



WELCOME TO YOUR WORLD WITHIN

RERA No.: P02400007209



(A JV By Vaishnroi Group & Prestige Group)

# REDEFINING SKYLINES. 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.

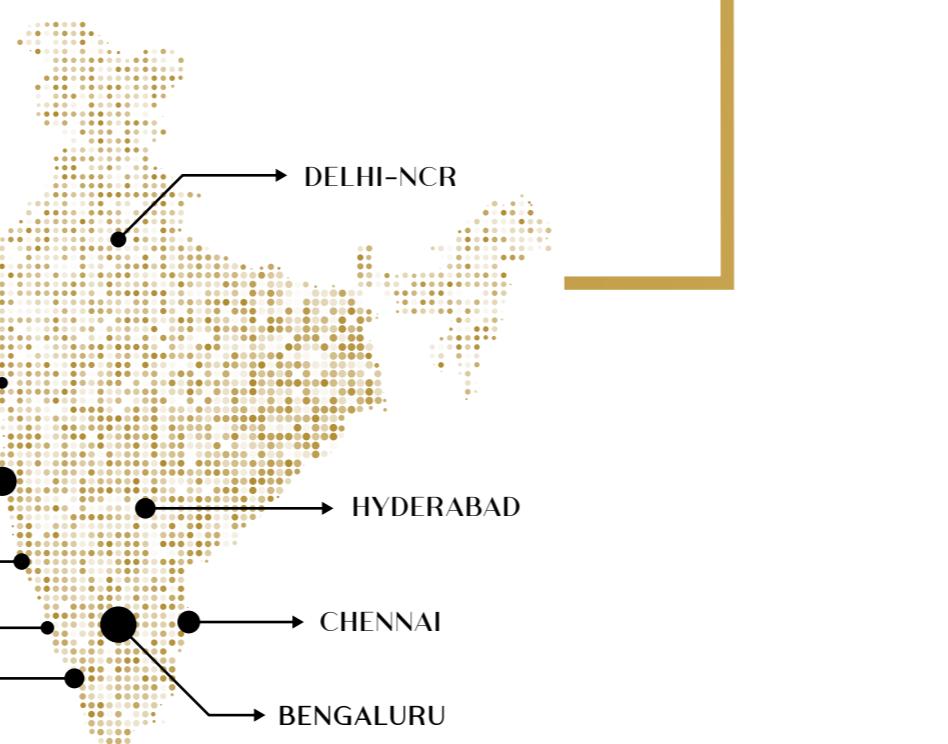
We have tied up with top global brands such as JW Marriott, Sheraton Grand, Conrad by Hilton, W Hotel, and Oakwood.

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

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.

## CREATING LANDMARKS IN LUXURY AND TOWNSHIP LIVING SINCE 1986



## THE PRESTIGE CITY

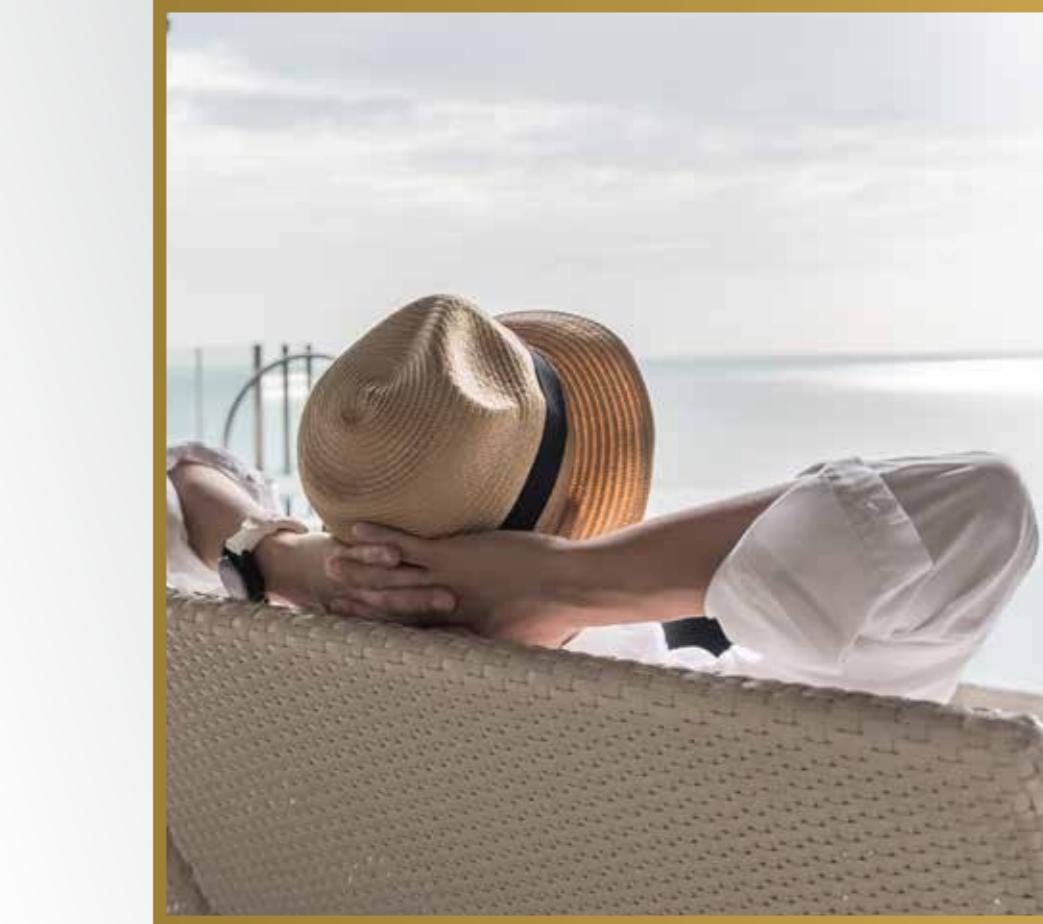
### THE COMMUNITY LIVING CONCEPT THAT IS TRANSFORMING URBAN INDIA

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.

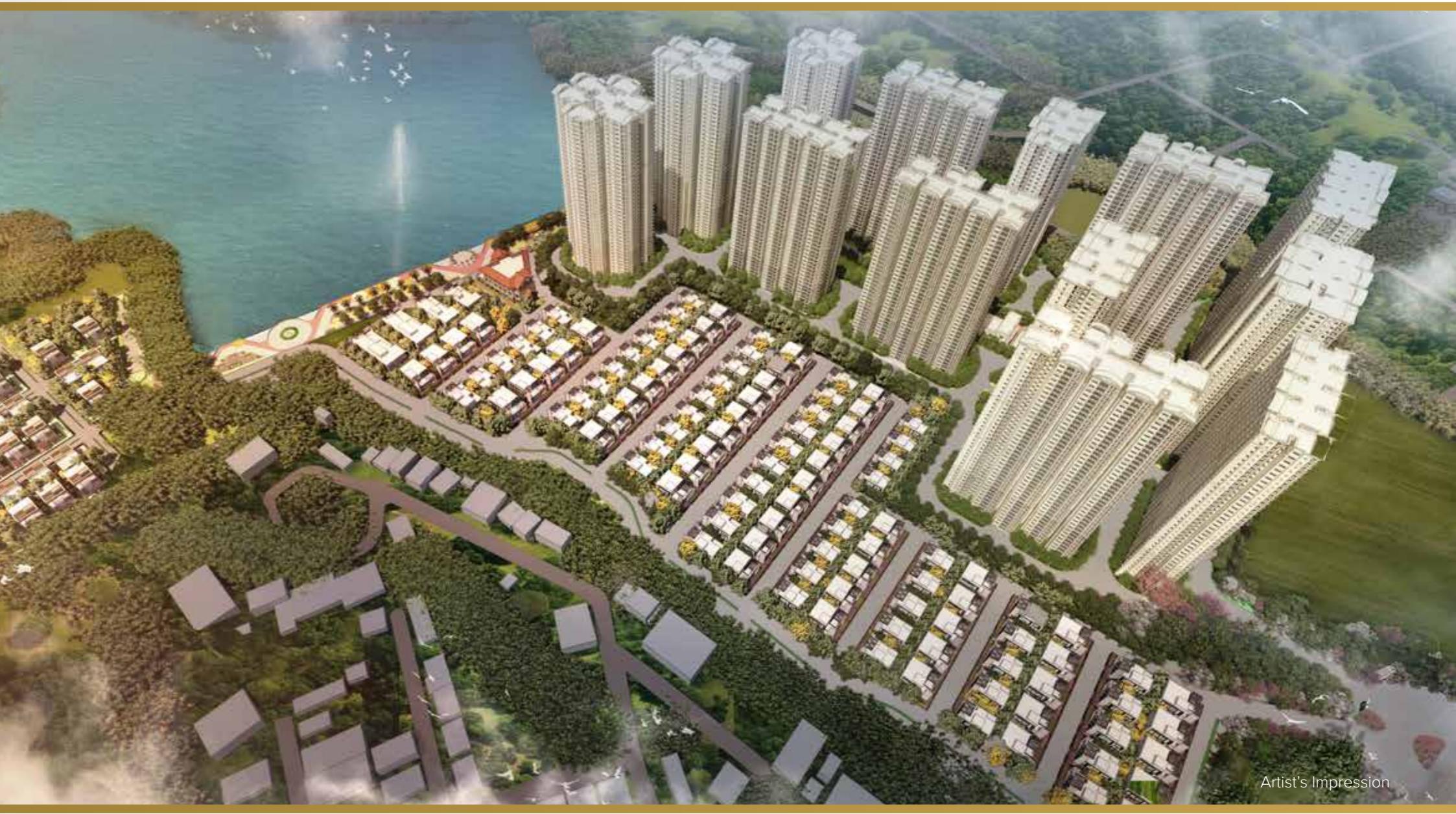
After successfully launching The Prestige City in Bengaluru and Mumbai, Prestige now brings this unprecedented way of living life larger than life to Hyderabad.





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

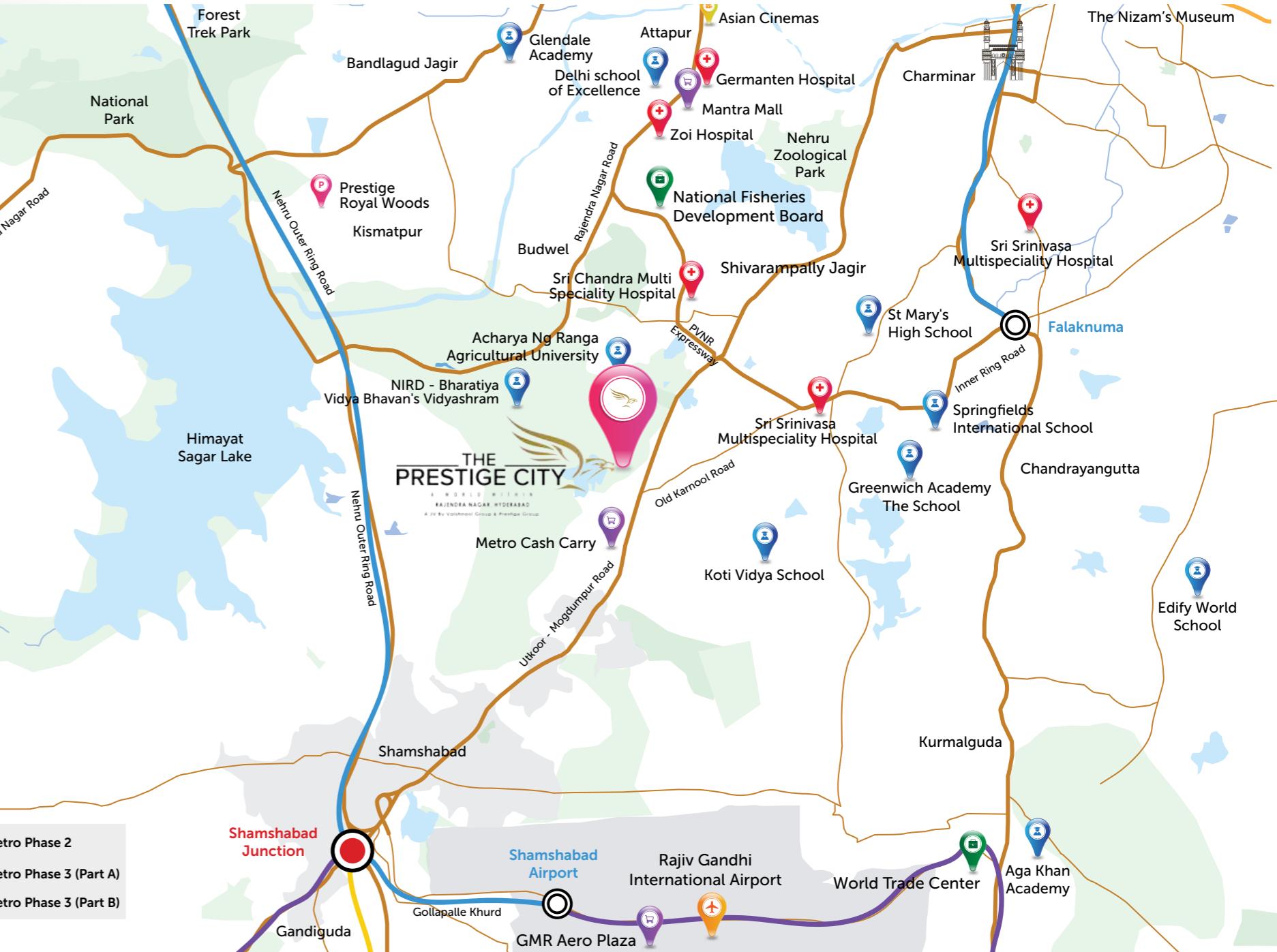
The Prestige City, Hyderabad comprises 119 luxury villas and 4647 high rise apartments located in Rajendra Nagar. Overlooking the sprawling Mulagund Lake and adjoining over 2000 acres of dense reserved green spaces, it is a tranquil and serene community that rests peacefully in Nature's wholesome lap.



EXTERIOR VIEW

Artist's Impression





## Masterplan



## Numbering Plan



UNIT TYPE		SALE-ABLE AREA	CARPET AREA	BALCONY & UTILITY AREA	TOWERS
TYPE	NO. OF BED	Sc.ft.	Sc.ft.	Sc.ft.	
A	2 Bed (East)	1179	76	13	04, 06, 07
B	2 Bed Plus (East)	1543	98	10	10, 04, 06, 11, 13
C	2 Bed Plus (West)	1548	98	10	04, 06, 11, 13
D	3 Bed Smart (North)	1631	106	18	07, 11, 13
E	3 Bed Smart (West)	1687	109	18	01, 03, 05, 12
F	3 Bed Smart (East)	1687	109	18	03, 05, 02
G	3 Bed Prima (North)	1898	123	19	04, 06
H	3 Bed Prima (East)	2049	132	24	01, 07
I	3 Bed Prima (West)	2034	122	23	01, 05, 07
J	3 Bed Prima (West)	2047	139	26	01, 05
K	3 Bed Prima (East)	2136	133	18	06, 07, 11, 13
L	3 Bed Prima (West)	2168	132	25	11, 13
M	3 Bed Prima (East)	2169	133	23	05, 11, 13
N	3 Bed Prima (East)	2181	133	23	05, 12
O	3 Bed Prima (North)	2144	139	14	11, 13
P	3 Bed Prima (North)	2238	139	29	06, 07, 11, 13
Q	3 Bed Prima (North)	2245	139	25	07
R	3 Bed Plus (East)	2433	59	21	02, 04, 01, 04
S	3 Bed Plus (West)	2433	59	21	02, 04, 06, 10
T	4 Bed (East)	3348	210	28	09
U1	4 Bed (East)	3381	210	30	08
U2	4 Bed (East)	3357	208	30	08, 09
U3	4 Bed (East)	3355	209	30	08, 09
V	4 Bed (West)	3431	227	25	08, 09
R1	1 Bed (West)	754	56	-	03, 12
R2	1 Bed (West)	752	54	-	05
R3	1 Bed plus (West)	1184	76	35	10
R4	1 Bed plus (West)	1187	78	32	02
R5	2 Bed (West)	1728	110	42	08, 09

## TOWER - 01

### TYPICAL FLOOR



KEYPLAN

COLOR	TYPE	UNIT NOS.	NO. OF BED	SALEABLE AREA (SQ.FT.)
1	I	36	3 Bed Prima (West)	2034
2	E	36	3 Bed Smart (West)	1687
3	E	36	3 Bed Smart (West)	1687
4	E	36	3 Bed Smart (West)	1687
5	J	36	3 Bed Prima (West)	2047
6	H	36	3 Bed Prima (East)	2049
7	H	36	3 Bed Prima (East)	2049
8	H	36	3 Bed Prima (East)	2049
9	H	36	3 Bed Prima (East)	2049
10	H	36	3 Bed Prima (East)	2049



## TOWER - 02

### TYPICAL FLOOR



KEYPLAN

COLOR	TYPE	UNIT NOS.	NO. OF BED	SALEABLE AREA (SQ.FT.)
1	S	36	3 Bed Plus (West)	2433
2	S	36	3 Bed Plus (West)	2433
3	S	36	3 Bed Plus (West)	2433
4	S	36	3 Bed Plus (West)	2433
5	R	36	3 Bed Plus (East)	2433
6	R	36	3 Bed Plus (East)	2433
7	R	36	3 Bed Plus (East)	2433
8	R	36	3 Bed Plus (East)	2433



## TOWER - 03

### TYPICAL FLOOR



KEYPLAN

COLOR	TYPE	UNIT NOS.	NO. OF BED	SALEABLE AREA (SQ.FT.)
1	E	36	3 Bed Smart (West)	1687
2	E	36	3 Bed Smart (West)	1687
3	E	36	3 Bed Smart (West)	1687
4	E	36	3 Bed Smart (West)	1687
5	E	36	3 Bed Smart (West)	1687
6	F	36	3 Bed Smart (East)	1687
7	F	36	3 Bed Smart (East)	1687
8	F	36	3 Bed Smart (East)	1687
9	F	36	3 Bed Smart (East)	1687
10	F	36	3 Bed Smart (East)	1687

## TOWER - 04

### TYPICAL FLOOR



KEYPLAN

COLOR	TYPE	UNIT NOS.	NO. OF BED	SALEABLE AREA (SQ.FT.)
1	S	36	3 Bed Plus (West)	243
2	G	36	3 Bed Prima (North)	189
3	G	36	3 Bed Prima (North)	189
4	G	36	3 Bed Prima (North)	189
5	G	36	3 Bed Prima (North)	189
6	R	36	3 Bed Plus (East)	243
7	R	36	3 Bed Plus (East)	243
8	A	36	2 Bed (East)	119
9	C	36	2 Bed Plus (West)	158
10	B	36	2 Bed Plus (East)	153

## TOWER - 05

### TYPICAL FLOOR



KEYPLAN

COLOR	TYPE	UNIT NOS.	NO. OF BED	SALEABLE AREA (SQ.FT.)
1	I	36	3 Bed Prima (West)	2034
2	E	36	3 Bed Smart (West)	1687
3	E	36	3 Bed Smart (West)	1687
4	J	36	3 Bed Prima (West)	2047
5	N	36	3 Bed Prima (East)	2181
6	F	36	3 Bed Smart (East)	1687
7	F	36	3 Bed Smart (East)	1687
8	M	36	3 Bed Prima (East)	2169

## TOWER - 06

### TYPICAL FLOOR



KEYPLAN

COLOR	TYPE	UNIT NOS.	NO. OF BED	SALEABLE AREA (SQ.FT.)
1	S	36	3 Bed Plus (West)	243
2	G	36	3 Bed Prima (North)	189
3	G	36	3 Bed Prima (North)	189
4	G	36	3 Bed Prima (North)	189
5	G	36	3 Bed Prima (North)	189
6	P	36	3 Bed Prima (North)	223
7	K	36	3 Bed Prima (East)	213
8	A	36	2 Bed (East)	117
9	C	36	2 Bed Plus (West)	154
10	B	36	2 Bed Plus (East)	154

## TOWER - 07

### TYPICAL FLOOR



KEYPLAN

COLOR	TYPE	UNIT NOS.	NO. OF BED	SALEABLE AREA (SQ.FT.)
1	I	36	3 Bed Prima (West)	2034
2	Q	36	3 Bed Prima (North)	2245
3	D	36	3 Bed Smart (North)	1631
4	D	36	3 Bed Smart (North)	1631
5	D	36	3 Bed Smart (North)	1631
6	P	36	3 Bed Prima (North)	2238
7	H	36	3 Bed Prima (East)	2049
8	A	36	2 Bed (East)	1179
9	C	36	2 Bed Plus (West)	1548
10	K	36	3 Bed Prima (East)	2136

## TOWER - 08

### TYPICAL FLOOR



KEYPLAN

COLOR	TYPE	UNIT NOS.	NO. OF BED	SALEABLE AREA (SQ.FT.)
1	V	36	4 Bed (West)	3413
2	V	36	4 Bed (West)	3413
3	U3	36	4 Bed (East)	3355
4	U2	36	4 Bed (East)	3357
5	U2	36	4 Bed (East)	3357
6	U1	36	4 Bed (East)	3358

## TOWER - 09

### TYPICAL FLOOR



## TOWER - 10

### TYPICAL FLOOR



## TOWER - 11

### TYPICAL FLOOR



KEYPLAN



## TOWER - 12

### TYPICAL FLOOR



KEYPLAN



## TOWER - 13

### TYPICAL FLOOR



## TYPE A

### 2 BED - EAST FACING



Tower 0 (Unit 8)- 42 Units  
Tower 0 (Unit 8)- 42 Units  
Tower 0 (Unit 8)- 42 Units

	Q.F.T.
Carpet Area	716
Balcony & Utility Area	103
Saleable Area	1179
Total No. Of Units	126

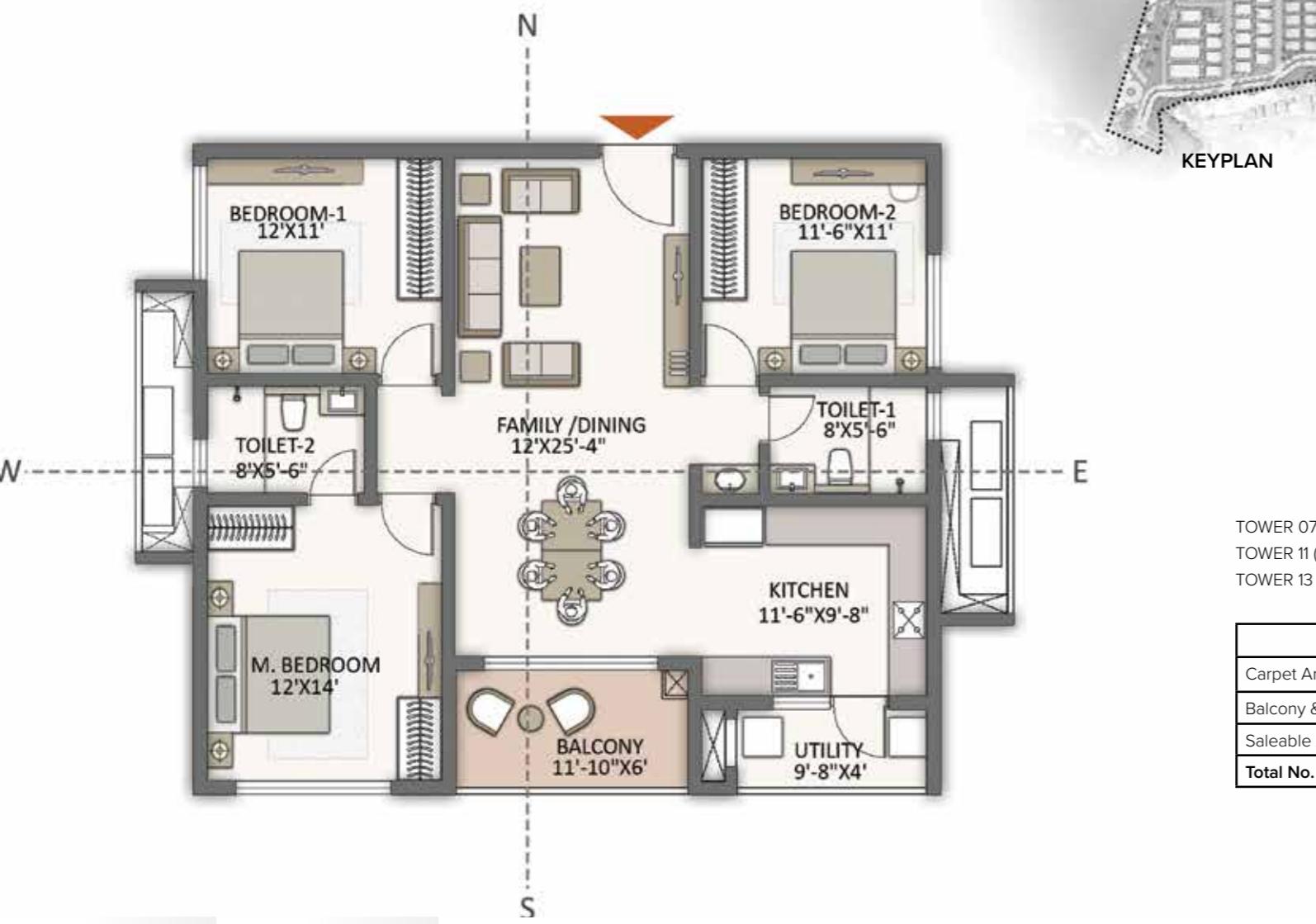
**TYPE B****2 BED PLUS – EAST FACING****TYPE C****2 BED PLUS – WEST FACING**

TOWER 04 (UNIT 10) - 39 UNITS  
 TOWER 06 (UNIT 10) - 39 UNITS  
 TOWER 11 (UNIT 8) - 42 UNITS  
 TOWER 13 (UNIT 8) - 42 UNITS

	SQ.FT.
Carpet Area	982
Balcony & Utility Area	101
Saleable Area	1534
Total No. of Units	162

TOWER 04 (UNIT 9) - 42 UNITS  
 TOWER 06 (UNIT 9) - 42 UNITS  
 TOWER 07 (UNIT 9) - 42 UNITS  
 TOWER 11 (UNIT 9) - 39 UNITS  
 TOWER 13 (UNIT 9) - 39 UNITS

	SQ.FT.
Carpet Area	985
Balcony & Utility Area	109
Saleable Area	1548
Total No. of Units	204

**TYPE D****3 BED SMART – NORTH FACING**

KEYPLAN

**TYPE E****3 BED SMART – WEST FACING**

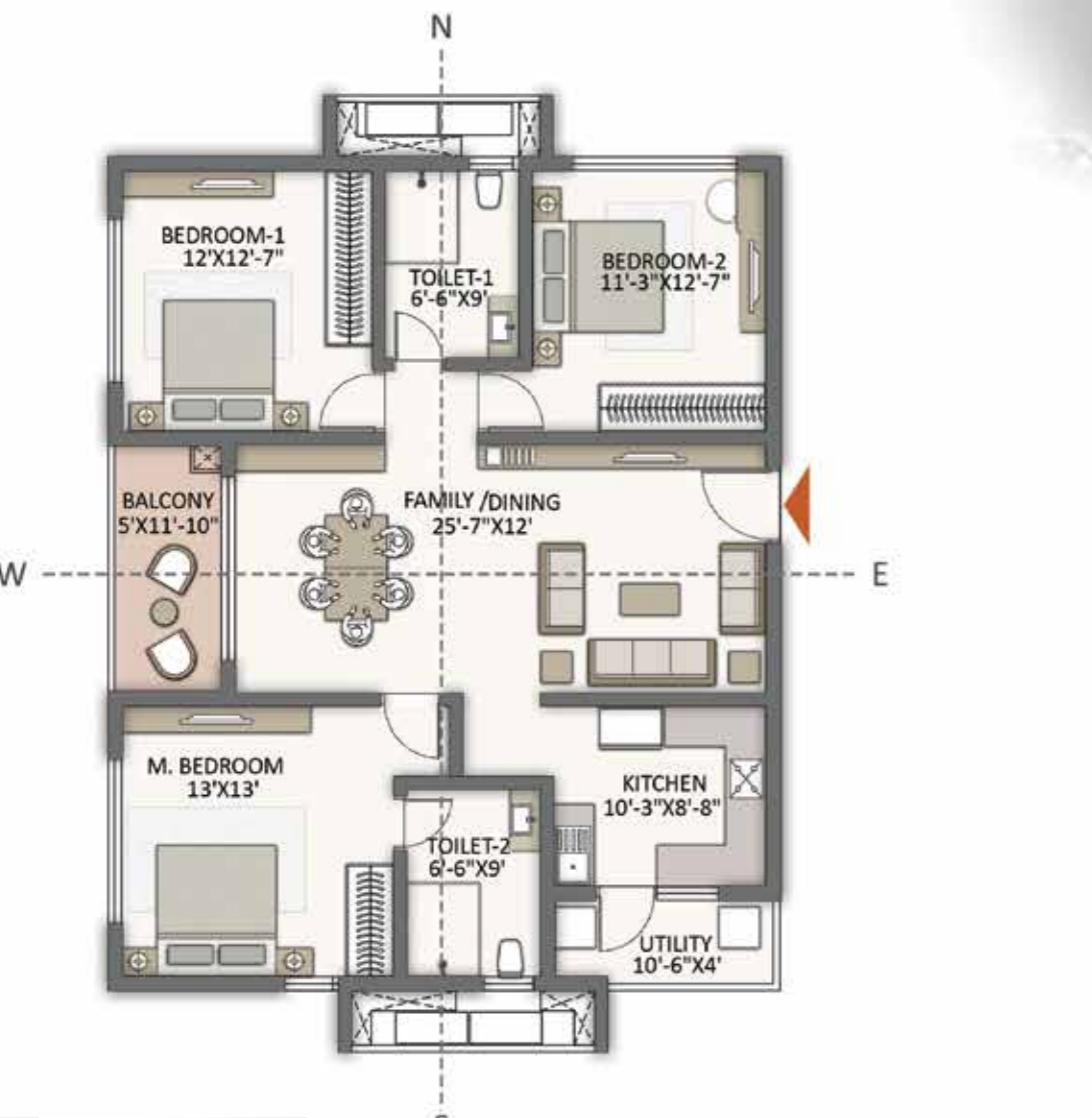
KEYPLAN

TOWER 07 (UNIT 3,4,5) - 120 UNITS  
 TOWER 11 (UNIT 3,4,5) - 126 UNITS  
 TOWER 13 (UNIT 3,4,5) - 126 UNITS

	SQ.FT.
Carpet Area	1026
Balcony & Utility Area	118
Saleable Area	1631
Total No. Of Units	372

TOWER 01 (UNIT 2,3,4) - 120 UNITS  
 TOWER 03 (UNIT 1,2,3,5) - 24 UNITS  
 TOWER 05 (UNIT 2,3) - 81 UNITS  
 TOWER 12 (UNIT 2,3) - 120 UNITS

	SQ.FT.
Carpet Area	1079
Balcony & Utility Area	108
Saleable Area	1687
Total No. Of Units	525

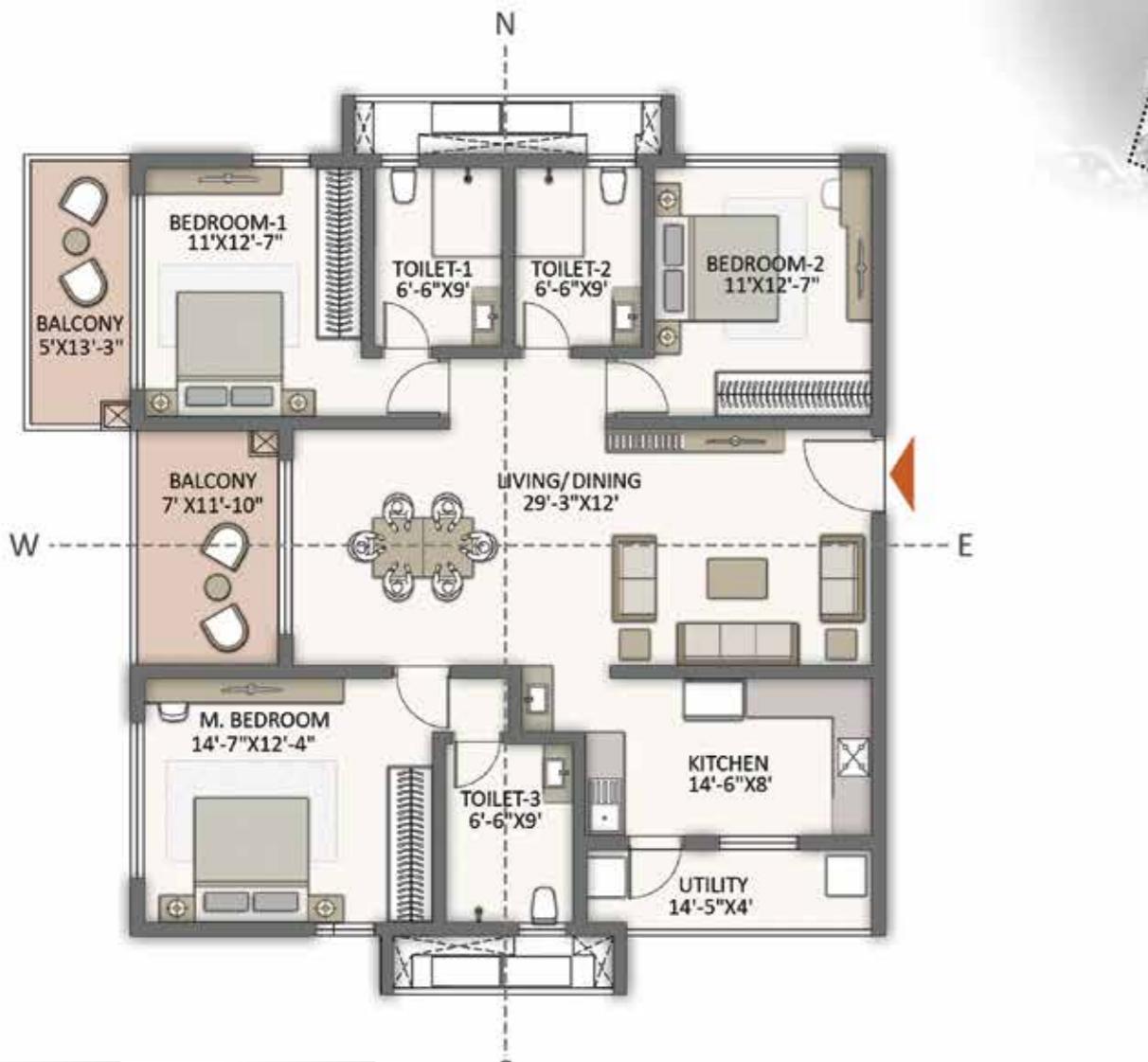
**TYPE F****3 BED SMART – EAST FACING****TYPE G****3 BED PRIMA – NORTH FACING**

TOWER 03 (UNIT 6,7,8,9,10) - 210 UNITS  
TOWER 05 (UNIT 6,7) - 81 UNITS  
TOWER 12 (UNIT 5,6,7) - 126 UNITS

	SQ.FT.
Carpet Area	1079
Balcony & Utility Area	108
Saleable Area	1687
Total No. Of Units	417

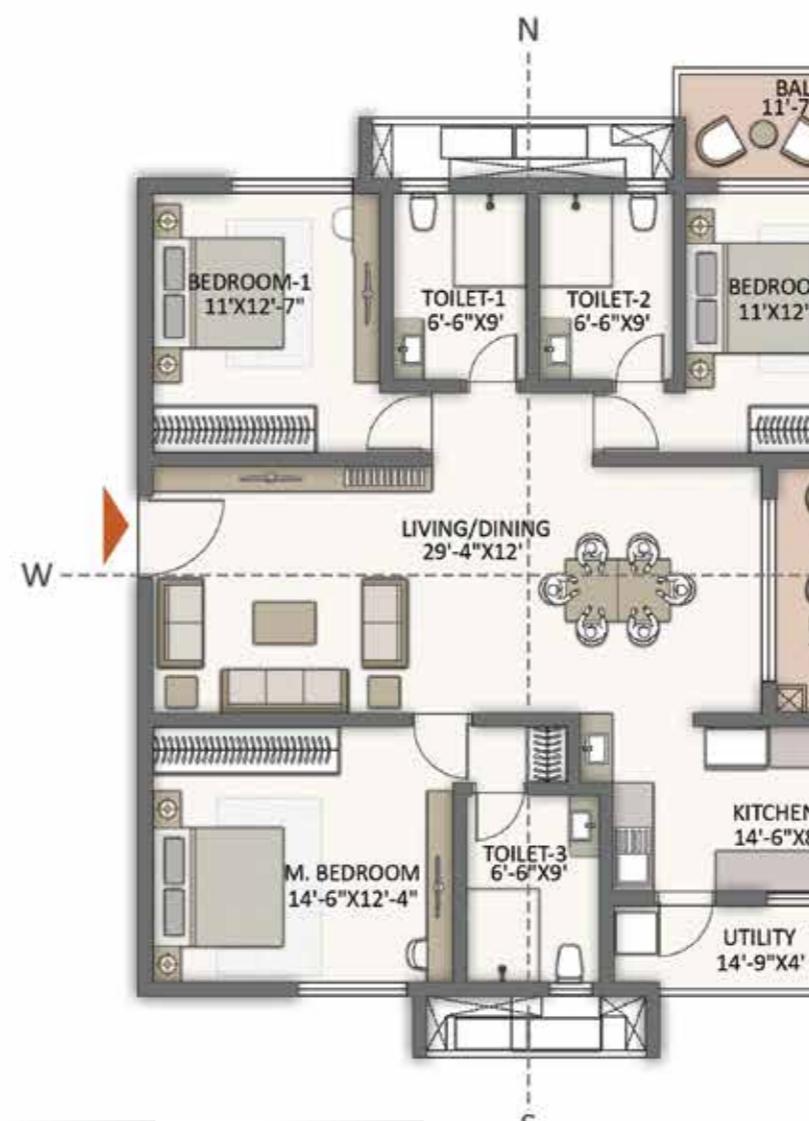
TOWER 04 (UNIT 2,3,4) - 61 UNITS  
TOWER 06 (UNIT 2,3,4) - 61 UNITS

	SQ.FT.
Carpet Area	1223
Balcony & Utility Area	119
Saleable Area	1898
Total No. Of Units	310

**TYPE H****3 BED PRIMA – EAST FACING**

TOWER 01 (UNIT 6,7,8,9,10) - 210 UNITS  
TOWER 07 (UNIT 7) - 42 UNITS

	SQ.FT.
Carpet Area	1232
Balcony & Utility Area	224
Saleable Area	2049
Total No. Of Units	252

**TYPE I****3 BED PRIMA – WEST FACING**

TOWER 01 (UNIT 1) - 42 UNITS  
TOWER 05 (UNIT 1) - 42 UNITS  
TOWER 07 (UNIT 1) - 42 UNITS

	SQ.FT.
Carpet Area	1232
Balcony & Utility Area	213
Saleable Area	2034
Total No. Of Units	126

**TYPE J****3 BED PRIMA – WEST FACING****TYPE K****3 BED PRIMA – EAST FACING**

TOWER 01 (UNIT 5) - 42 UNITS  
TOWER 05 (UNIT 4) - 42 UNITS

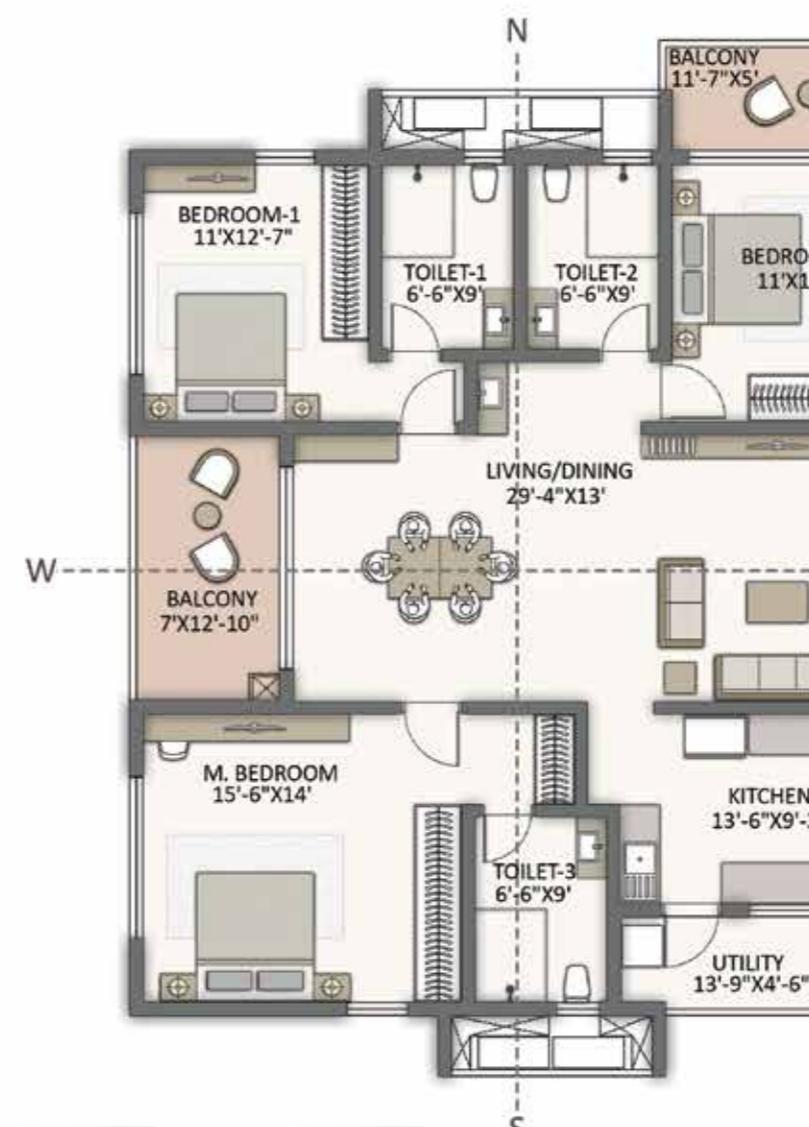
	SQ.FT.
Carpet Area	1239
Balcony & Utility Area	216
Saleable Area	2047
Total No. Of Units	84

TOWER 06 (UNIT 7) - 4 UNITS  
TOWER 07 (UNIT 10) - 42 UNITS  
TOWER 11 (UNIT 10) - 42 UNITS  
TOWER 13 (UNIT 10) - 3 UNITS

	SQ.FT.
Carpet Area	1373
Balcony & Utility Area	158
Saleable Area	2136
Total No. Of Units	165

**TYPE L****3 BED PRIMA – WEST FACING**

TOWER 11 (UNIT 1) - 42 UNITS  
 TOWER 12 (UNIT 1) - 42 UNITS  
 TOWER 13 (UNIT 1) - 42 UNITS

**TYPE M****3 BED PRIMA – EAST FACING**

TOWER 5 (UNIT 8) - 4 UNITS  
 TOWER 11 (UNIT 7) - 39 UNITS  
 TOWER 13 (UNIT 7) - 42 UNITS



## TYPE N

### 3 BED PRIMA – EAST FACING



KEYPLAN

TOWER 05 (UNIT 5) - 42 UNITS  
TOWER 12 (UNIT 8) - 42 UNITS

	SQ.FT.
Carpet Area	1323
Balcony & Utility Area	231
Saleable Area	2181
Total No. Of Units	84



Artist's Impression

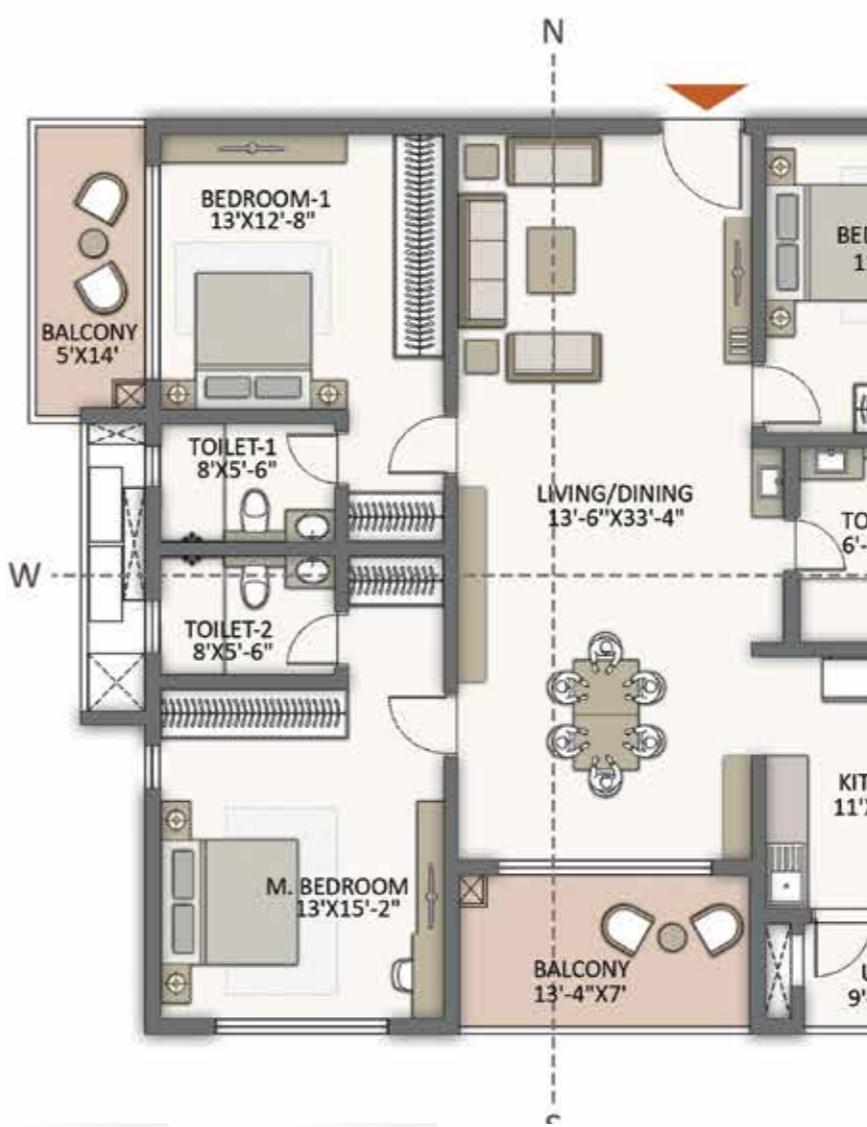
## EXTERIOR VIEW



**TYPE O****3 BED PRIMA – NORTH FACING**

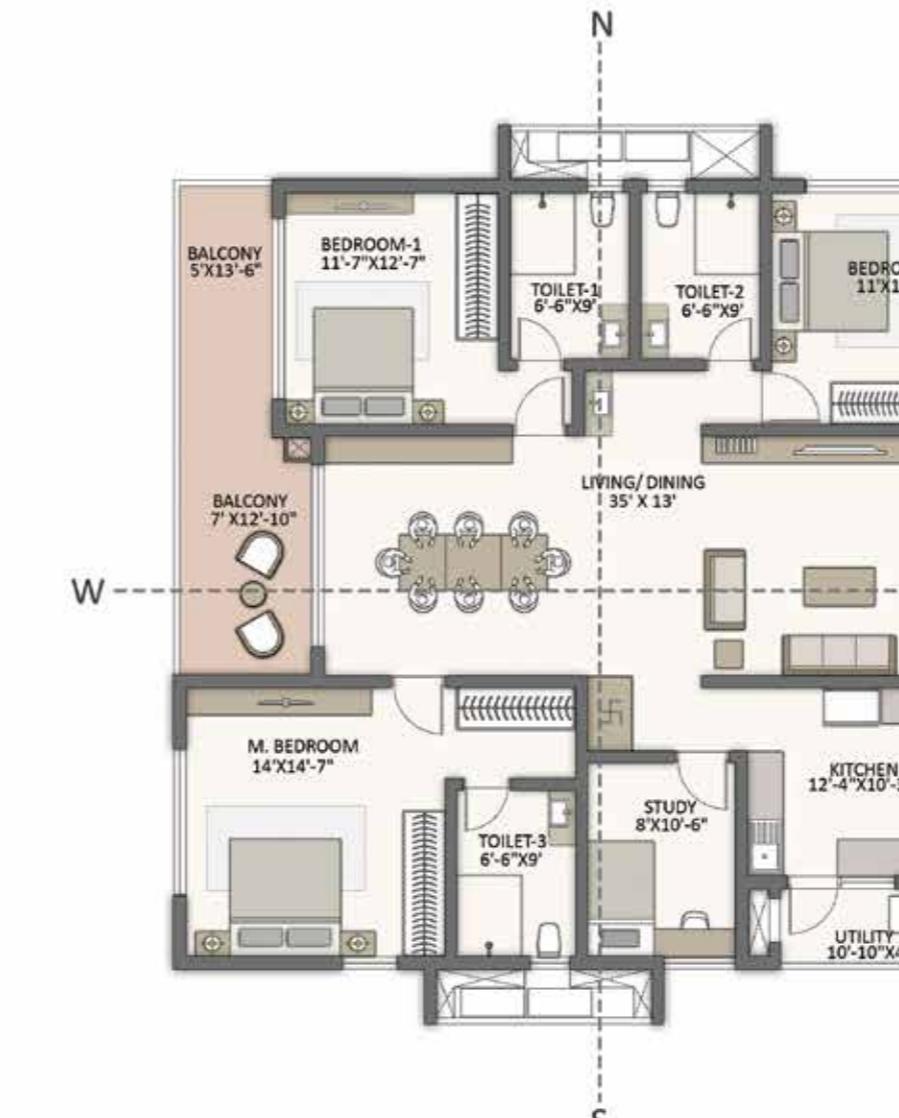
TOWER 11 (UNIT 2) - 42 UNITS  
TOWER 13 (UNIT 2) - 42 UNITS

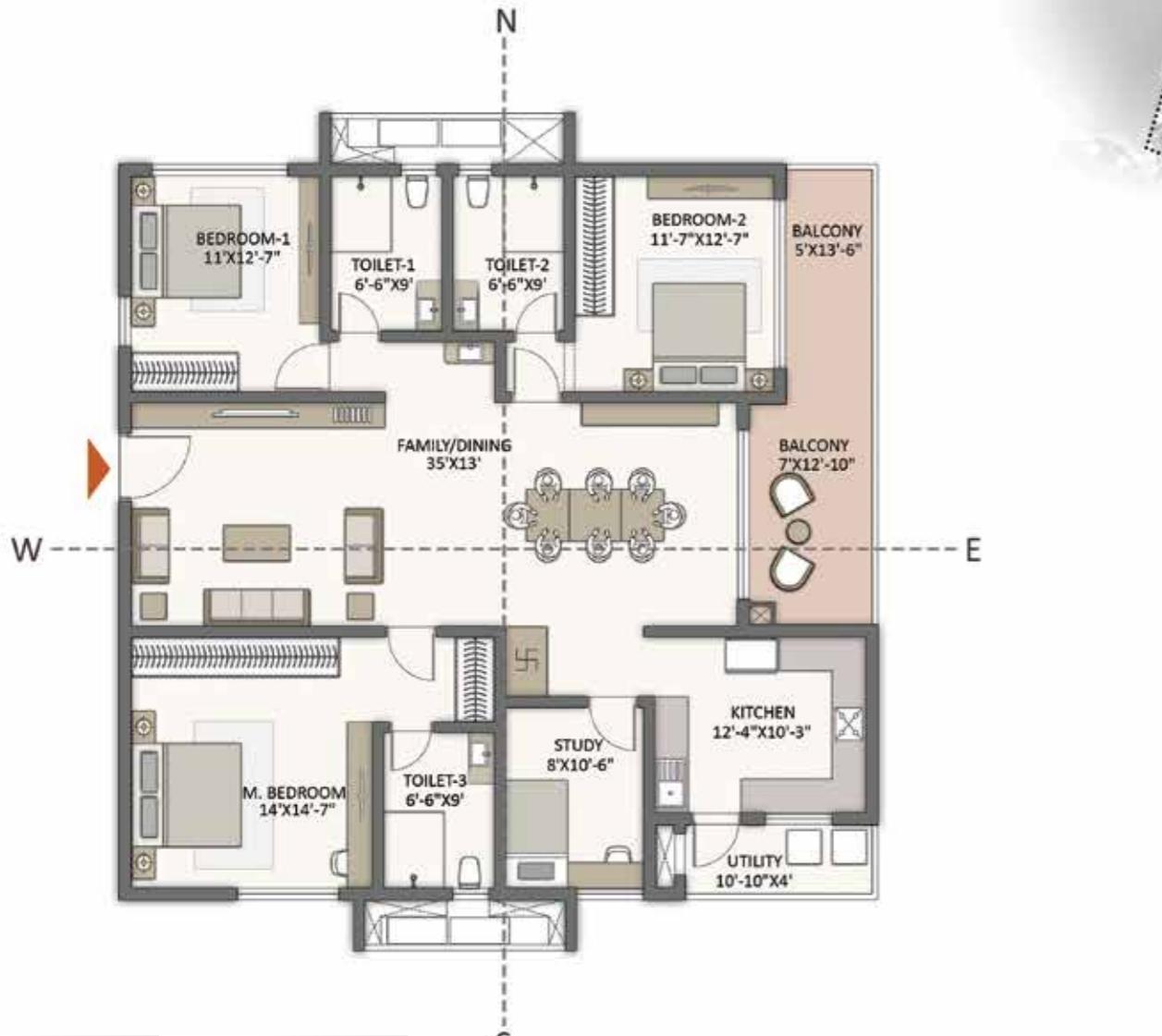
	SQ.FT.
Carpet Area	1379
Balcony & Utility Area	146
Saleable Area	2144
Total No. Of Units	84

**TYPE P****3 BED PRIMA – NORTH FACING**

TOWER 6 (UNIT 6) - 12 UNITS  
TOWER 7 (UNIT 6) - 4 UNITS  
TOWER 11 (UNIT 6) - 42 UNITS  
TOWER 13 (UNIT 6) - 42 UNITS

	SQ.FT.
Carpet Area	1379
Balcony & Utility Area	219
Saleable Area	2238
Total No. Of Units	168

**TYPE Q****3 BED PRIMA – NORTH FACING****TYPE R****3 BED PLUS – EAST FACING**

**TYPE S****3 BED PLUS – WEST FACING**

TOWER 02 (UNIT 1,2,3,4) - 162 UNITS  
 TOWER 04 (UNIT 1) - 42 UNITS  
 TOWER 06 (UNIT 1) - 42 UNITS  
 TOWER 10 (UNIT 1,2) - 78 UNITS

	SQ.FT.
Carpet Area	1529
Balcony & Utility Area	217
Saleable Area	2433
Total No. Of Units	324

**TYPE T****4 BED – EAST FACING**

TOWER 0 (UNIT 6) - 4 UNITS

	SQ.FT.
Carpet Area	2110
Balcony & Utility Area	282
Saleable Area	3348
Total No. Of Units	42

**TYPE U1****4 BED – EAST FACING**

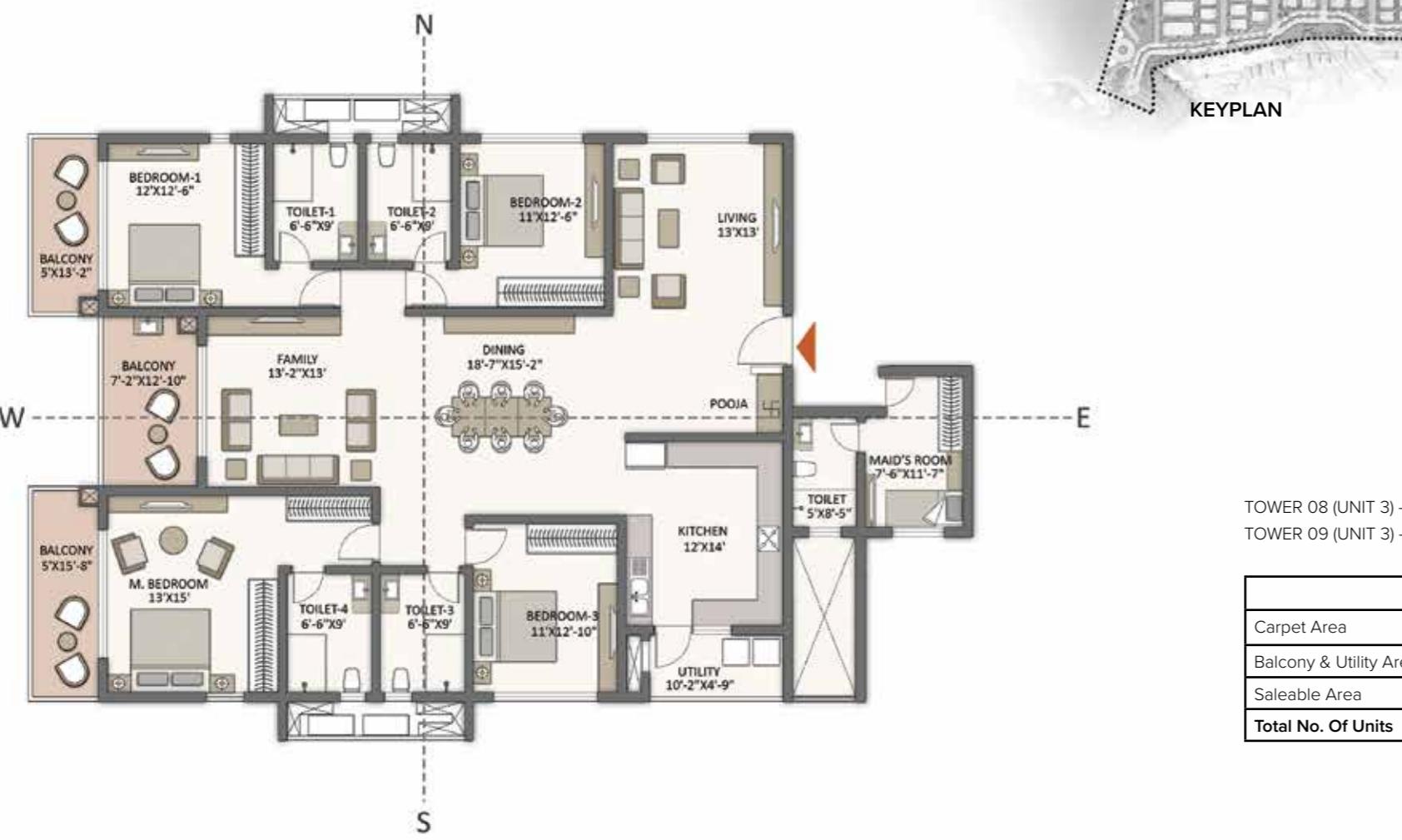
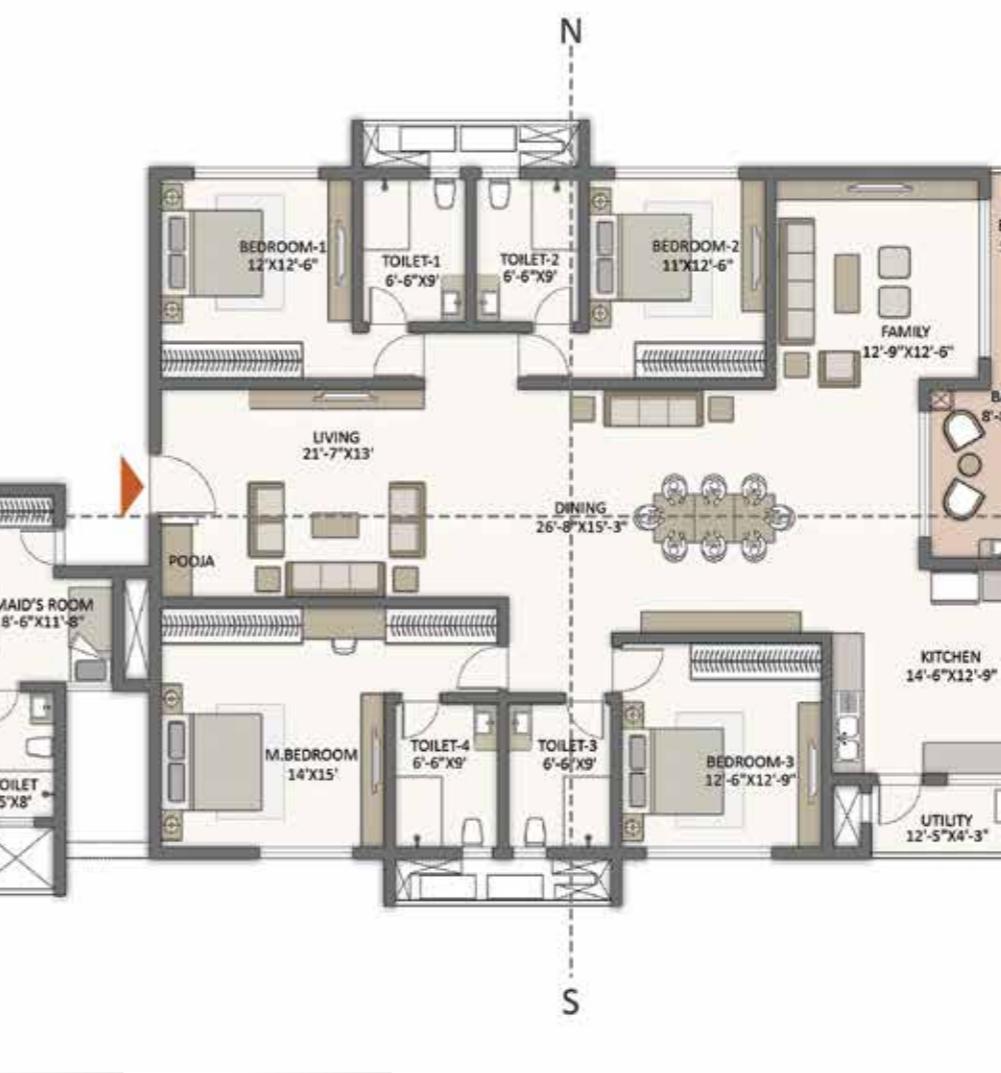
TOWER 08 (UNIT 6) - 39 UNITS

	SQ.FT.
Carpet Area	2110
Balcony & Utility Area	307
Saleable Area	3381
Total No. Of Units	39

**TYPE U2****4 BED – EAST FACING**TOWER 0 (UNIT 4,5) 84 UNITS  
TOWER 0 (UNIT 4,5) 84 UNITS

	SQ.FT.
Carpet Area	2098
Balcony & Utility Area	307
Saleable Area	3357
Total No. Of Units	168



**TYPE U3****4 BED – EAST FACING****TYPE V****4 BED – WEST FACING**



## ALL YOU NEED TO LIVE AN ACTIVE, FULFILLING AND AWESOME LIFE!

### CLUB GLITTER - THE THROBBING HEART OF THE PRESTIGE CITY.

The massive clubhouse which stands facing the lake is where all the action happens.

Get those muscles toned and enjoy your daily workout at the fully equipped gym, while being energised by stimulating views of the lake. Indulge in some blissful pampering at the spa.

Style it up at the salon and catch a delicious bite at the café and the food court.

Celebrate and entertain in style at the banquet halls.

Enrich your leisure hours, stimulate your competitive spirit and stay entertained with diverse and exciting recreational amenities, such as a badminton and squash courts, indoor games and video games rooms, a swimming pool, a Jacuzzi, and more.

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

The clubhouse also includes space for essentials like a convenience store, a clinic and a pharmacy.

### CLUB ZING - WELLNESS AND FITNESS COME TOGETHER

With an Olympic size swimming pool, a kids' pool, spas for ladies and gentlemen, and a sprawling gym, the Leisure Club is for those who enjoy the active life.

## SPECIFICATIONS

### STRUCTURE

- RCC Structure in shear wall technology

### LOBBY & STAIR CASE

- Elegant lobby flooring in Ground floor.
- Basement and all upper floor lobbies flooring in vitrified tiles.
- Lift cladding in granite as per architect's design.
- Service staircase and service lobby in Kota Stone, or cement tiles on Treads.
- All lobby walls will be finished with a combination of texture paint and ceilings in 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 and utility.
- Ceramic tiles in the Balcony.

### KITCHEN

- Ceramic tile dado provided along the designated counter length.
- RO/IG Points

### TOILETS

- Ceramic tiles for flooring, with ceramic tiles on walls up to false ceiling
- All toilets with counter top wash basins.
- EWCs and chrome plated fittings.
- Chrome plated tap with shower mixer.
- Geysers in all toilets except the last two floors, and instant Geysers in 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 pipelines in all toilets concealed within a false ceiling
- Provision for exhaust fans

### INTERNAL DOORS

- Main Door frame in Timber and lamination flush shutters
- Internal Doors - Wooden frames and lamination flush shutters

### EXTERNAL DOORS AND WINDOWS

- UPVC/Aluminum frames and sliding shutters for all external doors or a combination of both wherever required.
- UPVC/Aluminum framed windows with clear glass

### PAINTING

- Premium External Emulsion or exterior walls
- Internal walls and ceiling in Emulsion Paint.
- All railings in enamel paint.

### ELECTRICAL

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

### SECURITY SYSTEM

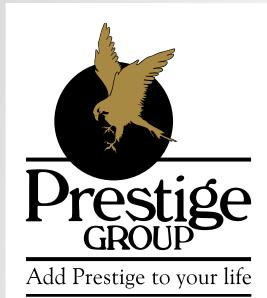
- Security cabins at all entrances and exits having CCTV coverage.

### DG POWER

- Generator will be provided for all Common Areas.

### AT ADDITIONAL COST

- DG POWER - 100% Backup for all apartments at additional cost.



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

**Prestige Estates Projects Limited**  
Prestige Falcon Towers, No.19, Brunton Road, Bengaluru - 560025,  
Karnataka, INDIA. Ph: +91-80-25591080.  
E-mail: [properties@prestigeconstructions.com](mailto:properties@prestigeconstructions.com)  
[www.prestigeconstructions.com](http://www.prestigeconstructions.com)

International Sales Office: [dubai@prestigeconstructions.com](mailto:dubai@prestigeconstructions.com)  
Usha: +91 502123138

**Prestige Estates Projects Limited**  
19<sup>th</sup> Floor, Prestige Sky Tech, Sy. Nos. 332/Part, 333/Part, Behind Continental  
Hospital, ISB Road, Nanakramguda, Hyderabad - 500032  
Mobile: +91 84960 84960 TOLLFREE: +91 7676880000  
[hyd@prestigeconstructions.com](mailto:hyd@prestigeconstructions.com) | [www.prestigeconstructions.com](http://www.prestigeconstructions.com)



Realty | Construction | Manufacturing  
Automobile | Textile Park

**Vaishnaoi Group:**  
Plot No: 11 & 12, Flat No: 1, Amar Society, Guttalabeghumpet,  
Kavuri Hills, Madhapur, Hyderabad, Telangana-500033.  
Ph: +91 8808803636  
Email: [info@vaishnaoigroup.com](mailto:info@vaishnaoigroup.com)  
[www.vaishnaoigroup.com](http://www.vaishnaoigroup.com)

## THE PRESTIGE CITY

Rajendra Nagar, Hyderabad,  
Telangana 500052

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. 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.