

# **Brocade Vista**

## **“Managed Investment Opportunity”**

### **Luxury Sunset Apartments, Southwest Bangalore**

**Starting at \$65,000 for a fully furnished apartment**

Brocade Vista is a Luxury Sunset Apartment project under construction in South West Bangalore. Total of 78 apartments with a Pool and Clubhouse and surrounded by Schools, Colleges, Hospitals, Employment, Golf course, Theme Parks and Shopping. Apartments are to be completed and released in phases from June to December 2010.

Brocade Vista was conceived and funded by Bay area investors from the High Tech industry and is being managed by Deepak Chandani, Managing Partner, Brocade Builders & Realtors Pvt Ltd and is now being offered as a “Managed Investment Opportunity” by Karishma and Deepak Chandani of Anthem Realty, Los Altos Hills. Karishma and Deepak have over 20 years experience in Real Estate and have done over \$2 Billion in real estate transactions in the Bay area and Bangalore, India with property management experience.

Anthem Realty proposes that investor’s purchase apartments in Brocade Vista and Anthem Realty will make all efforts to rent the apartments to corporate tenants such as, MindTree consulting, iVega, Kyocera, etc companies that are in the nearby Global Software Technology Park. Anthem Realty will property manage the apartments for investors and then finally sell them after 5 to 7 years after there has been considerable appreciation. Anthem Realty is cautiously optimistic that the rate of return over 6 to 7 years will be 12% to 15% per annum combining the appreciation in value and the net rental returns.

Why invest in Brocade Vista?

1. Proximity to Schools, Colleges, University, Hospitals, Golf course and Theme Parks.
2. Proximity to Global Software Village with MindTree consulting, iVega and Kyocera.
3. Proximity to the upcoming Bangalore Mysore expressway.
4. Proximity to Eagleton Golf course and Wonder La water theme park.
5. Proximity to upcoming METRO rail system connecting south to central Bangalore.
6. Proximity to announced High speed rail system between Bangalore and Mysore.
7. 24 hour water supply due to own borewells and high water table in southwest Bangalore.
8. No other high end project with Pool and Clubhouse in the vicinity for buyers.
9. No hotels in proximity make Brocade Vista attractive as corporate service apartments.
10. No hassles managing the investment as Anthem Realty will manage it for investors.
11. Take advantage of the current reduction in prices due to world economic conditions.
12. Very affordable starting at \$65,000 fully paid, payment plans available.
13. Clear title to the apartment, registered in your name and fully transferrable.
14. Project is and will be under direct supervision of Deepak Chandani, Anthem Realty.

## Pricing and How to book?

Pricing are for turn key full furnished apartments in move in condition for corporate tenants. Includes the cost of the apartments, parking, club house membership, service taxes, gas and electricity deposits, interiors, cabinets, and fully furnished.

Prices start at \$65,000 to \$110,000 depending on sq ft of the apartment.

Please contact:

1. Deepak Chandani in Bay area at (408)391-8267

2. Srinivasan Ramanujam in Bangalore at 9845053534

Email: [Deepak@brocadebuilders.com](mailto:Deepak@brocadebuilders.com) or [Ram@brocadebuilders.com](mailto:Ram@brocadebuilders.com)

Thank you.