BRICKPLOT

For the family · Free briefing

# Prestige Primrose Hills Phase 2 vs Assetz 18 Oak: Which is Better? [2026 Honest Review]

the builder · Bengaluru

*Hi — your family member is considering this apartment and wanted you to see the independent research before they decide. This is a 1-minute read. We are Brickplot, a reader-paid (no builder money) research service.*

**BRICKPLOT SAYS — WAIT**

There are real positives but also unresolved concerns. The score sits between 6.5 and 7.9. Not a clear yes, not a clear no — proceed with extra diligence.

**What Brickplot checks:** we run 11 independent tests on every project — RERA registration validity, encumbrance certificate (any mortgage on the property?), builder's financial health (any bankruptcy proceedings?), construction progress tracked via satellite, water + air quality, bank coverage for home loans, and other public-record signals. Each project gets a numeric score out of 10 and a verdict.

**About this project specifically:**

- **Legal Risk Grade:** C (A means all major legal documents verified, B means some pending, C means significant unknowns)

**What we recommend you ask the buyer:**

1. Have you read the full Brickplot review at brickplot.com/prestige-primrose-hills-phase-2-vs-assetz-18-oak-comparison?
2. Have you done a site visit with the Brickplot site-visit checklist? (Free download on the project page.)
3. Given the verdict is "wait", what is the family's timeline for waiting or finding alternatives?

Brickplot is paid by readers, not builders. We take zero rupees from builders or developers. This briefing is our opinion based on publicly available data as of 2026-05-28. It is not legal, financial, or investment advice. Independently verify every fact with the issuing authority before any decision. For more detail: brickplot.com/prestige-primrose-hills-phase-2-vs-assetz-18-oak-comparison · For an analyst call, brickplot.com/consult · Editorial policy: brickplot.com/editorial-policy