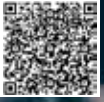




MULBERRY AT THE PRESTIGE CITY
RERA Reg No.: UPRERAPRJ470993/04/2025
<https://www.up-rera.in/>
Project Launch Date: 30.04.2025
Account No.: 777705092425



OAKWOOD AT THE PRESTIGE CITY
RERA Reg No.: UPRERAPRJ986134/04/2025
<https://www.up-rera.in/>
Project Launch Date: 30.04.2025
Account No.: 777705022624



MAYFLOWER AT THE PRESTIGE CITY
RERA Reg No.: UPRERAPRJ430885/07/2025
<https://www.up-rera.in/>
Project Launch Date: 18.07.2025
Account No.: 777705472724



A World of
INFINITE POSSIBILITIES

MAYFLOWER
THE PRESTIGE CITY
Indirapuram Extn, NH24, Delhi-NCR

3 & 4 Bed Homes

Transforming Land into Landmarks. Building Cities of the future

HOMES | OFFICES | SHOPPING MALLS
HOTELS | INTERIORS | WAREHOUSING



UB City & Kingfisher Towers, Bengaluru.

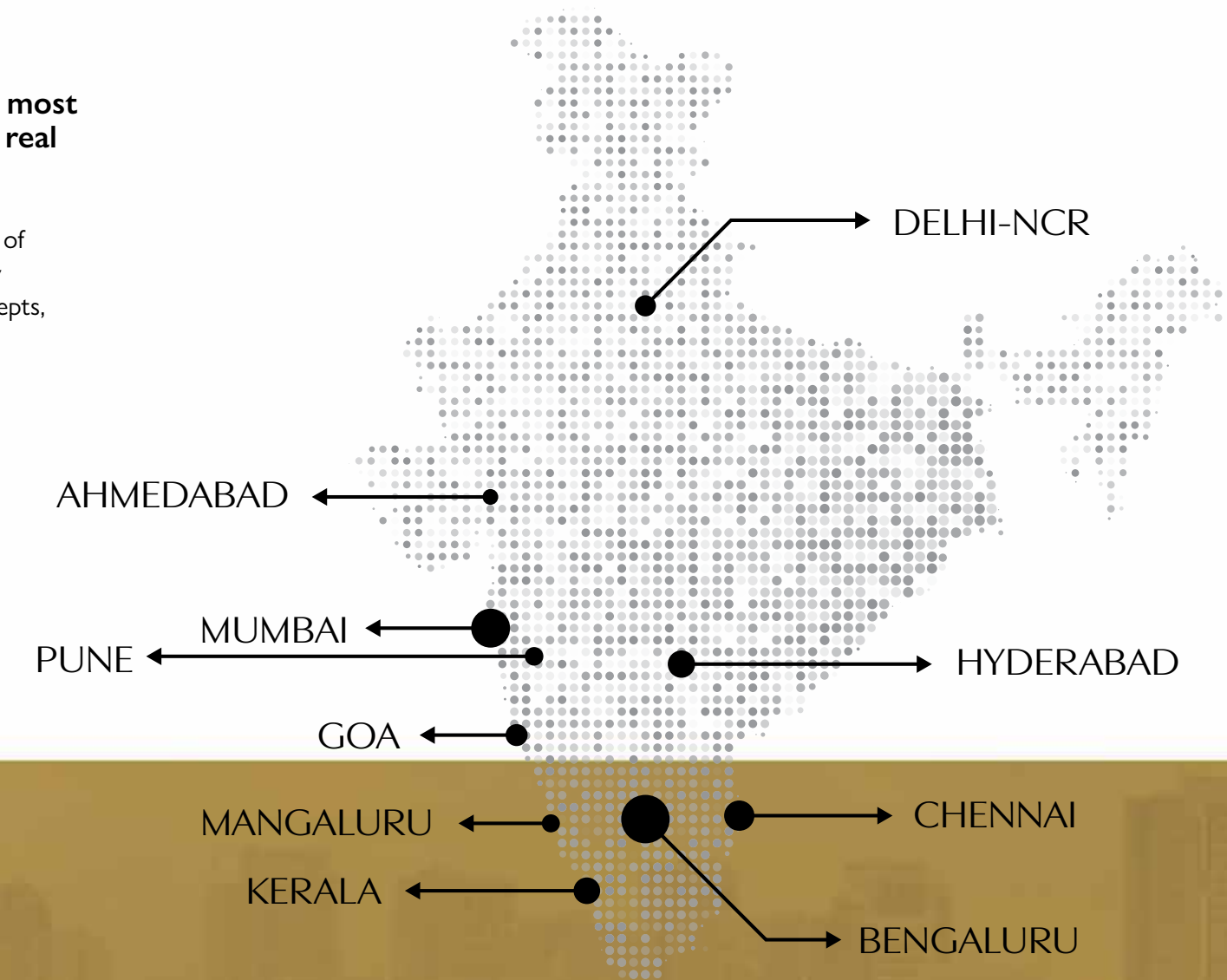


Shot at Location

The Prestige Group is one of India's most trusted and respected names in the real estate sector.

Since 1986, we have helped to drive the making of modern urban India, by introducing, consistently and constantly, state-of-the-art real estate concepts, technologies and innovations.

Across India we have given cities magnificent residential communities that rival the best in the world; high tech commercial spaces and SEZs that house the world's major blue chips; retail and entertainment hubs that offer compellingly differentiated experiences; and leisure and hospitality properties that are a clear cut above class.



39
YEARS OF LEGACY

300+
PROJECTS DELIVERED

170+
MN SQFT UNDERWAY

13
MAJOR INDIAN CITIES

300+
AWARDS

ISO 9001:2000
CRISIL DA 1+
CERTIFIED COMPANY
GRADED DEVELOPER

The Prestige City is Prestige's flagship real estate concept that is designed to be one of the largest mixed use townships in their respective cities.



Located in Sarajapur, Bengaluru

165 acres | 6000+ apartments | 808 plots
149 villas | Forum mall



Located in Mulund, Mumbai

30+ acres | 3424 apartments | School
Healthcare | Retail | Commercial



Located in Rajendra Nagar, Hyderabad

64 acres | 4647 high-rise apartments
119 luxury villas | Forum mall



**Welcome to
THE PRESTIGE CITY.**
A world where life is full of possibilities.



Spread over 62.5 acres, The Prestige City is a self-contained community of 4041 apartments, set in 23 high-rise towers, which includes three clubhouses, Forum Mall, acres of sprawling gardens, a provision for two schools and a healthcare center.

Brilliantly planned, The Prestige City offers you the opportunity to experience community living at its very world-class best. The apartments offer a wide range of sizes and layouts to choose from.



Location Highlights

Quick Commute,
Rapid Access,
Easy Travel.
It's all Possible.

- **Located right on NH24**
- **The slip route** from the Delhi Meerut Expressway leads directly to The Prestige City entrance Portal
- Reach The Prestige City from Akshardham in 15 mins via **a signal-free corridor.**
- **Two metro stations within 10 mins** - Noida Electronic City Metro station & Shaheed Sthal Metro station
- Zip to other cities in **Delhi-NCR via metro**
- Get to **Eastern Peripheral Expressway in 17 mins**
- **New Delhi Railway Station** in 30 mins
- **IGI/Noida International Airport** in 60 mins
- **Hindon Airport** in 20 mins



Unparalleled Location



SCHOOLS

1. DPS School Siddharth Vihar... 2.7 kms
2. Gaurs International School ... 3.3 kms
3. G.D. Goenka Public School ... 5 kms
4. Indirapuram Public School ... 6.1 kms
5. Amity International School ... 6.5 kms
6. St. Thomas School ... 7.2 kms



HOSPITALS

1. Shanti Gopal Hospital 3.3 kms
2. Fortis Hospital Noida 4.4 kms
3. Yashoda Super Speciality Hospital 7 kms
4. Amicare Hospital 5.9 kms
5. Manipal Hospital, Ghaziabad ... 7 kms
6. Kailash Hospital & Neuro Institute 7 kms
7. Max Super Speciality Hospital (Vaishali) 7.8 kms



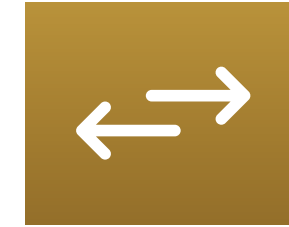
OFFICES

1. The Corenthum 3.6 kms
2. Highway Towers 3.7 kms
3. iThum-Noida 3.9 kms
4. Galaxy Business Park 4.2 kms
5. Noida One 5.1 kms
6. Logix Cyber Park 6.4 kms



RETAIL

1. North India Mall 3.8 kms
2. Indirapuram Habitat Centre 4.2 kms
3. Eros Market Place 4.3 kms
4. Gaur City Mall 7.0 kms
5. Gaur Central Mall 8.6 kms
6. Logix Mall 10.5 kms
7. Mall of India 12.7 kms



TRANSPORT

1. Noida Electronic City Metro Station 3.2 kms
2. Ghaziabad Railway Station 4.8 kms
3. Shaheed Sthal Metro Station 5 kms
4. Vaishali Metro Station 8.3 kms
5. Anand Vihar Railway Station 11.4 kms
6. Hindon Airport 13.5 kms
7. Hazrat Nizamuddin Railway Station 16.5 kms
8. New Delhi Railway Station 22 kms
9. Indira Gandhi International Airport 33.9 kms
10. Noida International Airport 71 kms



RECREATION

1. Swarna Jayanti Park 4.3 kms
2. Noida Golf Course 12.5 kms
3. Okhla Bird Sanctuary / Worlds of Wonder-Water Park / Delhi Zoo 19 kms

COLLEGES

1. Jaypee Institute of Information Technology 3.2 kms
2. Symbiosis Law School 4.5 kms
3. Jaipuria Institute of Management 4.6 kms
4. ABES Engineering College ... 5.8 kms
5. IMS Ghaziabad 6.9 kms
6. Institute Of Management Technology 8 kms



1

OFFICE WITHIN THE CITY

People move their homes to be closer to work. We did the opposite. The Prestige City has co-working spaces with meeting rooms planned in the towers itself, home-office options within the units and conference rooms in the clubhouses to help you grow your business from home.

OUTDOOR FITNESS STATIONS

A jogging track, a cycling track, an outdoor gym and expansive open spaces are thoughtfully designed to help you stay active, fit, and healthy in a refreshing natural environment.



2



3

LOBBY AMENITIES

All towers have exclusive amenities planned in their ground floor, double-height entrance lobbies. Convenience is at your doorstep with amenities like tuition centers with classrooms, mini-gyms, multi-purpose hall, etc. right in your tower itself.

PUBLIC REALM

An entire city awaits you. Just across the street is the Forum mall, offering cinemas, world-class shopping and a variety of entertainment options, to name a few.



4



5

PRE-SCHOOL

Imagine walking your five-year-old to a preschool within The Prestige City, where freedom and safety go hand in hand.

THE PRIVATE DECK

Every home at The Prestige City comes with a private deck. Amazing views of a buzzing highway or the landscaped central greens come complimentary.



6

Discover a lifestyle where work, leisure, and tranquility comes together in perfect harmony

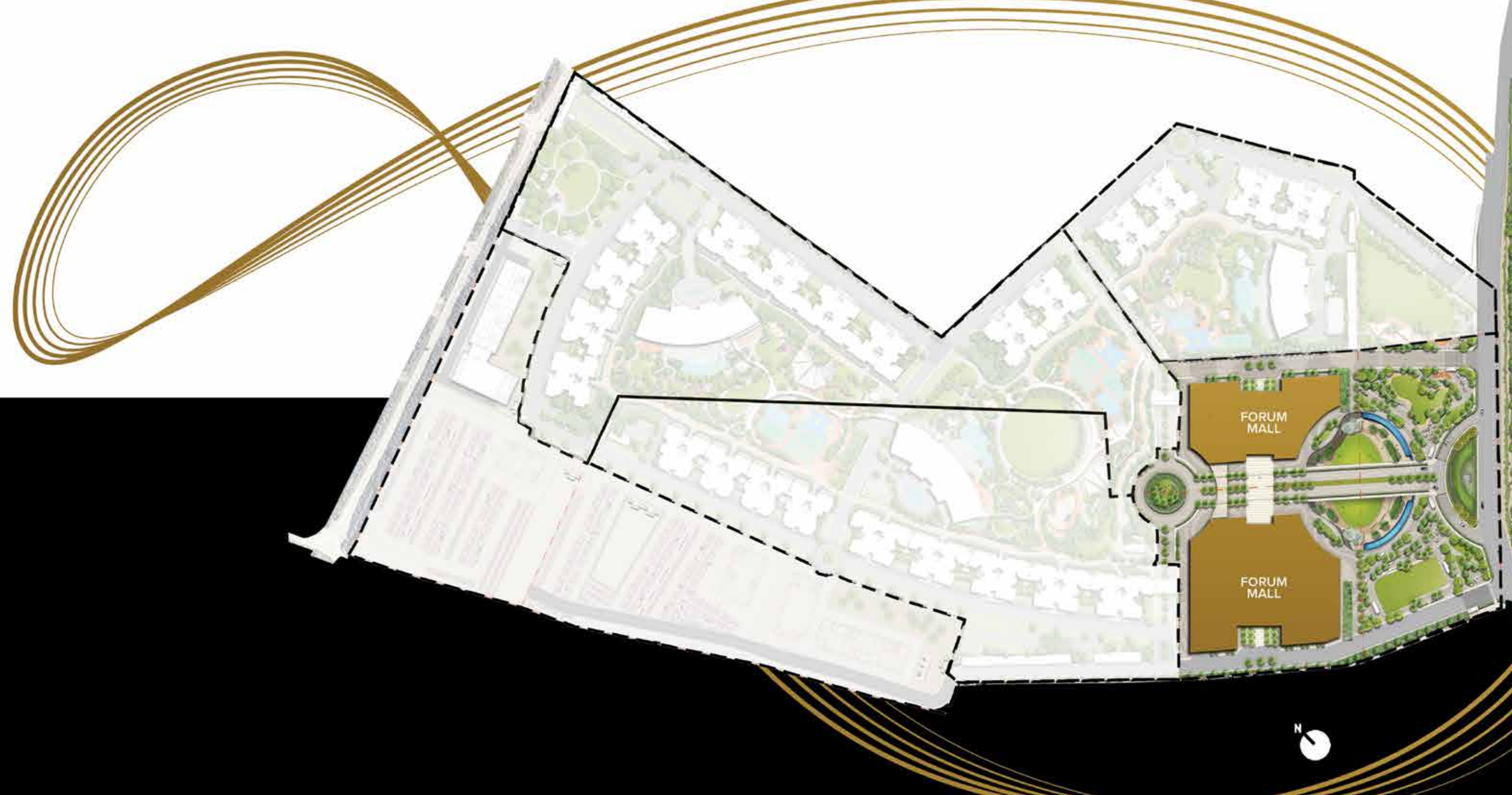
EXPERIENCES BEYOND IMAGINATION
Discover the

Forum

at **THE PRESTIGE CITY**

The Forum at The Prestige City offers a transformative and personalised experience that will once again redefine the whole concept of malls in Delhi-NCR.

The Forum is all about creating spaces where you can enjoy unique experiences, and all your needs and expectations are intuitively understood and addressed seamlessly. The mall is designed to be fluid to flow with your ever-changing and dynamic expectations and will leverage advanced technologies to give you an exciting, immersive experience, not merely a retail transaction, with the finest international brands across categories. You will experience shopping, leisure, entertainment and dining out at an altogether unprecedented level.



A Partnership of Thought Leaders

In order to deliver truly premium quality of living, Prestige has chosen to partner with premier architecture and design firms to conceptualise The Prestige City and bring it to life.

Architectural Consultant

Architect Hafeez Contractor

Architect Hafeez Contractor (AHC) is the Principal Architect of The Prestige City. India's leading architectural design consultancy firm, AHC has to its credit over 2500 clients and 7.2 billion square feet of ongoing projects in 100 cities and 5 countries, including one of the best cricket stadiums of the world, DY Patil Stadium, Mumbai.





Civtech is a highly reputed company that has been delivering excellence in structural engineering design services for some of the tallest buildings and largest column free spaces in India, the Middle East and the USA.



cracknell

Cracknell Landscape, is one of the world's most recognised landscape architecture, urban design and master-planning practices. Their work ranges from world-famous iconic landmarks to sensitive settings for cultural heritage, and from sustainable retail and resort destinations to the open spaces of city parks, plazas and green residential communities.





Infrastructure Consultant

Invicus, a Houston-based consulting firm, specialises in planning, engineering, and project management for public and private civil infrastructure sectors.



MEP

Proion Consultants is a leading company providing consulting services in mechanical, electrical, plumbing, and fire and life safety services.



Structural Design Review

IIT Roorkee is one of the foremost of institutes of national importance in higher technological education, and in engineering, basic and applied research in India.



Interior Design

Morph Design Co. is a top Indian interior design firm, which offers tailored solutions with in-house factories and a high-profile client roster.



MAYFLOWER

@

THE PRESTIGE CITY

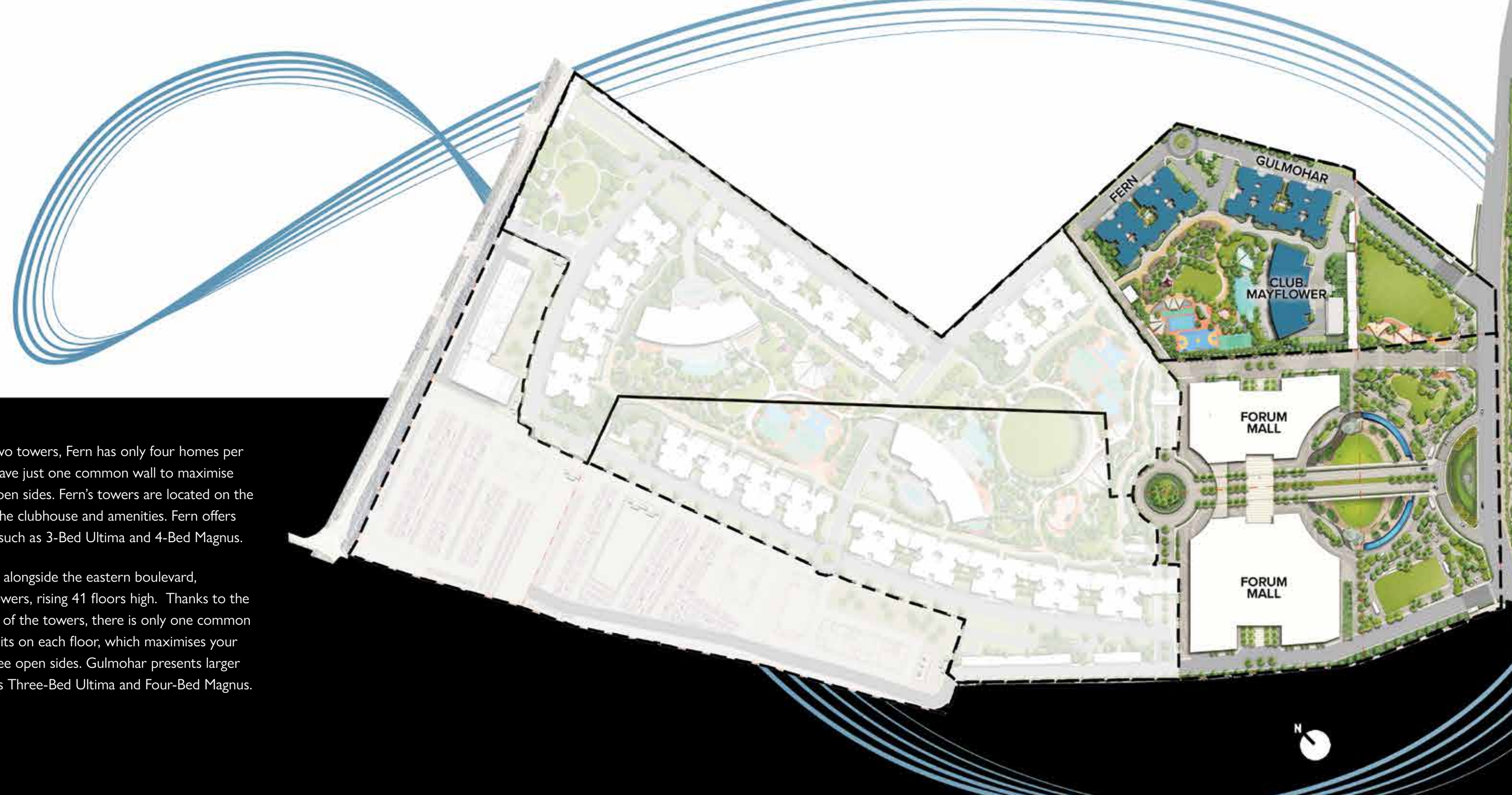
Indirapuram Extn, NH24, Delhi-NCR

Set at the entrance of the community, Mayflower overlooks a huge open space and is adjacent to a 2-acre garden that is part of The Prestige City's frontage. It is made up of two residential blocks – Fern & Gulmohar, each rising 41 floors high. Mayflower offers a limited selection of three and four bed homes, as well as duplexes on the ground floor and Sky Mansions on the uppermost floors.

Mayflower offers the advantage of being an exclusive parcel as it enjoys its own separate access from the main entry road besides the common entry through the 7+ acre green buffer zone and retail complex. Further, the 33,000 sft Mayflower Clubhouse is exclusively for residents of Mayflower only.

FERN – Consisting of two towers, Fern has only four homes per floor, which means you have just one common wall to maximise privacy and have more open sides. Fern's towers are located on the periphery and overlook the clubhouse and amenities. Fern offers larger family apartments such as 3-Bed Ultima and 4-Bed Magnus.

GULMOHAR – Spread alongside the eastern boulevard, Gulmohar houses two towers, rising 41 floors high. Thanks to the cross-shaped floor plates of the towers, there is only one common wall between the four units on each floor, which maximises your privacy and gives you three open sides. Gulmohar presents larger family apartments such as Three-Bed Ultima and Four-Bed Magnus.



1 Fun & Play for Kids

1. Swimming Pool
2. Multi-Purpose Ground (Football/Cricket)
3. Children's Play Area
4. Basketball Court
5. Cricket Practice Pitch
6. Skating Rink
7. Rock Climbing Wall
8. Trampoline



3 Leisure Zones for Seniors

1. Pets Park
2. Senior Citizens' Park
3. Chess Court
4. Meditation Zone
5. Tree House



2 Active Lifestyle for Youth

1. Jogging Track
2. Cycling Track
3. Outdoor Gym
4. Tennis Court
5. Yoga Garden
6. Jacuzzi
7. Padel Court
8. Wi-Fi-enabled Outdoor Zones



4 Unwind or Entertain your Guests at..

1. BBQ Area
2. Amphitheatre
3. Party Lawn with Outdoor Dining
4. Reflexology Park
5. Community Gardens



MASTER PLAN - MAYFLOWER

MASTER NUMBERING PLAN - MAYFLOWER

LEGEND

01. BBQ Area

02. Swimming Pool & Kids Pool with Jacuzzi

03. Amphitheatre with Screening Wall

04. Pets Park

05. Jogging Track

06. Party Lawn with Outdoor Dining

07. Cycling Track

08. Multi-Purpose Ground (Football/Cricket)

09. Outdoor Gym

10. Children's Play area

11. Tennis Court

12. Basketball Court

13. Cricket Practice Pitch

14. Senior Citizens' Park
15. Skating Rink

16. Chess Court

17. Reflexology Park

18. Meditation Zone

19. Yoga Garden/Sun Court

20. Multi Themed Garden

21. Wi-Fi Enabled Outdoor Zones

22. Community Garden

23. Tree House

24. Rock Climbing Wall

25. Trampoline

26. Padel Court

27. Clubhouse Entrance Area and Drop-off



COLOUR	UNIT TYPE	SALEABLE AREA OF UNIT	CARPET AREA	BALCONY + UTILITY AREA
	3 BED ULTIMA			
	D3	2268	1402	278
	4 BED MAGNUS			
	E2	2526	1549	277
	ODD UNIT (REFUGE)			
	E2(r)	2246	1320	277
	SPECIAL UNIT (DUPLEX WITH GARDEN & Sky Mansion)			
	E2(d)	4187	2446	675
	E2(p1)	4657	2914	401
	E2(p2)	5591	3533	401



EXTERIOR VIEW



EXTERIOR VIEW



GROUND FLOOR PLAN - Tower F1, F2, G1 & G2



TOWER F1 – GROUND FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE
	Unit Type	No. of Bed	SFT
		ENTRANCE LOBBY	
	E2(d)	4 BED + HO	4187
	E2(d)	4 BED + HO	4187
		ENTRANCE LOBBY	

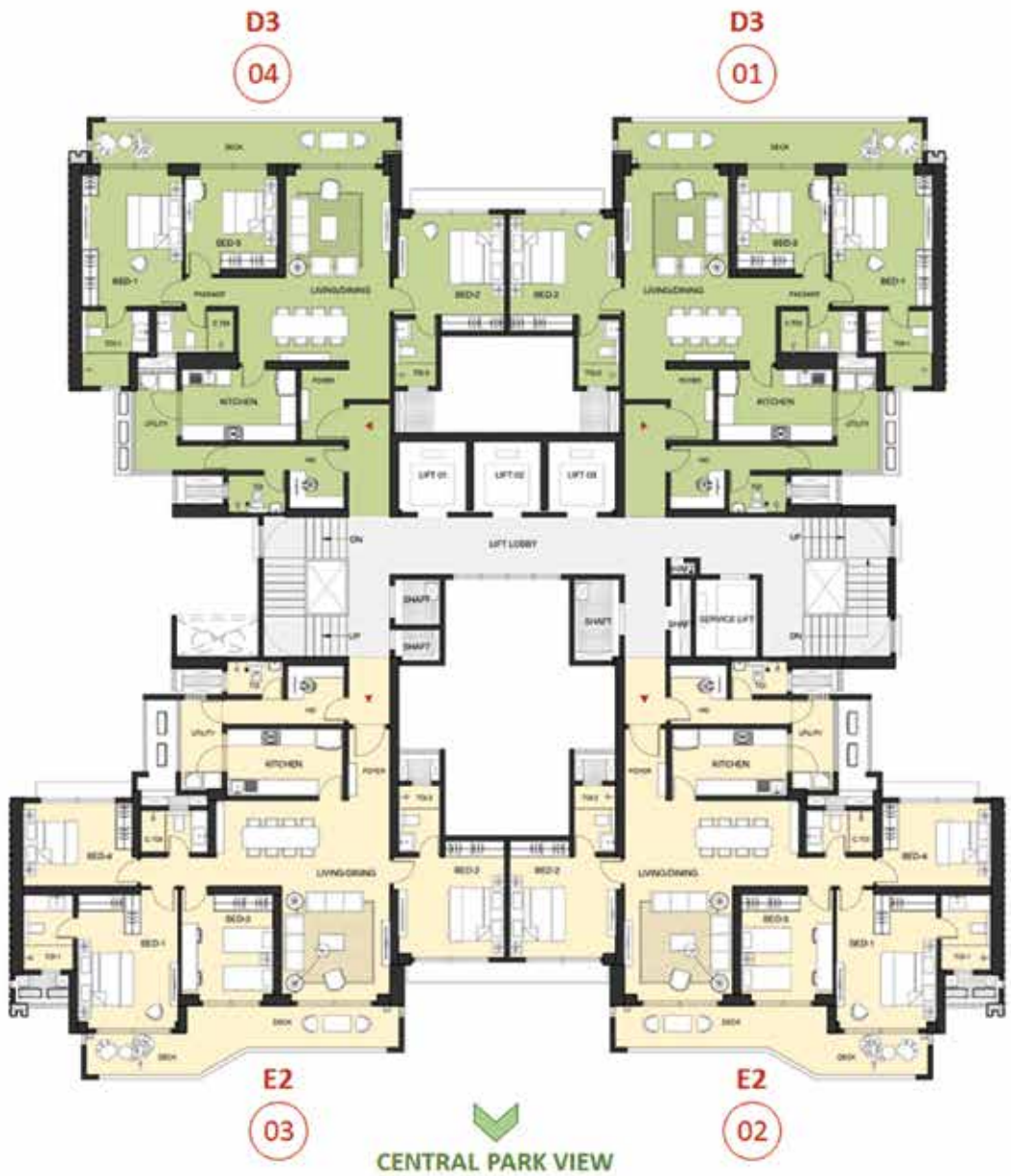
Ground floor amenities may differ from tower to tower

TYPICAL FLOOR PLAN (3-17, 19-27, 29-36 FLOOR) - Tower F1 & F2



TOWER F1 – TYPICAL FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE
	Unit Type	No. of Bed	SFT
01	D3	3 BED 3T + HO	2268
02	E2	4 BED 3T+ HO	2526
03	E2	4 BED 3T+ HO	2526
04	D3	3 BED 3T + HO	2268

TYPICAL FLOOR PLAN (3-17, 19-27, 29-36 FLOOR) - Tower G1 & G2



TOWER F1 – TYPICAL FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE SFT
	Unit Type	No. of Bed	
01	D3	3 BED 3T + HO	2268
02	E2	4 BED 3T+ HO	2526
03	E2	4 BED 3T+ HO	2526
04	D3	3 BED 3T + HO	2268

REFUGE FLOOR PLAN (18, 28, 37 FLOOR) - Tower F1, F2, G1 & G2



TOWER F2 – REFUGE FLOOR			
COLOUR / UNIT NOS.	TYPE		SALEABLE SFT
	Unit Type	No. of Bed	
01	D3	3 BED 3T + HO	2268
02	E2(r)	3 BED + HO	2246
03	E2(r)	3 BED + HO	2246
04	D3	3 BED 3T + HO	2268

Unit Plan (D3) 3 Bed 3T+ HO

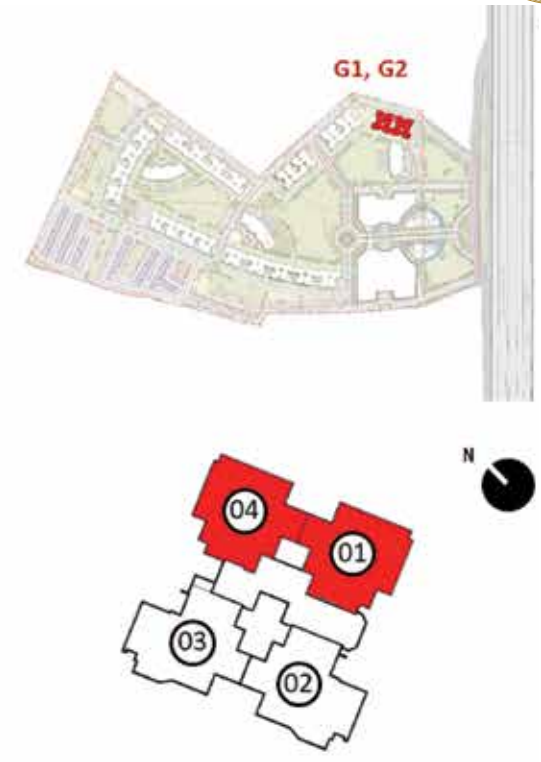


FLOOR KEY PLAN
TOWER F1, F2

Tower F1, F2 (3-41 Floor)

3BED 3T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2268	210.77
B.	RERA CARPET AREA	1402	130.23
C.	UTILITY + DECK	278	25.87
D.	TOTAL USABLE AREA (B+C)	1680	156.10

Unit Plan (D3) 3 Bed 3T+ HO

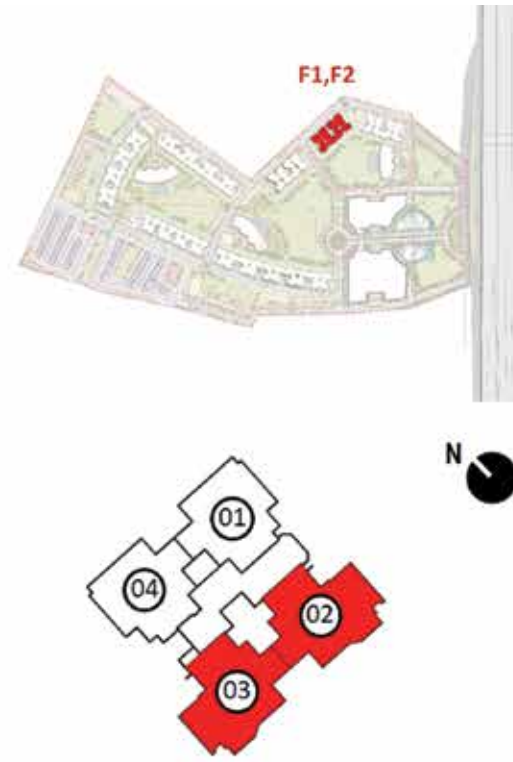


FLOOR KEY PLAN
TOWER G1, G2

Tower G1, G2 (3-41 Floor)

3BED 3T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2268	210.77
B.	RERA CARPET AREA	1402	130.23
C.	UTILITY + DECK	278	25.87
D.	TOTAL USABLE AREA (B+C)	1680	156.10

Unit Plan (E2) 4 Bed 3T + HO

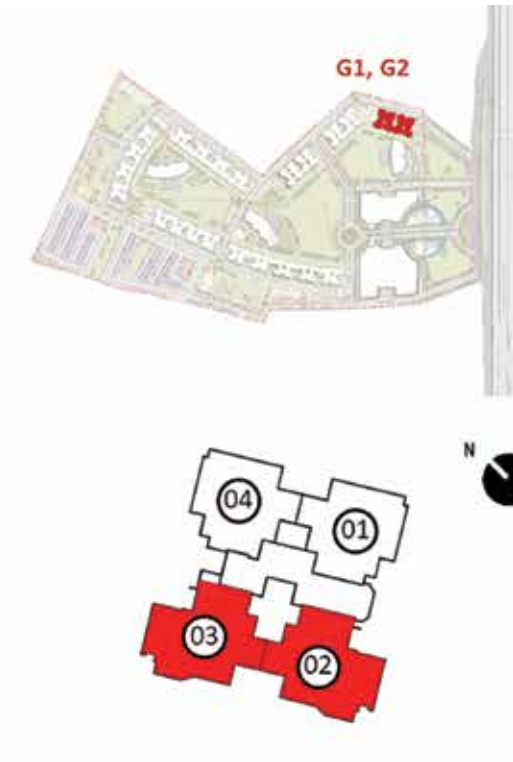
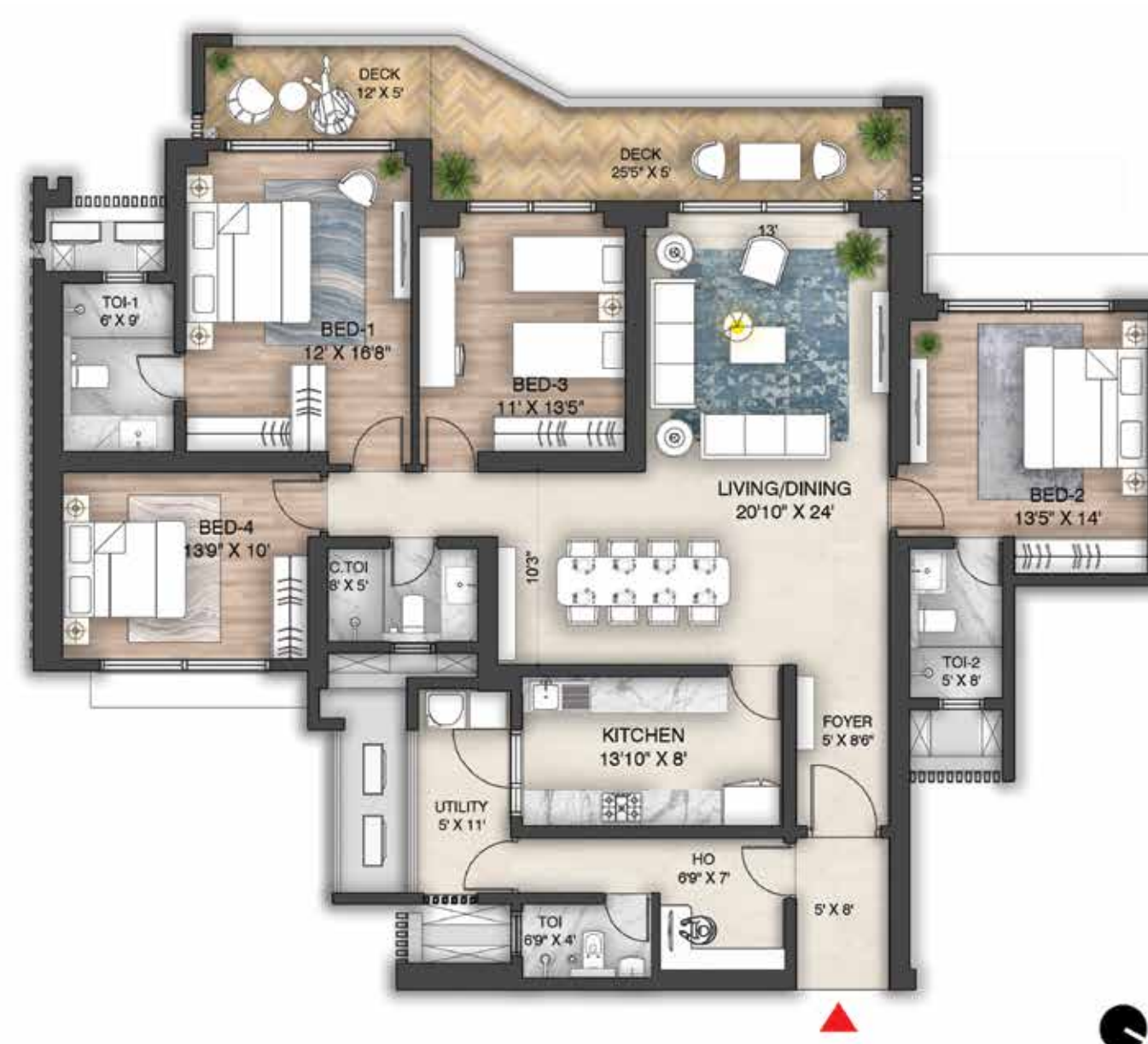


FLOOR KEY PLAN
TOWER F1, F2

Tower F1, F2 (2-17, 19-27, 29-36 Floor)

4BED 3T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2526	234.67
B.	RERA CARPET AREA	1549	143.93
C.	UTILITY + DECK	277	25.78
D.	TOTAL USABLE AREA (B+C)	1826	169.71

Unit Plan (E2) 4 Bed 3T+ HO

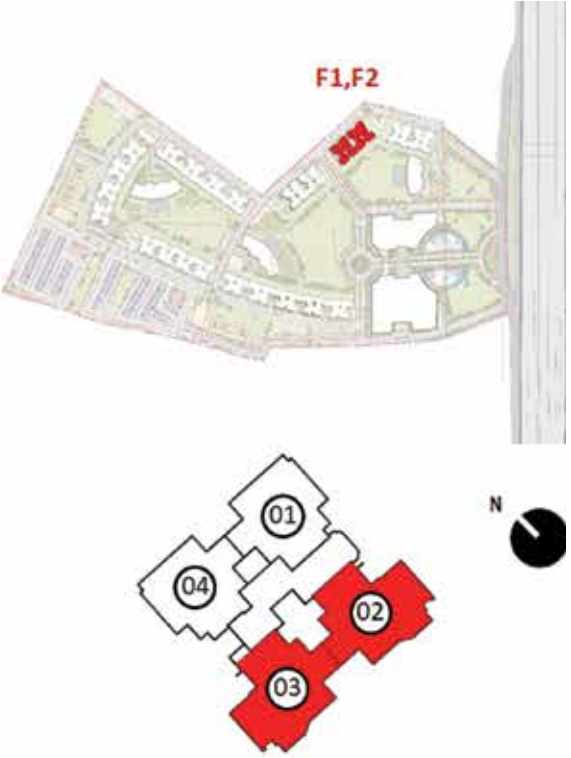


FLOOR KEY PLAN
TOWER G1, G2

Tower G1, G2 (2-17, 19-27, 29-36 Floor)

4BED 3T + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	2526	234.67
B.	RERA CARPET AREA	1549	143.93
C.	UTILITY + DECK	277	25.78
D.	TOTAL USABLE AREA (B+C)	1826	169.71

Unit Plan E2 (p1) LOWER FLOOR 6 Bed + HO - (Sky Mansion 01)



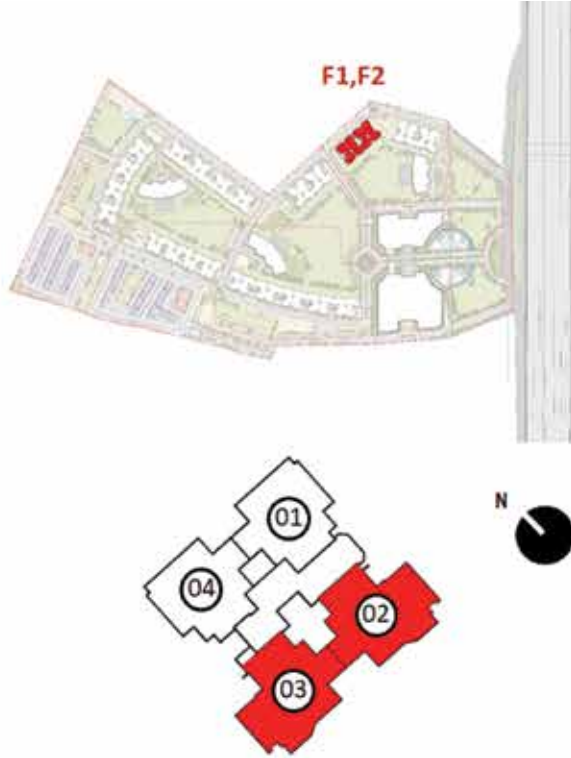
FLOOR KEY PLAN

TOWER F1,F2

Tower F1,F2 (38 Floor)

6BED + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	4657	432.70
B.	RERA CARPET AREA	2914	270.76
C.	UTILITY + DECK	401	37.29
D.	TOTAL USABLE AREA (B+C)	3315	308.05

Unit Plan E2 (p1) UPPER FLOOR 6 Bed + HO - (Sky Mansion 01)



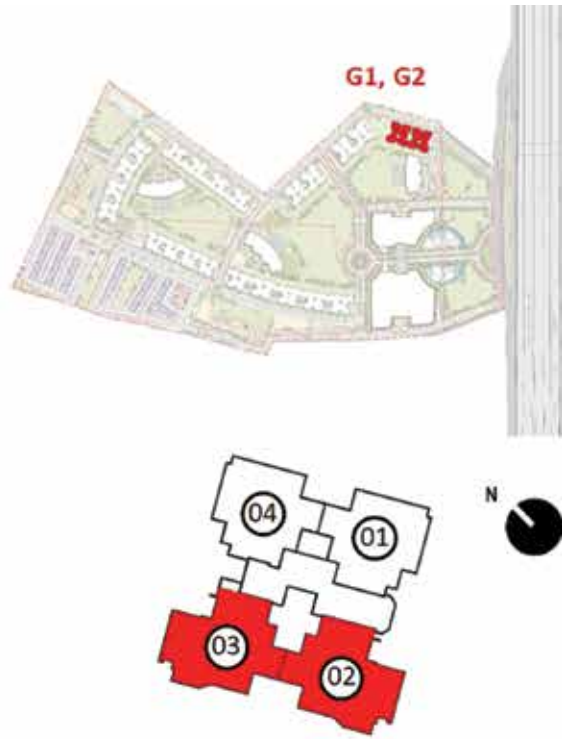
FLOOR KEY PLAN

TOWER F1,F2

Tower F1,F2 (39 Floor)

6BED + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	4657	432.70
B.	RERA CARPET AREA	2914	270.76
C.	UTILITY + DECK	401	37.29
D.	TOTAL USABLE AREA (B+C)	3315	308.05

Unit Plan E2 (p1) LOWER FLOOR 6 Bed + HO - (Sky Mansion 01)



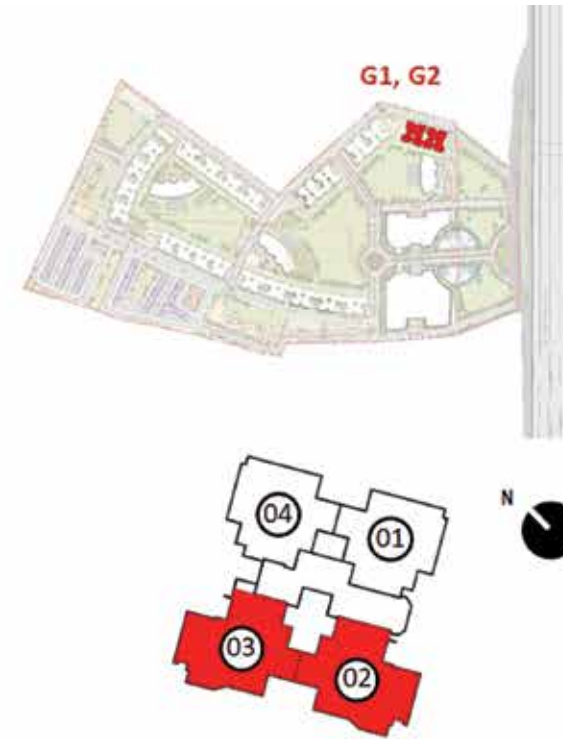
FLOOR KEY PLAN

TOWER G1,G2

Tower G1,G2 (38 Floor)

6BED + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	4657	432.70
B.	RERA CARPET AREA	2914	270.76
C.	UTILITY + DECK	401	37.29
D.	TOTAL USABLE AREA (B+C)	3315	308.05

Unit Plan E2 (p1) UPPER FLOOR 6 Bed + HO - (Sky Mansion 01)

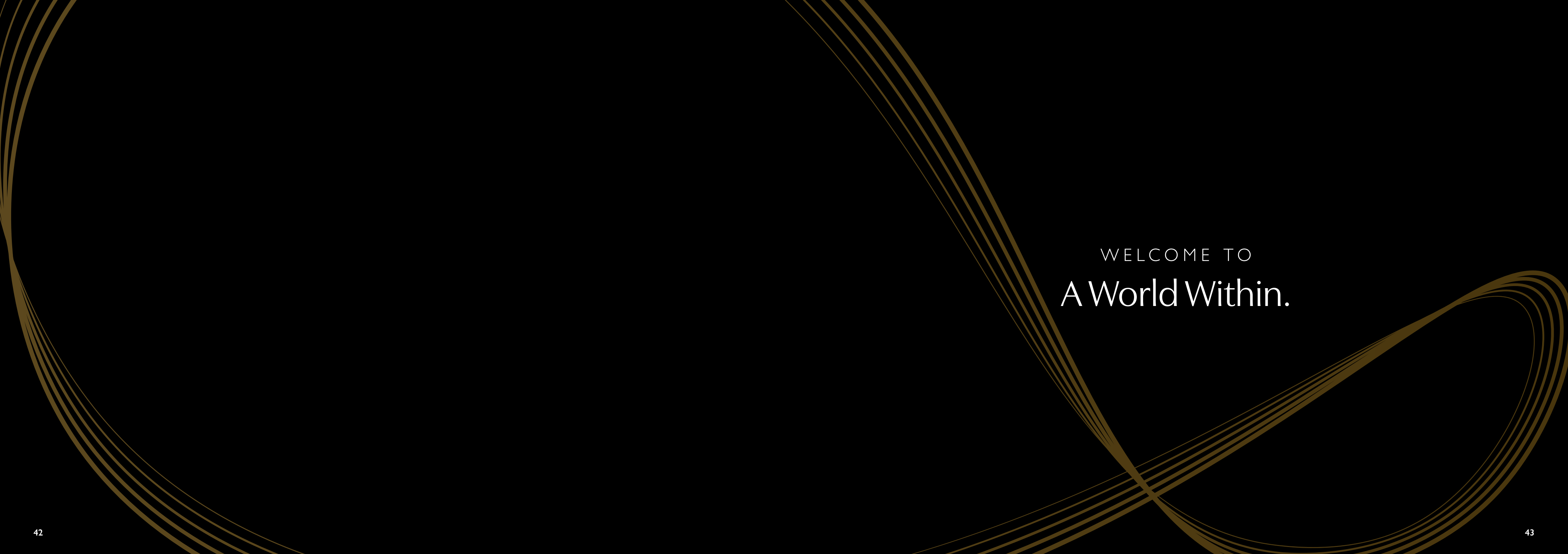


FLOOR KEY PLAN

TOWER G1,G2

Tower G1,G2 (39 Floor)

6BED + HO			
	AREA	SQFT	SQM
A.	SALEABLE AREA/ SBA	4657	432.70
B.	RERA CARPET AREA	2914	270.76
C.	UTILITY + DECK	401	37.29
D.	TOTAL USABLE AREA (B+C)	3315	308.05



WELCOME TO
A World Within.

STRUCTURE

- RCC Structure

LOBBY

- Ground floor lobby flooring in granite/marble
- Basement and typical floor lobbies in vitrified tiles
- Lift cladding in marble / granite/Quartz as per architect's design
- Service staircase and service lobby in KOTA Stone / Cement Tiles / Vitrified Tiles
- All lobby walls will be finished with texture paint and ceilings in distemper

LIFTS

- Lifts of suitable size and capacity will be provided in all towers

FLOORING

- Imported Marble in the foyer, living, Dining, Family and Corridors.
- All Bedrooms in Engineered Wooden Flooring
- Kitchen, Utility, Home Office, Staff Quarters and Balconies in Vitrified Tiles

KITCHEN

- Quartz counter with 2 feet high tile dado above
- Exhaust fan will be provided
- Single bowl single drain stainless steel sink will be provided

TOILETS

- Vitrified tiles for flooring and walls up to the false ceiling
- All toilets with Quartz countertop wash basins
- EWCs and chrome plated fittings
- Chrome plated tap with shower mixer
- Geysers in all toilets, instant geyser in the maids / HO toilet
- Suspended pipeline in all toilets concealed within a false ceiling
- Exhaust fan
- Glass Shower partition in all toilets except Maids / HO toilet

INTERNAL DOORS

- 8 "ft" Main Door frame in Timber and laminated flush shutter
- 7 "ft" Internal doors - Wooden frames in Timber and laminated flush shutters

EXTERNAL DOORS AND WINDOWS

- Aluminium frames and shutters for all external doors
- Aluminium framed windows with clear glass and mosquito mesh shutters

PAINTING

- Premium External Emulsion on exterior walls
- Internal walls and ceilings in Emulsion

RAILINGS

- All balcony railings in S.S & glass.
- All internal railings in M.S and enamel paint.

ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Sufficient power outlets and light points will be provided
- Internet, TV and telephone points will be provided in the living and all Bedrooms
- ELCB and individual meters will be provided for all apartments
- Split AC will be provided in Living, Dining and all bedrooms

SECURITY SYSTEM

- Security cabins at all entrances and exits
- CCTV coverage on all main entry and exit points
- Digital Door Lock for all apartments

DG POWER

- Power back up will be provided for all common areas
- 100% Backup for all apartments at additional cost



• HOMES • OFFICES • SHOPPING MALLS • HOTELS • INTERIORS • WAREHOUSING •

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International Sales Office: dubai@prestigeconstructions.com

The Prestige City, Indirapuram Extn

The Prestige City, NH-24, Village Akbarpur Bherampur, Mirzapur, Shahbad alias Mitthepur, Ghaziabad – 201001, Uttar Pradesh.

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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.

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

