



NANDI HILLS
BANGALORE

- Mansions • 18-Hole Championship Course • Falcon Greens Golf Clubhouse • Marriott Luxury Hotel & Convention Centre • Quan Luxury Spa





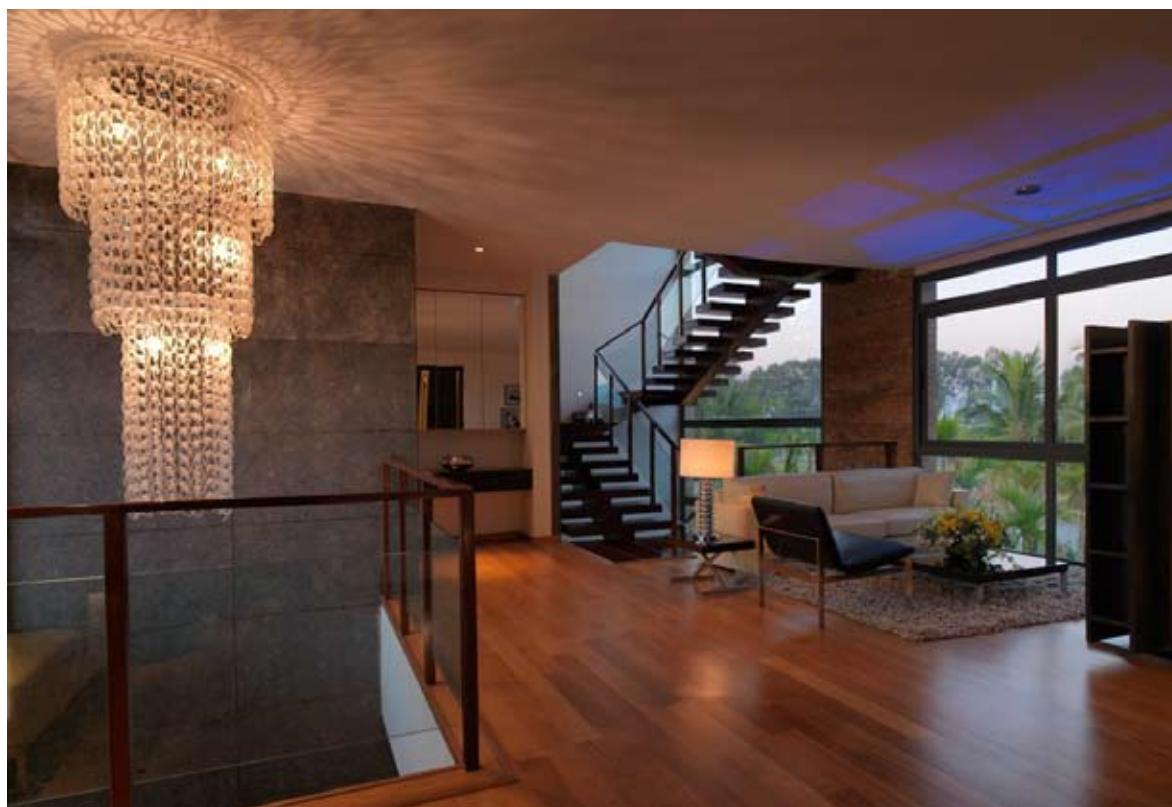
*S*et to the backdrop of the picturesque Nandi Hills, across 275 acres is Bangalore's most premium property – Prestige Golfshire.

Dedicated to perfecting the art of luxurious living and a culture of leisure, it comes complete with ultra-luxurious mansions, a 300-bed luxury hotel, a private lake and the piece de resistance an 18-hole championship-sized golf course.

A 45- minute drive from the heart of Bangalore and a short 10-minute drive from the new Bangalore International Airport, Prestige Golfshire is as close to Bangalore's business and commercial district as it is away from it all.

Considering that there's no escaping the lure of the 18-hole golf course designed by PGA Design Consulting, right outside your mansion at Prestige Golfshire, there is only one thing for you to do: Brush up your game of golf.







Marriott Nandi Hills Golf Resort & Convention Centre

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laced atop the highest point on the 275- acre property, Prestige Golfshire will have a luxury Marriott Hotel. With a panoramic view of the golf course, the hotel will house 300 rooms including 30 luxury suites, 7 pool villas, banquet halls, infinity pools, a coffee shop, specialty restaurants, along with a conference & convention centre.

*F*he Falcon Greens Golf Clubhouse, owned and managed by Prestige, will be a unique blend of self-indulgent features, contemporary design and impeccable service. Replete with a wellness zone,

swimming pool, squash court, tennis court, gym, a golf pro-shop and a coffee shop among other facilities, the clubhouse is where you can pick up equipment or get a 'pick-me-up' yourself.



Falcon Greens, Clubhouse



*W*ith yet another stunning view of the 18-hole golf course of its own, the Quan Luxury Spa will be set in midst of verdant tropical gardens. It offers classic and signature rejuvenating spa treatments using sciences as varied as Hydrotherapy, Thalassotherapy and Ayurveda.

Quan Luxury Spa



*A*s charming as the names they go by - Augusta, Aldrich, Beaumont, Burbank, Clairborne, Creston, Darwen and Dover the ultra-luxury 4-bedroom mansions at Prestige Golfshire come in 8 different, uber- exquisite designs, each with its own private swimming pool. The tropical architectural designs of the mansions by the award-winning MAPS Design, Singapore and Thomas Associates, Bangalore reflect a spirit of serenity, peace and tranquility. More importantly, they mirror your taste.

Mansions at Prestige Golfshire



AUGUSTA

Set upon the most elevated area of the property, Augusta offers you the most majestic view of the serene Nandi HILLS. The biggest and most luxurious of all the mansions at Prestige Golfshire, it is a combination of wide open living spaces, meticulous landscaping, and generous water bodies.

AUGUSTA - GROUND FLOOR PLAN



SALEABLE AREAS

Ground Floor	346.80 SQM (3732.92 SQFT)
First Floor	300.53 SQM (3234.88 SQFT)
Second Floor	88.97 SQM (957.66 SQFT)
Total Area	736.30 SQM (7925.46 SQFT)
Sundeck Area / Yoga Deck	80.86 SQM (870.37 SQFT)
Swimming Pool	103.01 SQM (1108.79 SQFT)
Total Area	183.87 SQM (1979.16 SQFT)
Total Area	92 SQM (9905 SQFT)

The areas indicated above are indicative only.
 The measurements indicated in plan may vary at the time of construction.
 All landscaping is conceptual.

AUGUSTA - FIRST FLOOR PLAN



AUGUSTA - ROOF DECK PLAN





*A*LDRICH

Aldrich equals Augusta when it comes to its majestic view of Nandi Hills. The difference is only in its elevation.

ALDRICH - GROUND FLOOR PLAN



SALEABLE AREAS

Ground Floor	348.10 SQM (3746.91 SQFT)
First Floor	301.56 SQM (3245.97 SQFT)
Second Floor	70.39 SQM (757.67 SQFT)
Total Area	720.05 SQM (7750.55 SQFT)
Sundeck Area / Yoga Deck	80.99 SQM (871.77 SQFT)
Swimming Pool	101.85 SQM (1096.3 SQFT)
Total Area	182.84 SQM (1968.07 SQFT)
Total Area	903 SQM (9719 SQFT)

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ALDRICH - FIRST FLOOR PLAN



ALDRICH - ROOF DECK PLAN





BEAUMONT

Beaumont offers you a view like no other. While sights of the never-ending greens outside are striking, it's equally impressive on the inside: spacious living areas, combined with dramatic illumination of pools and reflection ponds on the outside.

BEAUMONT - GROUND FLOOR PLAN



SALEABLE AREAS

Ground Floor	264.99 SQM (2852.33 SQFT)
First Floor	248.73 SQM (2677.30 SQFT)
Second Floor	71.28 SQM (767.25 SQFT)
Total Area	585.00 SQM (6296.88 SQFT)
Swimming Pool / Sundeck Area	107.42 SQM (1156.26 SQFT)
Deck	61.08 SQM (657.46 SQFT)
Total Area	168.50 SQM (1813.72 SQFT)
Total Area	754 SQM (8111 SQFT)

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BEAUMONT - FIRST FLOOR PLAN



BEAUMONT - ROOF DECK PLAN





BURBANK

Burbank offers yet another impressive view of the greens. The difference is in its design.

BURBANK - GROUND FLOOR PLAN



SALEABLE AREAS

Ground Floor	264.99 SQM (2852.33 SQFT)
First Floor	248.73 SQM (2677.31 SQFT)
Second Floor	72.08 SQM (775.86 SQFT)
Total Area	585.80 SQM (6305.50 SQFT)
Swimming Pool / Sundeck Area	107.42 SQM (1156.25 SQFT)
Deck	61.08 SQM (657.46 SQFT)
Total Area	168.50 SQM (1813.71 SQFT)
Total Area	754 SQM (8120 SQFT)

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BURBANK - FIRST FLOOR PLAN



BURBANK - ROOF DECK PLAN





CLAIRBORNE

Dubbed the 'garden mansion', Clairborne sits on lush green, manicured gardens giving you the feeling of dwelling in a clean, green space. Enhanced by airy living spaces Clairborne has large breathing space indoors too.

CLAIRBORNE - GROUND FLOOR PLAN



SALEABLE AREAS

Ground Floor	280.93 SQM (3023.90 SQFT)
First Floor	235.34 SQM (2533.17 SQFT)
Second Floor	56.85 SQM (611.93 SQFT)
Total Area	573.12 SQM (6169.00 SQFT)
Swimming Pool / Sundeck Area	64.89 SQM (698..47 SQFT)
Deck	57.30 SQM (616.77 SQFT)
Total Area	122.19 SQM (1315.24 SQFT)
Total Area	695 SQM (7485 SQFT)

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CLAIRBORNE - FIRST FLOOR PLAN



CLAIRBORNE - ROOF DECK PLAN





CRESTON

Also called the 'garden mansion', Creston is what living amidst nature is all about. It differs from Clairborne in its design.

CRESTON - GROUND FLOOR PLAN



SALEABLE AREAS

Ground Floor	280.93 SQM (3023.90 SQFT)
First Floor	237.60 SQM (2557.5 SQFT)
Second Floor	55.54 SQM (597.83 SQFT)
Total Area	547.07 SQM (6179.23 SQFT)
Swimming Pool / Sundeck Area	64.89 SQM (698.47 SQFT)
Deck	57.30 SQM (616.77 SQFT)
Total Area	122.19 SQM (1315.24 SQFT)
Total Area	696 SQM (7495 SQFT)

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CRESTON - FIRST FLOOR PLAN



CRESTON - ROOF DECK PLAN





DARWEN

Darwen is the same as Clairborne in design except it is smaller in size.

DARWEN - GROUND FLOOR PLAN



SALEABLE AREAS

Ground Floor	258.9 SQM (2786.77 SQFT)
First Floor	206.30 SQM (2220.60 SQFT)
Second Floor	53.59 SQM (576.83 SQFT)
Total Area	518.79 SQM (5584.20 SQFT)
Deck	28.94 SQM (311.50 SQFT)
Total Area	548 SQM (5896 SQFT)

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DARWEN - FIRST FLOOR PLAN



DARWEN - ROOF DECK PLAN





DOVER

Dover is the same as Creston in design except it is smaller in size.

Dover - GROUND FLOOR PLAN



SALEABLE AREAS

Ground Floor	258.55 SQM (2783.00SQFT)
First Floor	205.48 SQM (2211.76 SQFT)
Second Floor	54.24 SQM (583.83 SQFT)
Total Area	518.27 SQM (5578.61 SQFT)
Deck	29.48 SQM (317.32 SQFT)
Total Area	548 SQM (5896 SQFT)

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Dover - FIRST FLOOR PLAN



DOVER - ROOF DECK PLAN



*M*ANSION SPECIFICATIONS

Living and Dining	<ul style="list-style-type: none">• Natural stone floor tiles• Ducted air-conditioning• Internal staircase in natural stone finish with stainless steel - glass railing and wooden handrail.
Master Bedroom, Junior Suite and Bedrooms	<ul style="list-style-type: none">• Timber / Laminated wood flooring with skirting• Ducted air-conditioning• Designer wardrobes in all bedrooms.
Master Bathroom	<ul style="list-style-type: none">• Natural stone / Ceramic wall and floor tiles• Natural stone vanity top complete with basins & mixers.• Wall-hung water closet with cistern• Tempered glass shower door / partition complete with shower mixer, rain shower• Long bath tub complete with bath mixer• Mirrors / toilet paper holder / towel rack.
Junior Suite Bathroom and other Bathrooms	<ul style="list-style-type: none">• Natural stone / Ceramic wall and floor tiles• Natural stone vanity top complete with basins & mixers and vanity cabinet• Wall-hung water closet• Tempered glass shower door / partition complete with shower mixer, rain shower and hand shower set• Mirrors / toilet paper holder / towel rack.
Kitchen	<ul style="list-style-type: none">• Vitrified and / or Ceramic tiles• Fully-fitted designer kitchen with high and low cabinets, natural stone worktop and / or solid surface worktop with sink, cooking range, chimney, mixer and breakfast counter
Swimming Pool	<ul style="list-style-type: none">• Ceramic tiles• Built-in airjet seats.
Open terrace, Balconies and Terrace Deck	<ul style="list-style-type: none">• Non-skid Ceramic flooring to open terraces and balconies• Hardwood timber decking to pool decks.
Doors	<ul style="list-style-type: none">• Single leaf main door in solid timber• Bedroom doors – flush doors with timber veneer
Windows / Ventilators	<ul style="list-style-type: none">• Aluminium frames and shutters
Painting / Wall finish	<ul style="list-style-type: none">• Plastic emulsion / luster paint on all internal walls and ceilings• Texture paint on external walls.
Electrical	<ul style="list-style-type: none">• Connected power per unit – 15 KW• Generator back-up – 100%
Water Supply	<ul style="list-style-type: none">• Ground water through overhead tank
Landscaping	<ul style="list-style-type: none">• General landscaping for the mansion
Additional Features	<ul style="list-style-type: none">• Wi – fi Internet• Garage• Solar water heater



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LOCATION MAP

