

# Purva Esplanade Bagalur Launch: New Housing Project

Puravankara announces Purva Esplanade in Bagalur with 1-3 BHK apartments. Project details, pricing, floor plans, and possession timeline revealed.



**Bengaluru, Karnataka Jan 9, 2026 ([IssueWire.com](https://www.issuewire.com))** - Puravankara Limited has announced the pre-launch phase of [Purva Esplanade](#) (also known as Purva Codename Esplanade), a residential development project located in Bagalur, North Bangalore. The project targets first-time homebuyers and investors looking for mid-segment housing options in the expanding northern corridor of the city.

## Project Overview and Location

Purva Esplanade Bangalore is situated in Bagalur, an emerging residential zone approximately 25 kilometres from the city centre. The location offers connectivity to key employment hubs, including Manyata Tech Park, Aerospace Park, and the upcoming Peripheral Ring Road developments.

"North Bangalore continues to witness significant infrastructure development with upcoming metro extensions and road expansions," said a spokesperson from Puravankara Limited. "Purva Esplanade Bagalur is positioned to benefit from these improvements while offering competitive entry points for homebuyers."

The project site is accessible via the Bellary Road corridor, with planned metro connectivity expected to improve transportation options in the coming years.

## Configuration and Floor Plans

The Purva Esplanade Floorplan includes three configuration types designed for varying household

sizes:

**1 BHK apartments:** Starting from 600-650 square feet, designed for young professionals and small families seeking compact living spaces.

**2 BHK apartments:** Ranging from 900-1,100 square feet, featuring optimised layouts with separate living and dining areas.

**3 BHK apartments:** Spanning 1,300-1,500 square feet, designed for larger families requiring additional space.

All units incorporate modern architectural design principles, including cross-ventilation, natural lighting optimisation, and efficient space utilisation. The developer has incorporated Vastu-compliant layouts across multiple unit types.

### Pricing Structure

The [Purva Esplanade price](#) range has been positioned to attract mid-market buyers:

- 1 BHK units starting at approximately ₹45-55 lakhs
- 2 BHK units priced between ₹65-90 lakhs
- 3 BHK units ranging from ₹1.2-1.5 crores

The pricing includes basic amenities and standard fittings. Additional charges apply for car parking slots, premium floor selection, and customisation options. Prospective buyers should factor in registration costs, GST, and other statutory charges when calculating the total investment.

### Amenities and Features

Puravankara Esplanade incorporates modern residential amenities designed to enhance resident lifestyle:

- Multi-purpose clubhouse with indoor recreational facilities
- Swimming pool and children's play area
- Landscaped gardens and walking tracks
- 24/7 security systems with CCTV surveillance
- Power backup for common areas
- Designated parking spaces
- Rainwater harvesting and sustainability features

The project aims for environmental certification, incorporating water conservation systems and energy-efficient lighting in common areas.

### Developer Track Record

[Puravankara Esplanade](#) Limited brings over four decades of real estate development experience to this project. The company has delivered residential and commercial projects across major Indian cities, including Bangalore, Chennai, Mumbai, and Pune.

The developer's portfolio includes completed township projects, high-rise apartments, and villa

communities. Puravankara maintains RERA registration for all its ongoing projects, providing transparency in construction timelines and specifications.

## **Construction Timeline and Possession**

The project is currently in the pre-launch phase, with construction scheduled to commence following the receipt of requisite approvals. The estimated possession timeline is 36-48 months from the commencement date, subject to regulatory approvals and construction progress.

Buyers will receive regular construction updates through the developer's customer portal, enabling them to track project milestones and construction stages.

## **Investment Considerations**

Real estate analysts observe that North Bangalore's property values have shown steady appreciation due to ongoing infrastructure development. The area benefits from:

- Proximity to aerospace and IT industrial corridors
- Planned metro rail extension
- Development of peripheral road networks
- Availability of educational institutions and healthcare facilities

However, current connectivity challenges exist, with travel times to central business districts ranging from 45-60 minutes during peak hours. Prospective buyers should evaluate commute patterns based on their workplace locations.

## **Early Bird Offers**

The developer has announced special pricing for early registrations during the pre-launch phase. Interested buyers can visit the project site for detailed floor plans, payment schedules, and booking procedures.

## **Registration and Documentation**

All documentation adheres to Real Estate Regulatory Authority (RERA) guidelines. The project carries RERA registration number [to be provided by developer], ensuring transparency in transactions and construction timelines.

Buyers can access project details, approved plans, and legal documentation through the official RERA portal and the developer's website.

## **About Puravankara Limited**

Puravankara Limited is an established real estate development company with operations spanning residential, commercial, and retail segments. The company focuses on creating sustainable living spaces across multiple Indian cities. With a legacy of over 45 years, Puravankara has delivered projects totalling over 60 million square feet.

## **Contact Information**

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Source : Purva Esplanade

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