



NEWSLETTER

JULY 2025



Real Estate Newsletter

EDITION: July 2025



Your Quarterly Insight into Real Estate with FourQuarters



QUARTERLY INSIGHTS

Warm greetings from all of us at **FourQuarters**

As we step into a new quarter, we are delighted to present to you another edition of our carefully curated newsletter, which is the ultimate source for **Bangalore real estate**, lifestyle, and community news. This edition includes **real estate tips**, our **latest blog** to assist with home buying, and an inside look at **FourQuarters'** workplace celebrations and market updates.

There is something here for everyone, regardless of whether you are a **seasoned investor**, a **first-time homebuyer**, or simply interested in what is going on in the **Bangalore real estate** market.

As you discover a place that feels like home, we are here to support, encourage, and walk with you. Thank you for joining the **FourQuarters** community, and have a great time reading!



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LEADING WITH PURPOSE THE LEADER'S LENS

GAJANAN HEGDEKATTE 
Founder | FourQuarters Real Estate Advisory



Quarterly Recap In a Nutshell

At FourQuarters, the most recent quarter was all about development, clarity, and reflection. We made significant efforts to improve our internal processes, client approach, and overall brand positioning even as the market continued to change. The focus of the quarter was on developing clarity, refining our brand presence, and becoming ready for the future. We're expanding not only in terms of numbers but also in terms of strategy, purpose, and mindset. As always, we're dedicated to being clear and consistent and providing value, not just in our offerings, but also in the way we conduct ourselves each day.

We're also excited to welcome **Mr. Abhilash** as the **new Chief Operating Officer** of **FourQuarters** — bringing fresh energy and operational focus to our growth journey.



Here's what's shaping our journey forward:

- **Two Mandate Projects Secured**

We're excited to have secured two exclusive mandate projects this quarter—a clear reflection of our credibility and strong developer relationships.

- **Upcoming Projects in the Pipeline**

A series of curated plotted developments and residential projects are lined up, with strategic focus on location, legal clarity, and market demand.

- **Streamlining Internal Processes**

We focused on refining our backend systems for better client tracking, quicker follow-ups, and smoother coordination, leading to improved efficiency.

- **Clearer Brand Voice Across Channels**

Every campaign and post this quarter echoed our core values—clarity, trust, and consistency—positioning FourQuarters as a trusted real estate advisory.

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REAL ESTATE MARKET UPDATES

Hot Micro-Markets: Where to Invest Next

While the entire Bangalore region will experience exponential expansion, several areas are especially well-positioned for huge appreciation.



Yelahanka

For workers seeking short commutes, this location is quite appealing because it is close to Amazon's upcoming office. In 2025, it is anticipated that rental values will rise by about 25%

Bagalur

Large-scale residential developments will be built in this area, which is only a few kilometers from Amazon's new office, intended for professionals relocating to North Bangalore.

Devanahalli

Devanahalli real estate prices have already increased by 15.73% in recent years, and this tendency is only expected to continue.

Thanisandra

Thanisandra's residential property rates grew by 9.8% in the first quarter of 2024, which was higher than the city's average growth rate of 9.3%.

Because of its close proximity to Bhartiya City, the airport road, and other significant business hubs, this growing tendency is anticipated to continue.



What is Bengaluru's **SWIFT** City

S TARTUP
W ORKSPACES
I NTELLIGENCE
F INANCE
T ECHNOLOGY

SWIFT City: some key points on it

SWIFT City is being developed as a huge, interconnected, and future-ready urban development near Bangalore's important IT corridors. The Karnataka government, together with **BMRCL** and other partners, has initiated this ambitious project.

SWIFT City, an ambitious project that spans more than **1000 acres**, aims to build a vibrant ecosystem that blends modern living, smart infrastructure, entrepreneurship, and cutting-edge technology.

One of SWIFT City's most powerful advantages is its proximity to some of Bangalore's most important IT and business hubs, including

- **Sarjapur Main Road**
- **Kadubeesanahalli**
- **Bellandur – Outer Ring Road**
- **Panathur**



Hosur International Airport

The airport will grow to be a key hub for both business and leisure travelers due to its favorable location close to the Karnataka - Tamil Nadu border.

Investors and homebuyers have already taken notice of this, especially around Sarjapur Road, Electronic City, and Hosur Road, where they expect a sharp increase in demand for and prices for real estate.



Wings & Tracks: Transforming Bangalore's Connectivity

Yellow Line extension plan

The Namma Metro's long-awaited Yellow Line is getting closer to becoming a reality. By June 2025, partial operations are anticipated to start. This new metro line, which will connect **Rashtreeya Vidyalaya (R.V.) Road to Bommasandra**, is intended to give commuters who are battling Bengaluru's congested traffic much-needed respite. A crucial part of **Phase 2** of the Namma Metro project is the Yellow Line.



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HOT PROPERTIES IN BANGALORE

New in the City: Explore the Latest Listings

WEST

- **Artemis Address**,
Sondekoppa – Plots
- **Godrej Tiara**,
Yeshwanthpur –
Apartments
- **KNS Samooha**,
Nelamangala – Plots

SOUTH

- **Prestige Southern Star**,
South Bangalore –
Apartments
- **Amberstone Ventara**,
South Bangalore –
Apartments
- **Lodha Haven**,
Hosa Road – Apartments

NORTH

- **Godrej MSR City**,
Shettigere – Apartments
- **Ajmera Marina**
Yelahanka – Apartments
- **CKPC Winds Of
Change**, Yelahanka–
Apartments

EAST

- **TVS Emerald Plots** –
Sarjapur, East Bangalore
- **Sobha Galera** –
Row houses – Whitefield
- **Birla Sarjapur Road** –
Apartments





BLOG HIGHLIGHTS



REAL ESTATE READS

Your go-to corner for real estate wisdom, latest updates, and smart home-buying tips from the FourQuarters team.



What is
SWIFT City
in
BANGALORE?

READ BLOG



Benefits of Online Property Listings and
Real Estate Portals

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How Channel Partners Help Grow the Real Estate Market in 2025

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OUR COMPLETE GUIDE TO BUYING PROPERTY IN
DUBAI
AS AN INDIAN CITIZEN IN 2025

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Bangalore Real Estate Face-Off
North vs South
Which Side Wins?

READ BLOG



Buying an Apartment in Bangalore:
10 Things You've Got to Know

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At FourQuarters, we believe every little win deserves a cheer!





Quote of the Quarter



A house is made of walls
and beams.
A home is built with love
and dreams.



Ralph Waldo Emerson

Mood Board



Imagine sipping chai here on a rainy morning...



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