



PRESTIGE
hermitage
An Expression of Excellence

Long Elevation View



Artist's impression

Exterior View



Shot at Location



Some things come by only once in a generation.

The creative genius of the master sculptor, the expressive flair of the classical diva, the mystical lustre of a celebrated gemstone...

All these are timeless in their quality and belong to the ages. They are the measures of their own genius, for which no common yardstick will suffice.

Of such incomparable stock, without peer in its time, is Prestige Hermitage. A home that has not been built, but carefully sculpted to realise a creative vision that is larger than life.

A vision that resonates with the tastes and needs of those rarefied few, whose very presence is a command.

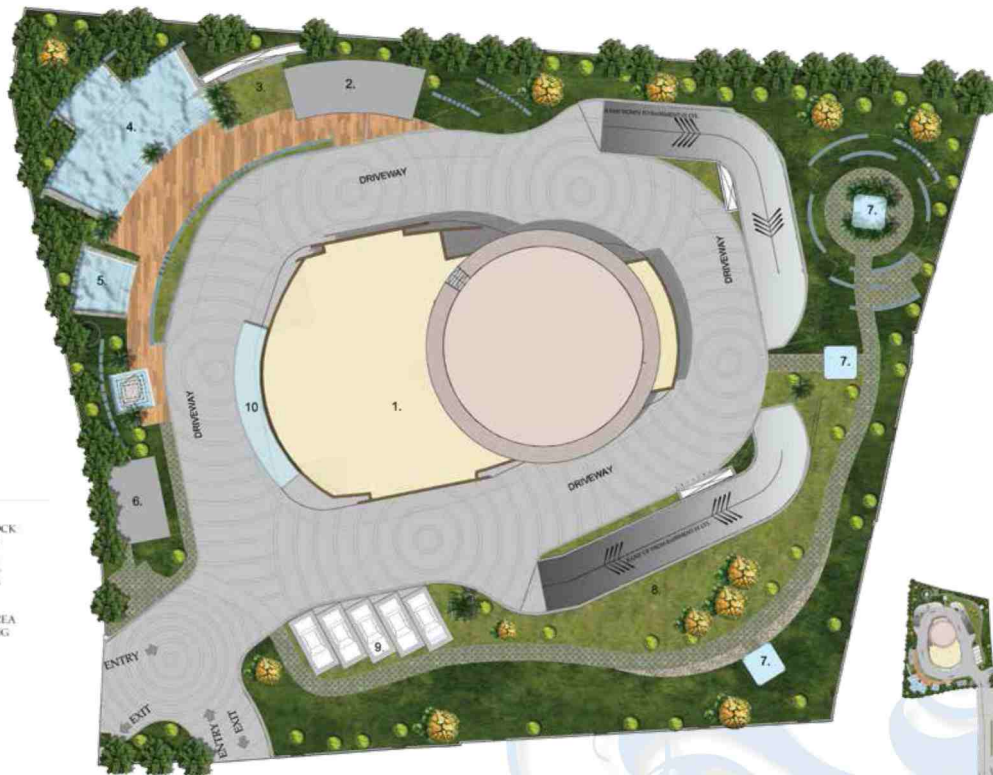
A single tower of twenty three floors with just one home on each floor.

Keeping your privacy inviolate. And your space sacred.

Turn the page and explore the masterpiece that we invite you to turn into your home.



- LEGEND:
- 1. APARTMENT BLOCK
 - 2. CHANGE ROOMS
 - 3. KIDS PLAY AREA
 - 4. SWIMMING POOL
 - 5. TODDLER'S POOL
 - 6. SERVICES
 - 7. PAVILLION
 - 8. LANDSCAPED AREA
 - 9. VISITORS PARKING
 - 10. DROP OFF

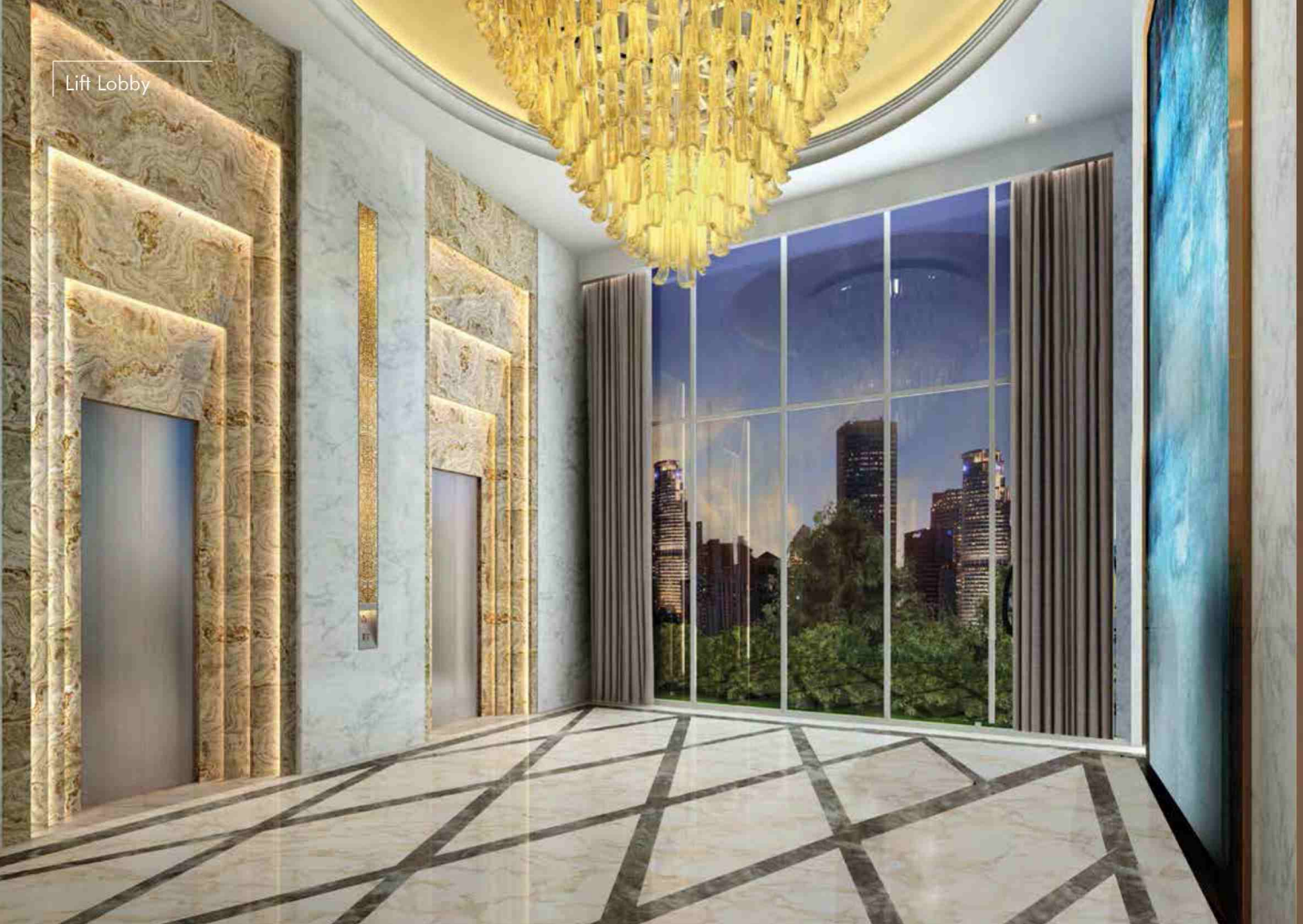


Entrance Foyer



Artist's impression

Lift Lobby



Grand Entrance



Shot at Location



Living & Dining



Shot at Location



UNIT AREA : 7481 SFT



Living Room



Shot at Location

A grand entry that creates a new memory, every time.

Such is the magnificence of Prestige Hermitage's entrance that no matter how many times you pass through its portals, it will take your breath away, every time.

Familiarity, in this case, breeds awe and respect.



Master Bedroom



Shot at location



Balcony View

As night falls, the spirit rises!



Artist's impression

Master Bedroom



Artist's impression

Exterior View



Sparkling waters greet your eyes as
the mist clears every morning.

Artist's impression



Master Bathroom



Artist's impression



Pool Side View

Yes, you are at home, in
your domain.

Artist's impression.



Party Hall



Artist's impression



Artist's impression

Pool Side Night View

Serenity by the waters

A celebration with friends, or just a quiet contemplative moment, the tranquil aura of the pool makes the perfect backdrop to time well spent.



Gymnasium



SPECIFICATIONS

STRUCTURE

- RCC structure, cement blocks used wherever required.

Common Lobby*

- All lobby flooring and lift wall cladding in Granite/Marble/Engineered Stone. Veneered false ceiling in all lobbies. Service lobby, service corridor and staircases in Kota stone and textured paint on walls.

Lifts

- Passenger and service lifts of suitable size and capacity.

Flooring

- Imported Marble/Granite/Engineered Stone in the Foyer, Living, Family and Dining Areas, and Internal Staircase. Decks for the Living and Dining Areas in external grade Solid Wood Flooring. Engineered Laminated Wooden Flooring in all Bedrooms. All Toilets have Marble/Granite/Engineered Stone on the floor and walls upto the false ceiling.

Kitchen

- Kitchen furnished with hob and hood, and under counter and overhead cabinets with pull out systems and appliances- washing machine, dryer, dishwasher, refrigerator, geyser & oven.
- Ceramic Tile Flooring and Dado above the granite counters are of ceramic tile.
- Double bowl sink in the utility and single bowl sink in the Kitchen with single lever spout.

Utility & Servant's Room

- Ceramic Tile Flooring and Dado.

Toilets and Fittings

- Granite/Imported Marble counters in all Toilets.
- Counter mounted wash basins. Wall mounted EWCs with concealed cisterns. Vanity cabinets provided below the wash basin in all Toilets.

- Master Toilet is provided with 2 wash basins.
- Shower cubicle, geysers in all Toilets, with mirror & accessories.

Powder Room

- Granite/Imported Marble for counter with counter mounted wash basin, wall mounted EWC, with Chrome Plated fittings.
- Mirrors and accessories.

Doors, Windows & Railings

- ENTRANCE DOOR - 8 feet high opening with frame and panelled double shutter in Teak Wood with Teak architrave.
- INTERNAL DOORS - all Bedroom doors are 8 feet high and Toilet doors 7 feet high with Teak Wood frames, Teak architraves and flush shutters.
- All doors have superior quality hardware.
- EXTERNAL DOORS/WINDOWS - Powder coated Aluminium frames and shutters with clear glass and mosquito mesh shutters.
- All railings in stainless steel and glass.

Electrical

- Concealed wiring with PVC insulated copper wires and modular switches. Sufficient power outlets and light points provided.
- POWER - 15 KVA for 4 B/R.

TV & Broad Band Connection

- Satellite TV and telephone points provided in the Living and Dining Areas and all Bedrooms.
- Broad band connection provided in the Study Area.

Air Conditioning

- Ductable centralized VRV air conditioning system to cover the entire unit. Designated HVAC area within each unit.

Painting

- Textured paint for the external walls, plastic Emulsion for internal walls and ceilings.

Security System & Home Automation

- The security system, including devices such as intruder alarm and CCTV (external & internal), are connected to the home automation system provided in every apartment.
- The home automation system also controls lighting, lighting sensors & automated curtain operations.

Gas

- Piped gas supply into Kitchen with individual meters.

Wardrobes in Bedrooms

- All Bedrooms will be furnished with wardrobes.
- The wardrobes are modular and factory finished with imported hardware.

False Ceiling & Recessed Lighting

- All units to have a false ceiling with AC grills for the ducted air conditioning system.
- Concealed/Recessed lighting will be provided.

DG Backup

- For all common services and every individual unit, 100% back up power will be provided.
- Consumption of back up power will be charged additionally.

Common Amenities

- Swimming Pool, Gym and Health Club, and Party Hall

Landscape

- Professionally planned and executed landscape.

FAQs

1. Where and what is Prestige Hermitage?

Prestige Hermitage is located on Kensington Road, Bangalore. This is a Residential Development consisting of 23 exclusive apartments.

2. What is its distance from M.G. Road?

The distance to Prestige Hermitage from M.G. Road is 1Km.

3. What are the different types of apartments and what are their sizes?

Prestige Hermitage consists of 4 bedroom apartments & the area of the apartment is 7481 sft.

4. Is there a Clubhouse, if yes, what are the facilities?

Yes, there is a Clubhouse at Prestige Hermitage that is fully equipped with a Gymnasium, Health Club with Steam/Sauna, Squash court, Party Hall and Swimming Pool.

5. Are modifications or internal changes permitted in the apartment?

Prestige Hermitage has been master planned with a theme and design, and external and internal finishes have been carefully chosen. Considering the timeline of delivery and the theme we are unable to accept changes/modifications.

6. What about car parking space?

We can provide four car parking spaces for every apartment. Additional car parking requests will be taken up towards project completion, at an additional cost.

7. Is the title of the property clear?

Yes, The property is clear of all encumbrances and all statutory approvals have been obtained.

8. Has BBMP/BDA sanctioned the plans?

Yes, the development plan has been sanctioned by BBMP and the occupancy certificate has been received.

9. How do I book my Home at Prestige Hermitage?

Identify your Apartment

Fill the Booking Application Form

Pay by Cheque/DD

The Booking Amount is 20% of the Sale Value of your unit including Car Park.

10. What happens thereafter?

You will be required to issue Post Dated Cheques (PDCs) for the remaining amount within 30 days against which a formal letter of allotment will be issued. Agreements will follow after completion of the allotment process.

11. What are the other additional amounts to be paid?

BESCOM & BWSSB Charges, Contribution to the Sinking Fund, Advance Maintenance Charges, Generator Charges, Khata Assessment Charges, and Registration Charges. VAT, Service Tax and any other taxes also will be required to be paid as per the prevailing guidelines at the time of possession.

12. What are the agreements that need to be signed?

The agreements that need to be signed are Agreement to Sell and Agreement to Construct, followed by a Sale Deed, at the time of possession.

13. What is the process of registration and when does registration take place?

Registration will be done only on completion of the development and on payment of the entire sale consideration including the additional charges. Registration will be facilitated by us through an advocate appointed by Prestige.

14. What is the process of assignment?

Assignment can be done only after the Agreements have been signed, PDCs given and the new party agrees to comply with the terms and conditions of the principal agreement.

Transfer Fees of 5% of the Sale Value will have to be paid. If you have availed of a loan then you also have to retrieve and hand over to Prestige all letters and documents issued by Prestige to the Bank/Housing Finance Institution.

Requests for assignments will be accepted only after 20% of the Sale Value and 5 Instalment payments are realized as per the payment schedule.

15. Has Prestige Hermitage been approved by Banks/Housing Finance Institutions (HFI) for loans?

Yes, leading HFIs have approved the development and will extend loans to customers based on their specified criteria.

16. What is my responsibility for disbursement of instalments through HFIs?

It is your responsibility to ensure timely disbursement of instalments from HFIs and no demand will be made by us to the HFIs for the same. To facilitate smooth payments, customers are required to issue a consent letter. Post Dated Cheques handed over for the instalments will be returned on receipt of the payment from the HFI.

17. Who will take care of the maintenance of the property?

The maintenance will be taken care of by Prestige Property Management & Services. You can rest assured that Prestige Hermitage will be cared for by professionals.

18. What is the scheme for maintenance?

The scheme for maintenance is as under:

A sum of Rs.42/- per sqft. will be charged as the advance maintenance fee for the first year and will be collected at the time of closing of your account. From the second year onwards, maintenance charges will be levied as decided by the Association/Prestige Property Management & Services. All future payments are to be made favouring the Property Management Company.

An additional sum of Rs.42/- per sqft. corresponding to the super built-up area will be collected as Sinking Fund. This amount will be deposited in an Escrow Account and the accruals will be used for major expenditure.

19. In case I have any more questions/clarifications?

Please email us at: properties@vsnl.com or visit us at our office at:

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The Falcon House

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Bangalore – 560 001

Karnataka, India

Location Map





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