

**Bindu Gopal Rao**

Bangalore's real estate game is changing fast, and it is no longer just about old-money neighbourhoods or fancy pin codes. Today, metro lines, airport projects, smoother connectivity and changing lifestyles are reshaping where the city wants to live. From Whitefield and North Bangalore to heritage pockets like Basavanagudi and Jayanagar, new growth stories are unfolding across the city's expanding edges.

Buyers are now chasing far more than bigger homes. They want shorter commutes, greener surroundings, wellness spaces, smart features and everyday convenience packed into one ecosystem. Integrated townships with offices, schools, retail hubs and recreation zones are becoming the new urban dream, especially among young professionals and families.

Industry experts say the idea of a "prime" location is also shifting rapidly towards areas backed by infrastructure and future job growth. As Bangalore stretches outward, developers are racing to build self-sufficient communities designed for a city that increasingly wants everything closer, faster and better.

### Airport effect kicks in

Whitefield, Hebbal, Yelahanka and Sarjapur Road continue to lead Bangalore's residential market, while the announcement of a second airport has emerged as a major trigger for growth in South Bangalore. Land values along Kanakapura Road have reportedly surged from around Rs 2 crore per acre to over Rs 8 crore per acre.

"We predict a further 25-30% jump in values once the final location is announced, much like what North Bangalore witnessed after KIA," said **Priyanka Kapoor**. She added that the definition of a "prime" location is steadily shifting away from traditional city

centres towards peripheral belts such as Devanahalli, driven largely by airport proximity. "In fact, calling Devanahalli peripheral today is already outdated," Kapoor noted.

Kapoor further said that airport-metro connectivity, the Aerospace SEZ, spillover from Manyata Tech Park and strong plotted development activity have collectively repositioned North Bangalore as a structurally prime corridor. "The definition of 'prime' has evolved from old-money, established neighbourhoods to areas where the next decade of employment and mobility infrastructure is converging," she said.

The recent second airport announcement has further strengthened demand across these emerging corridors.

"Infrastructure-led developments typically create long-term appreciation, and we are already seeing increased enquiries for land and housing in the surrounding areas. As per 2026 market reports, Bangalore remains one of the strongest-performing residential markets among India's top cities, supported by infrastructure expansion and sustained buyer confidence," said **D. Kishore Reddy**.

He added that the second airport is expected to unlock new commercial and residential hubs, positioning South and West Bangalore as key growth zones in the coming years.

### Where buyers move

Infrastructure continues to remain a major growth driver for Bangalore's residential market, although buyer behaviour today is far more informed and end-user driven than in earlier cycles.

Long commutes and expanding metro connectivity, particularly through the Yellow and Blue Lines, are reshaping where young tech professionals choose to live. Metro access, industry experts say, is rapidly redrawing the city's

residential map.

"Properties located within 500 metres of metro stations command 20-40% price premiums, while rentals nearby are 15-20% higher compared to similar homes farther away. Demand in KR Puram jumped 18% and in Jayanagar by 11% after metro-linked accessibility improved. Young homebuyers are no longer choosing locations based solely on office proximity; they are choosing based on the nearest metro station," said **Priyanka Kapoor**.

Southwestern corridors such as Kengeri are also gaining strategic relevance because of seamless Purple Line connectivity to Whitefield, gradually positioning the area as an emerging urban growth node.

Today's homebuyers are increasingly balancing commute efficiency with future infrastructure-led appreciation across Bangalore's expanding residential landscape.

Infrastructure projects such as the Peripheral Ring Road are also expected to significantly influence buyer sentiment in the city.

"Yes, some buyers may invest speculatively in anticipation of capital gains. However, we are

also witnessing healthy end-user demand in areas expected to benefit from improved connectivity through these infrastructure projects. Buyers today are well informed, and their

decisions are increasingly shaped by the perceived viability of infrastructure and the availability of social amenities," said **Raahil Reddy**.

### East holds strong

East Bangalore, partic-

ularly Whitefield and the Outer Ring Road corridor, continues to demonstrate strong residential stability, driven by its established IT ecosystem, expanding metro network and mature social infrastructure.

**Anjana Sastri** said that for buyers and investors in 2026, East Bangalore offers the confidence of an established and relatively stable residential market, while North Bangalore represents an early-stage growth corridor with significant appreciation potential fuelled by upcoming infrastructure and economic activity.

"Infrastructure-led developments are also influencing residential sentiment. While speculative interest is visible in select emerging pockets, long-term demand remains strongest in locations where infrastructure growth is backed by employment generation, metro connectivity and social infrastructure,"

she said.

Buyers today are also placing greater emphasis on wellness-oriented communities, green spaces, smart technologies and eco-friendly housing rather than standalone square footage. Integrated townships, particularly in North Bangalore, are becoming increasingly popular among buyers seeking convenience, wellness and mixed-use ecosystems within a single development.

"Developers are increasingly using resident feedback and evolving lifestyle patterns to design self-sufficient micro-markets where residential communities coexist alongside IT parks, schools, healthcare facilities, retail and entertainment infrastructure within close proximity," Sastri added.

### Where legacy pays

Historic, culturally rich neighbourhoods such as Basavanagudi and Jayanagar are balancing soaring demand for multi-storey luxury apartments while preserving their traditional charm. In fact, these localities are increasingly marketing their heritage character as a premium feature rather than resisting change.

Ultra-luxury projects such as Svasa on Bull Temple Road, priced between Rs 4 crore and Rs 15 crore, have consciously blended rooftop infinity pools and modern luxury with the architectural sensibilities of old Bangalore. The natural constraint, however, remains supply.

Limited land availability and strong resident expectations around preserving neighbourhood character have made these micro-markets boutique by design, further strengthening their pricing power.

According to ANAROCK's Bangalore Q1 2026

Residential Market Viewpoints, the city recorded nearly 16,450 housing sales in Q1 2026, with premium housing contributing significantly to new launches. The trend reflects how legacy neighbourhoods continue to command strong demand while development remains carefully aligned with their heritage identity.

### Cities within cities

Integrated townships are becoming increasingly relevant, particularly among younger families and professionals seeking convenience, wellness and community-driven living. The definition of luxury, industry experts say, has shifted from simply owning larger homes to experiencing better quality living.

"Buyers today are asking questions around air quality, open spaces, walkability, smart home features, sustainability practices, energy efficiency, wellness amenities and community engagement. Integrated developments are well-positioned to meet these

expectations because they combine residential, recreational, educational, retail and work ecosystems within one planned environment. In fast-growing corridors, integrated townships are particularly attractive because they offer a more organised urban experience compared to fragmented standalone developments,"

said **Dr Vivek Garg**.

Developers are increasingly using resident feedback to design highly self-sufficient micro-markets featuring IT parks, retail spaces and schools within a single ecosystem.

**Sarveshaa SB** said developers in Bangalore are redesigning residential communities around evolving lifestyle expectations. "Resident feedback consistently highlights the growing importance of convenience, reduced commute times and access to essential services within close proximity. This has accelerated the development



of integrated micro-markets that combine residential spaces with co-working hubs, schools, retail zones, wellness amenities and recreational infrastructure," he said.

He added that the broader "15-minute city" concept is gradually gaining relevance in Bangalore's urban planning approach, particularly across emerging growth corridors. "Increasingly, successful developments are being defined by how effectively they simplify daily life and create more self-sufficient community ecosystems," he noted.

### The next housing wave

Developers are also increasingly relying on customer surveys, digital engagement platforms and post-occupancy interactions to shape integrated communities into self-sufficient micro-markets. Buyer feedback strongly reflects the growing preference for shorter commutes, walkable neighbourhoods and easy access to workplaces, schools, retail and wellness infrastructure within the same ecosystem, driving greater emphasis on mixed-use planning.

Industry experts point out that Bangalore remains structurally under-supplied relative to its expanding tech employment base. Housing absorption continues to match, and in several corridors even surpass, supply despite record new launches. Analysts say this reflects a fundamental supply-demand imbalance driven by real hiring activity and continued in-migration rather than speculative sentiment.

According to the Colliers India Real Estate Outlook 2026, integrated and mixed-use developments are gaining traction as buyers increasingly prioritise convenience, sustainability and community-led living. This, in turn, is encouraging developers to build more responsive ecosystems where residential, commercial, retail and social infrastructure coexist within a single planned community.



# REALTY

# CHECK

*Bangalore's hottest growth corridors are no longer traditional city centres; metro lines & airports are driving the next boom*