

ASPEN GREENS

@

THE PRESTIGE CITY

SARJAPUR



Aspen Greens is a well-planned enclave of independent and semi-detached villas located in Sarjapur, a rapidly developing region in East Bengaluru. It is a part of the upcoming “The Prestige City” Township, which comprises villa plots, apartments, villas and a proposed Forum retail mall.

Aspen Greens’ location on Sarjapur Road puts it right in the centre of everything. It offers excellent connectivity to Hosur Road, Whitefield, Koramangala and HSR Layout. Work hubs, schools, quality health care facilities, malls and hotels are all within close reach.

Your villa at Aspen Greens comes to you with its own private garden area, and covered space to park two cars comfortably. With four spacious bedrooms as well as a maid’s room, large balcony decks opening from the bedrooms, a central family area, and a commodious kitchen, life promises to be convenient and comfortable.

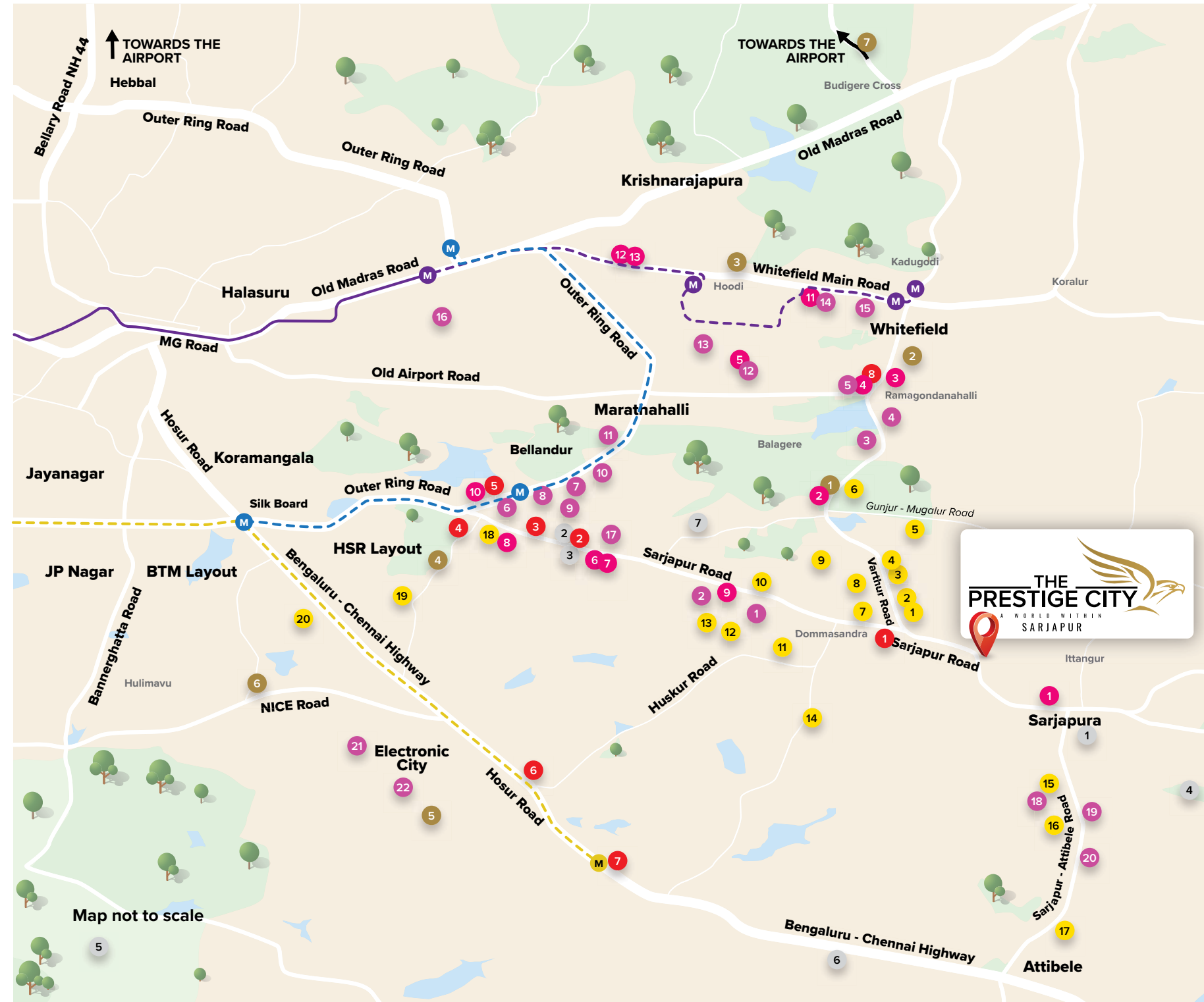
You will also enjoy all the benefits of living in a high quality, planned community - which is plenty of great socializing, a hassle-free daily life with all systems going like clockwork, and complete safety and security.

As part of The Prestige City, Aspen Greens is designed and managed to make life smooth and hassle-free. You will ride, drive and walk on a well-defined network of comfortably wide roads and well paved, hedge-lined sidewalks, and connected by broad and safe intersections.

Aspen Greens fosters an active and healthy lifestyle by providing you an array of facilities to engage in outdoor sports and physical activities of your choice. These include a jogging track, exercise stations, a kids play area, an outdoor gym, a mini football pitch, a basketball court, a swimming pool, an outdoor jacuzzi, a skate park/rink, a pet garden, an urban garden/senior’s corner, and an amphitheater. Further, the Aspen Greens clubhouse offers a range of indoor leisure and recreational amenities as well.

Read on discover just how Aspen Greens makes the perfect home offering a premium quality of life.

Location Map



BUSINESS & WORKPLACES

1. Wipro SEZ
2. RGA Techpark
3. Upcoming Prestige Tech Park
4. Upcoming Prestige Tech Park
5. Sigma Tech Park
6. Prestige Ferns Galaxy
7. Embassy TechVillage
8. RMZ Ecospace
9. RMZ Eco World
10. Cessna Business Park
11. Prestige Tech Park
12. Brigade Tech Gardens
13. Prestige Technostar
14. ITPL
15. GR Tech Park
16. Bagmane Tech Park
17. Wipro Corporate Office
18. Sabic Technology Center
19. Upcoming Infosys Campus
20. Exide
21. Velankani Tech Park
22. 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

HOSPITALS

1. Swastik Hospital
2. Narayana Multispeciality Clinic
3. Motherhood
4. Columbia Asia Hospital
5. Sakra World Hospital
6. Vimalalaya Hospital
7. Narayana Institute of Cardiac Sciences
8. Columbia Asia Hospital

PRESTIGE PROPERTIES

1. Prestige Lakeside Habitat
2. Prestige White Meadows
3. Prestige Shantiniketan
4. Prestige Ferns Residency
5. Prestige Sunrise Park
6. Prestige Song of the South
7. Prestige Tranquility

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

LOCAL LANDMARKS

1. Sarjapur Police Station
2. Byg Brewski Brewing Company
3. Sarjapur Social
4. Clover Greens Golf Course
5. Bannerghatta National Park
6. Ramee Guestline Hotel
7. Carmelaram Railway Station

METRO PURPLE LINE

- MYSORE ROAD - BAIYAPPANAHALLI
- - - PROPOSED/UNDER CONSTRUCTION (BAIYAPPANAHALLI - WHITEFIELD)

METRO BLUE LINE

- - - PROPOSED/UNDER CONSTRUCTION (K R PURAM - SILK BOARD)

METRO YELLOW LINE

- - - PROPOSED/UNDER CONSTRUCTION (R V ROAD - BOMMASANDRA)

Map not to scale



Master Plan: The Prestige City



VALAGERE KALLAHALLI ROAD

45M WIDE CDP ROAD



ITTANGUR VILLAGE ROAD

PRIVATE PROPERTY

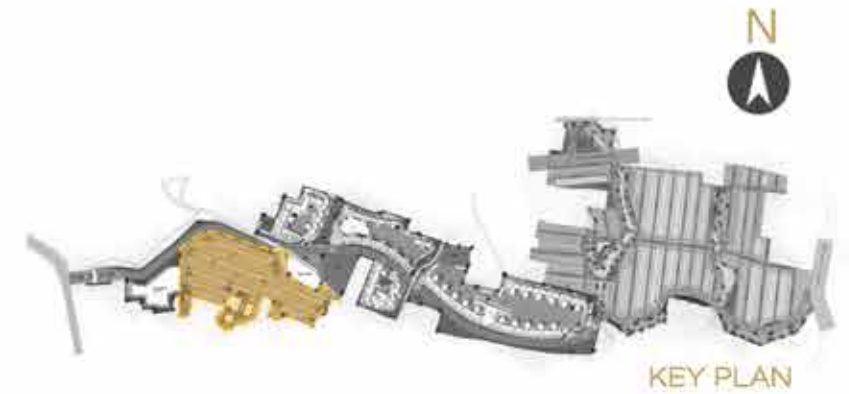
LAKE

EAST GATE

FUTURE DEVELOPMENT



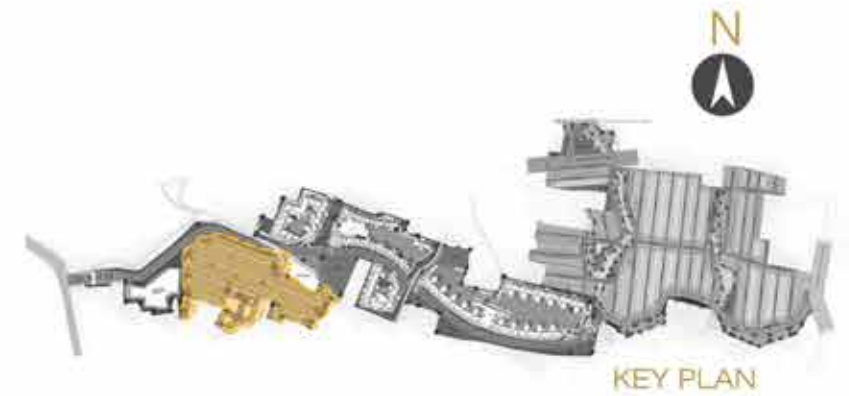
Master Plan: Aspen Greens







LEGEND

1. ENTRY/EXIT
2. PAVILION
3. EXERCISE STATION
4. KIDS PLAY AREA
5. OUTDOOR GYM
6. JOGGING TRACK/FOOTPATH
7. SWIMMING POOL/KIDS POOL
8. SKATE PARK
9. URBAN GARDEN/SENIOR'S CORNER
10. PET GARDEN
11. MINI FOOTBALL PITCH
12. AMPHITHEATRE
13. BASKETBALL COURT
14. OUTDOOR JACUZZI
15. CLUB HOUSE
16. VISITOR PARKING
17. SERVICES

Numbering Plan



COLOUR	VILLA TYPE	SBA (SUPER BUILT UP AREA (SFT))	UNIT NOS.
	A1	3344	67
	A2	3364	67
	B1	3612	6
	B2	3593	7
		TOTAL	149

Villa Exterior



Villa A1: Ground Floor

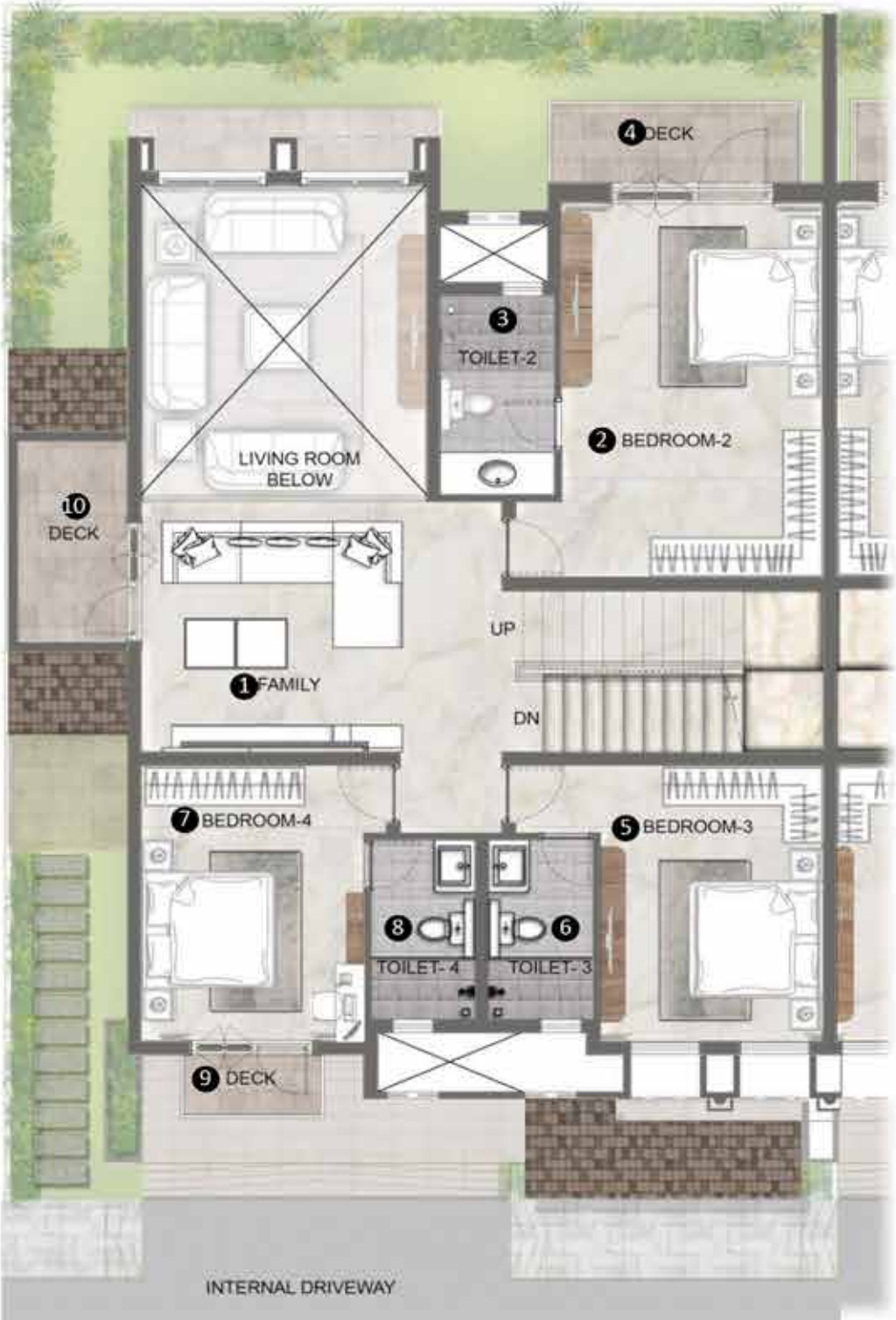


1.	CAR PARKING	18'0" X 20'2"
2.	LIVING	14'0" X 16'0"
3.	DINING	17'8" X 12'8"
4.	BEDROOM - 1	12'10" X 13'3"
5.	TOILET - 1	5'8" X 10'0"
6.	KITCHEN	9'4" X 12'0"
7.	UTILITY	9'4" X 4'0"
8.	MAID'S ROOM	5'2" X 8'0"
9.	MAID'S TOILET	5'2" X 4'8"
10.	CORRIDOR	13'3" X 3'3"

BUILDING NO 9, 11, 13, 15, 17, 19, 21, 25, 27, 29, 31, 33, 35, 37, 39, 41, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 113, 115, 117, 121, 123, 125, 127, 129, 131, 133, 135, 139, 141, 143, 145, 148, 150, 152, 154.

SUPER BUILT UP AREA - 3344 SQ.FT/310.63 SQ.M
 CARPET AREA - 2226 SQ.FT/206.82 SQ.M

Villa A1: First Floor



KEY PLAN

- 1. FAMILY 17'9" X 12'8"
- 2. BEDROOM - 2 12'10" X 19'0"
- 3. TOILET - 2 5'8" X 10'0"
- 4. DECK 13'6" X 4'5"
- 5. BEDROOM - 3 11'0" X 14'0"
- 6. TOILET - 3 5'2" X 9'0"
- 7. BEDROOM - 4 11'0" X 14'0"
- 8. TOILET - 4 5'2" X 9'0"
- 9. DECK 8'0" X 3'9"
- 10. DECK 5'4" X 10'2"

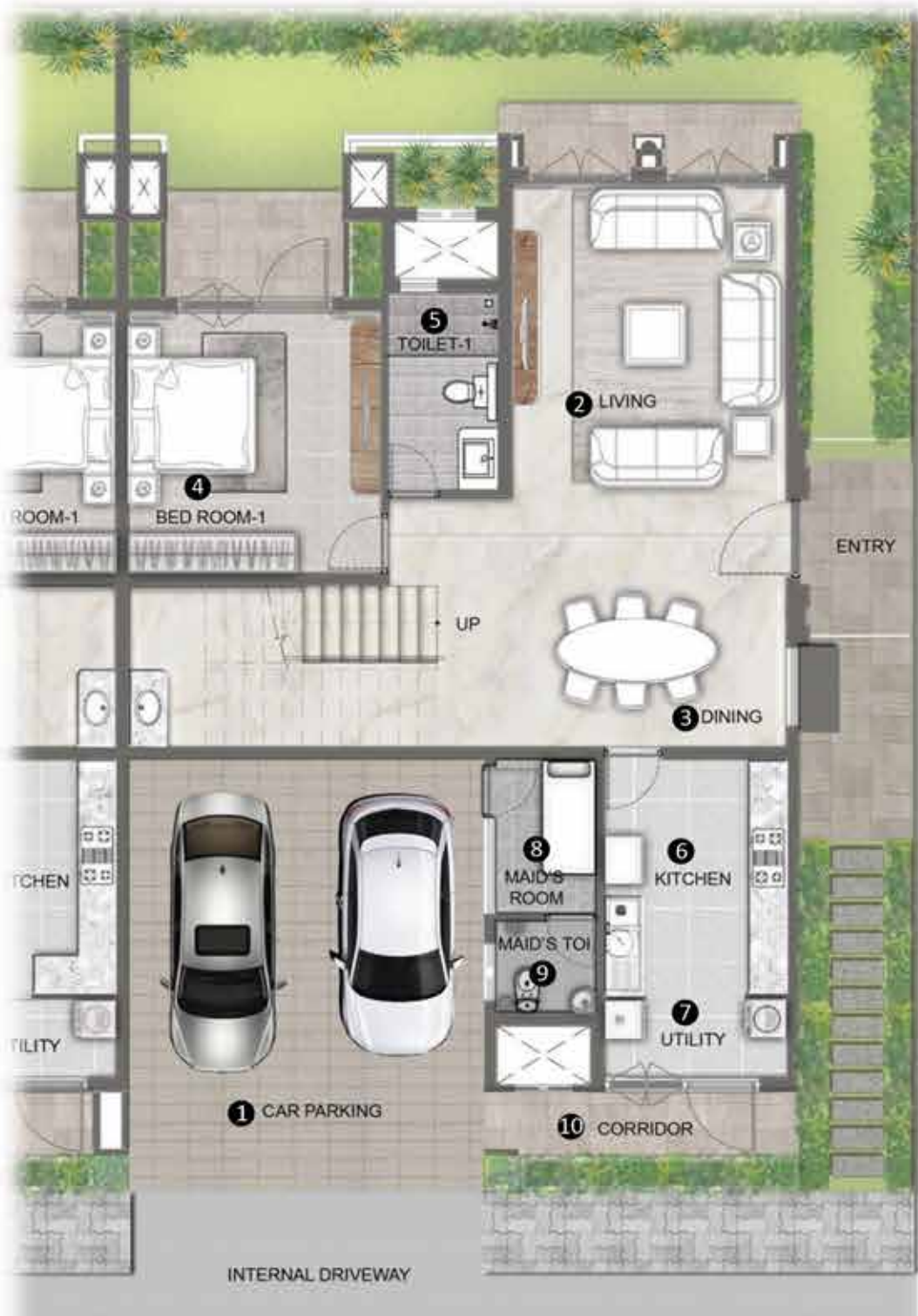
SUPER BUILT UP AREA - 3344 SQ.FT/310.63 SQ.M
 CARPET AREA - 2226 SQ.FT/206.82 SQ.M

Villa A1: Terrace Floor



SUPER BUILT UP AREA - 3344 SQ.FT/310.63 SQ.M
CARPET AREA - 2226 SQ.FT/206.82 SQ.M

Villa A2: Ground Floor



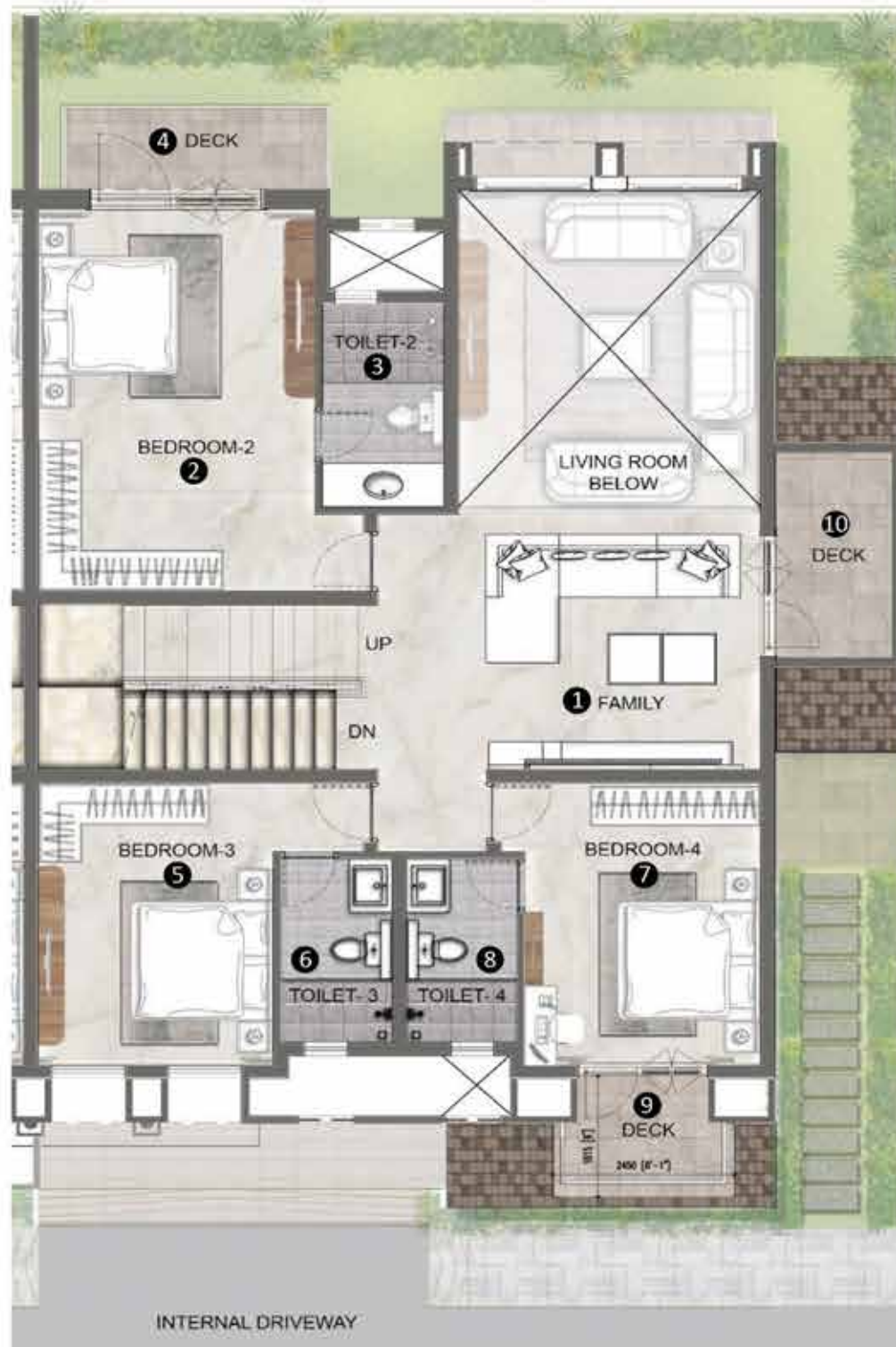
KEY PLAN

1.	CAR PARKING	18'0" X 20'2"
2.	LIVING	14'0" X 16'0"
3.	DINING	17'8" X 12'8"
4.	BEDROOM - 1	12'10" X 13'3"
5.	TOILET - 1	5'8" X 10'0"
6.	KITCHEN	9'4" X 12'0"
7.	UTILITY	9'4" X 4'0"
8.	MAID'S ROOM	5'2" X 8'0"
9.	MAID'S TOILET	5'2" X 4'8"
10.	CORRIDOR	15'0" X 3'3"

BUILDING NO 10, 12, 14, 16, 18, 20, 22, 26, 28, 30, 32, 34, 36, 38, 40, 42, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 114, 116, 118, 122, 124, 126, 128, 130, 132, 134, 136, 140, 142, 144, 146, 149, 151, 153, 155.

SUPER BUILT UP AREA - 3364 SQ.FT/312.52 SQ.M
 CARPET AREA - 2226 SQ.FT/206.82 SQ.M

Villa A2: First Floor



- | | | |
|-----|-------------|----------------|
| 1. | FAMILY | 17'9" X 12'8" |
| 2. | BEDROOM - 2 | 12'10" X 19'0" |
| 3. | TOILET - 2 | 5'8" X 10'0" |
| 4. | DECK | 13'6" X 4'5" |
| 5. | BEDROOM - 3 | 11'0" X 14'0" |
| 6. | TOILET - 3 | 5'2" X 9'0" |
| 7. | BEDROOM - 4 | 11'0" X 14'0" |
| 8. | TOILET - 4 | 5'2" X 9'0" |
| 9. | DECK | 8'0" X 6'0" |
| 10. | DECK | 5'4" X 10'2" |

SUPER BUILT UP AREA - 3364 SQ.FT/312.52 SQ.M
 CARPET AREA - 2226 SQ.FT/206.82 SQ.M

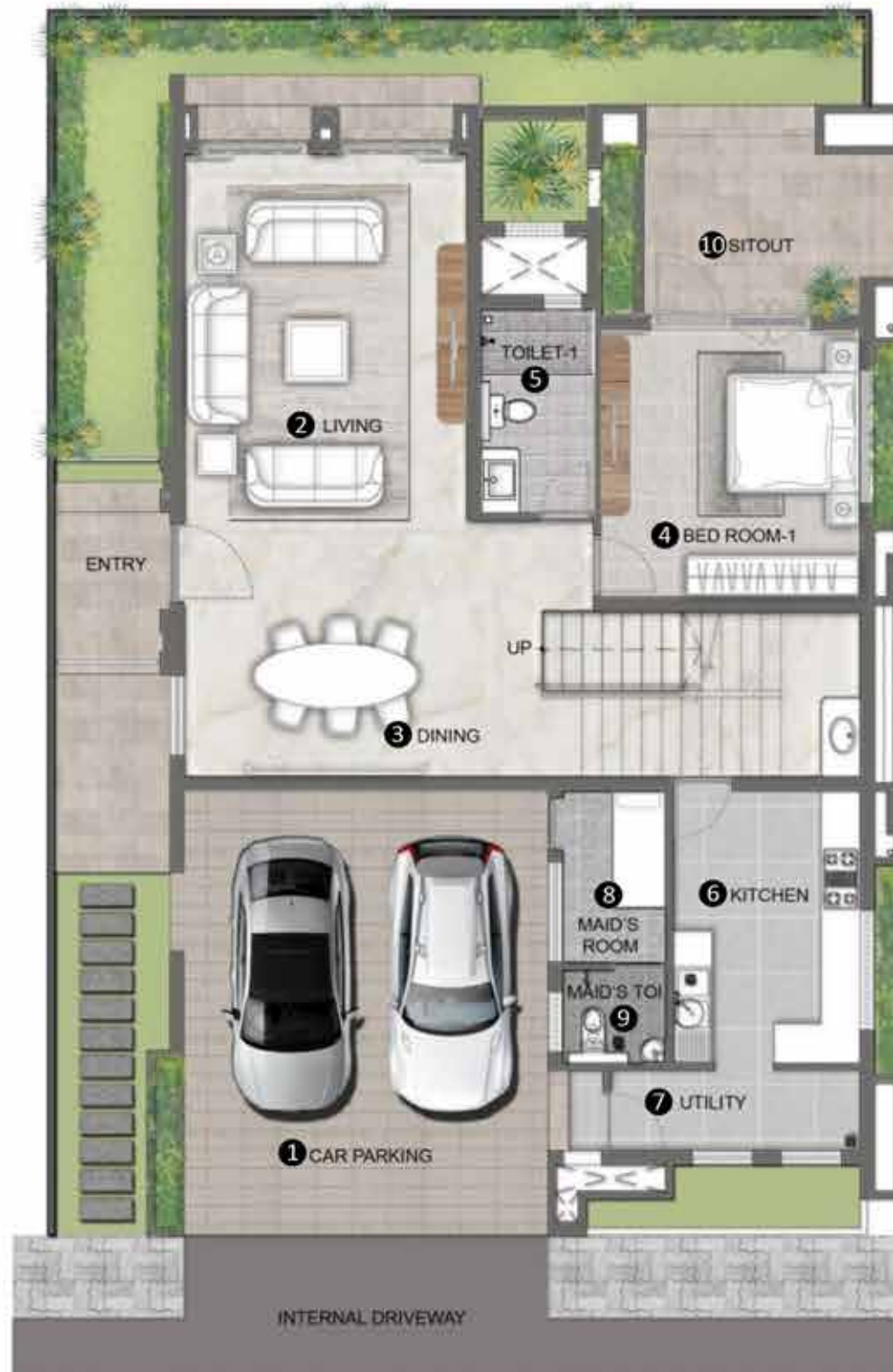
Villa A2: Terrace Floor



KEY PLAN

SUPER BUILT UP AREA - 3364 SQ.FT/312.52 SQ.M
CARPET AREA - 2226 SQ.FT/206.82 SQ.M

Villa B1: Ground Floor

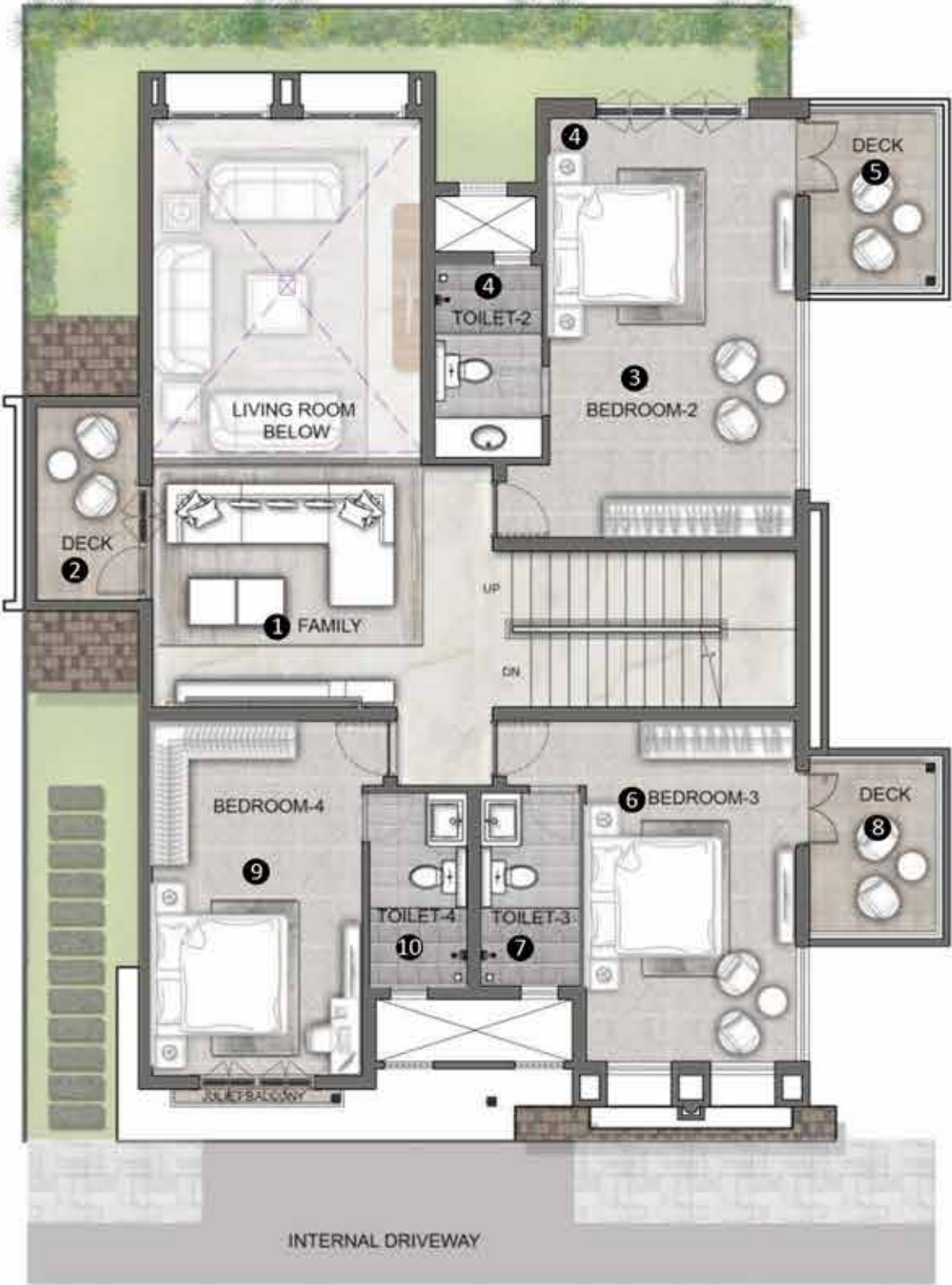


1.	CAR PARKING	18'0" X 20'2"
2.	LIVING	14'0" X 18'0"
3.	DINING	17'9" X 12'8"
4.	BEDROOM - 1	12'10" X 13'3"
5.	TOILET - 1	5'8" X 10'0"
6.	KITCHEN	9'4" X 13'6"
7.	UTILITY	12'4" X 4'0"
8.	MAID'S ROOM	5'2" X 8'6"
9.	MAID'S TOILET	5'2" X 4'8"
10.	SIT OUT	10'8" X 9'0"

BUILDING NO 23, 43, 77, 111, 119, 137, 147, 156

SUPER BUILT UP AREA - 3612 SQ.FT/335.60 SQ.M
 CARPET AREA - 2428 SQ.FT/225.53 SQ.M

Villa B1: First Floor



KEY PLAN

- 1. FAMILY 17'9" X 12'8"
- 2. DECK 5'4" X 10'2"
- 3. BEDROOM - 2 12'10" X 22'0"
- 4. TOILET - 2 5'8" X 10'0"
- 5. DECK 7'3" X 10'6"
- 6. BEDROOM - 3 11'0" X 17'10"
- 7. TOILET - 3 5'2" X 10'0"
- 8. DECK 7'3" X 10'3"
- 9. BEDROOM - 4 11'0" X 18'7"
- 10. TOILET - 4 5'2" X 10'0"

SUPER BUILT UP AREA - 3612 SQ.FT/335.60 SQ.M
 CARPET AREA - 2428 SQ.FT/225.53 SQ.M

Villa B1: Terrace Floor



SUPER BUILT UP AREA - 3612 SQ.FT/335.60 SQ.M
CARPET AREA - 2428 SQ.FT/225.53 SQ.M

Villa B2: Ground Floor



KEY PLAN

- 1. CAR PARKING 18'0" X 20'2"
- 2. LIVING 14'0" X 18'0"
- 3. DINING 17'9" X 12'8"
- 4. BEDROOM - 1 12'10" X 13'3"
- 5. TOILET - 1 5'8" X 10'0"
- 6. KITCHEN 9'4" X 13'6"
- 7. UTILITY 12'4" X 4'0"
- 8. MAID'S ROOM 5'2" X 8'6"
- 9. MAID'S TOILET 5'2" X 4'8"
- 10. SIT OUT 10'8" X 9'0"

BUILDING NO 8, 24, 44, 78, 112, 120, 138

SUPER BUILT-UP AREA - 3593 SQ.FT/333.84 SQ.M
 CARPET AREA - 2411 SQ.FT/224.02 SQ.M

Villa B2: First Floor



- | | | |
|-----|-------------|----------------|
| 1. | FAMILY | 17'9" X 12'8" |
| 2. | DECK | 5'4" X 10'2" |
| 3. | BEDROOM - 2 | 12'10" X 22'0" |
| 4. | TOILET - 2 | 5'8" X 10'0" |
| 5. | DECK | 7'3" X 10'6" |
| 6. | BEDROOM - 3 | 11'0" X 17'0" |
| 7. | TOILET - 3 | 5'2" X 10'0" |
| 8. | DECK | 7'3" X 10'3" |
| 9. | BEDROOM - 4 | 11'0" X 17'10" |
| 10. | TOILET - 4 | 5'2" X 10'0" |

SUPER BUILT-UP AREA - 3593 SQ.FT/333.84 SQ.M
 CARPET AREA - 2411 SQ.FT/224.02 SQ.M

Villa B2: Terrace Floor



KEY PLAN

SUPER BUILT-UP AREA - 3593 SQ.FT/333.84 SQ.M
CARPET AREA - 2411 SQ.FT/224.02 SQ.M



Specifications

STRUCTURE:

- RCC framed structure
- Cement blocks for walls wherever needed

VILLA FLOORING:

- Engineered marble/ marble in the foyer, living, dining, corridor, family and internal staircases
- Laminated wooden/ vitrified tile flooring in all bedrooms
- Balconies and terraces in ceramic tiles

KITCHEN:

- Granite flooring.
- Ceramic tile dado provided along the designated counter length from the floor till 1.5m height
- Ceramic tile flooring and dado in the utility
- Ceramic tiled flooring and dado for the maids room and toilet

TOILETS:

- **Master toilet** - flooring and dado in Marble
 - European water closet
 - Marble counter top with wash basin and CP mixer taps
 - Mirror over the wash basin with CP toilet accessories
- **Other toilets** - ceramic tiles for flooring
 - Ceramic tiles on walls for dado
 - Granite counter with wash basin
 - Shower partitions in all 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
 - Provision for geysers in all toilets

INTERNAL DOORS:

- Main Door - 8 feet high timber door with architrave, polished on both sides
- Other internal doors, 7 feet high with wooden frames and flush shutters

EXTERNAL DOORS AND WINDOWS:

- UPVC/ Aluminum frames and partially glazed shutters for all external doors
- UPVC/ Aluminum frames and shutters for windows with clear glass, mosquito mesh shutters and grills

PAINTING:

- Premium external emulsion on exterior walls
- Internal walls and ceilings in emulsion

ELECTRICAL:

- All electrical wiring is concealed with PVC insulated copper wires with modular switches
- Sufficient power outlets and light points provided for.
- TV and telephone points provided in the living, family and all bedrooms
- ELCB and individual meters will be provided for all villas.

DG POWER:

- Generator will be provided for all common services

AT ADDITIONAL COST:

- 100% Back up power for all villas at additional cost

SECURITY SYSTEM AND ADDITIONAL AMENITIES:

- Intercom from security to villas.
- Security cabins at all entrances and exits with CCTV coverage

LEADERS IN REAL ESTATE

RESIDENTIAL



COMMERCIAL



RETAIL



HOSPITALITY



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

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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 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.