

PRESTIGE SANCTUARY

A STATE OF MIND

NANDI HILLS

WAKE UP TO INSPIRATION

23

RESTFUL
ACRES
OF INNER
HAPPINESS





Twenty three acres of sheer bliss is what Prestige Sanctuary brings to you, a life that is nestled in nature's protective embrace, in the benign shadow of the Nandi Hills, opposite Prestige Golfshire.

Pristine, pure air filling your lungs; trees, parks and farms invigorating your mind; one-of-a-kind luxury villas comforting your senses; and magnificent hillside views uplifting your soul.

Read on and discover an elevated quality of life.

Prestige Properties

1. Prestige Golfshire
2. Prestige Park Drive
3. Prestige Finsbury Park
4. Prestige Monte Carlo
5. Prestige Royale Gardens
6. Prestige Oasis, Bengaluru
7. Prestige Augusta Golf Village

Hospital

1. Manipal Hospital Hebbal
2. Aster CMI Hospital
3. Cytecare Cancer Hospitals Bangalore
4. N R V Hospital
5. St. Philomena Hospital
6. Akash Hospital
7. Ramaiah Leena Hospital
8. Manipal Hospital Doddaballapur

Educational institutions

1. Vidyashilp University
2. Stonehill International School
3. Padukone - Dravid Centre for Sports Excellence
4. BMS Institute of Technology
5. Sir M. Visvesvaraya Institute of Technology
6. Vibgyor High School
7. Canadian International School, Bengaluru
8. Mallya Aditi International School
9. National Public School- Yelahanka New Town
10. Reva Institute of Technology and Management
11. Delhi Public School Bangalore North
12. Vidyashilp Academy - New Campus

Hotels & Resorts

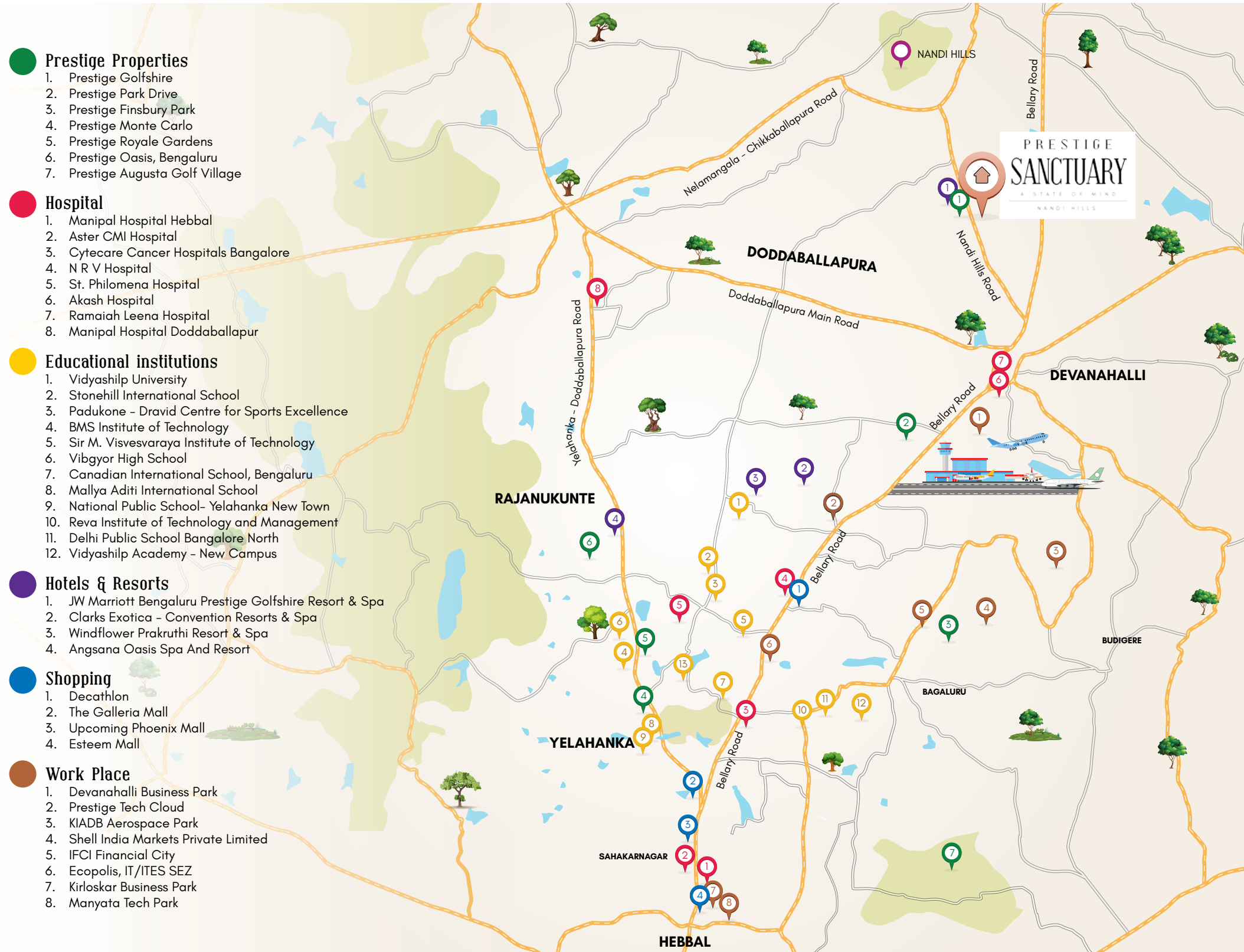
1. JW Marriott Bengaluru Prestige Golfshire Resort & Spa
2. Clarks Exotica - Convention Resorts & Spa
3. Windflower Prakruthi Resort & Spa
4. Angsana Oasis Spa And Resort

Shopping

1. Decathlon
2. The Galleria Mall
3. Upcoming Phoenix Mall
4. Esteem Mall

Work Place

1. Devanahalli Business Park
2. Prestige Tech Cloud
3. KIADB Aerospace Park
4. Shell India Markets Private Limited
5. IFCI Financial City
6. Ecopolis, IT/ITES SEZ
7. Kirloskar Business Park
8. Manyata Tech Park



**CLOSE TO
EVERYTHING.
COCOONED FROM
THE WORLD**



Aerial View



Artist's Impression

Entrance Portal



Artist's Impression

Masterplan

Legend

1. Entrance
2. Tree lined boulevard
3. Prestige Boardwalk
4. Clubhouse
5. Vehicular road
6. Sports Zone
7. Cluster 1
8. Cluster 2
9. Cluster 3
10. Green playground
11. Cricket pitch
12. Children playground
13. Pet park
14. Pedestrian connections / boardwalk
15. Senior Citizens park
16. Organic farms
17. Yoga deck
18. Peripheral greens
19. Amphitheatre
20. Linear Park
21. Civic Amenities Area
22. Visitor Car Parking
23. Prestige Golfshire



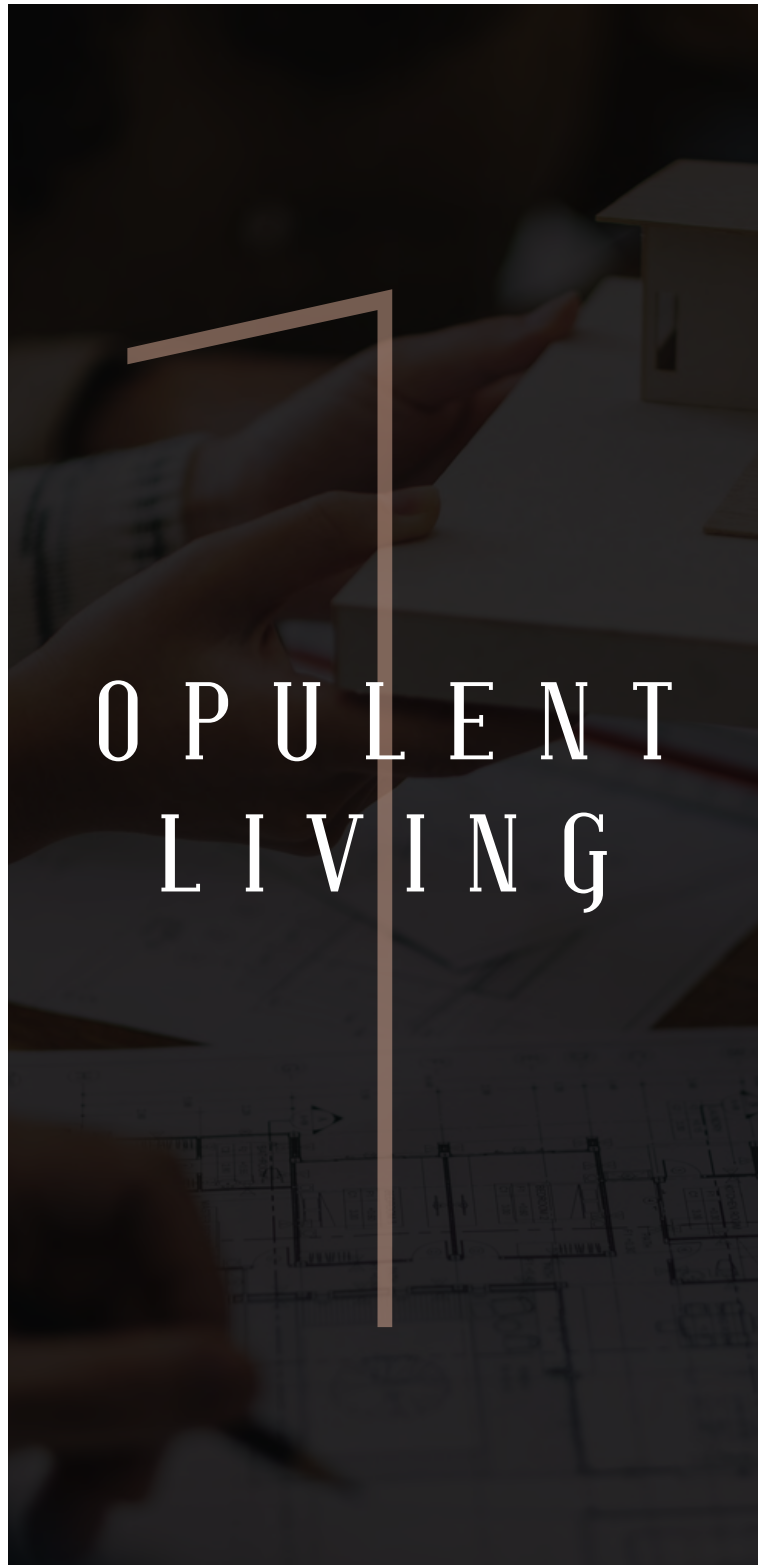
Numbering Plan



- Villa Type C 24 nos.
- Villa Type B 19 nos.
- Villa Type A 42 nos.
- Total - 85 nos.

DESIGNS
INSPIRED BY

Y O U



OPULENT
LIVING



HEALTHY
LIVING



SUSTAINABLE
LIVING



FOR
THE CLASSY & STYLISH
YOU

OPULENT LIVING

Enjoy a living experience as unique as you are. The awe inspiring entrance portal sets the tone of distinction that is enriched by extraordinary leisure amenities, a brilliant, plushly appointed clubhouse and, of course, your own magnificent villa.





FOR
THE FIT & HEALTHY
YOU

HEALTHY LIVING _____

Live life to the fullest. Quiet, leaf-canopied walking trails, well paved cycling tracks, tranquil and serene yoga arenas, world class badminton courts and much more, help you stay healthy, fit and active.





FOR
THE CARING & CONSCIOUS
YOU

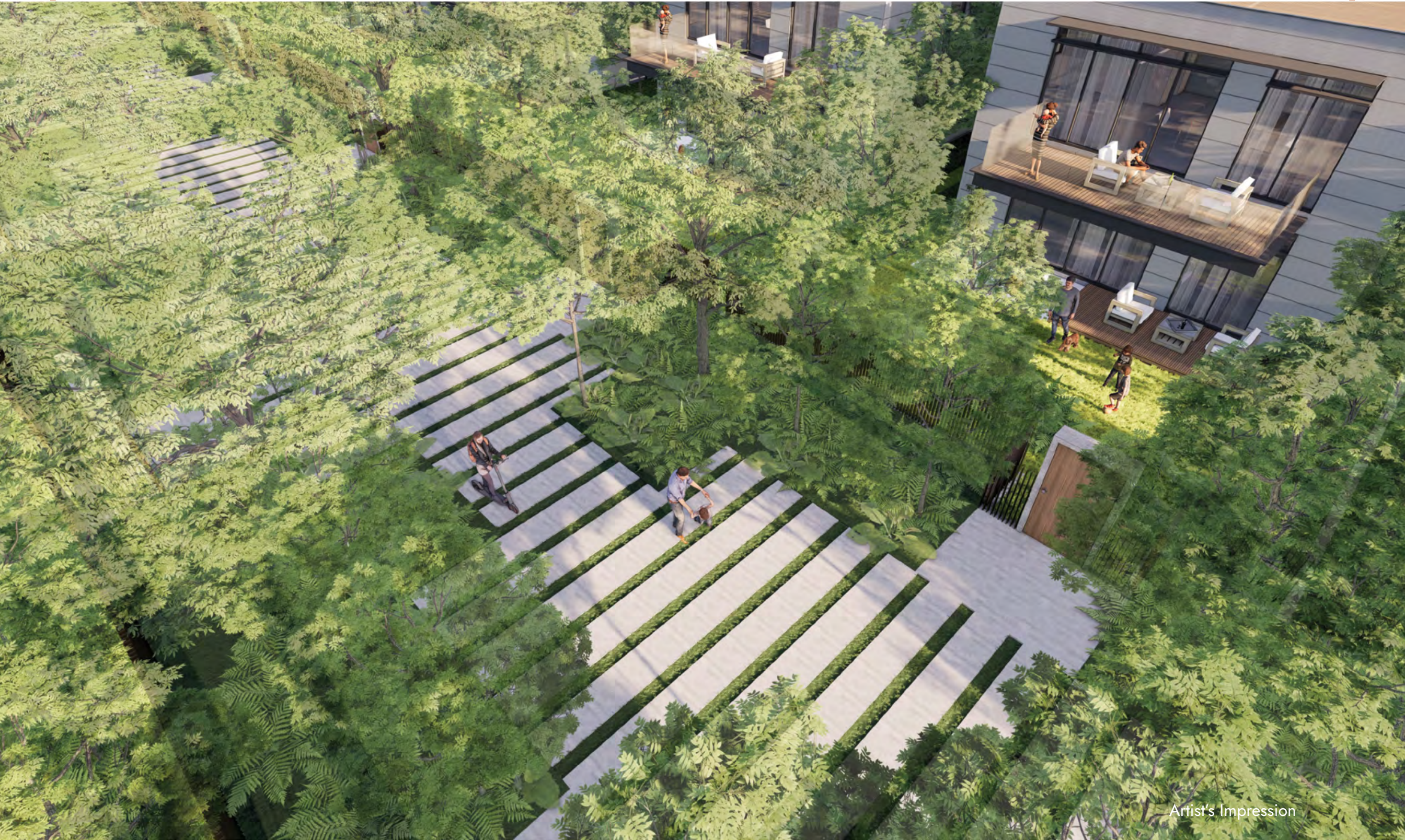
SUSTAINABLE LIVING _____

Luxury and sustainability converge to create a uniquely fulfilling living experience in an inclusive micro-commune of villas. Tree-lined boulevard driveways, the natural ravine and rivulet, and the central transverse park keep the air pure and pristine, while the organic farm enables farm-to-table dining.





Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression





Gardens open out from the living and dining areas as well as the master bathroom, to seamlessly merge the outdoors and indoors and envelop you in Nature's goodness while retaining your privacy.





Villa A



Artist's Impression

Villa A Night View



Artist's Impression

Villa Type A



KEY PLAN

Super Built Up Area : 4095 sqft

Carpet Area : 2896 sqft

Plot Area : 3475 sqft onwards

Villa Numbers : 1 to 21, 36 to 51, 57 to 61

Ground Floor



First Floor



Terrace



Villa B



Artist's Impression

Villa B Night View



Artist's Impression

Villa Type B



KEY PLAN

Super Built Up Area : 5256 sqft

Carpet Area : 3710 sqft

Plot Area : 4824 sqft onwards

Villa Numbers : 22 to 35, 52 to 56

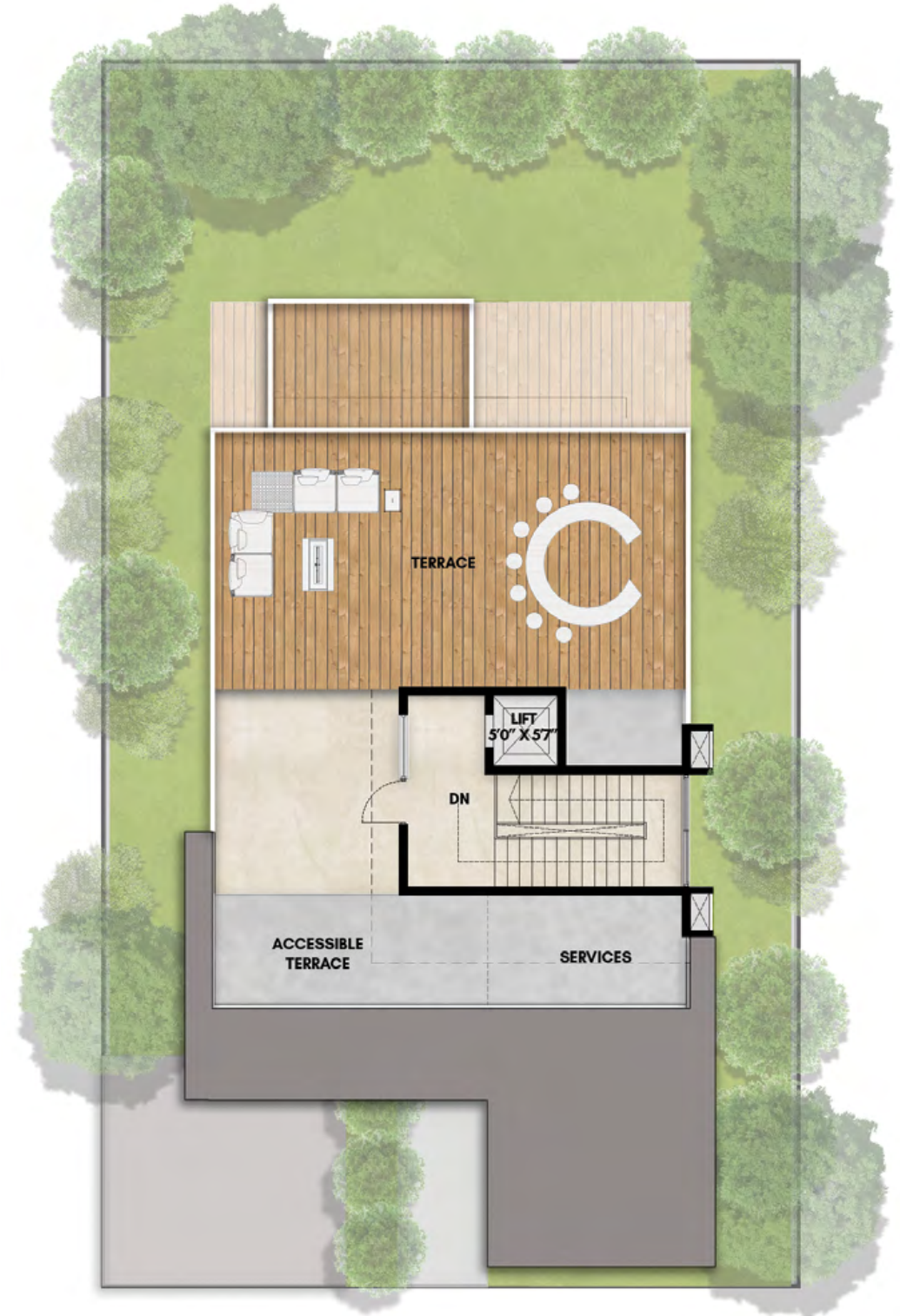
Ground Floor



First Floor



Terrace



Villa C



Artist's Impression

Villa C Night View



Artist's Impression

Villa Type C



KEY PLAN

- Super Built Up Area : 6680 sqft
- Carpet Area : 4750 sqft
- Plot Area : 6052 sqft onwards
- Villa Numbers : 62 to 85

Ground Floor



First Floor



Terrace





CLUBHOUSE WITH A VIEW

The hub and nerve centre of Prestige Sanctuary, this is where you can enjoy the energy and positive spirit of modern community living. Celebrate shared experiences and build enduring relationships, while enjoying unbroken sweeping views of the majestic Nandi Hills



Artist's Impression





Made of locally sourced materials, in keeping with the sustainable character of the whole commune, the Clubhouse, like the villas, blurs the line between the outdoors and indoors.



Artisi's Impression



Artist's Impression

SPECIFICATIONS

STRUCTURE:

- RCC framed structure.
- Cement blocks for walls.

VILLA FLOORING:

- Superior quality imported marble in the foyer, living, dining, corridor, family, all bedrooms & internal staircase
- Ceramic Tiles in staff quarters and utility
- Balconies and terraces in antiskid tiles
- External Car Porch Area – Sadarahalli Granite

KITCHEN / UTILITY:

- Premium Vitrified Tiles
- Ceramic tile flooring and dado in the utility, maids room and toilet
- Provision for RO point, dishwasher along with washing machine and sink
- Reticulated Gas Pipeline.

TOILETS:

- Flooring and dado up to false ceiling in Marble
- Master Bath with Shower Cubicle, Shower partitions in other toilets
- European water closets and chrome plated CP Fittings and accessories and mirror over the wash basins
- Solar water heater with panels on the terrace to supply to all toilets
- Geysers in all toilets

- Pressure tested CPVC piping for internal and shaft plumbing system and HDPE for external piping

INTERNAL DOORS/ RAILINGS:

- Internal doors, 7 feet high with wooden frames and flush shutters
- Balcony / staircase/ terrace railings in frameless glass

EXTERNAL DOORS AND WINDOWS:

- Main Door - Timber frame with 9 feet high opening and 4'6" wide panelled single shutter in hard wood timber and natural veneer finish with polyurethane coating
- Aluminium framed sliding glass doors with mosquito mesh
- UPVC/ Aluminium frames and shutters for windows with clear toughened glass, mosquito mesh shutters and grills
- Double-glazed windows

PAINTING:

- Premium water-resistant external emulsion on exterior walls
- Internal walls and ceilings in plastic emulsion

ELECTRICAL:

- Concealed electrical wiring with PVC insulated copper wires with modular switches from Legrand/ Schneider or equivalent brand

- Sufficient power outlets and light points provided for.
- TV and Internet points provided in the living, family and all bedrooms
- ELCB and individual meters will be provided for all villas
- Intercom facility from each villa to the security room, clubhouse, & other villas
- Fan points in living, dining, family, kitchen and all bedrooms

DG POWER:

- Generator will be provided for all common services
- 100% Back up power for all villas at additional cost

AIR CONDITIONING, SECURITY SYSTEM & ADDITIONAL AMENITIES:

- Centralised VRV Air-Conditioning System in all Villas with false ceiling and air ducts with individual controls
- Security cabins at all entrances and exits with CCTV coverage
- Provision for home automation to control lighting, Air-conditioning, lighting sensors and automated curtain operations

GARDEN/ TERRACE AREAS:

- Light & power points at select locations
- Plumbing points in select locations

FREQUENTLY ASKED QUESTIONS

- 1. What is the extent of project land?**

The project comprising 85 luxury villas is spread over approx. 23 Acres of land.
- 2. Who are the Architects/Master Planners of Aspen Greens?**

A combined design intent has been done by “Broadway Malyan” as the concept architect and “Thomas Associates” as the resident architect.
- 3. What are the different types and sizes of villas?**

The project offers luxury 4 bed villas with sizes of 4095 sft, 5256 sft and 6680 sft super built-up area.
- 4. Is there a club house and what are the amenities provided in the project?**

The development is complimented by a fully equipped clubhouse which includes a Swimming pool & Kids Pool, Gymnasium, Health club, Badminton court, Lawn tennis, Snooker, Table tennis, Mini theatre, Convenience Store, Laundrette, Party hall and Party terrace lounge.
- 5. Is this a phased development and what are the time lines for completion?**

The project is a single phase development and is scheduled to be completed by November 2025.
- 6. Is there any differential price based on the location and orientation of the villas?**

Yes, there is a differential pricing for villas. Depending on the location and orientation, select villas will also attract a preferential location charge (PLC).
- 7. Is the project RERA registered?**

Yes the project is registered with Karnataka RERA and the RERA registration number is PRM/KA/RERA/1250/303/PR/101122/005448.
- 8. Who is the sanctioning authority for the Development?**

Bangalore International Airport Area Planning Authority (BIAAPA) under the Bangalore Metropolitan Region Development Authority (BMRDA) is the authorised sanctioning authority for this development.
- 9. Is the title of the property clear?**

Legal due diligence has been done. The land is freehold, marketable and free from all encumbrances.
- 10. Which Khata category does the development fall under? Who is the issuing authority?**

E-Khata from Karahalli Gram Panchayat shall be applicable for this development, post registration of the villa.
- 11. How do I book a villa at Prestige Sanctuary?**

Please identify your villa from the available options.

 - Fill in the booking application form & provide your KYC documents.
 - Pay the initial booking amount of 10% by way of cheque/DD favouring “Village De Nandi Private Limited” together with required supporting documents.
 - Pay all dues/payments in full, without any deductions. Prestige shall deposit TDS as applicable with the relevant authorities on behalf of the customer.
- 12. What happens thereafter?**

On realization of the initial payment of 10% on booking and 10% on allotment, you will be required to issue post-dated cheques (PDCs) for the balance instalments. Agreements will follow thereafter.
- 13. When do I get a confirmed allotment?**

On payment of 20% of the sale value and submission of post-dated cheques for the remaining amount, the allotment will be confirmed.
- 14. How are instalments to be paid and is it time bound?**

Instalments are to be paid by way of post-dated cheques which is a pre-condition of the allotment. This schedule of payment is on a time bound basis as mentioned in the payment schedule. In case of a home loan, these PDCs are held with us as a collateral & returned back at the time of possession.

FREQUENTLY ASKED QUESTIONS

15. Are modifications permitted in the villa?

The specifications and designs have been carefully worked out. Considering the number of villas and the delivery date, customization/modification will not be possible in the collective interest of the purchasers.

16. What are the Documents that need to be signed?

The Documents that need to be signed are Agreement to Sell & Construct, followed by a Sale Deed upon completion of the development.

17. What is the process of registration and when does registration take place?

Registration will be done only on completion of the development and on payment of the entire sale consideration including the additional charges. The customer will need to register the villa within 60 days of the date of intimation of registration. The registration will be carried out by the agency/advocate identified by the Developer.

18. What is the process of Assignment?

Assignment can be done, subject to management discretion, only after 24 months from the signing of Agreement and receipt of 60% of the sale value. The assignee has to comply with the terms and conditions of the principal agreement. A transfer fee of Rs. 250/- per sq ft and GST as applicable will be required to be paid by the Assignor.

If you have availed a loan then you will be required to retrieve and hand over all letters and documents issued by Prestige to the bank / housing finance institution along with their NOC. Please note that transfer will be done only when you have no amount due & interest for delayed payments, if applicable, has been paid to Prestige as on the intended date of transfer.

19. What are the additional amounts to be paid?

Taxes, Sinking/Corpus Fund, Agreement franking charges, Stamp duty, Registration charges and any other statutory fees/charges are additionally payable, as applicable.

GST will be collected along with booking amount and instalments spread till possession.

20. Has Prestige Sanctuary been approved by banks/Housing finance institutions (HFIs) for loans?

Yes we have tied up with selected Banks/HFIs who will extend loans to customers based on their eligibility criteria.

21. What is my responsibility for disbursement of instalments through HFIs?

It is the purchaser's responsibility to ensure timely disbursement of instalments from HFIs and no demand will be made by us to the HFIs for the same. To facilitate smooth payments, customers are required to agree to a pre-determined payment schedule & issue a mandate to the HFI to disburse payments as per the schedule. This will be done via a 'Mandatory Disbursement Form' at the time of signing the Sale Agreement.

22. Who will take care of the maintenance of Prestige Sanctuary

The maintenance will be taken care of by a professional property management agency appointed by Prestige. You can be rest assured Prestige Sanctuary will be cared for by professionals. The charges for the same shall be applicable on a monthly/quarterly basis and shall be paid by the villa owner directly to the maintenance agency. A sum of Rs. 200/- sft corresponding to the super built-up area will be collected as corpus fund. This amount will be deposited in a separate account and the accruals will be used for major expenditure towards repair or upgrade of the complex.

23. What if I have any more questions/clarifications?

Please email us at: prestigesanctuary@prestigeconstructions.com, or Contact us on 7259886212 or 080-25591080 or Meet us at: Prestige Estates Projects Ltd., 'The Falcon Towers' No 19, Brunton Road, Bangalore – 560025.





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

• Bengaluru • Chennai • Goa • Hyderabad • Kochi • Mangaluru • Delhi-NCR • Mumbai • Ahmedabad • Dubai Sales Office

Prestige Sanctuary

Nandi Hills Road, Karahalli Post, Kundana Hobli, Devanahalli, Taluk, Bengaluru, Karnataka - 562164

E-mail: vandana@prestigeconstructions.com

Prestige Estates Projects Limited

Prestige Falcon Towers, No.19, Brunton Road, Bengaluru - 560025, Karnataka, INDIA.

Ph: +91-80-25591080. E-mail: properties@prestigeconstructions.com. www.prestigeconstructions.com

Dubai Sales Office: dubai@prestigeconstructions.com



This brochure is conceptual and has been prepared based on the inputs provided by the Project Architect. This may vary during execution. The Promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein based on site conditions and construction exigencies without prior permission or notice. The external color schemes and detailing of landscape may vary as may be suggested by the Architect considering the site conditions.

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.

