



prestige  
shantiniketan

# Bangalore's Largest Townscape



Presenting a  
brand new way of life.



Elegant.  
International.  
And larger  
than life.

Introducing Prestige Shantiniketan. A townscape placed in one of the most envied areas in the city – Whitefield. Filled with 105 acres of fresh, green spaces, it is a haven that promises to offer you the best in cosmopolitan lifestyles. From an expansive residential precinct, the World Trade Center and the Radisson Hotel to the Forum Mall, a world-class convention center and a five – screen multiplex Prestige Shantiniketan is exquisitely designed and laid out amidst rolling greens. This brochure contains all the details you need to know about your brand new way of life. Take a look and you will know why we can offer you the best in residential spaces, hospitality, leisure spaces and larger than life experiences.

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## THE PRESTIGE GROUP

THIS ONE-OF-ITS-KIND PROJECT IS BACKED BY THE IMPECCABLE CREDENTIALS OF THE PRESTIGE GROUP. PRESTIGE GROUP ARE THE LEADING DEVELOPERS OF SPACE IN SOUTH INDIA. NOT SURPRISING, CONSIDERING WE ARE THE ONLY REAL ESTATE DEVELOPERS IN THE COUNTRY TO GET THE COVETED DA1 RATING BY CRISIL (TWICE IN A ROW!). WE ALSO HAVE OVER TWO DECADES OF EXPERIENCE IN PROVIDING FAMILIES AND CORPORATE HOUSES WITH THE BEST IN ARCHITECTURE, DESIGN AND LIFE STYLES. WE HAVE COMPLETED OVER 120 DEVELOPMENTS TO DATE IN ADDITION TO HAVING DEVELOPED NINE SUBURBAN RESIDENTIAL PLOTTED LAYOUTS.

THE KEY TO OUR NUMEROUS SUCCESSES LIES IN OUR COMMITMENT TO PROVIDING OUR CLIENTS WITH A WIDE RANGE OF PRODUCTS INCLUDING LIFESTYLE VILLAS, INTERNATIONALLY STYLED APARTMENTS, COMMERCIAL SPACES AND SUBURBAN LAYOUTS THAT COME WITH CLUB HOUSES AND LEISURE CENTERS.

WE ALSO MAKE SURE THAT EACH CLIENT OF OURS IS GIVEN ALL THE INFORMATION REQUIRED TO MAKE THE RIGHT DECISION. THIS IS DONE THROUGH A SERIES OF WELL-PLANNED STEPS TO SIMPLIFY THE BUYING PROCESS. CLIENTS BENEFIT FROM THE ASSISTANCE WE PROVIDE THEM FOR FINANCE TO CONSULTANCY IN DESIGN AND OTHER PERSONAL REQUIREMENTS. ALL THIS AND OF COURSE, OUR VALUABLE EXPERIENCE BACKED BY A TEAM OF SEASONED PROFESSIONALS.

AT OUR HEAD OFFICE 'FALCON HOUSE', WE PRACTICE A PHILOSOPHY OF CONTINUOUS IMPROVEMENT THAT ENSURES THE SATISFACTION OF ALL OUR CLIENTS. AND IF YOU DROP BY OUR OFFICE, YOU CAN EXPECT SERVICE THAT COMES WITH INTEGRITY, HONESTY AND TRANSPARENCY.



## Introducing Prestige Shantiniketan



## Global Lifestyles

As always, the Prestige Group takes pride in giving you the best in global lifestyles. We have for you Prestige Shantiniketan. An exquisitely planned townscape spread across 105 verdant acres. This is the first time that a truly global lifestyle on a larger-than-life scale is being offered to Bangalore, setting new standards in design, cosmopolitan lifestyles and more importantly – largeness.

The townscape itself has been designed in a manner that gives you the peace and tranquility of a home in the countryside, combined with all the energy and amenities of a bustling city. Take for example the residential precinct. Placed independent of the business precinct, it has been designed such that over 75% of the total land area is comprised of fresh, open-to-the-sky spaces. These pockets of green are filled with amenities – like playgrounds, well-paved walk-ways, traffic free precincts, tinkling water bodies, green lawns, leisure spaces, and a huge central park. Yet, all of this is merely a stone's throw away from primary amenities- like the mall, the multiplex, the business precinct and a five star hotel-which are integral to life in a city. All this put together, makes sure Prestige Shantiniketan is nothing like Bangalore has ever seen before.





Soul Space



# Homes at Shantiniketan

Take a look at the layout plan of Prestige Shantiniketan we've enclosed here. You'll find that, apart from being large and well laid out, the residential precinct, called Soul Space, is placed carefully away from the business precinct- the Commercial Crescent. Your entry to your new home is also separate from that of the Commercial Crescent. This is done keeping in mind your need for privacy, comfort and a lot of peace and quiet. In short, Soul Space is where you'll find a home that can give you the best of both worlds.

Enter Soul Space. You'll find a distinctive New York city skyline view and a set of 2839 elegantly laid out, classic apartments. The residential towers have been designed to relieve ground spaces for landscaping. And as with all Prestige homes, you'll find that these homes have simplistic, clean cut lines, with walls that hold a lot of sunshine and windows that open out onto one of the best views in Bangalore.

All the homes at Soul Space have an awe-inspiring view (12 to 18 level towers ensure this). And we've made sure that all the families experience the charming environment. An environment that's free from air and noise pollution and is filled only with freshness, light breezes and all the conveniences anyone could ever imagine.

Your safety and comfort at your new home are of primary concern to us. You'll find that all the homes at Soul Space have a continuous supply of drinking water, 100% power back-up and high speed elevators. A large extent of pedestrian precincts is also made available by way of having the access road on the periphery. All of this of course, backed by an excellent security system.



## Features at Soul Space



# Specifications

Structure – RCC frame structure with hollow/solid blocks, table moulded bricks and cement plastering.

Common Area – Granite flooring for ground floor, marble/vitrified flooring for upper floors, kota stone flooring for staircase.

Flooring – Vitrified tiles for living/dining/all bedrooms and in kitchens.

Lifts – Lifts of suitable capacity and service lift for each block.

Doors – Flush doors with teak finish on both sides with teak wood frames. Toilet doors will have teak finish on one side and will be painted on the other side.

Windows – Windows, external opening and ventilators in aluminium.

Kitchen – Granite slab platform with stainless steel sink and drain board, dado upto 2 feet above the counter and provision for exhaust fan. Suitable number of electrical points for kitchen appliances.

Painting – Oil bound distemper for interiors, cement paint for the exterior and common areas.

Electrical – In concealed conduits with copper wires and suitable point for power and lighting. MCB will be provided in all apartments.

- 3 KVA power for Single/Two Bedroom Apartments.
- 5 KVA power for Three Bedroom Apartments.
- 7 KVA power for Three Bedroom with Study Apartments.
- 10 KVA power for Four Bedroom Apartments.

Toilets – Ceramic Flooring and dado upto false ceiling. EWC and wash basin of pastel shade, CP fixtures of reputed brand for all toilets, Geysers will be provided in all toilets (except maid's toilet).

Water Supply – Underground/overhead storage tanks of suitable capacity.

Telephone – Telephone points in living room, study and all bedrooms.

Modem/Internet points – will be provided in all bedrooms and study.

Television – Cable TV point in living room and all bedrooms.

Generator/Power back-up – back-up for common area and homes will be provided to each unit at extra cost.

- 3 KVA backup power for Single/Two bedroom Apartments.
- 5 KVA backup power for Three Bedroom Apartments.
- 7 KVA backup power for Three Bedroom with Study Apartments.
- 10 KVA backup power for Four Bedroom Apartments.

Amenities and facilities – Children's play area, clubhouse, landscaped gardens, intercom facility and Broadband connection to all apartments, access control and lots more.

Transport Services - Special Shantiniketan buses to facilitate a hassle-free ride to all Soul Space residents.

Uninterrupted Power Supply - The residents of Soul Space will be provided with uninterrupted power supply with 24/7 power back-up



## The Central Park & Urban Den



# The Central Park

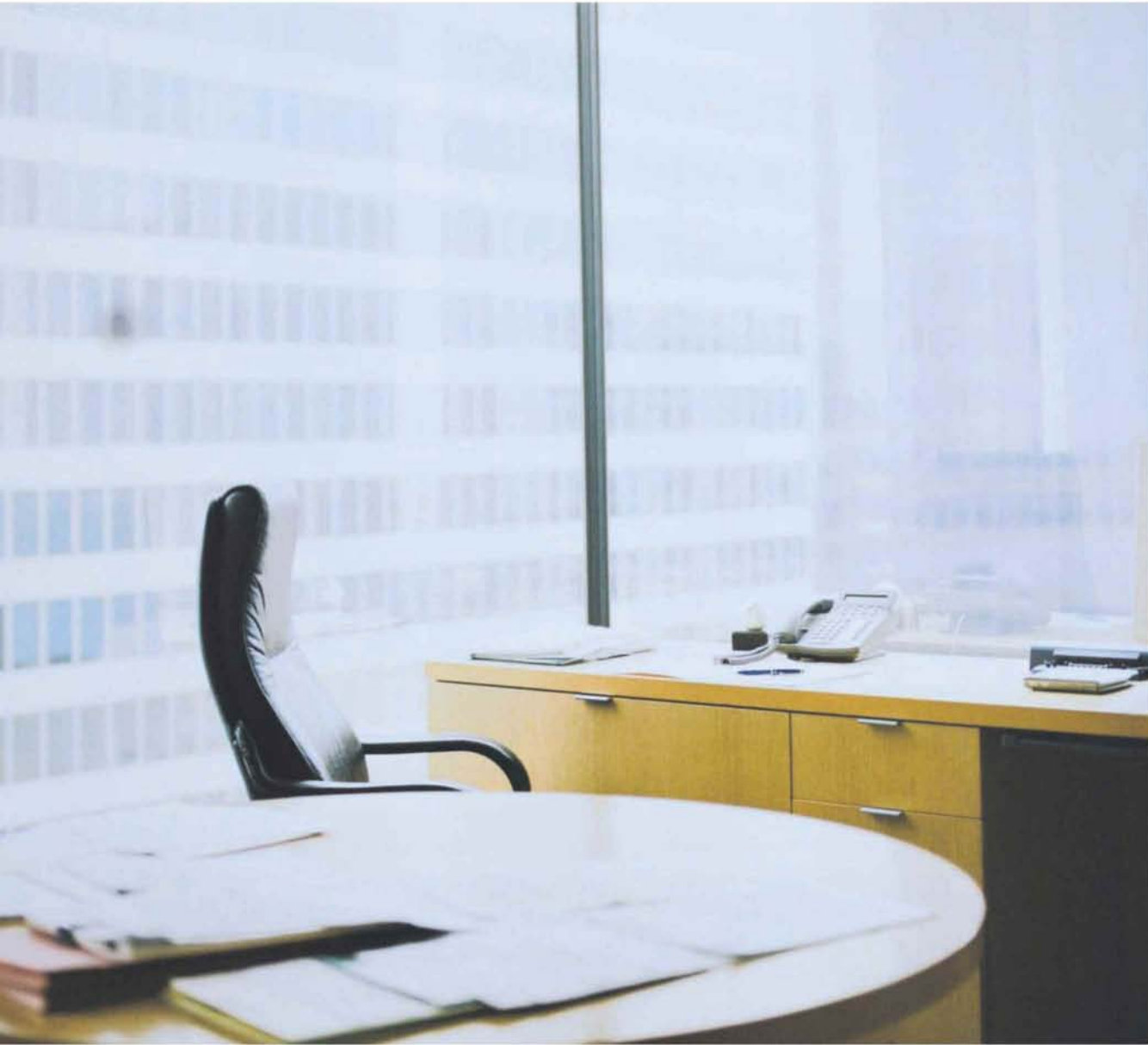
The Central Park is an internationally styled large, green space that will leave you feeling like you're in New York. Ten acres that hold rolling green lawns, shady trees and a skyscape that promises to leave you spell bound. The Central Park is positioned pretty much on the lines of New York's Central Park. A place where like-minded people can meet up for a stroll around the park, to read a book under a tree or may be spend a lazy afternoon picnicking with the kids. These 10 acres have been designed keeping in mind that space, greenery and leisure is a part of every global townscape.

## The Urban Den at Soul Space

At the clubhouse, aptly named the Urban Den, you'll find facilities for indoor and outdoor games. It has a large swimming pool and a well-equipped fitness centre. There's also a gymnasium and a sauna.

The main features here are:

- Party halls with facilities for organizing large functions, socio-cultural gatherings and parties.
- Indoor badminton courts, tennis courts, squash courts, gym, steam, sauna, party area, pool table, table tennis, coffee shop, jogging track, a children's play area and separate health clubs for men and women.
- Recreational rooms like the card/chess/carom room.
- A lounge library
- A restaurant, a spacious kitchen and pantry



## Commercial Crescent



# Business at Shantiniketan

The Commercial Crescent at Prestige Shantiniketan is situated in Whitefield – 18 kms from the city center. As with all features at Prestige Shantiniketan, the business precinct is larger than life, spanning about 35% of the land extent of the townscape. This is the power center of this 105 acre haven.

## The Crescent and the World Trade Center

A first for Bangalore. And we make sure it happens at Prestige Shantiniketan. The two signature franchise World Trade Center towers, standing tall at 16 levels each, reaffirms Bangalore's status as one of the foremost economic hubs of the country. Set in luxuriously landscaped surroundings, the looming structures have a New Age façade to them. Anchored at both ends by the World Trade Center towers, is an imposing crescent shaped block. A large reflective pool on the side completes this architectural marvel, giving the entire precinct a larger-than-life feel.

The crescent itself stands 12 levels tall and combined with another 16 level Signature Tower; the commercial precinct offers a mind-boggling 3 million plus sq.ft. of office and commercial space.





Global Lounge



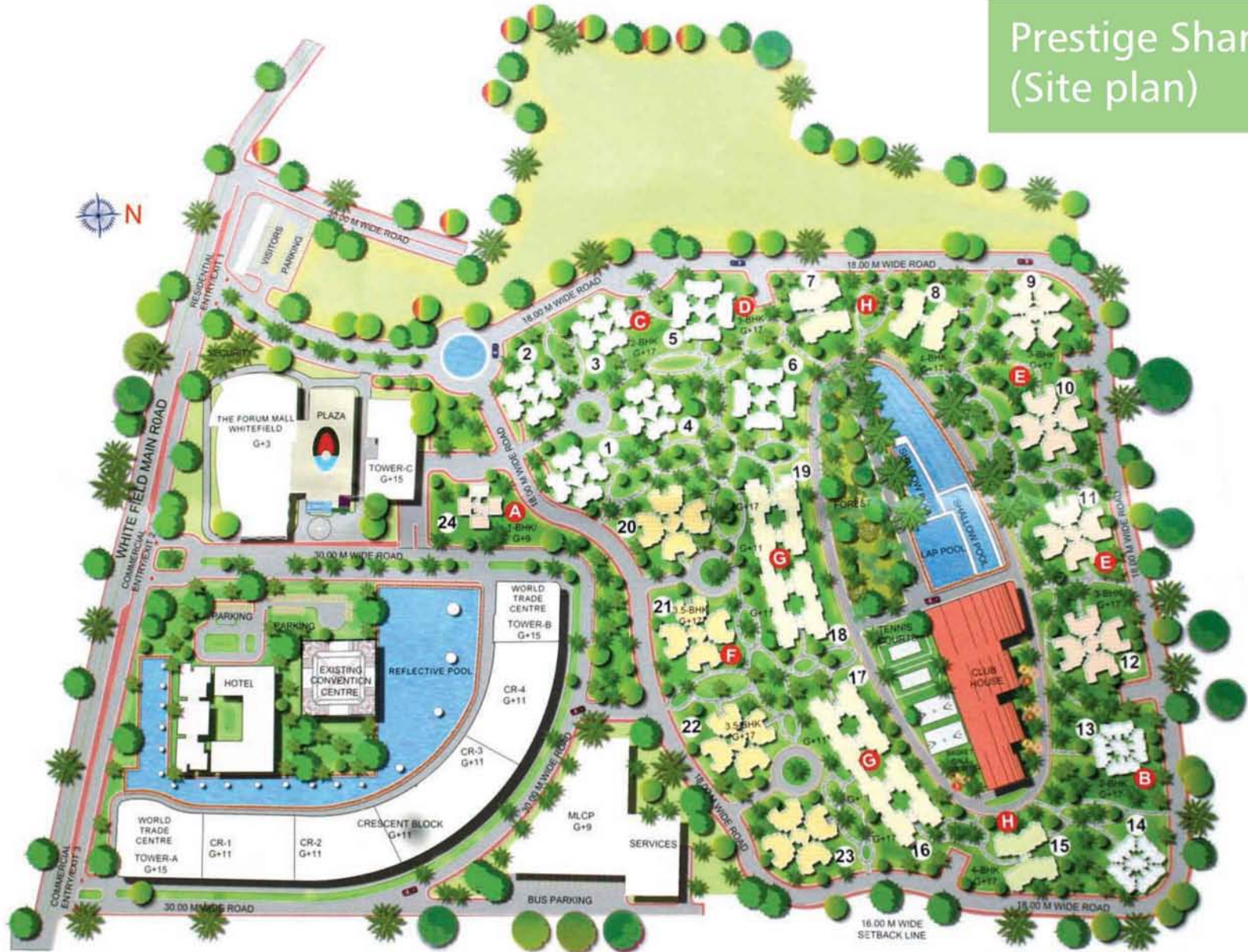
# The Forum Mall, the Multiplex, the Convention Center & the Radisson Hotel at Shantiniketan

A townscape is never complete without the perfect everyday splurge. So we placed the Global Lounge right next to the Commercial Crescent. It has the famous Forum Mall (the same one as in Koramangala), a five-screen multiplex and a state-of-the-art Convention Center. All designed in such a way that the Global Lounge will soon set standards in retail, entertainment and leisure spaces. As with all the other facilities at Prestige Shantiniketan, the residential precinct has been shielded from entry of non-residents, using the facilities at the Global Lounge. Thus ensuring complete privacy to the residents.

## The Radisson at Shantiniketan

Known the world over for its fine cuisine and excellence in hospitality, the Radisson comes to Whitefield. At Prestige Shantiniketan. An exclusive five star hotel built on the latest in architectural concepts consisting of premium features and facilities; the Radisson is positioned as an integral part of the Shantiniketan townscape. One that is bound to set world-class standards in hospitality.

# Prestige Shantiniketan (Site plan)



Prestige Shantiniketan  
(bird's eye view)





## Prestige Shantiniketan: Commercial Crescent

The crescent stands 12 levels tall, combined with two franchise World Trade Center towers and another 16 level Signature Tower; the commercial precinct offers a mind-boggling 3 million plus sq.ft.of office and commercial space.

Prestige Shantiniketan  
Soul Space





## Prestige Shantiniketan: The Forum

Placed next to the Commercial Crescent, the Global Lounge has the famous Forum Mall (the same one as in Koramangala), a five-screen multiplex and a state-of-the-art Convention Center. Designed to set standards in retail, entertainment and leisure spaces the Global Lounge is perfect for an everyday splurge.

# Land Owners

Chaitanya Properties Pvt. Ltd.  
Bangalore

# Our Associates



## Our Architects

RSP Architects Planners & Engineers (India) Pvt.Ltd  
E/301, Sunrise Chambers, 22 Ulsoor Road, Bangalore – 560 042  
Tel.: (91) 80 25596868 Fax: (91) 80 25596818  
Email: rsp@rspindia.net



## Member – World Trade Centers Association

## Our Service Consultants

Potential Service Consultants (P) Ltd  
Suraj Ganga Soft Park  
34, 1<sup>st</sup> Main, 3<sup>rd</sup> Phase, J. P. Nagar  
Bangalore – 560 078  
Tel.: (91) 80 26493122 (8 lines) Fax: (91) 80 26493217  
Email: potential@vsnl.com

## Our Legal Advisors

Kusuma Advocates  
101, Eden Park, Lavelle Road, Bangalore – 1

## Our Landscape Consultants

Belt Collins  
Singapore





## The Buyers' Guide

You've just been taken through the complete Prestige Shantiniketan experience. Right from Soul Space and Urban Den to the Commercial Crescent and the Global Lounge. We're sure you can't wait to book your new home. To help you on your way we have also enclosed an FAQ and price list booklet, an apartment layout booklet, an application form and a poster.

### Note:

Prestige Shantiniketan has the Radisson Hotel, the Central Park, the World Trade Center, entertainment areas, lifestyle centers, rejuvenation areas.

And just 2839 homes

Do we need to tell you to hurry?

Contact: +91 80 2500 1241, 25001242,  
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