



Prestige Oasis
The art of peaceful living.



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Far away from the constant grind of the city, lies a place where a man can get away from it all. Most would call it paradise; you can call it home. The villas at Prestige Oasis are cocooned in the lap of verdant nature just so you can find the peace that comes with realising that all your senses are being rejuvenated. And that happens only when you are at one with the silence of the universe.

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Built around a natural water body that forms the centre piece of the property, these Villas are as charming as they are luxurious. Just in case the lapping of the water invites your spirit to take a jaunt outside, step out and watch the ducks swimming lazily in the pond. Offer them a few crumbs. In return, you will find a few crumbs of the peace that comes from connecting with nature.

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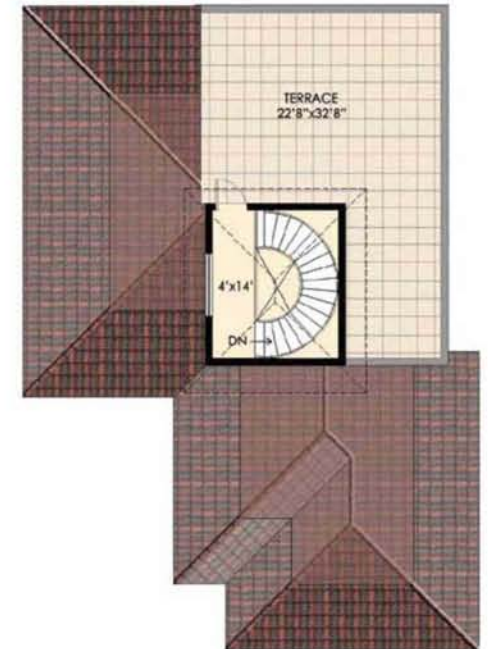
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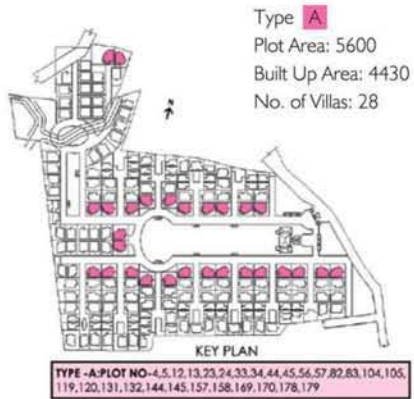
Ground Floor



First Floor



Terrace Floor



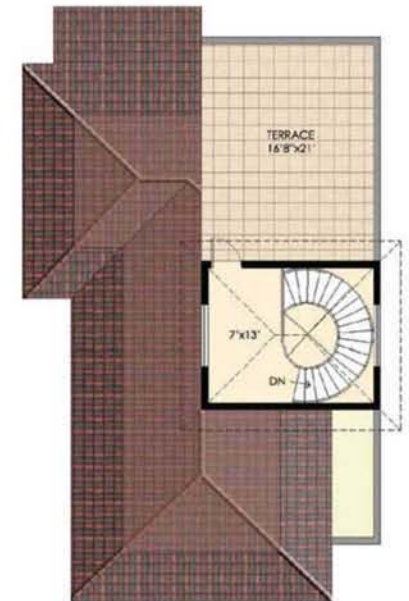
With a stunning view of rolling grasslands as far as the eye can see, these villas are a haven of quiet when you're tired after the rough and tumble of the day. Appointed in the most exquisite manner possible, you come home into the lap of nature. Imagine sitting on your terrace, doing nothing except bathing your tired eyes in the mellow rays of the setting sun; the sky a glorious pink, and in your mind, a glorious nothingness.

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Type **B**
Plot Area: 4800
Built Up Area: 3960
No. of Villas: 39



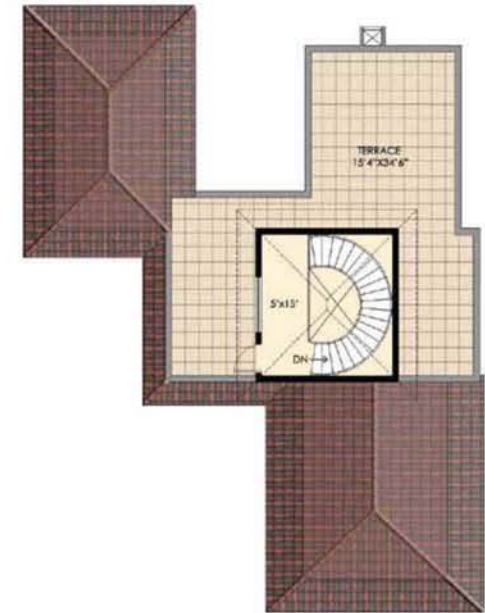
Nestled amidst a riot of skyward reaching trees and flowering shrubs, these villas offer you the comfort of snuggling in and not being disturbed. The foliage creates a semblance of privacy that can only be invaded by the soothing chirping of the birds as they too return home to the trees. Listen carefully to the sounds of the birds as they nestle in for a good night's rest. You'll find those sounds mirrored by your soul.

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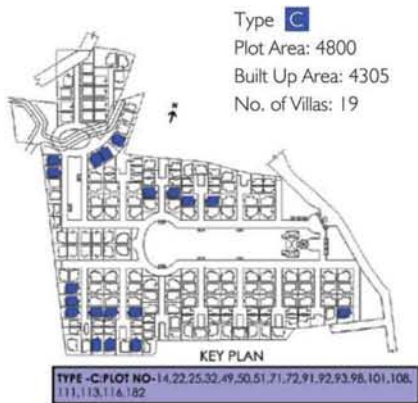




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VILLE TYPE C | Prestige Oasis



Type **C**
Plot Area: 4800
Built Up Area: 4305
No. of Villas: 19



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Think about the sun itself coming in and slowly waking you up. Its gentle early morning rays lightly massage your eyes till you arise and face a glorious new day. Look outside. The fresh dew sparkles in rainbows all around you. The very world is inviting you to join this celebration of life. Step out of your villa with a steaming hot cup of tea. And feel your soul become a part of this enchanting new time.

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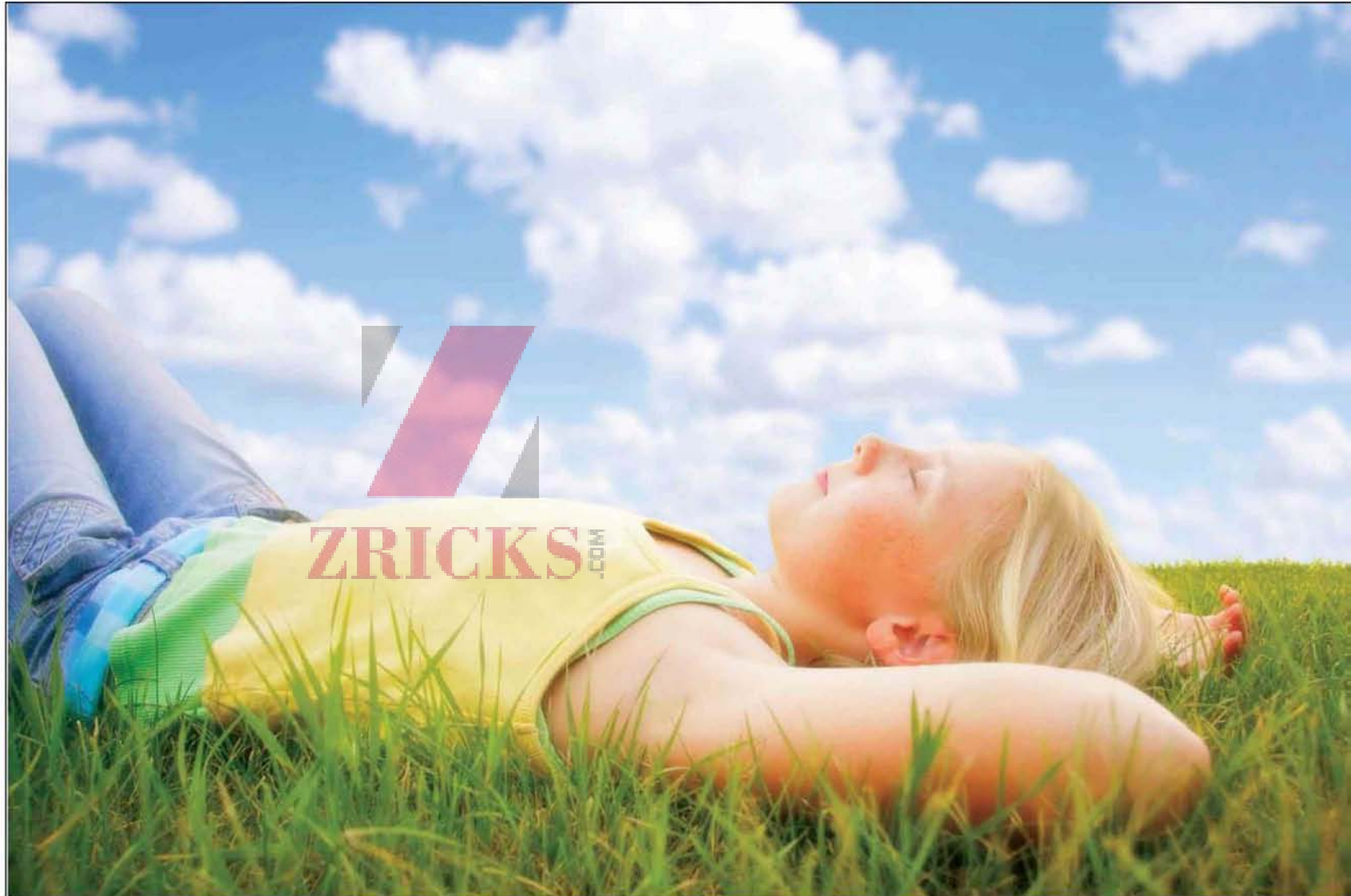


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Type **D**
Plot Area: 4200
Built Up Area: 4200
No. of Villas: 24

TYPE - D: PLOT NO- 52,53,55,58,59,60,61,62,63,64,65,66,67,68,69,70,
78,79,80,85,86,87,112,128



Built in two small alcoves away from the rest of the villas, these villas provide you the solitude you just crave for. Imagine coming home and knowing that there aren't too many noisy neighbours around and all the sound you will hear is that of the wind whispering through the leaves - each whisper telling its own story of silence. And imagine then that each gust of wind will sing its own lullaby to help you sleep in peace.

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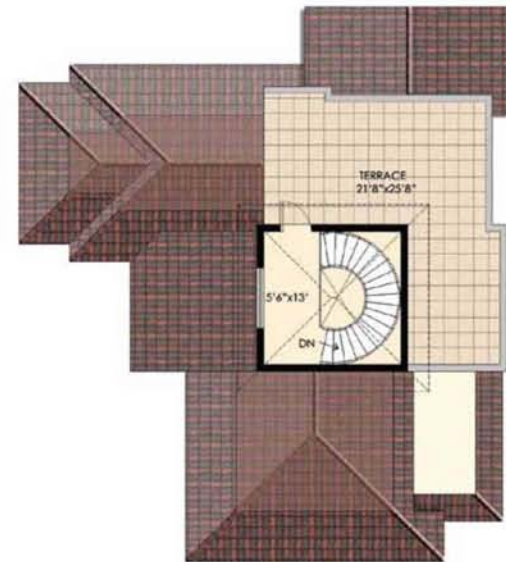
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Ground Floor



First Floor



Terrace Floor



Type **E**
Plot Area: 4200
Built Up Area: 3840
No. of Villas: 23



Nature in all its colours surrounds these villas to give a vista that is uniformly pleasing. A profusion of flowers - reds, oranges, purples, fuschias and what have you, all creating a kaleidoscope of images that refresh your body and soul. Add to this, the green of the rolling grass along with the blue of the brilliant sky, and you have surroundings that could keep you seated in one place, looking.

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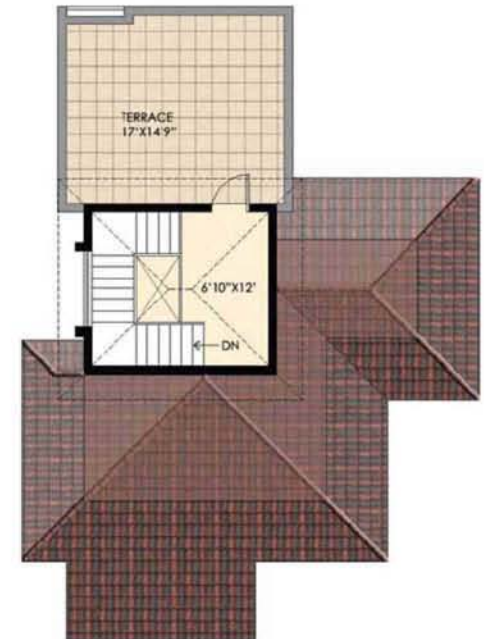
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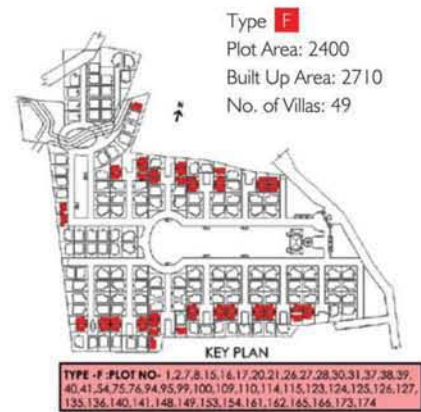
Ground Floor



First Floor



Terrace Floor



Structure

RCC framed structure
Cement blocks for all walls

Villa Flooring

Wooden Laminated flooring in all bedrooms
Italian marble in the foyer, living, dining, corridor and family.
Wooden laminated flooring in Internal staircases and natural stone in verandahs
Balconies and terraces in anti skid ceramic tiles

Kitchen & Utility

Granite flooring
Ceramic tile dado of 2 feet above the granite top
Double bowl single drain steel sink with single lever tap
Ceramic tile flooring and ceramic dadoing in the utility
Ceramic tile flooring and dado for the servant room and toilet

Toilets

Master toilet – Italian marble for flooring and dado, wall mounted EWC
Italian marble counter top with double wash basin and CP mixer taps
Bath tub, complete with mixer and hand shower
Mirror above wash basin with all CP toilet accessories

Other Toilets

Anti skid ceramic tiles for flooring & ceramic dado and texture paint
Wash basin granite counters with shower partitions
European water closets and CP fittings and accessories and mirror above wash basins
Solar water heater to supply hot water to all toilets

Internal Doors

Entrance Door - 8 feet high timber door with architrave and polished on both sides
Internal Doors - 7 feet high with wooden frames and flush shutters

External Door

UPVC/Aluminum wood foiled frames and partially glazed
Shutters for all external doors

Windows

3 track UPVC/Aluminum wood foiled frames and shutters for windows with clear glass, mosquito mesh shutters and grills

Painting

Cement paint for all external walls, emulsion for internal walls and ceilings

Electrical

Concealed wiring with PVC insulated copper wires with modular switches
Sufficient power outlets and light points
15 KW power will be provided for A, B, C, D and E types
12 KW power for F type
TV and telephone points provided in the living, family and all bedrooms
ELCB and individual meters will be provided for all Villas.

Services at Additional Cost

100% Power back-up for all villas at an additional cost

Prestige Oasis – FAQs

1.What is Prestige Oasis?

Prestige Oasis is a luxury, gated villa development spread over 33.5 acres of land with 43% of public space and 57% of plot area housing just 182 villas.

2.Where is Prestige Oasis located?

Prestige Oasis is located off Doddaballapur Road behind North West County & Angsana Spa & Resort, developed by Prestige.

3.What is the distance from Vidhana Soudha?

The distance is 26 kms from Vidhana Soudha and the drive is approximately 45 mins from the city.

4.What are the different types of homes?

Type	Plot Area	Built Up Area	No. of Villas
A	5600	4430	28
B	4800	3960	39
C	4800	4305	19
D	4200	4200	24
E	4200	3840	23
F	2400	2710	49
Total			182

5.How do I get an allotment?

Fill the booking application form indicating your choice of villa along with the booking amount.

6.When do I get an allotment?

Based on priority, allotments would be made. It is on a first come first served basis.

7.What is the initial booking amount to be paid?

The initial booking amount will be Rs. 10,00,000/- (Ten Lakhs Only), to be given along with the booking form and the balance of 15% within 30 days from the date of booking. The allotment letter will be given after the initial payment of 15% and the post dated cheques are submitted. The sale agreement will follow thereafter.

8.When will construction commence and what will be the completion date for the development?

Marketing launch would commence on 20th April 2008, construction by December 2008 and completion of the development within 36 months from commencement of construction.

9.What are the facilities provided in the clubhouse?

Indoor badminton court, squash court, pool table, tennis court, health club, gymnasium, party hall, provision for a convenience store and a children's play area. Membership to the clubhouse will be free of cost. However, usage charges for the facilities will be applicable.

10.Are internal changes possible?

The entire development has been master-planned with a theme in design and external finish. In addition the internal finishes have been carefully chosen. Considering the time line for delivery, we are unable to accept changes/modifications.

11.Will Prestige sell only the plot?

No. Just the land will not be sold since each villa is being sold as a unit.

12.Are all plots of the same size in each of the categories?

There may be small variations in plot sizes.

13.How will each plot be demarcated?

Each plot will be demarcated by picket fences / hedges. There will be no compound wall between villas.

14. Will this development be a phased development?

No, this development is not a phased development.

15. Can I avail a housing loan?

Certainly.

16. Has the project been approved by Housing Financial Institutions?

Yes. The project has been approved by select housing finance institutions.

17. Can I pay 100% down payment? How do I benefit?

Yes, you can avail of making a 100% payment & avail a discount. However this scheme/offer will be valid for a limited period of 30 days from date of launch.

18. What are the additional charges to be paid?

Electricity and water charges, registration charges, service charge, VAT, maintenance charges/ sinking fund, Khata and assessment charges and any other charges applicable, if any.

19. Is the land converted for Residential purpose, and is the property clear of all encumbrances?

Yes. The land has been converted for residential purpose and is free hold, marketable and free from all encumbrances.

20. Have all approvals been obtained?

Yes, approvals have been obtained and we are awaiting the environmental clearance from Ministry of Environment.

21. What is the type of agreement to be signed by the Purchaser?

Composite agreement for both land and construction will be executed.



22. When will registration take place?

On completion of the entire development or on payment of entire sale price including the additional amounts, on handing over possession, registration will be carried out by lawyers appointed by us.

23. Who will take care of the maintenance?

Prestige Property Management Service shall be maintaining the property at a cost.

24. Will there be a property manager on site?

Yes. There will be a building manager and support staff to manage the property.

25. What is the scope of maintenance?

The scope of maintenance will cover maintenance of the common infrastructure for the villas, road, landscape of common areas, upkeep of the individual landscape of the villas. The Villa owners in discussion with the property management company can further define the scope as may be required.



Prestige Estates Projects Limited

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