PRESTIGE

AVON

THANISANDRA

Welcome to Prestige Avon, a contemporary residential community on Thanisandra Road, North Bengaluru, thoughtfully designed for families who want more from everyday life.

This is where intelligent planning, nature's bounty and refined aesthetics come together to create an ambience that promises undisturbed privacy, social dynamism and convenient living.

Conveniently located right on Thanisandra Road, Prestige Avon is easily accessible by multiple arterial roads, and is within close reach of premium schools, healthcare and social entertainment hotspots.

Whether you are making space for a growing family, setting up a comfortable home office or simply looking for more room to unwind, Prestige Avon offers homes designed around the way modern families live.

You can choose from expansive two- and three-bedroom residences with just four homes on each floor, you can enjoy the privilege of greater privacy thanks to fewer shared walls and a quieter living experience.

Each home at Prestige Avon has been planned to welcome generous daylight and natural ventilation. Spacious balconies extend your living areas outdoors, offering a refreshing place to sip your morning coffee, spend a quiet moment or enjoy a sundowner in the evening.

Set along the community's entire length is a landscaped green zone that brings nature and community together. Walk through its lush greenscape, relax in landscaped pockets or spend time with your family at the diverse social spaces that are seamlessly integrated into it.

The Prestige Avon clubhouse is the heart and soul of the community, being replete with an abundance of social, fitness and recreational amenities. This is where you can play your favourite sport, celebrate a special occasion or just enjoy the company of family and friends.

Prestige Avon offers the balance lifestyle that you seek, combining the privacy of a thoughtfully planned home, the warmth of a connected community and the comfort of nature close at hand.


IVC Road
IVC Road
Devanahalli
Clarks Exotica: Convention Centre, Resort & Spa
Windflower Prakruthi Resort & Spa
Nestin Hotel
Prestige Tech Cloud
Vidyashilp University
Kempegowda International Airport
PRESTIGE PARKLANE
Satellite Town Ring Road
Embassy International Riding School
IFCI Financial City
Collins Aerospace
HUNACHUR
Boeing Campus
Double Tree by Hilton
Amrutha Oasis Spaland Resort
Sri Venkateswara central School
NRV Hospital
Presidency University
Stonehill International School
Decathlon
Shell Technology Centre
BMS Institute of Technology
Rajanukunte
St. Philomena Hospital
North Gate Tech Park
Ballary Road
Bir Halli Road
Wipro Aerospace
Vibgyor High School
Padukone Dravid Centre for Sports Excellence
Sammy's Dreamland
Prestige Finsbury Park
Proposed Peripheral Ring Road
Ramada by Wyndham
Prestige Royale Gardens
Hinduja Ecopolis
SATHANUR
BUDIGERE
Kristu Jayanti University Airport Road Campus
Avalahalli Forest
MITTE Meenakshi Institute of Technology
Cytecare Cancer Hospital
Satva Horizon Business Park
GMR University Lakeside Campus
REVA University
Bagalur Bamboo Forest
Prestige Monte Carlo
Canadian Intl. School
Amazon
BAGALURU
YELAHANKA NEW TOWN
Delhi Public School
Mallya Aditi Intl. School
YELAHANKA
DMart
NPS
Manipal Hospital Yelahanka
METRO STATION YELAHANKA KOGILU
Garuda Mall
Camden Gardens
Prestige Augusta Golf Village
VIDYARANYAPURA
SNG Galleria Mall
Sparsh Hospital Hennur
Abbigere Park
Vidyashilp Academy
Royal Orchid Resort
Bhartiya Mall of Bengaluru
Thanisandra Main Road
New Airport Road
PROPOSED PERIPHERAL RING ROAD
Pheonix Mall of Asia
State Forest
JAKKUR AERODROME
SAHAKARNAGAR
HOSKOTE
TRIO World School
Rainbow Children's Hospital
Aster CMI Hospital
Manipal Hospital
THANISANDRA
Elements Mall
Esteem Mall
Sparsh Hospital Hennur
Garden City University- OMR Campus
OUTER RING ROAD
Nagavara Metro Station
Proposed Blue Metro line
WHITEFIELD
HEBBAL
ORR
Outer Ring Road
KR PURAM
OLD MADRAS ROAD
PEENYA
Ramaiah Institute of Technology
Agricultur University
Bangalore Baptist Hospital
bannerghatta - Nice Road Pink Line
philips innovation campus
Ramaiah Memorial Hospital
Map Not A Scale


Artist's Impression

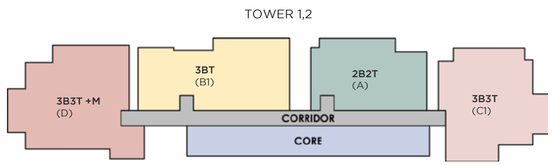
MASTER PLAN

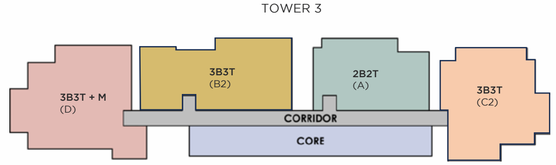
LEGEND

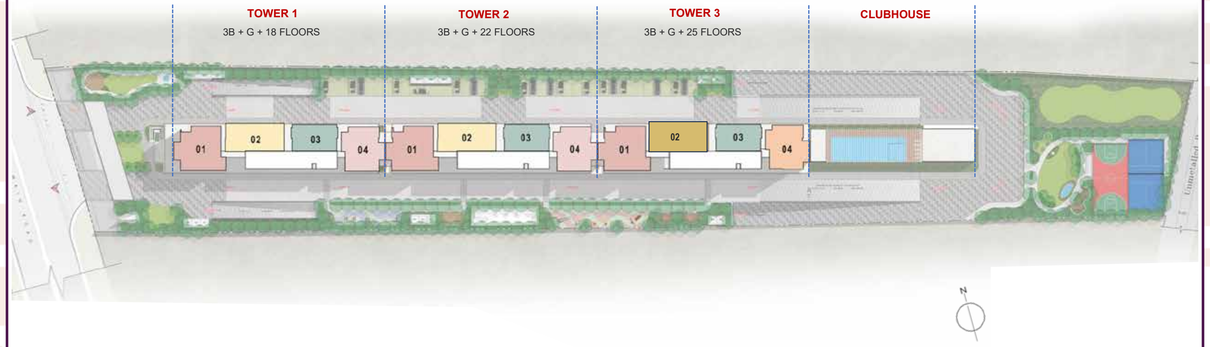
1. ENTRY
2. EXIT
3. SECURITY CABIN
4. PET PARK
5. LAWN
6. GRASS PAVER WITH POTTED PLANTS
7. DROP OFF
8. DROP OFF – WATER FEATURE
9. WATER FEATURE
10. TODDLER'S PLAY
11. STILT SEATING AREA
12. DENSE PLANTATION
13. SCULPTURE
14. PERGOLA SEATING
15. SEATING
16. MULTIPURPOSE COURT
17. DRIVEWAY
18. JOGGING TRACK
19. PICKLE BALL COURT
20. OUTDOOR GYM
21. SERVICES
22. CLIMBING WALL
23. KIDS PLAY
24. VISITOR CAR PARKING
25. WALKWAY
26. SCRIBBLING WALL
27. RAMPS
28. BASEMENT ENTRY
29. BASEMENT EXIT
30. CIVIC AMENITIES
31. CLUBHOUSE



MASTER NUMBERING PLAN







TOWER 1 - GROUND FLOOR PLAN



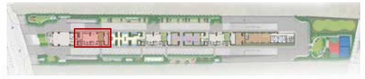
KEY PLAN



LEGEND

1. DRIVEWAY
2. RAMP
3. DROP-OFF
4. MULTIPURPOSE HALL
5. RESTROOM
6. PANTRY
7. SERVICES
8. TOWER 1 LOBBY
9. LANDSCAPE
10. WATER FEATURE

TOWER 1 - TYPICAL FLOOR PLAN

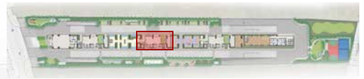


KEY PLAN



LEGEND			
COLOUR	UNIT TYPE	CONFIGURATION	AREA
	UNIT A	2B2T	1306 SQ.FT
	UNIT B1	3B3T	1782 SQ.FT
	UNIT B2	3B3T	1777 SQ.FT
	UNIT C1	3B3T	1920 SQ.FT
	UNIT C2	3B3T	1915 SQ.FT
	UNIT D	3B3T+M	2157 SQ.FT

TOWER 2 - GROUND FLOOR PLAN



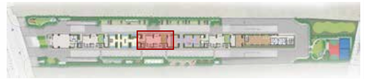
KEY PLAN



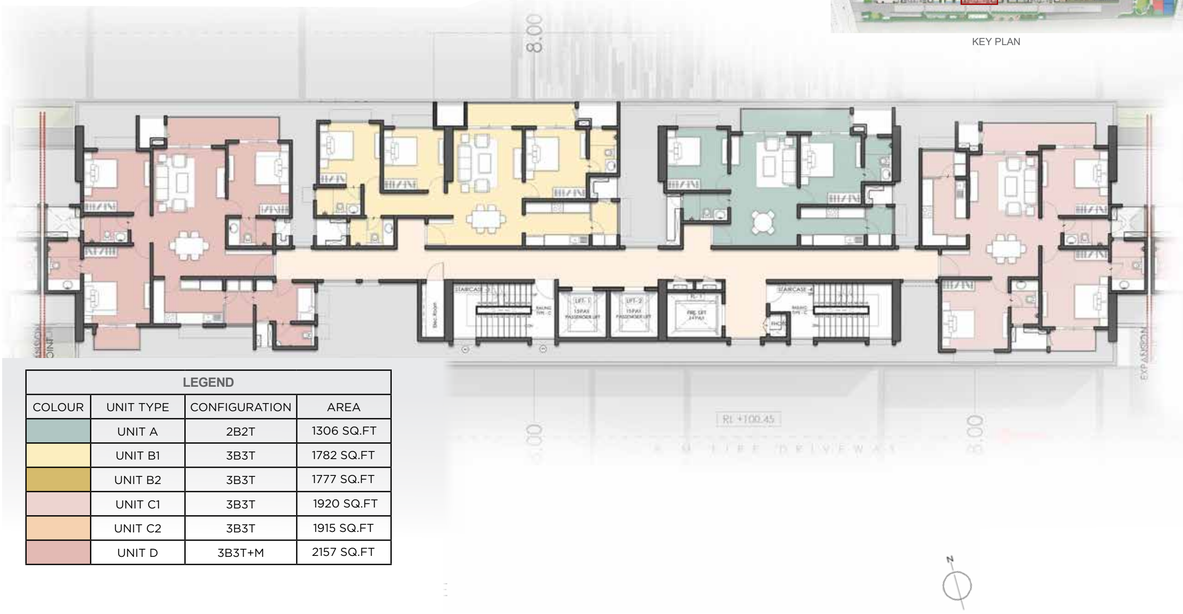
LEGEND

1. DRIVEWAY
2. DROP-OFF
3. TOWER 2 LOBBY
4. SERVICES
5. STILT SEATING AREA
6. LANDSCAPE
7. WATER FEATURE

TOWER 2 - TYPICAL FLOOR PLAN



KEY PLAN



LEGEND			
COLOUR	UNIT TYPE	CONFIGURATION	AREA
	UNIT A	2B2T	1306 SQ.FT
	UNIT B1	3B3T	1782 SQ.FT
	UNIT B2	3B3T	1777 SQ.FT
	UNIT C1	3B3T	1920 SQ.FT
	UNIT C2	3B3T	1915 SQ.FT
	UNIT D	3B3T+M	2157 SQ.FT

TOWER 3 - GROUND FLOOR PLAN



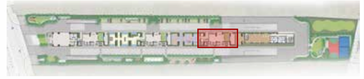
KEY PLAN



LEGEND

1. DRIVEWAY
2. DROP-OFF
3. TOWER 3 LOBBY
4. SERVICES
5. TODDLER'S PLAY AREA
6. LANDSCAPE
7. WATER FEATURE

TOWER 2 - TYPICAL FLOOR PLAN



KEY PLAN



LEGEND			
COLOUR	UNIT TYPE	CONFIGURATION	AREA
	UNIT A	2B2T	1306 SQ.FT
	UNIT B1	3B3T	1782 SQ.FT
	UNIT B2	3B3T	1777 SQ.FT
	UNIT C1	3B3T	1920 SQ.FT
	UNIT C2	3B3T	1915 SQ.FT
	UNIT D	3B3T+M	2157 SQ.FT

3BEDROOM + 3T+ MAID





KEY PLAN – TOWER 1,2 & 3

UNIT TYPE - D	
	SFT
Saleable Area	2157
Carpet Area [A]	1168
Balcony Area [B]	174
Useable Area [A+B]	1342

LEVEL – TYPICAL FLOORS
T1 – 2nd To 18th Floor
T2 – 2nd To 22nd Floor
T3 – 2nd To 25th Floor

3BEDROOM + 3T+ MAID





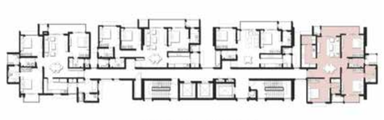
KEY PLAN – TOWER 1,2 & 3

UNIT TYPE - D(a)	
	SFT
Saleable Area	2142
Carpet Area [A]	1168
Balcony Area [B]	163
Useable Area [A+B]	1331

LEVEL - T1,T2 & T3 – 1ST FLOOR

3BEDROOM + 3T





KEY PLAN – TOWER 1,2

UNIT TYPE - C1	
	SFT
Saleable Area	~~1920~~
Carpet Area [A]	1035
Balcony Area [B]	166
Useable Area [A+B]	1201

LEVEL – TYPICAL FLOORS
T1 – 2nd To 18th Floor
T2 – 2nd To 22nd Floor



3BEDROOM + 3T





KEY PLAN – TOWER 3

UNIT TYPE - C2	
	SFT
Saleable Area	~~1915~~
Carpet Area [A]	1029
Balcony Area [B]	169
Useable Area [A+B]	1198

LEVEL – TYPICAL FLOORS
T3 – 2nd To 25th Floor



3BEDROOM + 3T





KEY PLAN – TOWER 1,2

UNIT TYPE - C1(a)	
	SFT
Saleable Area	1912
Carpet Area [A]	1035
Balcony Area [B]	161
Useable Area [A+B]	1196

LEVEL - T1 & T2 – 1ST FLOOR



3BEDROOM + 3T





KEY PLAN – TOWER 3

UNIT TYPE - C2(a)	
	SFT
Saleable Area	1904
Carpet Area [A]	1029
Balcony Area [B]	161
Useable Area [A+B]	1190

LEVEL – T3 – 1ST FLOOR



3BEDROOM + 3T





KEY PLAN – TOWER 1,2

UNIT TYPE - B1	
	SFT
Saleable Area	1782
Carpet Area [A]	982
Balcony Area [B]	121
Useable Area [A+B]	1103

LEVEL – TYPICAL FLOORS

T1 – 2nd To 18th Floor

T2 – 2nd To 22nd Floor



3BEDROOM + 3T





KEY PLAN – TOWER 3

UNIT TYPE - B2	
	SFT
Saleable Area	1777
Carpet Area [A]	979
Balcony Area [B]	121
Useable Area [A+B]	1100

LEVEL – TYPICAL FLOORS

T3 – 2nd To 25th Floor



3BEDROOM + 3T





KEY PLAN – TOWER **1,2**

UNIT TYPE - B1(a)	
	SFT
Saleable Area	**1773**
Carpet Area [A]	982
Balcony Area [B]	115
Useable Area [A+B]	1097



LEVEL - T1,T2 – 1ST FLOOR

3BEDROOM + 3T





KEY PLAN – TOWER **3**

UNIT TYPE - B2(a)	
	SFT
Saleable Area	**1767**
Carpet Area [A]	979
Balcony Area [B]	115
Useable Area [A+B]	1094



LEVEL – T3 – 1ST FLOOR

2BEDROOM + 2T





KEY PLAN – TOWER 1,2 & 3

UNIT TYPE - A	
	SFT
Saleable Area	1306
Carpet Area [A]	683
Balcony Area [B]	116
Useable Area [A+B]	799

LEVEL – TYPICAL FLOORS
T1 – 2nd To 18th Floor
T2 – 2nd To 22nd Floor
T3 – 2nd To 25th Floor



2BEDROOM + 2T





KEY PLAN – TOWER 1,2 & 3

UNIT TYPE - A(a)	
	SFT
Saleable Area	1297
Carpet Area [A]	683
Balcony Area [B]	110
Useable Area [A+B]	793

LEVEL - T1,T2 & T3 – 1ST FLOOR





Specifications

STRUCTURE
- RCC Structure with aluminum shuttering

LOBBY
- Elegant lobby flooring in ground floor
- Basement & upper floor lobby flooring in vitrified tiles
- Lift cladding in marble / granite as per architect's design
- Service staircase and service lobby in cement tiles on the treads.
- All lobby walls will be finished with texture paint and ceilings in emulsion

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

FLOORING
- Porcelain tiles in foyer, living, dining and corridors
- Wood-effect tiles in all bedrooms
- Vitrified tiles in balcony
- Vitrified Tiles in kitchen

KITCHEN
- No counter, dado tiling or sink will be provided in the kitchen
- Dado tiling will be provided in the utility
- Exhaust fans will be provided

TOILETS
- Vitrified tiles for flooring and walls to the false ceiling
- All toilets with quartz countertop wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Geysers will be provided in all toilets including Maids toilet
- Suspended pipeline in all the toilets concealed within a false ceiling
- Exhaust fans will be provided

INTERNAL DOORS
- 8 ft high main door frame in Timber and polished flush shutter
- 8 ft high internal doors in Timber frame and laminated flush shutter
- 7 ft high Internal doors in Timber frame and laminated flush shutter

EXTERNAL DOORS AND WINDOWS
- UPVC frames and shutters for all external doors
- UPVC framed windows with clear glass and provision for mosquito mesh shutters
- Balcony Railings in Glass

PAINTING
- Premium external emulsion on exterior walls
- Internal walls and ceiling in emulsion
- All railings in enamel paint

ELECTRICAL
- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points provided for all apartments
- TV points in Living and all bedrooms
- Telephone point in the living room
- Data points in living and all bedrooms
- ELCB and individual meters will be provided for all apartments

SECURITY SYSTEM
- Security cabins at all entrances and exits
- CCTV coverage on all main entry and exit points

DG POWER
- Generator will be provided for all common areas
- 100% Backup for all apartments at additional cost

Prestige GROUP
Add Prestige to your life

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

Bengaluru | Chennai | Goa | Hyderabad | Kerala | Mangaluru | Delhi-NCR
Mumbai | Ahmedabad | Dubai Sales Office

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This brochure is conceptual and has been prepared based on the inputs provided by the Project Architect. This may vary during execution. The Promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein based on site conditions and construction exigencies without prior permission or notice. The external color schemes and detailing of landscape may vary as may be suggested by the Architect considering the site conditions.

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, color & 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.

Crisil Real Estate
Prestige Estates Projects Ltd.
DA1+
Developer Gradings

CREDAI