



PRM/KA/RERA/1251/308/PR/110326/008519



*Privacy by Nature...*  
**...LIFE BY DESIGN**

**FERNVALE**  
@  
**THE PRESTIGE CITY**  
SARJAPUR

A close-up photograph of a vibrant green fern frond, showing the intricate details of its leaflets. The frond is positioned diagonally across the frame, with its stem extending from the bottom right towards the top left. The background is a soft, out-of-focus green, with bright sunlight filtering through the leaves, creating a bokeh effect of light and shadow. The overall mood is fresh, natural, and serene.

*Welcome to  
Your World!*

# *The Prestige City*

## YOUR WORLD DESIGNED AROUND YOU!



Artist's Impression



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.

The Prestige City was conceived as the answer to a simple but demanding question: How would you like to live your life?

The outcome is a self-contained world, a vibrant ecosystem that is centred entirely on you, your needs, and the rhythms of your everyday life. Every decision here is deliberate. Every element considered.

It recognises that the home of today needs to be like a multi-dimensional kaleidoscope, transforming effortlessly into a workspace by morning, a classroom by afternoon, a place of rest, play, entertainment and reflection by evening.

*The Prestige City does not expect you to adapt to its contours. It wraps itself around your needs, embraces your wishes and shapes itself into the home that you have never imagined you could own.*

# *Welcome to* **THE PRESTIGE CITY.**

*A world where life is full of possibilities.*

Spread over 175+ acres, The Prestige City is a self contained community of high rise towers, plots & villas which includes multiple clubhouses, a forum mall and acres of sprawling gardens.

Brilliantly planned, The Prestige City offers you the opportunity to experience community living at its very best .



Artist's Impression

# THE PRESTIGE CITY: *Master Plan*





*Location*  
BY NATURE...  
...*Connectivity*  
BY DESIGN

The city is organised around your priorities and its many conveniences just where you want them. Close, but not too close for comfort.

*Smooth,  
seamless commutes*



The upcoming Peripheral Ring road, and the proposed Sarjapura metro, bring major IT hubs, including **RGA Tech Park and Embassy Tech Village**, closer home.

*Less time on  
the schoolbus*



Bengaluru's leading international schools, such as **Inventure Academy, Greenwood High, Indus International and The International School Bangalore**, are all situated in the vicinity.

*Shopping at  
your doorstep*

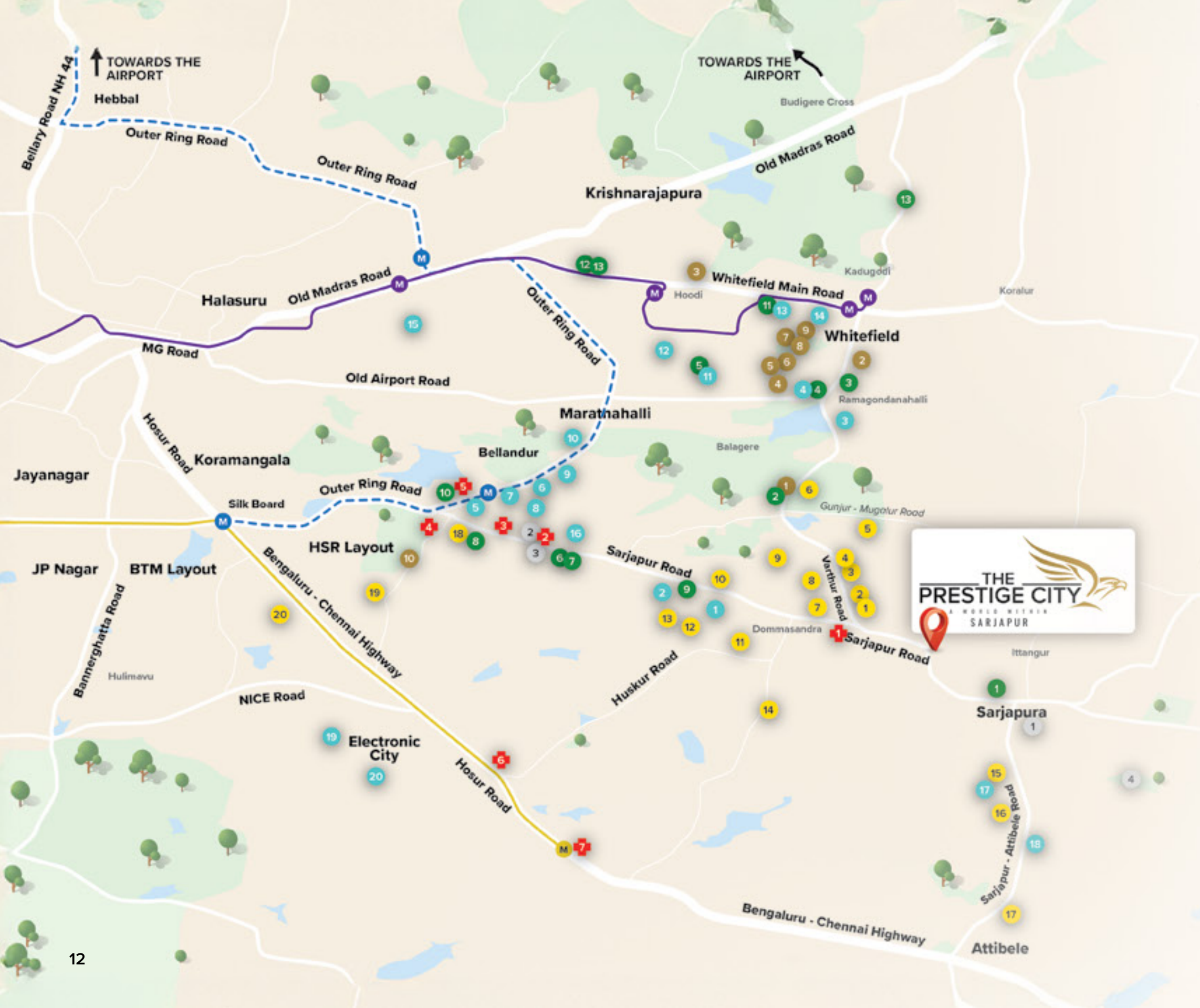


The upcoming co-located **Forum mall** makes shopping what it should be – enjoyable and not hurried transactions and hunts for elusive parking spots.

*Good health  
within reach*



Premium hospitals like **Sakra, Manipal Hospital and Aster** are all located within a radius of a few kilometres.



# LOCATION MAP

- BUSINESS & WORKPLACES**

  1. Wipro SEZ
  2. RGA Tech Park
  3. Upcoming Prestige Tech Park
  4. Sigma Tech Park
  5. Prestige Ferns Galaxy
  6. Embassy Tech Village
  7. RMZ Ecospace
  8. RMZ Eco World
  9. Cessna Business Park
  10. Prestige Tech Park
  11. Brigade Tech Gardens
  12. Prestige Technostar
  13. ITPL
  14. GR Tech Park
  15. Bagmane Tech Park
  16. Wipro Corporate Office
  17. Sabic Technology Center
  18. Exide
  19. Velankani Tech Park
  20. Infosys
- EDUCATIONAL INSTITUTIONS**

  1. Oakridge School
  2. The International School Bangalore
  3. Greenwood High School
  4. Global Indian International School
  5. Deens Academy
  6. Chrysalis High School
  7. Silver Oaks International School
  8. Inventure Academy
  9. Sri Sri Ravishankar Vidya Mandir School
  10. St.Patrick's Academy
  11. Delhi Public School East
  12. Harvest International School
  13. Primus Public School
  14. Bethany High
  15. Azim Premji University
  16. Indus International School
  17. Harvest International Innovation Campus
  18. Orchids The International School
  19. VIBGYOR High School
  20. Royal Concorde International School
- SHOPPING & RETAIL DESTINATIONS**

  1. D Mart
  2. Myhna Square
  3. Forum Neighbourhood Mall
  4. Virginia Mall
  5. Brookfield Mall
  6. Westside
  7. Brand Factory
  8. Total Mall
  9. Decathlon
  10. Bangalore CENTRAL
  11. Park Square Mall
  12. VR Bengaluru
  13. Phoenix Marketcity
  14. Upcoming forum Mall at the TPC
- HOSPITALS**

  1. Swastik Hospital
  2. Narayana Multispeciality Clinic
  3. Motherhood
  4. Manipal Hospital
  5. Sakra World Hospital
  6. Vimalalaya Hospital
  7. Narayana Institute of Cardiac Sciences
- LOCAL LANDMARKS**

  1. Sarjapur Police Station
  2. Byg Brewski Brewing Company
  3. Sarjapur Social
  4. Clover Greens Golf Course
- PRESTIGE PROPERTIES**

  1. Prestige Lakeside Habitat
  2. Prestige White Meadows
  3. Prestige Shantiniketan
  4. Prestige Glenbrook
  5. Prestige Dolce Vita
  6. Prestige Boulevard
  7. Prestige Waterford
  8. Prestige Palms
  9. Prestige Silver Oak
  10. Prestige Ferns Residency

- METRO PURPLE LINE**

— MYSORE ROAD - BAIYAPPANAHALLI - WHITEFIELD
- METRO YELLOW LINE**

— R V ROAD - BOMMASANDRA
- METRO BLUE LINE**

--- PROPOSED/UNDER CONSTRUCTION (AIRPORT - K R PURAM - SILK BOARD)
- METRO RED LINE**

--- PROPOSED RED LINE METRO (SARJAPURA - HEBBAL)

*Space*  
BY NATURE...

*...Fitness*  
BY DESIGN

Life is what happens beyond the four walls of your home at The Prestige City.

The acres of green that sprawl all around irresistibly invite you to step out and feel the adrenaline rushing through your veins.

Fitness and your favourite sport become a way of life, a tryst with destiny, not an occasional indulgence.

This is life designed around your good health and sense of well-being. So that you wake every morning raring to take on the world.

BASKETBALL COURT & SOCIAL GARDEN VIEW

Artist's Impression

A wide-angle photograph of a modern residential complex. In the foreground, a swimming pool with a blue mosaic tile border is visible. A person in a white robe stands near a lounge chair under a white umbrella. The pool is surrounded by lush landscaping, including palm trees, flowering bushes, and a large tree with yellow blossoms. In the background, a multi-story building with balconies and glass railings rises. The sky is clear and blue.

## SWIMMING POOL & DECK VIEW

Artist's Impression

## *Arena* BY NATURE ... ... *Entertainment* BY DESIGN

There are times when the orderly cadence of your day needs to be punctuated with a buoyant lift.

At such times, you will find that leisure and pleasure become synonymous at Fernvale.

Whether in the climate controlled comfort of the clubhouse or the nature blessed expanses of outdoors, you will find myriad ways to fill every hour with sixty of seconds of fun.

**Mini Amphitheatre**  
*Bring Cannes home!*

**Kids Play Area**  
*Watch the kids have the time of their lives*

**Swimming Pool**  
*Float the hours away*

**Pocket Seating**  
*Catch up with friends, enjoy stimulating conversations*

**Tree Avenue**  
*Enjoy quiet moments of solitude and silence*

**Plaza with Water Feature**  
*Breathe in the mist and soothe your senses*

MASTERPLAN



LEGEND

1. Entry/Exit

2. Security Cabin

3. Visitors Parking

4. Entry Ramp

5. Tower Drop Off

6. Clubhouse Drop Off

7. Exit Ramp

8. Services

9. Proposed CDP Road

10. Civic Amenities

11. Nala

12. Swimming Pool

13. Kids Pool

14. Seating Pavilion & Lounger

15. Plaza With Water Feature

16. Pocket Seating Garden
17. Jogging Path

18. Fire Driveway

19. Tree Avenue

20. Basket Ball Court

21. Padel Court

22. Pickleball Court

23. Cricket Practice Pitch

24. Fern Corridor

25. Social Garden

26. Mini Amphitheatre

27. Outdoor Gym

28. Kids Play Area

29. Pet Park

30. Mini Golf

31. Play Lawn



MASTER NUMBERING PLAN



| COLOR | TYPE      |                        | SALEABLE AREA | CARPET AREA | BALCONY + UTILITY AREA | TOTAL USABLE AREA |
|-------|-----------|------------------------|---------------|-------------|------------------------|-------------------|
|       | Unit Type | Configuration          |               |             |                        |                   |
|       | A1        | 2 BED CLASSIC (2B2T)   | 1113          | 700         | 79                     | 779               |
|       | A2        | 2 BED CLASSIC (2B2T)   | 1140          | 723         | 80                     | 803               |
|       | A3        | 2 BED CLASSIC (2B2T)   | 1143          | 727         | 80                     | 807               |
|       | A4        | 2 BED CLASSIC (2B2T)   | 1150          | 715         | 84                     | 799               |
|       | A4-a      | 2 BED CLASSIC (2B2T)   | 1150          | 715         | 84                     | 799               |
|       | A5        | 2 BED CLASSIC (2B2T)   | 1152          | 729         | 80                     | 809               |
|       | A5-a      | 2 BED CLASSIC (2B2T)   | 1152          | 729         | 80                     | 809               |
|       | B         | 3 BED ASPIRE (3B2T)    | 1513          | 956         | 121                    | 1077              |
|       | B-a       | 3 BED ASPIRE (3B2T)    | 1513          | 950         | 120                    | 1070              |
|       | C         | 3 BED PREMIA (3B3T)    | 1808          | 1130        | 164                    | 1294              |
|       | C-a       | 2 BED CLASSIC (2B2T)   | 1458          | 902         | 131                    | 1033              |
|       | D         | 3 BED ULTIMA (3B3T+H0) | 1996          | 1250        | 172                    | 1422              |

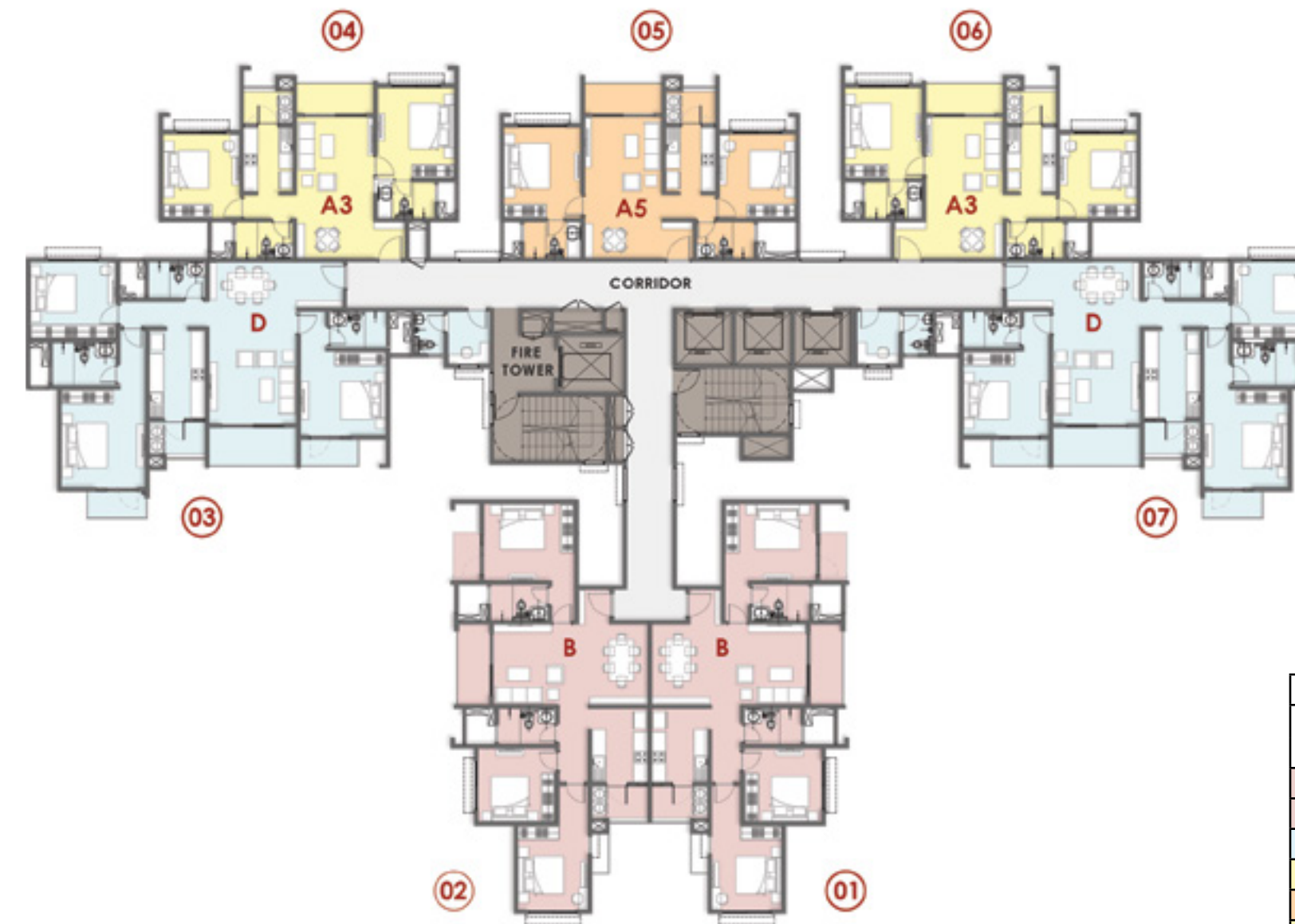




## MAIN ENTRANCE

Artist's Impression

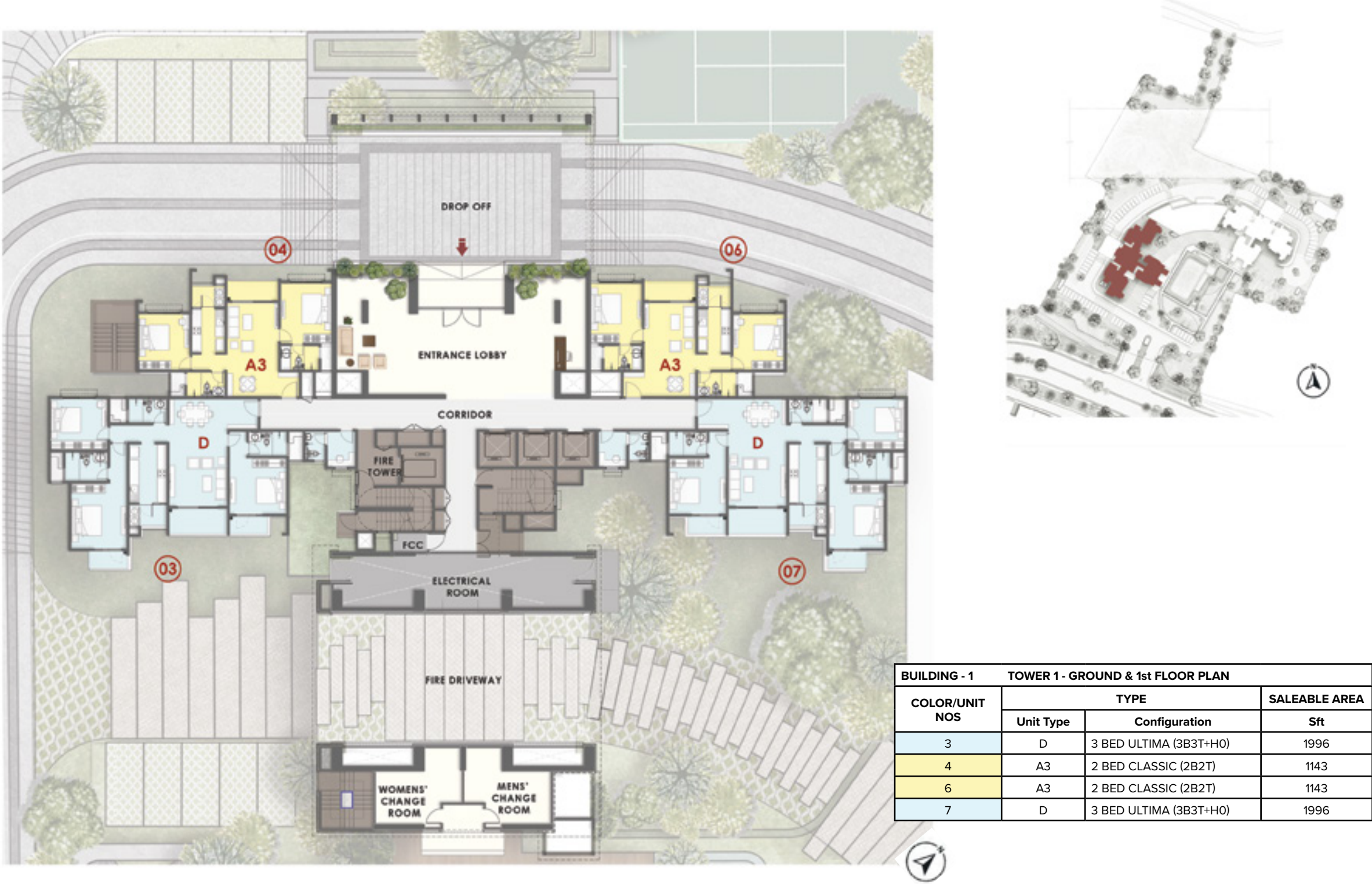
## TOWER 1 - TYPICAL FLOOR PLAN - 4<sup>TH</sup> - 18<sup>TH</sup> FLOOR & 20<sup>TH</sup> - 27<sup>TH</sup> FLOOR



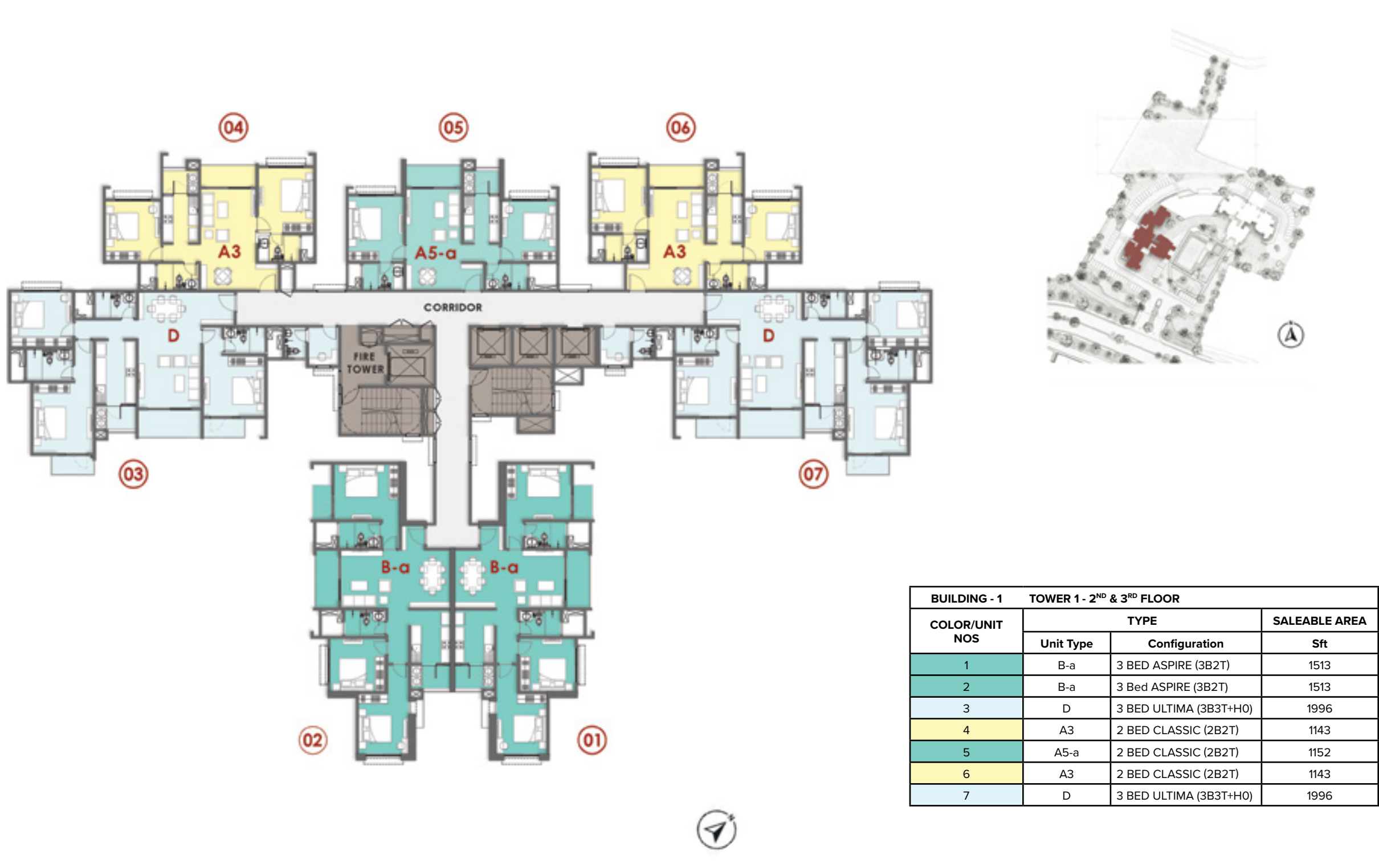
| BUILDING - 1 TOWER 1 - TYPICAL FLOOR |           |                        |               |
|--------------------------------------|-----------|------------------------|---------------|
| COLOR/UNIT NOS                       | TYPE      |                        | SALEABLE AREA |
|                                      | Unit Type | Configuration          |               |
| 1                                    | B         | 3 BED ASPIRE (3B2T)    | 1513          |
| 2                                    | B         | 3 BED ASPIRE (3B2T)    | 1513          |
| 3                                    | D         | 3 BED ULTIMA (3B3T+H0) | 1996          |
| 4                                    | A3        | 2 BED CLASSIC (2B2T)   | 1143          |
| 5                                    | A5        | 2 BED CLASSIC (2B2T)   | 1152          |
| 6                                    | A3        | 2 BED CLASSIC (2B2T)   | 1143          |
| 7                                    | D         | 3 BED ULTIMA (3B3T+H0) | 1996          |



TOWER 1 - GROUND & 1<sup>ST</sup> FLOOR PLAN



TOWER 1 - 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR PLAN



TOWER 1 - REFUGE FLOOR PLAN - 19<sup>TH</sup> FLOOR

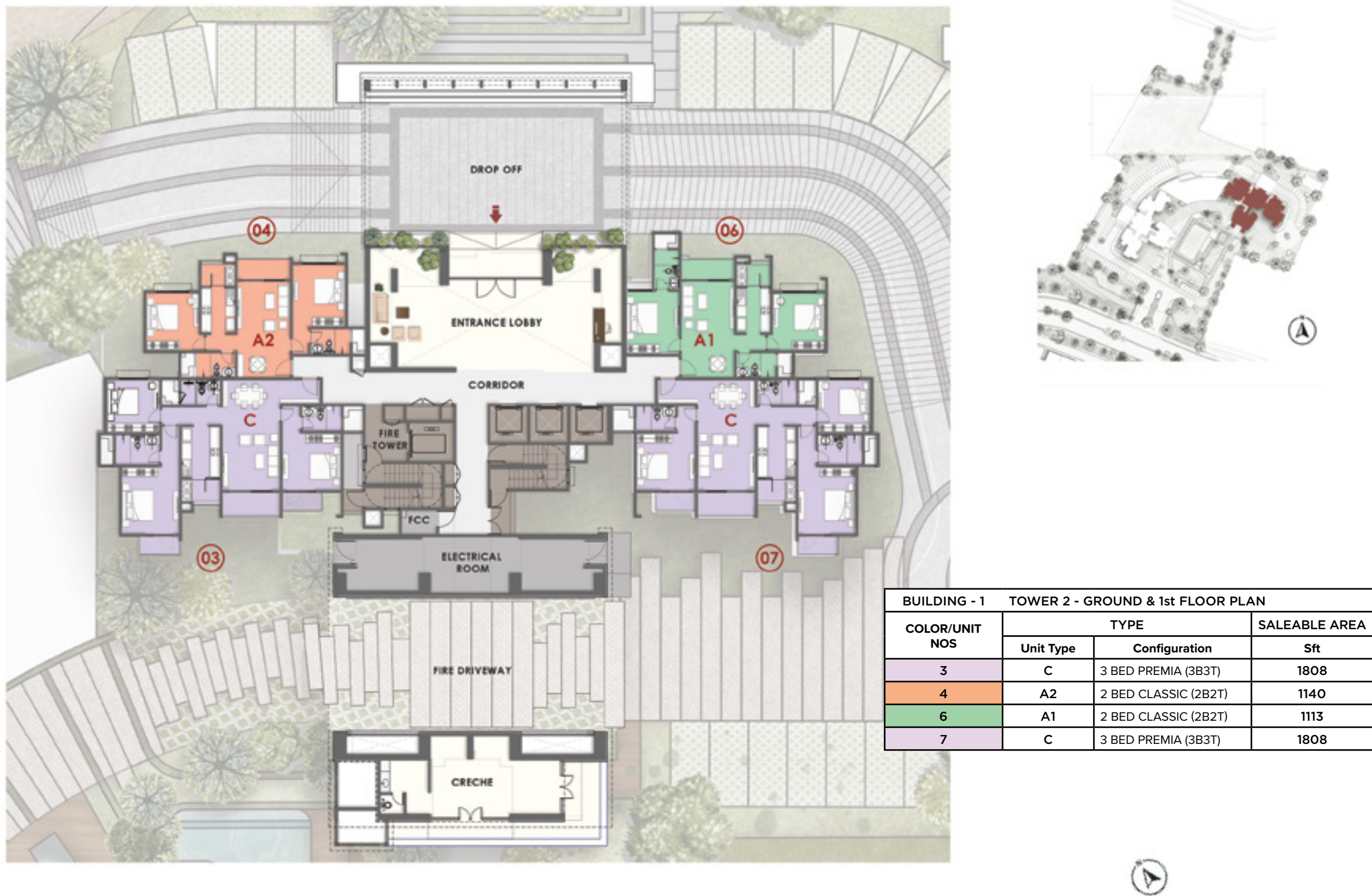


Artist's Impression

TOWER 2 - TYPICAL FLOOR PLAN - 4<sup>TH</sup> - 18<sup>TH</sup> FLOOR & 20<sup>TH</sup> - 28<sup>TH</sup> FLOOR



TOWER 2 - GROUND & 1<sup>ST</sup> FLOOR PLAN



TOWER 2 - 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR PLAN



TOWER 2 - REFUGE FLOOR PLAN - 19<sup>TH</sup> FLOOR

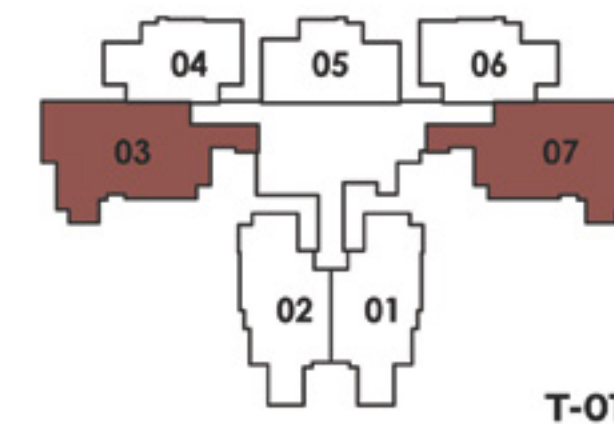




## TOWER ELEVATION

Artist's Impression

## 3BED ULTIMA - D | T1 SERIES 03 & 07 (GF - 27<sup>TH</sup> FLOOR)

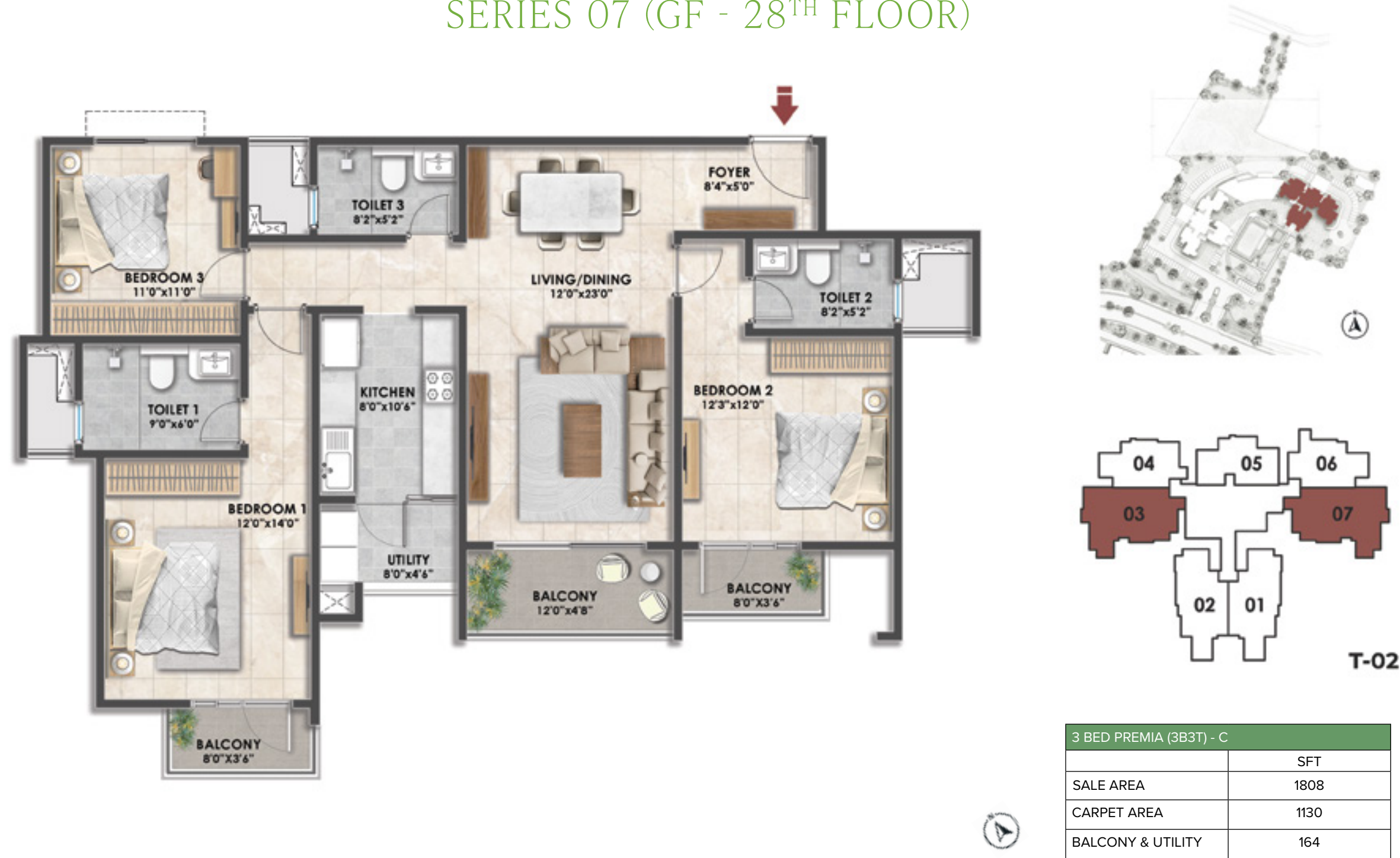


| 3 BED ULTIMA (3B3T+H0) - D |      |
|----------------------------|------|
|                            | SFT  |
| SALE AREA                  | 1996 |
| CARPET AREA                | 1250 |
| BALCONY & UTILITY          | 172  |

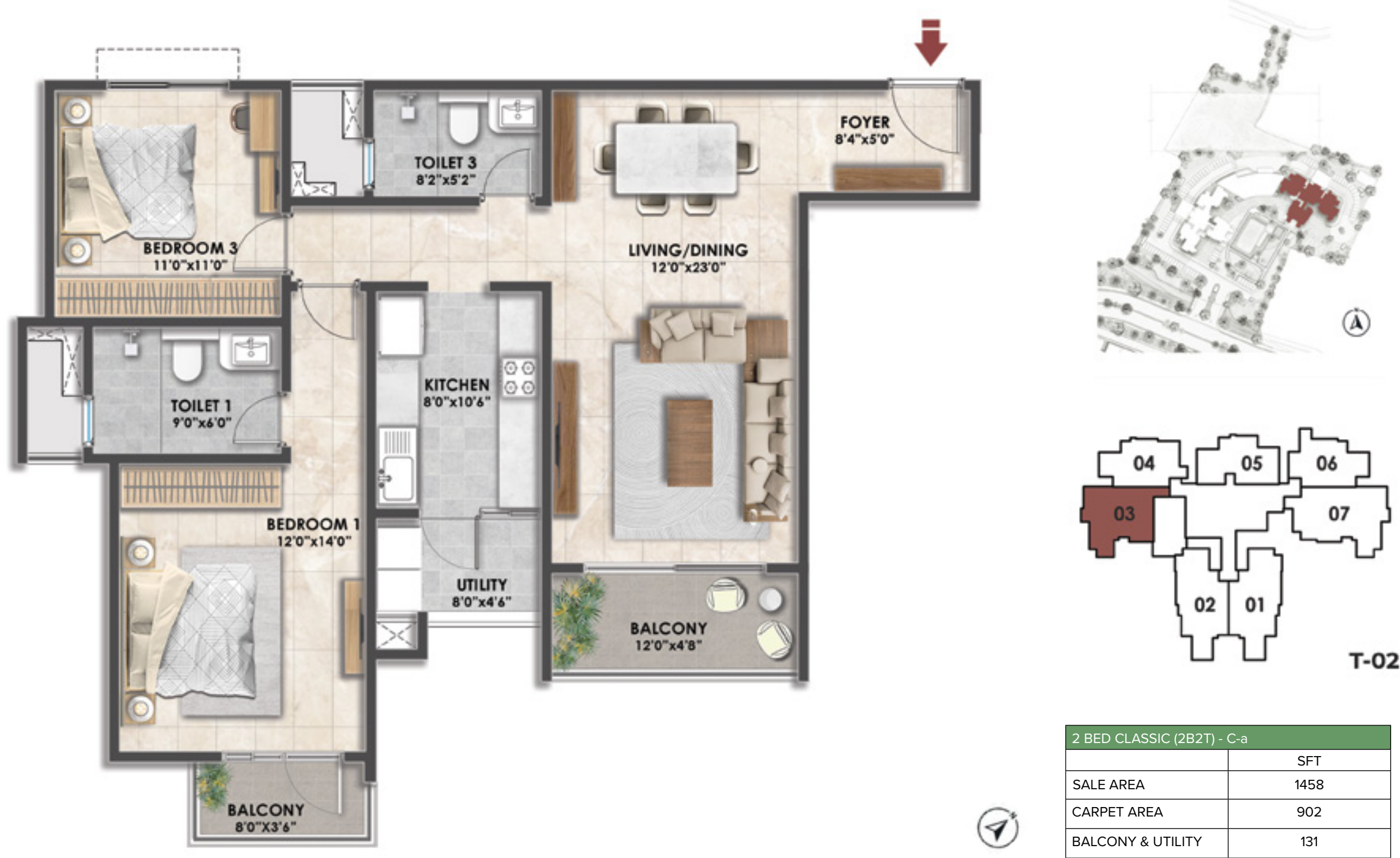


3BED PREMIA - C | T2, SERIES 03 (GF - 18<sup>TH</sup> & 20<sup>TH</sup> - 28<sup>TH</sup> FLOOR);

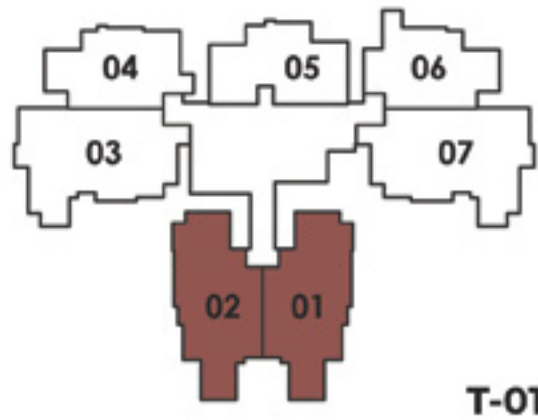
SERIES 07 (GF - 28<sup>TH</sup> FLOOR)



2 BED CLASSIC - C-a | T2, SERIES 03 (19<sup>TH</sup> FLOOR)



3BED ASPIRE - B | T1, SERIES 01 & 02 (4<sup>TH</sup> - 27<sup>TH</sup> FLOOR)

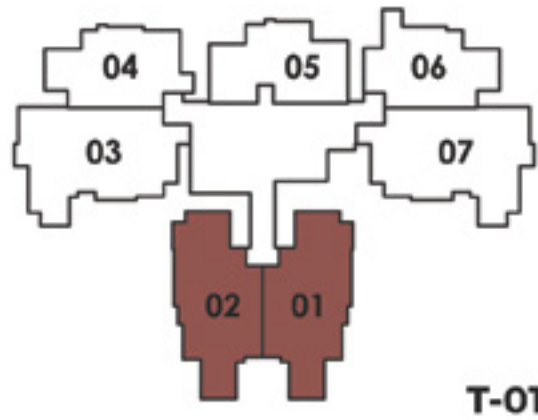


T-01

| 3 BED ASPIRE (3B2T) - B |      |
|-------------------------|------|
|                         | SFT  |
| SALE AREA               | 1513 |
| CARPET AREA             | 956  |
| BALCONY & UTILITY       | 121  |



3BED ASPIRE - B-a | T1, SERIES 01 & 02 (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)



T-01

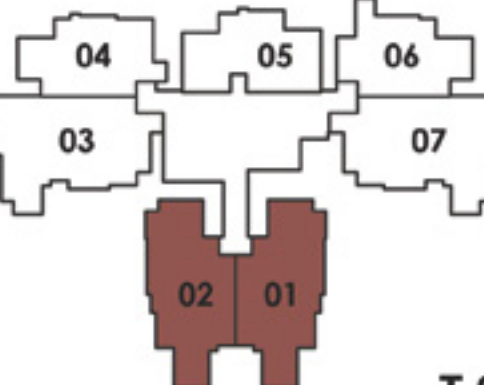
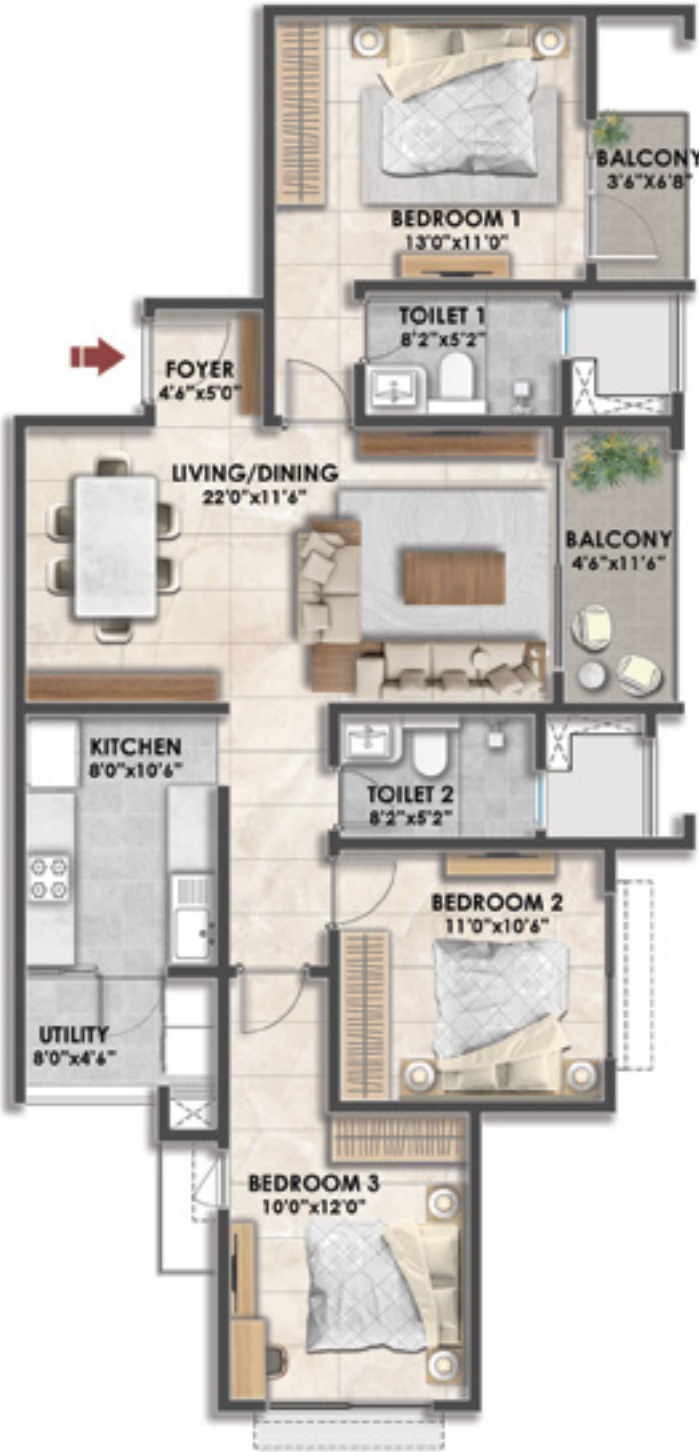
| 3 BED ASPIRE (3B2T) - B-a |      |
|---------------------------|------|
|                           | SFT  |
| SALE AREA                 | 1513 |
| CARPET AREA               | 950  |
| BALCONY & UTILITY         | 120  |



TOWER ELEVATION VIEW



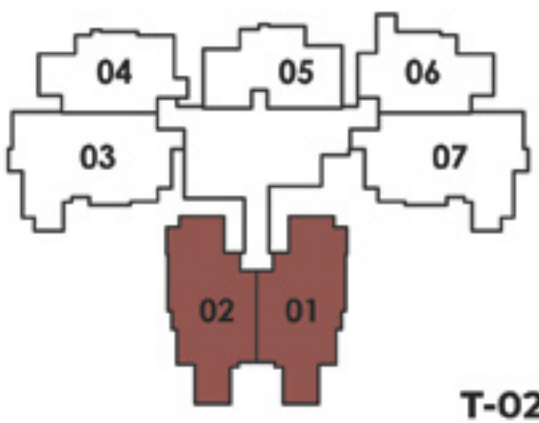
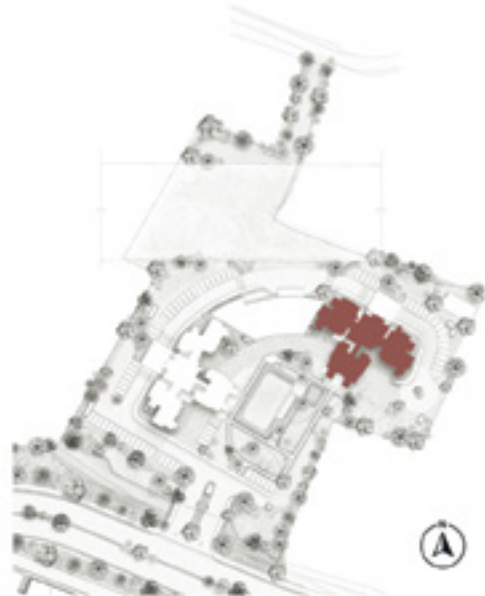
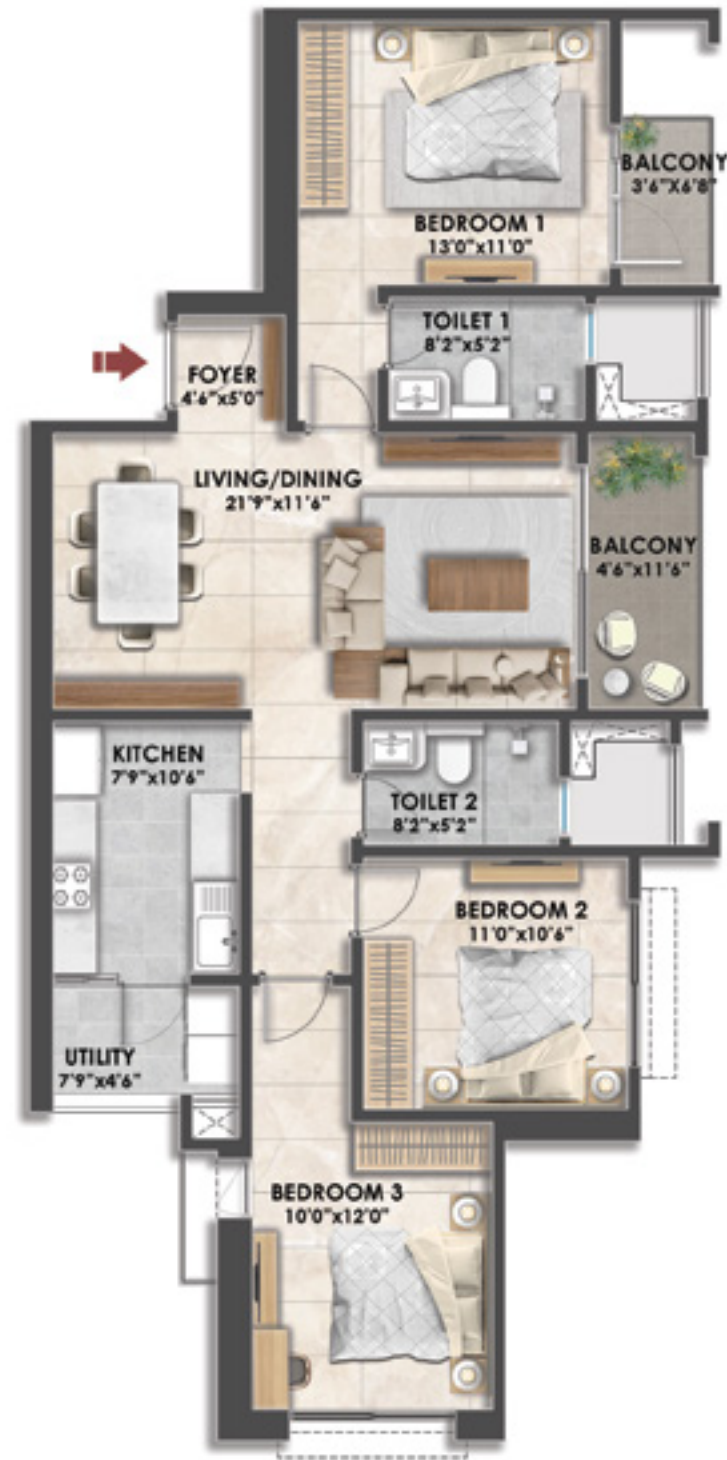
3BED ASPIRE - B | T2, SERIES 01 & 02 (4<sup>TH</sup> - 28<sup>TH</sup> FLOOR)



| 3 BED ASPIRE (3B2T) - B |      |
|-------------------------|------|
|                         | SFT  |
| SALE AREA               | 1513 |
| CARPET AREA             | 956  |
| BALCONY & UTILITY       | 121  |



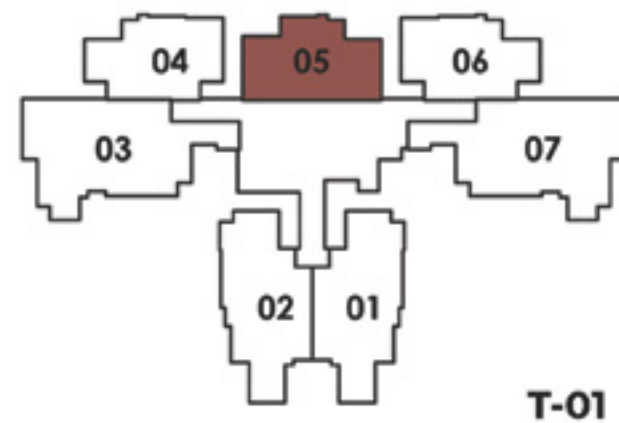
3BED ASPIRE - B-a | T2, SERIES 01 & 02 (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)



| 3 BED ASPIRE (3B2T) - B-a |      |
|---------------------------|------|
|                           | SFT  |
| SALE AREA                 | 1513 |
| CARPET AREA               | 950  |
| BALCONY & UTILITY         | 120  |



2 BED CLASSIC - A5 | T1, SERIES 05 (4<sup>TH</sup> - 27<sup>TH</sup> FLOOR)



| 2 BED CLASSIC (2B2T) - A5 |      |
|---------------------------|------|
|                           | SFT  |
| SALE AREA                 | 1152 |
| CARPET AREA               | 729  |
| BALCONY & UTILITY         | 80   |



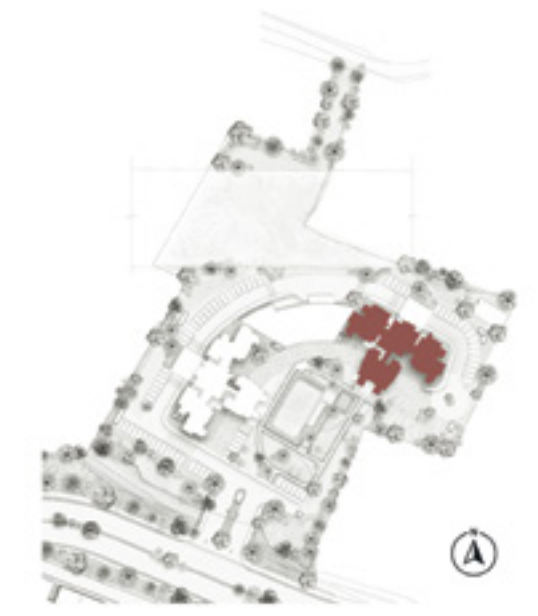
2 BED CLASSIC - A5-a | T1, SERIES 05 (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)



2 BED CLASSIC - A4 | T2, SERIES 05 (4<sup>TH</sup> - 28<sup>TH</sup> FLOOR)



2 BED CLASSIC - A4-a | T2, SERIES 05 (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)



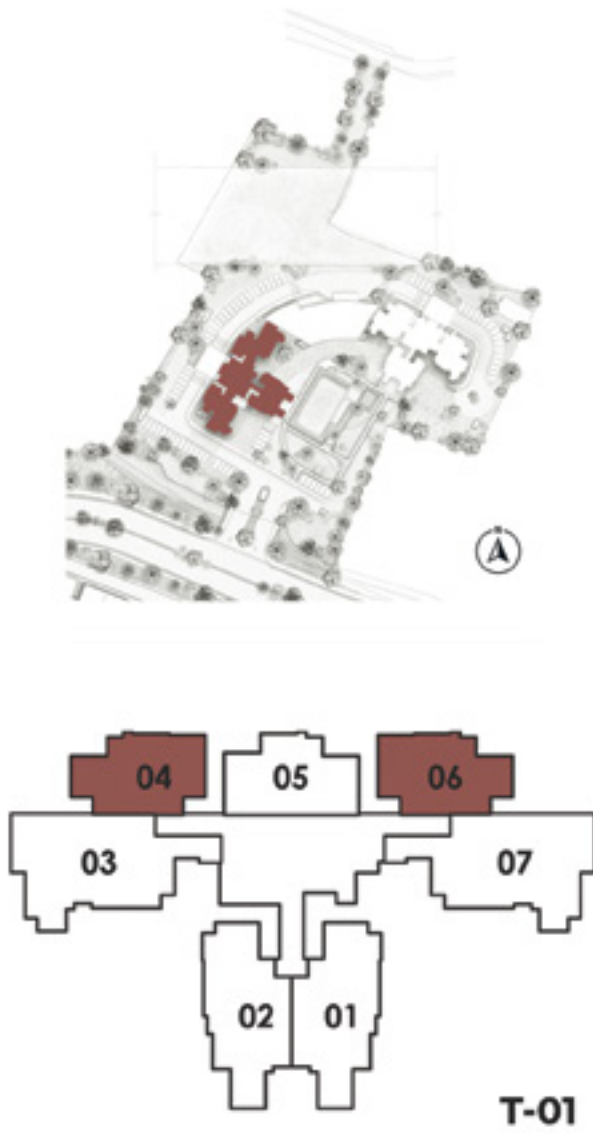
| 2 BED CLASSIC (2B2T) - A4-a |      |
|-----------------------------|------|
|                             | SFT  |
| SALE AREA                   | 1150 |
| CARPET AREA                 | 715  |
| BALCONY & UTILITY           | 84   |



NIGHT VIEW OF THE MAIN ENTRANCE



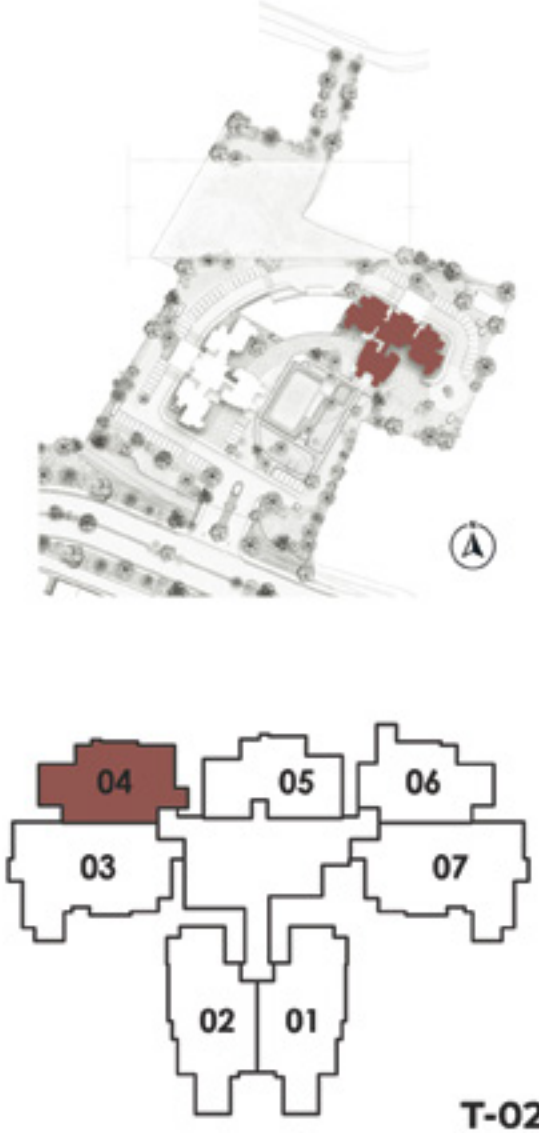
2 BED CLASSIC - A3 | T1, SERIES 04 & 06 (GF - 27<sup>TH</sup> FLOOR)



| 2 BED CLASSIC (2B2T) - A3 |      |
|---------------------------|------|
|                           | SFT  |
| SALE AREA                 | 1143 |
| CARPET AREA               | 727  |
| BALCONY & UTILITY         | 80   |



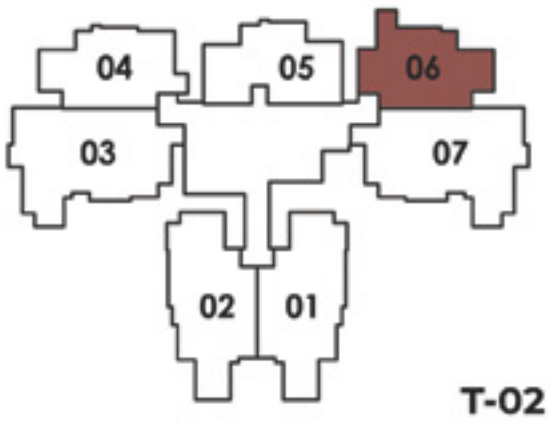
2 BED CLASSIC - A2 | T2, SERIES 04 (GF - 28<sup>TH</sup> FLOOR)



| 2 BED CLASSIC (2B2T) - A2 |      |
|---------------------------|------|
|                           | SFT  |
| SALE AREA                 | 1140 |
| CARPET AREA               | 723  |
| BALCONY & UTILITY         | 80   |



2 BED CLASSIC - A1 | T2, SERIES 06 (GF - 28<sup>TH</sup> FLOOR)



| 2 BED CLASSIC (2B2T) - A1 |      |
|---------------------------|------|
|                           | SFT  |
| SALE AREA                 | 1113 |
| CARPET AREA               | 700  |
| BALCONY & UTILITY         | 79   |

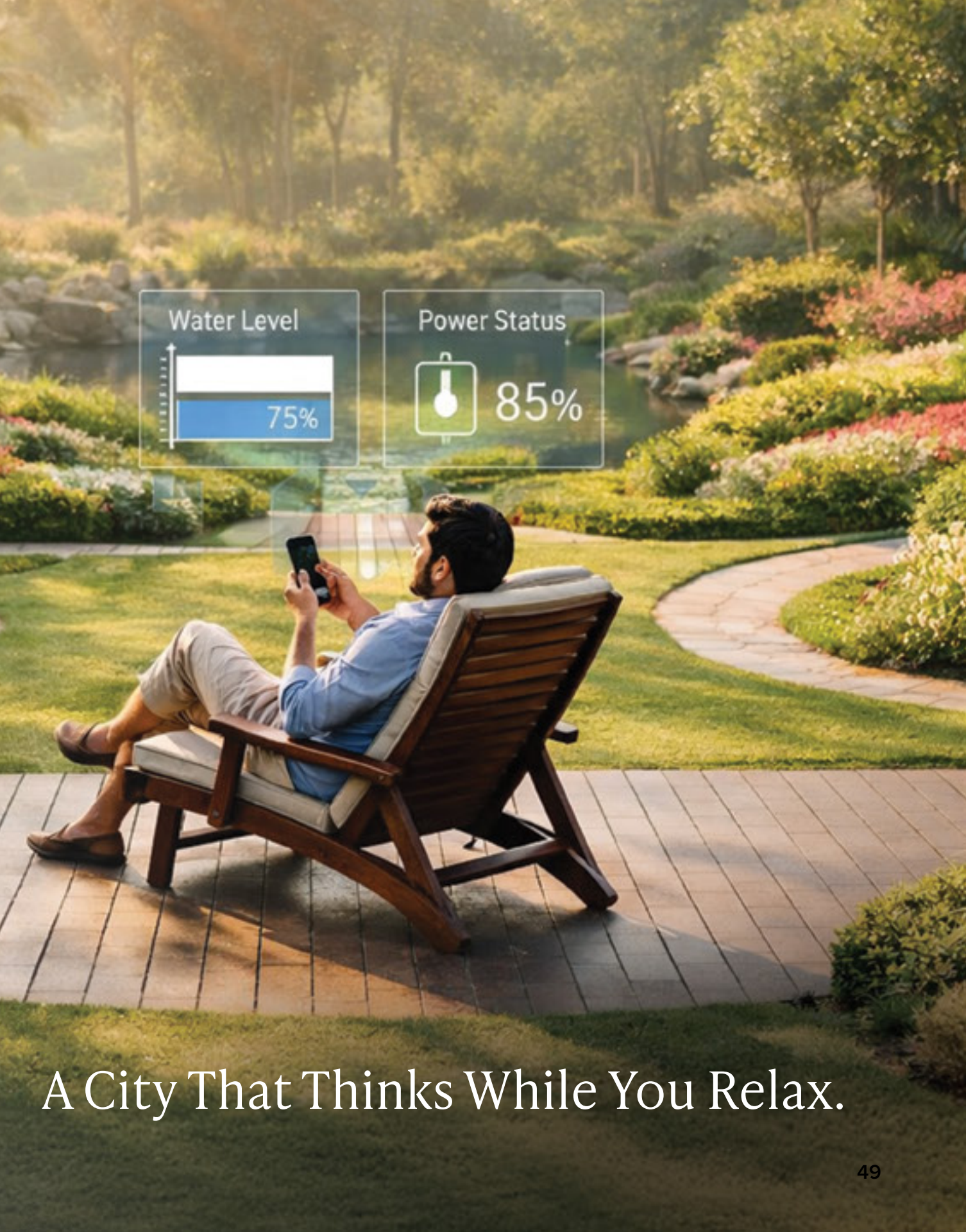
CLUBHOUSE



# *City* BY NATURE... ...*Efficiency* BY DESIGN

The Prestige City is where nature and technology tango together to make sure you have a smooth, serene and hassle-free living experience.

At The Prestige City central administration office, a property management team leverages technologies and systems to ensure that all utilities, facilities and amenities function round the clock without a hitch. In quality of life terms, where all necessary utilities operate without interruption, and you are in complete harmony with nature.



A City That Thinks While You Relax.

# Specifications

## STRUCTURE

- RCC structure

## LOBBY

- Elegant lobby flooring in ground floor
- Vitrified tile flooring in basement lobby and upper floor lobby
- Lift cladding in marble/granite as per architect's design
- Service staircase and service lobby in Kota stone/cement tiles on the treads
- All lobby walls will be finished with textured paint and ceilings with distemper

## LIFTS

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

## APARTMENT FLOORING

- Vitrified tiles in the foyer, living, dining, corridors, all bedrooms, kitchen & utility
- Ceramic tiles in the balcony

## KITCHEN

- Ceramic tile dado provided along the designated counter length from the floor till a height of 1.5m
- Provision for exhaust fan

## TOILETS

- Vitrified tile flooring and on walls up to the false ceiling
- All toilets with counter top wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Geysers in all toilets, instant geyser in the maid's toilet
- All toilets of the last two floors will have water from solar panels with provision of geyser in the master toilet

- Suspended pipeline in all toilets concealed within a false ceiling
- Provision for exhaust fan

## INTERNAL DOORS

- Main door frame in timber and laminated flush shutter
- Internal doors – wooden frames and laminated flush shutters

## EXTERNAL DOORS AND WINDOWS

- UPVC/Aluminium frames and sliding shutters for all external doors, or a combination of both wherever required
- UPVC/ Aluminium framed windows with clear glass
- All balcony railings in glass

## PAINTING

- Premium external emulsion on exterior walls
- OBD on all internal walls and ceilings
- Enamel paint on all railings

## ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points provided; TV points provided in the living area and all bedrooms
- Telephone points provided in the living area and kitchen only
- ELCB and individual meters will be provided for all apartments
- Data points provided in living and study/ master bedroom

## SECURITY SYSTEM

- Security cabins at all entrances and exits with CCTV coverage

## DG POWER

- Power back up will be provided for all common areas
- 100% backup for all apartments at additional cost





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International Sales Office: [dubai@prestigeconstructions.com](mailto:dubai@prestigeconstructions.com)

**Fernvale @ The Prestige City Sarjapur**

Sarjapur - Marathahalli Rd, Yamare Village, Bengaluru, Karnataka 562125

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 color 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, color & 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.

