

THE  
CHOICE  
IS  
CRYSTAL  
CLEAR



PRESTIGE

**CRYSTAL LAWNS**

PLANTING NATURE'S PROMISES

IVC Road, North Bengaluru



# SCULPT A BRILLIANT FUTURE


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It's time to unveil a future shimmering with promise, in which your lifestyle aspirations and investment goals come together in perfect harmony.

Welcome to Prestige Crystal Lawns, a brilliantly planned plotted development, designed for those who know that tomorrow begins with the choices they make today.

Discover a brighter, better life.

A life close to nature, close to convenience, and closer still to the dreams you see in your own crystal ball.



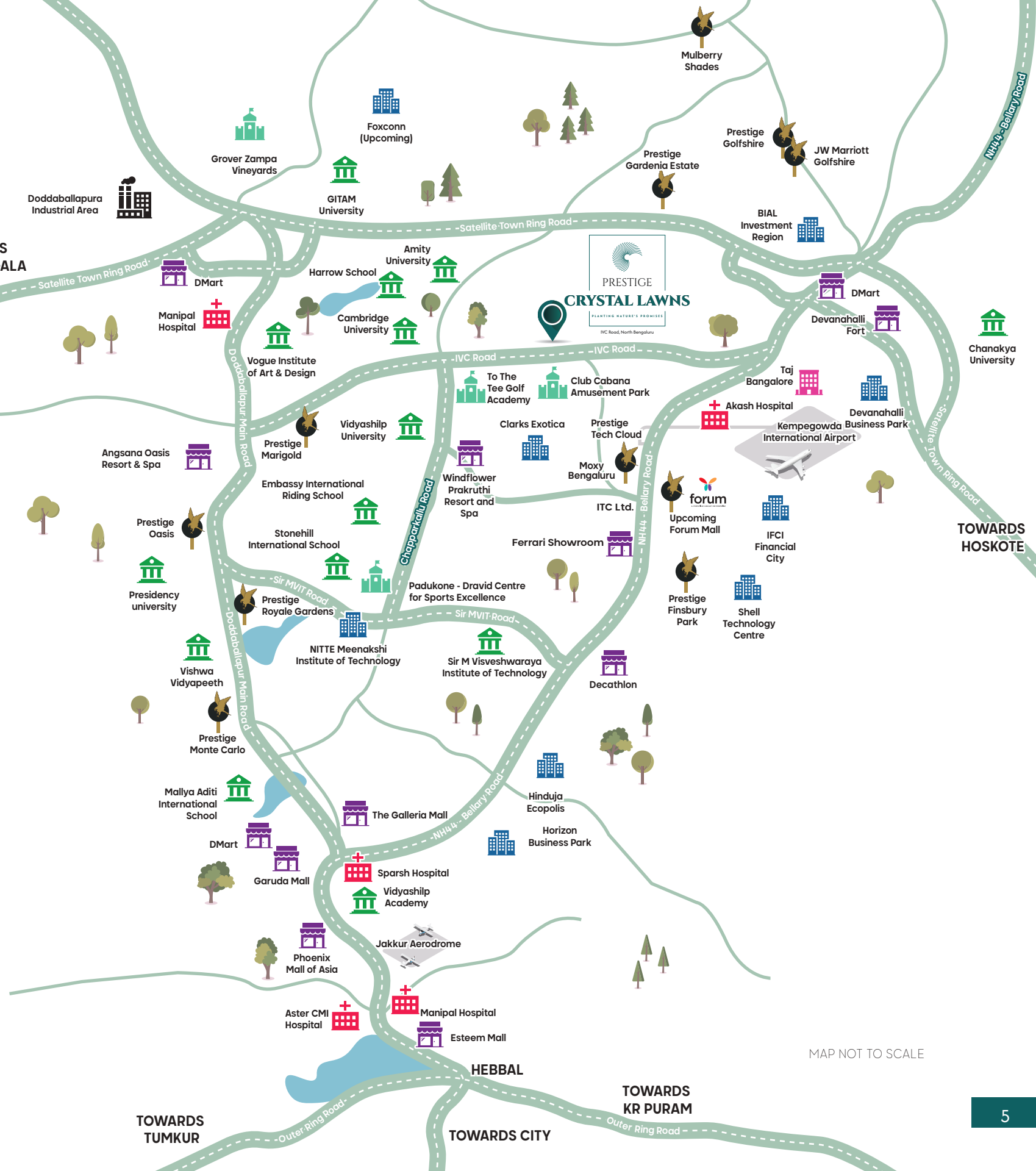




LIVE IN A  
SPARKLING SETTING

Located on the fast-evolving IVC Road, close to NH44/Bellary Road and just a short drive from the Airport, Prestige Crystal Lawns places you at the heart of Bengaluru's growth corridor, where the future is already taking shape. Premier schools, colleges, sporting hubs and leisure resorts are all close at hand — clear signs of a vibrant tomorrow where every convenience is within your reach.

TOWARDS  
NELAMANGALA



TOWARDS  
HOSKOTE

TOWARDS  
TUMKUR

TOWARDS  
CITY

TOWARDS  
KR PURAM


MAP NOT TO SCALE



# SCRIPT EVERY FACET OF YOUR STORY

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Shape your home, design your lifestyle, script your story, exactly as you have always imagined it. Choose from 235 thoughtfully laid out premium plots in 60x40 sft, 50x80 sft and 30x50 sft configurations spread across 24 acres of pristine land. If your aspirations demand more, a select number of larger plots are also available. Prestige Crystal Lawns opens the door to the future you have dreamed of, where you can live life as large as you want to.









# CHISEL ON NATURE'S CRYSTAL

At the very heart of Prestige Crystal Lawns lies a massive central park, its refreshing, green soul. Look anywhere and nature smiles at you in the form of flowering gardens and vast lawns, social spaces, and shaded seating.

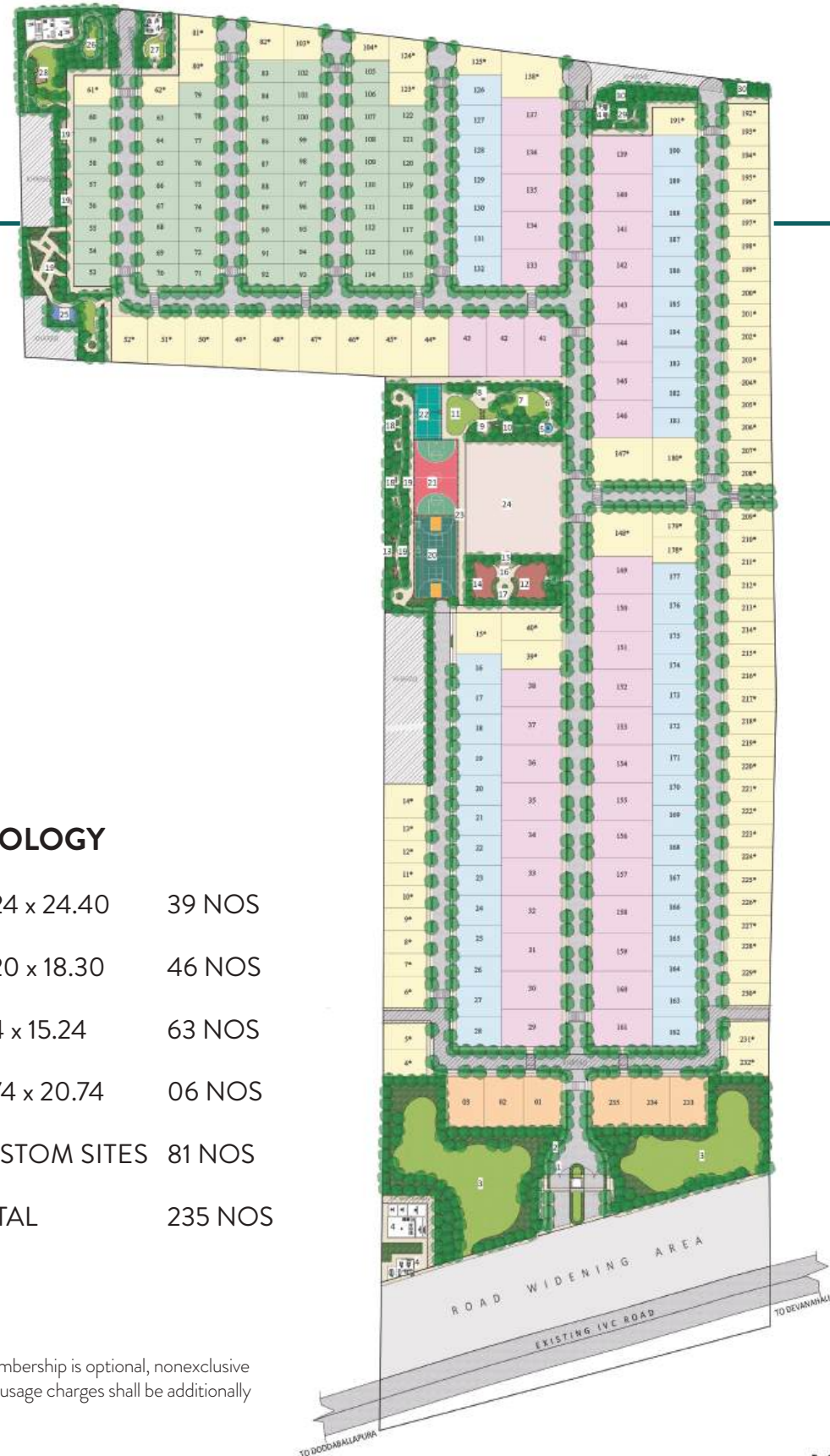
# MASTER PLAN

## LEGEND

1. Entrance Portal
2. Pedestrian Entry
3. Civic Amenities
4. Services
5. Fountain
6. Amphitheatre
7. Lawn
8. Bonfire Area
9. Gazebos
10. Sculpture Garden
11. Multipurpose Lawn
12. Kids Play Area
13. Trampoline Park
14. Infant Play Area
15. Climbing Wall
16. Sand Pit
17. Group Seating
18. Senior Citizen Corner
19. Seating Area
20. Multipurpose Court
21. Basketball Court
22. Pickleball Court
23. Jogging / Walking Track
24. Clubhouse
25. Outdoor Gym
26. Yoga And Reflexology
27. Pet Park
28. Meditation Pergola
29. Orchard Garden
30. Miyawaki Planting

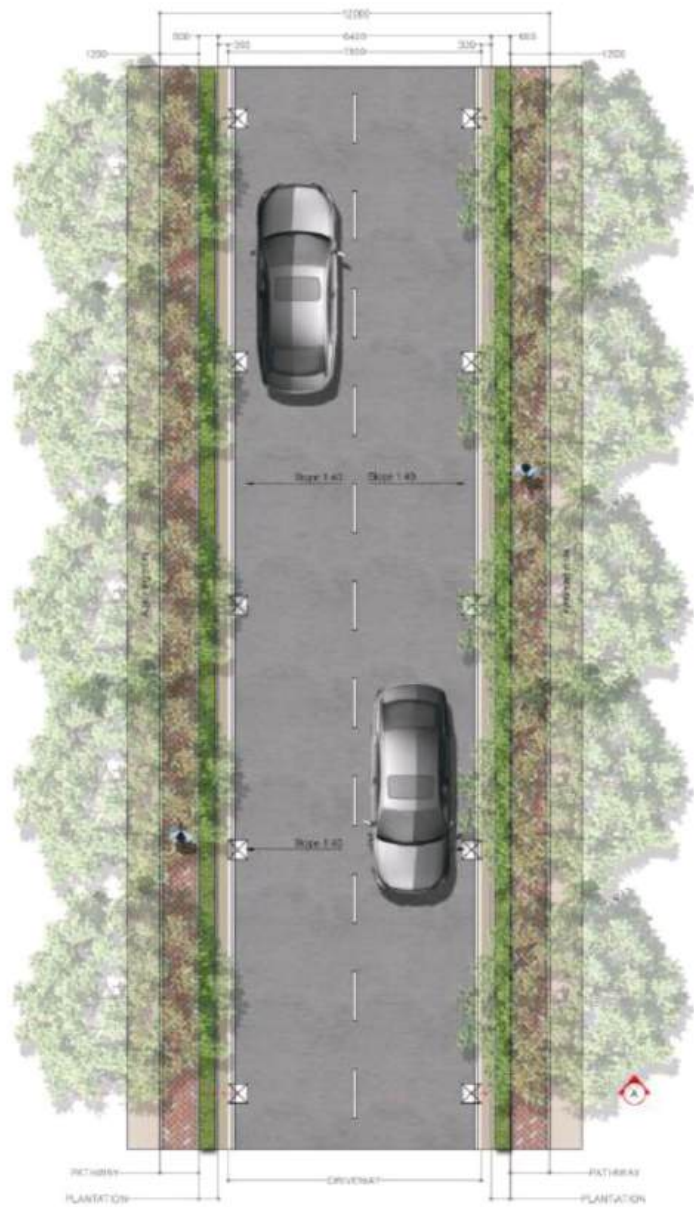
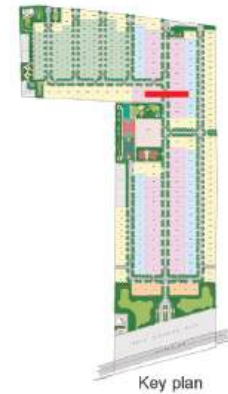
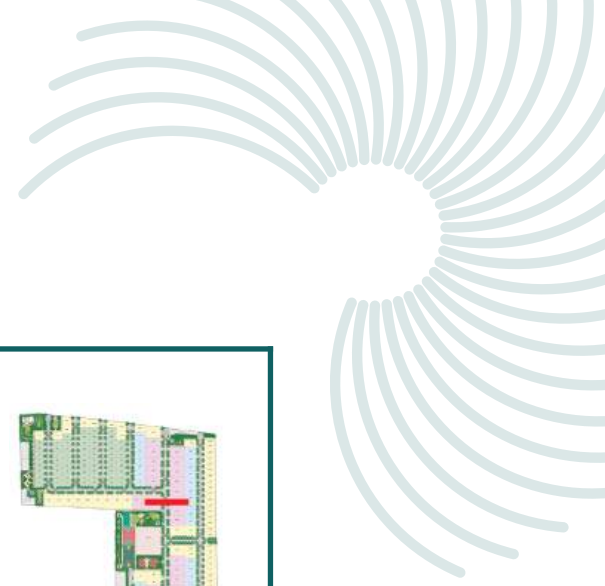
## PLOT TYPOLOGY

	15.24 x 24.40	39 NOS
	12.20 x 18.30	46 NOS
	9.14 x 15.24	63 NOS
	15.74 x 20.74	06 NOS
	CUSTOM SITES	81 NOS
TOTAL		235 NOS

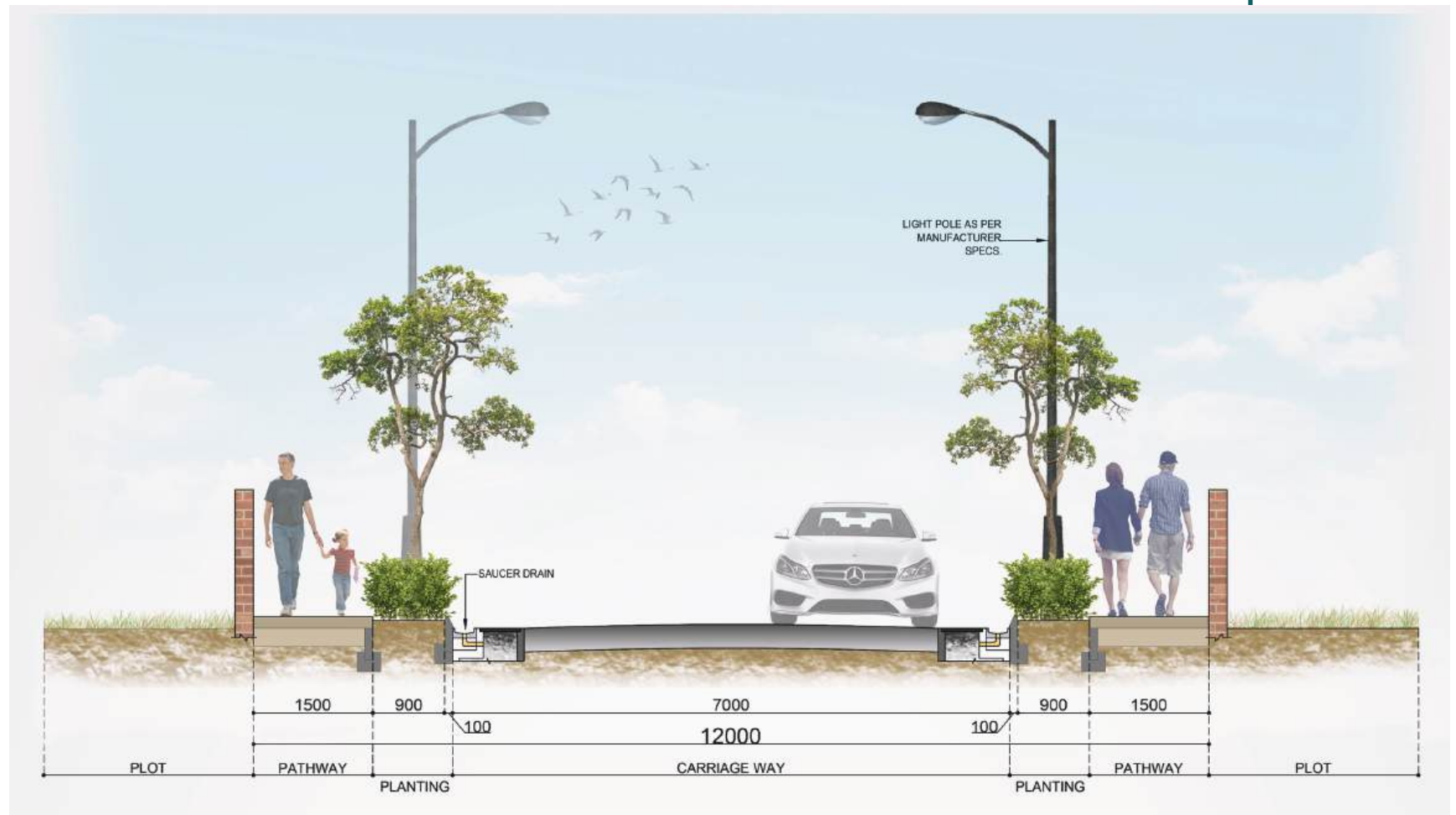


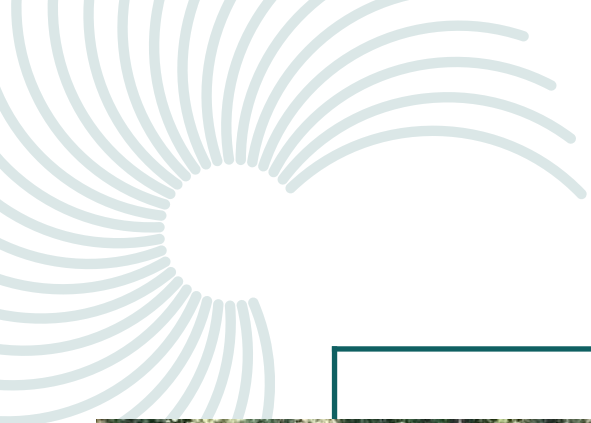
\*The ownership of the Clubhouse has been retained by the developer, and it is not a common facility. The Club Membership is optional, nonexclusive and open to all including to those not owning a plot at Prestige Crystal Lawns. Club-membership, subscription and usage charges shall be additionally payable as decided by the Club Management

# TYPICAL 12M ROAD SECTION



PLAN





# ENTRANCE VIEW



Artist's Impression

# AERIAL VIEW



Artist's Impression



# CARVE A LIFE OF MYRIAD POSSIBILITIES

At Prestige Crystal Lawns, the moments can linger and stretch as you relax in nature's green embrace, or commune with your inner self in the yoga and reflexology park. Or life can pick up its pace and set the adrenalin flowing at the basketball court, pickleball court, outdoor gym and more. From lively action hubs to quiet corners of reflection, the amenities at Prestige Crystal Lawns seem to uncannily anticipate your every mood.







# GAZEBO VIEW



Artist's Impression

# EXTERIOR AMENITIES VIEW



Artist's Impression

# EXTERIOR AMENITIES VIEW



Artist's Impression

# EXTERIOR AMENITIES VIEW



Artist's Impression

# CLUB HOUSE



Artist's Impression

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# SPECIFICATIONS



## INFRASTRUCTURE ROADS AND PATHWAYS

- Imposing entrance designed to complement the contemporary style of architecture with a 30m wide entrance road
- Internal roads are 12m wide with a 7m carriageway laid with asphalted driveways
- Landscaped avenue on either side of the road
- Each plot has a defined access finished in concrete from the approach road

## ELECTRICAL

- LED streetlights partially powered by solar power
- Underground conduits for fiber optic provision for data and voice
- Underground power lines to distribute power from transformer yards to individual feeder pillars
- Power will be drawn from the transformer to the feeder pillars with provision up to the plot

## PLUMBING

- Underground dual water supply system through UPVC pipes to cater for domestic use and treated water for flushing purposes and landscape
- Plumbing lines terminated within the plots for water supply & sewage
- Underground sanitary lines connected to central STP
- Centralized OHT & UG sump of suitable capacity with adequate head/pressure

## SERVICES

- Sewage treatment plant
- Water treatment plant with underground sump tank
- Organic Waste Converter
- DG provided for common services

## SAFETY & SECURITY

- Security cabin at main entrance
- 24/7 security with RFID boom barriers at the main entrance gate
- CCTV cameras provided at the main entrance & exit, service yards and children's play area

## WATER CONSERVATION

- STP treated water, used for common landscape irrigation as well as flushing purposes for all plots
- Recharge pits for rainwater harvesting

## LANDSCAPE FEATURES

- Urban garden areas
- Avenue plantation for internal and public roads with low maintenance plants
- All landscape lights designed to enhance hardscape and softscape



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**Prestige Crystal Lawns**

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