

## TVS Emerald Altura Sets a New Standard for Residential Living in Sathanur, North Bangalore

The upcoming gated community on Bagalur Main Road targets homebuyers and investors seeking quality construction, modern amenities, and proximity to the Kempegowda International Airport corridor.



**Bengaluru, Karnataka May 21, 2026** ([IssueWire.com](https://www.IssueWire.com)) - [TVS Emerald Altura](#), the latest residential project from TVS Emerald, is drawing attention from homebuyers, real estate investors, and NRI buyers looking for a reliable address in North Bangalore's fast-developing Sathanur locality. Located on Bagalur Main Road, the project offers 2 BHK and 3 BHK apartments in a fully planned gated community with a range of lifestyle amenities.

North Bangalore has seen steady infrastructure growth over the past five years. The Aerospace SEZ, IT corridors near Hebbal, and the expansion of Kempegowda International Airport (KIAL) have pushed residential demand in areas like Bagalur, Sathanur, and Devanahalli. TVS Emerald Altura Sathanur sits at the centre of this activity — close enough to employment hubs to attract working professionals, yet far enough from the city's congestion to offer a quieter residential environment.

### Why Sathanur Is Getting Noticed

Sathanur is not a speculative micro-market. The locality has real demand drivers — airport proximity,

operational industrial zones, and an expanding road and metro network. Investors buying in this corridor are not betting on future infrastructure; most of it is already built or under active construction.

The upcoming Namma Metro Phase 2 extension toward the airport zone is likely to reshape commuting patterns in this part of the city. Sathanur buyers who get in before metro connectivity is fully operational tend to benefit the most from appreciation in the surrounding area.

Residential demand here breaks into two clear groups: end-users who work in the airport zone or nearby tech parks, and investors targeting rental income from the steady pool of airline staff, logistics professionals, and SEZ employees in the area.

## What TVS Emerald Altura Offers

[TVS Emerald Altura Price](#) for a gated community development with configurations designed for nuclear families and working couples. The 2 BHK and 3 BHK units are built around efficient floor plans that prioritise natural light and ventilation — a point worth verifying during a model flat visit, since many projects in this price band cut corners on unit orientation.

The project includes:

- Clubhouse with indoor and outdoor recreation facilities
- Landscaped gardens and walking paths
- Children's play areas
- 24/7 security with CCTV coverage
- Covered parking
- Power backup for common areas and units

The model flat is ready for site visits, which removes much of the uncertainty that comes with buying under-construction property. Buyers can check finishes, room proportions, storage spaces, and natural light before signing anything.

## TVS Emerald as a Developer

TVS Emerald is part of the TVS Group, one of India's oldest and most recognised conglomerates. The developer has completed projects in Chennai and Bangalore and carries a track record that matters to buyers cautious about developer credibility.

For NRI buyers especially, choosing a project from a developer with institutional backing and RERA compliance reduces the risk of delays or quality compromises that have affected buyers in other micro-markets. [TVS Emerald Altura RERA](#) registration — buyers should verify the current status directly on the Karnataka RERA portal before making a booking decision.

## Who Should Consider TVS Emerald Altura

For first-time homebuyers, Altura's ticket size fits within the mid-range budget bracket. EMIs for a 2 BHK, assuming a standard 80% home loan, stay manageable for salaried professionals earning in the Rs 10–15 lakh annual income range, depending on current interest rates.

For investors, the rental math on Bagalur Main Road is straightforward. A 2 BHK apartment in this corridor currently rents for Rs 15,000–22,000 per month, depending on floor, view, and furnishing level.

Gross rental yields hover between 3–4%, in line with comparable projects in North Bangalore.

NRI buyers benefit from TVS Emerald's brand recognition and the project's RERA compliance. The developer's established delivery history and the availability of home loan tie-ups with major banks simplify the purchase process for buyers managing the transaction from abroad.

For those considering both [TVS Emerald Altura New Launch](#) and TVS Emerald Auralis — the developer's other project in the same corridor — Altura tends to suit investors and first-time buyers, while Auralis is better suited to upgrade buyers who need larger floor plates and a premium product.

## Possession and Next Steps

The possession timeline for TVS Emerald Altura follows the RERA-registered schedule. Buyers should confirm the current possession date directly with the developer's sales team and cross-check it against the RERA portal.

Site visits are available. Given that the model flat is ready, a visit is the fastest way to get answers that no brochure will give — actual ceiling heights, unit orientation, storage space, and how the common areas feel in person.

## Frequently Asked Questions

### **Q: Where exactly is TVS Emerald Altura located?**

TVS Emerald Altura is located on Bagalur Main Road in Sathanur, North Bangalore — approximately 15–20 minutes from Kempegowda International Airport and close to the Aerospace SEZ and surrounding tech corridors.

### **Q: What is the TVS Emerald Altura possession date?**

The possession date is as per the RERA-registered schedule. Buyers should verify the current expected handover date on the Karnataka RERA portal or directly with the TVS Emerald sales team before booking.

### **Q: Is TVS Emerald Altura a good investment in 2025–26?**

TVS Emerald Altura Bagalur Main Road has consistent rental demand from airport zone employees, logistics professionals, and SEZ workers. For investors targeting 3–4% gross rental yields and moderate capital appreciation in a credibly developed corridor, Altura is a reasonable choice. As with any real estate investment, buyers should do their own due diligence on pricing, comparable rentals, and resale liquidity before committing.

### **Q: Can NRI buyers purchase a flat in TVS Emerald Altura?**

Yes. NRI buyers can purchase residential property in India under FEMA regulations. TVS Emerald's developer credibility and RERA compliance make Altura a relatively lower-risk option for NRI buyers who cannot visit frequently. Home loan assistance from Indian banks with NRI lending arms is typically available for such projects.

### **Q: Is the TVS Emerald Altura model flat ready?**

Yes. The model flat is ready for visits. Prospective buyers can schedule a site visit through the developer's sales office or official website to view the actual unit before making a decision.

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