



PRESTIGEN
EDWARDIAN



URBANE LUXURY

Sophistication, carefully interpreted in fourteen storeys





Long summer afternoons, the lady of the house presiding over tea ...mmm this is life

A n exquisite sense of style, good breeding and the gentle art of making the world make way for you. Some people are born into these traits. Others merely envy them. For the former we present luxury in the heart of the city. 26 exquisite homes at Edward Road, in the heart of the city, off Cunningham Road, that reflect the elegance and grace of an age when life was leisure and every day a celebration.

Discover the gracious life.





EDWARD ROAD

To Queens Road

ENTRY

EXIT

Typical Floor Plan

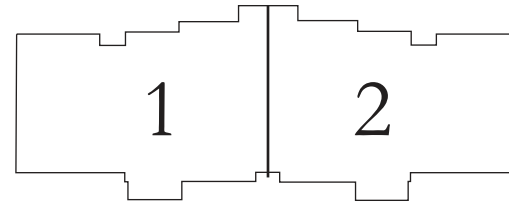
Area of Type 1 & 2, 4750 sft. each





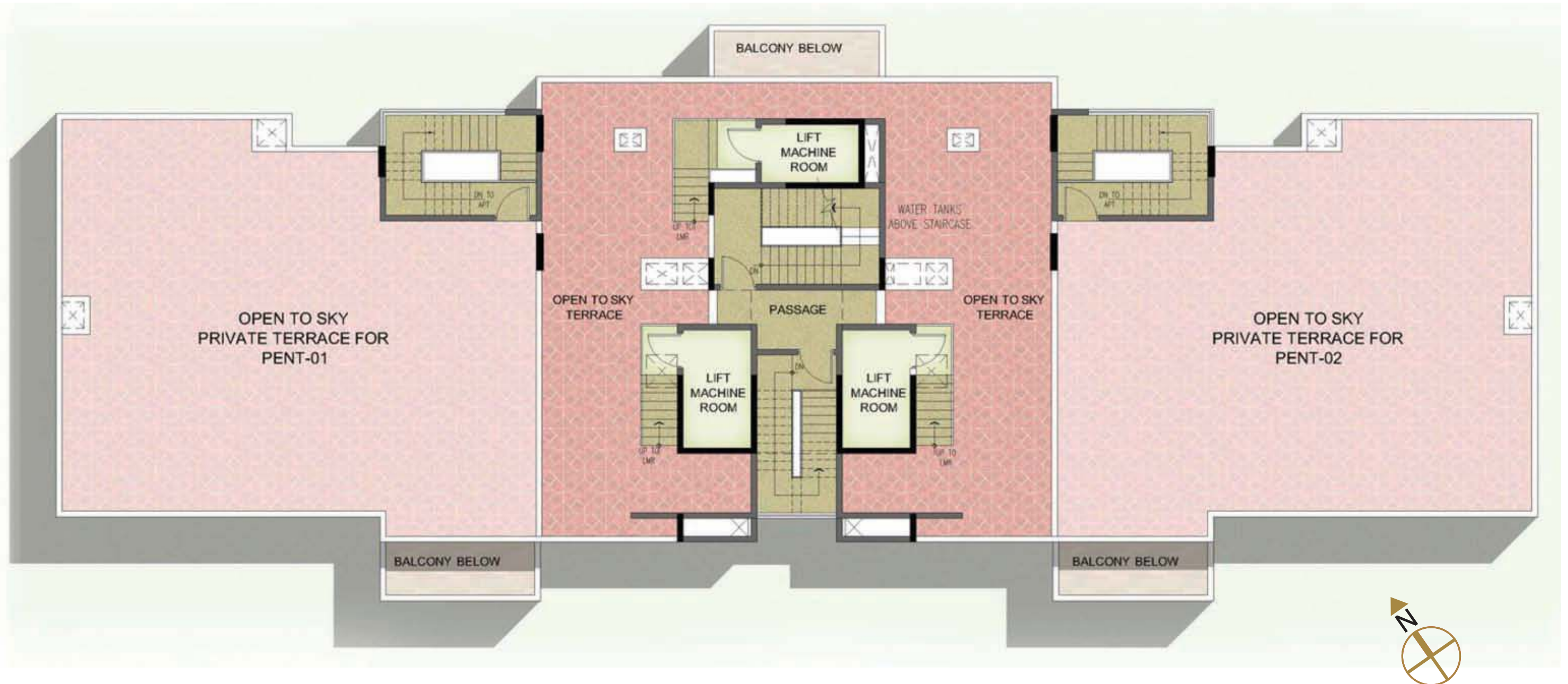
Penthouse Floor Plan

Area of Type 1 & 2, 5855 sft.each



Luxury in the middle of town, not in the middle of nowhere





S p e c i f i c a t i o n s

STRUCTURE	RCC framed structure with RCC sheer walls/cement blocks for all walls	TV & BROADBAND CONNECTION	Satellite TV and telephone points provided in the living, dining and all bedrooms. Broad Band connection.
COMMON LOBBY	Common lobby flooring and lift wall cladding in Granite/Marble/ Engineered Stone. Veneered false ceiling in the lobby. Service lobby, service corridor and staircases in Kota stone and texture paint on walls	AIR CONDITIONING SYSTEM	Ductable centralized Air Conditioning system to cover the entire apartment.
LIFTS	Passenger and service lift of suitable size and capacity	PAINTING	Texture paint for the external walls, Plastic Emulsion for internal walls and ceilings.
FLOORING	Imported Marble/Granite/Engineered Stone in the Foyer, Living & Dining Decks of the living and dining in vitrified tiles. Vitrified tile flooring in all bedrooms. All Toilets Marble/Granite/Engineered Stone on the floor and walls upto the false ceiling. {Choice of color for flooring + wall dado + kitchen counter as per swatch card can be selected by client.}	SECURITY SYSTEM AND HOME AUTOMATION	Security system like intruder alarm, CCTV (external and internal), are connected to the home automation system. The Home Automation system also controls lighting, lighting sensors and automated curtain operations.
KITCHEN	Kitchen furnished with hob and hood, under counter and overhead cabinets with pull out systems and appliances - washing machine, dryer, dish washer, refrigerator, geyser and oven. Flooring and dado above the granite counters are of ceramic tile. Single bowl sink in the kitchen with single lever spout.	GAS	Reticulated gas supply into kitchen with individual meters.
UTILITY & MAID'S ROOM	Ceramic tile flooring and dado.	WARDROBES IN BEDROOMS	Bedrooms will be furnished with wardrobes The wardrobes are modular, factory finished, with imported hardware.
TOILETS AND FITTINGS	Granite/Imported marble counters in all toilets. Counter mounted wash basins. Wall mounted EWC's with concealed cisterns. Vanity cabinets provided below the wash basin in all toilets. Shower cubicle, Geysers in all toilets, with mirror & accessories.	FALSE CEILING & RECESSED LIGHTING	All units to have a false ceiling with AC grills for the ducted Air Conditioning system. Concealed / Recessed Lighting will be provided in areas where false ceiling is done.
POWDER ROOM	Granite/Imported marble for counter with counter mounted wash basin, wall mounted EWC, with Chrome Plated fittings. Mirrors and accessories.	DG BACKUP	For all common services and Apartments 100% backup provided. Consumption of Backup DG Power will be charged.
DOORS, WINDOWS & RAILINGS	ENTRANCE DOOR - 8 feet high opening with frame and paneled double shutter in Teak. Wood with Teak architrave INTERNAL DOORS - all bedroom doors are 8 feet height and toilet doors 7 feet height with Teak Wood frames, Teak architraves and flush shutters. All doors have superior quality hardware. EXTERNAL DOORS/WINDOWS - Powder coated Aluminum/PVC frames and shutters with clear glass and mosquito mesh shutters. All railings in stainless steel, glass & Mild Steel.	CLUB HOUSE AND AMENITIES	Gymnasium, Health Club (for men & women) Squash Court, Party Hall & Swimming Pool
ELECTRICAL	Concealed wiring with PVC insulated copper wires and modular switches. Sufficient power outlets and light points provided. POWER - 10 KVA per apartment	LANDSCAPE	Professionally planned & executed landscape for all common areas.

Note: Specifications are only indicative. The developer reserves the right to change modify them as per availability of material at the actual time of usage.

1) What is Prestige Edwardian?

Prestige Edwardian is our New Upcoming Hi-end centrally located residential development on Edward Road, Bangalore. This grand Tower features, Ground plus 14 levels with 2 Towers of total 26 apartments out of which, 2 are pent houses. This project is being developed on approximately of 40,000 sqft site area.

2) Where is it Located?

The Property is Located on Edward Road parallel to Cunningham road, which is in the centre & heart of the city with close proximity to Karnataka State Cricket Association, Vidhana Soudha, General Post Office, etc. The development is only 2 Kms from MG Road.

3) What is the Prestige Vision for the Development?

It has been felt over the years that the luxury market needs have not been addressed in the context of living spaces, specifications, lifestyle amenities and most importantly a unique development purely targeting this niche segment, right in the heart of the city.

Accordingly; Apartments at Prestige Edwardian have been carefully planned keeping in mind larger sizes of rooms and the overall ambience to be achieved. The spaces have been utilized in a rich & superior fashion.

4) Who are the key designers for the development?

Architect's Thomas Associates.

5) What are the key features of the Property?

Luxury is embossed in every aspect of design & specification of Prestige Edwardian. Large sizes of Apartments accommodate the lifestyle and requirements of modern ultra luxury living.

The architectural design exploits the topography and scenic potential of the site with traditional looking towers for the luxury lifestyle living.

6) What are the sizes and types of the Apartments?

There are 26 luxury apartments, of which 24 apartments are of 4750 sqft and 2 apartments are pent houses of 5855 sqft each.

7) What is the timeline for completion?

The entire development will be completed in a single phase. The Marketing launch will be in September 2011. Completion of the development will be 30 months from the date of commencement of construction.

8) Will my Apartment be furnished?

The Apartments will be completed as per the specifications in the brochure which include dedicated air conditioning Apartments with false ceiling, ducting & cove lighting. Bedrooms are provided with wardrobes, kitchens are furnished with cabinets & appliances. However, loose furniture and soft furnishing are NOT included in the price.

However; furniture, light fittings, wall paper, curtains, other improvements, soft furnishings etc are not part of our standard offering.

9) Are modifications permitted?

Prestige Edwardian and more particularly its interiors have been designed tastefully so as to match the overall theme and ambience of luxurious modern living in the heart of the city.

Hence, no changes and modifications in design and specifications are being permitted. However, you will have a choice of colors for the flooring, toilet dado & kitchen granite.

10) What are the Amenities provided at Prestige Edwardian?

The amenities provided within the property are:- Gymnasium, Squash Court, Aerobics Hall, Steam & Sauna separately for men & women, Swimming pools (Including Children's pool) and a Party Hall.

11) How do I get an allotment?

- Fill the Booking Application Form indicating your choice of Apartment along with your cheque / DD for Rs. 25,00,000/- (twenty five lakhs only) as booking amount favoring "PRESTIGE ESTATES PROJECTS LTD"
- On confirmation of the apartment of your choice you will be required to make the necessary payments towards the balance of 15% of the sale value within 30 days along with the balance post dated cheques as per the payment schedule from the booking date to obtain the sale agreement.

- Payment Terms – You have to strictly adhere to the payment schedule, stipulated in the agreement of sale, agreed mutually.
- An acknowledgement for the booking will be issued on realization of the booking amount.

12) What happens thereafter?

Formal Sale Agreements will be issued.

13) How are the installments to be paid? Is it time bound?

Installments are to be paid by way Post Dated Cheques (Monthly or Bimonthly installments) which is a pre-condition of the purchase. The Payment is not linked to the progress of the construction, but on a time bound basis as the delivery date has already been established.

14) Can I pay 100% down payment? How do I benefit?

Yes, you can avail a discount on 100% down payment. However, this scheme/ offer will be valid for a limited period from the date of launch.

15) Will there be validity for the price list?

The price list will be subject to change from time to time.

16) What are the other additional amounts to be paid at the time of handing over?

BESCOM/BWSSB, VAT, Advance Maintenance Charges & Sinking fund, khatha, Bifurcation Charges, Registration Charges and any other taxes as applicable are payable at the time of possession based on the then prevailing guidelines.

Ductable centralized Air conditioning system and 100% back up power is being provided to cover the entire apartments.

17) What happens if I cancel my booking?

Cancellation of Booking will attract a cancellation charge of 1% of the total sale value of the apartment up to the stage of Agreements. Thereafter, the cancellation charges will be 10% of the apartment value. Refunds will be affected only on resale of the apartment.

18) When will Registration take Place?

On completion of the development, payment of the entire sale consideration including the additional amounts and on handing over possession. Registration will be carried out by lawyers appointed by us.

19) Can I sell my property after I make my first payment?

Transfer and assignment are subject to payment of 15% of the sale value plus three installments. The transfer fees & compliance with the terms and conditions are at the sole discretion of Prestige.

20) Have all the approvals been obtained?

Yes, all approvals have been obtained.

21) Is the title of the property clear?

Yes, the land is freehold, marketable and free from all encumbrances.

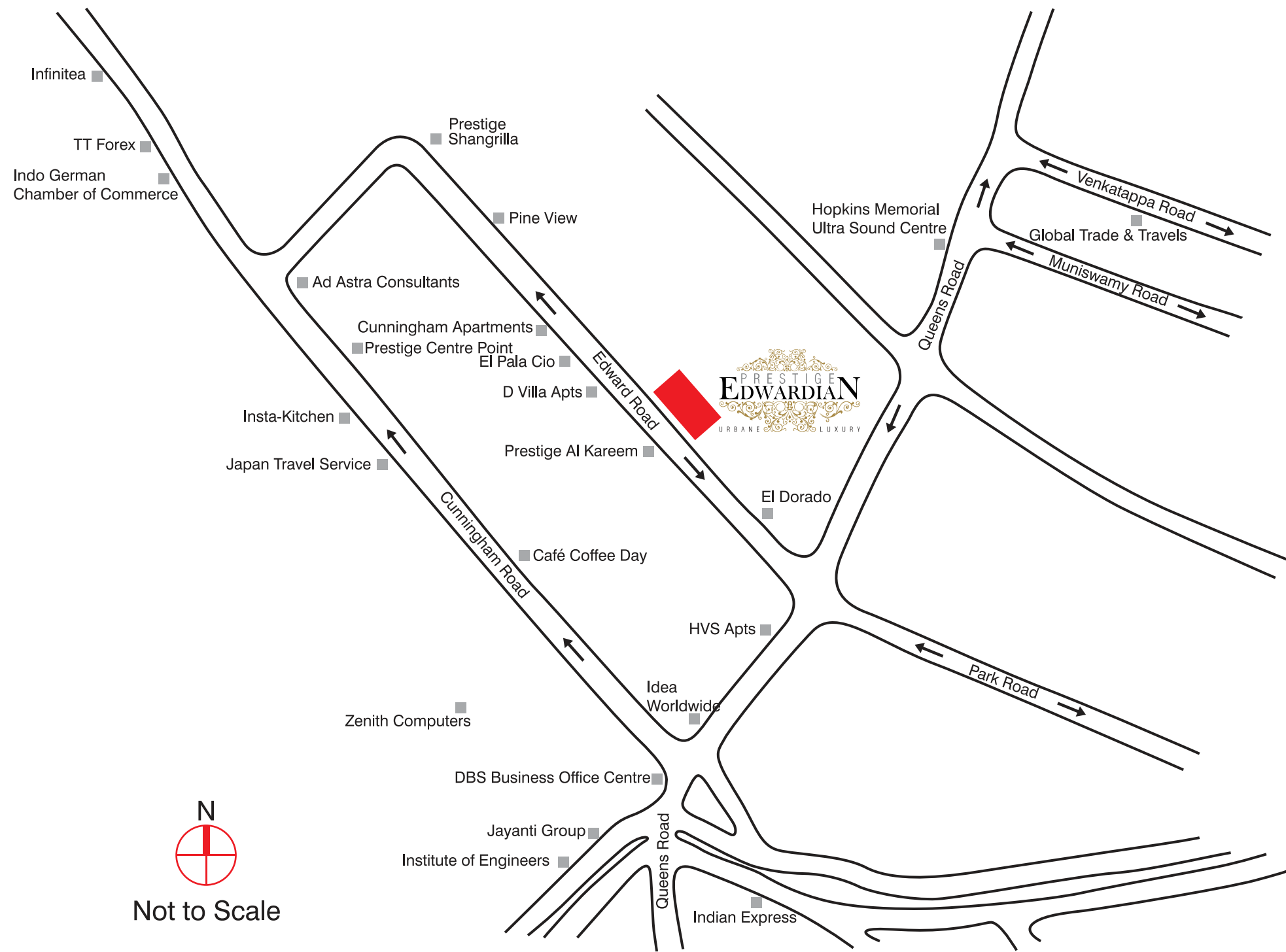
22) Has the Project been approved by Housing Finance Institutions?


This project will be approved by selected Housing Finance Institutions.

23) What will be the Scope of Maintenance?

The Scope of Maintenance will cover maintenance of the common infrastructure for the Apartments, Roads, and Landscape of the common areas. The owners in discussion with the Property Management Company can further define the scope as may be required.

The Prestige Property Management and Services will carry out the above Scope of Maintenance at a cost.



N

 Not to Scale



Prestige Estates Projects Limited

'The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560 001. Ph: +91-80-25591080, +91 88610 08444, +91 99000 35700. Fax: +91-80-25591945.

E-mail: edwardian@prestigeconstructions.com www.prestigeconstructions.com

● Bangalore ● Chennai ● Goa ● Hyderabad ● Kochi ● Mangalore ● Mysore

