PRESTIGE

GARDENIA ESTATE

IN HARMONY WITH NATURE

STRR, DEVANAHALLI, BENGALURU



A PLACE TO GROW



INTo THE HEART OF HARMONY

Where space breathes, and life begins again.



THE FUTURE OF BENGALURU RISES IN THE NORTH

A thoughtfully planned neo-suburb is taking shape—free from the chaos of cramped spaces, traffic jams, and overstretched infrastructure.

Here, life unfolds differently. With open skies, wide roads, and sustainable design, it offers convenience, comfort, and a deep connection with nature.

Welcome to Prestige Gardenia Estate—a serene enclave of tomorrow's Bengaluru, ready for you to call home today.

PERFECTLY CONNECTED. EXCEPTIONALLY CONVENIENT.

Prestige Gardenia Estate is strategically located in Devanahalli, with seamless access to both the Satellite Town Ring Road and NH 44, ensuring smooth, rapid connectivity to every part of Bengaluru.

You'll also be within easy reach of the upcoming tech parks and industrial hubs of North Bengaluru, making your daily commute effortless.

And when it's time to unwind, high-profile leisure destinations like Prestige Golfshire and the JW Marriott Hotel are just a short drive away.

PRESTIGE GARDENIA ESTATE

15 mins	20 mins	30 mins
Harrow International School 10 min	Mulberry Shades 19 min	GITAM University 23 min
Devanahalli Fort 15 min	Stanley Lifestyle 19 min	Vidyashilp University 24 min
JW Marriott Prestige Golfshire 15 min	Kempegowda International Airport 20 min	Forum Mall (upcoming) 26 min
Amity University 10 min	Grover Zampa Vineyard 20 min	Vogue Institute 27 min
D-Mart 15 min	To The Tee Golf Academy 20 min	Nandi Hills 28 min
Chanakya University 15 min		Discovery Village 28 min
		Stonehill International School 29 min
		Embassy Riding School 29 min
		Padukone-Dravid Centre 29 min
		Manipal Hospital 29 min
		Taj Bengaluru, Devanahalli 30 min
		Clarks Exotica 30 min



MAP NOT TO SCALE



LUXURIATE IN HARMONY WITH NATURE

Prestige Gardenia Estate is a well-planned plotted development spread over 48-acres that presents 516 thoughtfully designed plots, set in an infrastructure-ready community where nature and contemporary technologies converge to offer a premium quality of life.

We have also planned for future expansion of the project, paving the way for a large and more vibrant community.

AERIAL VIEW



Artist's Impression

MASTERPLAN



LEGEND :

1. ENTRY
2. EXIT
3. CIVIC AMENITIES
4. CLUBHOUSE
5. SERVICES
6. 18M MAIN SPINE ROAD
7. PLAY LAWN
8. GAZEBO
9. YOGA LAWN
10. REFLEXOLOGY PATHWAY
11. ZEN GARDEN
12. FLOWER GARDEN
13. JOGGING/WALKING TRACK
14. SUNKEN SEATING
15. KIDS PLAY AREA WITH TREE HOUSE
16. SKATING AREA
17. MULTIPURPOSE COURT
18. PICKLEBALL COURT
19. OUTDOOR GYM
20. ORCHARD
21. PET PARK
22. SEATING AREA
23. ORGANIC FARMING
24. CLIMBING WALL
25. PARTY LAWN
26. LAWN
27. FUTSAL COURT

- 9.14 m X15.24 m - 246 PLOTS
- 12.19 m X 18.29m - 123 PLOTS
- 15.24 m X 24.38m - 21 PLOTS
- 9.94 m X 20.0lm - 13 PLOTS
- 9.94 m X 19.52m - 12 PLOTS
- 10.08 m X 15.62m - 6 PLOTS
- 10.26 m X 18.29m - 4 PLOTS
- Super Sized Plots - 91 PLOTS

TOTAL PLOTS - 516 PLOTS

Towards
SATELITE TOWN RING ROAD

ENTRANCE VIEW



Artist's Impression

Artist's Impression

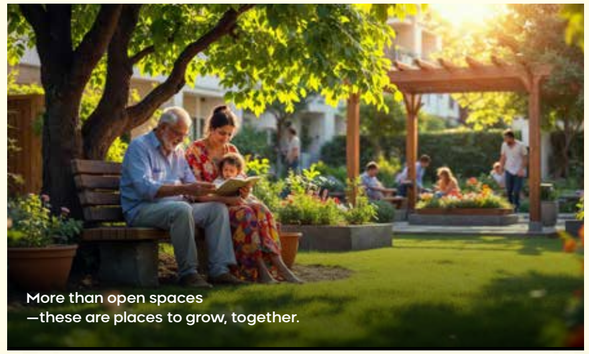
THE FUTURE IS COLOURED GREEN

With over 40% of Prestige Gardenia Estate dedicated to open green spaces, your home nestles deep in nature's bountiful lap.

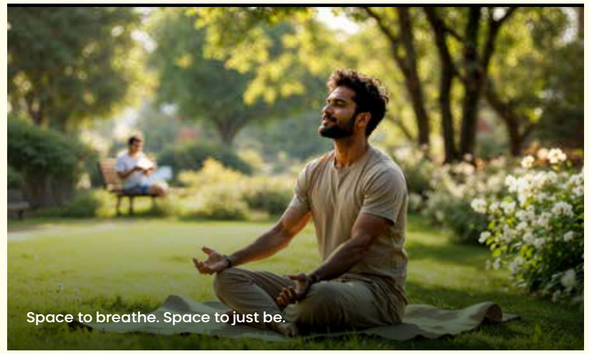
If you are a nature lover, you will revel in the generously proportioned green spaces that include an orchard, organic farming zone, and other such horticultural features, where you and your fellow residents can engage with nature first hand.

The landscaping at Prestige Gardenia Estate is designed to seamlessly blend with the buildings and roads. Creatively curated crossways and junctions make every road a work of art and travelling down every pathway becomes a delightful experience.

What's more, all the original natural features of the land are being preserved as they are and the community is being developed around them. You will enjoy nature in her pristine glory!



More than open spaces
—these are places to grow, together.



Space to breathe. Space to just be.



SUSTAINABLY DESIGNED FOR A GREENER TOMORROW

At Prestige Gardenia Estate, sustainability is at the heart of the design. Eco-conscious features like rainwater harvesting systems and a modern sewage treatment plant ensure responsible water conservation, helping preserve precious natural resources for the future.

THE CLUB GARDENIA

At the heart of Prestige Gardenia Estate stands the majestic clubhouse, the vibrant hub of the community.

Designed to facilitate and stimulate interaction, recreation and relaxation, it is packed with world-class leisure amenities. For your enhanced convenience there is also provision for daily conveniences and needs planned within the project.

Elegant and inviting, the clubhouse is where you can unwind, connect with neighbours, and embrace a lifestyle of luxury, comfort and sophistication.

*The ownership of the Clubhouse has been retained by the developer, and it is not a common facility. The Club Membership is optional, nonexclusive and open to all including to those not owning a plot at Prestige Gardenia Estate. Club-membership, subscription and usage charges shall be additionally payable as decided by the Club Management



Artist's Impression



Prestige Gardenia Estates also has a host of thoughtfully curated outdoor amenities that enable you to pursue an active lifestyle with all round well-being. These amenities include a Jogging/Walking Track, Multipurpose Court, Pickleball Court, and an Outdoor Gym. You'll also find serene spaces like a Yoga Lawn, Reflexology Path, Flower Garden, and a tranquil Zen Garden. Kids can revel in their Play Area with a Tree House, a Skating Rink and Climbing Wall. You can also connect and socialize with fellow residents in the outdoor spaces featuring specially designed sunken seating, or enjoy some quality time with your furry companions at the dedicated Pet Park.

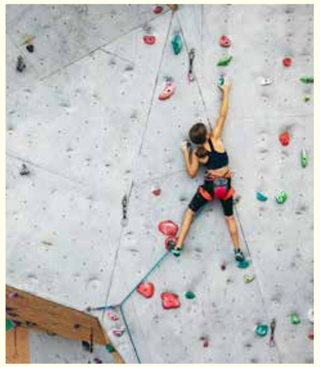
JOGGING TRACK
Find your rhythm,
one stride at a time.



ORGANIC FARMING
Sow, grow, and
reconnect with the earth



CLIMBING WALL
Rise to every adventure.



REFLEXOLOGY PATH
Barefoot Relaxation!



ZEN GARDEN
Commune with Nature.
Discover Yourself!



FLOWER GARDEN
Where every bloom tells a story.





GAZEBO
Revel in Quiet Moments with Friends



PARTY LAWN
Celebrate life under open skies



OUTDOOR GYM
Fitness under open skies



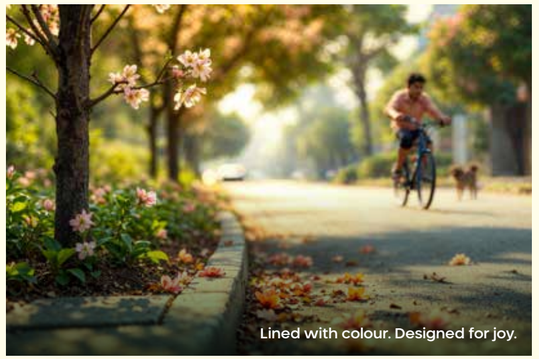
PET PARK
Best Furry Friends Forever



SUNKEN SEATING
Great Conversations Begin Here



PICKLEBALL COURT
Join the Global Sporting Rage



Lined with colour. Designed for joy.



A community that shines even after sundown.

MASTERFULLY DESIGNED FOR INSPIRED LIVING

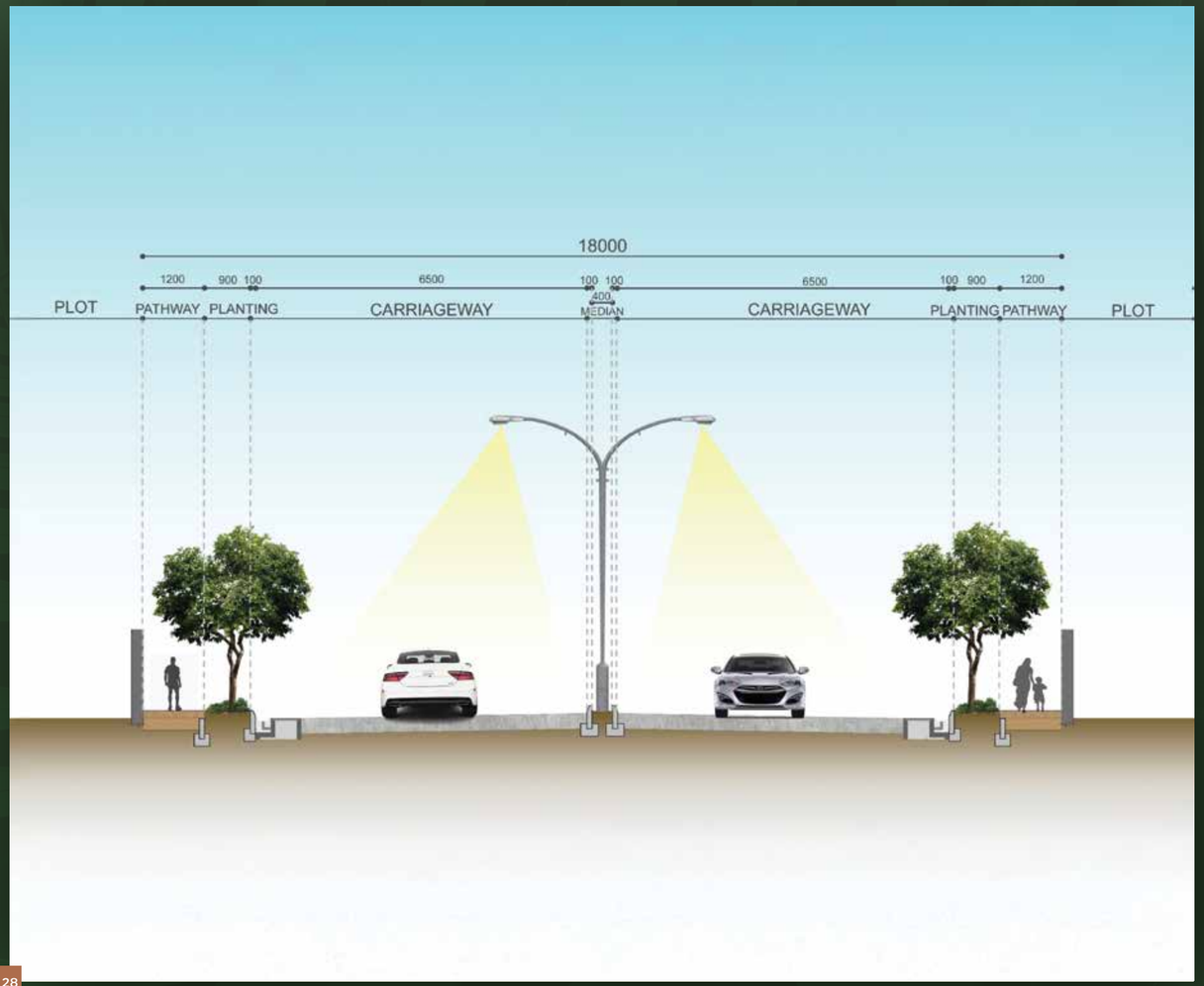
Every aspect of the Prestige Gardenia Estate has been carefully curated to offer a living experience that is swathed in luxury and contemporary convenience.

All essential utilities, including power and water, are already provisioned to each plot—simply connect them when you begin building your home.

The internal roads are broad and lined with flowering trees, creating a warm, colourful and cheerful ambience that will bring a smile to anyone's face. The road & pedestrian network at Prestige Gardenia Estate is well designed to enable convenient and safe vehicular movement. The network comprises an 18m wide central road, 12m & 9m wide looped internal roads, all lined with flowering trees and services areas at their edges, to keep the residential zones unobstructed and serene, while enabling seamless accessibility.

Thoughtfully designed communal spaces encourage meaningful social interactions, while serene settings provide a sanctuary for relaxation and self-expression.

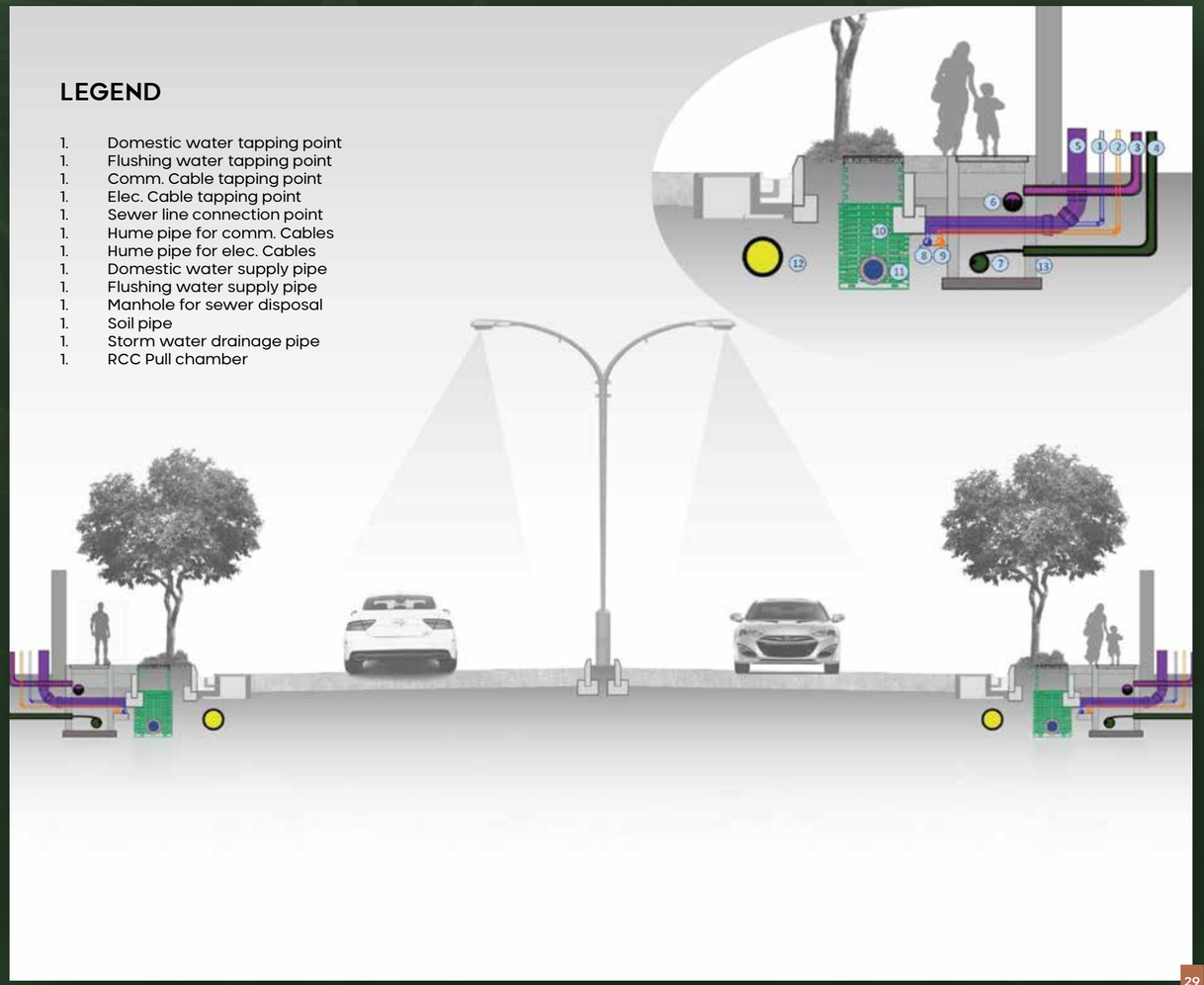
ROAD SECTIONS
18M ROAD



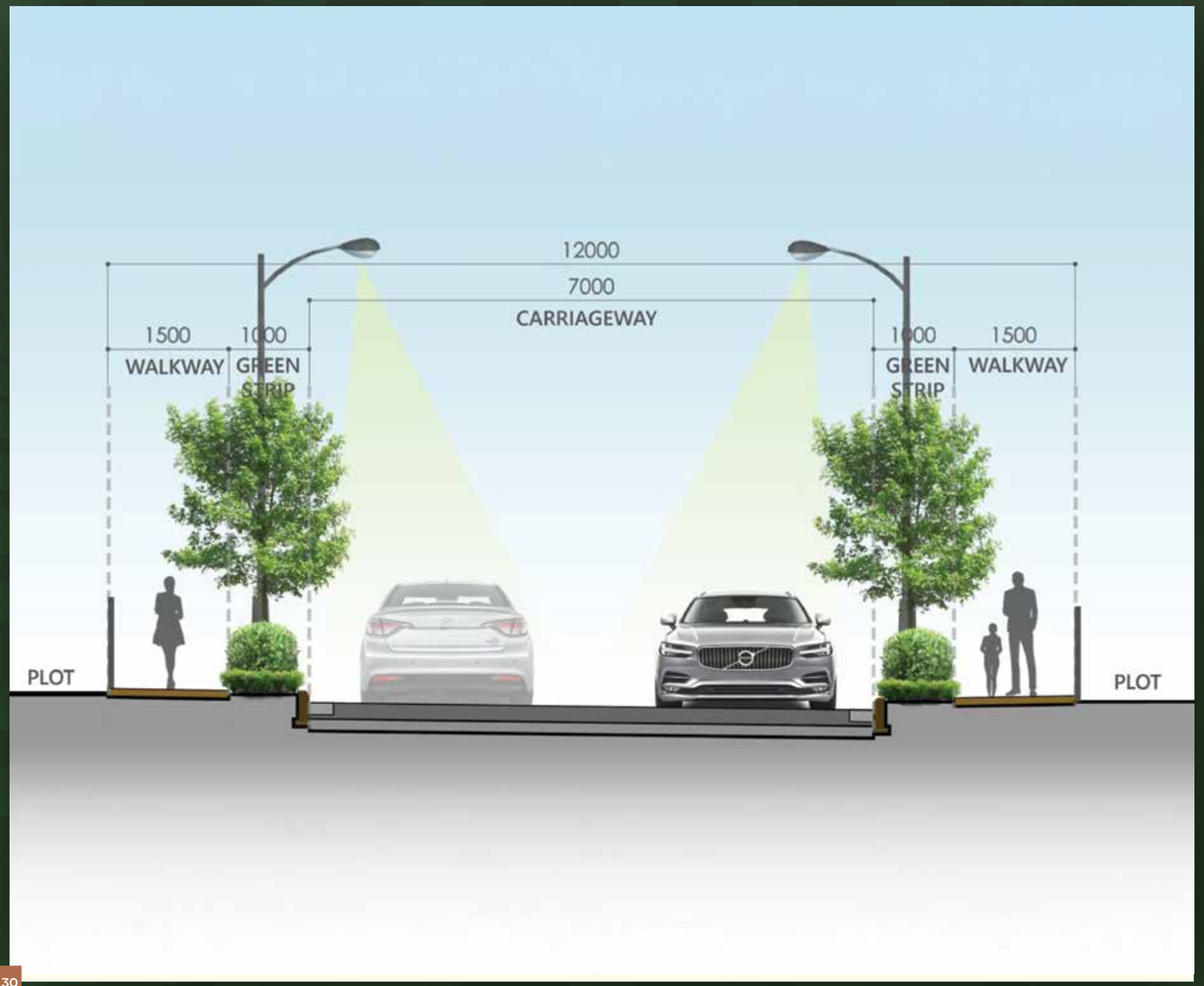
ROAD DETAILS
18M ROAD

LEGEND

1. Domestic water tapping point
1. Flushing water tapping point
1. Comm. Cable tapping point
1. Elec. Cable tapping point
1. Sewer line connection point
1. Hume pipe for comm. Cables
1. Hume pipe for elec. Cables
1. Domestic water supply pipe
1. Flushing water supply pipe
1. Manhole for sewer disposal
1. Soil pipe
1. Storm water drainage pipe
1. RCC Pull chamber



ROAD SECTIONS
12M ROAD



12M ROAD VIEW



ROAD DETAILS
12M ROAD



LEGEND

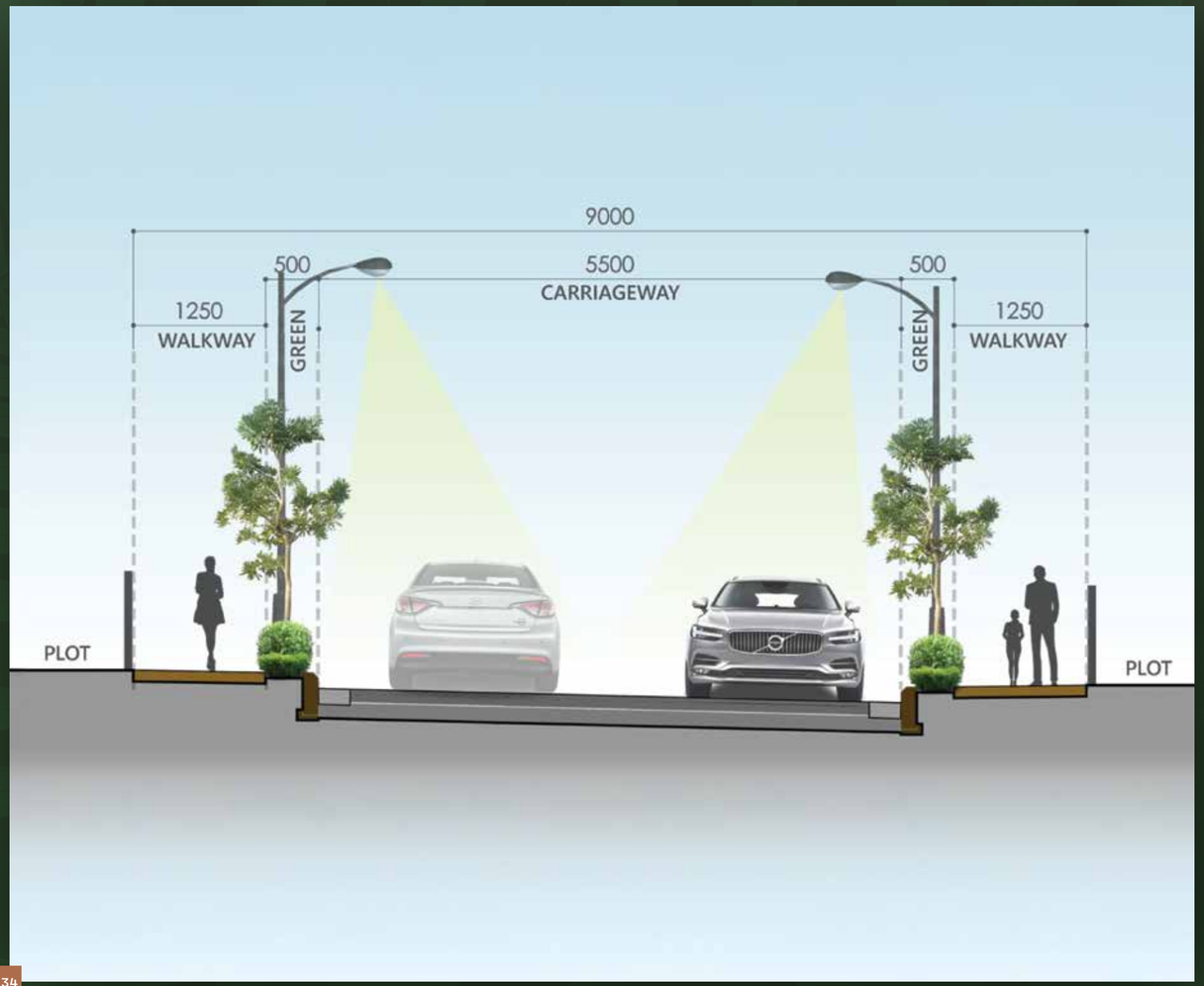
1. Pipe for communication cables
2. Pipe for electrical cables
3. Electrical trench
4. Plumbing line- domestic water supply
5. Plumbing line-fire water supply
6. Manhole for sewer disposal
7. Rcc precast cover
8. Electrical and communication cable tapping point
9. Storm drain chamber
10. Soil pipe

9M ROAD VIEW

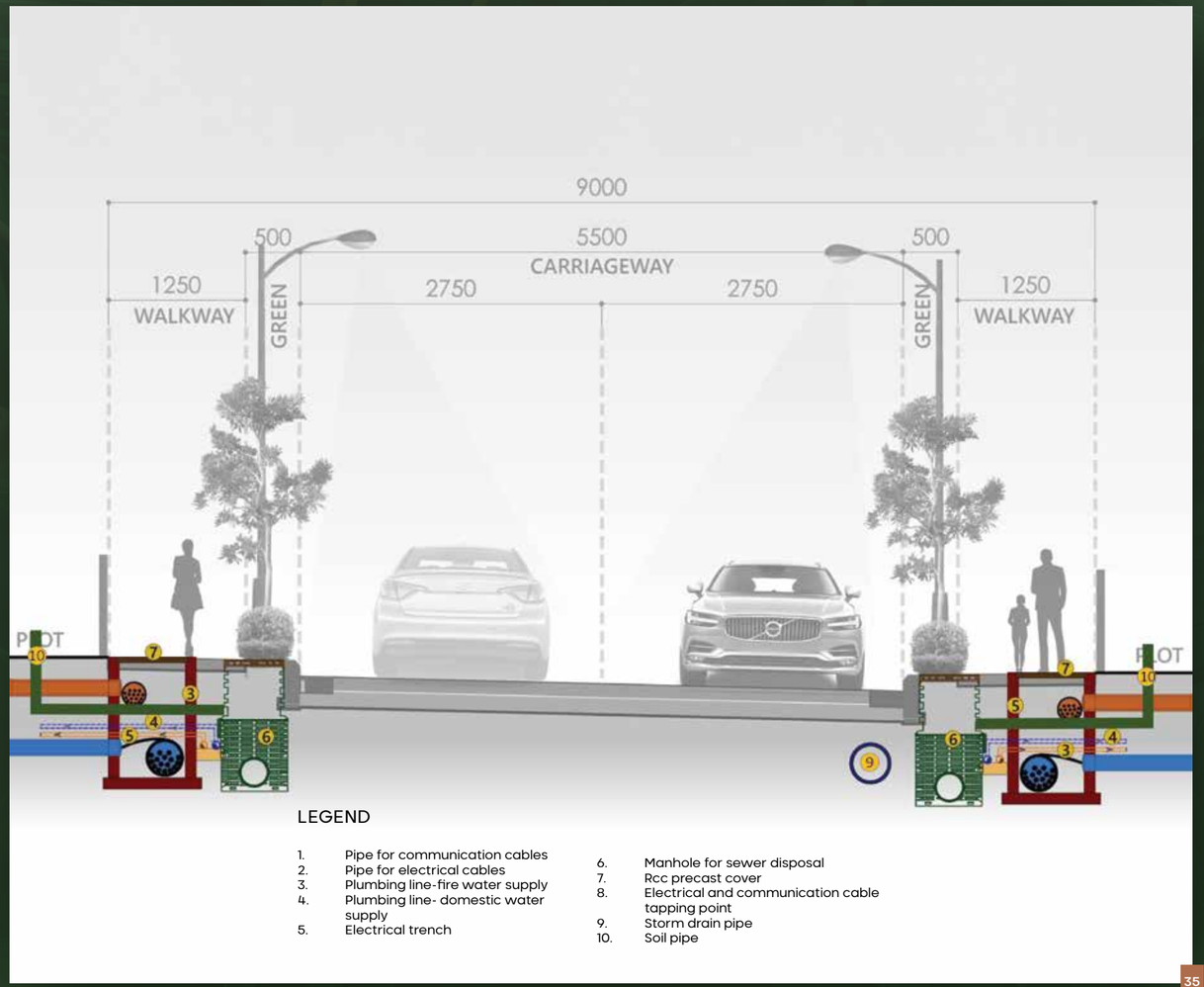


Artist's Impression

ROAD SECTIONS
9M ROAD



ROAD DETAILS
9M ROAD



LEGEND

1. Pipe for communication cables
2. Pipe for electrical cables
3. Plumbing line-fire water supply
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ENTRANCE VIEW



Artist's Impression

ROAD VIEW



Artist's Impression

YOGA LAWN & PICKLEBALL COURT VIEW



Artist's Impression

KIDS PLAY AREA



Artist's Impression

SUNKEN SEATING VIEW



Artist's Impression

EXISTING LAKE VIEW



Artist's Impression

KIDS PLAY AREA WITH TREEHOUSE



Artist's Impression

GAZEBO & REFLEXOLOGY PATH VIEW



Artist's Impression

SPECIFICATIONS

INFRASTRUCTURE ROADS AND PATHWAYS

- Imposing entrance designed to complement the classical style of architecture with an 18m wide entrance road
- Internal roads are 12m and 9m wide with a 7m and 5.5m carriageway laid with asphalted driveways
- Landscaped avenue on either side of the road
- Each plot has a defined access finished in concrete from the approach road

ELECTRICAL

- LED street lighting
- Underground conduits for fibre optic provision for data and voice
- Underground power lines to distribute power from transformer yards to individual feeder pillars
- Power will be drawn from the transformer to the feeder pillars with provision up to the plot

PLUMBING

- Irrigation network for common landscape
- Underground dual water supply system through UPVC pipes to cater for domestic use and treated water for flushing purposes and landscape
- Plumbing lines terminated within the plots for water supply & sewerage
- Underground sanitary lines connected to an STP
- OHT & UG sump of suitable capacity with adequate head/pressure

SERVICES

- Sewage treatment plant
- Water treatment plant with underground sump tank
- Organic Waste Convertor

SAFETY AND SECURITY

- Security cabin at main entrance
- 24/7 security with RFID boom barriers at the main entrance gate
- CCTV cameras provided at the main entrance & exit, service yards and children's play area

WATER CONSERVATION

- Treated water, used for common landscape irrigation as well as flushing purposes for all plots
- Recharge pits for rainwater harvesting

LANDSCAPE FEATURES

- Urban garden areas
- Avenue plantation for internal and public roads with low maintenance plants
- All landscape lights designed to enhance hardscape and softscape

Artist's Impression

Prestige GROUP
Add Prestige to your life

• HOMES • OFFICES • SHOPPING MALLS • HOTELS • INTERIORS • WAREHOUSING •

Bengaluru | Mumbai | Hyderabad | Delhi-NCR | Goa | Chennai
Kerala | Mangaluru | Ahmedabad | Dubai Sales Office

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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.

CRISIL Real Estate
Prestige Estates Projects Limited
DA1+
Developer Grading

CREDAI