



IN HARMONY WITH NATURE
STRR, DEVANAHALLI, BENGALURU

PHASE 2

A PLACE TO GROW

RERA No.: PRM/KA/RERA/1250/303/PR/080626/008705



INTO THE HEART OF HARMONY

Where space breathes, and life begins again.



LIVE SWATHED IN LUXURY

Following the successful sell-out of Phase 1 of Prestige Gardenia Estate in just 72 hours, we are delighted to unveil Phase 2 of this landmark neo-suburb in North Bengaluru.

Spread across 21 acres of thoughtfully planned magnificence, with expansive plots, Phase 2 offers the freedom to craft a life without compromise.

Here, open skies meet tree-lined avenues, sustainable planning blends with untouched natural beauty, and luxury is woven seamlessly into everyday living. From serene surroundings to world-class leisure experiences, every detail is designed to elevate life to a class of its own.

Phase 2 of Prestige Gardenia Estate invites you to experience a rarer, grander way of living.

PERFECTLY CONNECTED. EXCEPTIONALLY CONVENIENT.

Prestige Gardenia Estate is strategically located in Devanahalli, with seamless access to both the Satellite Town Ring Road and NH 44, ensuring smooth, rapid connectivity to every part of Bengaluru.

You'll also be within easy reach of the upcoming tech parks and industrial hubs of North Bengaluru, making your daily commute effortless.

And when it's time to unwind, high-profile leisure destinations like Prestige Golfshire and the JW Marriott Hotel are just a short drive away.

PRESTIGE GARDENIA ESTATE

15 mins	20 mins	30 mins
Harrow International School 10 min	Mulberry Shades 19 min	GITAM University 23 min
Devanahalli Fort 15 min	Stanley Lifestyle 19 min	Vidyashilp University 24 min
JW Marriott Prestige Golfshire 15 min	Kempegowda International Airport 20 min	Forum Mall (upcoming) 26 min
Amity University 10 min	Grover Zampa Vineyard 20 min	Vogue Institute 27 min
D-Mart 15 min		Nandi Hills 28 min
Chanakya University 15 min		Discovery Village 28 min
		Stonehill International School 29 min
		Embassy Riding School 29 min
		Padukone-Dravid Centre 29 min
		Manipal Hospital 29 min
		Taj Bengaluru, Devanahalli 30 min
		Clarks Exotica 30 min

UPCOMING METRO LINE

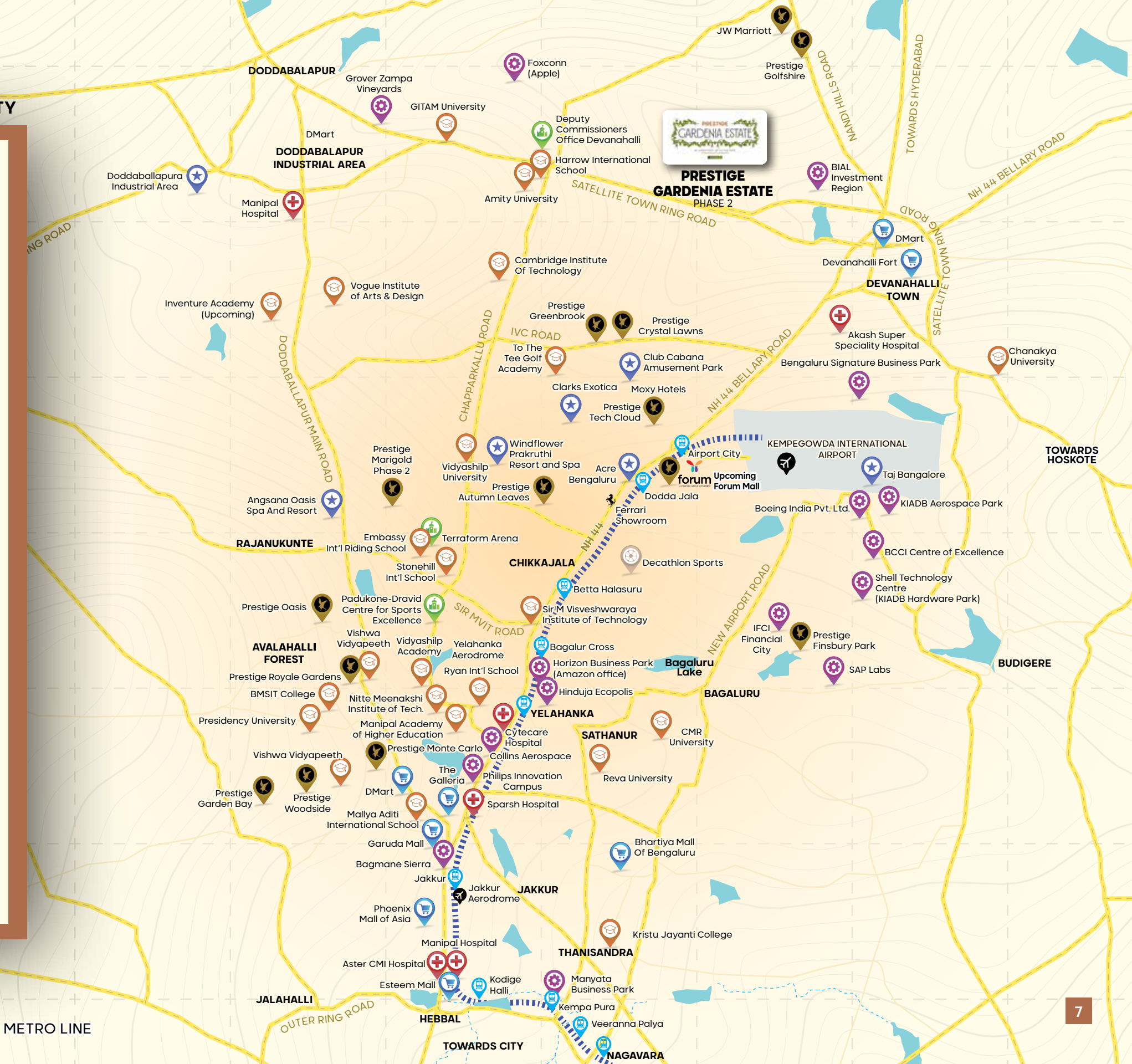




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INFRASTRUCTURE-READY PLOTS. JUST DESIGN. EVERYTHING ELSE IS READY

Just bring your imagination and build the home you've always envisioned – because everything else is already in place. From power, water and sanitation to provisions for fiber-optic connectivity, every essential utility has been seamlessly integrated and drawn right up to your plot.

A ready foundation for the life you want to create.

AERIAL VIEW



COMBINED MASTER PLAN
FOLD-OUT

PHASE 2 MASTER PLAN
FOLD-OUT

COMBINED MASTERPLAN

MASTERPLAN - PHASE 2



ARRIVAL EXPERIENCE
FROM PHASE 1

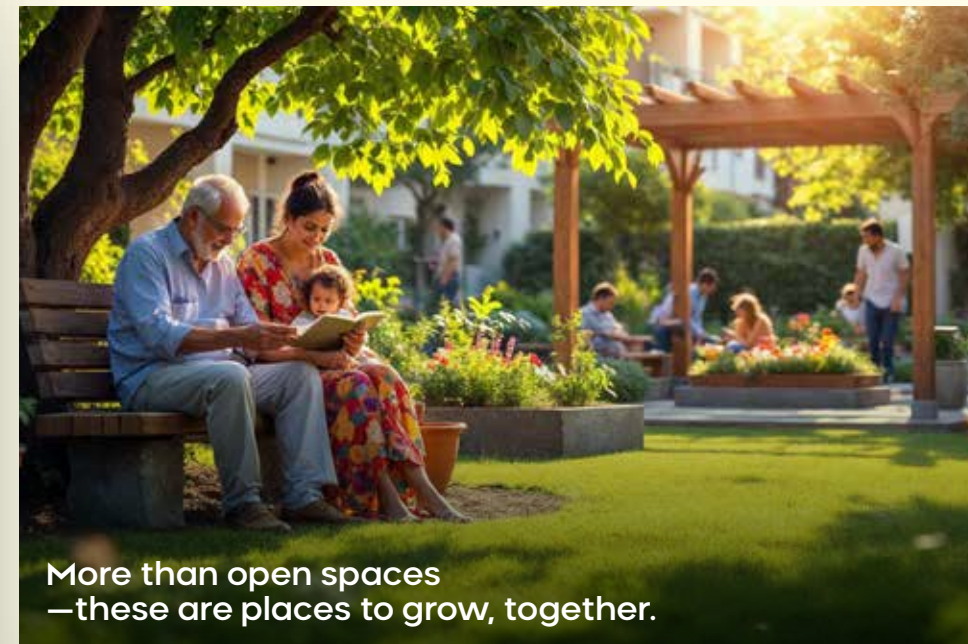


ARTIST AND ARCHITECT – MOTHER NATURE

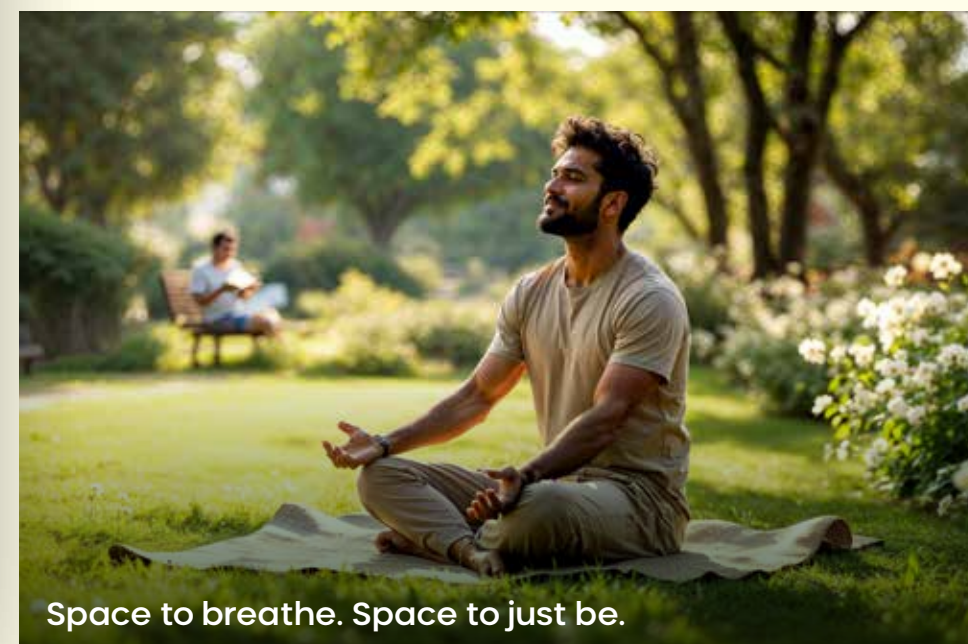
At Prestige Gardenia Estate Phase 2, nature is not an afterthought – it is the blueprint itself.

The expansive grounds have been shaped around the land's original natural character, preserving its contours, greenery and innate beauty with thoughtful intent. Because true luxury lies in authenticity.

Tree-lined avenues, open green spaces and serene landscapes invite you to embrace nature.



More than open spaces
—these are places to grow, together.



Space to breathe. Space to just be.





LUXURY LIVING WITH A CLEAR CONSCIENCE

At Prestige Gardenia Estate Phase 2, sustainability is at the heart of the design. Eco-conscious features like rainwater harvesting systems and a modern sewage treatment plant ensure responsible water conservation, helping preserve precious natural resources for the future.

LIVE WHERE WHIMS MEET INDULGENCE

Whether you seek moments of celebration, recreation, wellness or quiet relaxation, an exceptional world of experiences awaits you.

From the refined comforts of Club Gardenia to the vast landscaped outdoors, every space has been designed to indulge the many facets of your lifestyle.

Here, luxury is not reserved for occasions, it becomes part of everyday living.

*The ownership of the Clubhouse has been retained by the developer, and it is not a common facility. The Club Membership is optional, non-exclusive and open to all including those not owning a plot at Prestige Gardenia Estate Phase 1 & Phase 2. Club-membership, subscription and usage charges shall be additionally payable as decided by the Club Management.



Image used for Representational Purpose Only

JOGGING TRACK

Find your rhythm, one stride at a time.



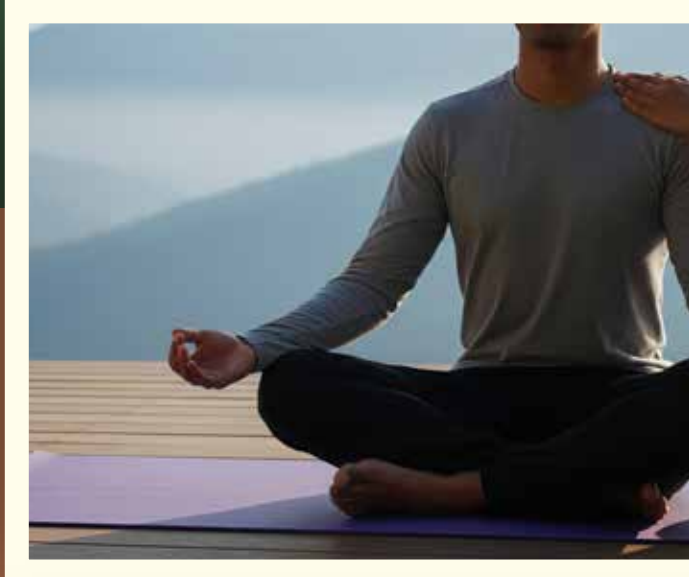
TREE HOUSE

Imagination, up among the trees.



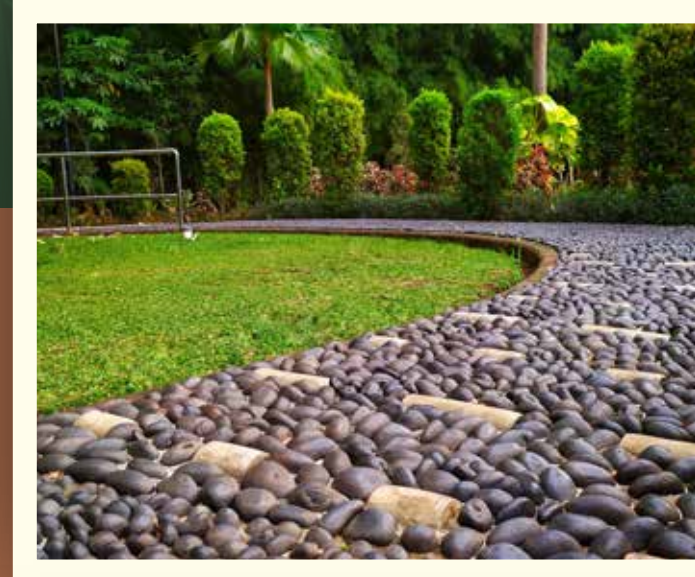
MEDITATION DECK

A quiet pause in nature.



REFLEXOLOGY PATH

Barefoot relaxation.



MIYAWAKI PLANTATION

A native forest, closer to home.



CRICKET PITCH

Everyday matches, lasting memories.



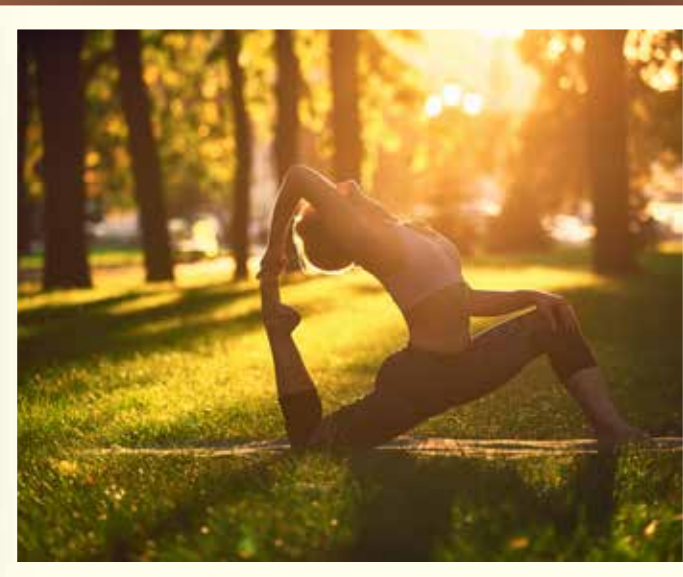
GAZEBO

Revel in quiet moments with friends.



YOGA LAWN

Breathe. Stretch. Begin beautifully.



TOT LOT

Little feet. Big adventures.



PET PARK

Where paws meet play.



BARBEQUE AREA

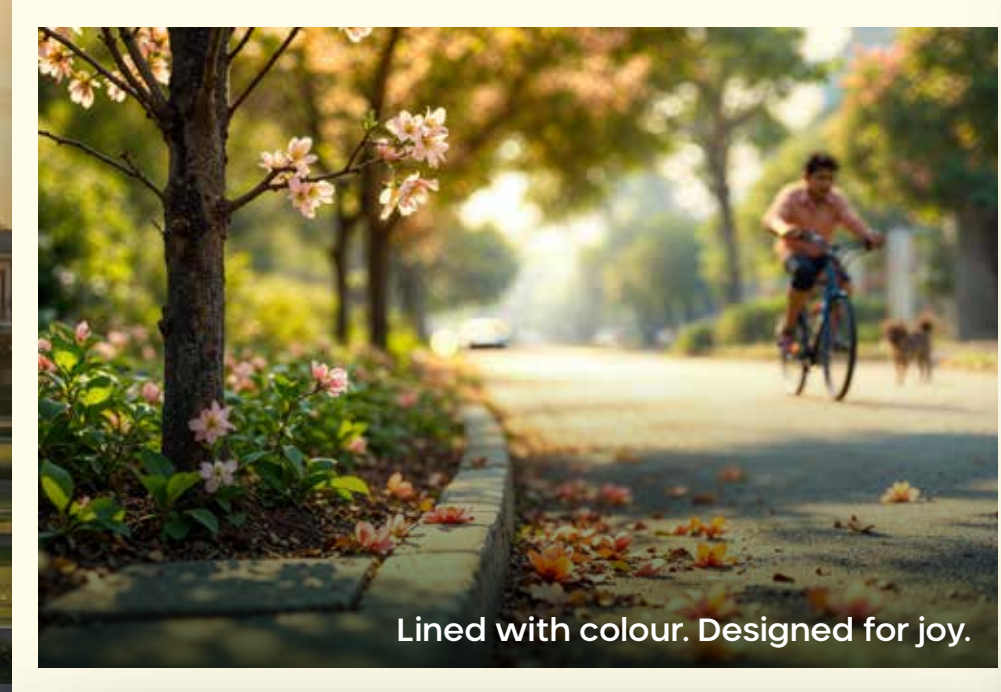
Gather, grill and unwind.



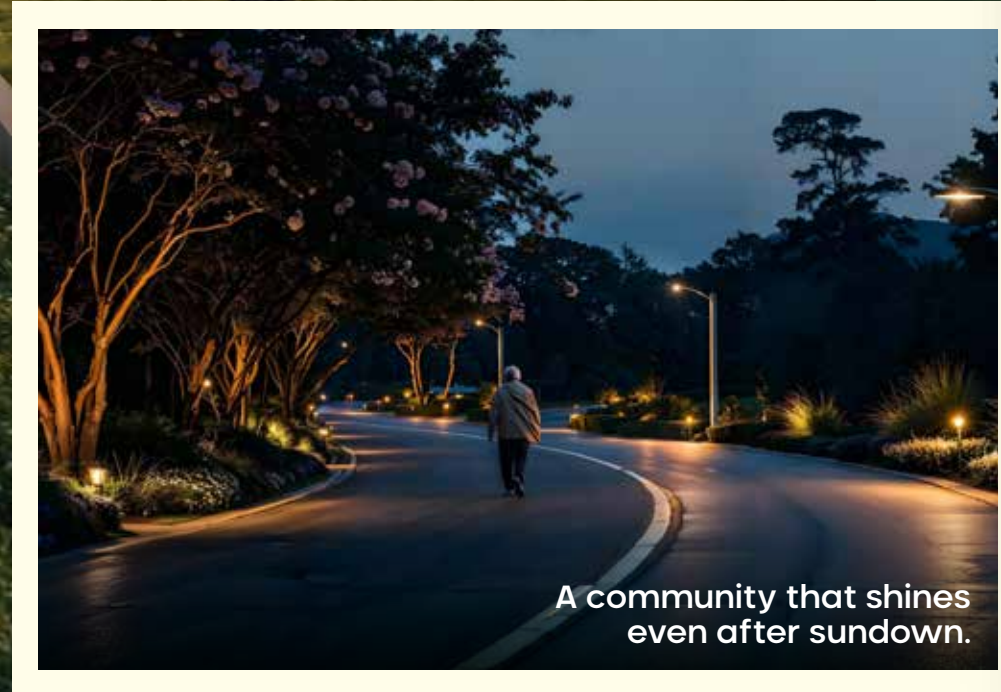
PADEL COURT

Join the global sporting rage.





Lined with colour. Designed for joy.



A community that shines even after sundown.

LIFE MADE EASY

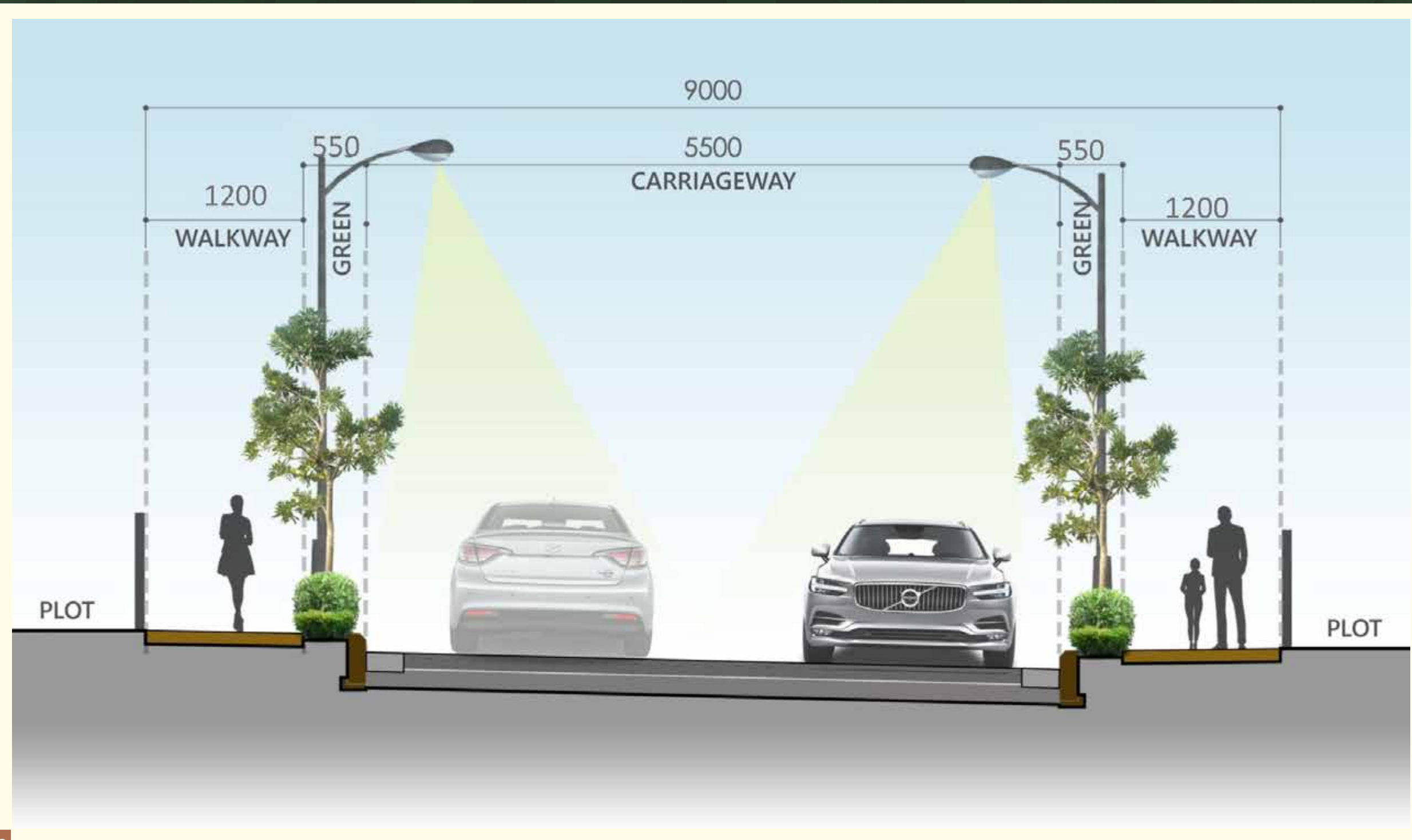
Quiet, tree-lined roads designed to facilitate the seamless flow of vehicles.

Broad, vehicle-free pedestrian only zones, where children can be children and adults can forget the world.

Diverse convenient services to place everything you need at your fingertips and your doorstep.

At Prestige Gardenia Estate, life is exactly the way you have always wanted it to be.

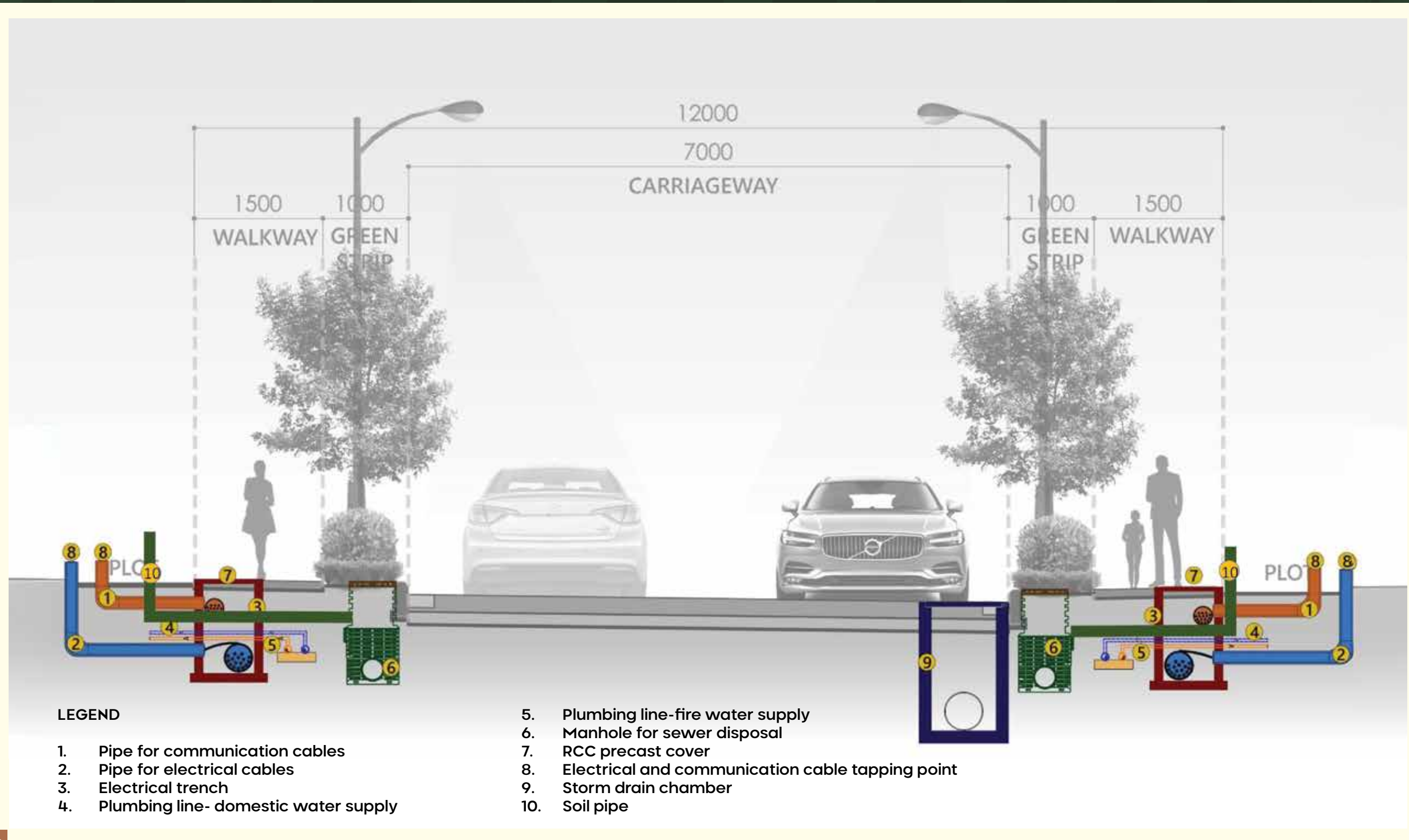
ROAD SECTIONS 9M ROAD



9M ROAD VIEW



ROAD DETAILS 12M ROAD



12M ROAD VIEW



CLUBHOUSE VIEW



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Artist's Impression

CLUBHOUSE VIEW



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Artist's Impression

AMPHITHEATRE



GAZEBO SEATING



KIDS PLAY AREA



Artist's Impression

REFLEXOLOGY PATH



Artist's Impression

TREE HOUSE



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 and 9m wide with a 7m and 5.5m 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 AND 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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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.



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