



PRESTIGE MARIGOLD

CRAFT YOUR OWN STYLE OF LIVING

— OFF NH7 CHAPPARKALLU ROAD —

PHASE 2

Prestige Marigold Phase 2 is a thoughtfully planned plotted development located off NH 44, at Bettenahalli near Yelahanka, Bengaluru. Spread across **716** residential plots, offered in convenient sizes, this new phase continues the vision of creating a well-organised residential community with modern infrastructure and ample open spaces.

*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 Marigold Phase 2. Club-membership, subscription and usage charges shall be additionally payable as decided by the Club Management

Strategically Located for Smooth Connectivity
Prestige Marigold enjoys a strategic location, with quick access to Yelahanka, Kempegowda International Airport, and several educational institutions, hospitals, and commercial hubs. Its setting ensures good connectivity through NH 44 and other major city roads, while still offering a sense of residential calm.

Comprehensive Infrastructure and Thoughtful Planning
The layout has been designed with broad internal roads, underground services, and well-defined civic infrastructure including water supply, sewage treatment, stormwater drainage, and power distribution. Care has been taken to balance residential living with landscaped zones and green pockets across the community.

Exclusive Clubhouse with a Range of Leisure Amenities
At the heart of the community is a clubhouse that serves as a hub for recreation and interaction. Facilities here include a Banquet Area, Cafe, Creche, Gymnasium, Health Club, Swimming Pool & Deck, Kids Pool, Badminton Court, Billiards, Mini Theatre, Table Tennis, Indoor Games, Party Terrace, Yoga Room, Guest Rooms.

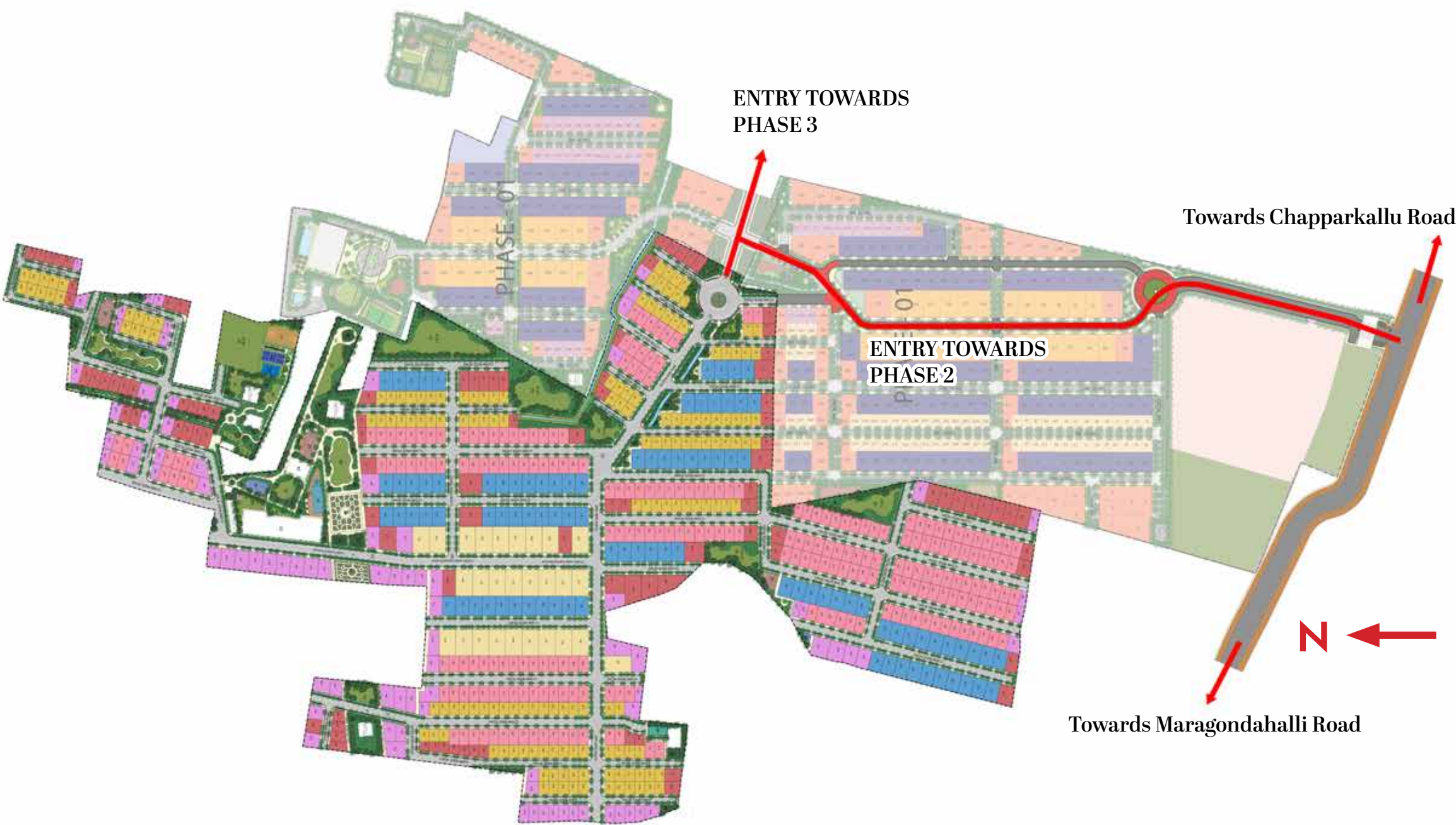
Expansive Green Spaces and a Host of Outdoor Recreational Amenities
Prestige Marigold Phase 2 offers you beautifully landscaped expanses, broad lawns and gardens, that are home to myriad amenities and activity zones. These include: Kids’ Play Area, Climbing Wall, Barbeque Area, Amphitheatre & Seating Area, Outdoor Gym, Trampoline Park, Orchard, Multipurpose Court, Padel Ball Court, Pickleball Court, Pet Park, Sand Pit, Group Seating, Miyawaki Forest, Flower & Fragrance Garden, Plantation, Half Basketball Court, Volleyball Court, Organic Farming, and a Japanese Garden

Independence of Design and Community Living – The Best of Both Worlds
Owning a plot at Prestige Marigold Phase 2 gives you the freedom to design and build a home that’s uniquely yours—while we seamlessly handle all the essentials like residential norms, setbacks, infrastructure, provision for water, sewerage, and maintenance. At the same time, you benefit from being part of a larger, planned neighbourhood with established infrastructure and amenities.

Grand Entrance (from Phase 1)



Master Plan (Phase 1 & 2 Combined)



Master Plan (Phase 2)

LEGEND

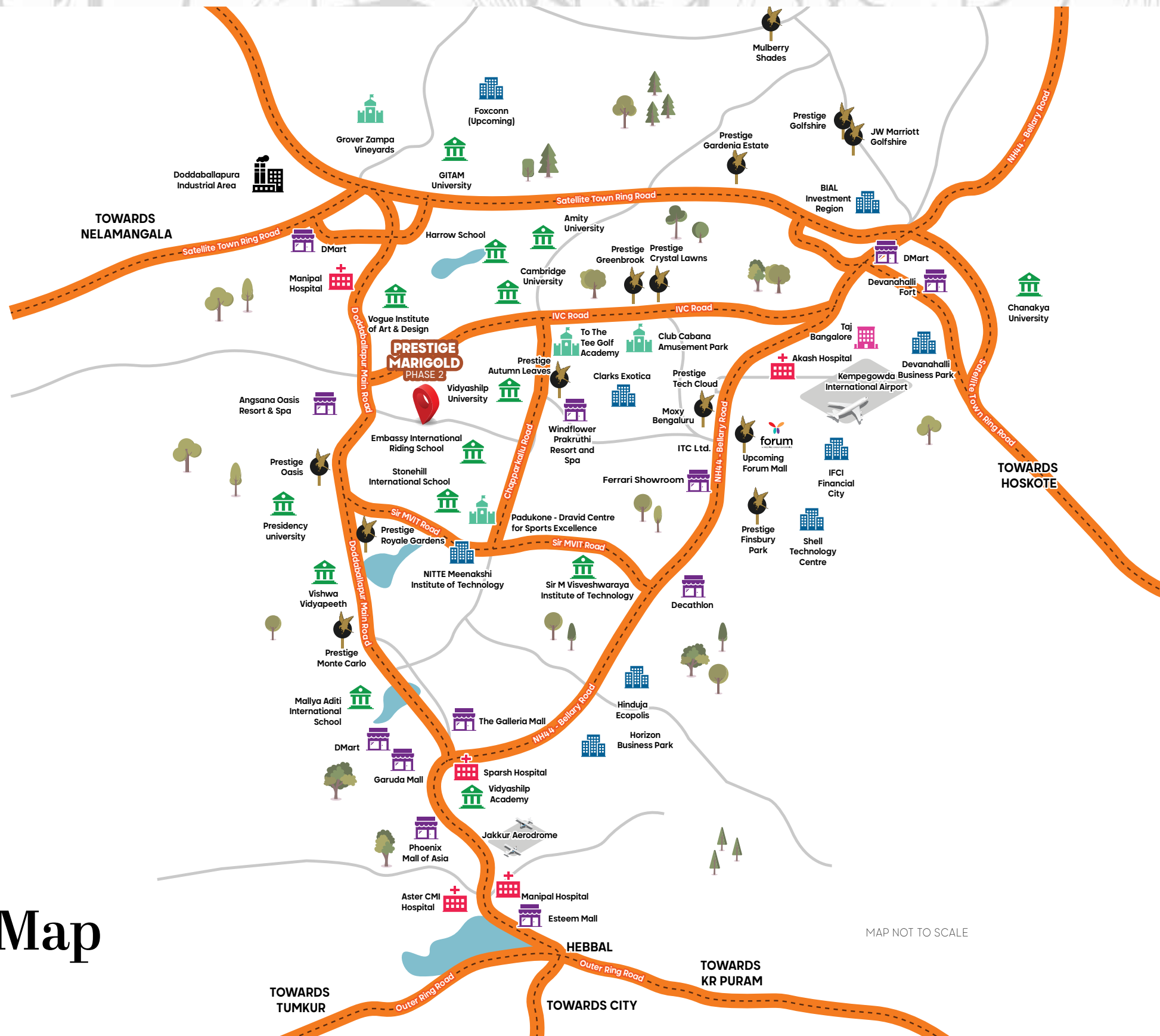
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|------------------------|---------------------------------|
| 1. ENTRY | 25. GROUP SEATING |
| 2. DRIVEWAY | 26. MIYAWAKI FOREST |
| 3. FOOTPATH | 27. FLOWER AND FRAGRANCE GARDEN |
| 4. PATHWAY | 28. PLANTATION |
| 5. FORMAL GARDEN | 29. BASKETBALL HALFCOURT |
| 6. PUTTING GREEN | 30. VOLLEYBALL COURT |
| 7. CA PLOT | 31. ORGANIC FARMING |
| 8. KIDSPRAY AREA | 32. JAPANESE GARDEN |
| 9. CLIMBING WALL | 33. CLUB HOUSE |
| 10. SEATING AREA | 34. LAWN |
| 11. BARBEQUE AREA | |
| 12. AMPHI SEATING AREA | |
| 13. POOL DECK | |
| 14. LAP POOL | |
| 15. KIDS POOL | |
| 16. OUTDOOR GYM | |
| 17. TRAMPOLINE PARK | |
| 18. ORCHARD | |
| 19. MULTIPURPOSE COURT | |
| 20. VIEWING GALLERY | |
| 21. PADELBALL COURT | |
| 22. PICKLE BALL COURT | |
| 23. PET PARK | |
| 24. SAND PIT | |

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|----------------------------|---------------------------|
| Type A- 30'x40' - 163 Nos. | Type D- 50'x80' - 27 Nos. |
| Type B- 30'x50' - 244 Nos. | Odd Plots - 188 Nos. |
| Type C- 40'x60' - 94 Nos | |

Location Map



Entrance Plaza Roundabout



Kids Play Area



Tree House



Flower and Fragrance Garden



SPECIFICATIONS

INFRASTRUCTURE ROADS AND PATHWAYS

- Imposing entrance designed to complement the classical style of architecture with a 15m wide entrance road
- Internal roads are 9, 12 & 15m wide with a 5.5m, 7m and 10m carriageway respectively, 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 Convertor
- 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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Prestige Marigold Phase - 2, Site office

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