



Prestige

# Park Drive

DEVANAHALLI

**CRAFT YOUR OWN STYLE OF LIVING**

RERA No.: PRM/KA/RERA/1250/303/PR/210219/003940



# **CRAFT YOUR LIFE. CREATE A LEGACY. SECURE YOUR FUTURE.**

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**Spread over an expanse of 28 acres, close to Bengaluru's Kempegowda International Airport, Prestige Park Drive is a masterfully planned plotted development of 468 plots, with life's conveniences at close hand.**

**With a majestic clubhouse, lush green landscaping, all services ready, and a host of high quality amenities, it presents the perfect locale for you to build your dream home, while securing a high growth investment and creating an enduring legacy for generations to come.**

**We invite you to make the smart move and secure your family's future with a wonderful home in the crown jewel of North Bengaluru.**

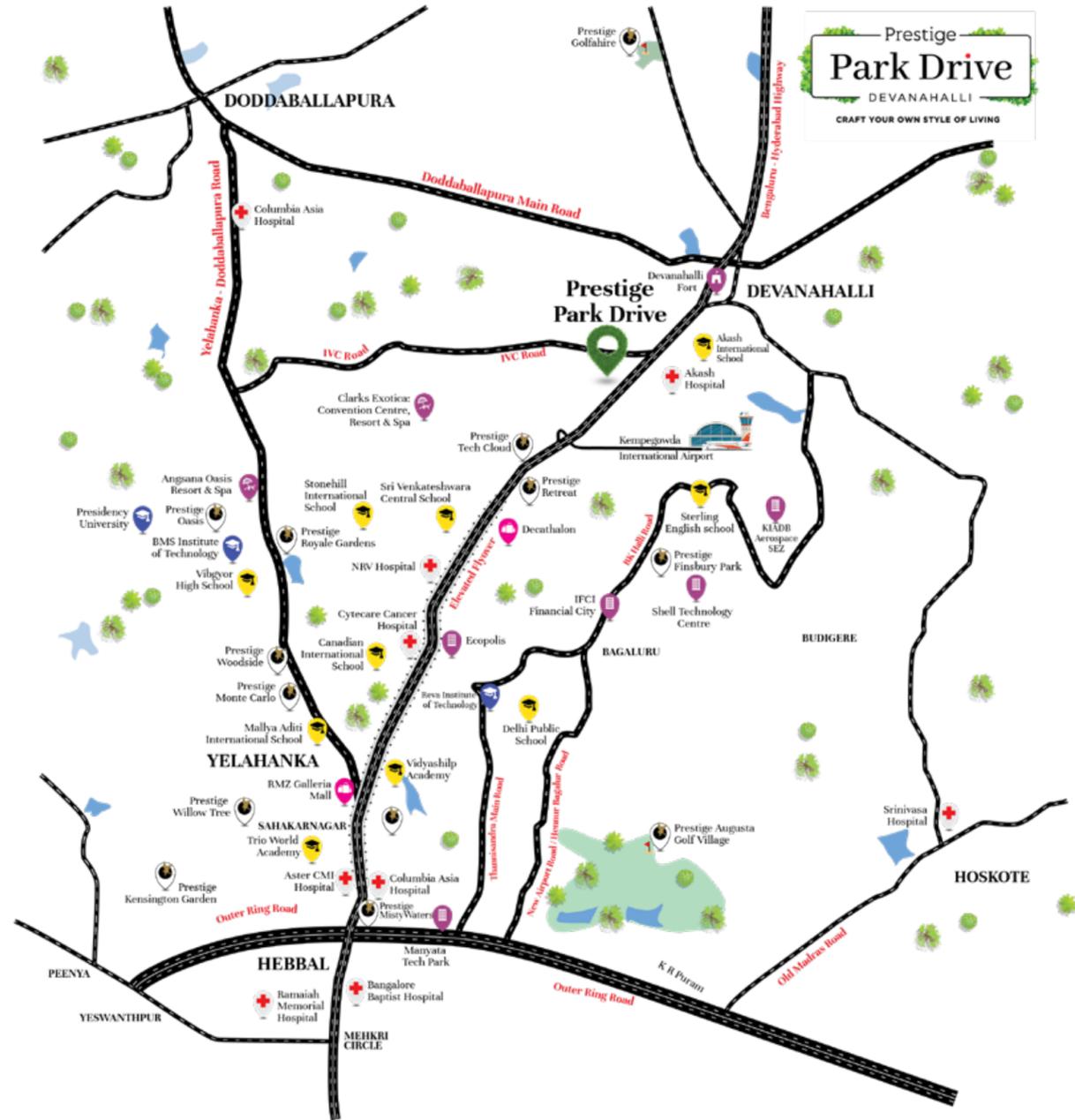
**This development is being done in phases with 215 plots in Phase 1, with future development.**

**A Prestige Group and MRG Group Joint Development**

# A COLLABORATION OF QUALITY

Prestige Park Drive is a joint venture between Prestige Group, India's most respected and trusted name in real estate, and MRG Group, a leading hospitality and real estate brand from Bengaluru. Thought leaders to the industry over the last three decades and more, Prestige has shaped the skylines of major Indian cities by introducing pathbreaking real estate concepts across asset classes, spanning world class residential, commercial, retail and hospitality properties. Together, we have crafted the masterpiece that is Prestige Park Drive, the new landmark of North Bengaluru.





Prestige  
**Park Drive**  
 DEVANAHALLI  
 CRAFT YOUR OWN STYLE OF LIVING

# EMBRACE THE FUTURE OF BENGALURU

The vicinity of the Kempegowda International Airport is where the future of Bengaluru is taking shape. Prestige now gives you a great opportunity to secure your slice of tomorrow in this fast developing neighbourhood. Prestige Park Drive is located in Palya village, which is under the Bangalore International Airport Area Planning Authority (BIAAPA), at Devanahalli in Bengaluru.

- 200mtrs from Bellary Road/NH44
- 4km from the Airport toll
- 30 minutes from Hebbal



## Bird's Eye View



## **LAND**

**– the only enduring and continually appreciating asset**

Land has been considered an asset and investment class from historic times. Passed through generations in the family, it is the only asset that is in limited supply with continuously growing demand, and, consequently, almost unlimited potential for value appreciation. With Bengaluru's population density on the rise thanks to its stature as India's fastest growing economic hub, land is by far the best investment you can make in the city.

# **FLEXIBILITY AND APPRECIATION**

**- enjoy the best of both worlds!**

When you invest in a plotted development, you get the flexibility to build your home as per your own requirements, at your own time and budget. At the same time, you still enjoy the benefits of common amenities, infrastructure and community living. The best of both worlds, in short.

With more open spaces all around, Prestige Park Drive offers a great escape from the hustle-bustle of the concrete jungle. You can have your own private garden and terrace space, which makes for more space for your children to play.

Moreover, plotted developments offer better potential for value appreciation and are more likely to give you better returns in the long term.



# WHY PRESTIGE PARK DRIVE OFFERS YOU HIGH GROWTH POTENTIAL

## 1 LEADING IT PARKS AND WORKSPOTS IN THE VICINITY – JOBS GETTING CREATED EVERY DAY

- KIADB IT, Hardware & Aerospace Park
- Manyata Tech Park
- ITC Factory
- Upcoming Prestige Tech Cloud
- Upcoming Devanahalli Business Park
- Upcoming BIAL IT Investment Region (ITIR)
- Upcoming Bangalore International Convention Centre (adjacent to the airport)
- Companies such as Shell, IFCI, Astra Zeneca, SAP, Wipro, TCS, SLK Software, Wistron Apple, STARRAG, TYCA, AMADA, Boeing, etc have their campuses operational or under construction

## 2 SOCIAL INFRASTRUCTURE READY AND AVAILABLE CLOSE BY

- Schools – DPS North, Stonehill International School, Vidyashilp Academy, Ryan International School, Canadian International School
- Hospitals – Columbia Asia Hospital, Aster CMI Hospital, Cytecancer Cancer Hospital, Akash Hospital
- Hospitality – Taj Bengaluru, The Quad at Bangalore Airport, Clarks Exotica, upcoming JW Marriott Hotel at Prestige Golfshire
- Retail/ Leisure – Decathlon, Galleria Mall, Upcoming Market City Mall at Hebbal, Nandi Hills

## 3 EXCELLENT CONNECTIVITY

- Located just off the 8-lane Bellary Road, 5 minutes from the Airport Toll Booth
- Proposed Metro from Hebbal to KIAL- Nearest station at Doddajala - 10 minutes
- Suburban Rail - Nearest station at Devanahalli - 5 minutes
- Proposed Peripheral Ring Road (PRR) - linking to NICE Road & providing connectivity across Bengaluru
- Proposed Satellite Town Ring Road (STRR) - linking the 12 satellite towns of Bengaluru together, providing connectivity towards Tumkur Road, Old Madras Road, Sarjapur Road and Kanakapura Road, connecting National and State Highway corridors

## 4 INFRASTRUCTURE READY

- High quality road and services infrastructure
- Great clubhouse with a host of amenities
- Lush green open areas, and soft and hard landscaping
- Grand Entry and Exit Gates

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**28  
Acres**

**468  
Plots\***

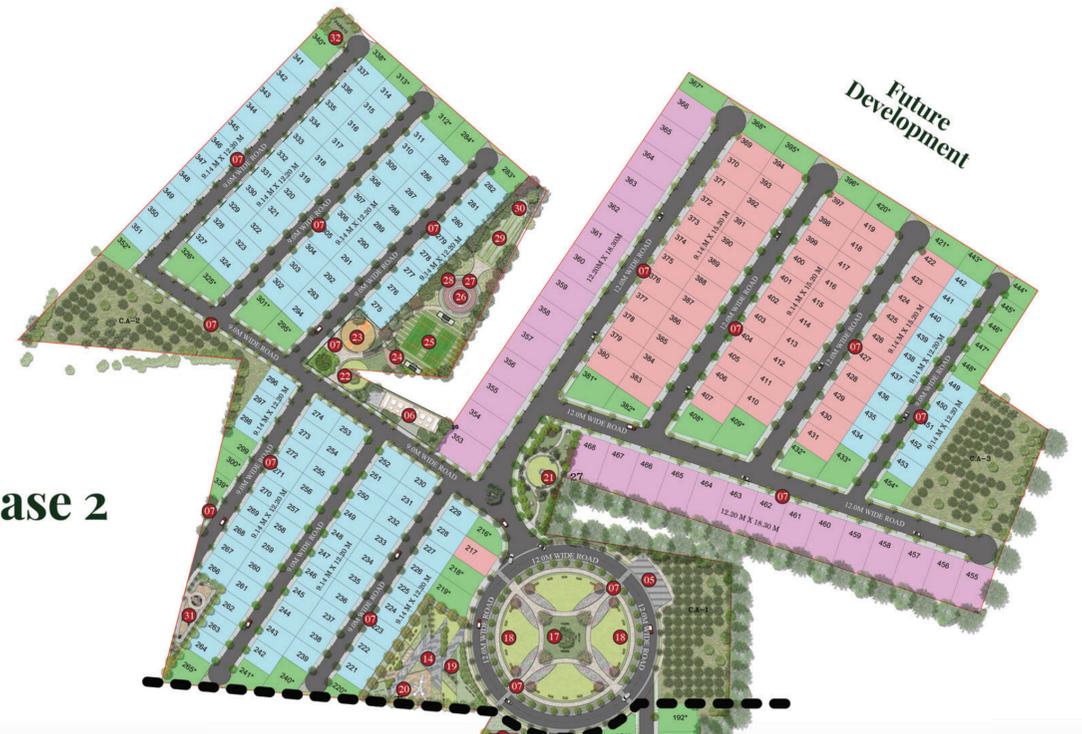
**The best amenities  
you could ask for.**

\*Phase 1 – 215 plots

**PRESTIGE PARK DRIVE  
MASTER PLAN**

— Lift up —

Phase 2



Phase 1



**PLOT DETAILS:**

- 9.14M X 12.20M PLOT (30' X 40')
- 9.14M X 15.20M PLOT (30' X 50')
- 12.20M X 18.30M PLOT (40' X 60')
- ODD PLOT

**LIST OF AMENITIES:**

- 01 ENTRY
- 02 EXIT
- 03 MAIN ENTRANCE ARCH
- 04 SECURITY CABIN / WAITING LOBBY
- 05 SCHOOL BUS SHELTER
- 06 TRANSFORMER
- 07 PEDESTRIAN PATHWAY
- 08 EMPYREAN CIRCLE
- 09 CLUBHOUSE
- 10 OUTDOOR PARTY LAWN
- 11 TODDLERS POOL
- 12 SWIMMING POOL
- 13 AMPHITHEATRE
- 14 WATER BODY
- 15 CAR PARKING
- 16 OUTDOOR FESTIVE & MOVIE LAWN
- 17 ELYSIUM CIRCLE
- 18 OUTDOOR SEATING
- 19 SENIOR CITIZENS GARDEN
- 20 CHILDREN'S PLAY AREA
- 21 HALCYON (CAMP FIRE)
- 22 OUTDOOR EXERCISE LAWN
- 23 HALF BASKETBALL COURT
- 24 STEPPED SEATING
- 25 TENNIS / JUNIOR FOOTBALL COURT
- 26 O.H.T
- 27 SKATING RINK
- 28 GRASS PAVERS
- 29 PRACTICE NET CRICKET PITCH
- 30 OUTDOOR SEATING
- 31 ZEN GARDEN
- 32 PET PARK

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\*Phase 1 – 215 plots

# MASTERFULLY PLANNED FOR GLOBALIZED LIVING

Prestige Park Drive's master plan incorporates all necessary facilities and amenities for comfortable and hassle free living - a grand entrance designed in a classical style, security cabin, ample parks and landscaped areas, broad well-paved roads with pedestrian pathways, school bus shelters, and service yards. You will also find extensive plantation of trees and foliage, and water bodies, which enhance visual appeal while making wonderful congregation and socializing spaces. These spaces will also have unique identities that shine through specially commissioned sculptures, murals, mosaics and other artwork, all coordinated in theme, contributing to wholesome and aesthetically meaningful living.

Parks

Social Spaces

Water Bodies

Classical Decor

Outdoor Sports





## **IT'S A WONDERFUL LIFE!**

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Life at Prestige Park Drive promises to be a cheerful, positive and fulfilling social experience. The enclave includes several common areas and amenities that are designed to facilitate interaction and bonding among residents.

# DEDICATED ZONES FOR THE YOUNG AND THE OLD

The vast and well-equipped Children's Play Area is conveniently located adjacent to the Senior Citizens' Garden and both are lined with tall, shade trees for safety.



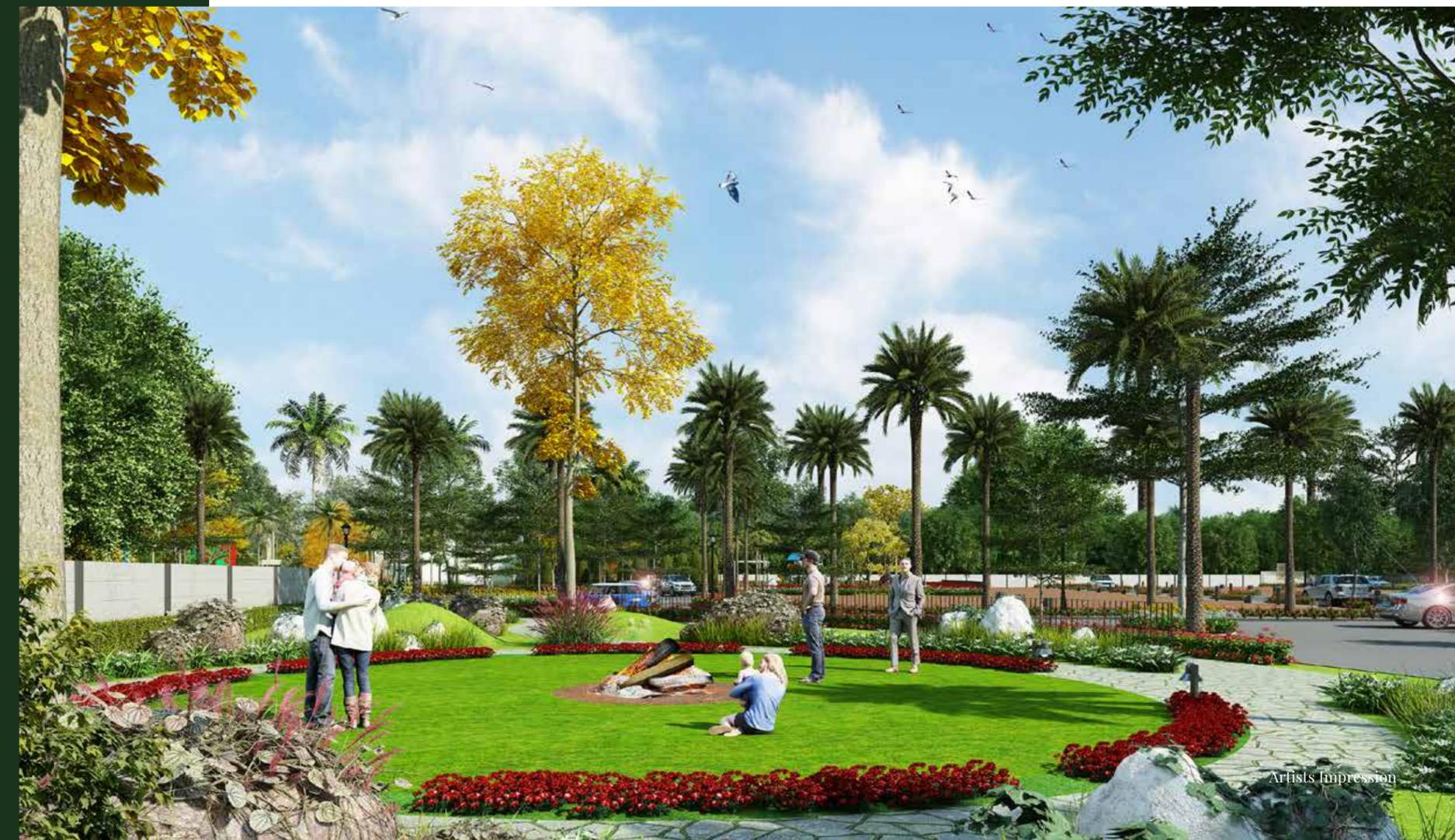
# CELEBRATE IN STYLE

The sprawling party lawn offers the ideal venue to celebrate a special occasion with grandeur and gusto.



# COME GATHER AROUND!

The Campfire pit is the perfect locale for intimate moments with friends and family.



## BOUNCERS AND SIXERS!

Well-designed cricket practice nets enable you and your kids to enjoy your favourite sport in safety and convenience.



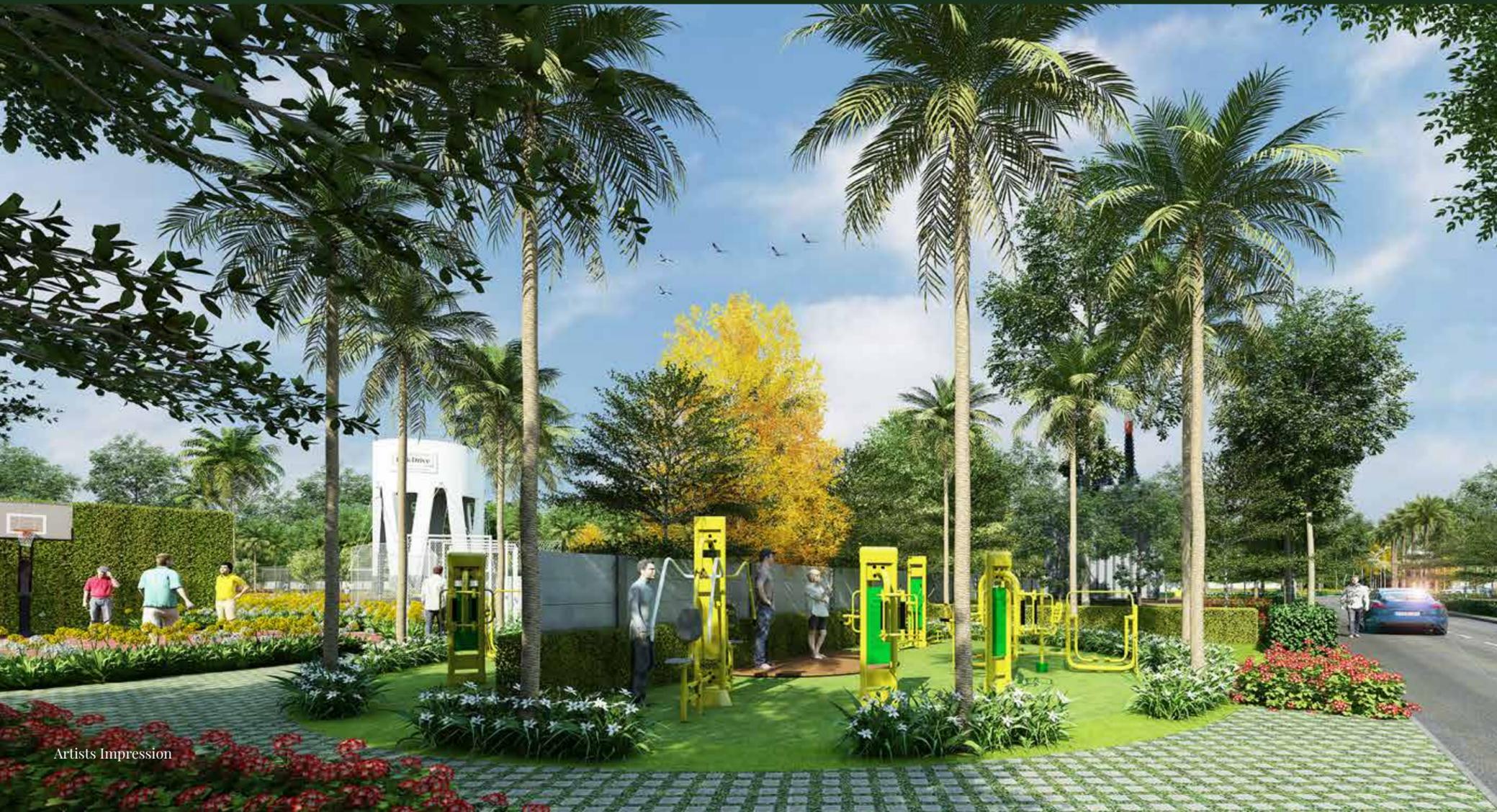
The half-basketball court is the perfect place to engage in some energetic slam dunks with friends and family.

## SLAM DUNK!



## WORK OUT!

Gym al fresco! Work those muscles and exercise those lungs while breathing nature's own cool fresh air in the outdoor gym.



Artists Impression

## ACE EVERY MOVE

Work up a sweat with some high power serves and volleys on the tennis court.



Artists Impression

# THE ACTION STARTS HERE!

The Clubhouse is the fulcrum of leisure and entertainment at Prestige Park Drive and has been conceived to be a buzzing hive of diverse activity. The leisure amenities on offer include a swimming pool/ toddler's pool, visitor's car parking, outdoor party/ festive lawn, outdoor seating, senior citizen's garden, stepped seating, 5-a-side football court, skating rink, zen garden for meditation, and a pet park. There is also an amphitheatre for large events, which is also designed to be an outdoor lawn.

The clubhouse at Prestige Park Drive is a commercial venture by the Developer and not a common facility. The site owners in the project shall be entitled to make use of these facilities on an availability basis and by paying user/usage charges as prescribed by the Developer. It shall be non-exclusive and the Developer shall be entitled to allow any persons to use the clubhouse including outsiders and non-site owners in the project.





# CLUBHOUSE AMENITIES

Swimming Pool

Amphitheatre

Gymnasium

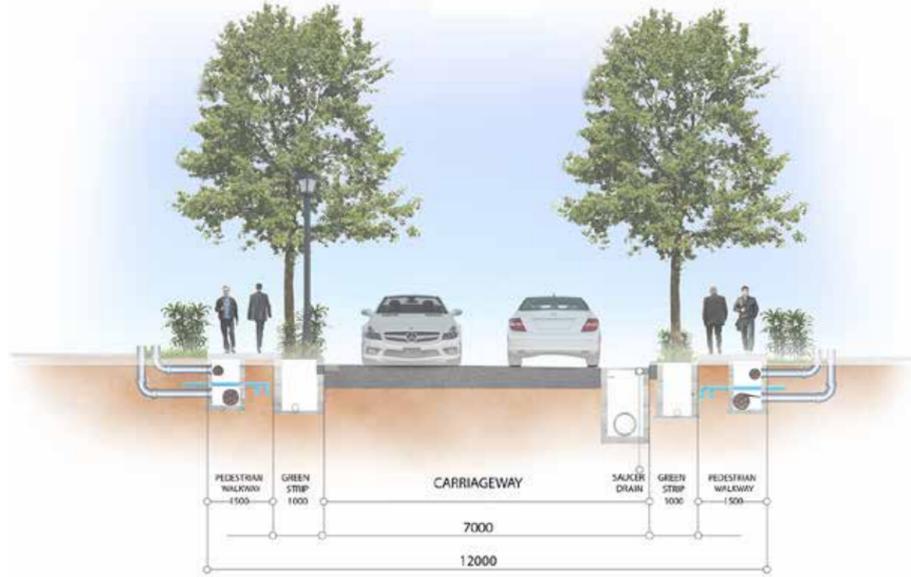
Games Room

Wellness Spa

Library



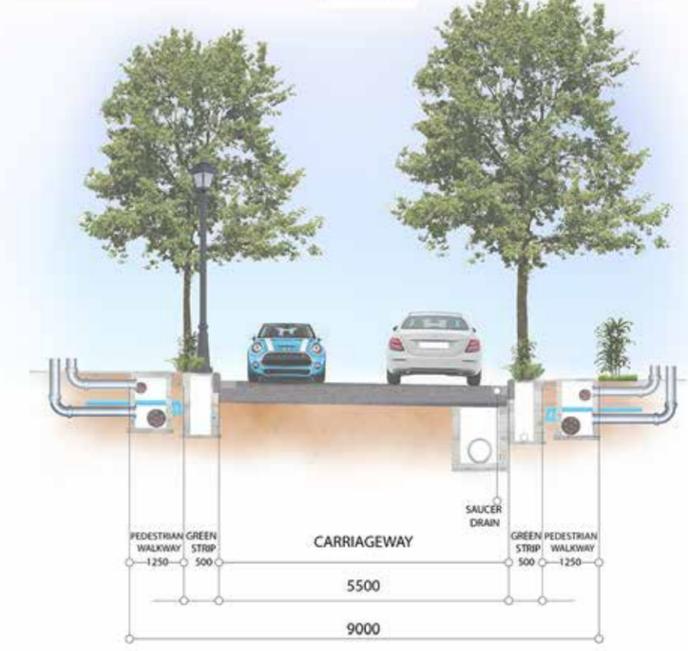
PLAN



PLOTTED DEVELOPMENT  
TYPICAL SECTIONAL DETAIL (12M ROAD)



PLAN



PLOTTED DEVELOPMENT  
TYPICAL SECTIONAL DETAIL (9M ROAD)

# SMOOTH AND SAFE TRAFFIC MOVEMENT

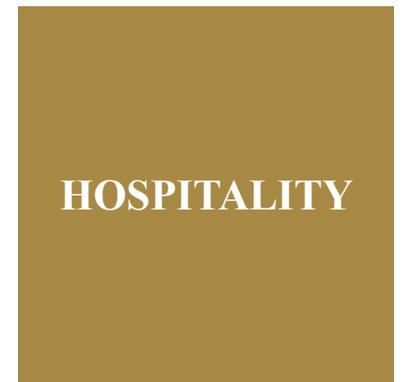
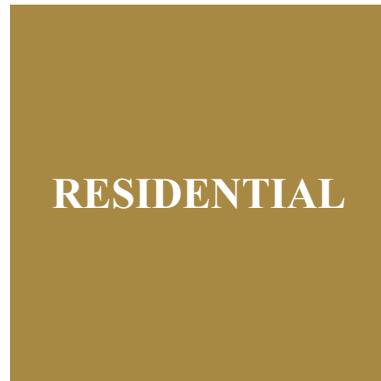
Prestige Park Drive's internal network of roads has been efficiently designed to facilitate the smooth movement of vehicular traffic while ensuring total safety for pedestrians as well. The roads have well paved footpaths and walkways, and are lined with flowering shade trees, to provide both visual appeal and cleaner air. The intersections feature beautifully landscaped roundabouts, which aid in traffic flow and promote safe movement while making for aesthetic relaxation spaces as well. Special care has been taken to place prominent and high visibility name boards and direction signages at all intersections for easy navigation within the enclave.



Artists Impression



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