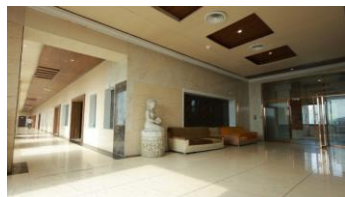


Investment Opportunities - Karnataka

Asset 3: Hotel and Convention Centre



Property Overview

Address Near R. V. College of Engineering, Kengeri, Bengaluru, Karnataka 560059

Land Type Commercial (Freehold)

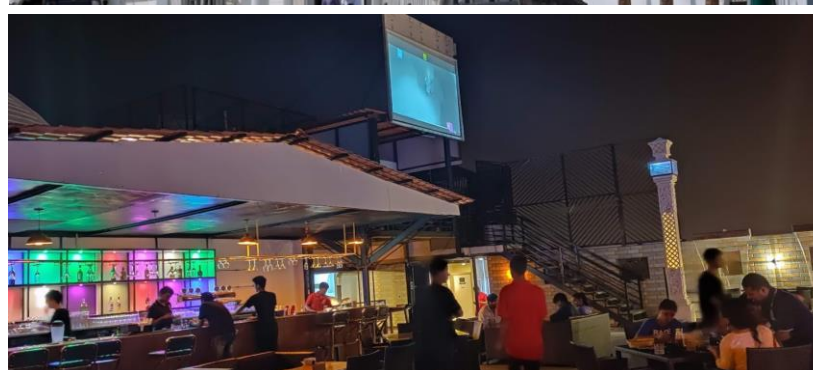
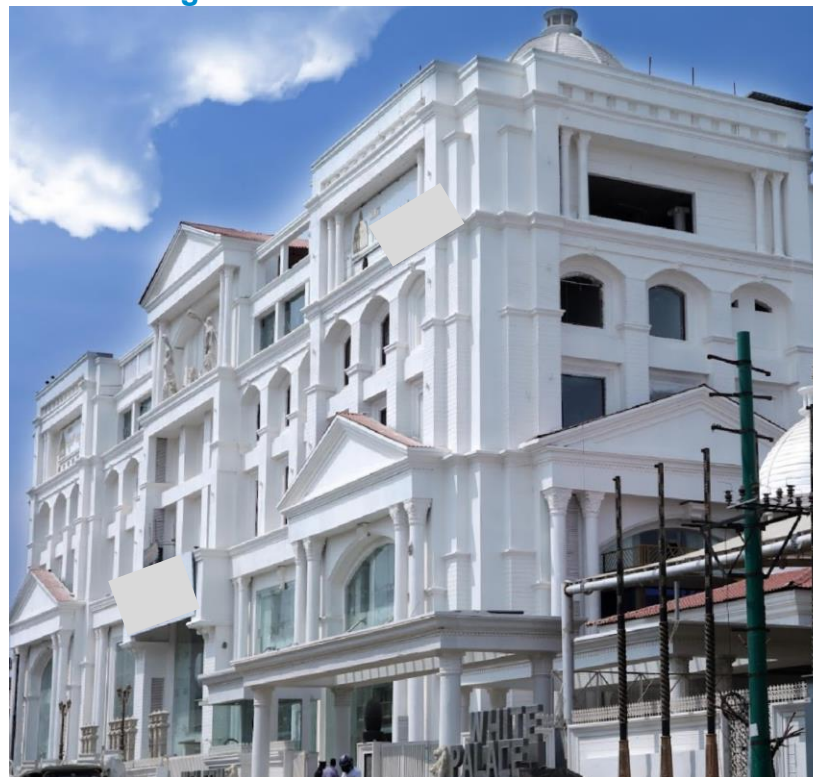
The property has very good connectivity to local transport infrastructure. It is fully operational and furnished. With operations beginning in 2018 the property is in a very good condition.

The property features multiple spaces with ability to host large events & conventions

Rational for Investment

The property can be used for expanding the footprint of existing hospitality brand in a developed market for wedding receptions and other corporate events. Total land area is 21,780 Sq Ft or 20 Guntas

Road-facing Facade



Property History

Hotel and Conventions is located in Kengeri Satellite Town, Bangalore. The property began operations in 2018. Since then, it has been providing services for various events, including weddings, conventions, and other gatherings.

The venue is located on Mysore Road, which is one of the major roads in the city and is well-connected to various parts of Bangalore. For those driving to the venue, Mysore Road provides a direct route, and the hotel's location opposite R.V. Engineering College is a well-known landmark.

The property is located nearby the stations listed below which are part of the Bangalore Metro, also referred to as Namma Metro, which serves as a convenient transportation option throughout the city.

- Kengeri Metro Station: Approximately 1.0 km away.
- Pantharapalya - Nayandahalli Metro Station: Roughly 3.2 km from the venue.
- Jnanabharathi Metro Station: 3.2 km away.

This property, boasts a robust infrastructure that requires minimal refurbishment, ensuring a swift transition to profitability. With its strategic location, the venue serves as a magnet for both corporate events and social gatherings, promising a steady stream of revenue. The hotel's design merges classic charm with modern amenities, catering to the discerning tastes of guests and event planners alike. As an investor, you will be capitalizing on an ideal property with a clear path to a strong return on investment.

Property Layout



Property Facilities

Marriage Hall: The spacious banquet hall can accommodate up to 800 guests in seating and 1500 guests in a floating arrangement. It's perfect for grand weddings, pre-wedding functions, and events like cocktail parties and mehendi ceremonies. Located on the first floor of the building it measures 15000 sq ft and 28ft of ceiling height.

Dining Hall: The venue is well-equipped to cater to weddings and other events with a separate kitchen that can accommodate 1500 pax at a time.

Convention Hall: The convention hall has a seating capacity of 2500 people, making it suitable for larger gatherings.

Rooms: Hotel offers a total of 31 rooms for booking. The 12 executive suite rooms have soothing landscape views and are spacious totalling 6500 Sq Ft. The remaining 19 rooms have another 15000 Sq ft of accommodation.

Restaurants & Pub: The hotel provides both vegetarian and non-vegetarian catering options. In- house alcohol service is also available in the form of a Micro Brewery/Restaurant on the 5th Floor and an open sky restaurant and fully furnished pub measuring 15000 sq ft on the 6th floor. the property has fully set up Micro-Brewery equipment along with Micro-Brewery Licence and CL 7 Licence.

Swimming Pool: The terrace features a swimming pool along with the restaurant and bar facilities

Additional Space: The property includes a 7000 Sq Ft space as a Mezzanine on the 7th floor which can be used for varied purposes. It has working kitchen and laundry area.

Internal Logistics: The building comes equipped with 6 elevators and one escalator for easy movement of guests and staff.

Climate Control: The property is centrally air conditioned with modern amenities to ensure a comfortable experience for guests.

Backup Power: The property is equipped with a power backup/generator through 2 DGs of 500kva and 400kva capacity to ensure that events can proceed smoothly without interruption due to power outages.

Existing Infrastructure



Existing Infrastructure



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