

NK ANANTAYA CONSTRUCTION UPDATE- APRIL



THE HUB OF
LUXURY &
elegance

NK·ANANTAYA

**3 & 4 MBHK LUXURIOUS VERTICAL
BUNGALOWS**

**YOUR DREAMS
AND OUR ARCHITECTURE...**
TOGETHER WE MAKE HOMES.



4 SIDE OPEN- CROSS VENTILATION

C BLOCK



SHAPING UP YOUR HOME..!

A better home need not take you further away from where you want to be. Located right in the middle of Ahmedabad, in the bustling Vasna neighbourhood, NK Anantaya is surrounded by ready, well-maintained infrastructure and great connectivity in all directions. And with hospitals, restaurants, stores and everything you need nearby, it makes for the perfect city home!

G BLOCK



HAPPINESS AT YOUR DREAM HOME..!

Each home at NK Anantaya offers a life that is beyond the ordinary. The mBHKs lead to a life of no compromises, at least when it comes to living spaces. We call them mBHK for every room is a master bedroom, complete with attached bathrooms.

Be it 3 or 4 mBHK, you'll have plenty of room for everyone in the family.

CONSTRUCTION UPDATE

B BLOCK



H BLOCK



TIMESPROPERTY.COM

Ahmedabad, April 17, 2022

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ADVERTORIAL, PROPERTY PROMOTIONAL FEATURE

Invest in a commercial space

Commercial real estate guarantees more return on investment compared to a residential unit

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The commercial real estate yields good return on investment (ROI). While rental yields for residential assets in India have historically been low, capital appreciation alone was a sufficient incentive for most real estate investors. However, the returns from residential investment has not been so satisfactory over the past couple of years.

Commercial real estate will always be an attractive investment. When you look at the Indian economy it has a very large consumer base our MNCs and large corporation will keep growing and we will always have a requirement for good commercial properties. This will make the investment in commercial property an attractive proposition with rentals and resale price both likely to climb up. Ravindra Sudhakar, ED & CEO at Reliance Home Finance, avers, "Commercial real estate process is likely to regain strength as economic and business activities start picking up post pandemic. The fact that India is predicted to be one of the fastest-growing among global economies despite the current crisis

is likely to spur investment interest from global businesses in India."

To ensure that their investments in commercial property gives good returns, buyers must keep in mind some key things before investing in commercial realty.

ACCESSIBILITY AND LOCATION

Always select a location which is well developed has better accessibility. An area well-connected with public transportation system has better chances of rental income and gives a higher return on investment. Avoid areas where infrastructure isn't developed or properties which are part of residential projects and mixed-use projects for better returns.

DUE DILIGENCE

It is best to rule out any legal issues regarding the property before making the buying decision. Hence, thorough due-diligence is a must about the land on which the property is built on, the builder's reputation and track record in building and managing earlier projects.

SUPPLY SITUATION

Markets in which supply is expected to exceed demand tend to give lower



Any asset that is professionally managed is looked more favourably by occupiers. This too adds to the reduction of leasing risk

rents or resale value in the long run. It is, thus, prudent to be well researched about the current and future demand and supply situation by in the market where the property is located before making the buy-

ing decision. Several research reports available online by various industry players could be a good guide to track the future supply situation in a market.

MAINTENANCE

For any building, maintenance forms the backbone. Any asset that is professionally managed (maintenance agency) is always looked more favourably by occupiers. This too adds to the reduction of leasing risk.

TENANT PROFILE

It's important to secure quality occupiers even if it means pro-

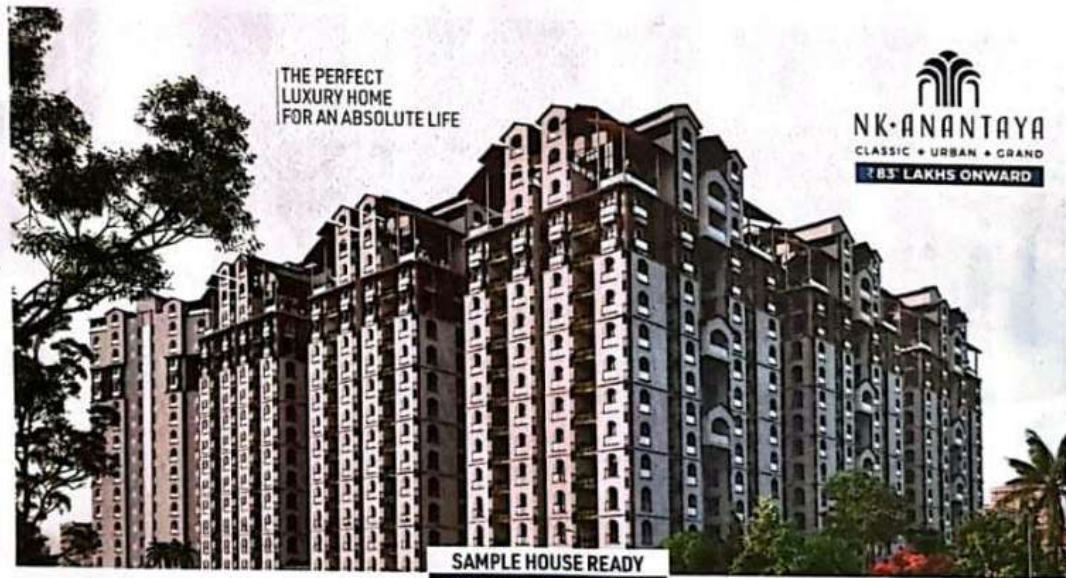
viding a discount to the market rents as quality occupiers come with added advantage of stable and secure cash-flows.

If investing in an existing office building, it is advisable to study the leasing pattern over the preceding years. The focus should be on how the leasing patterns have evolved in cases when one tenant vacates.

Typically, Grade A assets have a steady demand and the vacancy periods (period between the previous tenant vacating and a new one signing up) are lower (vacancy

periods of up to 3 months in existing buildings can be looked as favourable).

Karan Singh Sodi, regional managing director, Mumbai, JLL, points out, "Commercial office space is one of the most preferred asset class from investment perspective. In fact, since the Government bought in regulations like REIA and GST, it created exponential levels of transparency in the sector. Last 5 years the commercial asset class has captured approximately 45 per cent of the total capital inflows from FDI perspective."



THE PERFECT LUXURY HOME FOR AN ABSOLUTE LIFE

NK-ANANTAYA
CLASSIC • URBAN • GRAND
₹ 83 LAKHS ONWARD

SAMPLE HOUSE READY

3 & 4 BHK APARTMENTS & SHOPS



PROJECT BY : AVSHAR BUILDCON LLP

AT VASNA DHARNIDHAR

Nr. Rajwadi, Prapatti Garden Road, Dharnidhar-Vasna Corridor, Vasna, Ahmedabad - 380 007.

Ask us anything...

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REG RERA NO. : PR/G/AHMEDABAD/AHMEDABAD CITY/AJINDIA/MAHARASHTRA/...

Location

Close to necessities



Vasna: A prime location

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Life in Ahmedabad is easy. Residents here enjoy a sense of peace and safety that is unmatched. The city has the best civic amenities. It also has the most conducive infrastructure that ensures a quality of life for all citizens. Traffic management, sewage and sanitation, roads and bridges, bus services, etc. have been efficiently managed by the civic authorities.

Homebuyers today have a holistic approach when deciding on a locality for their dream home. Apart from basic amenities, most homebuyers want educational institutions, healthcare facilities, recreational zones, and even parks and gardens in the vicinity of their home. One such area in Ahmedabad that is winning hearts is Vasna. Affordable homes

