PRESTIGE

GREENBROOK

PLANTING NATURE'S PROMISES

Entrance View



Discover Life beyond the Ordinary

Prestige Greenbrook is a premium plotted development of 324 residential plots located at IVC Road in Devanahalli, Bengaluru. Meticulously planned with lush green open areas, well-laid infrastructure, a lavish clubhouse, and diverse recreational and social amenities, it promises an elevated lifestyle that is close to Nature.

There is a well-considered mix of plot sizes to choose from, designed to suit every lifestyle need. Each plot is optimally oriented to offer abundant natural light, scenic views, and a sense of privacy. Essential services—water, sanitation, and power—are seamlessly connected to every plot.

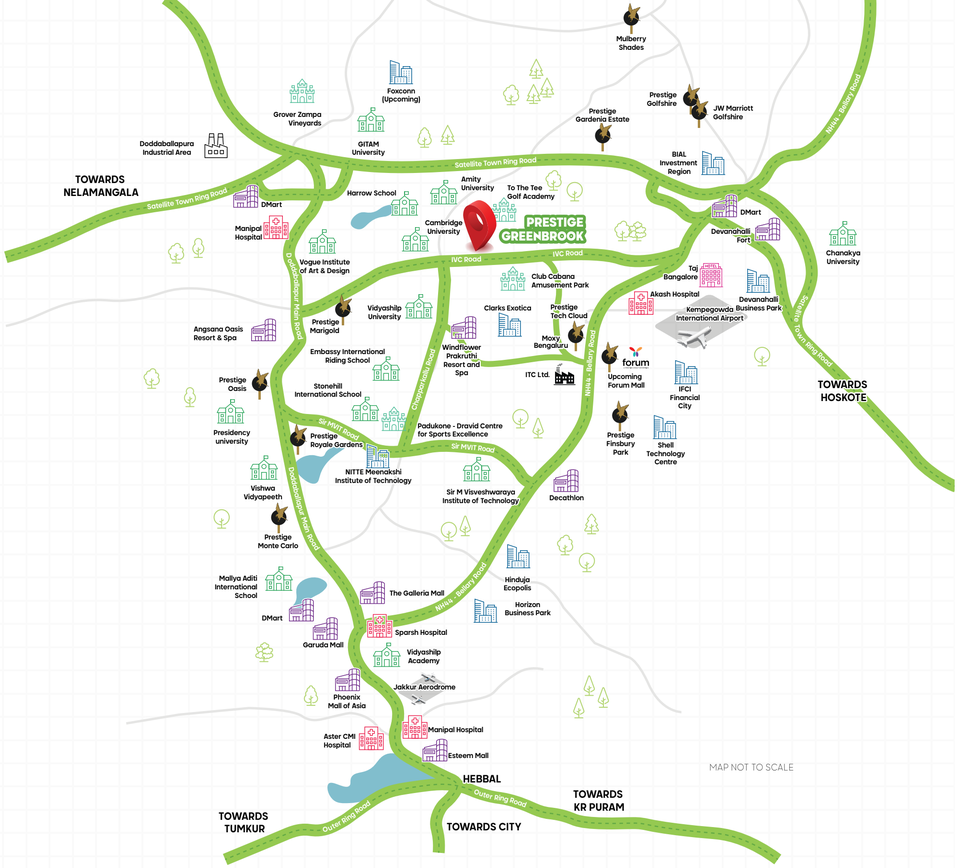
Planned for Convenient and Wholesome Living

Prestige Greenbrook provides well laid and broad roads, lined with flowering trees. Vehicular movement is largely restricted to the periphery, creating a safe, serene haven at the heart of the community—ideal for children and senior citizens. This expansive central zone is interwoven with quiet walkways and dotted with lush lawns, bowers, and water features. It also offers thoughtfully designed amenities such as yoga and meditation zones, children's play areas, open celebration spaces, and more

Plush, Well-equipped Clubhouse to make Leisure Meaningful

Set amidst abundant greenery, the clubhouse at Prestige Greenbrook is both visually imposing and emotionally inviting in design. It offers a wide array of recreational amenities to enable you and your family to fill your leisure hours with enjoyable experiences, and socialize with fellow residents.

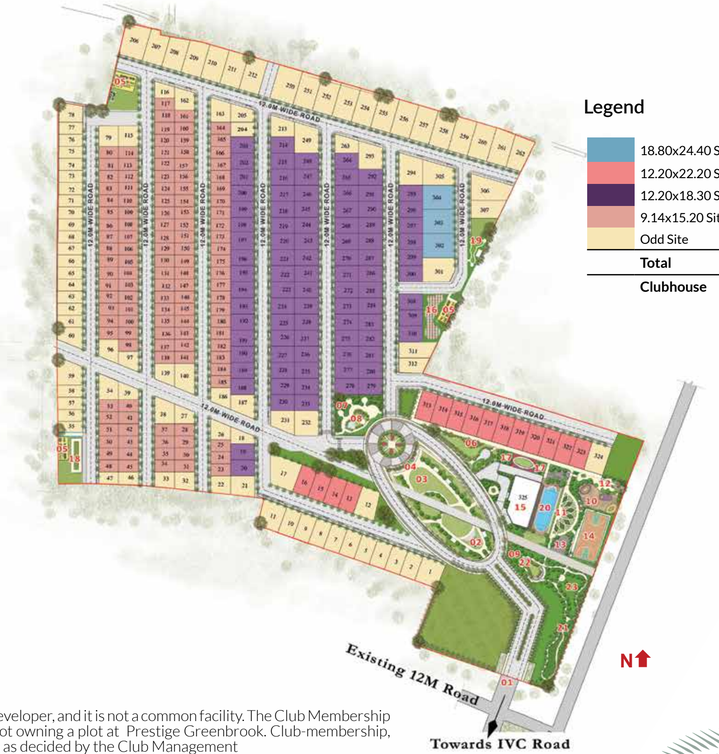
*The ownership of the Clubhouse has been retained by the developer, and it is not a common facility. The Club Membership is optional, nonexclusive and open to all including to those not owning a plot at Prestige Greenbrook. Club-membership, subscription and usage charges shall be additionally payable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



Master Plan

LEGEND

1. Entrance gate
2. Clock tower
3. Lawn
4. Walking track
5. Services
6. Flower park
7. Organic gardens
8. Pet Park
9. Zen Garden
10. Kids play area
11. Butterfly Park
12. Senior citizens area
13. Skating rink
14. Multipurpose Court
15. Clubhouse
16. Infant play zone
17. Yoga and Meditation zone
18. Cricket Pitch
19. Reflexology Path
20. Swimming pool
21. Secret Garden
22. Outdoor Screen
23. Botanical Garden



Legend

	18.80x24.40 Site	03 No's
	12.20x22.20 Site	15 No's
	12.20x18.30 Site	89 No's
	9.14x15.20 Site	121 No's
	Odd Site	96 No's
	Total	**324 No's**
	Clubhouse	**01 No's**

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Entrance View



Artist's impression

Clock Tower View

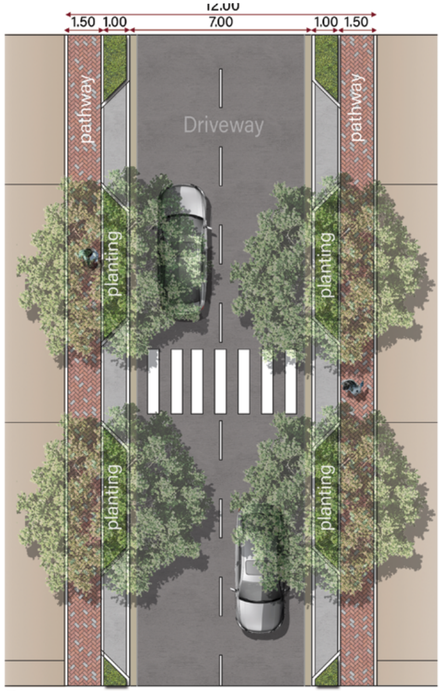


Artist's impression

Street View

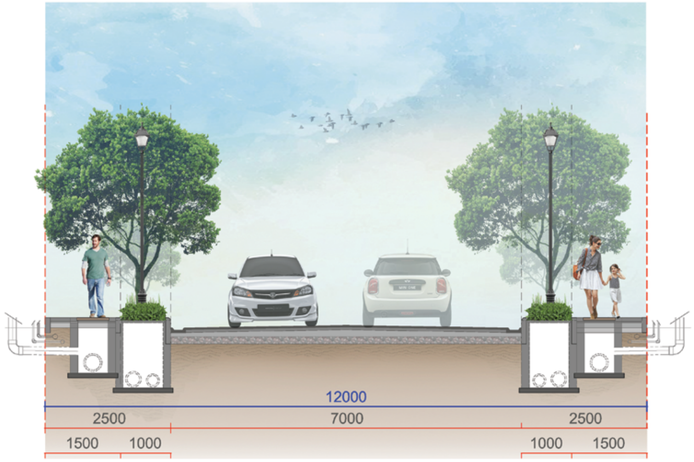


12.0 M Road Section



Plan





Section

Typical Street View



Artist's Impression

Kids Play Area



Artist's Impression

Zen Garden



Artist's Impression

Seating Area



Artist's Impression

Swimming Pool View



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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 wide with a 7m 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 streetlights partially powered by solar
- 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

- 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 a central STP
- Centralized OHT & UG sump of suitable capacity with adequate head/pressure

SERVICES

- Sewage treatment plant
- Water treatment plant with underground sump tank
- Organic Waste Converter
- DG provided for common services

SAFETY & 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

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CRISIL Real Estate Prestige Estates Projects Limited DA1+ Developer Gradings

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