



**Prestige**  
GROUP

Add Prestige to your life

Presents



PRESTIGE  
**FINSBURY  
PARK**

A LIVING EXPERIENCE  
LIKE NO OTHER

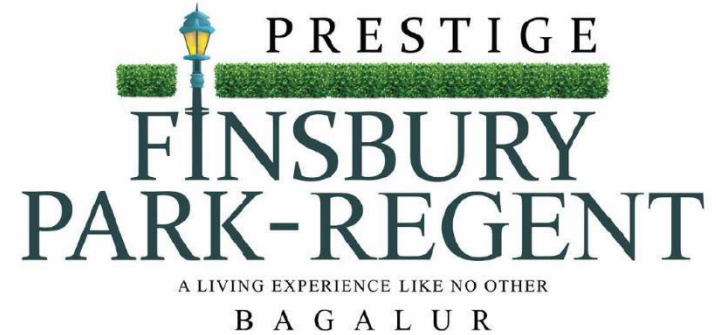
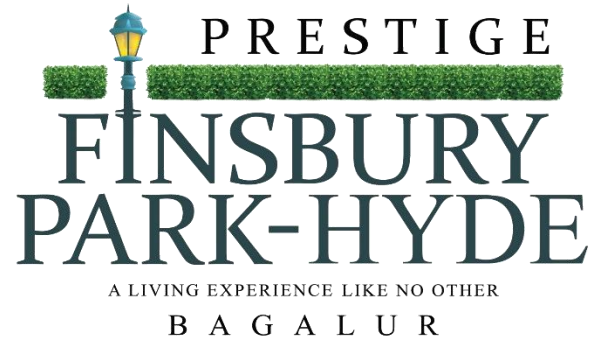
in association with



HDFC CAPITAL ADVISORS LIMITED







**MOVE TO THE FUTURE**

# Prestige Finsbury Park Highlights

1.



Seamless Connectivity

2.



Planned Environment

3.



Ready Social Infrastructure

4.



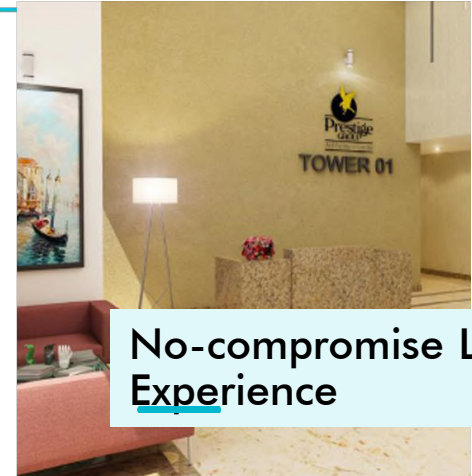
Upcoming Tech Hub

5.



Future-Secured Investment

6.



No-compromise Living Experience

# Location Map



Map not to scale

# 1. Seamless Connectivity

## Stay Connected

Prestige Finsbury park is undoubtedly your most ideal location for seamless connectivity across Bangalore.

**Closer to your destination**

**Easy accessibility**

**Road to everywhere**

# 1. Seamless Connectivity

3 Major Approach Roads to the project

Roads to everywhere

International Airport Road / Vidya Nagar Cross Road

Hennur/ Thanisandra-  
Bagalur Main Road



Bagalur - Budigere Cross Road (from Whitefield)



# 1. Seamless Connectivity

Roads to everywhere

Bagalur Main Road joins into the upcoming Peripheral Ring Road connecting Finsbury Park to Whitefield and Tumkur road



15 min from Kempegowda International Airport



15 min from proposed Chikkajala Metro Station



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# 1. Seamless Connectivity

Closer to your destination





## 2. Planned Environment

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- Part of 3000+ Acres KIADB Hi-Tech, Hardware & Aerospace Park
- Land Allotment, Plan Sanction by KIADB
- Roads and basic Infrastructure already in place
- 452 companies allotted plots for commercial development
- 30+ companies already operational
- Allotment for Hospitals, Hotels, Schools and Retail Spaces
- Ready Social Infrastructure in the vicinity



### 3. Ready Social Infrastructure

## **Closer to your Life**

Move into the perfect home with a quality neighborhood for your children.

**Ready Healthcare**

**Ready Education**

**Ready Leisure**

### 3. Ready Social Infrastructure

**COLUMBIA ASIA**  
H O S P I T A L S

**Aster**  
**HOSPITAL**  
We'll Treat You Well

**CYTECARE**  
CANCER HOSPITALS

### Ready Healthcare

#### Upcoming Hospitals

**Narayana Health**  
Health for all. All for health.

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Unnamed Cancer Hospital



# 3. Ready Social Infrastructure

- 20+ schools within 30 minutes driving distance such as DPS- North, Vidya Shilp Academy, Stonehill International School, Canadian International School, Legacy School
- Provision for Creche/ Pre-school within the site, KIDZEE and Eurokids within 15-20 min driving distance
- 4 Colleges/Universities within 30 min driving distance (Presidency College, CMR University, REVA University, Brindavan College)
- Upcoming schools and universities

## Ready Education



# 5. Ready Social Infrastructure

## Ready Leisure

- 4 Malls within 30 min driving distance



- Top Restaurants & Hospitality Establishments



ROYAL ORCHID  
HOTELS



- Shopping Centers



## 4. Upcoming Technology Hub

# The Next EPIP/ ORR

With 3000+ jobs already there, and more than 100 Companies to come, brace yourself for the future commercial hub of Bangalore.

**Hi-Tech, Hardware & Aerospace Park**

**Proximity to Hebbal & Airport**



# 4. Upcoming Technology Hub

Booming Commerce

- 30+ operational companies including Shell, Wipro Aerospace, ThyssenKrupp Aerospace, and more
- Manyata Tech Park at 30 mins drive.
- Upcoming Prestige Tech Cloud within 30 mins drive
- Major Commercial Zone -
  - Hardware Park
  - IT Parks
  - High-Tech Defence Park
  - Aerospace SEZ
  - Textile SEZ

	Operational	Upcoming
Companies	30+	100+
Jobs	3000+	50000+



## 4. Upcoming Technology Hub

- Upcoming 3000 acre Special Economic Zone expected to provide 50000+ jobs.
- 15 Million Sq ft new office space planned less than 30 mins driving distance.
- Karle SEZ, Kirloskar Business Park, L & T Tech Park, Northgate Office Park & several others.

### Upcoming Companies



Rolls Royce- World's second largest aircraft engine manufacturer is setting up a joint venture with Indian defence major Hindustan Aeronautics Limited (HAL)



Boeing facility spanning over 36 acres. Once completed the project is expected to generate around 3000 jobs.



SAP Labs R & D would span over a 40-acre campus, double the size of the existing one in Whitefield

### Growth Pipeline



Enriching Lives



**NORTHGATE**

The logo for Texas Instruments, featuring a red square followed by the words 'TEXAS INSTRUMENTS' in a bold, sans-serif font.

TEXAS  
INSTRUMENTS

Texas Instruments to span over 15 acres. Company is expected to generate 2000 employment opportunities

## 5. High Return Investment Opportunity

### A smart investment

Smart investors are ahead of time, if you haven't already invested, it's your time now.

Think of it like investing in EPIP/ ORR before the Tech Boom.

**High return on investment**

**Excellent payment options**

**Special benefits**



## 5. High Return Investment Opportunity

High return on investment

- Situated in a low-supply high-growth micro-market
- Occupation Zone – Aerotropolis
- The new CBD of North Bengaluru



## 5. High Return Investment Opportunity

- Easy EMI
- Easy Financing Options
- Easy Payment Plans

Excellent payment options



# 5. High Return Investment Opportunity

Special benefits



1% GST  
On 1 BR Units




PMAY benefits  
Subject to eligibility criteria






# Project Synopsis



PRESTIGE  
FINSBURY  
PARK-HYDE  
A LIVING EXPERIENCE LIKE NO OTHER  
B A G A L U R



PRESTIGE  
FINSBURY  
PARK-REGENT  
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# Individual Projects

- Prestige Finsbury Park – Hyde and Prestige Finsbury Park – Regent
- Independent Land Parcels
- Individual RERA and all other approvals
- Independent Entry & Exit Gates
- Exclusive Club Houses and Amenities
- Prestige Finsbury Park – Hyde consists of 1 & 2 BR Homes
- Prestige Finsbury Park – Regent consists of 3 BR Homes

## 6. **No-compromise Living Experience**

# Designed for Life

The design wrought with intelligence and indulgence, Prestige Finsbury Park offers a modern living experience for your family.

**First Class Design**

**First Class Amenities**

**First Class Convenience**

# 6. No-compromise Living Experience

First Class Design

- Live more per square foot – higher usable area
  - 3 BR Units – Usable Area up to 75% of saleable area
  - 2 BR Units – Usable Area up to 68% of saleable area
  - 1 BR Units – Usable Area of upto 71% of saleable area
- Conscious choice of unit size for family living
- Live un-cramped – Only 8-10 apartments per floor





# 6. No-compromise Living Experience

First Class Design

- Smart Design
  - Vastu-friendly - No South Facing Units
  - Sensible Room Sizes with no room dimension less than 10 Feet
  - Standard Kitchen & Utility space
  - Min 4 Feet Balcony Width



# 6. No-compromise Living Experience

First Class Design

- Live life the Prestige Way

- The Prestige Look & Feel
- No Compromise Specifications and Amenities
- Grand Entry Experience
- Impressive Common Areas
- Grand Clubhouse & Landscape



# 6. No-compromise Living Experience

## First Class Amenities

Individual Club House and Amenities for the 2 projects

- **First Class Clubhouse Features:**



Gymnasium



Swimming Pool



Yoga Room



Cafe



Spa



Library



Health Club

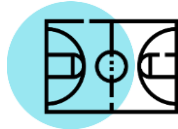


Reading Room

- **First Class Sports Facilities :**



Tennis Court



Half -Basket Ball Court



Badminton Court



Billiards



Table Tennis



Cricket Practice Pitch

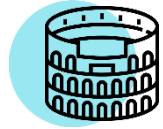
# 6. No-compromise Living Experience

## First Class Amenities

- **First Class Open Spaces :**



Landscape Green Areas



Amphitheatre



Pet Park



Child's Play Area



Natural Park

- **First Class Recreation :**



Pool Side Party Area



Party Lawns



Party Hall



# 6. No-compromise Living Experience

First Class Convenience

Provision for



General Store



Pharmacy



Doctors Clinic



Bus Bay



Salon




Creche



ATM



# Project Synopsis



PRESTIGE  
FINSBURY  
PARK-HYDE  
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B A G A L U R

# Project Highlights



**LAND EXTENT -  
15 ACRES**

**TOTAL UNITS -  
2092**

**TOTAL NUMBER OF  
TOWERS - 12**

**TYOLOGY  
1 & 2 BR Homes**

**NO.OF FLOORS :  
2B+G+21**

**PRESTIGE  
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BAGALUR



# Aerial View

PRESTIGE  
FINSBURY  
PARK-HYDE  
A LIVING EXPERIENCE LIKE NO OTHER  
BAGALUR



Artists Impression



# Master Plan



# Typology

Type	SBA Min Size in SFT	SBA Max Size in SFT	Carpet Area In SFT	No of Units
1BR	636	652	416-428	427
2BR	955	999	614-630	1665

**Total 2092**

# UNIT PLAN – 1 BHK – 646 SFT



**Carpet Area**  
**428 Sq ft**

**Balcony Area**  
**29 Sq ft**

**Total Usable Area**  
**457 Sq ft**

**% Usable Area**  
**71%**

OPTIONS AVAILABLE (IN SFT)
636
639
646
650
652



# UNIT PLAN – 1 BHK – 646 SFT



**Carpet Area**  
**421 Sq ft**

**Balcony Area**  
**31 Sq ft**

**Total Usable Area**  
**452 Sq ft**

**% Usable Area**  
**70%**

## OPTIONS AVAILABLE (IN SFT)

636
639
646
650
652



# UNIT PLAN – 1 BHK – 646 SFT



**Carpet Area**  
**428 Sq ft**

**Balcony Area**  
**29 Sq ft**

**Total Usable Area**  
**457 Sq ft**

**% Usable Area**  
**71%**

## OPTIONS AVAILABLE (IN SFT)

636
639
646
650
652

# UNIT PLAN – 2 BHK – 971 SFT



**Carpet Area**  
**635 Sq ft**

**Balcony Area**  
**26 Sq ft**

**Total Usable Area**  
**661 Sq ft**

**% Usable Area**  
**68%**

OPTIONS AVAILABLE (IN SFT)	
	955
	971
	977
	984
	994
	999

# UNIT PLAN – 2 BHK – 977 SFT



**Carpet Area**  
**628 Sq ft**

**Balcony Area**  
**30 Sq ft**

**Total Usable Area**  
**658 Sq ft**

**% Usable Area**  
**67%**

OPTIONS AVAILABLE (IN SFT)
955
971
977
984
994
999



# UNIT PLAN – 2 BHK – 999 SFT



**Carpet Area**  
**630 Sq ft**

**Balcony Area**  
**51 Sq ft**

**Total Usable Area**  
**681 Sq ft**

**% Usable Area**  
**68%**

## OPTIONS AVAILABLE (IN SFT)

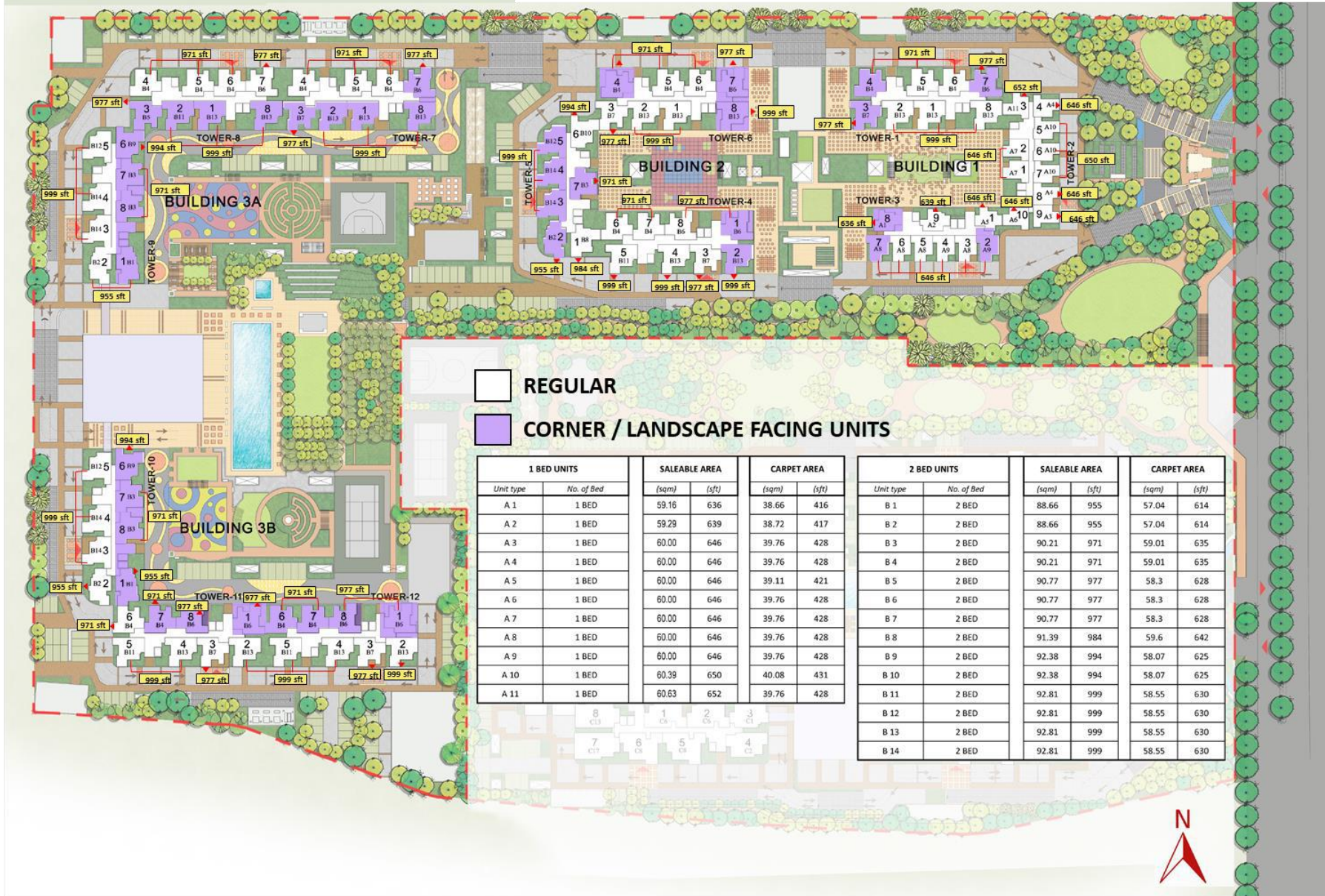
955
971
977
984
994
999

# HYDE - RELEASE PLAN 1





# Numbering Plan






# Clubhouse

PRESTIGE  
FINSBURY  
PARK-REGENT  
A LIVING EXPERIENCE LIKE NO OTHER  
BAGALUR



**Project**  
**Synopsis**



PRESTIGE  
FINSBURY  
PARK-REGENT  
A LIVING EXPERIENCE LIKE NO OTHER  
BAGALUR



# Project Highlights

KEY PLAN

**LAND EXTENT -  
10 ACRES**

**TOTAL UNITS -  
958**

**TOTAL NUMBER OF  
TOWERS - 6**

**TYOLOGY  
3 BED CLASSIC  
3 BED PREMIERE**

**NO.OF FLOORS :  
2B+G+20**

**PRESTIGE  
FINSBURY  
PARK-REGENT**  
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# Aerial View

PRESTIGE  
FINSBURY  
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BAGALUR





# Master Plan



# Typology

Type	SBA Min Size in SFT	SBA Max Size in SFT	Carpet Area In SFT	No of Units
3BHK Classic	1224	1277	851-878	404
3BHK Premier	1431	1562	1002-1064	554

**Total 958**



# UNIT PLAN – 3 BHK CLASSIC – 1224 SFT



**Carpet Area**  
**851 Sq ft**

**Balcony Area**  
**51 Sq ft**

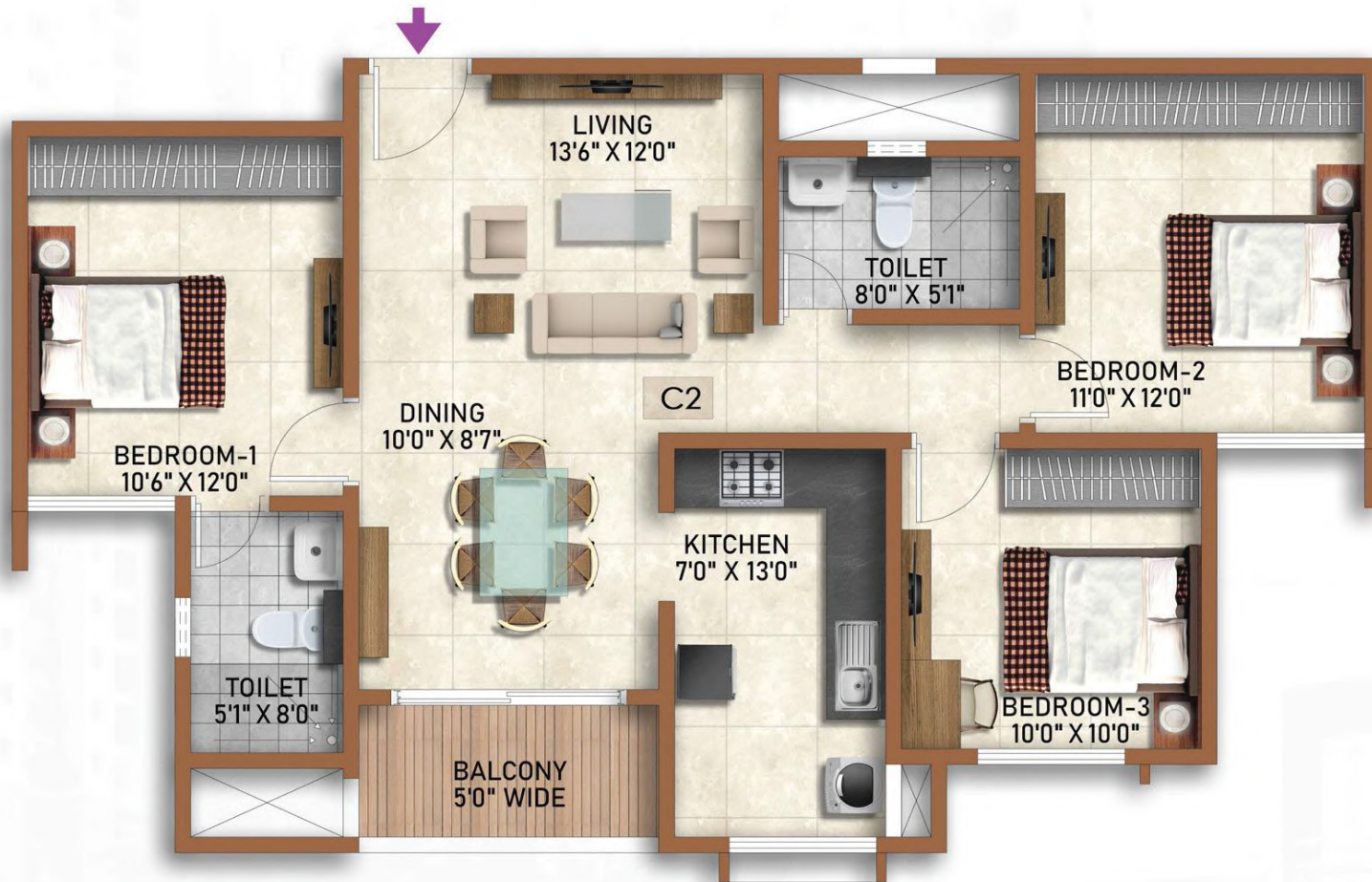
**Total Usable Area**  
**902 Sq ft**

**% Usable Area**  
**74%**

**OPTIONS AVAILABLE  
 (IN SFT)**

1224
1233
1277

# UNIT PLAN – 3 BHK CLASSIC – 1224 SFT



**Carpet Area**  
**852 Sq ft**

**Balcony Area**  
**49 Sq ft**

**Total Usable Area**  
**901 Sq ft**

**% Usable Area**  
**74%**

## OPTIONS AVAILABLE (IN SFT)

1224

1233

1277



# UNIT PLAN – 3 BHK CLASSIC – 1277 SFT



**Carpet Area**  
**878 Sq ft**

**Balcony Area**  
**61 Sq ft**

**Total Usable Area**  
**939 Sq ft**

**% Usable Area**  
**74%**

## OPTIONS AVAILABLE (IN SFT)

1224

1233

1277

# UNIT PLAN – 3 BHK PREMIER – 1431 SFT



**Carpet Area**  
**1002 Sq ft**

**Balcony Area**  
**48 Sq ft**

**Total Usable Area**  
**1050 Sq ft**

**% Usable Area**  
**73%**

## OPTIONS AVAILABLE (IN SFT)

1431

1445

1473

1552

1562

# UNIT PLAN – 3 BHK PREMIER – 1562 SFT



**Carpet Area**  
**1064 Sq ft**

**Balcony Area**  
**103 Sq ft**

**Total Usable Area**  
**1167 Sq ft**

**% Usable Area**  
**75%**

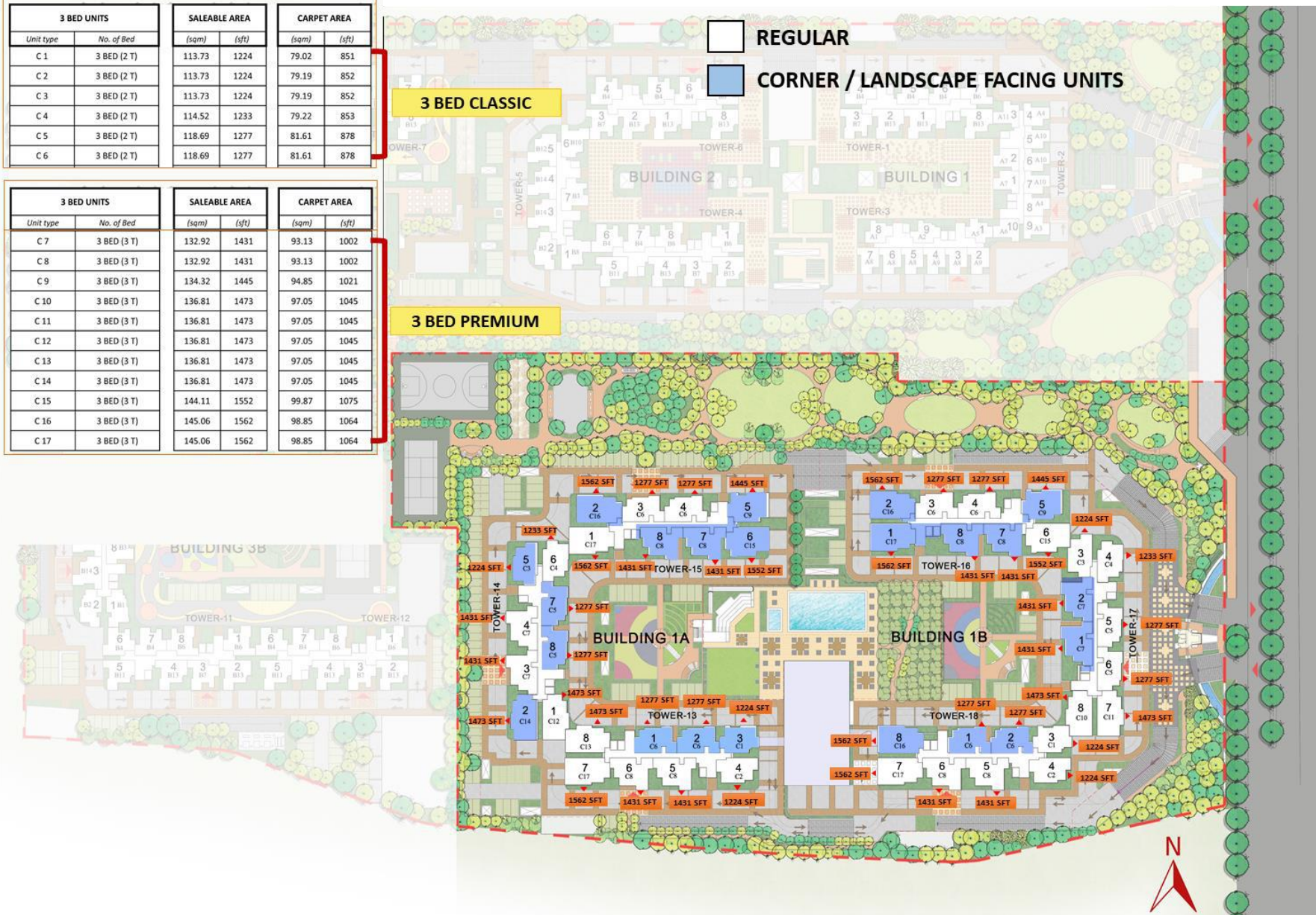
OPTIONS AVAILABLE (IN SFT)
1431
1445
1473
1552
1562



# Numbering Plan

3 BED UNITS		SALEABLE AREA		CARPET AREA	
Unit type	No. of Bed	(sqm)	(sft)	(sqm)	(sft)
C 1	3 BED (2 T)	113.73	1224	79.02	851
C 2	3 BED (2 T)	113.73	1224	79.19	852
C 3	3 BED (2 T)	113.73	1224	79.19	852
C 4	3 BED (2 T)	114.52	1233	79.22	853
C 5	3 BED (2 T)	118.69	1277	81.61	878
C 6	3 BED (2 T)	118.69	1277	81.61	878

3 BED UNITS		SALEABLE AREA		CARPET AREA	
Unit type	No. of Bed	(sqm)	(sft)	(sqm)	(sft)
C 7	3 BED (3 T)	132.92	1431	93.13	1002
C 8	3 BED (3 T)	132.92	1431	93.13	1002
C 9	3 BED (3 T)	134.32	1445	94.85	1021
C 10	3 BED (3 T)	136.81	1473	97.05	1045
C 11	3 BED (3 T)	136.81	1473	97.05	1045
C 12	3 BED (3 T)	136.81	1473	97.05	1045
C 13	3 BED (3 T)	136.81	1473	97.05	1045
C 14	3 BED (3 T)	136.81	1473	97.05	1045
C 15	3 BED (3 T)	144.11	1552	99.87	1075
C 16	3 BED (3 T)	145.06	1562	98.85	1064
C 17	3 BED (3 T)	145.06	1562	98.85	1064



**3 BED CLASSIC**

**3 BED PREMIUM**

REGULAR  
 CORNER / LANDSCAPE FACING UNITS



# Clubhouse

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# Summary Slide



# Pricing

**Inaugural  
price**

~~**5000/- psf**~~

**4248/- psf**

## Other Pricing Elements

**Car Parking**

**3,00,000/-**

**Floor Rise Charges**

**10/- psf Per floor**

**Landscape facing PLC**

**50/- psf**

**Generator Charges**

**1BR - 50,000/-**

**2BR – 85,000/-**

**3BR Classic – 1,10,000/-**

**3BR Premier – 1,30,000/-**

**Corner PLC**

**75/- psf**

**BESCOM/BWSSB Charges**

**140/- psf**

**Sinking Fund**

**60/- psf**

**Advance Maintenance  
Charges**

**60/- psf**

**Khata Bifurcation &  
Assessment Charges**

**25,000/-**

# The Team

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**Cluster Head – Sujith Sebastian**

**Project Head – Adil Khan**

**Core Team –**

**Anoop Singh  
Md. Ismail  
Md. Rashiduddin**





## Prestige Finsbury Park

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