
# Project Report

**Includes**

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

RERA/1251/472/PR/050526/008621

# Overview

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| LAUNCH | CURRENT | CAGR | FEATURING | PAYMENT PLAN |
| --- | --- | --- | --- | --- |
| June 2025 | ₹12,000 / Sq. Feet* | 11%* | 3 Towers, 350 Units | CLP |
| **POSSESSION** | **2030 EXPECTED** | **XIRR*** | **PLOT SIZE** | **HOMELOAN** |
| January 2030 | ₹18,217 / Sq. Feet* | 14%* | 6.35 Acres | Available |

Disclaimer*

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# Why TOI recommends?



**Ideal for:** Premium end-users seeking low-density community living and investors targeting long-term appreciation in an established North Bengaluru micro-market.

*Assetz Miru & Miyo combines Assetz Property Group's strong design-led development philosophy with low-density planning, offering a premium residential experience focused on space, sustainability and livability.*

*Backed by Assetz's reputation for quality construction, modern design and sustainable developments, the project offers strong long-term end-user and investor appeal.*

*Located in Yelahanka, the project benefits from excellent connectivity to Kempegowda International Airport, Hebbal, Manyata Tech Park and key employment hubs across North Bengaluru.*

## Recommended Configurations

**BUY FOR END USE**
3 BHK
1800 sq ft

**BUY TO SELL**
3 BHK
1774 sq ft

**BUY TO RENT**
3 BHK
1800 sq ft

# Configurations

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| CONFIGURATION | SUPER AREA (SQ FT) | PRICE PER SQ. FT | INDICATIVE PRICE |
|---|---|---|---|
| **3 BHK - Type 5** | 1774 | ₹ 12,000 | ₹ 2.12 Cr* |
| **3 BHK - Type 4** | 1800 | ₹ 12,000 | ₹ 2.16 Cr* |

*Assetz Miru & Miyo offers a premium large-format 3 BHK residences, aligned with luxury positioning, supporting long-term capital appreciation but with relatively lower liquidity compared to mid-segment assets.*

# Payment Plan

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| PLAN TYPE | PAYMENT STRUCTURE | BEST FOR | INVESTMENT PROPOSITION |
|---|---|---|---|
| **CLP** | Payments linked with actual construction progress and milestones | End-users preferring phased cash outflow aligned with project execution | Reduces upfront financial burden while maintaining payment-security alignment with construction progress |

*Construction Linked Payment Plan enable buyers to manage capital efficiently while benefiting from phased investment exposure and long-term appreciation potential.*

# Investment Highlights

CALCULATED FOR 3BHK UNIT MEASURING 1,774 SQ. FT

**₹ 2.12 Cr**
(Value today)

**₹ 53.22 L**
(Down payment)

You

**25%**
Pay upfront

**₹ 1.59 Cr**
(Loan amount)

Bank

**75%**
Loan

**1.38 L***
Pay monthly

**20 Years**
Loan Duration

**8.5% pa**
Interest rate

**14 %***
XIRR
Calculations*

**4 Years**
Holding period

**₹ 3.23 Cr***
Selling Price*

*The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, medium-density planning, and strong execution quality rather than speculative upside.*

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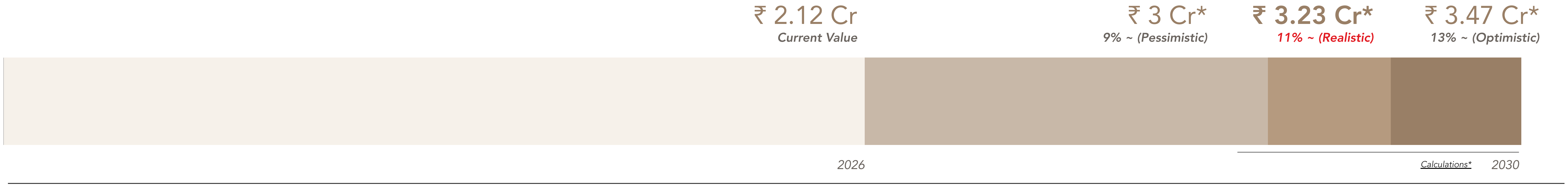
# How your property could grow by 2030

CALCULATED FOR 3BHK UNIT MEASURING 1,774 SQ. FT




*(Expected Price by 2030)*

| | | |
|---|---|---|
| **₹ 2.12 Cr** (Current Value) | **11%*** TOI Realistic CAGR → 4 Years | **₹ 3.23 Cr*** (Realistic Value by 2030) |
| **₹ 12,000 PSF** (Current Value) | | **₹ 18,217 PSF*** (Realistic Value by 2030) |

**₹ 1.11 Cr***
*Appreciation in 4 Years*

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹2.12 Cr** is projected to grow to **₹3.23 Cr* by 2030**, appreciating by an estimated **₹1.11 Cr*.***

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# Nearby Projects

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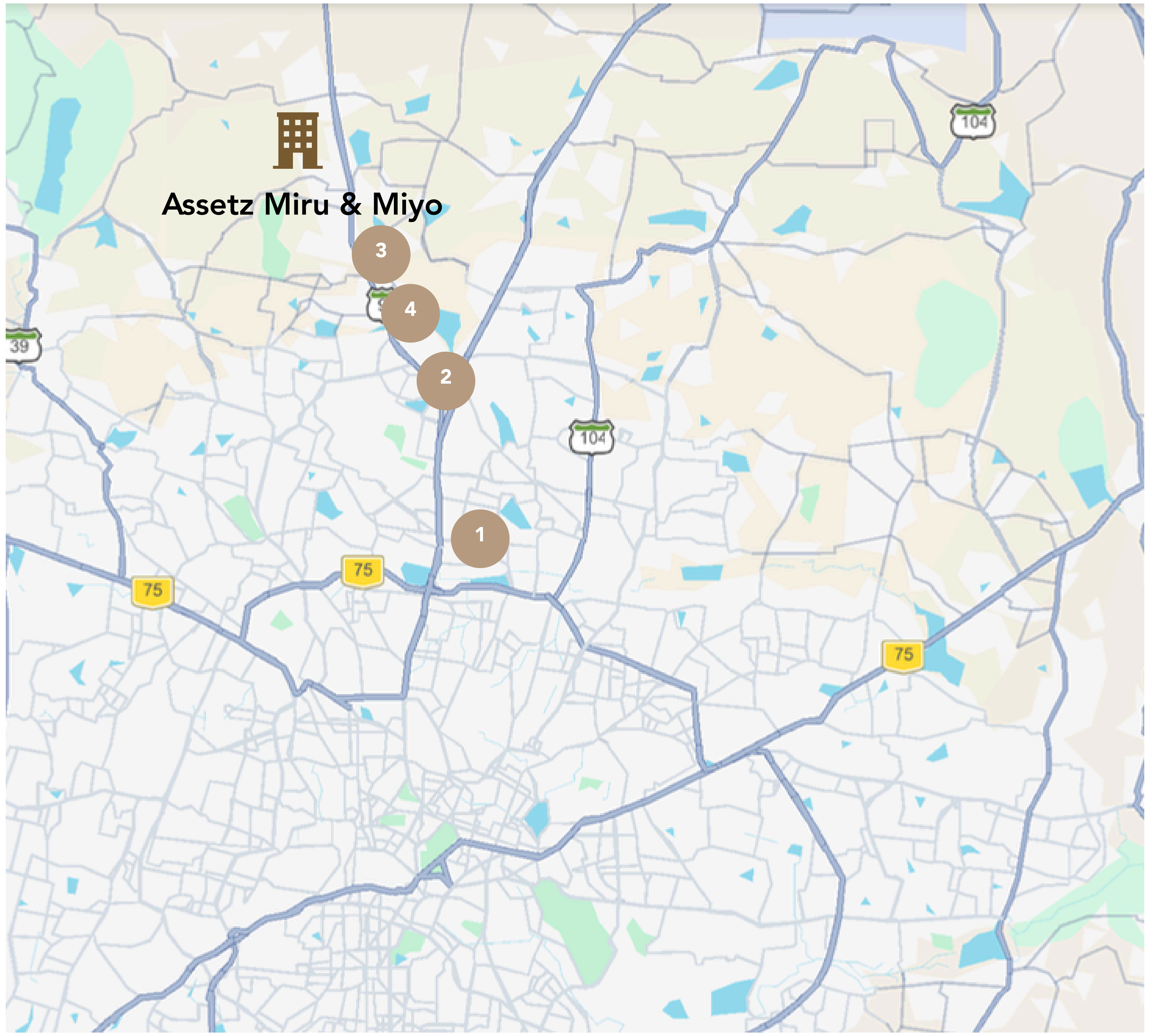


| PROJECT NAME | LAUNCH YEAR | LAUNCH PRICE (₹/SQ FT) | CURRENT PRICE (₹/SQ FT) |
|---|---|---|---|
| 1 Assetz Soho & Sky | 2023–24 | ₹9,000 – ₹10,000 | ₹11,000 – ₹12,500 |
| 2 Brigade Eternia | 2017–18 | ₹5,500 – ₹6,200 | ₹9,000 – ₹10,500 |
| 3 Prestige Royale Gardens | 2018–19 | ₹5,800 – ₹6,500 | ₹9,500 – ₹11,000 |
| 4 Godrej Avenues | 2021–22 | ₹7,500 – ₹8,500 | ₹11,000 – ₹12,500 |
| **Assetz Miru & Miyo** | **2025** | **₹12,000** | **₹12,000** |

## HISTORIC METRICS

**8 - 10%***
*Long-Term CAGR*
***(20 Years)***

**12 - 16%***
*Recent YoY Price Growth*
***(5 Years)***

**60 - 100%***
*Avg. Price Increase*
***(5 Years)***

*Yelahanka has emerged as one of North Bengaluru's most established residential corridors driven by strong social infrastructure, airport connectivity and improving commercial development. Assetz Miru & Miyo benefits from premium Assetz brand positioning, low-density planning and long-term appreciation potential within Bengaluru's expanding northern growth corridor.*

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# Similar Projects

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| Project | Assetz Miru & Miyo | Assetz Soho & Sky | Brigade Eternia | Godrej Avenues | Prestige Royale Gardens |
|---|---|---|---|---|---|
| Developer | *Assetz Property Group* | Assetz Property Group | Brigade Group | Godrej Properties | Prestige Group |
| Location | *Yelahanka* | Jakkur-Yelahanka Belt | Yelahanka | Yelahanka | Yelahanka |
| Project Type | *Premium residences* | Premium residences | Premium high-rise residences | Integrated residential development | High-rise residential development |
| Launch Year | *2025* | 2021–22 | 2023–24 | 2018–19 | 2017–18 |
| Handover Timeline | *2030* | ~2026–27 | ~2028 | Delivered | Delivered |
| Launch Price (₹/sq ft) | *₹12,000* | ₹7,500 – ₹8,500 | ₹9,000 – ₹10,000 | ₹5,800 – ₹6,500 | ₹5,500 – ₹6,200 |
| Current Price (₹/sq ft) | *₹12,000* | ₹11,000 – ₹12,500 | ₹11,000 – ₹12,500 | ₹9,500 – ₹11,000 | ₹9,000 – ₹10,500 |
| CAGR Since Launch (%) | *New Launch* | ~10–12% | ~10–12% | ~8–10% | ~7–9% |
| Project Density | *Low* | Low | Medium | Medium | High |
| Clubhouse | *Premium clubhouse* | Premium clubhouse | Luxury clubhouse | Large clubhouse | Premium clubhouse |
| Ideal For | *Premium end-users* | Upgrade buyers | Luxury buyers | Family end-users | Mid-premium buyers |
| Key USP / Highlights | *Established Brigade township ecosystem* | Design-led premium living | Brigade brand + premium amenities | Established community + strong rental demand | Large community with strong connectivity |

Disclaimer*

*Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.*

# Facilities Nearby

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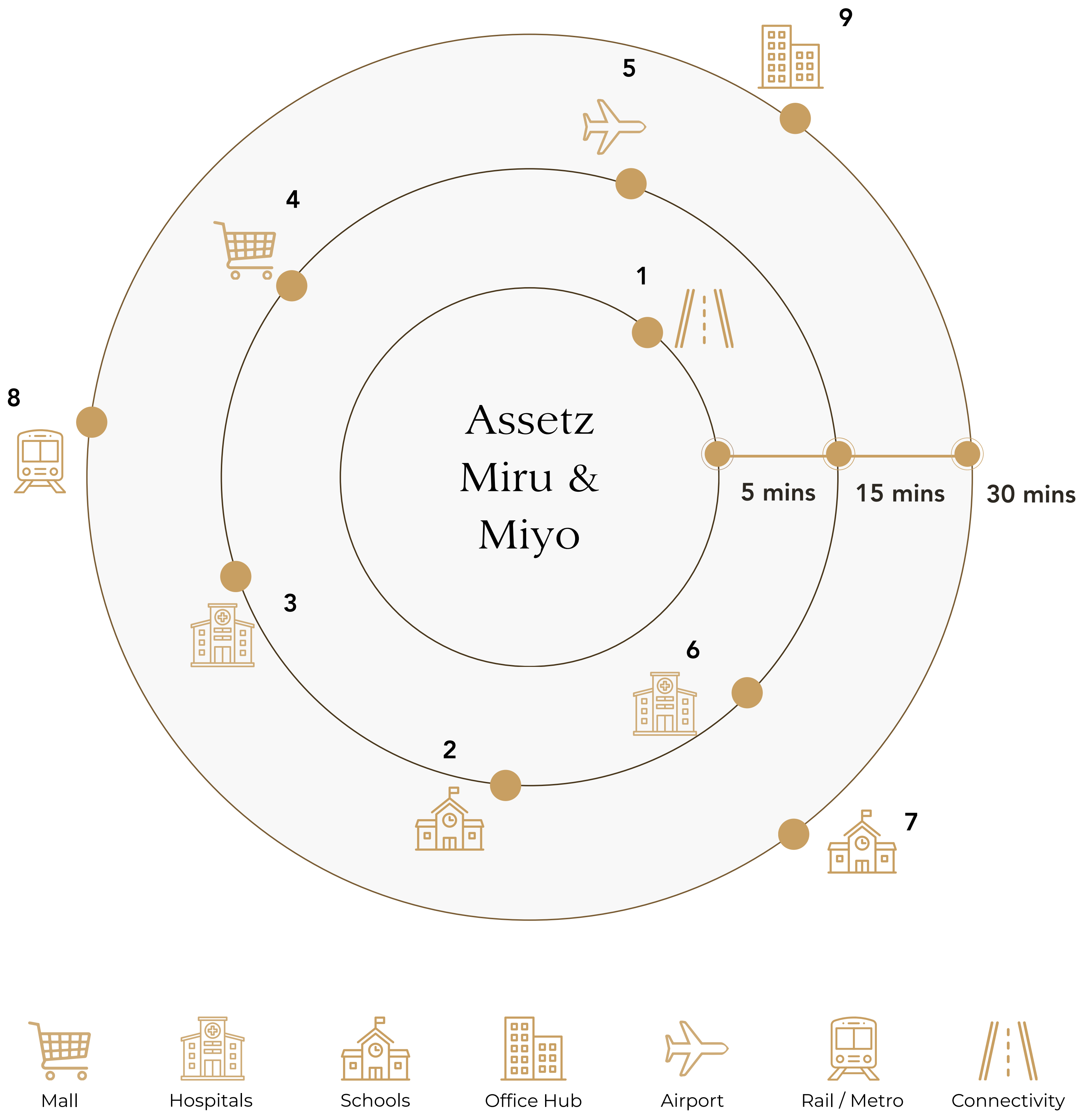


| | | |
|---|---|---|
| 1 | Bellary Road (NH 44) | 2 Km |
| 2 | Canadian International School | 5 Km |
| 3 | Cytecare Cancer Hospital | 6 Km |
| 4 | Phoenix Mall of Asia | 10 Km |
| 5 | Kempegowda International Airport | 14 Km |
| 6 | Aster CMI Hospital | 12 Km |
| 7 | REVA University | 13 Km |
| 8 | Nagawara Metro Station | 17 Km |
| 9 | Hebbal Business District | 18 Km |

# Builder Profile

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Assetz

Bengaluru-based real estate developer for premium residential, township, and mixed-use developments across key urban corridor focusing on sustainable design, innovation, and lifestyle communities with modern amenities and green spaces.

29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bengaluru, Karnataka

| 2006 | 24 K | 20+ | 50 M+ | 700 |
|---|---|---|---|---|
| ESTABLISHED YEAR | UNITS DELIVERED AND UNDERWAY | TOTAL PROJECTS DELIVERED | SQ FT AREA COMPLETED AND ONGOING | ACRES OF LAND ACQUIRED |

## Flagship Projects

MIZUMI reserve

miru & miyo

muse & maison

melodies of life APARTMENTS

## Rating Matrix

Brand Equity

Delivery Record

Financial Strength

Project Quality

Pricing Power


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# Project Scorecard

| Parameter | Rating |
|---|---|
| Location Strength | ★★★★☆ |
| Micro-Market Maturity | ★★★★★ |
| Developer Credibility | ★★★★☆ |
| Product Differentiation | ★★★★★ |
| Growth Potential | ★★★★☆ |
| Liquidity/ Exit Comfort | ★★★★☆ |

*Assetz Miru & Miyo scores highly on livability, product quality and micro-market maturity, making it a strong choice for end-users and long-term investors seeking premium residential exposure in North Bengaluru.*

# Property Risk Matrix



| Risk | Impact | Probability | Overall |
|---|---|---|---|
| Market cycle slowdown | Medium | Low | Controlled |
| Regulatory/ Policy Changes | Low | Low | Minimal |
| Opportunity Cost of Capital | Medium | Medium | Balanced |
| Liquidity Risk | Low | Low | Stable |
| Execution & Delivery Risk | Low | Low | Strong |
| Interest Rate Volatility | Medium | Medium | Moderate |
| Rental Yield Volatility | Low | Medium | Stable |

*Assetz Miru & Miyo carries a balanced low-to-moderate risk profile supported by a mature Yelahanka micro-market, strong end-user demand and premium product positioning, with the primary risk arising from increasing supply in North Bengaluru's premium residential segment.*

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# Strengths



*Designed with low-density planning, offering greater open spaces, privacy and a superior residential experience compared to conventional high-density projects.*

*Located in one of North Bengaluru's most established residential corridors with excellent connectivity to Hebbal, Airport Road, Manyata Tech Park and Kempegowda International Airport.*

*Backed by Assetz Property Group, known for design-led developments, sustainable planning and premium residential communities.*

*Benefits from established schools, hospitals, retail destinations and recreational facilities, enhancing long-term livability.*

*Assetz projects are recognized for green building initiatives, efficient space utilization and future-ready residential planning.*

# Connect with us!

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Consult Our Certified Industry Experts


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*300+ families guided to the right home.*


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*₹250+ Cr worth of homes advised & transacted.*

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# Important Links

BUILDER BROCHURE

MASTER PLAN

FLOOR PLANS

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