



Income Yielding Asset - Investment Opportunity

Behind EGL – Off Inner Ring
Road



Vaishnavi Augusta, Behind EGL, Off Inner Ring Road

- **Structure:** B + G + UG + 3 + T
- **Total Leasable Office Area:** ~35,000 Sq.Ft.
- **Typical Floor Plate:** ~8,000 Sq.Ft.
- **Landmark:** Behind EGL
- **Location marker:**
<https://goo.gl/maps/9Fvo4HBLa9mBSqDHA>
- **Access Road Width:** 9 Metres
- **Current Status:** Operational with MNC Tenants





- Strategically located near the **Embassy Golf Links Business Park**, Bangalore overlooking the KGA Golf Course
- Centrally located and easily accessible from all parts of Bangalore
- This region primarily houses major IT/ITeS and BFSI companies like **IBM, Microsoft, Akamai, PwC, JP Morgan Chase, Fidelity Investments** etc., among others





Investment Brief & Key Advantages

Particulars	Details
Area Offered – Ground & Upper Ground Floor Second Floor	8,792 Sq.Ft. 8,728 Sq.Ft.
Total Sale Consideration Value for Warm Shell (Incl. ACs, Power Back-up & 10 Car Parking slots) – Excl. Stamp Duty & Registration	~ INR 19,500 per Sq.Ft.
Rent Yield based on prevailing rents	8%
Key Advantages	<ul style="list-style-type: none">▪ Located amidst the IT Corridor in close proximity to major Fortune 500 firms like Microsoft, IBM, JP Morgan Chase, Akamai, PwC, Fidelity Investments, etc., among others▪ Grade – A Building with MNC tenants▪ Aggressive sale price & rentals for a fully compliant Grade A building▪ Maintenance & Leasing support to be provided by the developer



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