

**THE
PRESTIGE CITY**

A WORLD WITHIN
Indirapuram Extn, NH24, Delhi-NCR
A Prestige Group - SGS Realty Venture

A World of
INFINITE POSSIBILITIES

Transforming Land into Landmarks. Building Cities of the future

HOMES | OFFICES | SHOPPING MALLS
HOTELS | INTERIORS | WAREHOUSING

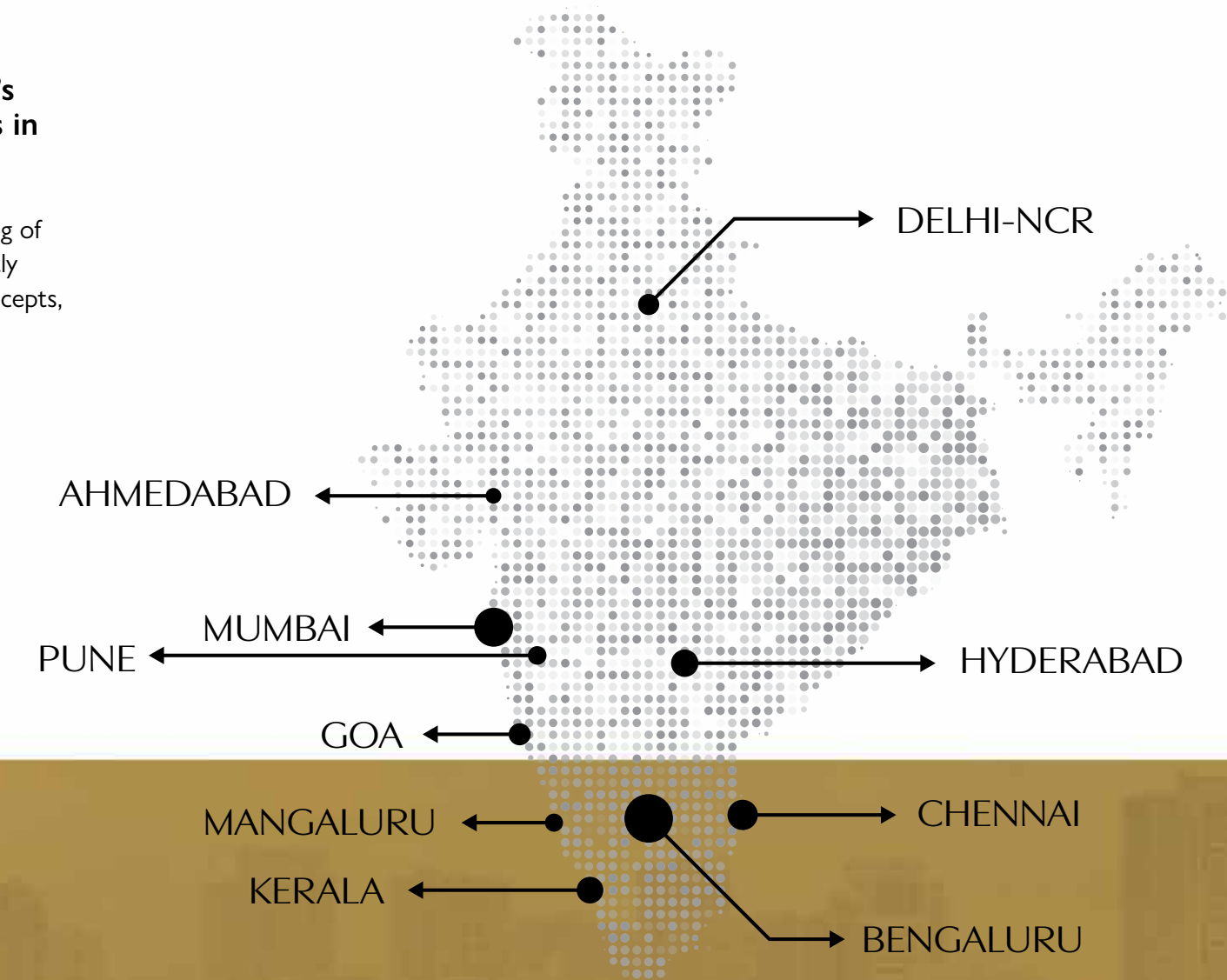
UB City & Kingfisher Towers, Bengaluru.

Shot at Location

The Prestige Group is one of India's most trusted and respected names in the real estate sector.

Since 1986, we have helped to drive the making of modern urban India, by introducing, consistently and constantly, state-of-the-art real estate concepts, technologies and innovations.

Across India we have given cities magnificent residential communities that rival the best in the world; high tech commercial spaces and SEZs that house the world's major blue chips; retail and entertainment hubs that offer compellingly differentiated experiences; and leisure and hospitality properties that are a clear cut above class.



39
YEARS OF LEGACY

300+
PROJECTS DELIVERED

170+
MN SQFT UNDERWAY

13
MAJOR INDIAN CITIES

300+
AWARDS

ISO 9001:2000 CERTIFIED COMPANY
CRISIL DA 1+ GRADED DEVELOPER

The Prestige City is Prestige's flagship real estate concept that is designed to be one of the largest mixed use townships in their respective cities.



Located in Sarjapur, Bengaluru

165 acres | 6000+ apartments | 808 plots
149 villas | Forum mall



Located in Mulund, Mumbai

30+ acres | 3424 apartments | School
Healthcare | Retail | Commercial



Located in Rajendra Nagar, Hyderabad

64 acres | 4647 high-rise apartments
119 luxury villas | Forum mall



Welcome to
THE PRESTIGE CITY.
 A world where life is full of possibilities.



Spread over 62.5 acres, The Prestige City is a self-contained community of 4041 apartments, set in 23 high-rise towers, which includes three clubhouses, Forum Mall, acres of sprawling gardens, a provision for two schools and a healthcare center.

Brilliantly planned, The Prestige City offers you the opportunity to experience community living at its very world-class best. The apartments offer a wide range of sizes and layouts to choose from.



Location Highlights

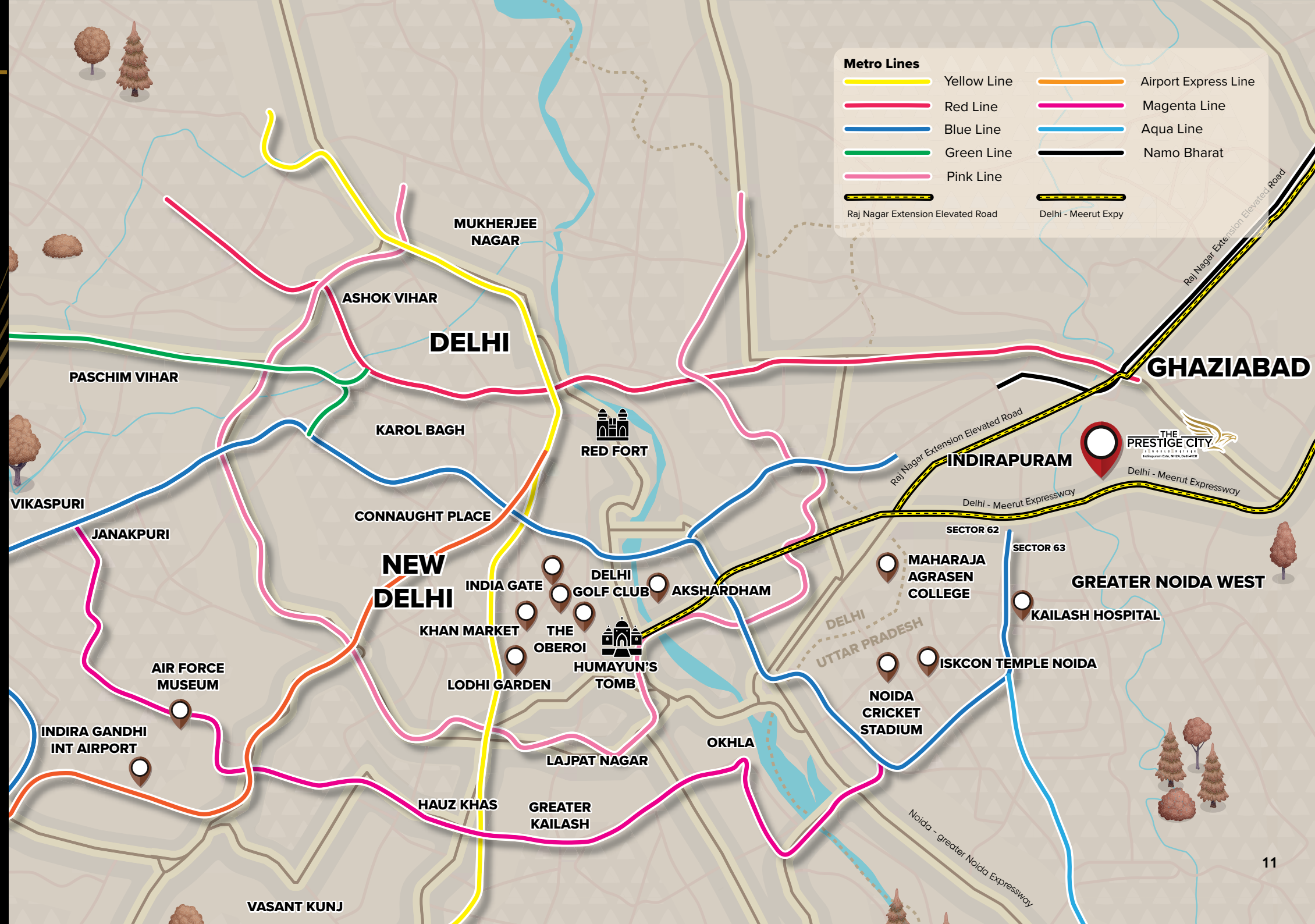
Quick Commute,
Rapid Access,
Easy Travel.
It's all Possible.

- **Located right on NH24**
- **The slip route** from the Delhi Meerut Expressway leads directly to The Prestige City entrance Portal
- Reach The Prestige City from Akshardham in 15 mins via **a signal-free corridor.**
- **Two metro stations within 10 mins** - Noida Electronic City Metro station & Shaheed Sthal Metro station
- Zip to other cities in **Delhi-NCR via metro**
- Get to **Eastern Peripheral Expressway in 17 mins**
- **New Delhi Railway Station** in 30 mins
- **IGI/Noida International Airport** in 60 mins

AERIAL VIEW OF CENTRAL GREENS



Artist's Impression





Unparalleled Location



SCHOOLS

1. DPS School Siddharth Vihar... 2.7 kms
2. Gaurs International School... 3.3 kms
3. G.D. Goenka Public School... 5 kms
4. Indirapuram Public School... 6.1 kms
5. Amity International School... 6.5 kms
6. St. Thomas School... 7.2 kms

COLLEGES

1. Jaypee Institute of Information Technology... 3.2 kms
2. Symbiosis Law School... 4.5 kms
3. Jaipuria Institute of Management... 4.6 kms
4. ABES Engineering College... 5.8 kms
5. IMS Ghaziabad... 6.9 kms
6. Institute Of Management Technology... 8 kms



HOSPITALS

1. Shanti Gopal Hospital 3.3 kms
2. Fortis Hospital Noida 4.4 kms
3. Yashoda Super Speciality Hospital 7 kms
4. Amicare Hospital 5.9 kms
5. Manipal Hospital, Ghaziabad... 7 kms
6. Kailash Hospital & Neuro Institute 7 kms
7. Max Super Speciality Hospital (Vaishali) 7.8 kms



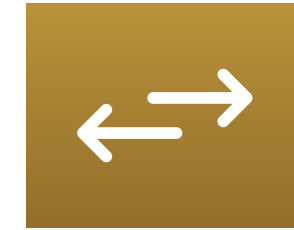
OFFICES

1. The Corenthum 3.6 kms
2. Highway Towers 3.7 kms
3. iThum-Noida 3.9 kms
4. Galaxy Business Park 4.2 kms
5. Noida One 5.1 kms
6. Logix Cyber Park 6.4 kms



RETAIL

1. North India Mall 3.8 kms
2. Indirapuram Habitat Centre 4.2 kms
3. Eros Market Place 4.3 kms
4. Gaur City Mall 7.0 kms
5. Gaur Central Mall 8.6 kms
6. Logix Mall 10.5 kms
7. Mall of India 12.7 kms



TRANSPORT

1. Noida Electronic City Metro Station 3.2 kms
2. Ghaziabad Railway Station 4.8 kms
3. Shaheed Sthal Metro Station 5 kms
4. Vaishali Metro Station 8.3 kms
5. Anand Vihar Railway Station 11.4 kms
6. Hindon Airport 13.5 kms
7. Hazrat Nizamuddin Railway Station 16.5 kms
8. New Delhi Railway Station 22 kms
9. Indira Gandhi International Airport 33.9 kms
10. Noida International Airport 71 kms



RECREATION

1. Swarna Jayanti Park 4.3 kms
2. Noida Golf Course 12.5 kms
3. Okhla Bird Sanctuary / Worlds of Wonder-Water Park / Delhi Zoo 19 kms



Discover a lifestyle where work, leisure, and tranquility comes together in perfect harmony!

1 OFFICE WITHIN THE CITY

People move their homes to be closer to work. We did the opposite. The Prestige City has co-working spaces with meeting rooms planned in the towers itself, Home-office options within the units and conference rooms in the Clubhouses to help you grow your business from home.

2 OUTDOOR FITNESS STATIONS

A jogging track, a cycling track, an outdoor gym and expansive open spaces are thoughtfully designed to help you stay active, fit, and healthy in a refreshing natural environment.



3 LOBBY AMENITIES

All towers have exclusive amenities planned in their ground floor, double-height entrance lobbies. Convenience is at your doorstep with amenities like dry-cleaning, tuition centers with classrooms, mini-gyms, multi-purpose hall, etc. right in your tower itself.

4 PUBLIC REALM

A whole city awaits you. Across the street is the Forum mall with cinemas, world-class shopping, entertainment options, etc.



5 PRE-SCHOOL

Imagine walking your five-year-old to a preschool within The Prestige City, where freedom and safety go hand in hand.

6 THE PRIVATE DECK

Every home at The Prestige City comes with a private deck for a lovely sit-out dinner. Amazing views of a buzzing highway and landscaped central greens come complimentary.





Mulberry &Oakwood

at **THE PRESTIGE CITY**



Mulberry and Oakwood are the residential parcels that form The Prestige City. They offer you a wide choice of homes set in high-rise towers. You can choose from optimally sized two and three bedroom homes to expansive three and four bedroom residences, as well as spacious villaments and sky mansions.

Clubhouse

The clubhouses at The Prestige City are replete with myriad luxury amenities that match your lifestyle. You and your family will find innumerable ways to stay entertained, occupied and fit, and multiple platforms to build rewarding friendships and experience the joys of community living.

The Prestige City boasts of over a lakh sq.ft. of club facilities spread over Club Mulberry and Club Oakwood for the usage of the residents of these two parcels jointly.

PROJECT AMENITIES

1. BBQ Area
2. Swimming Pool & Kids Pool with Jacuzzi
3. Amphitheatre with screening wall
4. Pets park
5. Jogging track
6. Party Lawn with outdoor dining
7. Cycling Track
8. Multi-Purpose Ground (Football/Cricket)
9. Outdoor Gym
10. Children's Play area
11. Tennis Court
12. Basketball court
13. Cricket Practice Pitch
14. Senior Citizens Park
15. Skating Rink
16. Chess Court
17. Reflexology Park
18. Meditation Zone
19. Yoga Garden/Sun Court
20. Multi Themed Gardens
21. Wifi Enabled outdoor Zones
22. Community Garden
23. Tree House
24. Rock Climbing Wall
25. Trampoline
26. Padel Court
27. Sky Walk
28. Clubhouse Entrance Plaza



MASTERPLAN

LEGEND - Mulberry & Oakwood

- 01. BBQ Area
- 02. Swimming Pool & Kids Pool with Jacuzzi
- 03. Amphitheatre with Screening Wall
- 04. Pets Park
- 05. Jogging Track
- 06. Party Lawn with Outdoor Dining
- 07. Cycling Track
- 08. Multi-Purpose Ground (Football/Cricket)
- 09. Outdoor Gym
- 10. Children's Play area
- 11. Tennis Court
- 12. Basketball Court
- 13. Cricket Practice Pitch
- 14. Senior Citizens' Park
- 15. Skating Rink
- 16. Chess Court
- 17. Reflexology Park
- 18. Meditation Zone
- 19. Yoga Garden/Sun Court
- 20. Multi Themed Garden
- 21. Wi-Fi-Enabled Outdoor Zones
- 22. Community Garden
- 23. Tree House
- 24. Rock Climbing Wall
- 25. Trampoline
- 26. Padel Court
- 27. Sky Walk
- 28. Clubhouse Entrance Area and Drop-off

Release 1



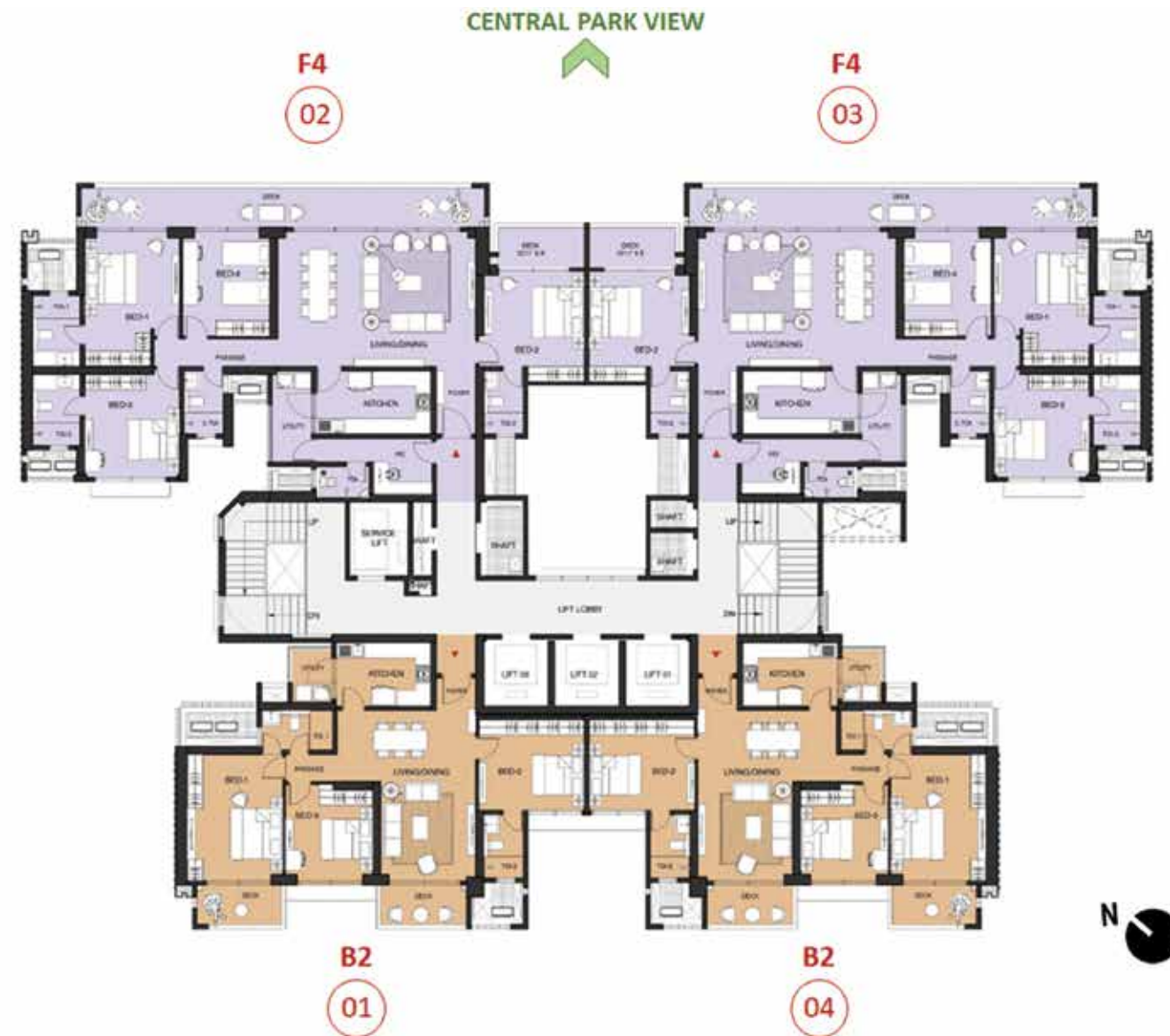
MASTER NUMBERING PLAN

COLOUR	UNIT TYPE	SALEABLE AREA OF UNIT	CARPET AREA	BALCONY + UTILITY AREA
2 BED CLASSIC				
	A	1301	774	148
3 BED ASPIRE				
	B1	1681	1058	161
	B2	1694	1058	161
3 BED PREMIA				
	C1	1870	1173	230
	C2	1955	1178	267
	C3	1970	1178	267
3 BED ULTIMA				
	D1	2236	1402	278
	D2	2262	1363	271
4 BED MAGNUS				
	E1	2490	1549	277
4 BED SUPREME				
	F1	2750	1687	340
	F2	2772	1687	340
	F3	2828	1687	402
	F4	2851	1687	402
	F5	2887	1738	402
	F6	2910	1738	402
VILLAMENT & SKY MANSIONS				
	D2(d)	3625	2086	509
	E1(d)	4126	2446	675
	D2(p1)	4173	2559	405
	F1(d)	4463	2636	708
	F3(d)	4463	2636	708
	F5(d)	4463	2636	708
	F6(d)	4499	2636	708
	E1(p1)	4591	2914	401
	F1(p1)	4945	3109	473
	F2(p1)	4985	3109	473
	F3(p1)	5027	3109	535
	F4(p1)	5067	3109	535
	D2(p2)	5097	3179	405
	F5(p1)	5145	3209	535
	F6(p1)	5186	3209	535
	E1(p2)	5512	3533	401
	F1(p2)	5820	3730	473
	F2(p2)	5866	3730	473
	F3(p2)	5979	3730	600
	F5(p2)	5979	3729	600
	F4(p2)	6026	3730	600
	F6(p2)	6026	3729	600



TOWER A1 TYPICAL FLOOR PLAN

[FLOORS 3 - 17, 19 - 27, 29 - 36, 38 - 45]



TOWER A1 – TYPICAL FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE
	Unit Type	No. of Bed	
01	B2	3 BED 2T	1694
02	F4	4 BED 4T + HO	2851
03	F4	4 BED 4T + HO	2851
04	B2	3 BED 2T	1694

TOWER A2, A3 & A4 TYPICAL FLOOR PLAN

[FLOORS 3 - 17, 19 - 27, 29 - 36, 38 - 45]



TOWER A2, A3, & A4 – TYPICAL FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE
	Unit Type	No. of Bed	
01	B2	3 BED 2T	1694
02	F2	4 BED 4T + HO	2772
03	F2	4 BED 4T + HO	2772
04	B2	3 BED 2T	1694

TOWER A5 TYPICAL FLOOR PLAN

[FLOORS 3 - 17, 19 - 27, 29 - 36, 38 - 45]



TOWER A5 – TYPICAL FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE
	Unit Type	No. of Bed	
01	C3	3 BED 3T	1970
02	F6	4 BED 4T + HO	2910
03	F6	4 BED 4T + HO	2910
04	C3	3 BED 3T	1970

TOWER B1, B2, B3 & B4 TYPICAL FLOOR PLAN

[FLOORS 3 - 17, 19 - 27, 29 - 36, 38 - 45]



TOWER B1, B2, B3 & B4 – TYPICAL FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE
	Unit Type	No. of Bed	
01	A	2 BED 2T	1301
02	D2	3 BED 3T + HO	2262
03	D2	3 BED 3T + HO	2262
04	A	2 BED 2T	1301

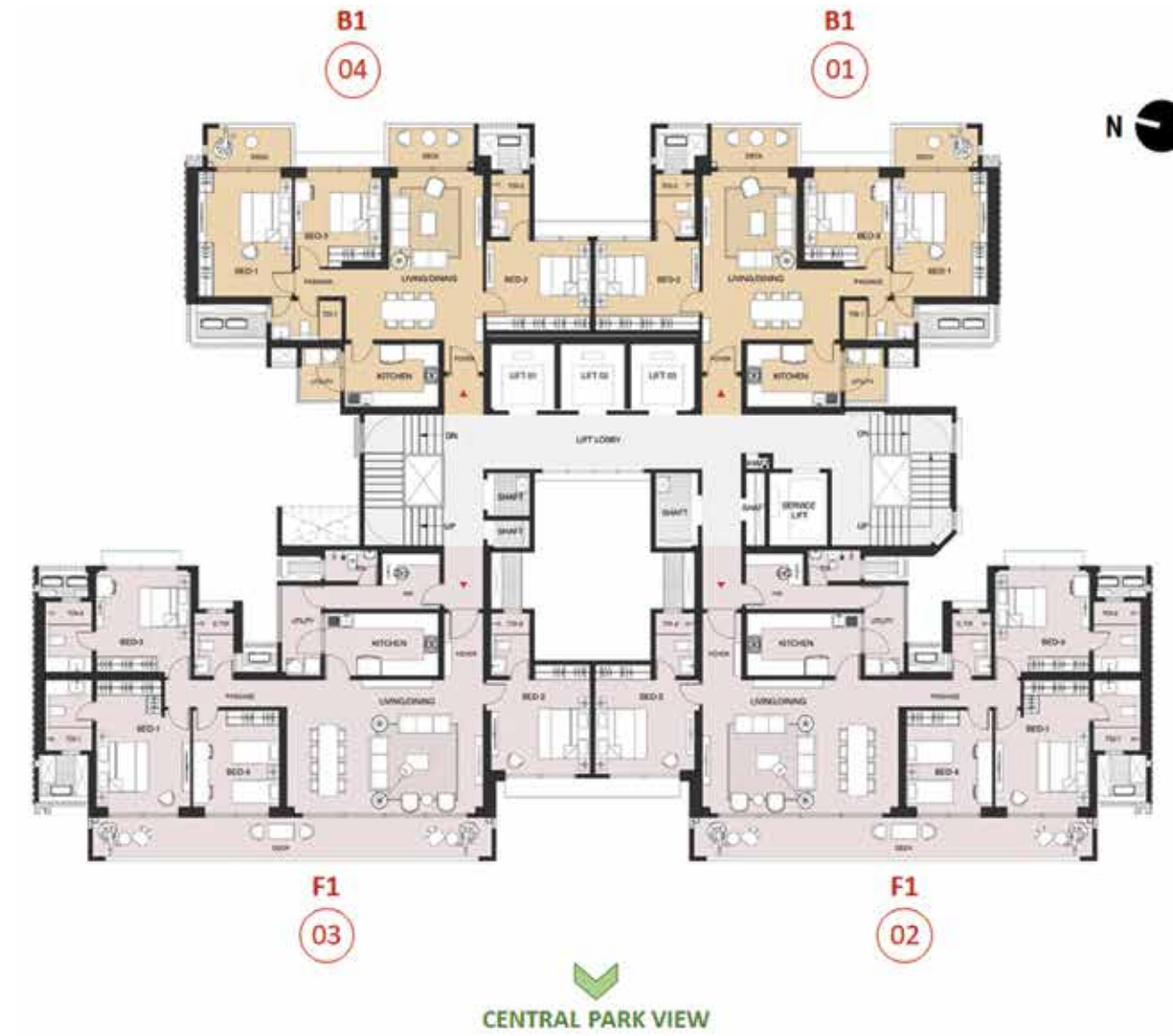
TOWER C1, C2, C3 & C4 TYPICAL FLOOR PLAN [FLOORS 3-17, 19-27, 29-36, 38-41]



TOWER D1 TYPICAL FLOOR PLAN [FLOORS 3-17, 19-27, 29-36, 38-42]



TOWER D2, D3 & D4 TYPICAL FLOOR PLAN
[FLOORS 3-17, 19-27, 29-36, 38-42]



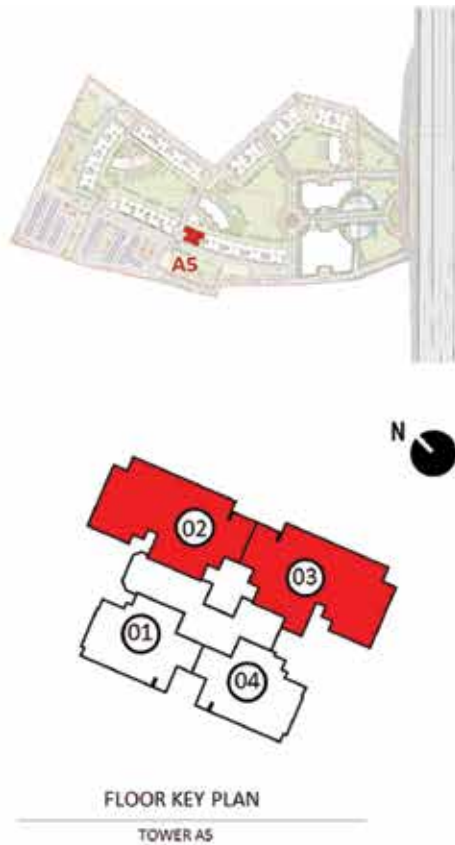
TOWER D2, D3, & D4 – TYPICAL FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE
	Unit Type	No. of Bed	SFT
01	B1	3 BED 2T	1681
02	F1	4 BED 4T+ HO	2750
03	F1	4 BED 4T+ HO	2750
04	B1	3 BED 2T	1681

TOWER E1 & E2 TYPICAL FLOOR PLAN
[FLOORS 3-17, 19-27, 29-36]



TOWER E1, E2 – TYPICAL FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE
	Unit Type	No. of Bed	SFT
01	D1	3 BED 3T + HO	2236
02	E1	4 BED 3T+ HO	2490
03	E1	4 BED 3T+ HO	2490
04	D1	3 BED 3T + HO	2236

UNIT PLAN - F6 [4 Bed Supreme] - TOWER A5 [TYPICAL]

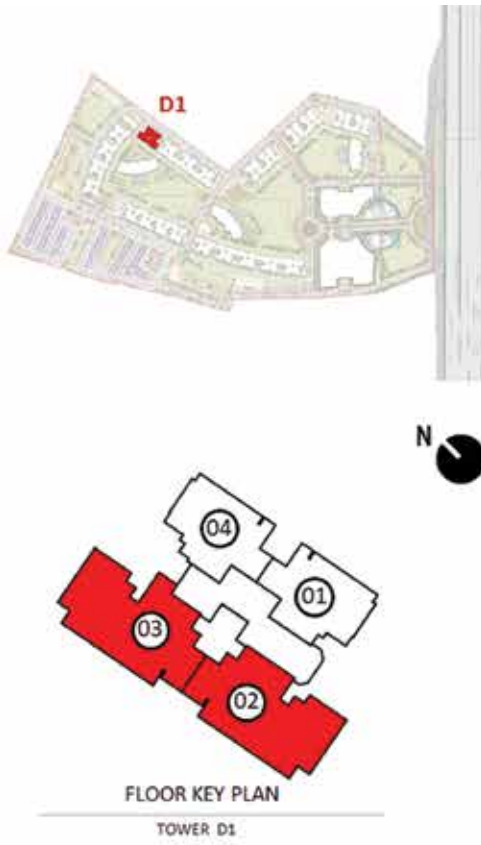


Tower A5 (2-17,19-27,29-36,38-45 Floor)

4BED 4T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2910	270.36
B.	RERA CARPET AREA	1738	161.46
C.	UTILITY + DECK	402	37.36
D.	TOTAL USABLE AREA (B+C)	2140	198.82



UNIT PLAN - F5 [4 Bed Supreme] - TOWER D1 [TYPICAL]

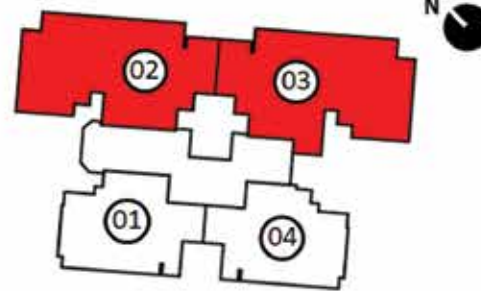


Tower D1 (2-17,19-27,29-36,38-42 Floor)

4BED 4T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2887	268.18
B.	RERA CARPET AREA	1738	161.46
C.	UTILITY + DECK	402	37.36
D.	TOTAL USABLE AREA (B+C)	2140	198.82



UNIT PLAN - F4 [4 Bed Supreme] - TOWER A1 [TYPICAL]

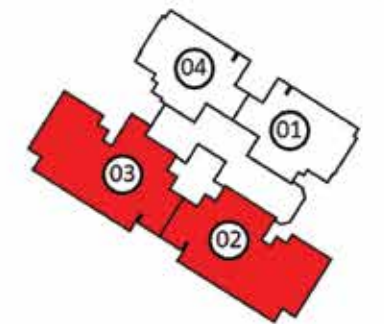


FLOOR KEY PLAN
TOWER A1

Tower A1 (2-17,19-27,29-36,38-45 Floor)

4BED 4T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2851	264.83
B.	RERA CARPET AREA	1687	156.76
C.	UTILITY + DECK	402	37.36
D.	TOTAL USABLE AREA (B+C)	2089	194.12

UNIT PLAN - F3 [4 Bed Supreme] - TOWER D4 [TYPICAL]



FLOOR KEY PLAN
TOWER D4

Tower D4 (2-17,19-27,29-36,38-42 Floor)

4BED 4T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2828	262.69
B.	RERA CARPET AREA	1687	156.76
C.	UTILITY + DECK	402	37.36
D.	TOTAL USABLE AREA (B+C)	2089	194.12

UNIT PLAN - F2 [4 Bed Supreme] - TOWER A2, A3, A4 [TYPICAL]

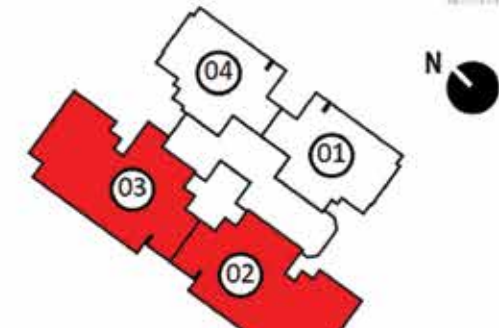


FLOOR KEY PLAN
TOWER A2,A3,A4

4BED 4T +HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2772	257.51
B.	RERA CARPET AREA	1687	156.75
C.	UTILITY + DECK	340	31.59
D.	TOTAL USABLE AREA (B+C)	2027	188.34



UNIT PLAN - F1 [4 Bed Supreme] - TOWER D2, D3 [TYPICAL]



FLOOR KEY PLAN
TOWER D2,D3

4BED 4T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2750	255.43
B.	RERA CARPET AREA	1687	156.75
C.	UTILITY + DECK	340	31.59
D.	TOTAL USABLE AREA (B+C)	2027	188.34



UNIT PLAN - E1 [4 Bed Magnus] - TOWER C1, C2, C3, C4, E1, E2 [TYPICAL]



FLOOR KEY PLAN
TOWER C1,C2,C3,C4

4BED 4T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2490	231.27
B.	RERA CARPET AREA	1549	143.93
C.	UTILITY + DECK	277	25.78
D.	TOTAL USABLE AREA (B+C)	1826	169.71

UNIT PLAN - D2 [3 Bed Ultima] - TOWER B1, B2, B3, B4 [TYPICAL]



FLOOR KEY PLAN
TOWER B1,B2,B3,B4

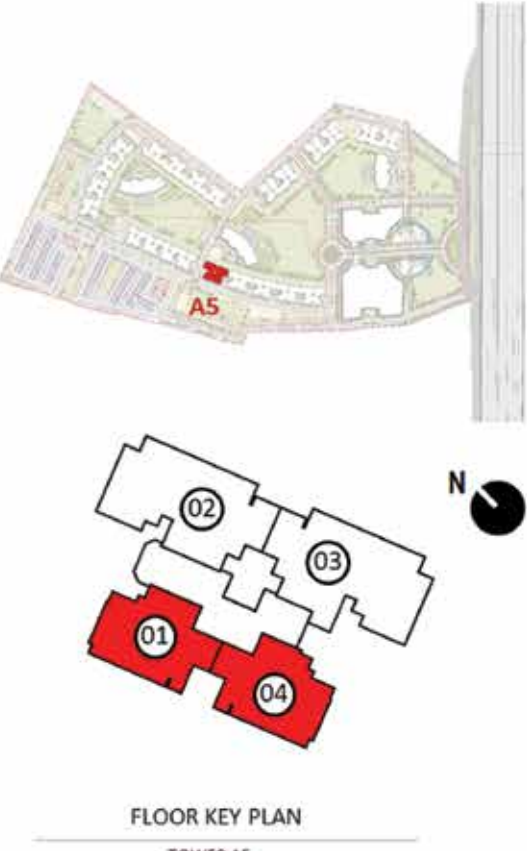
3BED 3T +HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2262	210.16
B.	RERA CARPET AREA	1363	126.66
C.	UTILITY + DECK	271	25.15
D.	TOTAL USABLE AREA (B+C)	1634	151.81

UNIT PLAN - D1 [3 Bed Ultima] - TOWER E1, E2 [TYPICAL]



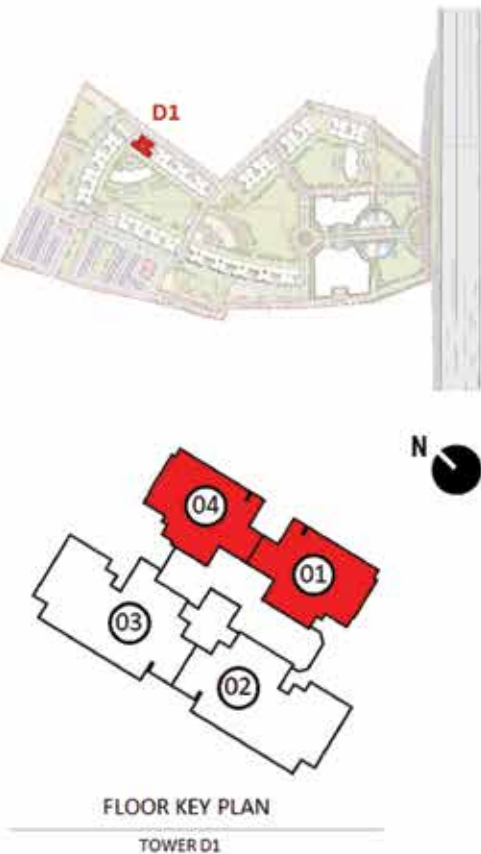
3BED 3T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2236	207.71
B.	RERA CARPET AREA	1402	130.23
C.	UTILITY + DECK	278	25.87
D.	TOTAL USABLE AREA (B+C)	1680	156.1

UNIT PLAN - C3 [3 Bed Premia] - TOWER A5 [TYPICAL]



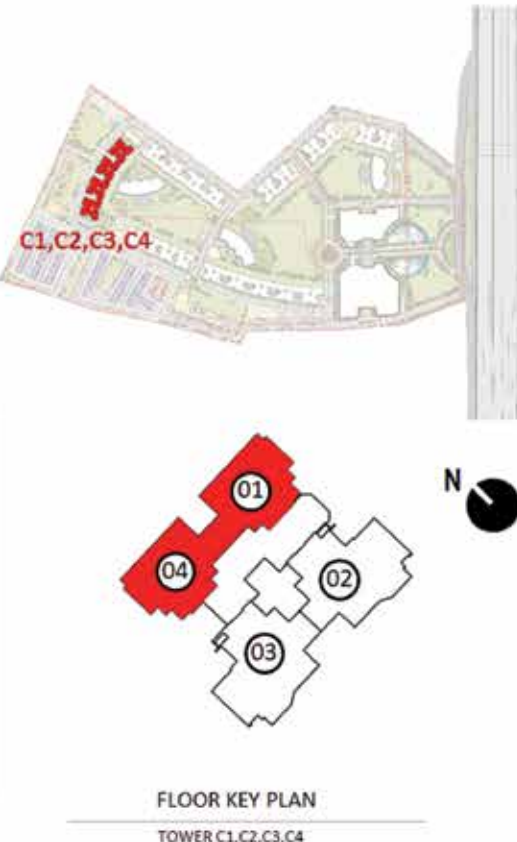
3BED 3T			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	1970	183.05
B.	RERA CARPET AREA	1178	109.45
C.	UTILITY + DECK	267	24.81
D.	TOTAL USABLE AREA (B+C)	1445	134.26

UNIT PLAN - C2 [3 Bed Premia] - TOWER D1 [TYPICAL]



3BED 3T			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	1955	181.58
B.	RERA CARPET AREA	1178	109.45
C.	UTILITY + DECK	267	24.81
D.	TOTAL USABLE AREA (B+C)	1445	134.26

UNIT PLAN - C1 [3 Bed Premia] - TOWER C1, C2, C3, C4 [TYPICAL]

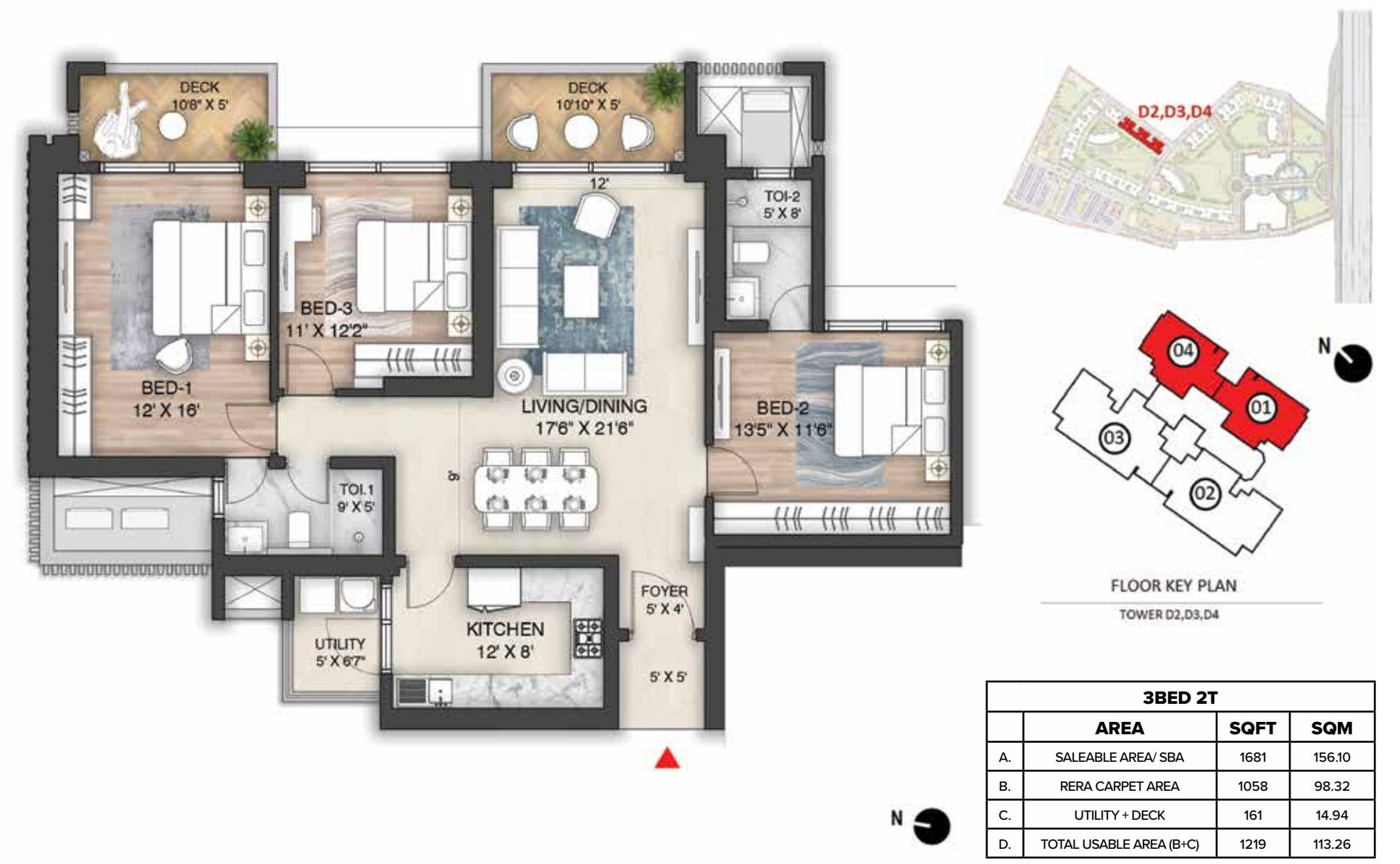


3BED 3T			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	1870	173.67
B.	RERA CARPET AREA	1173	108.97
C.	UTILITY + DECK	230	21.37
D.	TOTAL USABLE AREA (B+C)	1403	130.34

UNIT PLAN - B2 [3 Bed Aspire] - TOWER A1, A2, A3, A4 [TYPICAL]

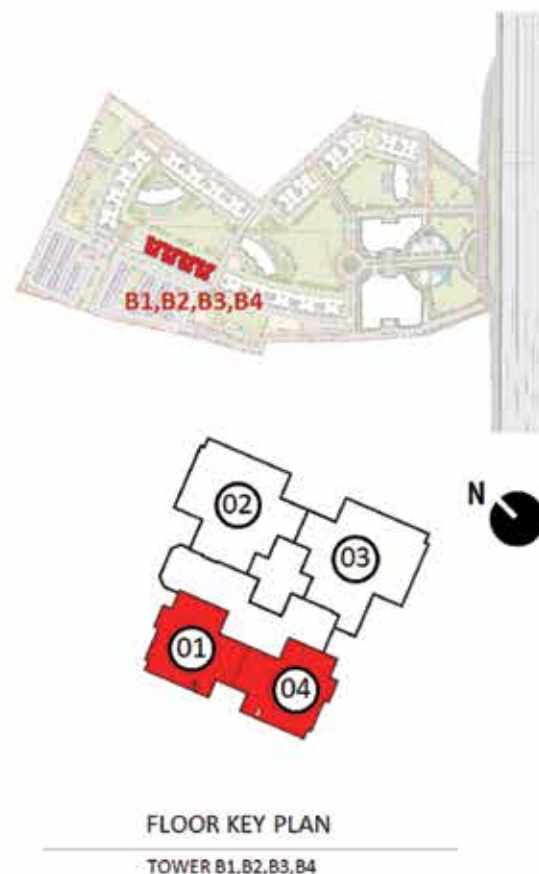


UNIT PLAN - B1 [3 Bed Aspire] - TOWER D2, D3, D4 [TYPICAL]



UNIT PLAN - A [2 Bed Classic] - TOWER B1, B2, B3, B4 [TYPICAL]

SPECIFICATIONS



2BED 2T			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	1301	120.88
B.	RERA CARPET AREA	774	71.88
C.	UTILITY + DECK	148	13.79
D.	TOTAL USABLE AREA (B+C)	922	85.67

STRUCTURE

- RCC Structure

LOBBY

- Ground floor lobby flooring in granite/marble
- Basement and typical floor lobbies in vitrified tiles
- Lift cladding in marble / granite as per architect's design
- Service staircase and service lobby in Kota Stone / Cement Tiles / Vitrified Tiles
- All lobby walls will be finished with texture paint and ceilings in distemper

LIFTS

- Lifts of suitable size and capacity will be provided in all towers

FLOORING

- High quality vitrified Tiles in the foyer, living, dining, family and corridors
- All Bedrooms in Engineered Wooden Flooring
- Kitchen, Utility, Home Office, Staff Quarters and Balconies in Vitrified Tiles

KITCHEN

- Granite counter with 2 feet high dado above
- Exhaust fan will be provided
- Single bowl single drain stainless steel sink will be provided

TOILETS

- Vitrified tiles for flooring and walls up to the false ceiling
- All toilets with countertop wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Geysers in all toilets, instant geyser in the maids toilet
- Top 2 floors of the tower will have solar water facility along with geysers in all toilets
- Suspended pipeline in all toilets concealed within a false ceiling
- Exhaust fan
- Glass partition in all toilets

INTERNAL DOORS

- 8ft Main Door frame in Timber and laminated flush shutter
- 7ft Internal doors - Wooden frames in Timber and laminated flush shutters

EXTERNAL DOORS AND WINDOWS

- Aluminium frames and shutters for all external doors
- Aluminium framed windows with clear glass and mosquito mesh shutters

PAINTING

- Premium External Emulsion on exterior walls
- Internal walls and ceilings in Emulsion

RAILINGS

- All balcony railings in S.S & glass.
- All internal railings in M.S and enamel paint.

ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points will be provided
- Internet, TV and telephone points will be provided in the living and all Bedrooms
- ELCB and individual meters will be provided for all apartments
- Provision for Split AC will be provided in Living, Dining and all bedrooms

SECURITY SYSTEM

- Security cabins at all entrances and exits
- CCTV coverage on all main entry and exit points
- Digital Door Lock with Video Door phones for all apartments

DG POWER

- Power back up will be provided for all common areas
- Backup for all apartments at additional cost



MULBERRY AT THE PRESTIGE CITY
RERA Reg No.: UPRERAPRJ470993/04/2025
<https://www.up-rera.in/>
Project Launch Date: 30.04.2025
Account No.: 777705092425



OAKWOOD AT THE PRESTIGE CITY
RERA Reg No.: UPRERAPRJ986134/04/2025
<https://www.up-rera.in/>
Project Launch Date: 30.04.2025
Account No.: 777705022624



• HOMES • OFFICES • SHOPPING MALLS • HOTELS • INTERIORS • WAREHOUSING •

Bengaluru | Chennai | Goa | Hyderabad | Kerala | Mangaluru | Delhi-NCR
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Prestige Estates Projects Limited

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The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All Apartment interior views do not depict the standard wall, colour & ceiling finishes and are not part of the offering.

Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variation in carpet areas.

