

P R E S E N T I N G

A LIFETIME OF *Staycation*



Artist's Impression

PRE-BOOKINGS OPEN\*

LAST **2** TOWERS

AT

**BELLANZA**

@

THE PRESTIGE CITY  
YOGI HILLS, MULUND(W)

A 3.5 Acre Haven of Indulgences

\*Pre-Bookings Open in Select Inventory Only

# ACCOMPLISHMENTS

THAT SPEAK LOUDER THAN WORDS



Representational image

**35+** YEARS OF EXCELLENCE

**270+** PROJECTS DELIVERED

**150+** MILLION SQ. FT. DELIVERED

**150+** MILLION SQ. FT. UNDERWAY

PRESTIGE GROUP RATINGS



RESIDENTIAL

Pioneers in Luxury Living  
and Integrated Townships

LUXURY LANDMARKS



Kingfisher Towers is a super luxury residential development in Bengaluru comprising 82 fully automated apartments in a three- tower compendium of 35 floors. Each floor has one independent occupant with separate services. Every fifth level has large terraces housing luxury amenities that include: a banquet hall, a theatre, a lounge, a meeting room, squash court, badminton court, infinity edge pool, a lavish party lawn, a bar, pool tables, a kids' arena, a board games arena, a gym, a spa, steam and sauna rooms, a saloon, a helipad, and a medical room with doctor on call. The top two floors comprise a lavish penthouse.



Offering 88 exquisitely crafted palatial residences, in the grand Indo-Saracenic architectural style, Prestige Leela Residences presents larger than life, one of a kind, dwellings that are the exclusive preserve of the blue of blood. With its luxuriant overhanging eaves, vaulted roofs, ornate arches and majestic domes, it showcases a truly regal ambience. Located in the elegant environs of Indiranagar, Bengaluru Prestige Leela Residences offers residents every amenity and facility that a princely lifestyle demands.



Prestige Golfshire is a luxury golfing development set in the foothills of the Nandi Hills at Bengaluru. It comprises luxury mansions, ranging between 7,000 and 14,000 sft, set amidst the greens on an 18-hole championship golf course, the 301-room JW Marriott Resort Hotel & Convention Centre and the Falcon Greens clubhouse with its full complement of luxury leisure amenities.



Prestige Kenilworth is an intimate, exclusive community of just 42 residences set in a 23 storey tower, on Cunningham Crescent Road, in Bengaluru. Fully glazed on three sides, it treats residents to an incredible 270-degree view. With just two homes to a floor and no common walls, these unabashedly opulent homes promise privacy, peace and a panorama in every room, all undisturbed.



A single tower of twenty three floors, with just one fully automated custom-designed 7481 sft four-bedroom home on each floor, Prestige Hermitage, located on Bengaluru's Kensington Road, is a home that has not been built, but carefully sculpted to realise a creative vision that is larger than life. A vision that reflects completely the tastes and needs of those rarefied few, whose very presence is a command. Giving them undisturbed privacy, keeping their space sacred, and resonating completely with who they are.

INTEGRATED TOWNSHIPS



Prestige Lakeside Habitat, a sprawling luxury enclave, is located on the Whitefield Sarjapur Road at Bengaluru. Spread over 102 acres of land, it has 3428 apartments and 271 villas set in their own gardens. With 80 percent open space, Prestige Lakeside Habitat is a haven of expansive views, fresh air and abundant avenues for leisure. It comes with four clubhouses, multiple swimming pools, cricket pitches, tennis & basketball courts, a mini golf course, a skating rink, an amphitheatre and several children's play areas.



Prestige Shantiniketan, at Bengaluru, is South India's first wholly integrated township development. It comprises 3002 premium homes set in 24 towers spread over 66 acres, co-located with a state of the art commercial office complex as well as a retail and cultural hub. The residential precinct offers vast landscaped spaces and a massive clubhouse with the full complement of leisure amenities including Sheraton Hotel and Forum Mall.



Prestige Falcon City is a conglomeration of 2520 world class apartments, in a state of the art compendium of high rise towers. All co-located with a massive retail area and the largest Forum mall ever conceptualised by Prestige. Home to a sprawling clubhouse and entertainment zone, along with a huge cultural & convention centre, its every feature is designed to offer a living experience that is rarely obtainable elsewhere.



The Prestige City is Prestige's magnum opus project, a futuristic city within a city and a whole new world in itself. Spread over 165 acres, it facilitates a life that transcends the needs of today and enables effortless living in the times to come. Designed to be a home for generations, it comprises villa plots, apartments in a wide choice of sizes and room configurations, spacious villas set in their own gardens and a proposed Forum retail mall.



Prestige Jindal City is a world class residential community comprising four residential towers with 3,571 homes in all. The co-located Namma Metro Station provides express connectivity to North, East, West and South Bengaluru. Prestige Jindal City's carefully crafted towers, beautifully landscaped gardens and green areas, have an unmistakable elegance and the sweeping, arched architecture connects human elements and luxury aesthetically. An ornate arrival plaza and gateway with a striking clock tower form a majestic entrance. Prestige Jindal City also offers an elaborate independent Clubhouse with a plethora of leisure amenities and conveniences.

RETAIL

Powering a Futuristic Revolution from  
a Rich Retail Legacy



COMMERCIAL

Shaping the skylines of commercial business districts  
and techno zones in India's major cities



HOSPITALITY

Recognised Leaders in Premium Hospitality



THE PRESTIGE FOOTPRINT



REDEFINING  
THE SKYLINE OF MUMBAI



A NEW BENCHMARK  
700+ FAMILIES MADE BELLANZA  
THE NO.1\* CHOICE OF MUMBAI

\*No 1 refers to the sale value from April 22 to Dec 22. Source: Prop Equity

PRESENTING



## CENTRAL MUMBAI'S BIGGEST INTEGRATED HILLSIDE LIVING EXPERIENCE



### 30+ ACRES HILL CITY FEATURING A PLANNED URBAN LIFESTYLE IN THE LAP OF NATURE

Spread over a lavish 30+ acres of verdant land on the foothills of Yogi Hills, Mulund is Prestige City- Central Mumbai's largest integrated development featuring multiple clusters of high rise towers in its enclave. This hillside community enjoys the immense benefits of good air quality, lesser noise pollution and the expanse of planned open spaces.

Envisioned to be home to many families, The Prestige City is proposed to house premium spacious residences with lifestyle amenities, commercial spaces, an exclusive high street retail, a school, health care facility, fine dining restaurants, cafes, a temple offering it's discerning residents 'The Maximum Life'. The Prestige Circle at The Prestige City is envisioned to be a landmark in the upscale neighbourhood of Mulund.

#### HIGHLIGHTS

- 30+ Acres • Indulgent Lifestyle Amenities • Acres Of Open Spaces • Residential
- Commercial • High Street Retail • Proposed School • Proposed Hospital • Proposed Temple



# THE PRESTIGE CITY HIGHLIGHTS

## THE EXPANSE OF SPACE

- 30+ Acres Development

- Acres of Open Spaces

## PURE AIR

- Good Air Quality
- Pleasant & Rejuvenating Climate

- Low Noise Pollution

## THE WORLD OF CONVENIENCES

- Retail
- Fine Dine Restaurants & Cafés
- Proposed School

- Proposed Hospital
- Proposed Community Temple

## THE HUB OF CONNECTIONS

### HOSPITALS

Apex Hospitals Mulund	2 Mins
Manisha Universal Multispeciality Hospital	2 Mins

### SCHOOLS

NES International School	4 Mins
Billabong High International School	8 Mins

### SPORTS & LEISURE

Sardar Pratap Singh Udyan	2 Mins
Kalidas Stadium	9 Mins

### SHOPPING

R Mall	8 Mins
DMart Ready	10 Mins

### BUSINESS

Powai	50 Mins	Airoli	28 Mins
Vikhroli	41 Mins	Thane	22 Mins

## KEY AREAS & DISTANCES

### HOSPITALS

Apex Hospitals Mulund	0.5 KMS
Manisha Universal Multispeciality Hospital	0.8 KMS
Aastha Hospital	1.2 KMS
Upasani Super Speciality Hospital	3.0 KMS
Fortis Hospital Mulund	3.4 KMS

### SCHOOLS

NES International School	0.6 KMS
Billabong High International School	1.7 KMS
D.A.V International School	2.5 KMS
Sri Sri Ravishankar Vidya Mandir (SSRVM)	3.0 KMS
Bombay Presidency International School	4.9 KMS

### BUSINESS

Powai	13.5 KMS
Vikhrol	11.2 KMS
Airoli	11.9 KMS
Thane	4.8 KMS

### SPORTS & LEISURE

Kalidas Stadium	1.9 KMS
Sardar Pratap Singh Udyan	2.0 KMS
Priydarshini Indira Gandhi Krida Sankul	2.2 KMS
Kalidas Swimming Pool	2.5 KMS
Mulund Gymkhana	4.5 KMS

### SHOPPING

R Mall	1.4 KMS
DMart Ready	3.1 KMS
Viviana Mall	5.9 KMS
R City Mall	11 KMS

DISTANCE AS PER GOOGLE MAP



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THE PRESTIGE CITY  
YOGI HILLS, MULUND(W)

A 3.5 Acre Haven of Indulgences

# TAKE OFF TO A *Staycation*

## BELLANZA HALLMARKS



A 54 storeyed magnificent façade



Supersized 2 & 3 bed residences



Homes with private sundecks



A 3.5 acre haven of indulgences

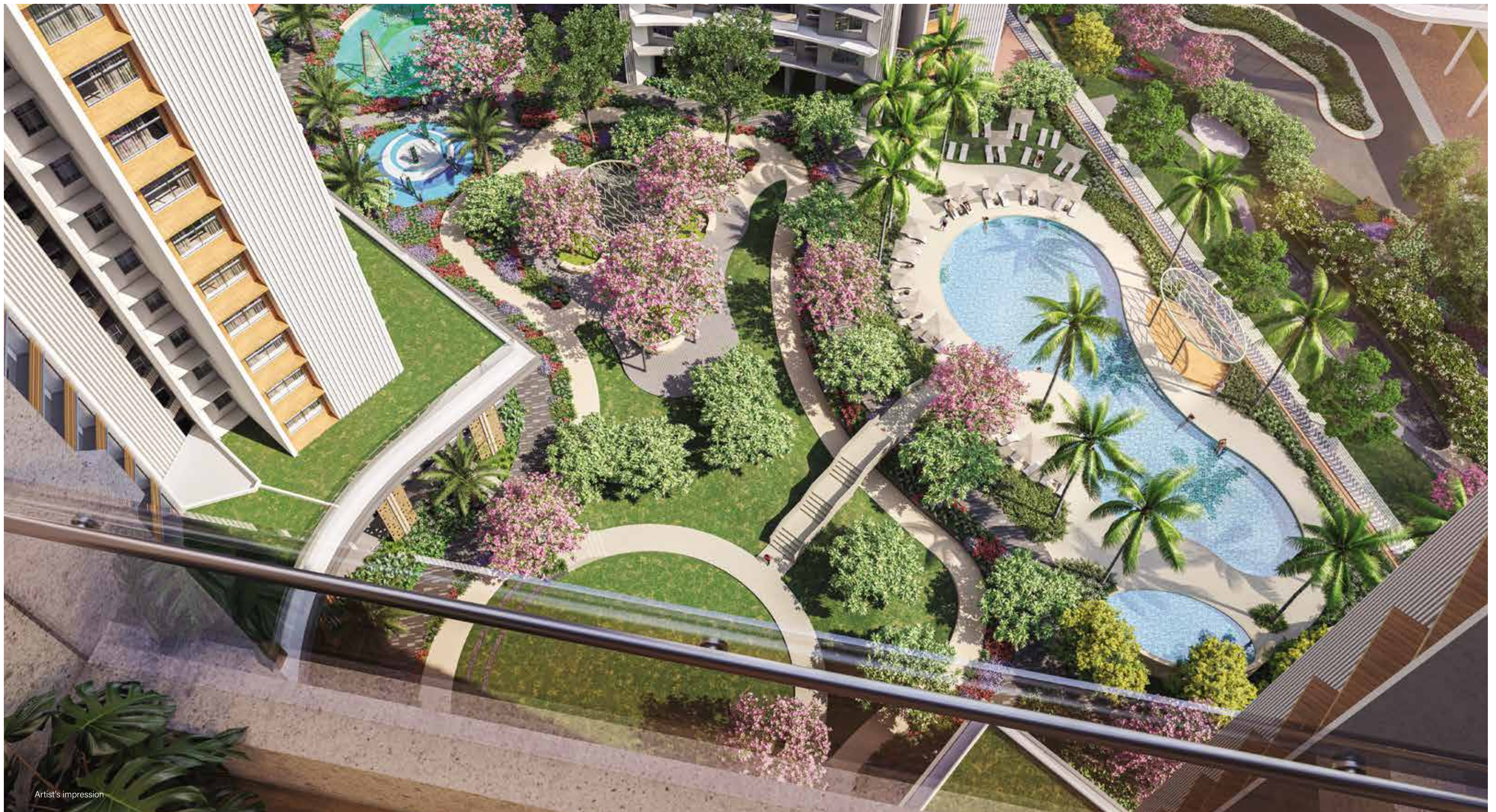


A 1.8 Acre E-Deck



A clubhouse spread across 5 levels

Part of An Integrated Hillside Development



Artist's impression

THE E-DECK  
A 1.8 ACRE OF OPEN TO SKY EXPERIENCES



Infinity Edge Lap Pool



Lagoon Pool & Kid's Plunge Pool



Kid's Play Zone



Nana Nani Park



Futsal Court



Sky Gym



Jogging Track



Cycling Track

OTHER AMENITIES

- Toddler's Play Zone
- Central Pavilion
- Amphilawn
- Banquet Lawns
- Hot Water Jacuzzi

AN EXPANSIVE CLUBHOUSE PLANNED  
ACROSS 5 LEVELS TO SPOIL YOU FOR CHOICE



Squash Court



Dance Fitness Studio



Indoor 3 on 3 Basketball Court



Badminton Court



Indoor Games Arena



Kid's Activity Center



Fitness Club - Strength Training



Fitness Club - Cardio

Representational Images

OTHER AMENITIES

- Spa • Symphony Studio • Yoga Room • OTT Play • Guest Suites • Banquet Hall • Café • Business Lounge
- Library • Card Room • Kid's Story Room • Medical Consultation Room • Pool Play • Table Tennis Zone



Artist's Impression

# PREMIUM LIVING

SPACIOUS HOMES  
WITH PREMIUM FINISHES

## 2 BED GRANDEUR WITH SUNDECK

- Spacious Living and Dining Room
- Opulent Master Bedroom
- A Panoramic Experiential View

## 3 BED PRISTINE WITH SUNDECK

- Your Den - Transform the Additional Room to a Home, Office, Kids room or a Home Theatre Experience
- Sprawling Deck of Over 50 Sq. Ft.
- Views of the E-Deck and The Prestige City Lifestyle

## 3 BED GRANDEUR WITH SUNDECK

- Opulent Living, Dining and Bedroom Space
- Sprawling Deck of Over 50 Sq. Ft.
- Views of the Hills, the Prestige City Lifestyle and the Mumbai Skyline



*Be a part of the legacy !*

After the overwhelming success of the launch of The Prestige City, we are now bringing to you the final 2 towers at Bellanza with the Pristine and Grandeur series of residences. Your ultimate chance to own the pride.

**PRE-BOOKINGS OPEN\***

**LAST 2 TOWERS**

### Pre-book Your Staycation Residence

2 Bed Grandeur Starting ₹ 1.89 Cr+\*

3 Bed Pristine Starting ₹ 2.15 Cr+\*

3 Bed Grandeur Starting ₹ 2.67 Cr+\*



Site Address: The Prestige City, Off Agrawal Road, Swapna Nagari, Mulund west, Mumbai - 400080

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 the site conditions and construction exigencies without prior permission or notice. The external colour schemes and detailing of landscapes 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, colour and 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. 1 acre= 4046.86 sq.m.

A variance of (+/-) 3% in RERA carpet area may occur on account of planning constraints / site conditions / column / finishing. All these dimensions are unfinished structural dimensions. The furniture / fixtures indicated herein will not be a part of the standard offering. 1 sqm = 10,764 sq.ft. \*Does not include floor rise, other charges, stamp duty and taxes. \*Pre-Bookings Open in Select Inventory Only. Maharashtra registration no.: P51800046488 | Available on website <https://maharera.mahaonline.gov.in>