



LIVE. GROW.  
THRIVE.



## GO NORTH TO PLOT A GREAT NEW BEGINNING!

North Bengaluru is fast emerging as the city's next big growth corridor. With robust infrastructure development, world-class tech parks, expansive corporate campuses, and seamless airport connectivity, this region is perfectly poised for both living and investing.

Prestige Greenbrook, a premium plotted development on IVC Road, Devanahalli, offers you the opportunity to be part of this high-potential zone. Whether you're building your dream home or securing a smart investment, this is the place to start.

Book your plot today and be part of tomorrow.

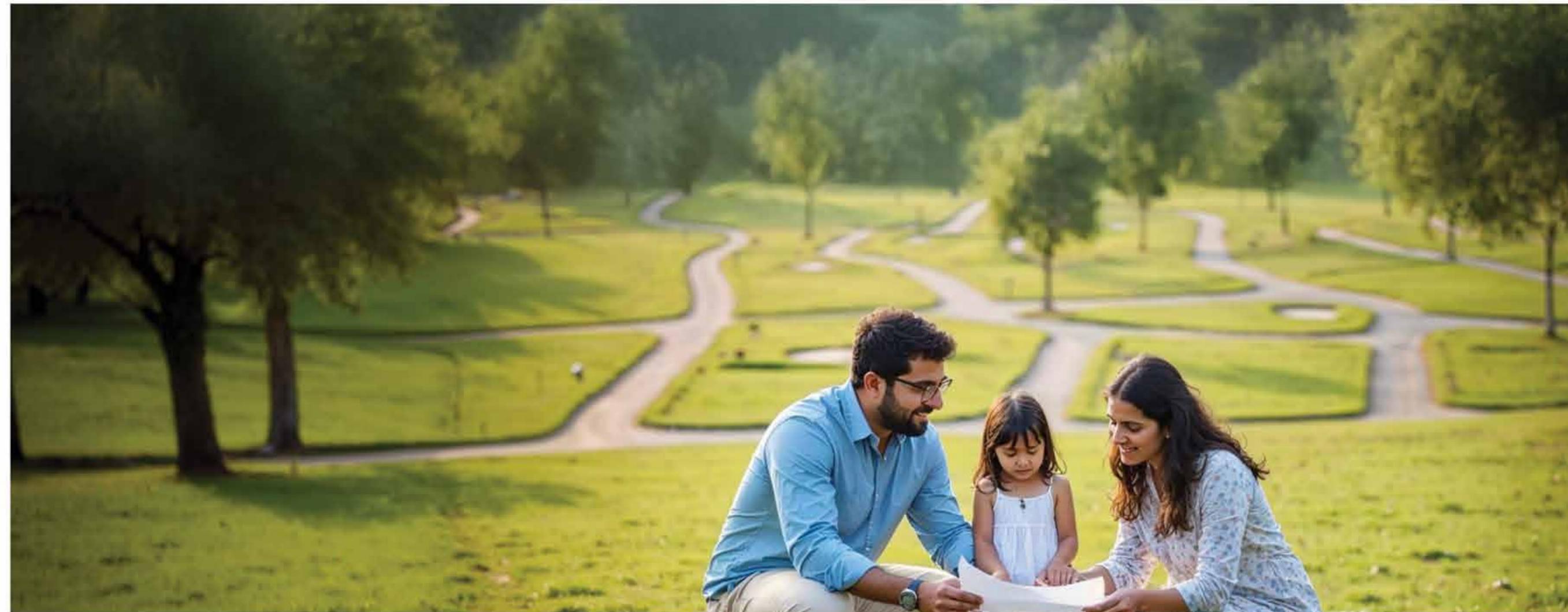


# LIVE. GROW. THRIVE!

## YOUR NEW HOME IN NEW BENGALURU

Prestige Greenbrook presents 324 meticulously planned residential plots set in a brilliantly planned community.

With lush green parks, gardens and social spaces, well-laid civic infrastructure, a lavish clubhouse, and diverse recreational and social amenities, this is where you can live the life you have always wanted – convenient, hassle-free, secure and embraced by Nature.



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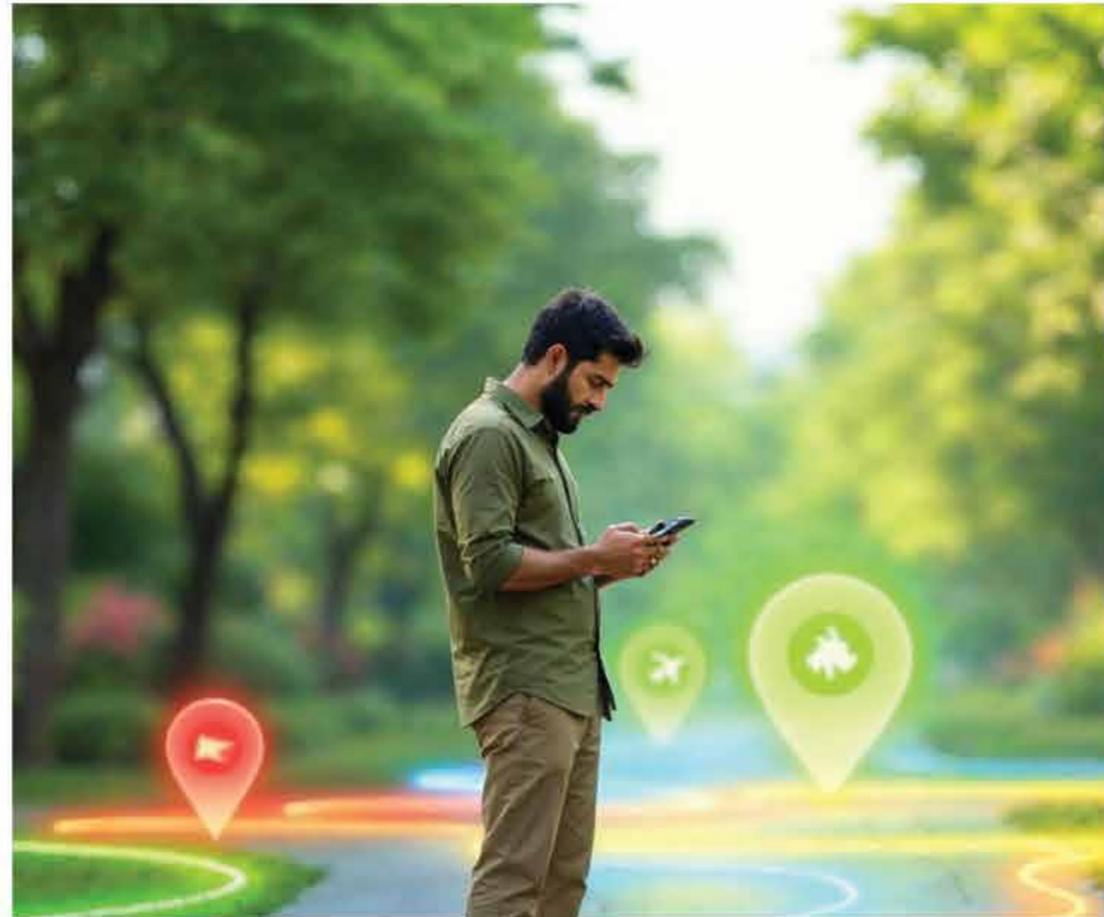
## A FAST-APPRECIATING INVESTMENT

Located on IVC Road in the high-growth corridor of North Bengaluru—just minutes from the airport and upcoming tech parks—Prestige Greenbrook offers not just a prime address, but a smart investment opportunity. As demand surges for premium housing in well-planned communities, this is the ideal time to secure your place in a future-ready neighbourhood.

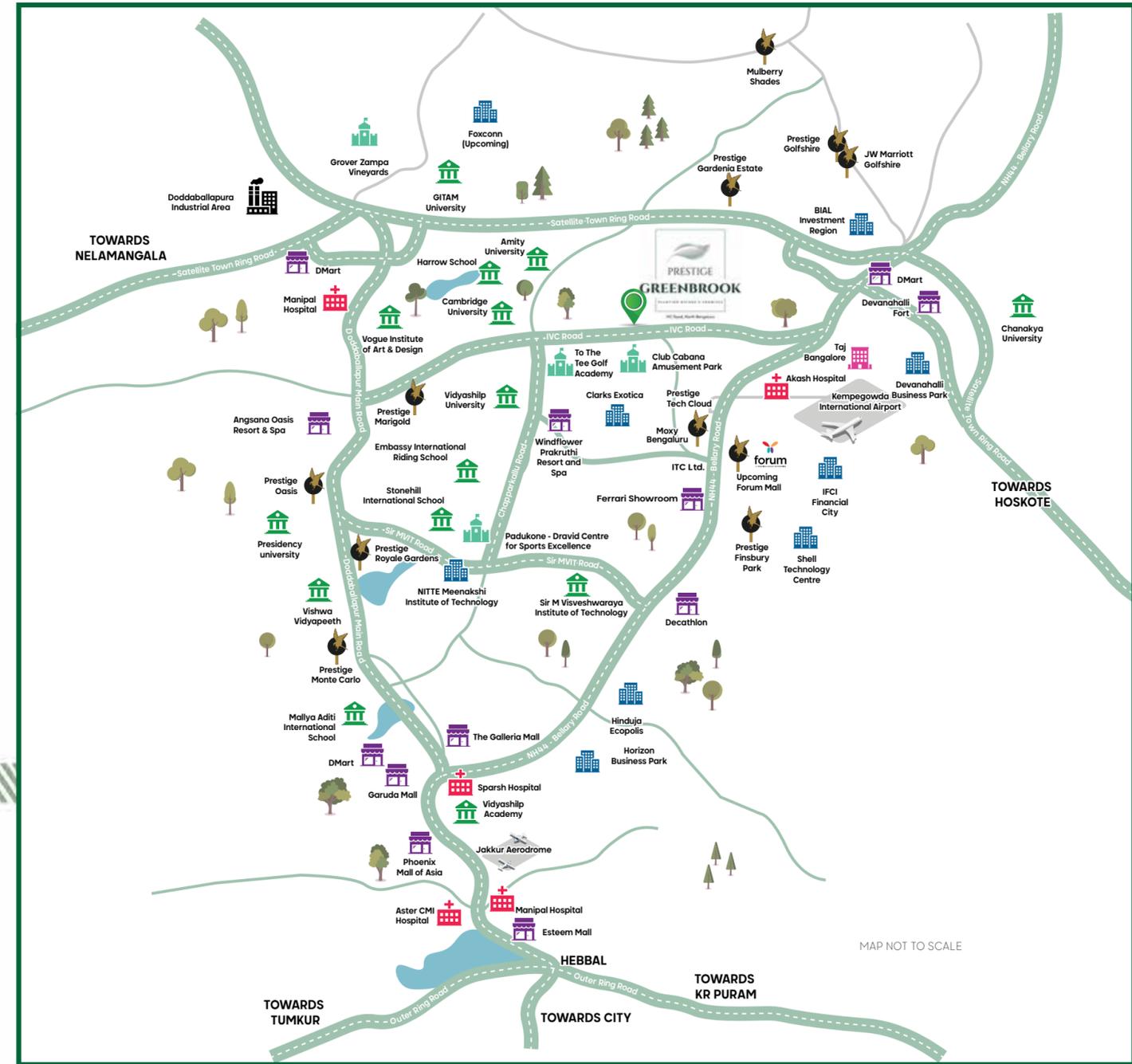
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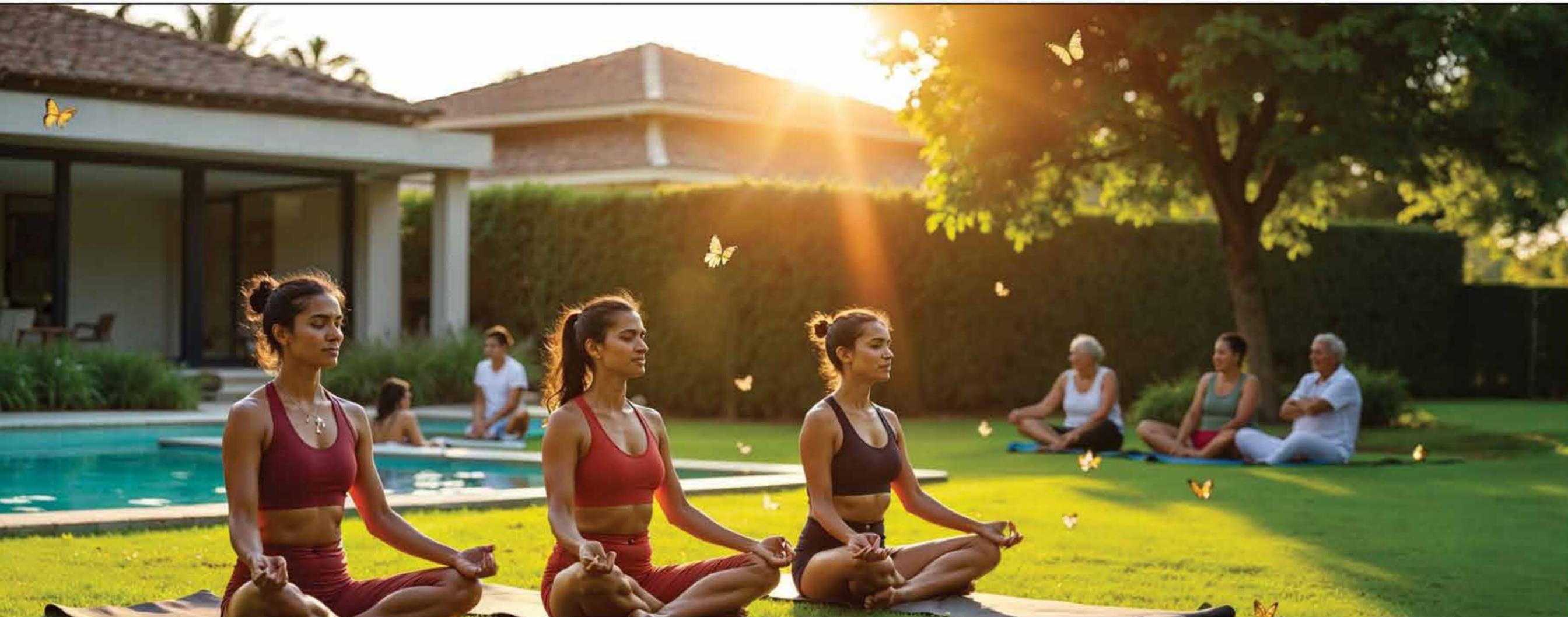
# STAY SECLUDED. STAY CONNECTED!

Prestige Greenbrook's location puts all civic conveniences and social amenities within close reach. Premium schools, healthcare facilities, major workspots, as well as leisure and hospitality hotspots are all a short drive away. The airport is just 15 minutes and the expressway gives you smooth connectivity to all parts of the city.



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## THE EPICENTRE – The Prestige Greenbrook Clubhouse

Set amidst expansive lawns and abundant greenery, the stunning clubhouse at Prestige Greenbrook is where you can indulge your sporting and social inclinations. Play your favourite indoor sport. Swim a lazy lap in the pool. Enjoy Nature's magic in the butterfly garden. Celebrate on the lawns. Relax in the sculpture garden. Commune with your inner self in the yoga and meditation zone. And much more. Seniors and kids have their own separate areas, so everyone can enjoy themselves the way they love to. Undisturbed and free.

\*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 Greenbrook. Club-membership, subscription and usage charges shall be additionally payable as decided by the Club Management

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## BEST FRIENDS WITH NATURE

Prestige Greenbrook is designed to help you live the life you want with a clear conscience about your carbon footprint. A well-planned rainwater harvesting system, streetlights partially powered by solar, botanical & organic gardens and many such eco-friendly features ensure that you and nature will live together as best friends for ever.

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# MASTER PLAN

## LEGEND

1. Entrance gate
2. Clock tower
3. Lawn
4. Walking track
5. Services
6. Flower park
7. Organic gardens
8. Pet Park
9. Kids play area
10. Butterfly Park
11. Senior citizens area
12. Skating rink
13. Multipurpose Court
14. Clubhouse
15. Infant play zone
16. Yoga and Meditation zone
17. Cricket Pitch
18. Reflexology Path
19. Swimming pool



## LEGEND

- 18.80x24.40 Site
- 12.20x22.20 Site
- 12.20x18.30 Site
- 9.14x15.20 Site
- Odd Site

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# ENTRANCE VIEW



Artist's Impression

Artist's Impression

# CLOCK TOWER VIEW



Artist's Impression

# STREET VIEW



Artist's Impression

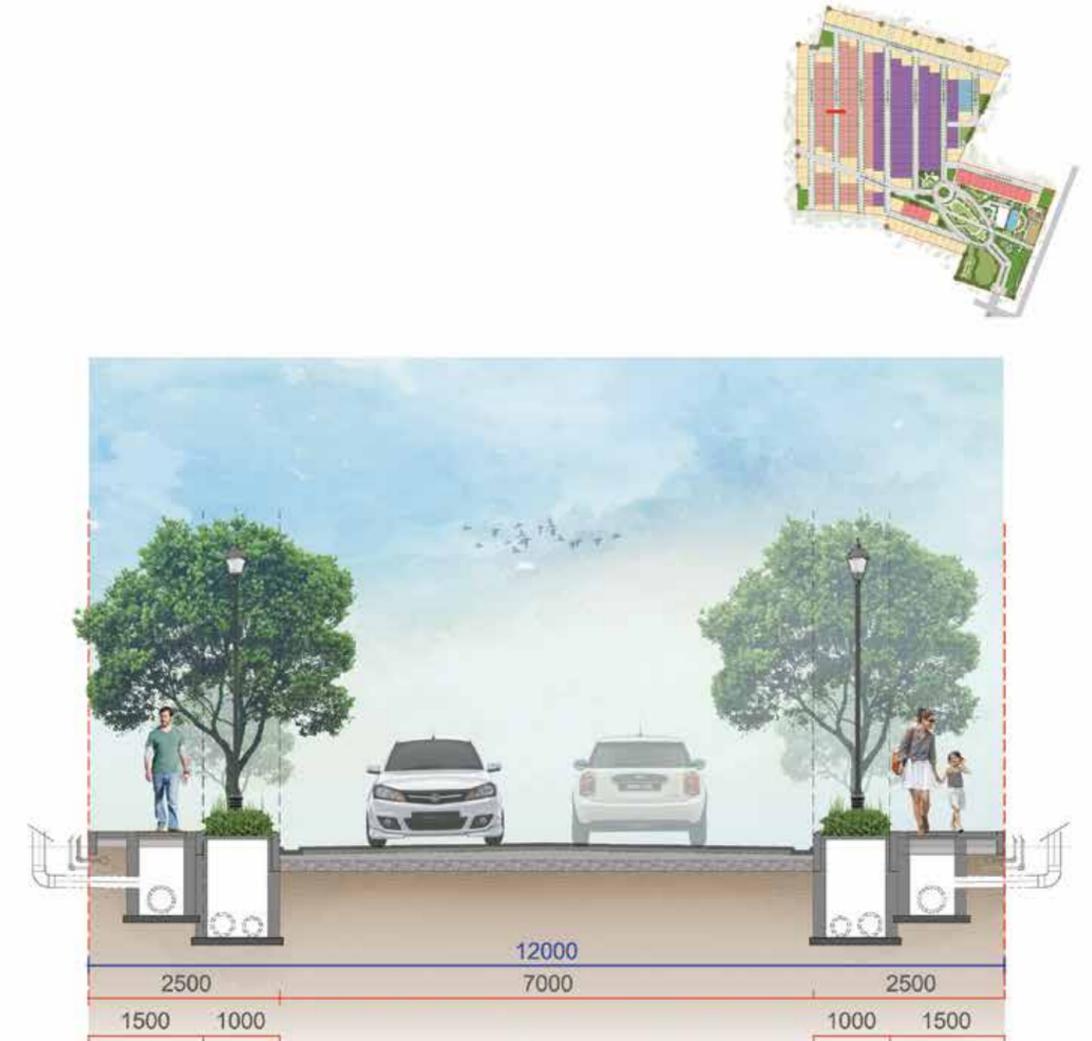
# ROUNDAABOUT WITH A SCULPTURAL POT



# 12M STREETSCAPE



Plan



Section



TYPICAL STREET VIEW



Artist's Impression

SEATING AREA



Artist's Impression

## SWIMMING POOL VIEW



Artist's Impression

## SPECIFICATIONS

### INFRASTRUCTURE ROADS AND PATHWAYS

- Imposing entrance designed to complement the classical style of architecture with an 18M 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
- Underground conduits for fibre 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 & sewerage
- Underground sanitary lines connected to a 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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