



BELLAGIO

@

THE PRESTIGE CITY

RAJENDRA NAGAR, HYDERABAD

A JV By Vaishnai Group & Prestige Group



LIVE LARGER THAN LIFE

RERA No.: P02400006711

REDEFINING SKYLINES.

Prestige is one of India's most trusted and respected Real Estate Developers. Since 1986, we have helped to shape the skylines of modern urban India, by pioneering, consistently and constantly, the most state-of-the-art transformative real estate concepts, technologies and innovations.

We have given our cities magnificent residential communities that rival the best in the world; high tech commercial spaces and SEZs that house the world's major blue chip corporates; retail and entertainment hubs that offer compellingly differentiated experiences; and leisure and hospitality properties that are clearly a class apart.

RAISING STANDARDS. BUILDING MODERN INDIA.

Prestige's business spans diverse segments including Residential, Office, Retail, Hospitality, Property Management and Warehouses with operations in **13 MAJOR LOCATIONS IN INDIA**. Across segments, we have **COMPLETED 288 PROJECTS SPANNING A DEVELOPABLE AREA OF 172 MN SFT** and have 56 ongoing projects, with a total developable area of 86 mn sft.

We also have 44 projects spanning 85 mn sft on the drawing board, and hold a land bank of over 728 acres as of September 2023.

Our Hospitality portfolio comprises over 1300 keys under operation and approximately 1500 keys under development.

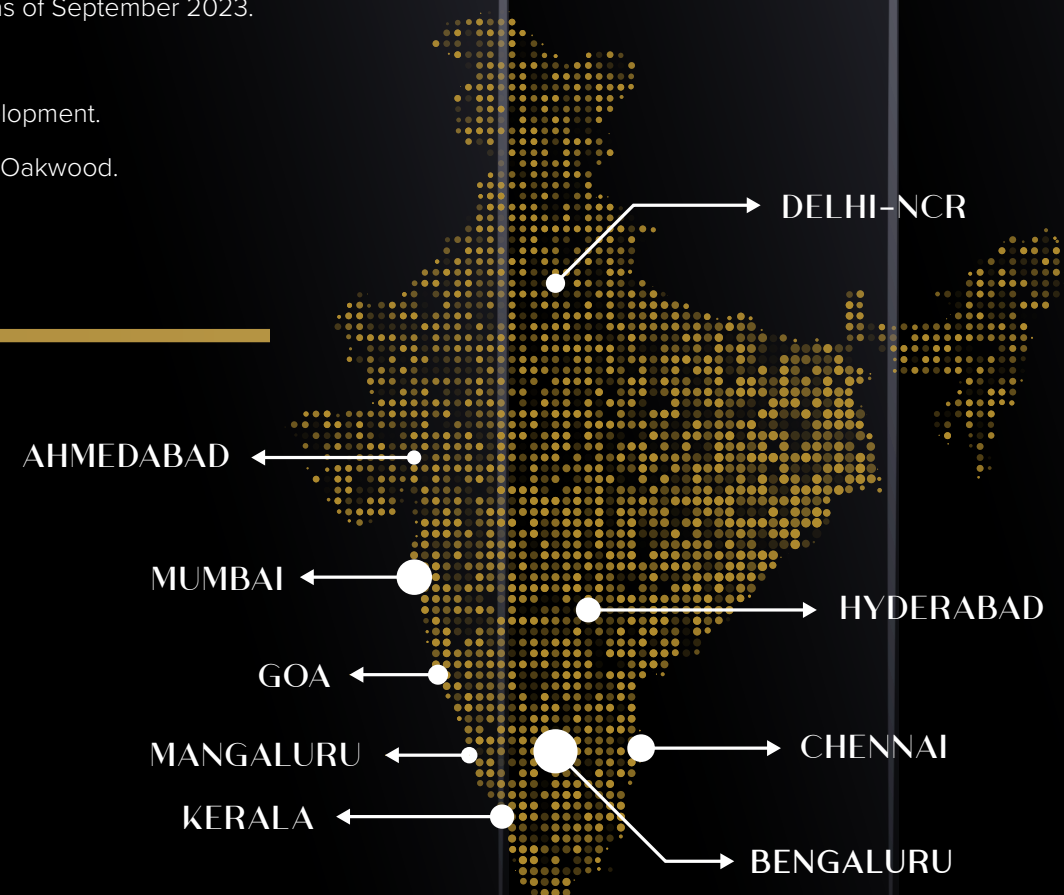
We have tied up with top global brands such as JW Marriott, Sheraton Grand, Conrad by Hilton, W Hotel, and Oakwood.

Prestige has been graded DA1+ by CRISIL and enjoys a credit rating of ICRA A+.

CREATING LANDMARKS IN
LUXURY AND TOWNSHIP
LIVING SINCE 1986

What sets us apart is also our vision that we need to lead by example in doing the right thing. So, we ensure that every Prestige development is designed and built to promote sustainability and ecological conservation.

Today, more than fifty thousand Indian families have added Prestige to their lives with a home in a Prestige community. As we continue to enhance the skylines and provide a premium quality of life to the residents of Bengaluru, Chennai, Goa, Hyderabad, Kochi, Kozhikode, Mangaluru, Mumbai and Delhi NCR, we are also expanding our reach to take more of India under the Falcon's wing.





THE PRESTIGE CITY

THE COMMUNITY LIVING CONCEPT THAT IS TRANSFORMING URBAN INDIA

Prestige's flagship real estate concept, The Prestige City is a comprehensive, self-contained, high profile residential community that offers the best options of residential dwellings & modern amenities that facilitate an unparalleled, premium quality of life.

The Prestige City Hyderabad, designed by renowned architect, Hafeez Contractor, is an entire world within itself, with a brilliant bouquet of leisure, recreational and service amenities, beautifully landscaped gardens and expansive lawns, broad, well-laid vehicle free, tree lined roads, thoughtfully designed social spaces and cultural arenas, and sustainable management practices.

In short, The Prestige City offers a wholesome and holistic living experience that epitomises the very best of community living.

After successfully launching The Prestige City in Bengaluru and Mumbai, Prestige now brings this unprecedented way of living life larger than life to Hyderabad.



THE PRESTIGE CITY



A W O R L D W I T H I N

RAJENDRA NAGAR, HYDERABAD

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ENJOY AN UNPRECEDENTED QUALITY OF LIFE IN THE CITY'S LARGEST EVER RESIDENTIAL TOWNSHIP

The Prestige City, Hyderabad comprises 119 luxury villas and 4647 high rise apartments located in Rajendra Nagar. Overlooking the sprawling Mulagund Lake and adjoining over 2000 acres of dense reserved green spaces, it is a tranquil and serene community that rests peacefully in Nature's wholesome lap.





Artist's Impression





LOCATED FOR EASY ACCESS TO EVERYWHERE AND EVERYTHING

Located in Rajendra Nagar, The Prestige City positions you perfectly to be within quick and easy reach of everything you need. It is connected by arterial roads, such as the Outer Ring Road and the PVNR Flyover, to all parts of Hyderabad. The airport is just 15 minutes away and so is the proposed Shamshabad Metro Station. Premium schools, colleges, healthcare facilities, leisure centres and shopping hubs are all nearby.

LOCATION ADVANTAGE



THE PRESTIGE CITY
 A WORLD WITHIN
 RAJENDRA NAGAR, HYDERABAD
 (A JV By Vaishnaoi Group & Prestige Group)

Distance to Prime Areas

- 15 minutes to Airport
- 28 Minutes to Banjara Hills
- 30 Minutes to Gachibowli
- 35 Minutes to Jubilee Hills

Technology Hub

- 20 Minutes to GMR Aerospace & Industrial Park
- 20 Minutes to GMR Business Park
- 20 Minutes to Aero City
- 25 Minutes to HCL Talent Care
- 30 Minutes to Financial District
- 35 Minutes to Mindspace SEZ
- 40 Minutes to Hitec City
- 40 Minutes to Hyderabad Pharma City

Infrastructure & Connectivity

- 5 Minutes to PVNR Express Highway which connects to Mehdiapatnam & Banjara Hills
- 10 Minutes to Outer Ring Road which connects to Hitech City CBD Areas, Financial District, Secundrabad
- 15 mins to Proposed Metro

Leisure

- 9 Minutes to Mantra Mall
- 11 Minutes to South India Shopping Mall
- 15 Minutes to Asian Cinemas MCube Mall
- 30 Minutes to GVK One Mall Banjara Hills

Hotels

- 20 Minutes to Novotel
- 7 Minutes to Citadel Hotel
- 8 Minutes to Hotel Olympia Inn

HealthCare

- 10 Minutes to Trident Hospital
- 10 Minutes to Shadan Hospital
- 10 Minutes to LV Prasad Hospital
- 15 Minutes to Olive Hospitals
- 25 Minutes to KIMS Hospitals
- 25 Minutes to Apollo Hospital

Education

- Schools :**
- 7 Minutes to Solitaire Global School
 - 11 Minutes to EDIFY World School
 - 12 Minutes to Basil Woods School
 - 16 Minutes to Greenwich Academy
 - 20 Minutes to DPS Aero City
- Colleges:**
- 16 Minutes to Mahaveer Institute of Science & Technology
 - 25 Minutes to Vasavi College of Engineering
 - 30 Minutes to Lords Institute of Engineering & Technology



- Metro Phase 2
- Metro Phase 3 (Part A)
- Metro Phase 3 (Part B)



Artist's Impression



BELLAGIO

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THE PRESTIGE CITY

RAJENDRA NAGAR, HYDERABAD

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VILLAS AT THE PRESTIGE CITY, HYDERABAD

THE EPITOME OF ELEGANCE AND SOPHISTICATION

The 119 Villas at The Prestige City Hyderabad blend the natural beauty of the surroundings with contemporary architectural elegance and offer magnificent, undisturbed views of the lake.

Set in its own private garden, each villa is fully Vaastu compliant, while showcasing a clean-lined design style that follows minimalist principles.

BRIGHT, AIRY AND NESTLING IN NATURE'S BEAUTY

With high ceilings, open floor plans, and expansive windows that are virtually frames for panoramic living works of art, you enjoy a feeling of airy openness. Broad balconies, sun decks and terraces serve as private spaces for you to unwind in solitude, entertain with aplomb or just immerse yourself in Nature's beauty. There is a seamless visual flow between the outdoors and the indoors, which floods your home with clean fresh air and abundant natural light.

GRAND ENTRANCE





**THE
PRESTIGE CITY**

A WORLD WITHIN

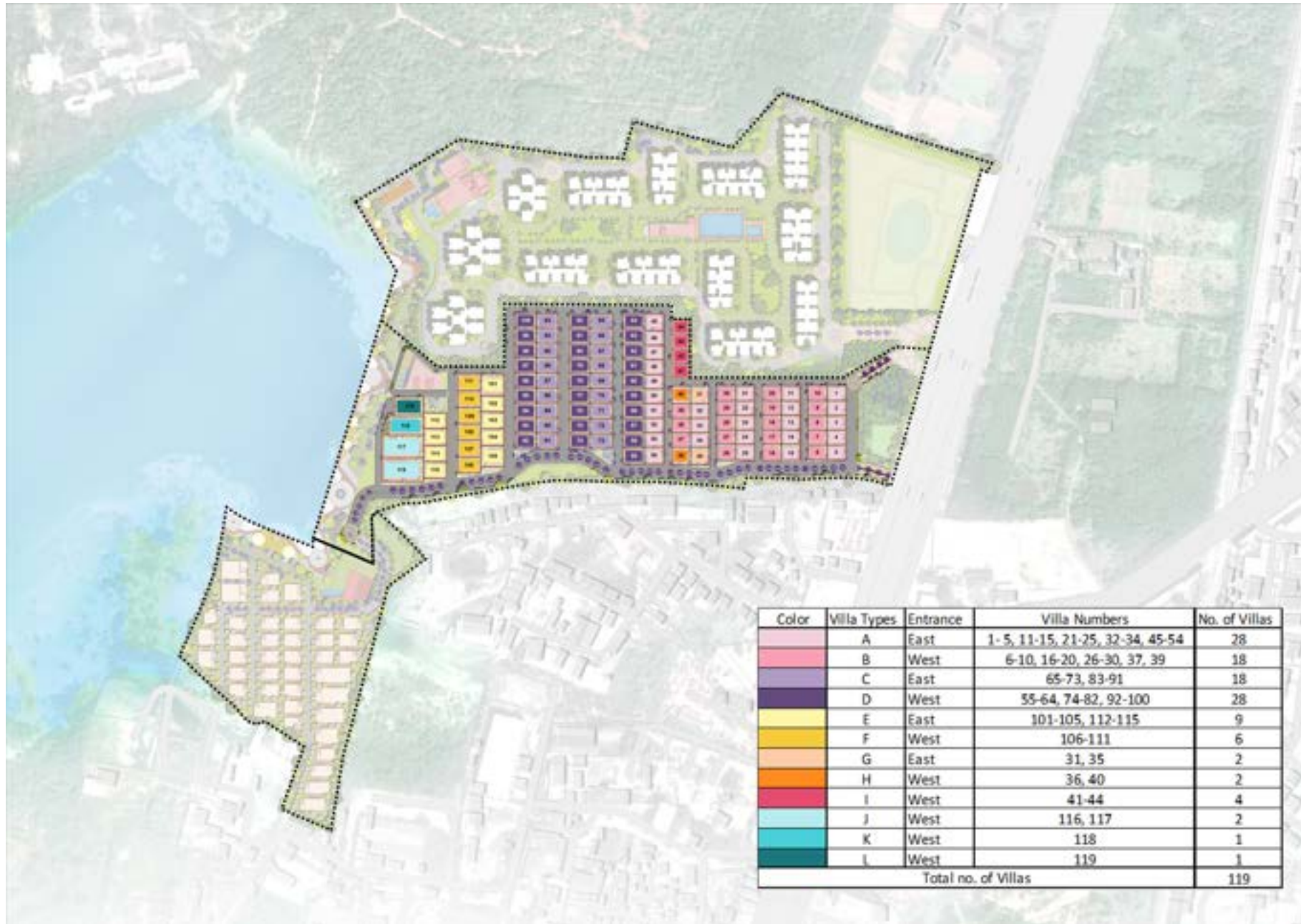
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Artist's Impression

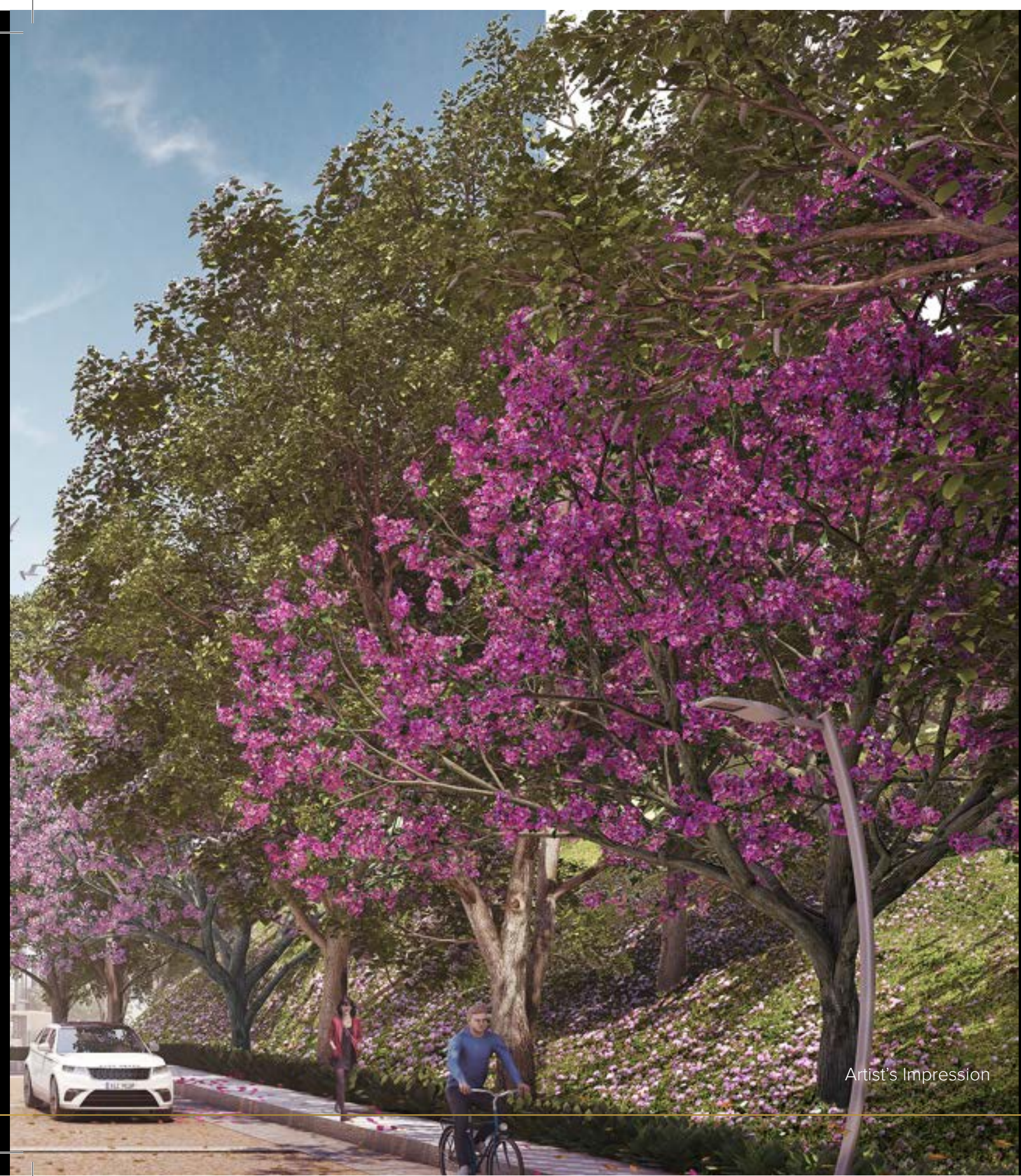
Master Plan



Numbering Plan





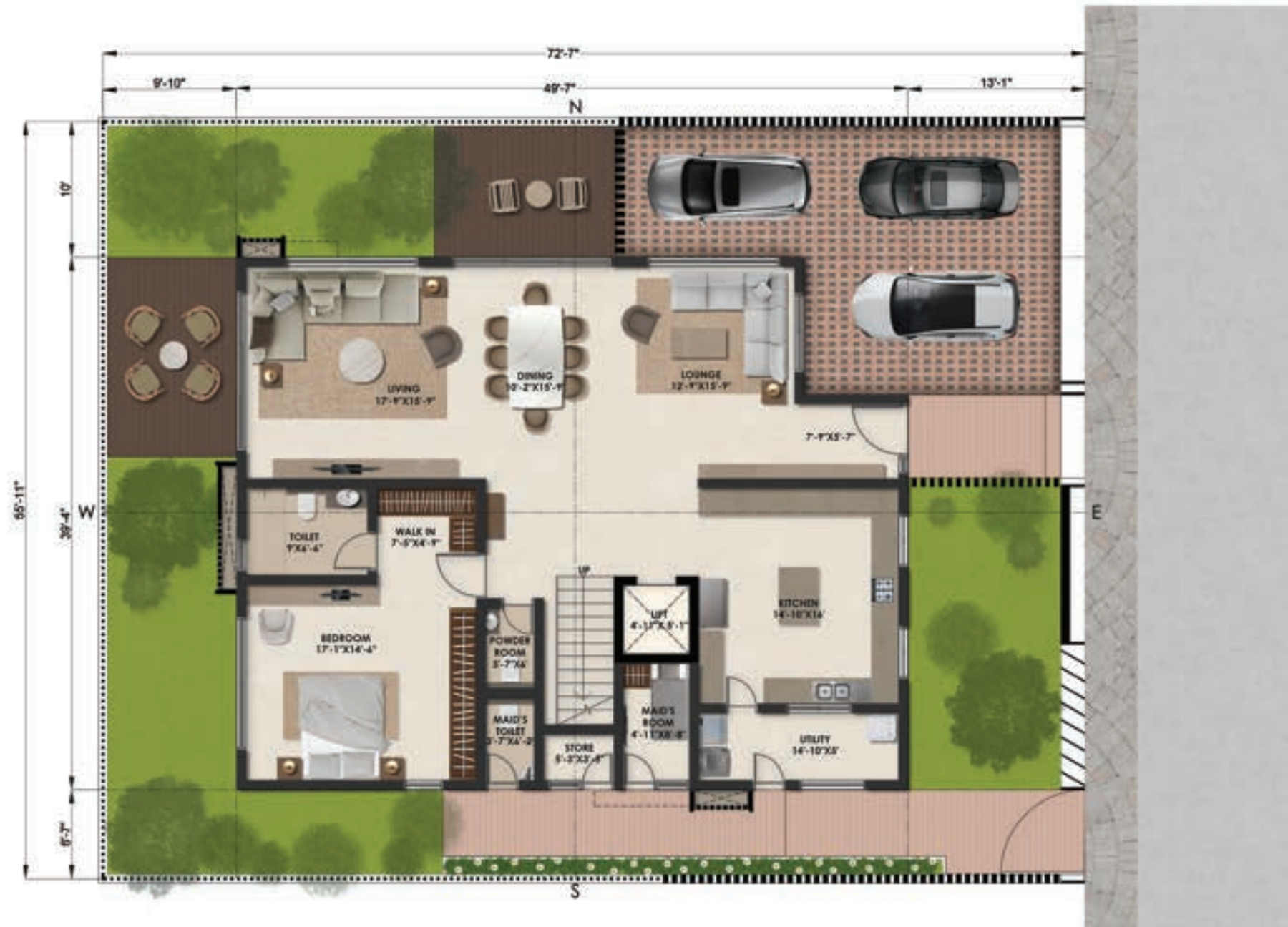


Artist's Impression

ENTRANCE DRIVE

Villa - A - Ground Floor Plan

PLOT NO: 1, 5 EAST FACING | Plot Area - 451 Sq.yds



KEYPLAN

	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - First Floor Plan

PLOT NO: 1, 5 EAST FACING | Plot Area - 451 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
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RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Second Floor Plan

PLOT NO: 1, 5 EAST FACING | Plot Area - 451 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
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Villa - A - Terrace Floor Plan

PLOT NO: 1, 5 EAST FACING | Plot Area - 451 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
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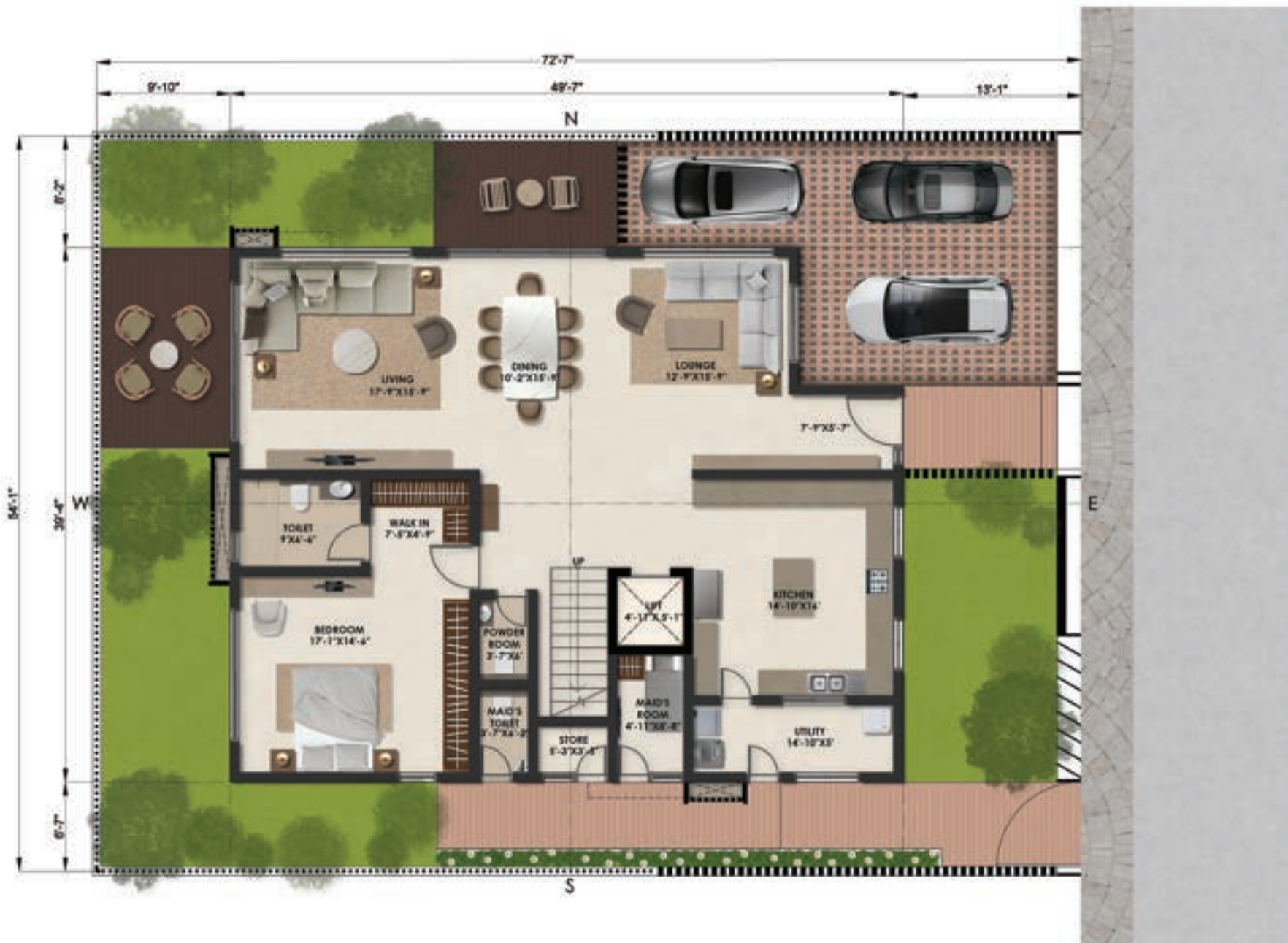
LIVING ROOM



Artist's Impression

Villa - A - Ground Floor Plan

PLOT NO: 2, 3, 4 EAST FACING | Plot Area - 436 Sq.yds



KEYPLAN

	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739



Villa - A - First Floor Plan

PLOT NO: 2, 3, 4 EAST FACING | Plot Area - 436 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
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Villa - A - Second Floor Plan

PLOT NO: 2, 3, 4 EAST FACING | Plot Area - 436 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
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RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Terrace Floor Plan

PLOT NO: 2, 3, 4 EAST FACING | Plot Area - 436 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
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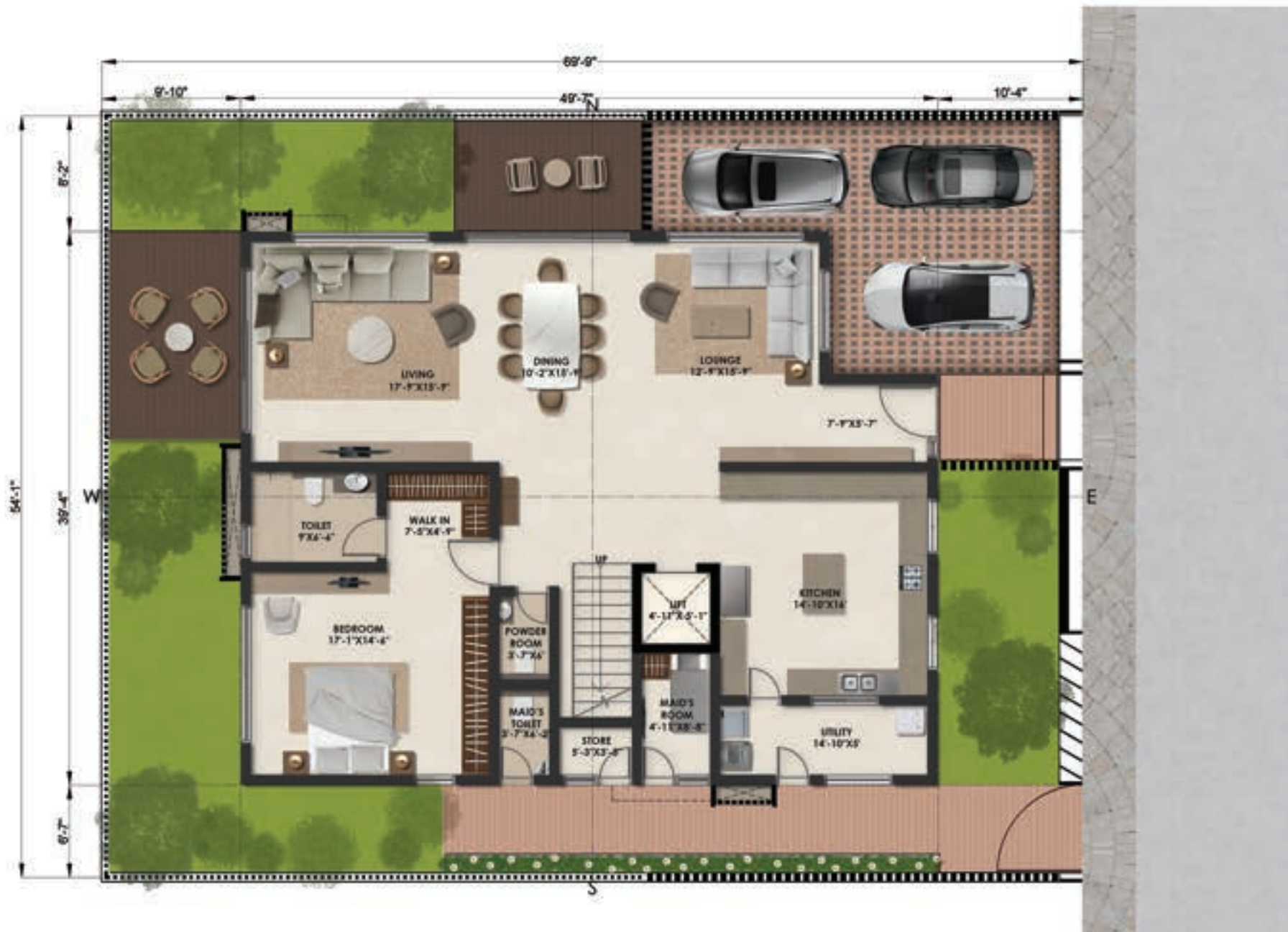
EXTERIOR VIEW



Artist's Impression

Villa - A - Ground Floor Plan

PLOT NO: 12-14, 22-24, 32-34, 46-53 EAST FACING | Plot Area - 419 Sq.yds



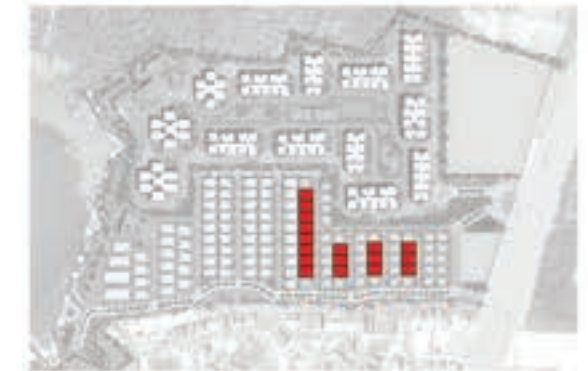
KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - First Floor Plan

PLOT NO: 12-14, 22-24, 32-34, 46-53 EAST FACING | Plot Area - 419 Sq.yds



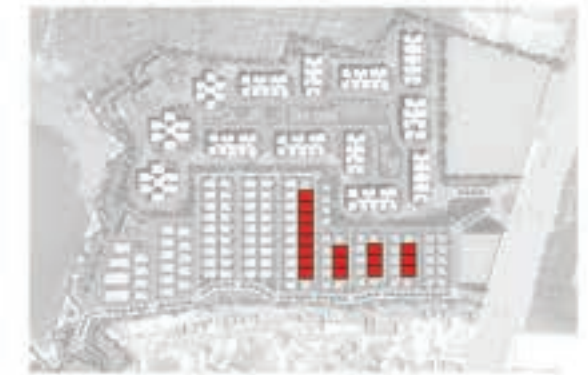
KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Second Floor Plan

PLOT NO: 12-14, 22-24, 32-34, 46-53 EAST FACING | Plot Area - 419 Sq.yds



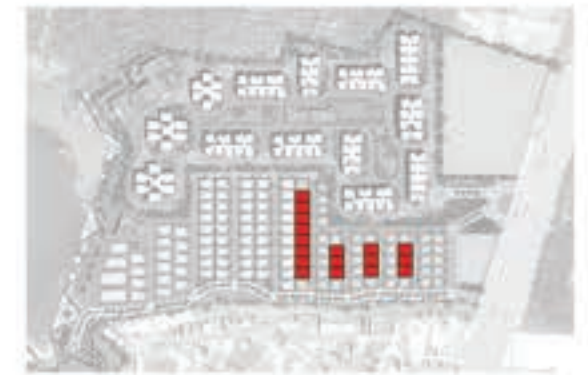
KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
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RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Terrace Floor Plan

PLOT NO: 12-14, 22-24, 32-34, 46-53 EAST FACING | Plot Area - 419 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
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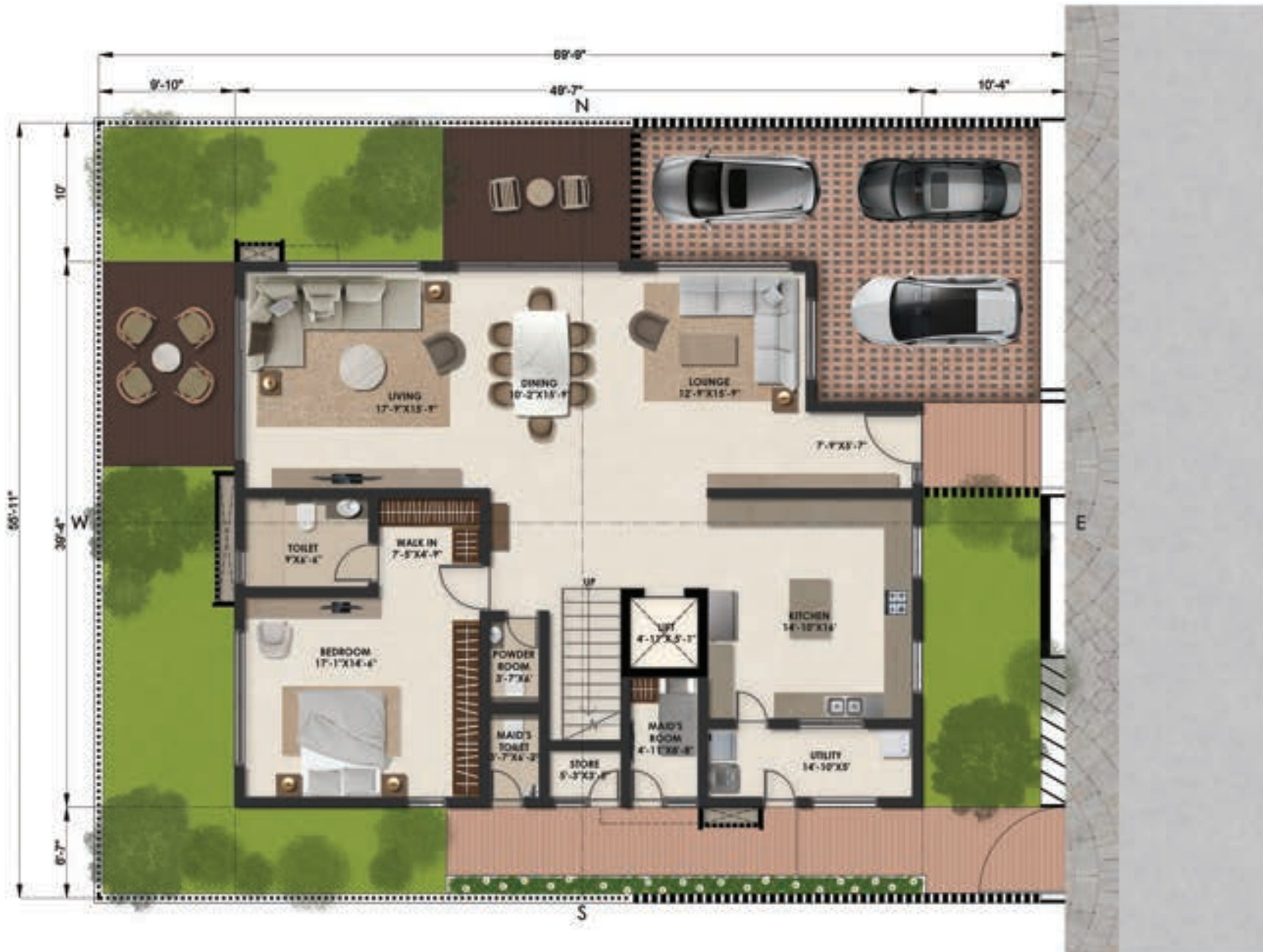
DINING ROOM



Artist's Impression

Villa - A - Ground Floor Plan

PLOT NO: 11, 21 EAST FACING | Plot Area - 433 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - First Floor Plan

PLOT NO: 11, 21 EAST FACING | Plot Area - 433 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Second Floor Plan

PLOT NO: 11, 21 EAST FACING | Plot Area - 433 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Terrace Floor Plan

PLOT NO: 11, 21 EAST FACING | Plot Area - 433 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
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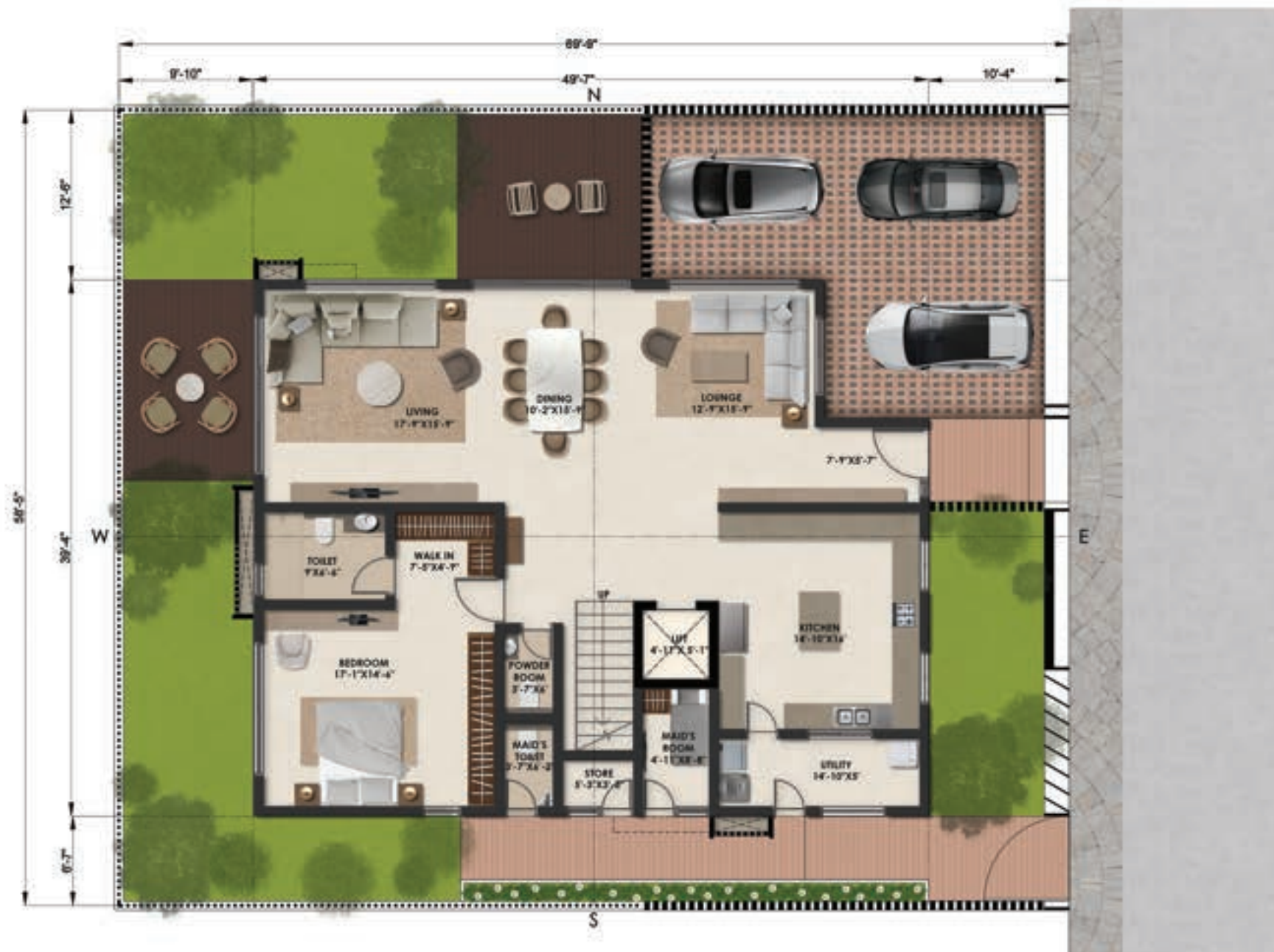
EXTERIOR VIEW



Artist's Impression

Villa - A - Ground Floor Plan

PLOT NO: 15 EAST FACING | Plot Area - 452 Sq.yds



KEYPLAN

	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - First Floor Plan

PLOT NO: 15 EAST FACING | Plot Area - 452 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Second Floor Plan

PLOT NO: 15 EAST FACING | Plot Area - 452 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Terrace Floor Plan

PLOT NO: 15 EAST FACING | Plot Area - 452 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

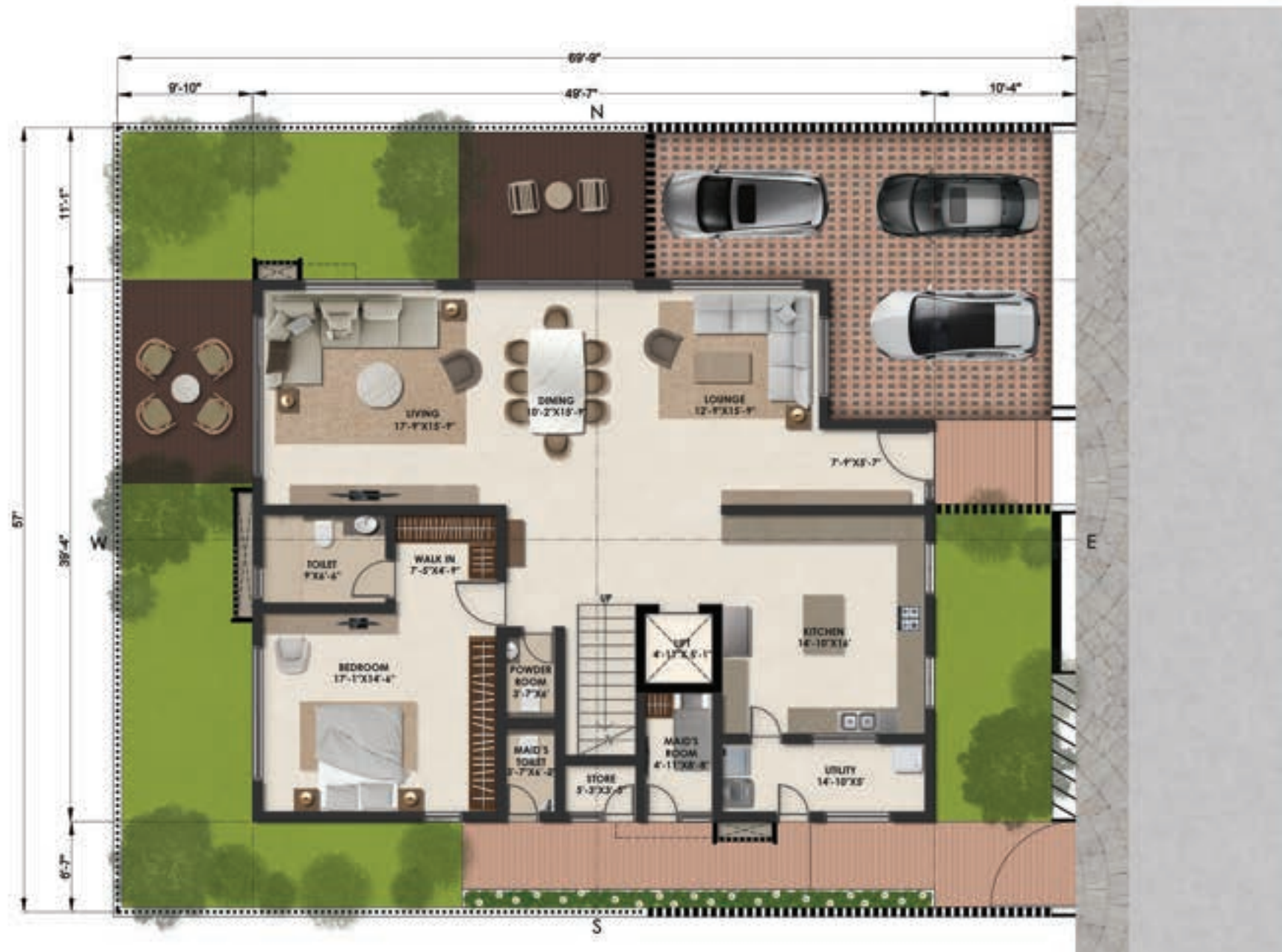
BEDROOM



Artist's Impression

Villa - A - Ground Floor Plan

PLOT NO: 25 EAST FACING | Plot Area - 442 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - First Floor Plan

PLOT NO: 25 EAST FACING | Plot Area - 442 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Second Floor Plan

PLOT NO: 25 EAST FACING | Plot Area - 442 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Terrace Floor Plan

PLOT NO: 25 EAST FACING | Plot Area - 442 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

EXTERIOR VIEW



Artist's Impression

Villa - A - Ground Floor Plan

PLOT NO: 45 EAST FACING | Plot Area - 494 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - First Floor Plan

PLOT NO: 45 EAST FACING | Plot Area - 494 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Second Floor Plan

PLOT NO: 45 EAST FACING | Plot Area - 494 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Terrace Floor Plan

PLOT NO: 45 EAST FACING | Plot Area - 494 Sq.yds

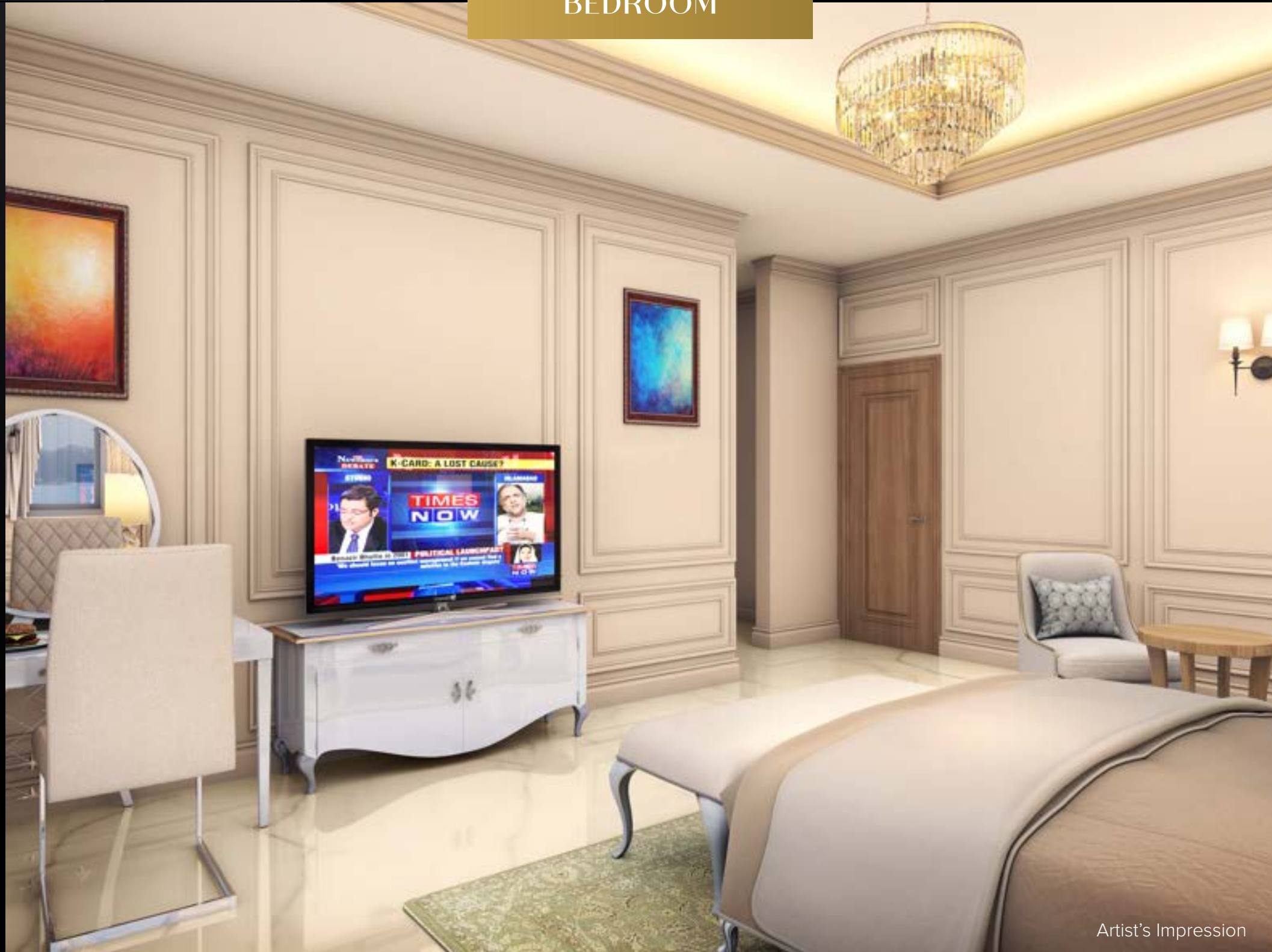


KEYPLAN



	Sq.ft
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RERA Carpet+Balcony/Deck Area	4,739

BEDROOM



Artist's Impression

Villa - A - Ground Floor Plan

PLOT NO: 54 EAST FACING | Plot Area - 472 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - First Floor Plan

PLOT NO: 54 EAST FACING | Plot Area - 472 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Second Floor Plan

PLOT NO: 54 EAST FACING | Plot Area - 472 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

Villa - A - Terrace Floor Plan

PLOT NO: 54 EAST FACING | Plot Area - 472 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,767
RERA Carpet Area	4,548
Balcony/Deck Area	191
RERA Carpet+Balcony/Deck Area	4,739

EXTERIOR VIEW



Artist's Impression

Villa - B - Ground Floor Plan

PLOT NO: 6, 10, 20, 30 WEST FACING | Plot Area - 433 Sq.yds



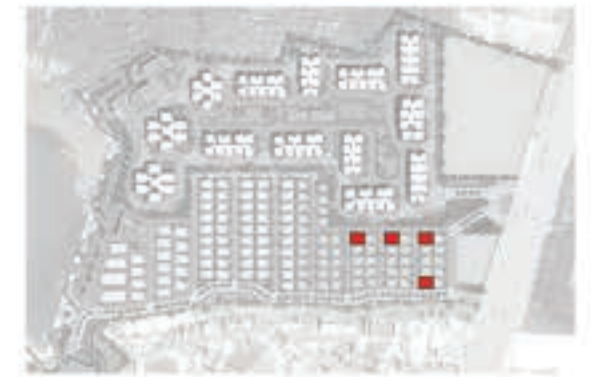
KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

Villa - B - First Floor Plan

PLOT NO: 6, 10, 20, 30 WEST FACING | Plot Area - 433 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

Villa - B - Second Floor Plan

PLOT NO: 6, 10, 20, 30 WEST FACING | Plot Area - 433 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
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Villa - B - Terrace Floor Plan

PLOT NO: 6, 10, 20, 30 WEST FACING | Plot Area - 433 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

EXTERIOR VIEW



Artist's Impression

Villa - B - Ground Floor Plan

PLOT NO: 7-9, 17-19, 27-29, 37-39 WEST FACING | Plot Area - 419 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

Villa - B - First Floor Plan

PLOT NO: 7-9, 17-19, 27-29, 37-39 WEST FACING | Plot Area - 419 Sq.yds



KEYPLAN



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Built up Area (Saleable Area)	5,678
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RERA Carpet+Balcony/Deck Area	4,663

Villa - B - Second Floor Plan

PLOT NO: 7-9, 17-19, 27-29, 37-39 WEST FACING | Plot Area - 419 Sq.yds



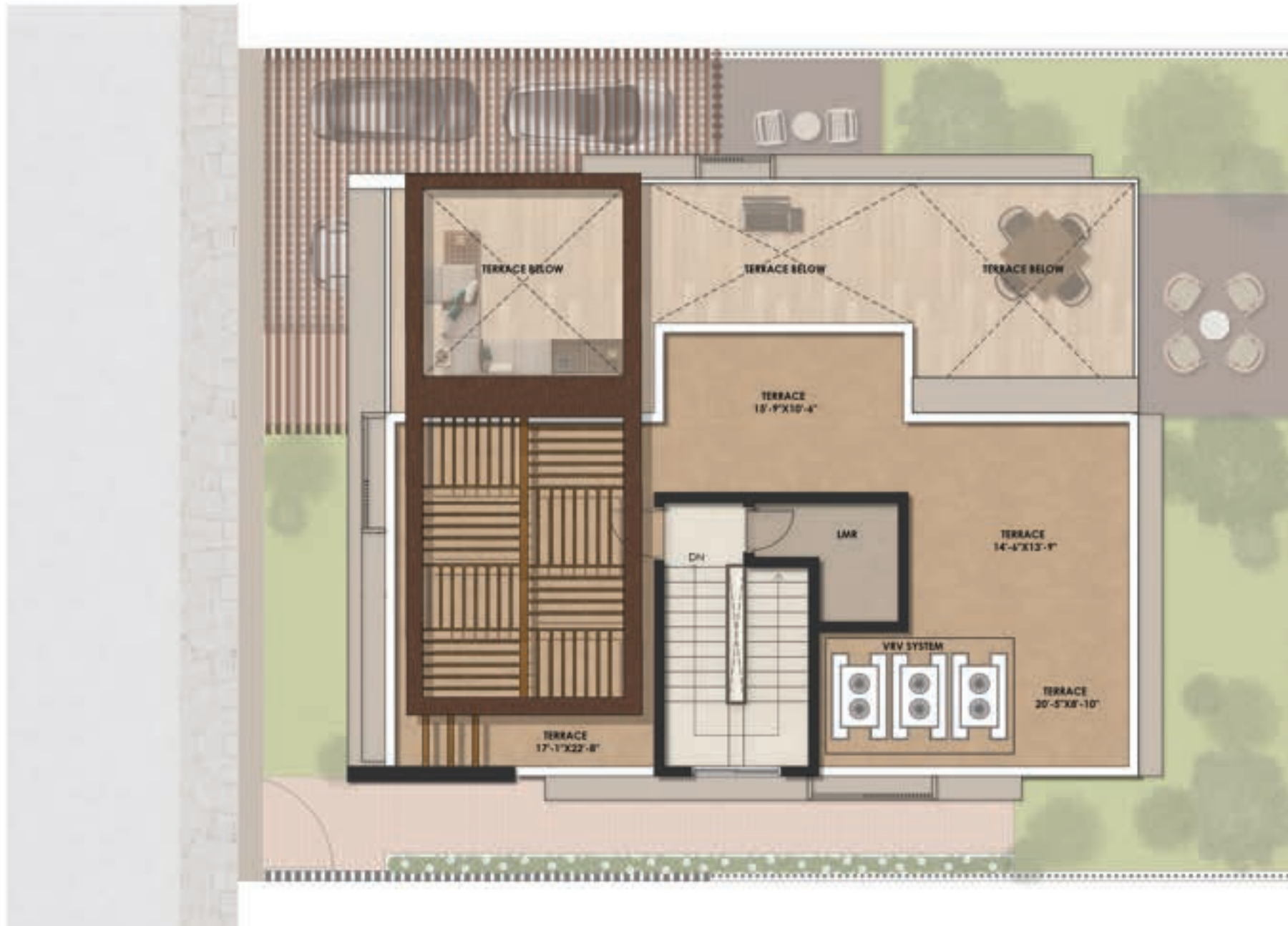
KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
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Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

Villa - B - Terrace Floor Plan

PLOT NO: 7-9, 17-19, 27-29, 37-39 WEST FACING | Plot Area - 419 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

EXTERIOR VIEW



Artist's Impression

Villa - B - Ground Floor Plan

PLOT NO: 16 WEST FACING | Plot Area - 452 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

Villa - B - First Floor Plan

PLOT NO: 16 WEST FACING | Plot Area - 452 Sq.yds



KEYPLAN



	Sq.ft
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Villa - B - Second Floor Plan

PLOT NO: 16 WEST FACING | Plot Area - 452 Sq.yds



KEYPLAN



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Villa - B - Terrace Floor Plan

PLOT NO: 16 WEST FACING | Plot Area - 452 Sq.yds



KEYPLAN



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RERA Carpet+Balcony/Deck Area	4,663

EXTERIOR VIEW



Artist's Impression

Villa - B - Ground Floor Plan

PLOT NO: 26 WEST FACING | Plot Area - 442 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

Villa - B - First Floor Plan

PLOT NO: 26 WEST FACING | Plot Area - 442 Sq.yds



KEYPLAN



	Sq.ft
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RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

Villa - B - Second Floor Plan

PLOT NO: 26 WEST FACING | Plot Area - 442 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

Villa - B - Terrace Floor Plan

PLOT NO: 26 WEST FACING | Plot Area - 442 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,678
RERA Carpet Area	4,495
Balcony/Deck Area	168
RERA Carpet+Balcony/Deck Area	4,663

EXTERIOR VIEW



Artist's Impression

EXTERIOR VIEW



Artist's Impression

Villa - C - Ground Floor Plan

PLOT NO: 65-73, 83-91 EAST FACING | Plot Area - 500 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	6,761
RERA Carpet Area	5,219
Balcony/Deck Area	249
RERA Carpet+Balcony/Deck Area	5,468

Villa - C - First Floor Plan

PLOT NO: 65-73, 83-91 EAST FACING | Plot Area - 500 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	6,761
RERA Carpet Area	5,219
Balcony/Deck Area	249
RERA Carpet+Balcony/Deck Area	5,468

Villa - C - Second Floor Plan

PLOT NO: 65-73, 83-91 EAST FACING | Plot Area - 500 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	6,761
RERA Carpet Area	5,219
Balcony/Deck Area	249
RERA Carpet+Balcony/Deck Area	5,468

Villa - C - Terrace Floor Plan

PLOT NO: 65-73, 83-91 EAST FACING | Plot Area - 500 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	6,761
RERA Carpet Area	5,219
Balcony/Deck Area	249
RERA Carpet+Balcony/Deck Area	5,468

EXTERIOR VIEW



Artist's Impression

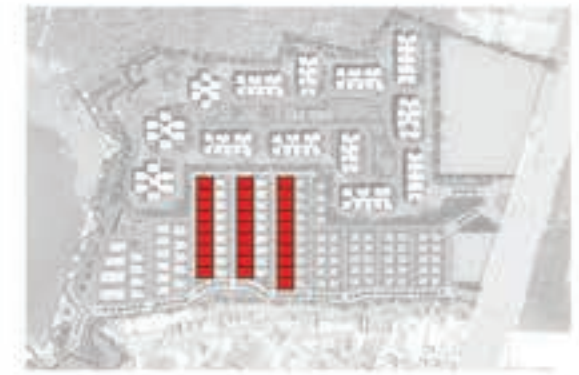
EXTERIOR VIEW



Artist's Impression

Villa - D - Ground Floor Plan

PLOT NO: 55-64, 74-82, 92-100 WEST FACING | Plot Area - 500 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	6,932
RERA Carpet Area	5,396
Balcony/Deck Area	167
RERA Carpet+Balcony/Deck Area	5,563

Villa - D - First Floor Plan

PLOT NO: 55-64, 74-82, 92-100 WEST FACING | Plot Area - 500 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	6,932
RERA Carpet Area	5,396
Balcony/Deck Area	167
RERA Carpet+Balcony/Deck Area	5,563

Villa - D - Second Floor Plan

PLOT NO: 55-64, 74-82, 92-100 WEST FACING | Plot Area - 500 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	6,932
RERA Carpet Area	5,396
Balcony/Deck Area	167
RERA Carpet+Balcony/Deck Area	5,563

Villa - D - Terrace Floor Plan

PLOT NO: 55-64, 74-82, 92-100 WEST FACING | Plot Area - 500 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	6,932
RERA Carpet Area	5,396
Balcony/Deck Area	167
RERA Carpet+Balcony/Deck Area	5,563

EXTERIOR VIEW



Artist's Impression

Villa - E - Ground Floor Plan

PLOT NO: 101, 105 EAST FACING | Plot Area - 772 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,804
RERA Carpet Area	7,052
Balcony/Deck Area	218
RERA Carpet+Balcony/Deck Area	7,270

Villa - E - First Floor Plan

PLOT NO: 101, 105 EAST FACING | Plot Area - 772 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,804
RERA Carpet Area	7,052
Balcony/Deck Area	218
RERA Carpet+Balcony/Deck Area	7,270

Villa - E - Second Floor Plan

PLOT NO: 101, 105 EAST FACING | Plot Area - 772 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,804
RERA Carpet Area	7,052
Balcony/Deck Area	218
RERA Carpet+Balcony/Deck Area	7,270

Villa - E - Terrace Floor Plan

PLOT NO: 101, 105 EAST FACING | Plot Area - 772 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,804
RERA Carpet Area	7,052
Balcony/Deck Area	218
RERA Carpet+Balcony/Deck Area	7,270

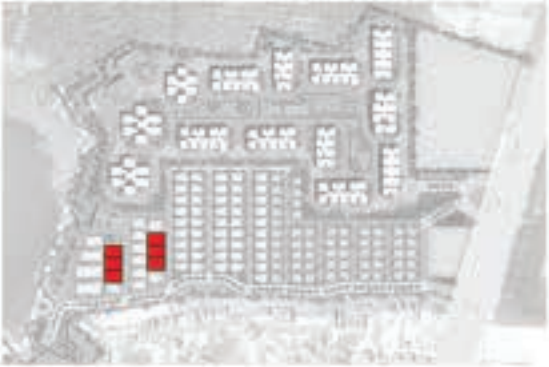
EXTERIOR VIEW



Artist's Impression

Villa - E - Ground Floor Plan

PLOT NO: 102-104, 112-115 EAST FACING | Plot Area - 596 Sq.yds



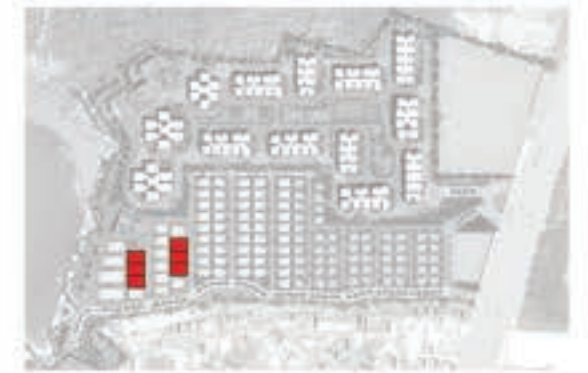
KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,804
RERA Carpet Area	7,052
Balcony/Deck Area	218
RERA Carpet+Balcony/Deck Area	7,270

Villa - E - First Floor Plan

PLOT NO: 102-104, 112-115 EAST FACING | Plot Area - 596 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,804
RERA Carpet Area	7,052
Balcony/Deck Area	218
RERA Carpet+Balcony/Deck Area	7,270

Villa - E - Second Floor Plan

PLOT NO: 102-104, 112-115 EAST FACING | Plot Area - 596 Sq.yds



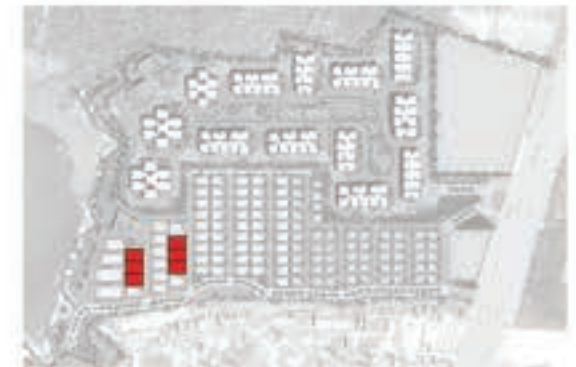
KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,804
RERA Carpet Area	7,052
Balcony/Deck Area	218
RERA Carpet+Balcony/Deck Area	7,270

Villa - E - Terrace Floor Plan

PLOT NO: 102-104, 112-115 EAST FACING | Plot Area - 596 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,804
RERA Carpet Area	7,052
Balcony/Deck Area	218
RERA Carpet+Balcony/Deck Area	7,270

EXTERIOR VIEW



Artist's Impression

EXTERIOR VIEW



Artist's Impression

Villa - F - Ground Floor Plan

PLOT NO: 106-111 WEST FACING | Plot Area - 596 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,489
RERA Carpet Area	6,812
Balcony/Deck Area	212
RERA Carpet+Balcony/Deck Area	7,024

Villa - F - First Floor Plan

PLOT NO: 106-111 WEST FACING | Plot Area - 596 Sq.yds



KEYPLAN

	Sq.ft
Built up Area (Saleable Area)	8,489
RERA Carpet Area	6,812
Balcony/Deck Area	212
RERA Carpet+Balcony/Deck Area	7,024

Villa - F - Second Floor Plan

PLOT NO: 106-111 WEST FACING | Plot Area - 596 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,489
RERA Carpet Area	6,812
Balcony/Deck Area	212
RERA Carpet+Balcony/Deck Area	7,024

Villa - F - Terrace Floor Plan

PLOT NO: 106-111 WEST FACING | Plot Area - 596 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	8,489
RERA Carpet Area	6,812
Balcony/Deck Area	212
RERA Carpet+Balcony/Deck Area	7,024

EXTERIOR VIEW



Artist's Impression

EXTERIOR VIEW



Artist's Impression

Villa - G - Ground Floor Plan

PLOT NO: 31, 35 EAST FACING | Plot Area - 506 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,706
RERA Carpet Area	4,490
Balcony/Deck Area	188
RERA Carpet+Balcony/Deck Area	4,678

Villa - G - First Floor Plan

PLOT NO: 31, 35 EAST FACING | Plot Area - 506 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,706
RERA Carpet Area	4,490
Balcony/Deck Area	188
RERA Carpet+Balcony/Deck Area	4,678

Villa - G - Second Floor Plan

PLOT NO: 31, 35 EAST FACING | Plot Area - 506 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,706
RERA Carpet Area	4,490
Balcony/Deck Area	188
RERA Carpet+Balcony/Deck Area	4,678

Villa - G - Terrace Floor Plan

PLOT NO: 31, 35 EAST FACING | Plot Area - 506 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,706
RERA Carpet Area	4,490
Balcony/Deck Area	188
RERA Carpet+Balcony/Deck Area	4,678

EXTERIOR VIEW



Artist's Impression

EXTERIOR VIEW



Artist's Impression

Villa - H - Ground Floor Plan

PLOT NO: 36, 40 WEST FACING | Plot Area - 506 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,632
RERA Carpet Area	4,459
Balcony/Deck Area	165
RERA Carpet+Balcony/Deck Area	4,624

Villa - H - First Floor Plan

PLOT NO: 36, 40 WEST FACING | Plot Area - 506 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,632
RERA Carpet Area	4,459
Balcony/Deck Area	165
RERA Carpet+Balcony/Deck Area	4,624

Villa - H - Second Floor Plan

PLOT NO: 36, 40 WEST FACING | Plot Area - 506 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,632
RERA Carpet Area	4,459
Balcony/Deck Area	165
RERA Carpet+Balcony/Deck Area	4,624

Villa - H - Terrace Floor Plan

PLOT NO: 36, 40 WEST FACING | Plot Area - 506 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,632
RERA Carpet Area	4,459
Balcony/Deck Area	165
RERA Carpet+Balcony/Deck Area	4,624

EXTERIOR VIEW



Artist's Impression

EXTERIOR VIEW



Artist's Impression

Villa - I - Ground Floor Plan

PLOT NO: 41-44 WEST FACING | Plot Area - 399 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,308
RERA Carpet Area	4,182
Balcony/Deck Area	142
RERA Carpet+Balcony/Deck Area	4,324

Villa - I - First Floor Plan

PLOT NO: 41-44 WEST FACING | Plot Area - 399 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,308
RERA Carpet Area	4,182
Balcony/Deck Area	142
RERA Carpet+Balcony/Deck Area	4,324

Villa - I - Second Floor Plan

PLOT NO: 41-44 WEST FACING | Plot Area - 399 Sq.yds



KEYPLAN



	Sq.ft
Built up Area (Saleable Area)	5,308
RERA Carpet Area	4,182
Balcony/Deck Area	142
RERA Carpet+Balcony/Deck Area	4,324

Villa - I - Terrace Floor Plan

PLOT NO: 41-44 WEST FACING | Plot Area - 399 Sq.yds



KEYPLAN

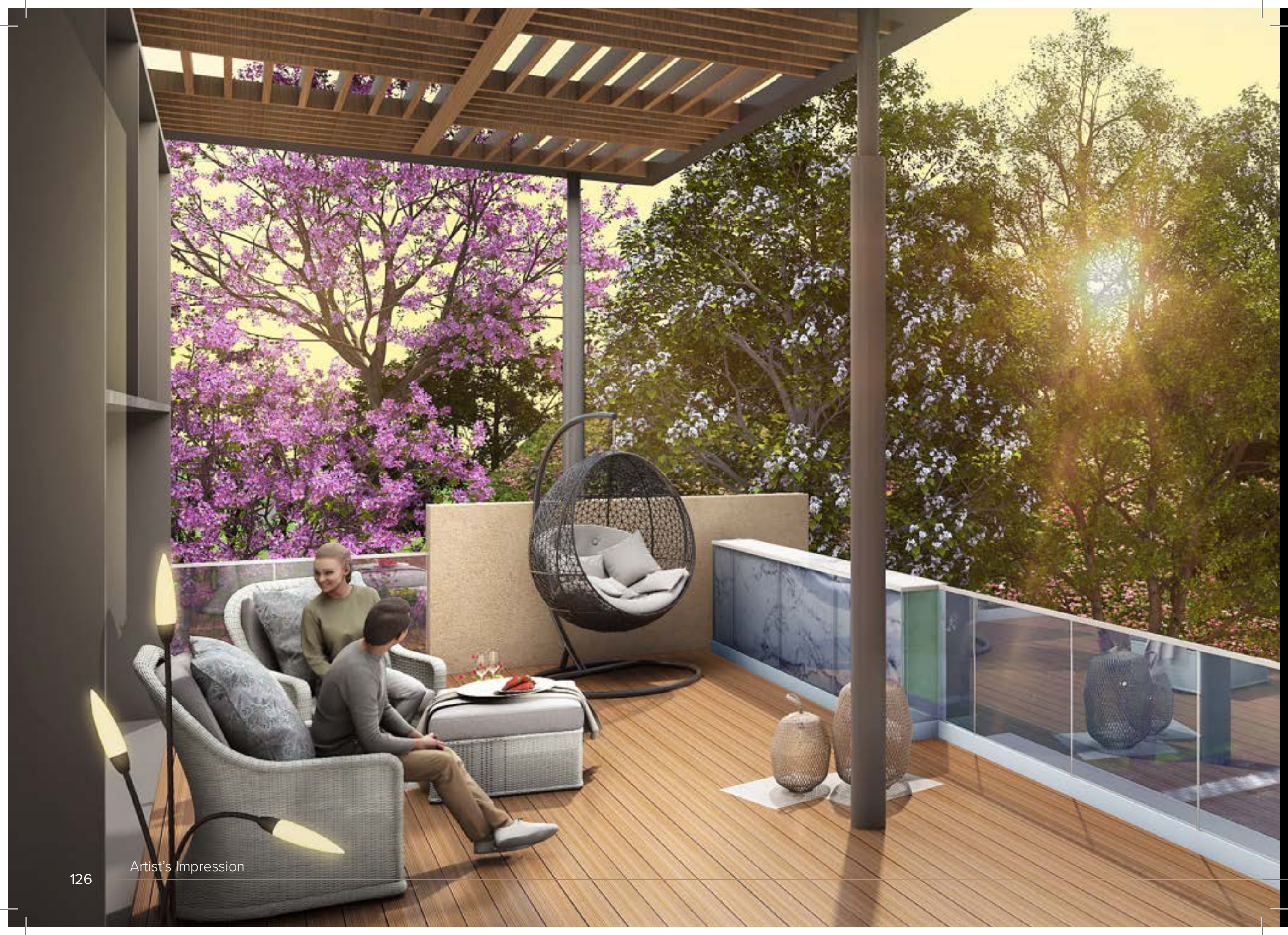


	Sq.ft
Built up Area (Saleable Area)	5,308
RERA Carpet Area	4,182
Balcony/Deck Area	142
RERA Carpet+Balcony/Deck Area	4,324

EXTERIOR VIEW



Artist's Impression



Artist's Impression



BALCONY VIEW

Club Sparkle

THE MAGNIFICENT NERVE CENTRE OF THE PRESTIGE CITY

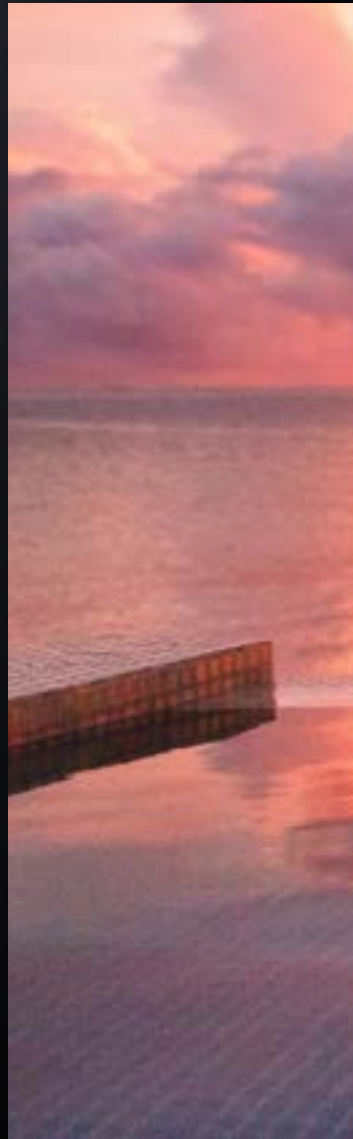
The epicentre of action at Bellagio @ The Prestige City is Club Sparkle, the magnificent clubhouse which stands facing the lake. Mixing classical elements, such as sloping tiled roofs and mullioned windows, with modern clean-lined styles, it is iconic of The Prestige City, Hyderabad. Right from its entrance, with a soaring lobby, exquisite lighting and curated art collection, to the vast range of leisure amenities and services that it puts at your disposal, it makes an imposing statement of grandeur.

Get those muscles toned and enjoy your daily workout at the fully equipped fitness centre, while being energised by stimulating views of the lake.

Indulge in some blissful pampering at the spa. Relax your body, rejuvenate your mind, reinvigorate your soul and escape from the world outside.

Make the most of the well-designed lakeside social spaces to fraternise with your fellow residents, entertain guests and enjoy community events.

Enrich your leisure hours, stimulate your competitive spirit and stay entertained with diverse and exciting recreational amenities, such as a billiards room, a games room, a private cinema, and a temperature controlled swimming pool that comes with a Jacuzzi, a kids' pool and a panoramic view of the lake.





Club Sparkle – Ground Floor Plan



CLUB SPARKLE

1. Entrance Plaza
2. Lounge
3. Banquet
4. Meeting Room
5. Business Room
6. Admin
7. Salon
8. Change Room Female
9. Change Room Male
10. Swimming Pool
11. Kids' Pool
12. Green Room
13. Fire Control
14. Storage
15. Pantry



CLUB SPARKLE



Artist's Impression

Club Sparkle - First Floor Plan

FIRST FLOOR



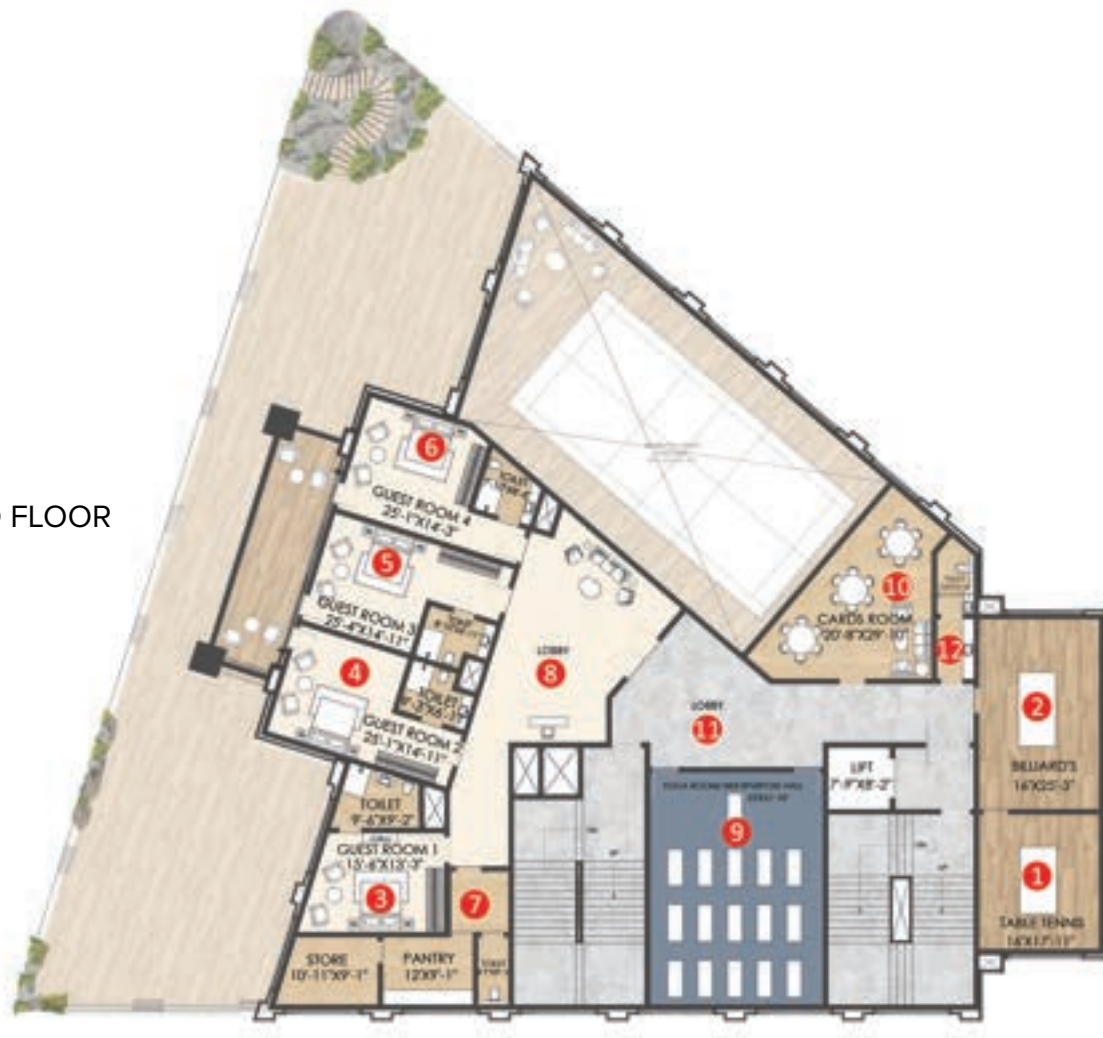
CLUB SPARKLE

- FIRST FLOOR
- 1. Squash Court
 - 2. Female Spa
 - 3. Male Spa
 - 4. Gymnasium
 - 5. Female Toilet
 - 6. Male Toilet
 - 7. Badminton Court
 - 8. Lobby



Club Sparkle – Second Floor Plan

SECOND FLOOR



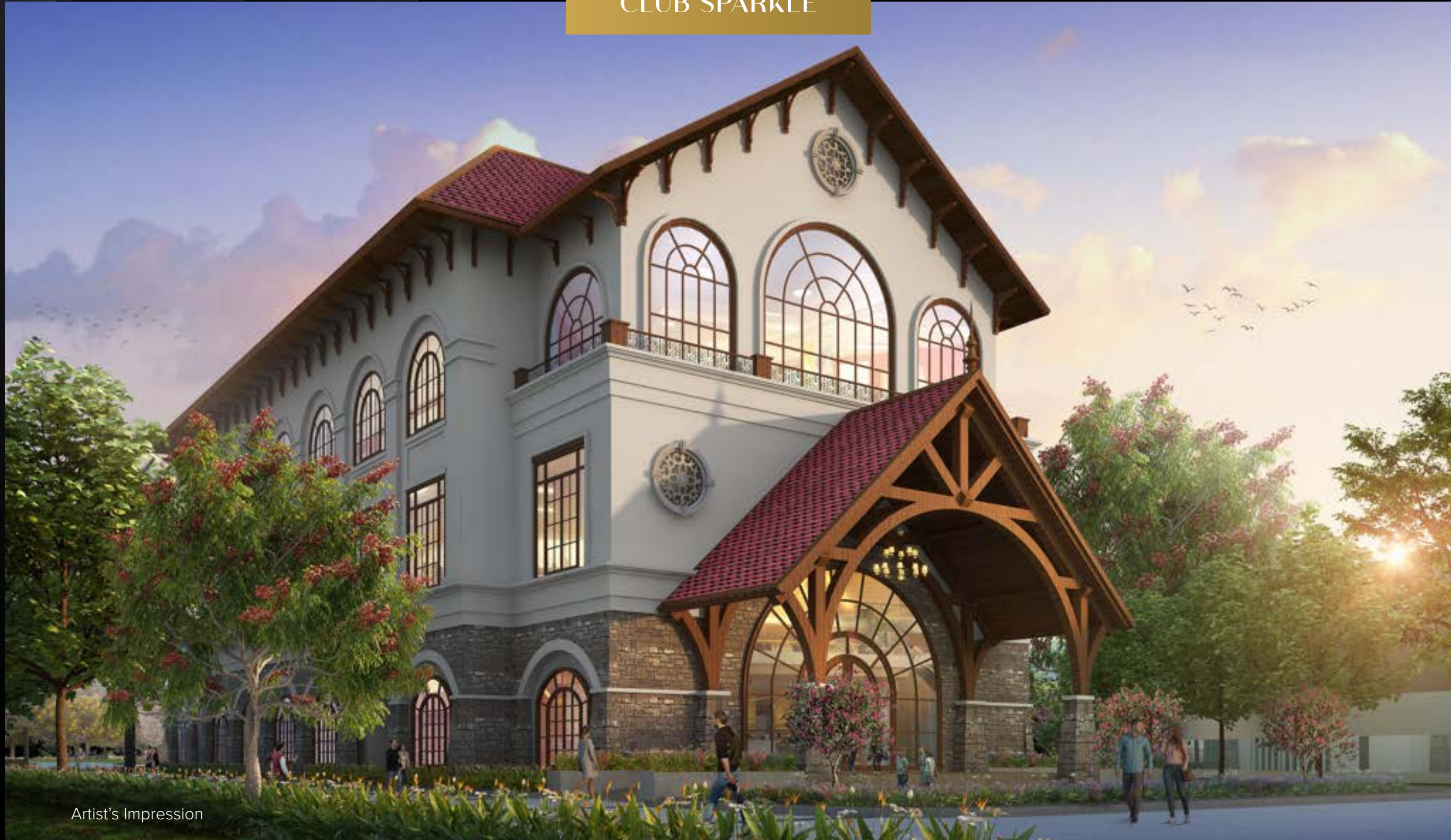
CLUB SPARKLE

SECOND FLOOR

1. Table Tennis
2. Billiards
3. Guest Room 1
4. Guest Room 2
5. Guest Room 3
6. Guest Room 4
7. Back Office
8. Reception
9. Yoga Room
10. Cards Room
11. Lobby
12. Common Toilet



CLUB SPARKLE



Artist's Impression

Club Sparkle – Terrace Plan

TERRACE FLOOR



CLUB SPARKLE

- 1. Lobby
- 2. Pantry
- 3. Storage
- 4. Female Toilet
- 5. Male Toilet
- 6. Party Area



IMMERSE YOURSELF IN THE LAKESHORE GRANDEUR OF THE GREAT OUTDOORS

The Villas look upon the breathtaking Mulagund Lake and a promenade that winds along its shimmering blue waters.

Soak in the natural beauty while enjoying a leisurely evening stroll or a brisk morning walk.

All around you are floral landscapes, lawns and cobbled paths, punctuated with park benches and shade trees. It's an alluring world that will captivate your senses and encourage you to stay outdoors!





Specifications

STRUCTURE

- RCC structure / Framed structure

LIFTS

- Lift of suitable size and capacity will be provided

FLOORING

- Imported marble in the foyer, living, dining and all bedrooms
- Anti-skid ceramic tiles in the balcony and terrace

KITCHEN

- Provision for RO point, dishwasher, instant geyser, exhaust fan and washing machine in the utility
- Quartz flooring in kitchen
- Ceramic tile flooring and dado in utility

TOILETS

- Flooring and dado up to false ceiling in quartz/marble
- Master bath with shower panels and shower partitions in all toilets
- European water closets and chrome plated CP fittings and accessories (Brands to be used – Gessi/ Fantini/Kohler or equivalent)
- All toilets with countertop wash basins
- Geysers and exhaust fans in all toilets
- Suspended pipeline in all toilets concealed within false ceiling
- Solar water heater with panels on terrace

DOORS

- Main door – 9 feet height engineered wooden frame with flush shutter in premium finish
- Internal doors – 8 feet height engineered wooden frame with flush shutter in premium finish
- Toilet doors – 8 feet height engineered wooden frames and laminated flush shutters

WINDOWS

- Aluminium frame with sliding shutters in clear glass for all balconies
- Aluminium framed windows with clear glass and provision for mosquito mesh

PAINTING

- Textured with premium external emulsion on exterior walls
- Internal walls and ceilings in emulsion

ELECTRICAL

- All electrical wiring is concealed with PVC insulated copper wires and modular switches
- Sufficient power outlets and light points provided
- ELCB and individual meters provided for all villas
- TV points provided in the living and all bedrooms
- Telephone points provided in the living and all bedrooms
- Data points provided in living and bedrooms

SECURITY SYSTEM

- Security cabins at main entrance and exit points
- CCTV coverage at main entrance and exit points and all along periphery wall and tower entrance lobby
- Intercom facility

DG POWER

- Generator provided for all common areas
- DG power – 100% backup for all villas at additional cost

ADDITIONAL AMENITIES

- VRV airconditioning system with indoor units in the living, family area and all bedrooms

LAKE VIEW BOULEVARD DRIVE



Artist's Impression

FAQs

1. What is Bellagio at Prestige City and where is it located?

Bellagio is an ultra-luxury villa community, which is part of the largest integrated township of Hyderabad called The Prestige City. The township comprises Villas, Apartments and a Mall, jointly developed by The Prestige Group and Vaishnaoi group.

Strategically located at Rajendra Nagar on the Bangalore highway it has excellent connectivity to the core city by the PVNR Expressway and to the CBD area through the Outer Ring Road.

The Prestige City is a perfect place for those who seek to live close to Nature and, at the same time, want to have easy access to the city centre. Surrounded by acres of greenery (Agriculture University) on one side and a sparkling waterfront on the other.

2. What is the extent of land in Bellagio at The Prestige City?

Spread over an expansive 24 acres of land, Bellagio at The Prestige City comprises 119 G+2 Villas and an exclusive clubhouse. The elegantly designed 5 Bedroom villas with servant quarters are meticulously positioned, with ample distance apart, to allow optimum privacy, ventilation and greenery.

3. What are the distinct advantages or the USPs of Bellagio at The Prestige City?

Bellagio has the unique advantage of being right next to Mulagund Lake and a protected green cover. It enjoys a green neighbourhood, which includes Acharya NG Ranga Agriculture University with botanical & horticultural gardens, adding up to 2500+ acres of lush green lung space.

Distance from key locations

- ORR – 05 mins drive
- Rajiv Gandhi International Airport – 15 mins drive

- Mehdiapatnam – 15 mins drive
- Banjara Hills – 30 mins drive
- CBD Area (Financial District, Gachibowli) – 35 mins drive

Schools

- Edify World School,
- NIRD Bharathiya Vidya Bhavan Vidyashram
- Rockwell International School
- Glendale Academy
- Aga Khan Academy
- Delhi School of Excellence

Hospitals

- Apollo Hospitals DRDO
- Mythri Hospital
- Zoi Hospital
- Germanten Hospital

Shopping & Entertainment

- Forum Mall,
- Mantra Mall
- Asian Cinemas,
- Zoo Park
- GMR Aero Plaza

Business & IT Parks

- World Trade Center,
- Amazon Warehouse
- GMR SEZ,
- TSIC Hardware Park

4. Who are the Architects/Master Planners of The Prestige City?

Architect Hafeez Contractor

FAQs

5. What are the different types and sizes of Villas?

Configuration:

TPC- VILLA AREA STATEMENT- R1			
S.No	UNIT TYPE	SALEABLE AREA IN SFT	NO. OF UNITS
1	Villa A	5767	28
2	Villa B	5678	18
3	Villa C	6761	18
4	Villa D	6932	28
5	Villa E	8804	9
6	Villa F	8489	6
7	Villa G	5706	2
8	Villa H	5632	2
9	Villa I	5308	4
10	Villa J	18049	2
11	Villa K	13243	1
12	Villa L	11929	1
	TOTAL		119

6. Is there a clubhouse and what are the amenities provided in Bellagio at The Prestige City?

Bellagio at The Prestige City has a fully equipped Clubhouse, which includes a Temperature Controlled Swimming Pool, Conference Room,

Gym, Squash, Spa, Kids' Pool, Pharmacy, Clinic, Salon, 4 Guest Bed Rooms, Indoor Badminton Court, Banquet Hall, Billiards, and Indoor Games Room.

7. Is this a phased development and what are the time lines for completion?

Bellagio at The Prestige City is a single phase development and is scheduled for completion by August 2026 with a grace period of 6 months.

8. How do I book my home at Prestige City?

- Please identify your Villa from the available options by visiting the sales office in person.
- Fill in the booking application form & provide your KYC documents.
- Pay the initial booking amount of 10% by way of cheque/DD favouring "Prestige Vaishnanoi Projects, together with required supporting documents.

9. When do I get a confirmed allotment?

On payment of 10% of the sale value and submission of all KYC documents, the allotment will be confirmed.

10. What happens thereafter?

On realization of the initial payment of 10% you will be required to issue post-dated cheques for the balance instalments within 15 days against which a formal letter of allotment will be issued. Agreements will follow after completion of the allotment process.

11. How are instalments to be paid and is it time bound?

Instalments are to be paid by way of post-dated cheques which is a pre-

FAQs

condition of the allotment. This schedule of payment is on a time bound basis as mentioned in the payment schedule. In case of a home loan, these PDCs are held with us as collateral & returned at the time of possession.

12. What happens if I cancel my booking?

Why would you want to miss out on such a strategically located and meticulously designed project? However, if you do wish to cancel after booking, 2% of the sale value will be forfeited before the Agreements and 10% of the sale value will be forfeited after Agreements are executed as a cancellation fee and the balance will be returned (subject to statutory deductions) without interest.

Kindly Note:

1. Cancellation will attract GST as applicable.
2. 5% GST paid on installment towards the flat will not be refunded.

13. Are modifications permitted in the Villa?

Bellagio at The Prestige City has been master planned with a theme in 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.

14. Is the title of the property clear?

Legal due diligence has been done. The land is freehold, marketable and free from all encumbrances and approved under GHMC (Government of Telangana)

15. Who is the plan sanctioning authority?

The development plans have been sanctioned by GHMC.

16. Has RERA approved this Project?

Yes, RERA Registration number – P02400006711

17. What are the Documents that need to be signed?

The documents that need to be signed are Agreement to Sell, followed by a Sale Deed upon completion of the development.

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

Registration of sale deed will be done only on completion of the development and on payment of the entire sale consideration including the additional charges.

19. Has The Prestige City been approved by banks/housing finance institutions (HFIs) for loans?

Yes, we have selected Banks/HFIs who will extend loans to customers based on their eligibility criteria.

20. What is the process of Assignment?

Assignment, subject to the discretion of Prestige, can be done only after the Agreements have been signed, PDCs given, 4 instalments paid and the new party complying with the terms and conditions of the Principal Agreement. Transfer fee of Rs.500/- per sq. ft, plus GST, as applicable, will be levied. If you have availed of a loan then you will need to retrieve and hand over all letters and documents issued by Prestige Vaishnai Projects to the bank/housing finance institution along with loan closure letter. Please note that transfer will be done only when there are no dues.

21. What if Prestige delays the construction and possession?

Our endeavour is to complete & hand over the project as per committed time lines. However, for reasons beyond our control, if the project is delayed, Prestige will pay compensation* as per RERA guidelines set by

FAQs

Telangana Government.

22. What are the additional amounts to be paid?

HMWSSB/TRANSC charges, GST, Generator charges, Registration & Stamp Duty Charges, Sinking fund & Advance Maintenance and any other statutory charges/duties as applicable. GST will be collected along with the booking amount and instalment-spread till possession.

23. What is my responsibility for disbursement of instalments through HFIs/Banks?

It is the purchaser's 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 agree to a pre-determined payment schedule & issue a mandate to the HFI/Bank to disburse payments as per the schedule. This will be done via a 'Mandatory Disbursement Form' at the time of signing the Sale Agreement.

24. Who will take care of the maintenance of Bellagio at The Prestige City?

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

25. Am I permitted to shift my booking?

No, you are not permitted to shift your booking either to a different villa or to a different project.

26. What is the scheme for maintenance?

The scheme for maintenance is as under:

- A sum of Rs. 60/- 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 accounts. From second year onwards, maintenance charges will levied on a quarterly basis payable in advance. All future payments are to be made in favouring the property management company.

- An additional sum of Rs. 200/- 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.

27. Will there be a validity to the price list?

The prices are subject to change from time to time, subject to the discretion of the Prestige Vaishnaoi Projects.

28. What is the main source of water?

Water will be obtained through the available ground water & HMWSSB supply. Water Recycling Plants, Rainwater Harvesting and other methods for optimum use of water resources are planned.

29. What happens if I have any more questions/clarifications?

Please email us at: hyd@prestigeconstructions.com.

OR Contact us on Toll Free: 1800-313-0080
Corporate Office Land line: 040-23351440/41, 080-2559 1080.

OR Meet us at: PRESTIGE VAISHNAOI PROJECTS Gagan Pahad,
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AVENUE DRIVE



Artist's Impression





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THE PRESTIGE CITY

Rajendra Nagar, Hyderabad,

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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. Photographs used are stock images and are only representational in nature.

Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variations in carpet areas.

