



1BHK, 2BHK or 3BHK – Which is the best option to invest in?

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What you want to invest in depends on how long you want to stay invested in, says Amit Ruparel, Managing Director of Ruparel Realty.

Most real estate investors end up getting confused about the right option to invest in. However, there is no one-best option that works for everyone, when it comes to buying properties. A smaller sized apartment would be good for someone who may not want to stay invested in, for too long a time.

"A three-bedroom apartment would be a sensible investment option, if your time frame of investment is longer than five years. Else it would be better to go for a one bedroom or two bedroom apartment," said Amit Ruparel, the Managing Director of Ruparel Realty, during a discussion with Magicbrick's Deepak Singh and Neha Nagpal.

The best part about buying a two-bedroom or even a one-bedroom apartment is that the investor can expect higher returns without putting all eggs into one basket. When compared to a three-bedroom apartment it might be easier to rent or even sell a one-bedroom or a two bedroom apartment considering the affordability and the kind of demand that exists in India. It is also easier and more cost-effective to maintain a smaller-sized apartment.

While one-bedroom apartments can be ideal for bachelors and families with no kids, two-bedroom apartments offer a lot more comfort while being affordable. Families moving into a new city for a limited period of time would benefit by investing in a two-bedroom apartment. On the other hand those of the investors who would like to hang on to their investments without thinking about selling their apartment anytime in the near future may do well putting their money in a three-bedroom unit.

Cost-wise a three-bedroom apartment may not make that big a difference when compared to buying a two-bedroom apartment. While a 2BHK would cost about Rs 55 lakh in a decent locality, a 3BHK may be available in Rs 70 lakh or so. Nevertheless, it ensures spacious living by providing for an extra bedroom that can prove to be valuable whenever there is an extra guest or two who need to be accommodated. Alternatively, the bedroom can also be used as a home office by those who have the option of working from home.

Eagerness in purchasing their own homes may compel many first-time home buyers to buy two-bedroom apartments. The ease of getting one and the affordability may justify their decision. Buying a two-bedroom unit might even seem less stressful initially. However, after a couple of years, most of these buyers end up craving for more space, especially if they are living in one of the metro cities such as Delhi, Mumbai, Kolkata, Chennai, Bangalore, or Hyderabad.

Planning for the future becomes very crucial when it comes to buying or investing in a property. While the purpose behind buying the property plays an important role in the decision, there are also other factors to consider such as the location, the size of the family, the financial situation, and the time period of the investment. Since buying home is often a one-time action, it is always better to do the necessary homework and make an informed decision.

Source: Magicbricks Bureau