



*Privacy by Nature...*  
**...LIFE BY DESIGN**

**FERNVALE**

@

**THE PRESTIGE CITY**

**SARJAPUR**



*Welcome to  
Your World!*

# *The Prestige City*

## YOUR WORLD DESIGNED AROUND YOU!



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.

The Prestige City was conceived as the answer to a simple but demanding question: How would you like to live your life?

The outcome is a self-contained world, a vibrant eco-system that is centred entirely on you, your needs, and the rhythms of your everyday life. Every decision here is deliberate. Every element considered.

It recognises that the home of today needs to be like a multi-dimensional kaleidoscope, transforming effortlessly into a workspace by morning, a classroom by afternoon, a place of rest, play, entertainment and reflection by evening.

The Prestige City does not expect you to adapt to its contours. It wraps itself around your needs, embraces your wishes and shapes itself into the home that you have never imagined you could own.



# *Welcome to* **THE PRESTIGE CITY.**

*A world where life is full of possibilities.*

Spread over 175+ acres, The Prestige City is a self contained community of high rise towers, plots & villas which includes multiple clubhouses, a forum mall and acres of sprawling gardens.

Brilliantly planned, The Prestige City offers you the opportunity to experience community living at its very best .



# THE PRESTIGE CITY: *Master Plan*

NEW LAUNCH  
**FERNVALE**  
@  
THE PRESTIGE CITY  
SARJAPUR

**AVALON PARK**  
THE PRESTIGE CITY  
SARJAPUR

**EDEN PARK**  
THE PRESTIGE CITY  
SARJAPUR

**GREAT ACRES**  
CRAFT YOUR OWN STYLE OF LIVING  
THE PRESTIGE CITY  
SARJAPUR

FUTURE DEVELOPMENT

WEST GATE

SARJAPUR ROAD

FORUM @ THE PRESTIGE CITY

**ASPEN GREENS**  
THE PRESTIGE CITY  
SARJAPUR

THE CITY OFFICE

**ASTON PARK**  
THE PRESTIGE CITY  
SARJAPUR

UPCOMING  
**EATON PARK**  
THE PRESTIGE CITY  
SARJAPUR

ETERNITY DRIVE

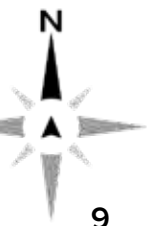
**MERIDIAN PARK**  
THE PRESTIGE CITY  
SARJAPUR

VALAGERE KALLAHALLI ROAD

PROPOSED CDP ROAD

EAST GATE

ITTANGUR VILLAGE ROAD





*Location*  
BY NATURE...  
*...Connectivity*  
BY DESIGN

The city is organised around your priorities and its many conveniences just where you want them. Close, but not too close for comfort.

*Smooth,  
seamless commutes*



The upcoming Peripheral Ring road, and the proposed Sarjapura metro, bring major IT hubs, including **RGA Tech Park and Embassy Tech Village**, closer home.

*Less time on  
the schoolbus*



Bengaluru's leading international schools, such as **Inventure Academy, Greenwood High, Indus International and The International School Bangalore**, are all situated in the vicinity.

*Shopping at  
your doorstep*

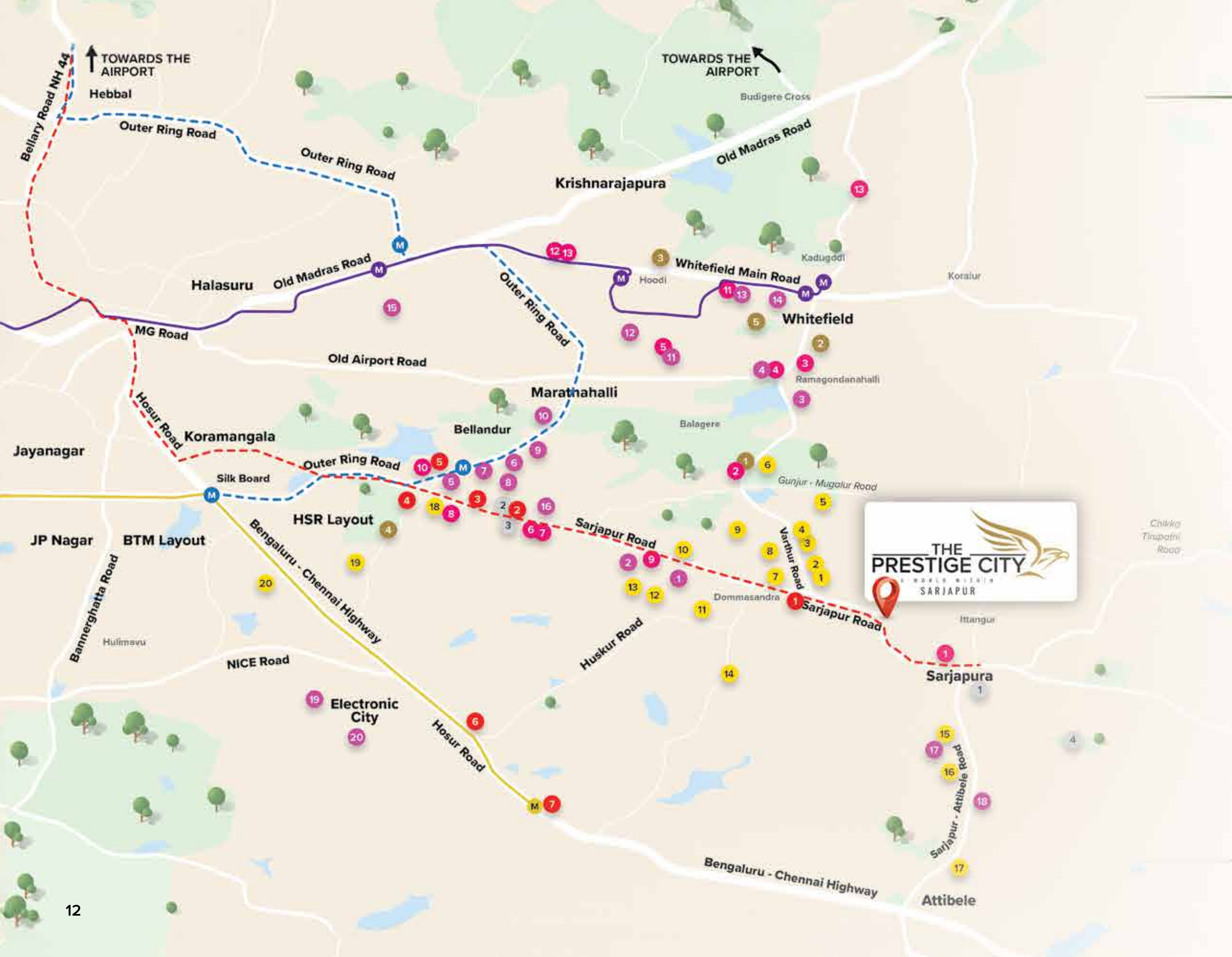


The upcoming co-located **Forum mall** makes shopping what it should be – enjoyable and not hurried transactions and hunts for elusive parking spots.

*Good health  
within reach*



Premium hospitals like **Sakra, Manipal Hospital and Aster** are all located within a radius of a few kilometres.



# LOCATION MAP



- BUSINESS & WORKPLACES**
    1. Wipro SEZ
    2. RGA Tech Park
    3. Upcoming Prestige Tech Park
    4. Sigma Tech Park
    5. Prestige Ferns Galaxy
    6. Embassy Tech Village
    7. RMZ Ecospace
    8. Inventure Academy
    9. Cessna Business Park
    10. Prestige Tech Park
    11. Brigade Tech Gardens
    12. Prestige Technostar
    13. ITPL
    14. GR Tech Park
    15. Bagmane Tech Park
    16. Wipro Corporate Office
    17. Sabic Technology Center
    18. Exide
    19. Velankani Tech Park
    20. Infosys
  - EDUCATIONAL INSTITUTIONS**
    1. Oakridge School
    2. The International School Bangalore
    3. Greenwood High School
    4. Global Indian International School
    5. Deens Academy
    6. Chrysalis High School
    7. Silver Oaks International School
    8. Inventure Academy
    9. Sri Sri Ravishankar Vidya Mandir School
    10. St.Patrick's Academy
    11. Delhi Public School East
    12. Harvest International School
    13. Primus Public School
    14. Bethany High
    15. Azim Premji University
    16. Indus International School
    17. Harvest International Innovation Campus
    18. Orchids The International School
    19. VIBGYOR High School
    20. Royal Concorde International School
  - SHOPPING & RETAIL DESTINATIONS**
    1. D Mart
    2. Myhna Square
    3. Forum Neighbourhood Mall
    4. Virginia Mall
    5. Brookfield Mall
    6. Westside
    7. Brand Factory
    8. Total Mall
    9. Decathlon
    10. Bangalore CENTRAL
    11. Park Square Mall
    12. VR Bengaluru
    13. Phoenix Marketcity
    14. Upcoming forum Mall at the TPC
  - HOSPITALS**
    1. Swastik Hospital
    2. Narayana Multispeciality Clinic
    3. Motherhood
    4. Manipal Hospital
    5. Sakra World Hospital
    6. Vimalalaya Hospital
    7. Narayana Institute of Cardiac Sciences
  - LOCAL LANDMARKS**
    1. Sarjapur Police Station
    2. Byg Brewski Brewing Company
    3. Sarjapur Social
    4. Clover Greens Golf Course
  - PRESTIGE PROPERTIES**
    1. Prestige Lakeside Habitat
    2. Prestige White Meadows
    3. Prestige Shantiniketan
    4. Prestige Ferns Residency
    5. Prestige Waterford
- 
- METRO PURPLE LINE**  
MYSORE ROAD - BAIYAPPANAHALLI - WHITEFIELD
  - METRO BLUE LINE**  
PROPOSED/UNDER CONSTRUCTION (AIRPORT - K R PURAM - SILK BOARD)
  - METRO YELLOW LINE**  
V ROAD - BOMMASANDRA
  - METRO RED LINE**  
PROPOSED RED LINE METRO (SARJAPURA - HEBBAL)

*Space*  
BY NATURE...

...*Fitness*  
BY DESIGN

Life is what happens beyond the four walls of your home at The Prestige City.

The acres of green that sprawl all around irresistibly invite you to step out and feel the adrenaline rushing through your veins.

Fitness and your favourite sport become a way of life, a tryst with destiny, not an occasional indulgence.

This is life designed around your good health and sense of well-being. So that you wake every morning raring to take on the world.



SWIMMING POOL & DECK VIEW



*Arena BY NATURE ...  
... Entertainment BY DESIGN*

There are times when the orderly cadence of your day needs to be punctuated with a buoyant lift.

At such times, you will find that leisure and pleasure become synonymous at Fernvale.

Whether in the climate controlled comfort of the clubhouse or the nature blessed expanses of outdoors, you will find myriad ways to fill every hour with sixty of seconds of fun.

**Mini Amphitheatre**  
*Bring Cannes home!*

**Kids Play Area**  
*Watch the kids have the time of their lives*

**Swimming Pool**  
*Float the hours away*

**Pocket Seating**  
*Catch up with friends, enjoy stimulating conversations*

**Tree Avenue**  
*Enjoy quiet moments of solitude and silence*

**Plaza with Water Feature**  
*Breathe in the mist and soothe your senses*

# MASTERPLAN



## LEGEND

- |                                |                            |
|--------------------------------|----------------------------|
| 1. Entry/Exit                  | 17. Jogging Path           |
| 2. Security Cabin              | 18. Fire Driveway          |
| 3. Visitors Parking            | 19. Tree Avenue            |
| 4. Entry Ramp                  | 20. Basket Ball Court      |
| 5. Tower Drop Off              | 21. Padel Court            |
| 6. Clubhouse Drop Off          | 22. Pickleball Court       |
| 7. Exit Ramp                   | 23. Cricket Practice Pitch |
| 8. Services                    | 24. Fern Corridor          |
| 9. Proposed CDP Road           | 25. Social Garden          |
| 10. Civic Amenities            | 26. Mini Amphitheatre      |
| 11. Nala                       | 27. Outdoor Gym            |
| 12. Swimming Pool              | 28. Kids Play Area         |
| 13. Kids Pool                  | 29. Pet Park               |
| 14. Seating Pavilion & Lounger | 30. Mini Golf              |
| 15. Plaza With Water Feature   | 31. Play Lawn              |
| 16. Pocket Seating Garden      |                            |



# MASTER NUMBERING PLAN



COLOR	TYPE		SALEABLE AREA	CARPET AREA	BALCONY + UTILITY AREA
	Unit Type	Configuration			
	A1	2 BED CLASSIC (2B2T)	1113	700	79
	A2	2 BED CLASSIC (2B2T)	1140	723	80
	A3	2 BED CLASSIC (2B2T)	1143	727	80
	A4	2 BED CLASSIC (2B2T)	1150	715	84
	A4-a	2 BED CLASSIC (2B2T)	1150	715	84
	A5	2 BED CLASSIC (2B2T)	1152	729	80
	A5-a	2 BED CLASSIC (2B2T)	1152	729	80
	B	3 BED ASPIRE (3B2T)	1513	956	121
	B-a	3 BED ASPIRE (3B2T)	1513	950	120
	C	3 BED PREMIA (3B3T)	1808	1130	164
	C-a	2 BED CLASSIC (2B2T)	1458	902	131
	D	3 BED ULTIMA (3B3T+H0)	1996	1250	172

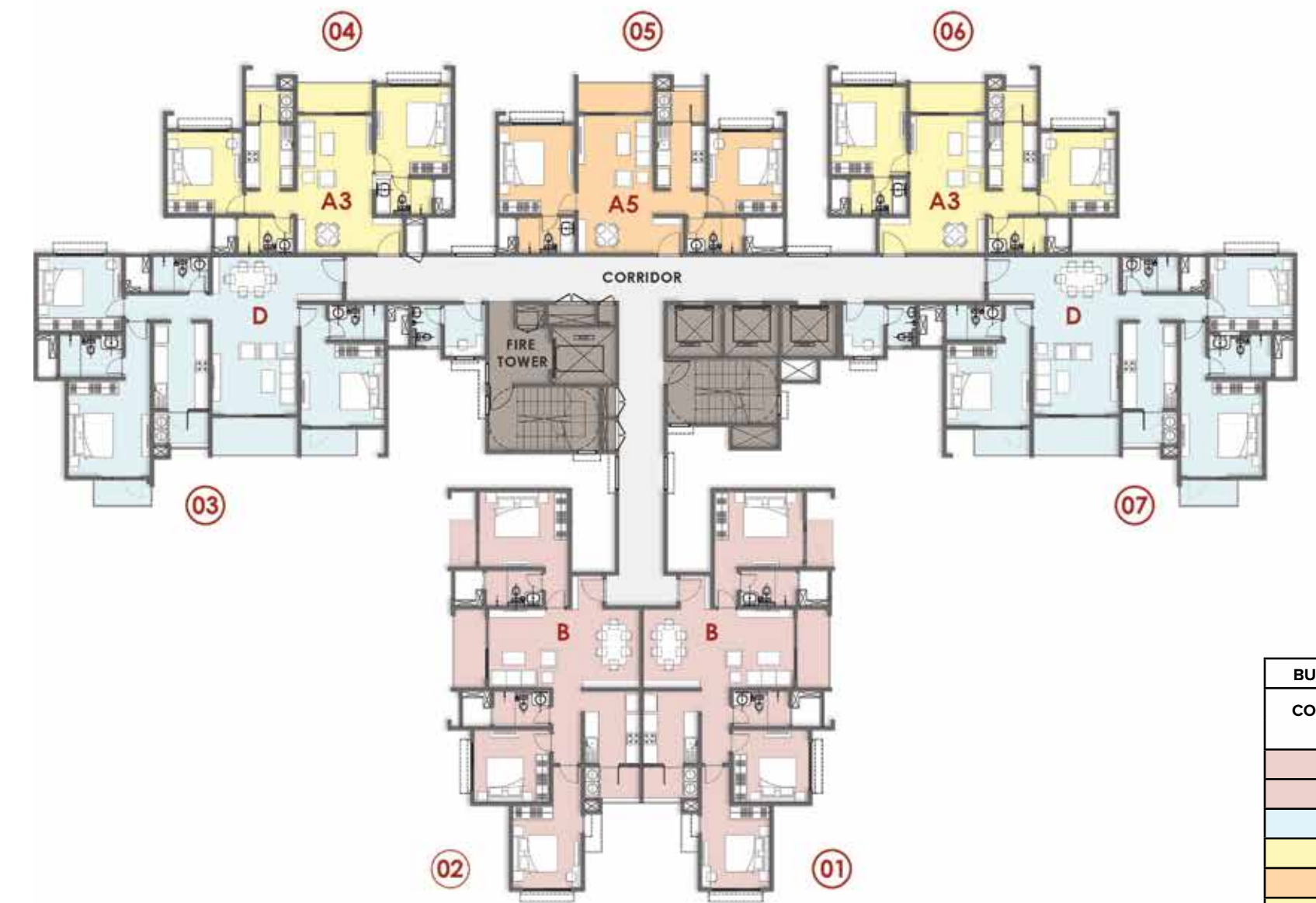


# MAIN ENTRANCE



Artist's Impression

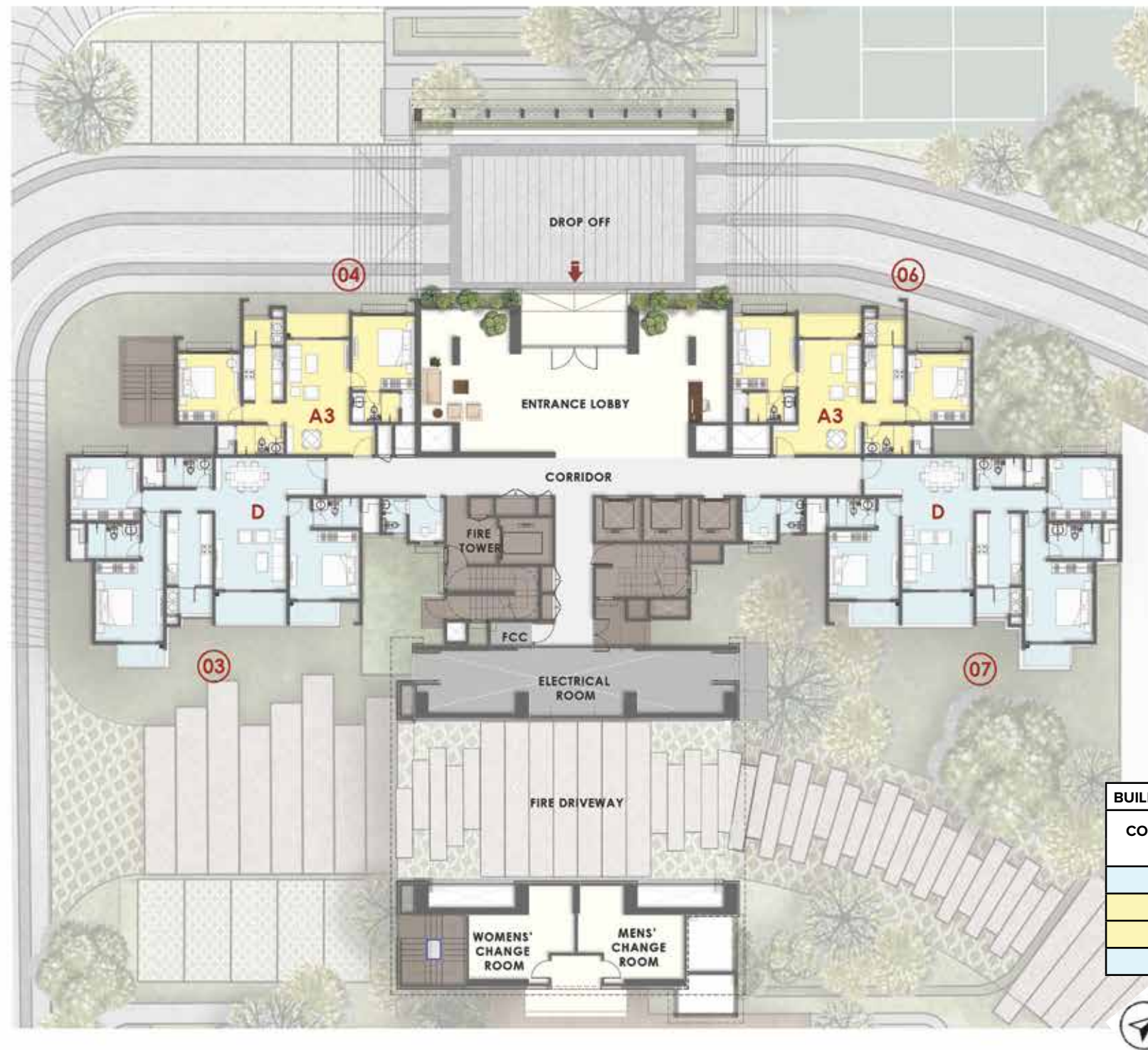
# TOWER 1 - TYPICAL FLOOR PLAN - 4<sup>TH</sup> - 18<sup>TH</sup> FLOOR & 20<sup>TH</sup> - 27<sup>TH</sup> FLOOR



BUILDING - 1 TOWER 1 - TYPICAL FLOOR			
COLOR/UNIT NOS	TYPE		SALEABLE Sft
	Unit Type	Configuration	
1	B	3 BED ASPIRE (3B2T)	1513
2	B	3 BED ASPIRE (3B2T)	1513
3	D	3 BED ULTIMA (3B3T+H0)	1996
4	A3	2 BED CLASSIC (2B2T)	1143
5	A5	2 BED CLASSIC (2B2T)	1152
6	A3	2 BED CLASSIC (2B2T)	1143
7	D	3 BED ULTIMA (3B3T+H0)	1996



# TOWER 1 - GROUND & 1<sup>ST</sup> FLOOR PLAN



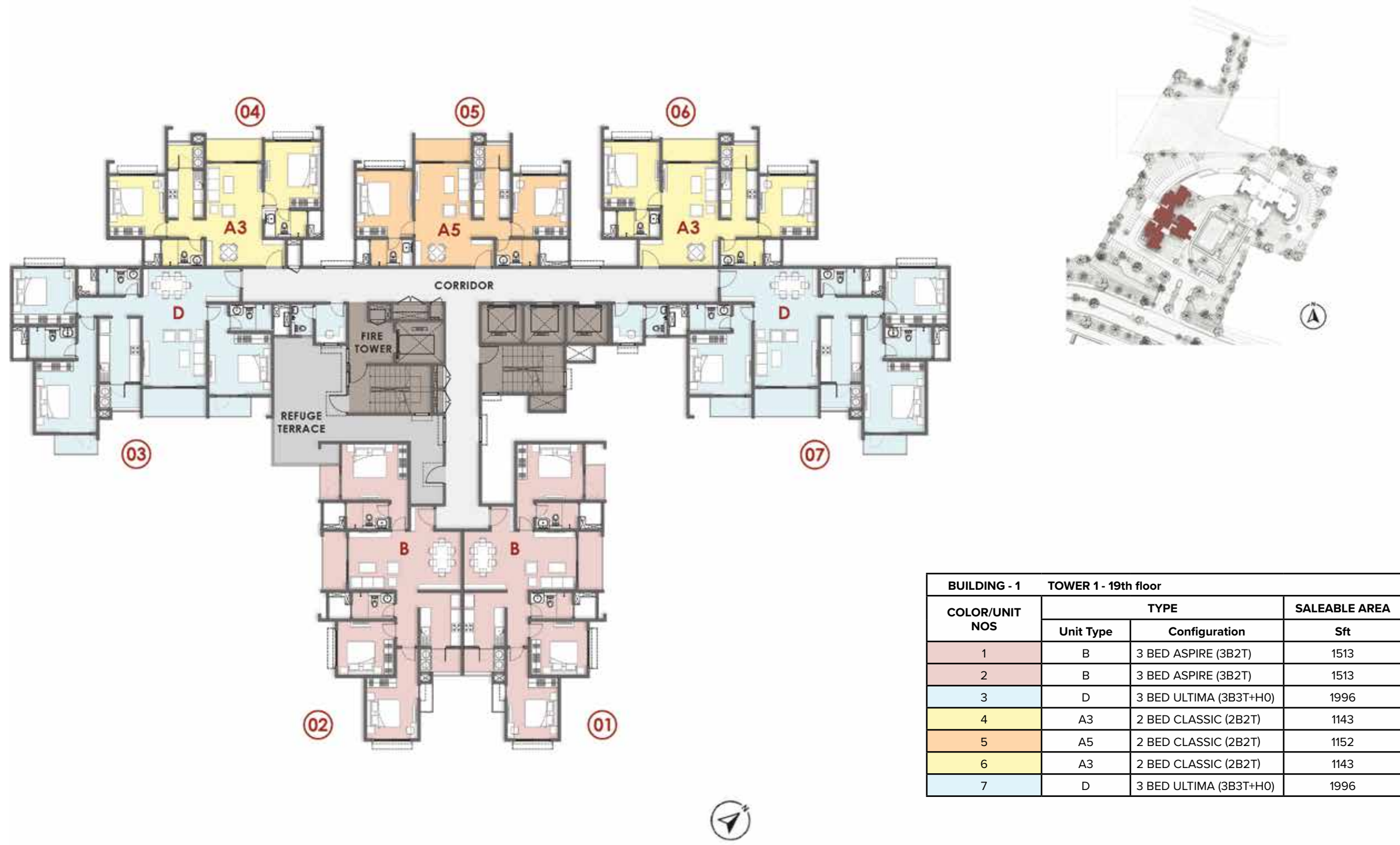
BUILDING - 1 TOWER 1 - GROUND & 1 <sup>ST</sup> FLOOR PLAN			
COLOR/UNIT NOS	TYPE		SALEABLE AREA Sft
	Unit Type	Configuration	
3	D	3 BED ULTIMA (3B3T+H0)	1996
4	A3	2 BED CLASSIC (2B2T)	1143
6	A3	2 BED CLASSIC (2B2T)	1143
7	D	3 BED ULTIMA (3B3T+H0)	1996

# TOWER 1 - 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR PLAN



BUILDING - 1 TOWER 1 - 2 <sup>ND</sup> & 3 <sup>RD</sup> FLOOR			
COLOR/UNIT NOS	TYPE		SALEABLE AREA Sft
	Unit Type	Configuration	
1	B-a	3 BED ASPIRE (3B2T)	1513
2	B-a	3 Bed ASPIRE (3B2T)	1513
3	D	3 BED ULTIMA (3B3T+H0)	1996
4	A3	2 BED CLASSIC (2B2T)	1143
5	A5-a	2 BED CLASSIC (2B2T)	1152
6	A3	2 BED CLASSIC (2B2T)	1143
7	D	3 BED ULTIMA (3B3T+H0)	1996

# TOWER 1 - REFUGE FLOOR PLAN - 19<sup>TH</sup> FLOOR



BUILDING - 1 TOWER 1 - 19th floor			
COLOR/UNIT NOS	TYPE		SALEABLE AREA Sft
	Unit Type	Configuration	
1	B	3 BED ASPIRE (3B2T)	1513
2	B	3 BED ASPIRE (3B2T)	1513
3	D	3 BED ULTIMA (3B3T+H0)	1996
4	A3	2 BED CLASSIC (2B2T)	1143
5	A5	2 BED CLASSIC (2B2T)	1152
6	A3	2 BED CLASSIC (2B2T)	1143
7	D	3 BED ULTIMA (3B3T+H0)	1996

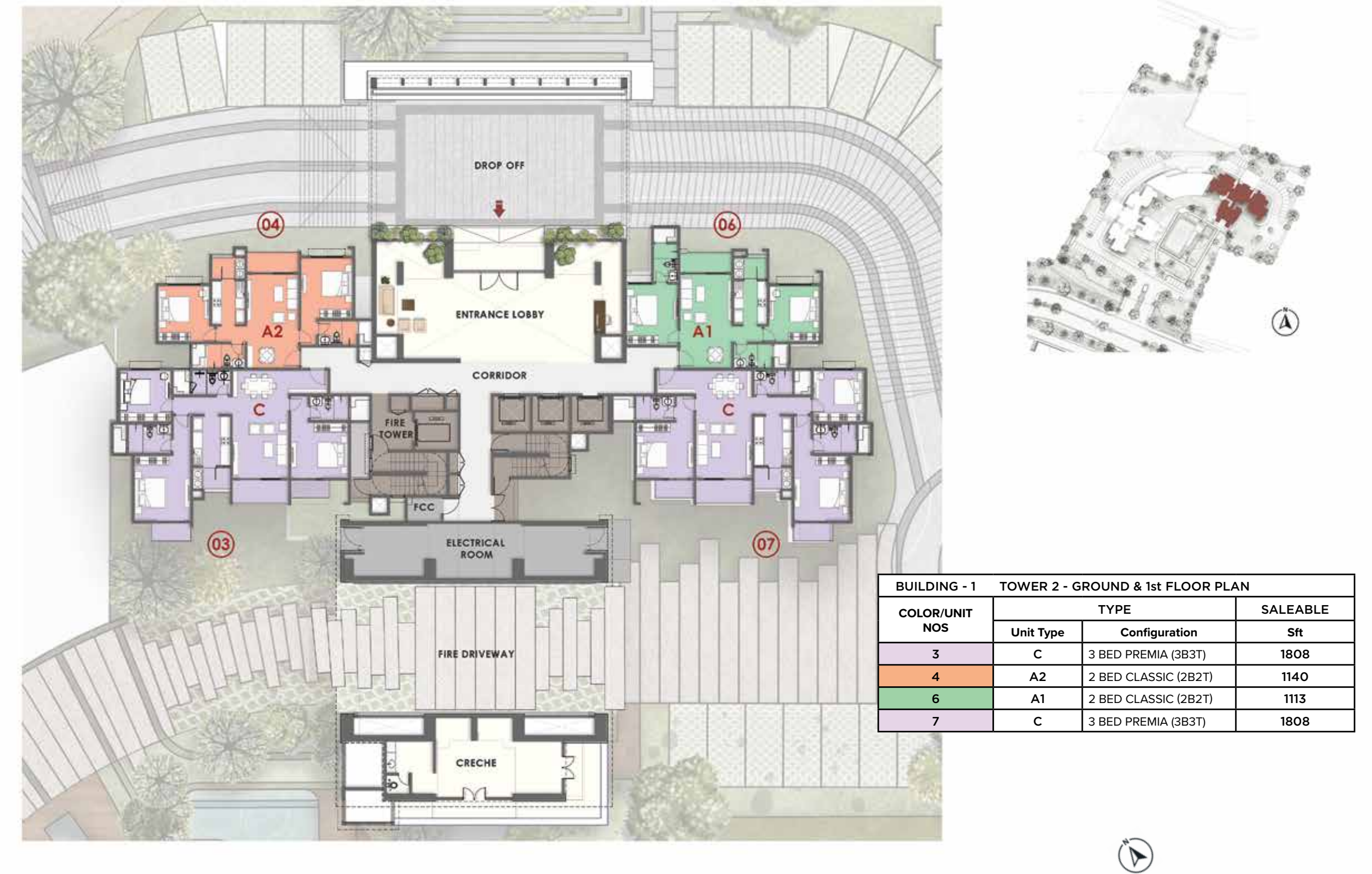


Artist's Impression

## TOWER 2 - TYPICAL FLOOR PLAN - 4<sup>TH</sup> - 18<sup>TH</sup> FLOOR & 20<sup>TH</sup> - 28<sup>TH</sup> FLOOR



## TOWER 2 - GROUND & 1<sup>ST</sup> FLOOR PLAN



## TOWER 2 - 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR PLAN



## TOWER 2 - REFUGE FLOOR PLAN - 19<sup>TH</sup> FLOOR

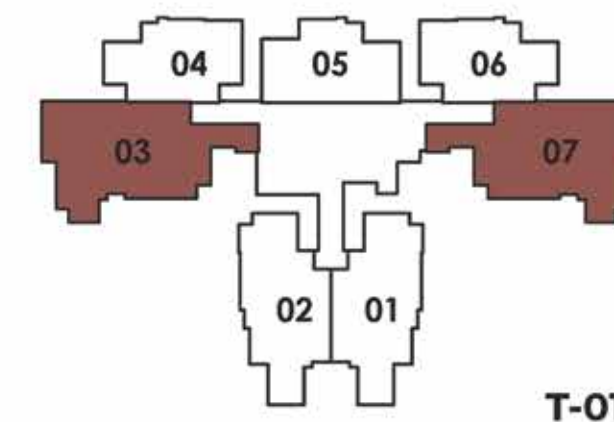


## TOWER ELEVATION



Artist's Impression

## 3BED ULTIMA - D | T1 SERIES 03 & 07 (GF - 27<sup>TH</sup> FLOOR)



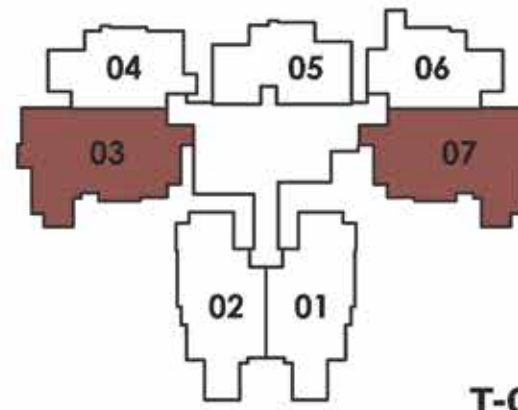
T-01

3 BED ULTIMA (3B3T+HO) - D	
	SFT
SALE AREA	1996
CARPET AREA	1250
BALCONY & UTILITY	172



### 3BED PREMIA - C | T2, SERIES 03 (GF - 18<sup>TH</sup> & 20<sup>TH</sup> - 28<sup>TH</sup> FLOOR);

#### SERIES 07 (GF - 28<sup>TH</sup> FLOOR)



T-02

3 BED PREMIA (3B3T) - C	
	SFT
SALE AREA	1808
CARPET AREA	1130
BALCONY & UTILITY	164



### 2 BED CLASSIC - C-a | T2, SERIES 03 (19<sup>TH</sup> FLOOR)

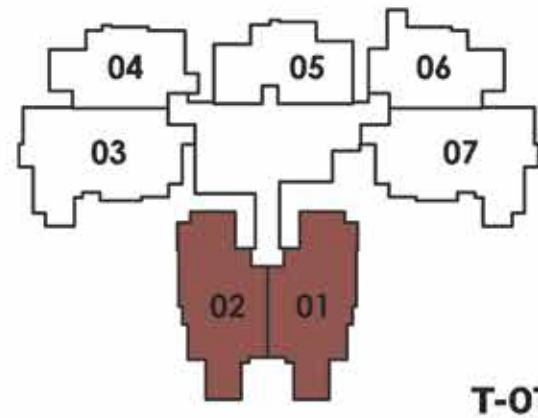
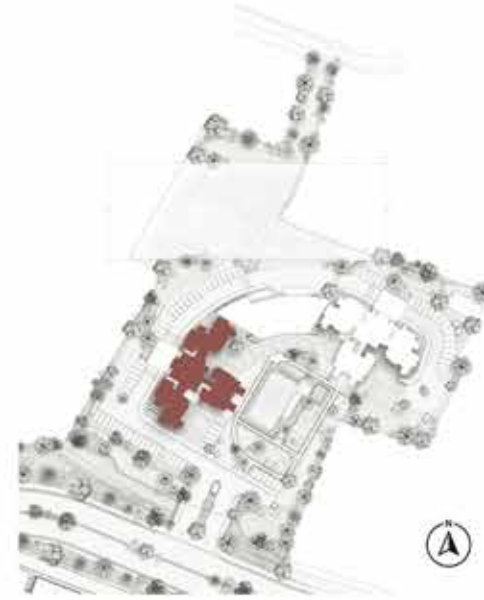


T-02

2 BED CLASSIC (2B2T) - C-a	
	SFT
SALE AREA	1458
CARPET AREA	902
BALCONY & UTILITY	131



### 3BED ASPIRE - B | T1, SERIES 01 & 02 (4<sup>TH</sup> - 27<sup>TH</sup> FLOOR)

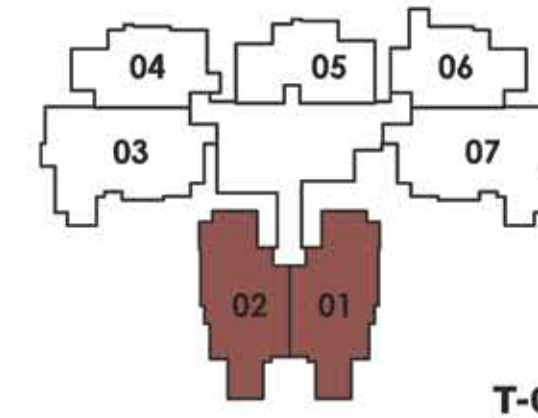


T-01

3 BED ASPIRE (3B2T) - B	
	SFT
SALE AREA	1513
CARPET AREA	956
BALCONY & UTILITY	121



### 3BED ASPIRE - B-a | T1, SERIES 01 & 02 (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)



T-01

3 BED ASPIRE (3B2T) - B-a	
	SFT
SALE AREA	1513
CARPET AREA	950
BALCONY & UTILITY	120

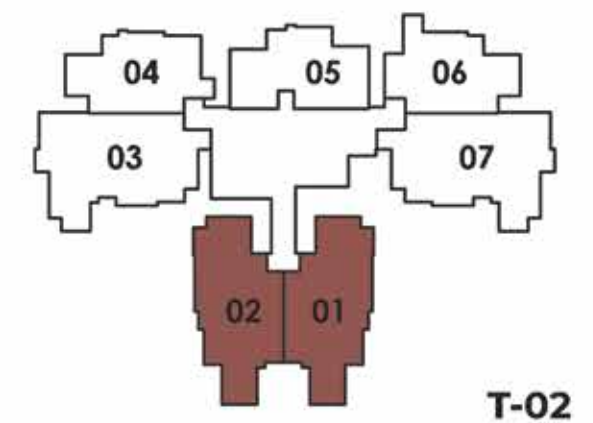


**TOWER ELEVATION VIEW**



Artist's Impression

**3BED ASPIRE - B | T2, SERIES 01 & 02 (4<sup>TH</sup> - 28<sup>TH</sup> FLOOR)**

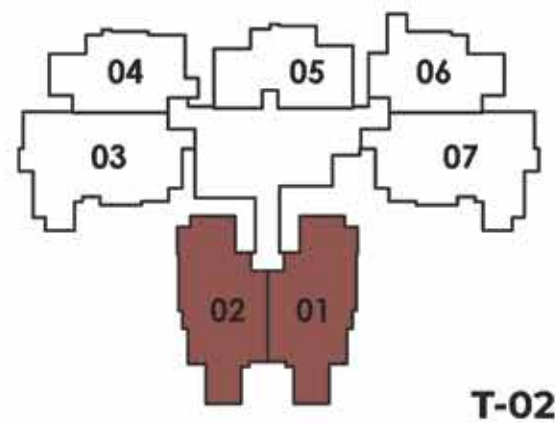
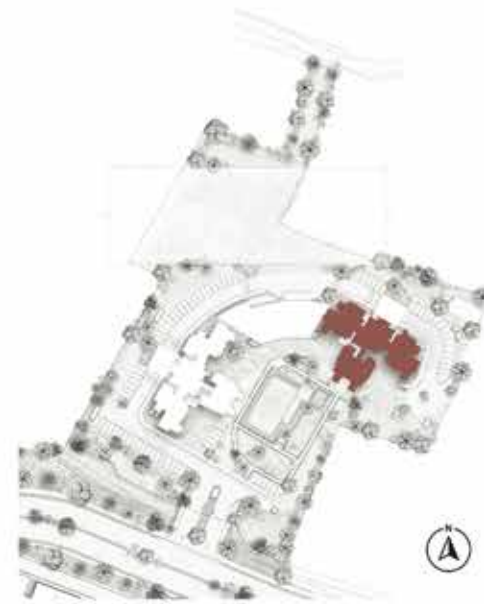


T-02

3 BED ASPIRE (3B2T) - B	
	SFT
SALE AREA	1513
CARPET AREA	956
BALCONY & UTILITY	121



### 3BED ASPIRE - B-a | T2, SERIES 01 & 02 (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)

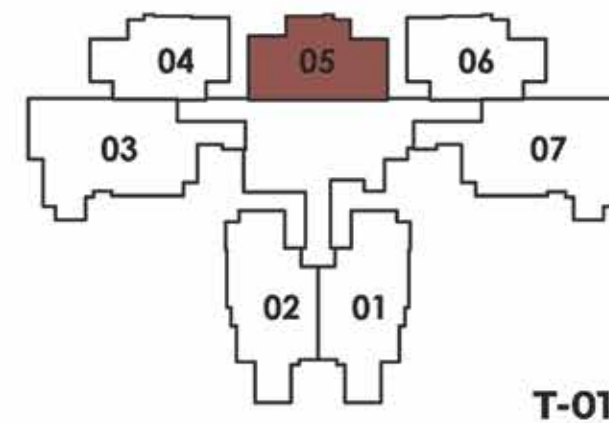


T-02

3 BED ASPIRE (3B2T) - B-a	
	SFT
SALE AREA	1513
CARPET AREA	950
BALCONY & UTILITY	120



### 2 BED CLASSIC - A5 | T1, SERIES 05 (4<sup>TH</sup> - 27<sup>TH</sup> FLOOR)

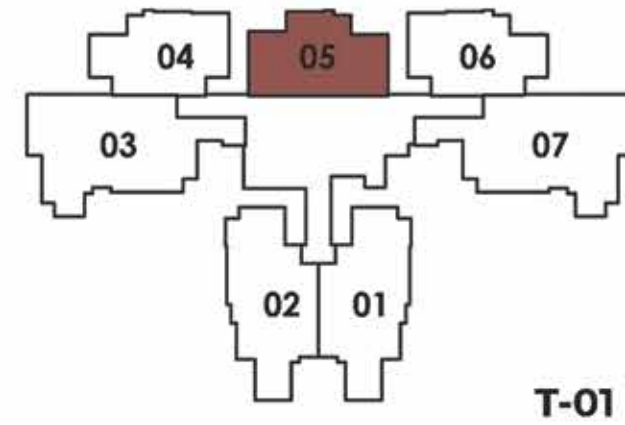


T-01

2 BED CLASSIC (2B2T) - A5	
	SFT
SALE AREA	1152
CARPET AREA	729
BALCONY & UTILITY	80



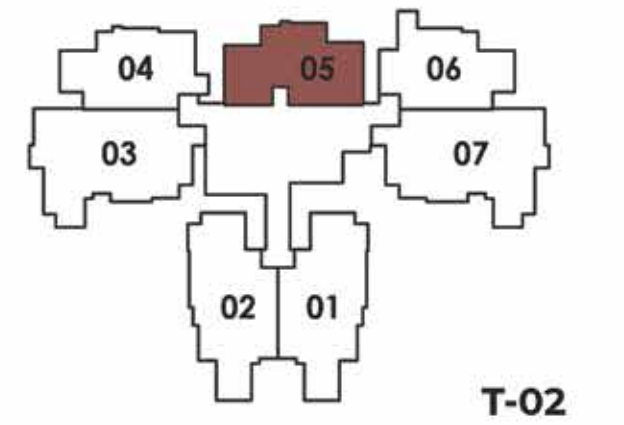
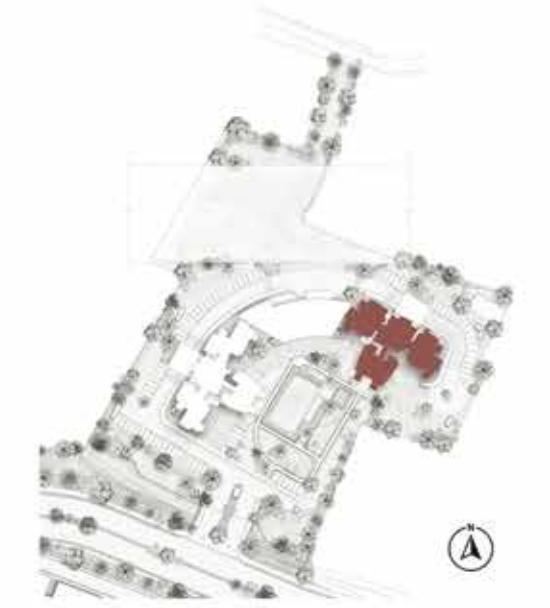
## 2 BED CLASSIC - A5-a | T1, SERIES 05 (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)



2 BED CLASSIC (2B2T) - A5-a	
	SFT
SALE AREA	1152
CARPET AREA	729
BALCONY & UTILITY	80



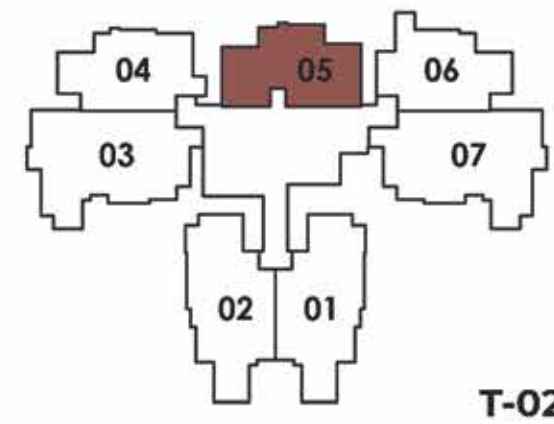
## 2 BED CLASSIC - A4 | T2, SERIES 05 (4<sup>TH</sup> - 28<sup>TH</sup> FLOOR)



2 BED CLASSIC (2B2T) - A4	
	SFT
SALE AREA	1150
CARPET AREA	715
BALCONY & UTILITY	84



## 2 BED CLASSIC - A4-a | T2, SERIES 05 (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)



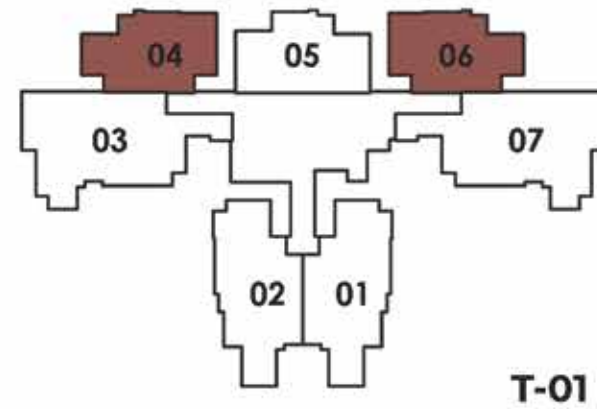
2 BED CLASSIC (2B2T) - A4-a	
	SFT
SALE AREA	1150
CARPET AREA	715
BALCONY & UTILITY	84



## NIGHT VIEW OF THE MAIN ENTRANCE



## 2 BED CLASSIC - A3 | T1, SERIES 04 & 06 (GF - 27<sup>TH</sup> FLOOR)



2 BED CLASSIC (2B2T) - A3	
	SFT
SALE AREA	1143
CARPET AREA	727
BALCONY & UTILITY	80



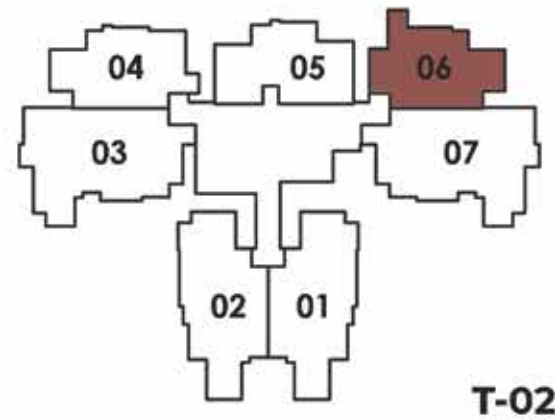
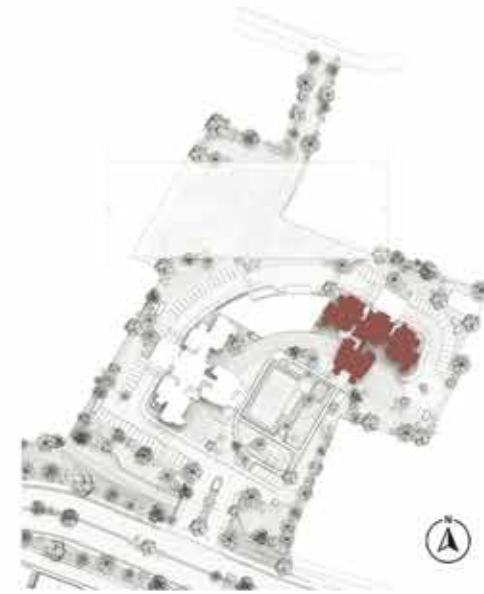
## 2 BED CLASSIC - A2 | T2, SERIES 04 (GF - 28<sup>TH</sup> FLOOR)



2 BED CLASSIC (2B2T) - A2	
	SFT
SALE AREA	1140
CARPET AREA	723
BALCONY & UTILITY	80



## 2 BED CLASSIC - A1 | T2, SERIES 06 (GF - 28<sup>TH</sup> FLOOR)



T-02

2 BED CLASSIC (2B2T) - A1	
	SFT
SALE AREA	1113
CARPET AREA	700
BALCONY & UTILITY	79



## CLUBHOUSE

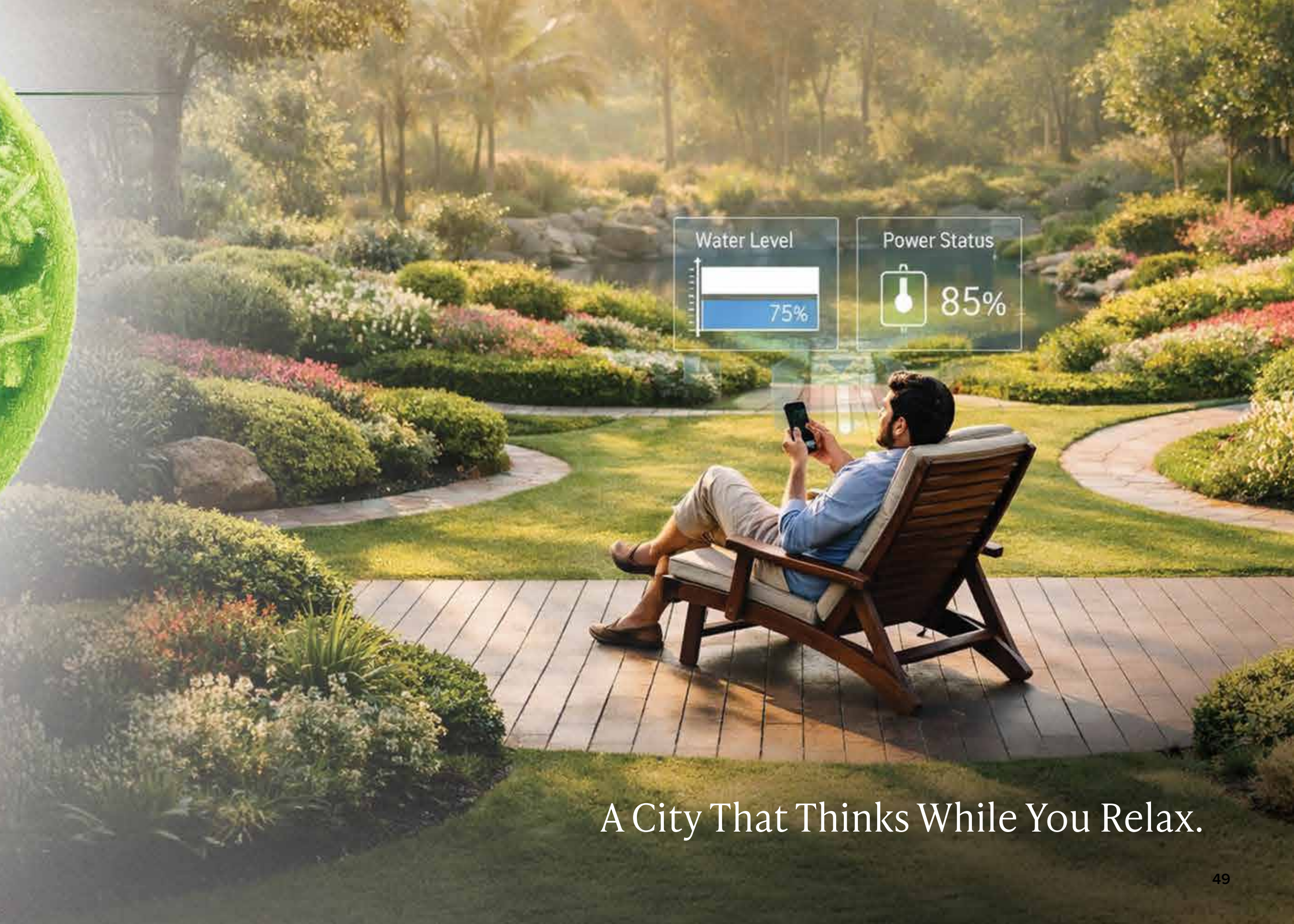


Artist's Impression

# *City* BY NATURE... ...*Efficiency* BY DESIGN

The Prestige City is where nature and technology tango together to make sure you have a smooth, serene and hassle-free living experience.

At The Prestige City central administration office, a property management team leverages technologies and systems to ensure that all utilities, facilities and amenities function round the clock without a hitch. In quality of life terms, where all necessary utilities operate without interruption, and you are in complete harmony with nature.



A City That Thinks While You Relax.

# Specifications

## STRUCTURE

- RCC structure

## LOBBY

- Elegant lobby flooring in ground floor
- Vitrified tile flooring in basement and upper floor lobbies
- Lift cladding in marble/granite as per architect's design
- Service staircase and service lobby in Kota stone/cement tiles on the treads
- All lobby walls will be finished with textured paint and ceilings with distemper

## LIFTS

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

## APARTMENT FLOORING

- Vitrified tiles in the foyer, living, dining, corridors, all bedrooms, kitchen & utility
- Ceramic tiles in the balcony

## KITCHEN

- Ceramic tile dado provided along the designated counter length from the floor till a height of 1.5m
- Provision for exhaust fan

## TOILETS

- Vitrified tile flooring and on walls up to the false ceiling
- All toilets with counter top wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Geysers in all toilets, instant geyser in the maid's toilet
- All toilets of the last two floors will have water from solar panels with provision of geyser in the master toilet

- Suspended pipeline in all toilets concealed within a false ceiling
- Provision for exhaust fan

## INTERNAL DOORS

- Main door frame in timber and laminated flush shutter
- Internal doors – wooden frames and laminated flush shutters

## EXTERNAL DOORS AND WINDOWS

- UPVC/Aluminium frames and sliding shutters for all external doors, or a combination of both wherever required
- UPVC/ Aluminium framed windows with clear glass
- All balcony railings in glass

## PAINTING

- Premium external emulsion on exterior walls
- OBD on all internal walls and ceilings
- Enamel paint on all railings

## ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points provided; TV points provided in the living area and all bedrooms
- Telephone points provided in the living area and kitchen only
- ELCB and individual meters will be provided for all apartments

## SECURITY SYSTEM

- Security cabins at all entrances and exits with CCTV coverage

## DG POWER

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





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

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

**Prestige Estates Projects Limited**

Prestige Falcon Towers, No.19, Brunton Road, Bengaluru - 560025, Karnataka, INDIA.  
Ph: +91-80-25591080. E-mail: [properties@prestigeconstructions.com](mailto:properties@prestigeconstructions.com). [www.prestigeconstructions.com](http://www.prestigeconstructions.com)

International Sales Office: [dubai@prestigeconstructions.com](mailto:dubai@prestigeconstructions.com)

**Fernvale @ The Prestige City Sarjapur**

Sarjapur - Marathahalli Rd, Yamare Village, Bengaluru, Karnataka 562125

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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, 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.

