|-------------|---------|
| Tower Configuration | 2T, 2B+G+30 | ★★★★★ |
| Approch Road Width | 24 ft | ★★★★☆ |
| Total Land Area | 5.66 Acres | ★★★★☆ |
| Residential Density | 82 | ★★★☆☆ |
| Proximity to Upcoming Metro | < 1 min | ★★★★★ |
| Open Space Ratio | ~87% | ★★★★★ |
| Clubhouse Size | 31,000 Sqft | ★★★★☆ |

Inventory & Pricing Summary

| Type | Specifications | SBUA | Price |
|--------|----------------|------------|---------|
| Type 8 | 3 BHK - 3T | 1,897 Sqft | 2.65 Cr |
| Type 9 | 3 BHK - 4T | 2,061 Sqft | 2.88 Cr |
| Type 4 | 3 BHK - 4T | 2,111 Sqft | 2.95 Cr |

Project Pros & Cons

Pros

- ✓ 2 mins to metro & Kanakapura Main Road
- ✓ ~87% open space, low-density layout
- ✓ Schools, hospitals & malls all within 10–15 mins
- ✓ Larger BALCONY layouts designed for end-users.

Cons

- ⚠ Not close to major tech parks like ORR
- ⚠ Starting ₹2.55 Cr+, limits affordability
- ⚠ No compact homes - Lack of 1/2 BHK
- ⚠ Currently dependent on tanker supply

Investment Analysis

Disclaimer: These estimates assume an investment made today with a maximum handover period of 4 years. Variations in cashflows, transfer fees, or timelines may impact returns. Please consult your investment manager before making any decisions.

[See Less](#)

| | | |
|--------------------------------------|-----------------------------------|---|
| ₹86.5 L Total Investment ⓘ | ₹36.8 L Total Returns ⓘ | XIRR ⓘ +16.5% Equity Multiplier ⓘ 1.4x CAGR ⓘ 7.7% |
|--------------------------------------|-----------------------------------|---|

| | | | |
|----------------------------------|---------------------------------|---------------------------------|------------------------------|
| Availability Available | Selling Price ₹3.4 Cr | Current Price ₹2.5 Cr | Duration 4 Years |
| Loan Tenure 20 Years | Loan Percentage 85% | Transfer Fees ⓘ 2% | Interest Rate 8.5% |

Investment Breakdown

₹86,45,602



Booking Amount
₹25,42,000

Interest
₹47,16,604

Principal
₹13,86,997

THANKYOU

