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NH 275 Highway Spurs Connectivity and Real Estate Growth in Karnataka

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Karnataka's infrastructure landscape is undergoing a major transformation with the upgrade of National Highway 275 (NH 275), particularly the Bengaluru–Mysuru expressway. The 367-kilometre stretch connecting Bengaluru to Mangaluru via Mysuru is emerging as a significant corridor for regional development and economic activity.

The newly inaugurated 10-lane access-controlled expressway between Bengaluru and Mysuru has slashed travel time from nearly three hours to just 75 minutes. Developed under the Bharatmala Pariyojana at an estimated cost of ₹8,000 crore, the project is expected to unlock substantial growth across the state.

Real estate demand has surged in towns such as Channapatna, Mandya, Hunsur, Kushalnagar, and Madikeri, with property buyers and investors drawn to improved connectivity and quicker commute times. These suburban and semi-urban zones are witnessing increased residential and commercial interest, especially as land prices remain relatively affordable compared to Bengaluru and Mysuru.

Industry insiders believe that infrastructure upgrades along NH 275, including ongoing work on bridges, retaining walls, and road safety measures, demonstrate the government's commitment to long-term regional development. Enhanced access to Mysuru Airport and strengthened rail links have further contributed to the area's attractiveness for both residents and businesses.

At a recent infrastructure summit in Mangaluru, officials emphasized the economic potential of fully upgrading NH 275 and NH 75. These routes are seen as vital to improving logistics, trade, and tourism, especially across Karnataka's coastal and interior regions.

Additionally, local authorities are exploring plans for satellite townships and urban expansion along the corridor, reinforcing NH 275's role as a transformative infrastructure project. The highway's modernization is also expected to contribute to Karnataka's broader objective of strengthening east-west and coastal connectivity.

NH 275's redevelopment, especially the expressway between Bengaluru and Mysuru, is accelerating urbanization and opening up new real estate opportunities. As investor confidence grows, towns along the highway are fast becoming key growth nodes in Karnataka's evolving development map.