

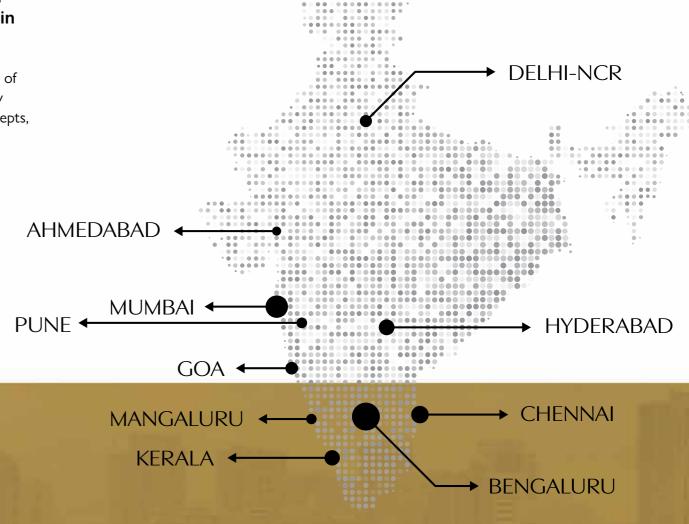
## Transforming Land into Landmarks. Building Cities of the future



The Prestige Group is one of India's most trusted and respected names in the real estate sector.

Since 1986, we have helped to drive the making of modern urban India, by introducing, consistently and constantly, state-of-the-art real estate concepts, technologies and innovations.

Across India we have given cities magnificent residential communities that rival the best in the world; high tech commercial spaces and SEZs that house the world's major blue chips; retail and entertainment hubs that offer compellingly differentiated experiences; and leisure and hospitality properties that are a clear cut above class.



300 PROJECTS DELIV

170-

MAJOR INDIAN CI

300+

ISO 9001:2000 CERTIFIED COMPANY

CRISIL DA 1+ GRADED DEVELOPER

DEVELOPER

The Prestige City is Prestige's flagship real estate concept that is designed to be one of the largest mixed use townships in their respective cities.







165 acres | 6000+ apartments | 808 plots 149 villas | Forum mall









Located in Mulund, Mumbai

30+ acres | 3424 apartments | School Healthcare | Retail | Commercial

Located in Rajendra Nagar, Hyderabad

64 acres | 4647 high-rise apartments 119 luxury villas | Forum mall



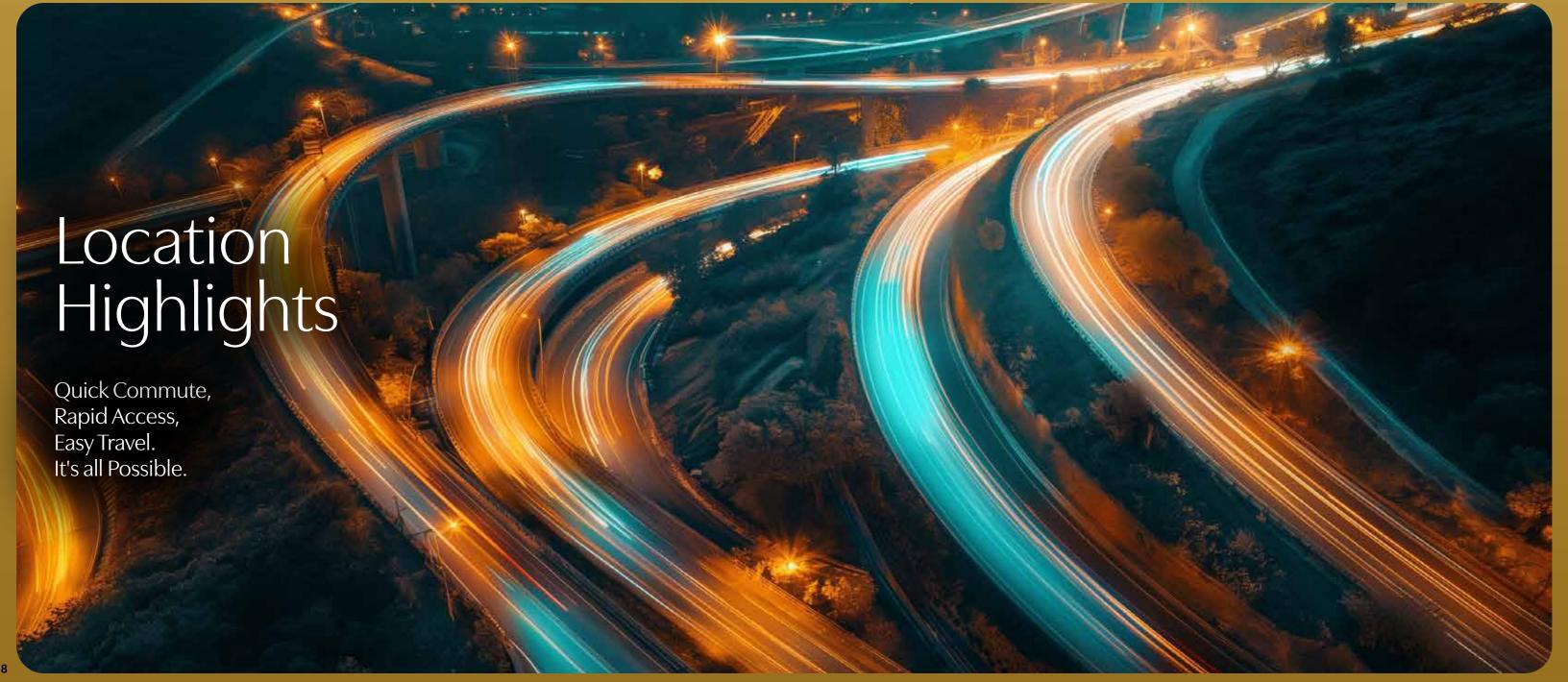
# Welcome to THE PRESTIGE CITY. A world where life is full of possibilities.



Indirapuram Extn, NH24, Delhi-NCR

Spread over 62.5 acres, The Prestige City is a self-contained community of 4041 apartments, set in 23 high-rise towers, which includes three clubhouses, Forum Mall, acres of sprawling gardens, a provision for two schools and a healthcare center.

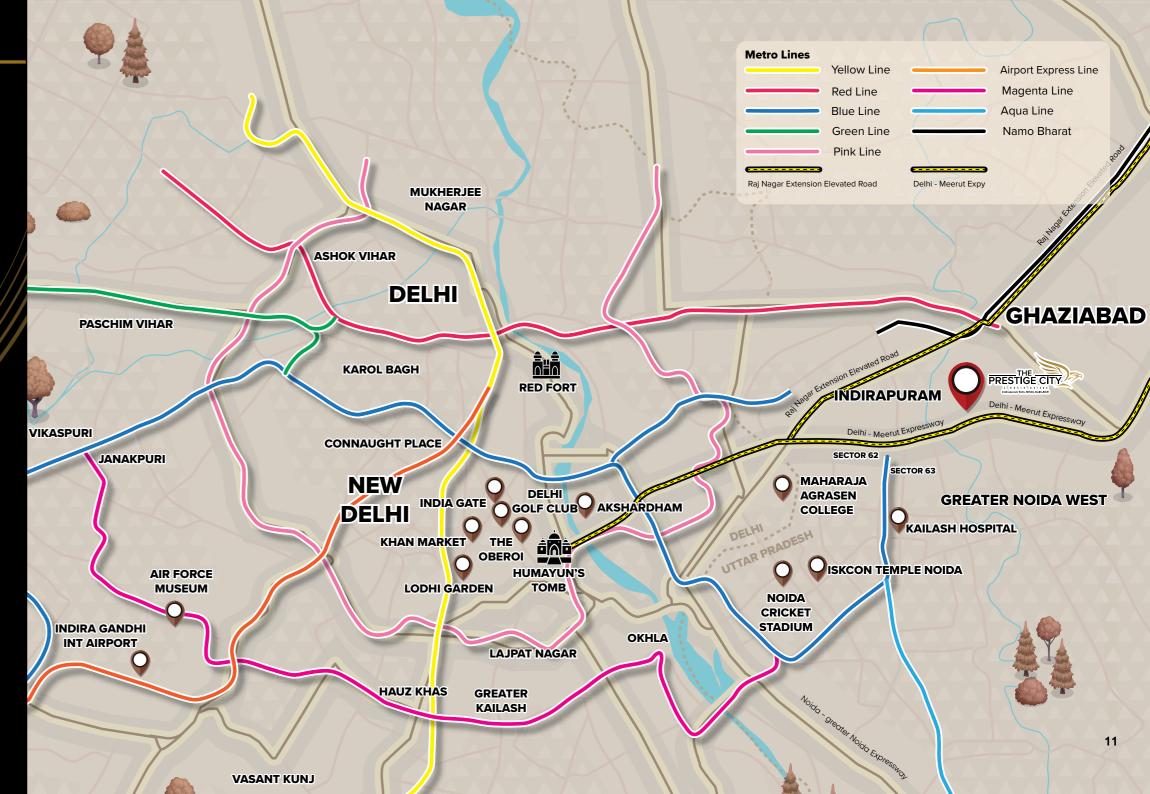
Brilliantly planned, The Prestige City offers you the opportunity to experience community living at its very world-class best. The apartments offer a wide range of sizes and layouts to choose from.

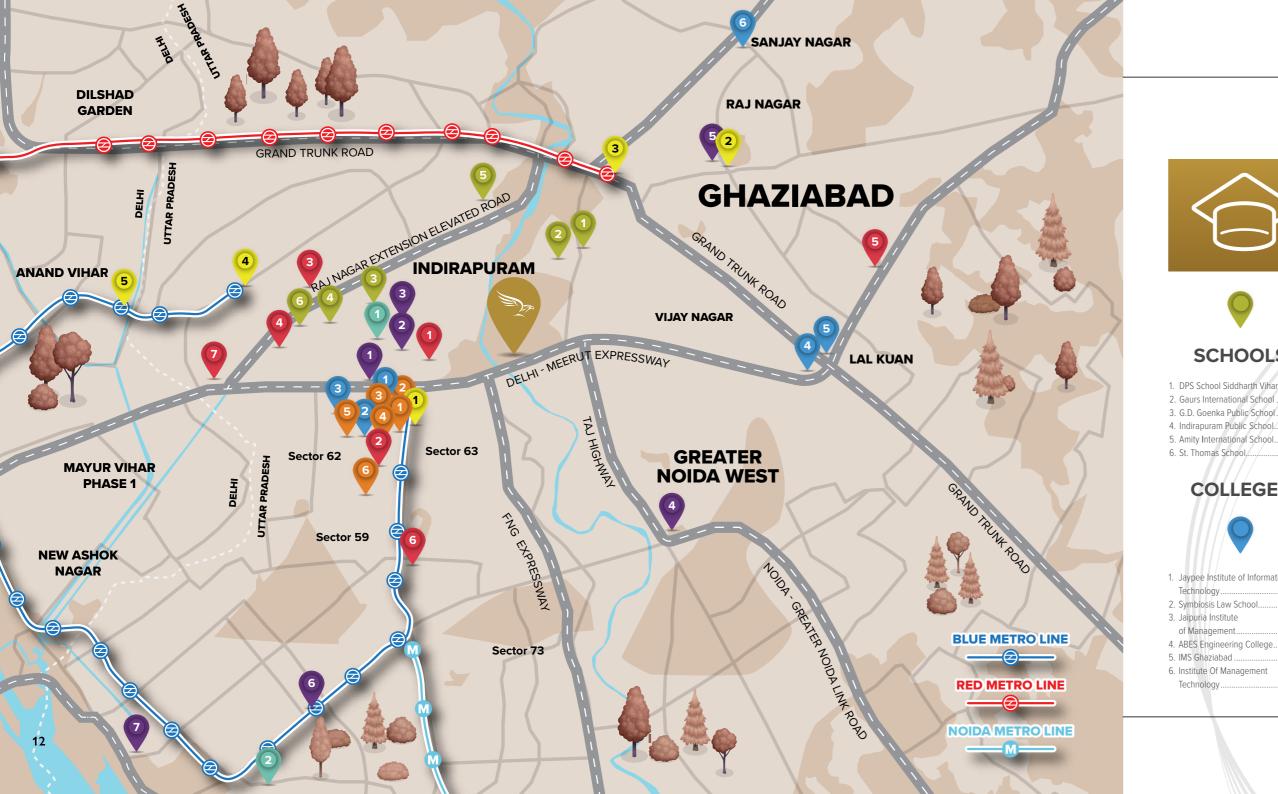


- Located right on NH24
- The slip route from the Delhi Meerut Expressway leads directly to The Prestige City entrance Portal
- Reach The Prestige City from Akshardham in 15 mins via **a signal-free corridor.**
- Two metro stations within 10 mins Noida Electronic City Metro station & Shaheed Sthal Metro station
- Zip to other cities in **Delhi-NCR** via metro
- Get to Eastern Peripheral Expressway in 17 mins
- New Delhi Railway Station in 30 mins
- IGI/Noida International Airport in 60 mins

#### AERIAL VIEW OF CENTRAL GREENS







## Unparalleled Location



**SCHOOLS** 

1. DPS School Siddharth Vihar.. 2.7 kms

COLLEGES

1. Jaypee Institute of Information

3. Jaipuria Institute

Technology......3.2 kms

2. Symbiosis Law School...........4.5 kms

of Management......4.6 kms

4. ABES Engineering College.... 5.8 kms

5. IMS Ghaziabad ......6.9 kms

Technology......8 kms

G.D. Goenka Public School ...... 5 kms
 3. Yashoda Super Speciality

6. Kailash Hospital

4. Indirapuram Public School.....6.1 kms Hospital .......



HOSPITALS

& Neuro Institute ...... 7 kms

(Vaishali) ......7.8 kms

7. Max Super Speciality Hospital





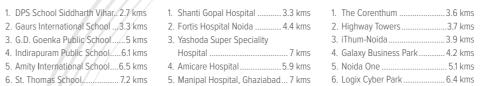














1.	North India Mall	3.8 kms	1.	Noida Electronic City
2.	Indirapuram Habitat			Metro Station
	Centre	4.2 kms	2.	Ghaziabad Railway
3.	Eros Market Place	4.3 kms		Station
4.	Gaur City Mall	.7.0 kms	3.	Shaheed Sthal
5.	Gaur Central Mall	8.6 kms		Metro Station
6.	Logix Mall1	0.5 kms	4.	Vaishali Metro Station .

RETAIL



#### **TRANSPORT**



10. Noida International

Airport.....



	RECREATION
١.	Swarna Jayanti Park 4.3 km

3. Okhla Bird Sanctuary / ... 4.8 kms Worlds of Wonder-Water Park /



Discover a lifestyle where work, leisure, and tranquility comes together in perfect harmony!

## **OFFICE WITHIN THE CITY**

People move their homes to be closer to work. We did the opposite. The Prestige City has co-working spaces with meeting rooms planned in the towers itself, Home-office options within the units and conference rooms in the Clubhouses to help you grow your business from home.

#### **OUTDOOR FITNESS STATIONS**

A jogging track, a cycling track, an outdoor gym and expansive open spaces are thoughtfully designed to help you stay active, fit, and healthy in a refreshing natural environment.





#### **LOBBY AMENITIES**

All towers have exclusive amenities planned in their ground floor, doubleheight entrance lobbies. Convenience is at your doorstep with amenities like dry-cleaning, tuition centers with classrooms, mini-gyms, multi-purpose hall, etc. right in your tower itself.



A whole city awaits you. Across the street is the Forum mall with cinemas. world-class shopping, entertainment options, etc.





#### PRE-SCHOOL

Imagine walking your five-year-old to a preschool within The Prestige City, where freedom and safety fo hand in hand.

#### THE PRIVATE DECK

Every home at The Prestige City comes with a private deck for a lovely sit-out dinner. Amazing views of a buzzling highway and landscaped central greens come complimentary.



# Mulberry &Oakwood

at THE PRESTIGE CITY

Mulberry and Oakwood are the residential parcels that form The Prestige City. They offer you a wide choice of homes set in high-rise towers. You can choose from optimally sized two and three bedroom homes to expansive three and four bedroom residences, as well as spacious villaments and sky mansions.



# Clubhouse

The clubhouses at The Prestige City are replete with myriad luxury amenities that match your lifestyle. You and your family will find innumerable ways to stay entertained, occupied and fit, and multiple platforms to build rewarding friendships and experience the joys of community living.

The Prestige City boasts of over a lakh sq.ft. of club facilities spread over Club Mulberry and Club Oakwood for the usage of the residents of these two parcels jointly.

#### PROJECT AMENITIES

- 1. BBQ Area
- 2. Swimming Pool & Kids Pool with Jacuzzi
- 3. Amphitheatre with screening wall
- 4. Pets park
- 5. Jogging track
- 6. Party Lawn with outdoor dining
- 7. Cycling Track
- 8. Multi-Purpose Ground (Football/Cricket)
- 9. Outdoor Gym
- 10. Children's Play area
- 11. Tennis Court
- 12. Basketball court
- 13. Cricket Practice Pitch14. Senior Citizens Park

- 15. Skating Rink
- 16. Chess Court
- 17. Reflexology Park
- 18. Meditation Zone
- 19. Yoga Garden/Sun Court
- 20. Multi Themed Gardens
- 21. Wifi Enabled outdoor Zones
- 22. Community Garden
- 23. Tree House
- 24. Rock Climbing Wall
- 25. Trampoline
- 26. Padel Court
- 27. Sky Walk
- 28. Clubhouse Entrance Plaza



### MASTERPLAN

### MASTER NUMBERING PLAN

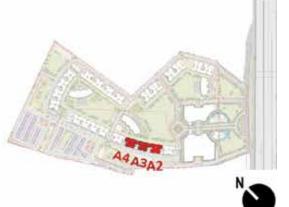


COLOUR	UNIT TYPE	SALEABLE AREA OF UNIT	CARPET AREA	BALCONY + UTILITY AREA
	2 BED (	CLASSIC		
	Α	1301	774	148
	3 BED A			
	B1	1681	1058	161
	B2	1694	1058	161
	3 BED I	PREMIA		
	C1	1870	1173	230
	C2	1955	1178	267
	C3	1970	1178	267
	3 BED (	JLTIMA		
	D1	2236	1402	278
	D2	2262	1363	271
	4 BED I	MAGNUS		
	E1	2490	1549	277
	4 BED 9	UPREME		
	F1	2750	1687	340
	F2	2772	1687	340
	F3	2828	1687	402
	F4	2851	1687	402
	F5	2887	1738	402
	F6	2910	1738	402
		IENT & SKY		
	D2(d)	3625	2086	509
	E1(d)	4126	2446	675
	D2(p1)	4173	2559	405
	F1(d)	4463	2636	708
	F3(d)	4463	2636	708
	F5(d)	4463	2636	708
	F6(d)	4499	2636	708
	E1(p1)	4591	2914	401
	F1(p1)	4945	3109	473
	F2(p1)	4985	3109	473
	F3(p1)	5027	3109	535
	F4(p1)	5067	3109	535
	D2(p2)	5097	3179	405
	F5(p1)	5145	3209	535
	F6(p1)	5186	3209	535
	E1(p2)	5512	3533	401
	F1(p2)	5820	3730	473
	F2(p2)	5866	3730	473
	F3(p2)	5979	3730	600
	F5(p2)	5979	3729	600
	F4(p2)	6026	3730	600
	F6(p2)	6026	3729	600







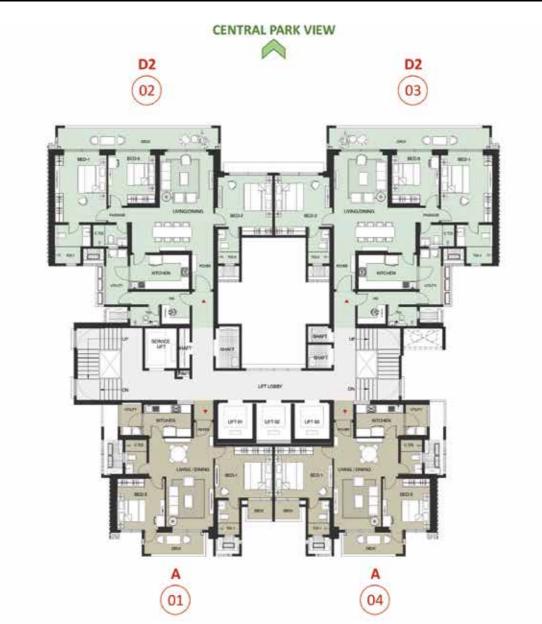


**KEY PLAN** 

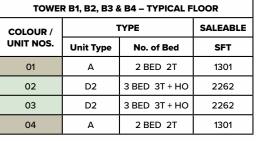
TOWER A2, A3, & A4 - TYPICAL FLOOR					
COLOUR /	TYPE		SALEABLE		
UNIT NOS.	Unit Type	No. of Bed	SFT		
01	B2	3 BED 2T	1694		
02	F2	4 BED 4T + HO	2772		
03	F2	4 BED 4T + HO	2772		
04	B2	3 BED 2T	1694		
· · · · · · · · · · · · · · · · · · ·					



TOWER A5 – TYPICAL FLOOR					
COLOUR /	TYPE		SALEABLE		
UNIT NOS.	Unit Type	No. of Bed	SFT		
01	C3	3 BED 3T	1970		
02	F6	4 BED 4T + HO	2910		
03	F6	4 BED 4T + HO	2910		
04	C3	3 BED 3T	1970		



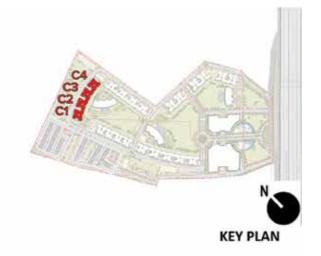












TOWER C1,C2,C3 & C4 – TYPICAL FLOOR						
COLOUR /	-	SALEABLE				
UNIT NOS.	Unit Type	No. of Bed	SFT			
01	C1	3 BED 3T	1870			
02	E1	4 BED 3T + HO	2490			
03	E1	4 BED 3T + HO	2490			
04	C1	3 BED 3T	1870			







TOWER D1 – TYPICAL FLOOR					
COLOUR /	1	SALEABLE			
UNIT NOS.	Unit Type	No. of Bed	SFT		
01	C2	3 BED 3T	1955		
02	F5	4 BED 4T + HO	2887		
03	F5	4 BED 4T + HO	2887		
04	C2	3 BED 3T	1955		



CENTRAL PARK VIEW



TOWER D2 & D3 – TYPICAL FLOOR						
COLOUR /	-	SALEABLE				
UNIT NOS.	NOS. Unit Type No		SFT			
01	B1	3 BED 2T	1681			
02	F1	4 BED 4T+ HO	2750			
03	F1	4 BED 4T+ HO	2750			
04	B1	3 BED 2T	1681			

**KEY PLAN** 







TOWER E1, E2 - TYPICAL FLOOR					
OUR /	TYPE		SALEABLE		
T NOS.	Unit Type	No. of Bed	SFT		
01	D1	3 BED 3T + HO	2236		
02	E1	4 BED 3T+ HO	2490		
03	E1	4 BED 3T+ HO	2490		
04	D1	3 BED 3T + HO	2236		







Tower A5 (2-17,19-27,29-36,38-45 Floor)

		4BED 4T + HO				
		AREA	SQFT	SQM		
A. SALEABLE AREA/ SBA		2910	270.36			
	B.	RERA CARPET AREA	1738	161.46		
	C.	UTILITY + DECK	402	37.36		
	D.	TOTAL USABLE AREA (B+C)	2140	198.82		







Tower D1 (2-17,19-27,29-36,38-42 Floor)

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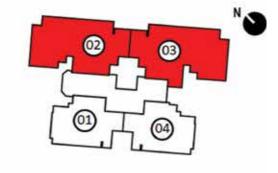
4BED 4T + HO						
AREA SQFT SQM						
SALEABLE AREA/ SBA	2887	268.18				
RERA CARPET AREA	1738	161.46				
UTILITY + DECK	402	37.36				
TOTAL USABLE AREA (B+C)	2140	198.82				
	AREA  SALEABLE AREA/ SBA  RERA CARPET AREA  UTILITY + DECK	AREA         SQFT           SALEABLE AREA/ SBA         2887           RERA CARPET AREA         1738           UTILITY + DECK         402				





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FLOOR KEY PLAN TOWER A1

Tower A1 (2-17,19-27,29-36,38-45 Floor)

	4BED 4T + HO						
	AREA	SQFT	SQM				
A.	SALEABLE AREA/ SBA	2851	264.83				
B.	RERA CARPET AREA	1687	156.76				
C.	UTILITY + DECK	402	37.36				
D.	TOTAL USABLE AREA (B+C)	2089	194.12				







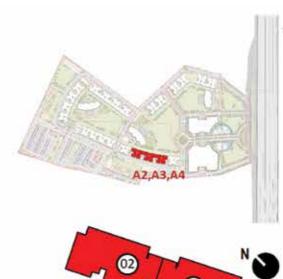
Tower D4 (2-17,19-27,29-36,38-42 Floor)

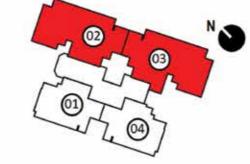
4BED 4T + HO				
	AREA	SQFT	SQM	
A.	SALEABLE AREA/ SBA	2828	262.69	
B.	RERA CARPET AREA	1687	156.76	
C.	UTILITY + DECK	402	37.36	
D.	TOTAL USABLE AREA (B+C)	2089	194.12	









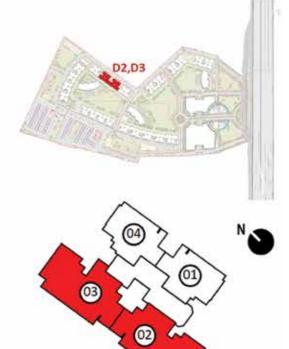


FLOOR KEY PLAN TOWER A2,A3,A4

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4BED 4T +HO				
	AREA	SQFT	SQM	
A.	SALEABLE AREA/ SBA	2772	257.51	
B.	RERA CARPET AREA	1687	156.75	
C.	UTILITY + DECK	340	31.59	
D.	TOTAL USABLE AREA (B+C)	2027	188.34	



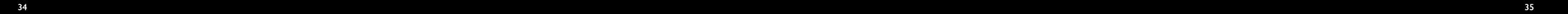


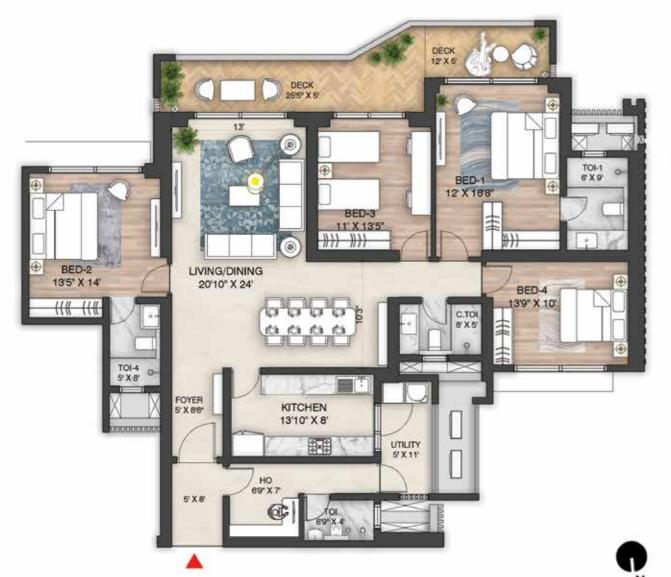
4BED 4T + HO			
AREA	SQFT	SQM	
SALEABLE AREA/ SBA	2750	255.43	
RERA CARPET AREA	1687	156.75	
UTILITY + DECK	340	31.59	
TOTAL USABLE AREA (B+C)	2027	188.34	

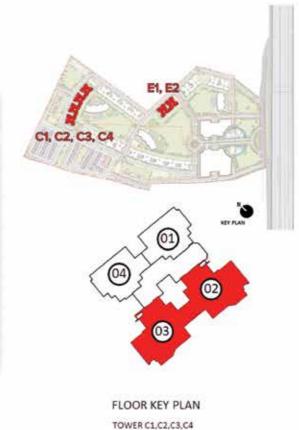
FLOOR KEY PLAN TOWER D2,D3





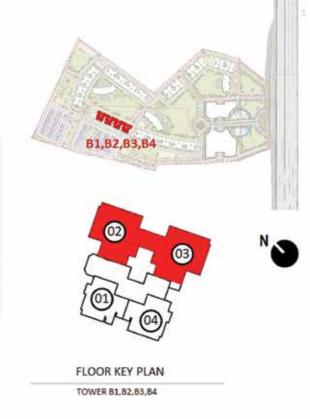






4BED 3T + HO				
	AREA	SQFT	SQM	
A.	SALEABLE AREA/ SBA	2490	231.27	
B.	RERA CARPET AREA	1549	143.93	
C.	UTILITY + DECK	277	25.78	
D.	TOTAL USABLE AREA (B+C)	1826	169.71	

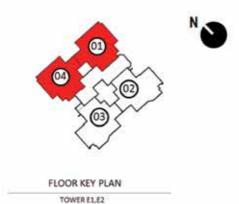




3BED 3T +HO				
	AREA	SQFT	SQM	
A.	SALEABLE AREA/ SBA	2262	210.16	
B.	RERA CARPET AREA	1363	126.66	
C.	UTILITY + DECK	271	25.15	
D.	TOTAL USABLE AREA (B+C)	1634	151.81	



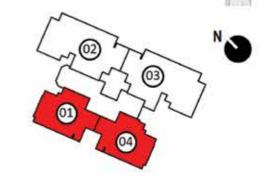




	3BED 3T + HO				
AREA SQFT SQM					
A.	SALEABLE AREA/ SBA	2236	207.71		
B.	RERA CARPET AREA	1402	130.23		
C.	UTILITY + DECK	278	25.87		
D.	TOTAL USABLE AREA (B+C)	1680	156.1		







FLOOR KEY PLAN
TOWER AS

3BED 3T					
	AREA	SQFT	SQM		
A.	SALEABLE AREA/ SBA	1970	183.05		
B.	RERA CARPET AREA	1178	109.45		
C.	UTILITY + DECK	267	24.81		
D.	TOTAL USABLE AREA (B+C)	1445	134.26		

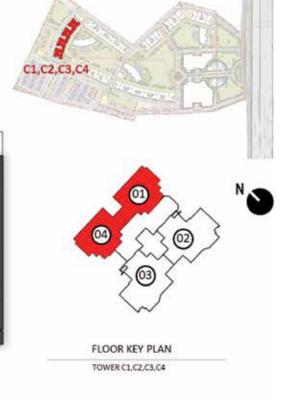






3BED 3T				
	AREA	SQFT	SQM	
A.	SALEABLE AREA/ SBA	1955	181.58	
B.	RERA CARPET AREA	1178	109.45	
C.	UTILITY + DECK	267	24.81	
D.	TOTAL USABLE AREA (B+C)	1445	134.26	





 3BED 3T

 AREA
 SQFT
 SQM

 A.
 SALEABLE AREA/ SBA
 1870
 173.67

 B.
 RERA CARPET AREA
 1173
 108.97

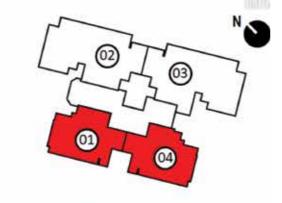
 C.
 UTILITY + DECK
 230
 21.37

 D.
 TOTAL USABLE AREA (B+C)
 1403
 130.34







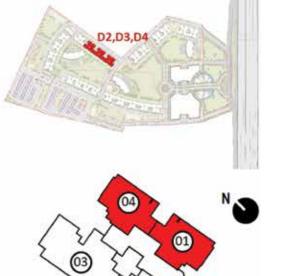


FLOOR KEY PLAN TOWER A1, A2, A3, A4

3BED 2T			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	1694	157.37
B.	RERA CARPET AREA	1058	98.32
C.	UTILITY + DECK	161	14.94
D.	TOTAL USABLE AREA (B+C)	1219	113.26

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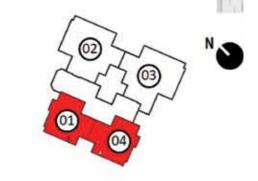
FLOOR KEY PLAN TOWER D2,D3,D4

	3BED 2T				
	AREA	SQFT	SQM		
A.	SALEABLE AREA/ SBA	1681	156.10		
В.	RERA CARPET AREA	1058	98.32		
C.	UTILITY + DECK	161	14.94		
D.	TOTAL USABLE AREA (B+C)	1219	113.26		









FLOOR KEY PLAN TOWER B1, B2, B3, B4

2BED 2T				
	AREA	SQFT	SQM	
A.	SALEABLE AREA/ SBA	1301	120.88	
B.	RERA CARPET AREA	774	71.88	
C.	UTILITY + DECK	148	13.79	
D.	TOTAL USABLE AREA (B+C)	922	85.67	

#### STRUCTURE

RCC Structure

#### LOBBY

- Ground floor lobby flooring in granite/marble
- Basement and typical floor lobbies in vitrified tiles
- Lift cladding in marble / granite as per architect's design
- Service staircase and service lobby in Kota Stone / Cement Tiles / Vitrified Tiles
- All lobby walls will be finished with texture paint and ceilings in distemper

#### LIFTS

· Lifts of suitable size and capacity will be provided in all towers

#### **FLOORING**

- High quality vitrified Tiles in the foyer, living, dining, family and corridors
- All Bedrooms in Engineered Wooden Flooring
- Kitchen, Utility, Home Office, Staff Quarters and Balconies in Vitrified Tiles

#### KITCHEN

- · Granite counter with 2 feet high dado above
- Exhaust fan will be provided
- Single bowl single drain stainless steel sink will be provided

#### **TOILETS**

- · Vitrified tiles for flooring and walls up to the false ceiling
- All toilets with countertop wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- · Geysers in all toilets, instant geyser in the maids toilet
- Suspended pipeline in all toilets concealed within a false ceiling
- Exhaust fan
- Glass partition in all toilets

#### **INTERNAL DOORS**

- 8ft Main Door frame in Timber and laminated flush shutter
- 7ft Internal doors Wooden frames in Timber and laminated flush shutters

#### **EXTERNAL DOORS AND WINDOWS**

- Aluminium frames and shutters for all external doors
- Aluminium framed windows with clear glass and mosquito mesh shutters

#### PAINTING

- Premium External Emulsion on exterior walls
- · Internal walls and ceilings in Emulsion

#### **RAILINGS**

- All balcony railings in S.S & glass.
- · All internal railings in M.S and enamel paint.

#### ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points will be provided
- Internet, TV and telephone points will be provided in the living and all Bedrooms
- ELCB and individual meters will be provided for all apartments
- Provision for Split AC will be provided in Living, Dining and all bedrooms

#### SECURITY SYSTEM

- Security cabins at all entrances and exits
- CCTV coverage on all main entry and exit points
- Digital Door Lock for all apartments

#### **DG POWER**

- Power back up will be provided for all common areas
- Backup for all apartments at additional cost



#### MULBERRY AT THE PRESTIGE CITY

RERA Reg No.: UPRERAPRJ470993/04/2025

https://www.up-rera.in/

Project Launch Date: 30.04.2025 Account No.: 777705092425



#### **OAKWOOD AT THE PRESTIGE CITY**

RERA Reg No.: UPRERAPRJ986134/04/2025

https://www.up-rera.in/

Project Launch Date: 30.04.2025

Account No.: 777705022624



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#### **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

International Sales Office: dubai@prestigeconstructions.com

#### The Prestige City, Indirapuram Extn

The Prestige City, NH-24, Village Akbarpur Bherampur, Mirzapur, Shahbad alias Mitthepur, Ghaziabad - 201001, Uttar Pradesh.

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 colour 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, colour & 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.





