

MAHALAXMI - MUMBAI

A LUXURY DEVELOPMENT BY THE PRESTIGE GROUP

PRESTIGE
JASDAN
Classic



A WORLD OF ITS OWN

MAHALAXMI - MUMBAI

Accomplishments
that speak louder than words

PRESTIGE GROUP RATINGS

ICRA A+ ICRA A1+

RATING LONG TERM

RATING SHORT TERM



35 YEARS OF EXCELLENCE

250+ PROJECTS COMPLETED

130+ MILLION SQ. FT DELIVERED

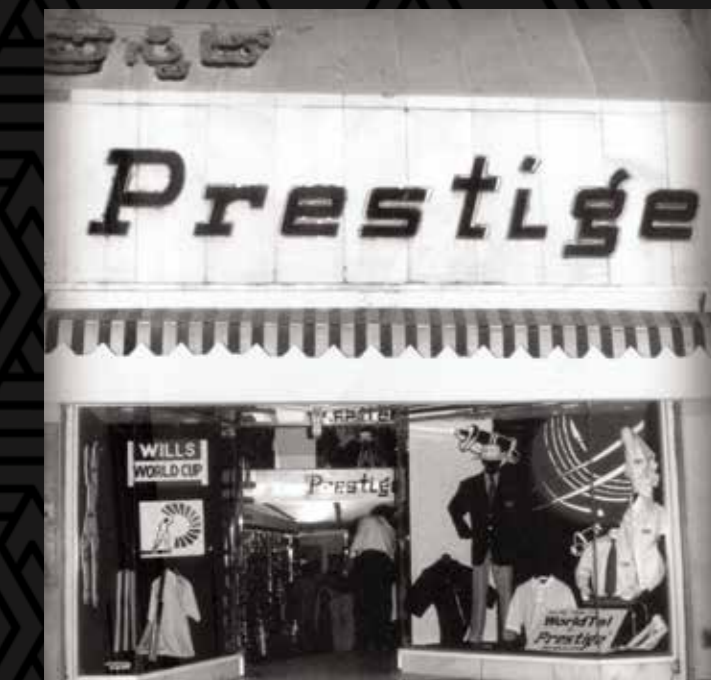
150+ MILLION SQ. FT UNDERWAY

The Prestige Story
of Transformative
Real Estate Development



1956

The Prestige saga is set in motion.



Abdul Razack Sattar opens a men's fashion store, Prestige on Commercial Street in the stately and sedate cantonment of Bengaluru.

1980 - 1999



• **1984**

Prestige Court, the Group's first development, on KH Road.



• **1986**

Prestige Estates and Properties is born. The iconic Falcon flaps its wings for the first time and takes off to soar over Bengaluru's real estate arena.



• **1990**

The first Prestige residential development, **Prestige Oakwood**



• **1995**

Prestige Meridian gives Bengaluru's MG Road a landmark and a premium address for corporates and businesses.



• **1996**

Prestige Property Management Services (PPMS) is established.



• **1997**

Prestige Elgin on Bengaluru's Hosur Road marks the 50th Prestige development. An award winning redevelopment of a historic landmark.

2000 - 2009



• **2001**

Prestige raises the bar with **Angsana Oasis Spa & Resort** in Doddaballapur as its first hospitality asset at Bengaluru.



• **2004**

South India's first mall, **The Forum Koramangala**, revolutionizes shopping and entertainment in South India with its unique experiential difference. Shopping will never be the same again in Bengaluru.



• **2006**

Prestige Ozone in Whitefield, one of the first gated communities to come to Bengaluru, with over 200 luxury villas, presents residents with a differentiated quality of life.



• **2008**

Prestige Golfshire, nestling in the foothills of the Nandi Hills in Bengaluru, opens up new vistas of luxury living in India's most picturesque championship golf course.



• **2009**

Prestige gives Bengaluru its first wholly integrated township. **Prestige Shantiniketan**, in Whitefield, spread over 105 acres - an incomparable compendium of residential, commercial, hospitality and retail spaces.



• **2001**

Prestige receives the **ISO 9001:2000 certification**. This certification indicates that Prestige has a quality management system that a) can demonstrate its ability to consistently provide a product that meets customer and applicable regulatory requirements; and b) aims to enhance customer satisfaction through the effective application of the system.



• **2004**

The first Prestige technology park, **Prestige Tech Park**, on the Marathahalli-Sarjapur Outer Ring Road, welcomes leading IT and ITES companies to its cutting edge office space. JP Morgan Chase is the first tenant.



• **2006**

Prestige forays into education with **Inventure Academy**, a K-12 international school that follows an innovative pedagogic method. Inventure is currently ranked No. 3 among co-educational day schools in India.



• **2008**

UB City, Bengaluru's only mixed-use development in the heart of the Central Business District on Vittal Mallya Road, offers commercial, hospitality and retail spaces of an unprecedented quality in Bengaluru. With its iconic architecture and unparalleled design aesthetics, it becomes the most recognised landmark in the city.

2010 - 2021



• **2010**

Prestige Estates goes public with its **IPO** listed on the Bombay Stock Exchange (BSE) and the National Stock Exchange (NSE) of India.



• **2018**

Sheraton Grand Bengaluru Whitefield Hotel & Convention Center A 360-room five-star hotel with one of the largest convention centers in a hotel in Bengaluru.



• **2018**

Conrad Bengaluru Luxury hotel with 285 guest rooms and suites ideally located in the heart of Bengaluru's Central Business District, just off MG Road.



• **2021**

The 250th Prestige project is completed and more underway



• **2015**

Prestige Bella Vista One of Chennai's largest gated communities; elegant apartments, set in sprawling grounds.



• **2018**

Prestige Lakeside Habitat. The largest residential development by the company till date, in terms of acreage and total number of residences - 102 acres, 3,428 apartments and 271 villas - and the biggest residential township development in the country today. With the completion of this property, the Prestige Group completed 100 million sqft of development, the only developer in India to achieve this milestone.

The Prestige Saga Goes on

The creators
of iconic landmarks
now make their mark
in Mumbai.



RESIDENTIAL | RETAIL | COMMERCIAL | HOSPITALITY

RESIDENTIAL

Luxury Landmarks

Kingfisher Towers RESIDENCES AT UB CITY



Kingfisher Towers is a super luxury residential development in Bengaluru comprising 82 fully automated apartments in a three- tower compendium of 35 floors. Each floor has one independent occupant with separate services. Every fifth level has large terraces housing luxury amenities that include: a banquet hall, a theatre, a lounge, a meeting room, squash court, badminton court, infinity edge pool, a lavish party lawn, a bar, pool tables, a kids' arena, a board games arena, a gym, a spa, steam and sauna rooms, a saloon, a helipad, and a medical room with doctor on call. The top two floors comprise a lavish penthouse.

PRESTIGE LEELA RESIDENCES



Offering 88 exquisitely crafted palatial residences, in the grand Indo-Saracenic architectural style, Prestige Leela Residences presents larger than life, one of a kind, dwellings that are the exclusive preserve of the blue of blood. With its luxuriant overhanging eaves, vaulted roofs, ornate arches and majestic domes, it showcases a truly regal ambience. Located in the elegant environs of Indiranagar, Bengaluru Prestige Leela Residences offers residents every amenity and facility that a princely lifestyle demands.

GOLFSHIRE NANDI HILLS BANGALORE



Prestige Golfshire is a luxury golfing development set in the foothills of the Nandi Hills at Bengaluru. It comprises luxury mansions, ranging between 7,000 and 14,000 sft, set amidst the greens on an 18-hole championship golf course, the 301-room JW Marriott Resort Hotel & Convention Centre and the Falcon Greens clubhouse with its full complement of luxury leisure amenities.

PRESTIGE KENILWORTH LIFE OF LEISURELY ELEGANCE



Prestige Kenilworth is an intimate, exclusive community of just 42 residences set in a 23 storey tower, on Cunningham Crescent Road, in Bengaluru. Fully glazed on three sides, it treats residents to an incredible 270-degree view. With just two homes to a floor and no common walls, these unabashedly opulent homes promise privacy, peace and a panorama in every room, all undisturbed.

PRESTIGE hermitage An Expression of Excellence



A single tower of twenty three floors, with just one fully automated custom-designed 7481 sft four-bedroom home on each floor, Prestige Hermitage, located on Bengaluru's Kensington Road, is a home that has not been built, but carefully sculpted to realise a creative vision that is larger than life. A vision that reflects completely the tastes and needs of those rarefied few, whose very presence is a command. Giving them undisturbed privacy, keeping their space sacred, and resonating completely with who they are.

RESIDENTIAL

Integrated Township



Actual Shot

Prestige Lakeside Habitat, a sprawling luxury enclave, is located on the Whitefield Sarjapur Road at Bengaluru. Spread over 102 acres of land, it has 3428 apartments and 271 villas set in their own gardens. With 80 percent open space, Prestige Lakeside Habitat is a haven of expansive views, fresh air and abundant avenues for leisure. It comes with four clubhouses, multiple swimming pools, cricket pitches, tennis & basketball courts, a mini golf course, a skating rink, an amphitheatre and several children's play areas.



Actual Shot

Prestige Shantiniketan, at Bengaluru, is South India's first wholly integrated township development. It comprises 3002 premium homes set in 24 towers spread over 66 acres, co-located with a state of the art commercial office complex as well as a retail and cultural hub. The residential precinct offers vast landscaped spaces and a massive clubhouse with the full complement of leisure amenities including Sheraton Hotel and Forum Mall.



Actual Shot

Prestige Falcon City is a conglomeration of 2520 world class apartments, in a state of the art compendium of high rise towers. All co-located with a massive retail area and the largest Forum mall ever conceptualised by Prestige. Home to a sprawling clubhouse and entertainment zone, along with a huge cultural & convention centre, its every feature is designed to offer a living experience that is rarely obtainable elsewhere.



Actual Shot

The Prestige City is Prestige's magnum opus project, a futuristic city within a city and a whole new world in itself. Spread over 165 acres, it facilitates a life that transcends the needs of today and enables effortless living in the times to come. Designed to be a home for generations, it comprises villa plots, apartments in a wide choice of sizes and room configurations, spacious villas set in their own gardens and a proposed Forum retail mall.



Actual Shot

Prestige Jindal City is a world class residential community comprising four residential towers with 3,571 homes. Close to major arterial roads it is well connected to the major business hubs, schools, entertainment / shopping centres and hospitals. Prestige Jindal City's carefully crafted towers, beautifully landscaped gardens and green areas, have an unmistakable elegance and the sweeping, arched architecture connects human elements and luxury aesthetically. Prestige Jindal City offers an elaborate independent Clubhouse with a plethora of leisure amenities and conveniences.

RETAIL

Powering a Futuristic Revolution
from a Rich Retail Legacy



COMMERCIAL

Shaping the skylines of the CBDs and
techno zones in India's major cities

PRESTIGE TECH PARK

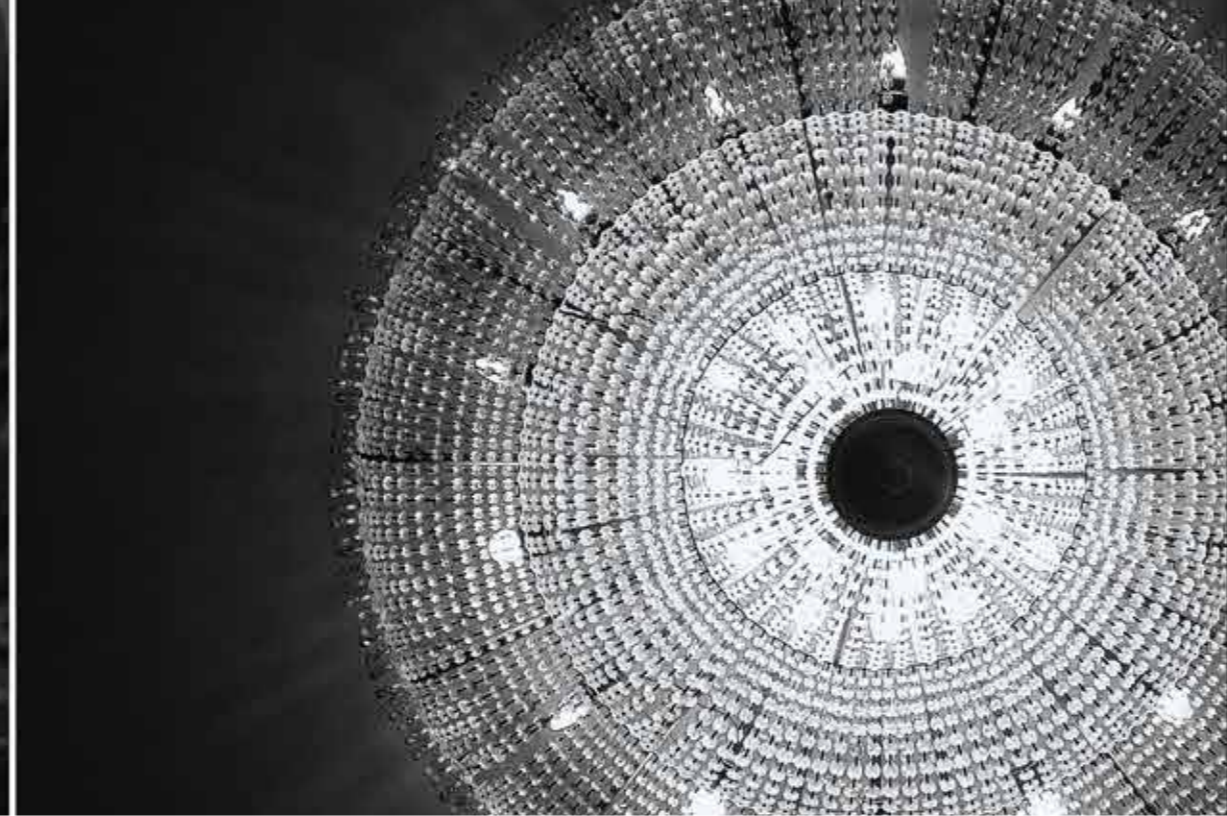


HOSPITALITY

Recognised Leaders in Premium Hospitality


SHERATON
GRAND
Bengaluru Whitefield
Hotel & Convention Center

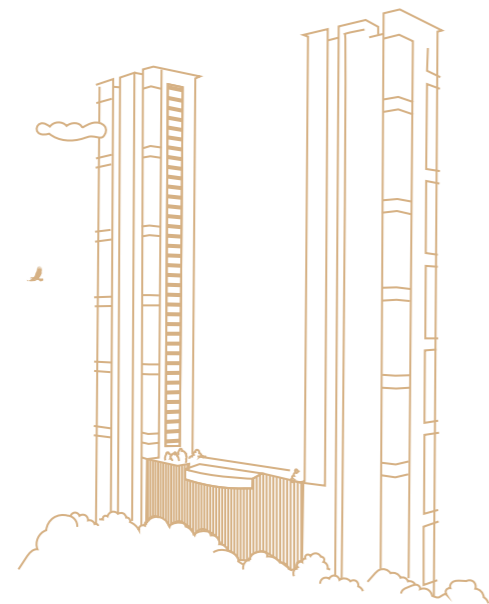




A WORLD OF ITS OWN



IN THE HEART of South Mumbai, FIND A REALM OF YOUR OWN



Welcome to your private oasis. Two towers ensconced in a gated community as Mahalaxmi sparkles with life outside. Here you will find generously spacious residences that offer sweeping views of the city. An exclusive clubhouse which will be patronised by your few neighbours. And an infinity pool and Miyawaki forest that interact spectacularly with the South Mumbai skyline.

Jasdan Classic is designed to be a place where you will find both society and solitude, activity and rest. It is a world apart. A world of its own.

Hallmarks

A private 2 acre oasis



Two towers - East and West Tower with just 233 residences



Only 2 to 4 residences on every floor



Supersized 2, 3 and 4 bed residences



Sprawling decks with sweeping views of the Mumbai skyline



An exclusive clubhouse with an elevated infinity edge pool



Seamless connectivity to the airport and business districts

An address
that is both coveted
and connected.



THE LOCATION

MAHALAXMI

From the most exclusive clubs to the best connected routes.
From the electric ambience of the malls to the understated elegance of Mumbai's finest restaurants.
Jasdan Classic delivers the best the city has to offer, right at your doorstep.

Connectivity and Convenience

Seamless access to Eastern Express Highway and Eastern Freeway

Swift routes to Lower Parel, BKC and the International and Domestic Airports

Close to the luxury hospitality and retail provided by ITC Grand Central, St. Regis and The Four Seasons and The Palladium.

Proximity to prestigious clubs such as Willingdon Sports Club, Royal Western India Turf Club and the NSCI.

Leading education institutes, hospitals and other convenience in the vicinity

Schools

St. Mary School	2.0 kms
JBCN International	3.5 kms
Cathedral & John Cannon	5.6 kms
JB Petit High School	5.6 kms

Hospital & Medical Facilities

Wockhardt Hospital	1.5 kms
Tata Memorial	3.5 kms
Jaslok Hospital	3.8 kms
Breach Candy	3.7 kms
Saifee Hospital	4.6 kms
Kasturba Hospital	0.4 kms

College

Lalajpatrai College	2.5 kms
St. Xavier's College	5.0 kms
Jai Hind College	7.0 kms
HR College	7.0 kms

Hotel, Mall & Other

Recreational Facilities

ITC Grand Central Hotel	2.9 kms
The St. Regis Hotel	2.7 kms
Four Season Hotel	2.8 kms
Palladium Mall	2.8 kms
Atria Mall	3.9 kms
Royal Western India	
Turf Club	2.0 kms
Willingdon Sport Club	2.5 kms
National Sport Club of India	4.8 kms

Connectivity & Business districts

Airport

Domestic Airport	16.0 kms
International Airport	19.0 kms

Rail

Mahalaxmi Station	1.1 kms
Byculla Station	0.75 kms
Chinchpokli Station	0.5 kms
Sant Ghadge Mono	
Railway Station	1.5 kms

Business Districts

Lower Parel	2.0 kms
Nariman Point	8.0 kms
BKC	13.0 kms

Road

Lalbaug Fly Over & JJ Flyover	2.6 kms
Eastern Free Way	4.0 kms
Western Express Highway	11.0 kms
Eastern Express Highway	2.0 kms



— ~ —
We're giving Mahalaxmi
its new place of pride.
And you, a new address
to flaunt.
— ~ —





Two towers rise in the middle of a premium gated estate.

Outside is a driveway amidst manicured greens.

Inside, is a grand lobby with a soaring ceiling and a fleet of elevators waiting to sweep you to a world of it's own.

At Jasdhan Classic, you experience the exclusive life at every level, even before you unlock your door.

PRESTIGE
JASDHAN
Classic

—
A WORLD OF ITS OWN

We've designed
a grand entrance,
so you can make one
every day.



THE ARRIVAL

- A Grand Double Height Entrance Lobby
- Designed with imported marble flooring and curated finishes
- 4 High-Speed Elevators with just 2 to 4 residences on a floor



The Clubhouse.
Elevated, exclusive and
quite extraordinary.



THE LIFESTYLE

Your personal horizon
with Mumbai at your feet.

Infinity Edge Pool

Fully equipped cardio gym
that understands your fitness goals

Fully equipped Gym



Image for representational purpose only



Friday Premieres
now showing at your home

OTT Play



Because your soul needs
pampering too

Luxury Spa

Discover the joys
of playing outdoors

Dedicated Kids Play Area



Beat the stress hard

Squash Court



Images for representational purpose only



Make every celebration large

Community Hall With Banquet

Bask in the freshness

Miyawaki Greens



Images for representational purpose only

Lifestyle Hallmark

Yoga and Meditation Deck



Badminton Court



Squash Court



Senior Citizen Enclave



Pet Park



Infinity Edge Pool



Pool Side Cafe



Fully equipped Gym



Dedicated Kids Play Area



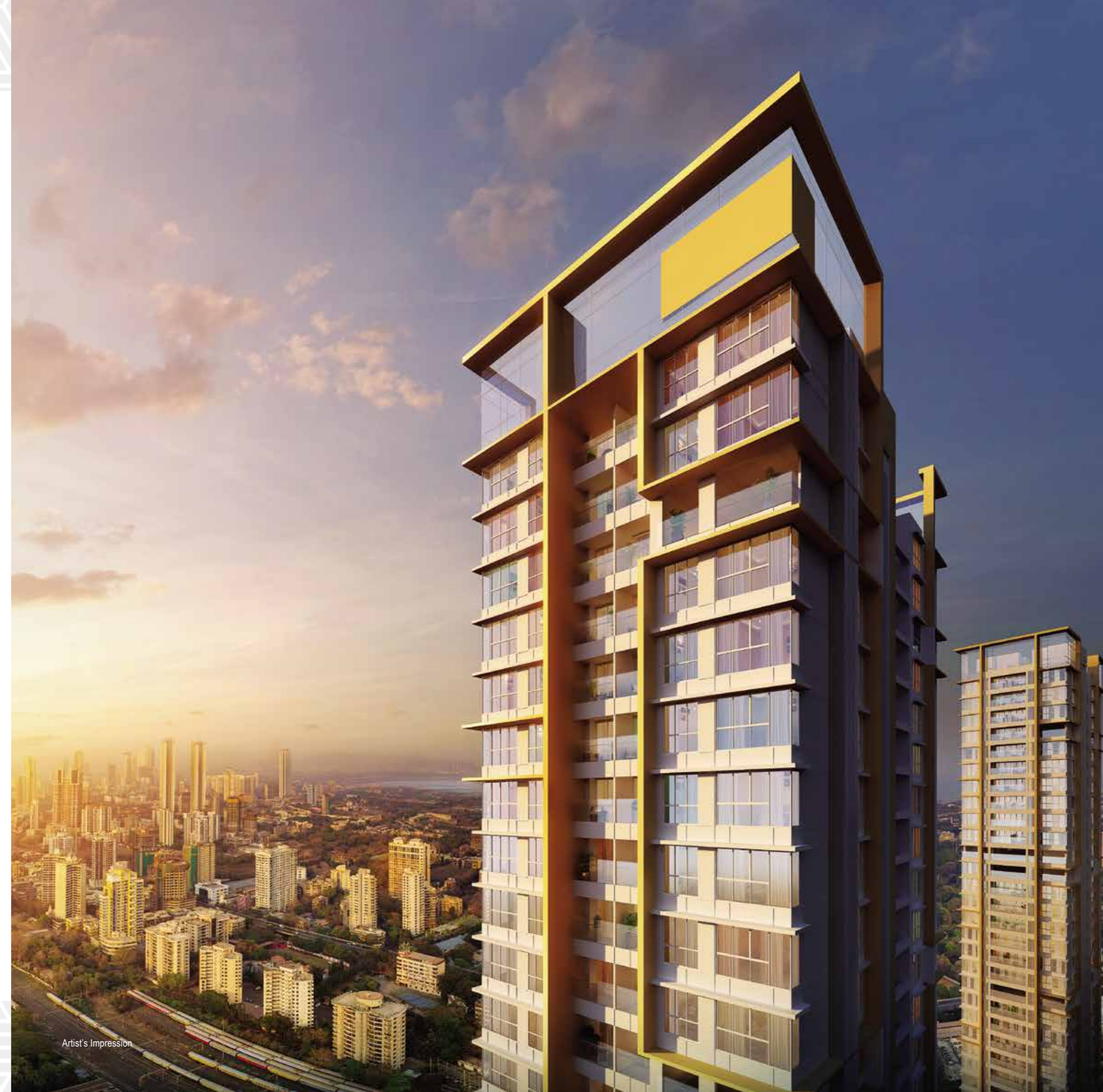
Luxury Spa



Community Hall With Banquet



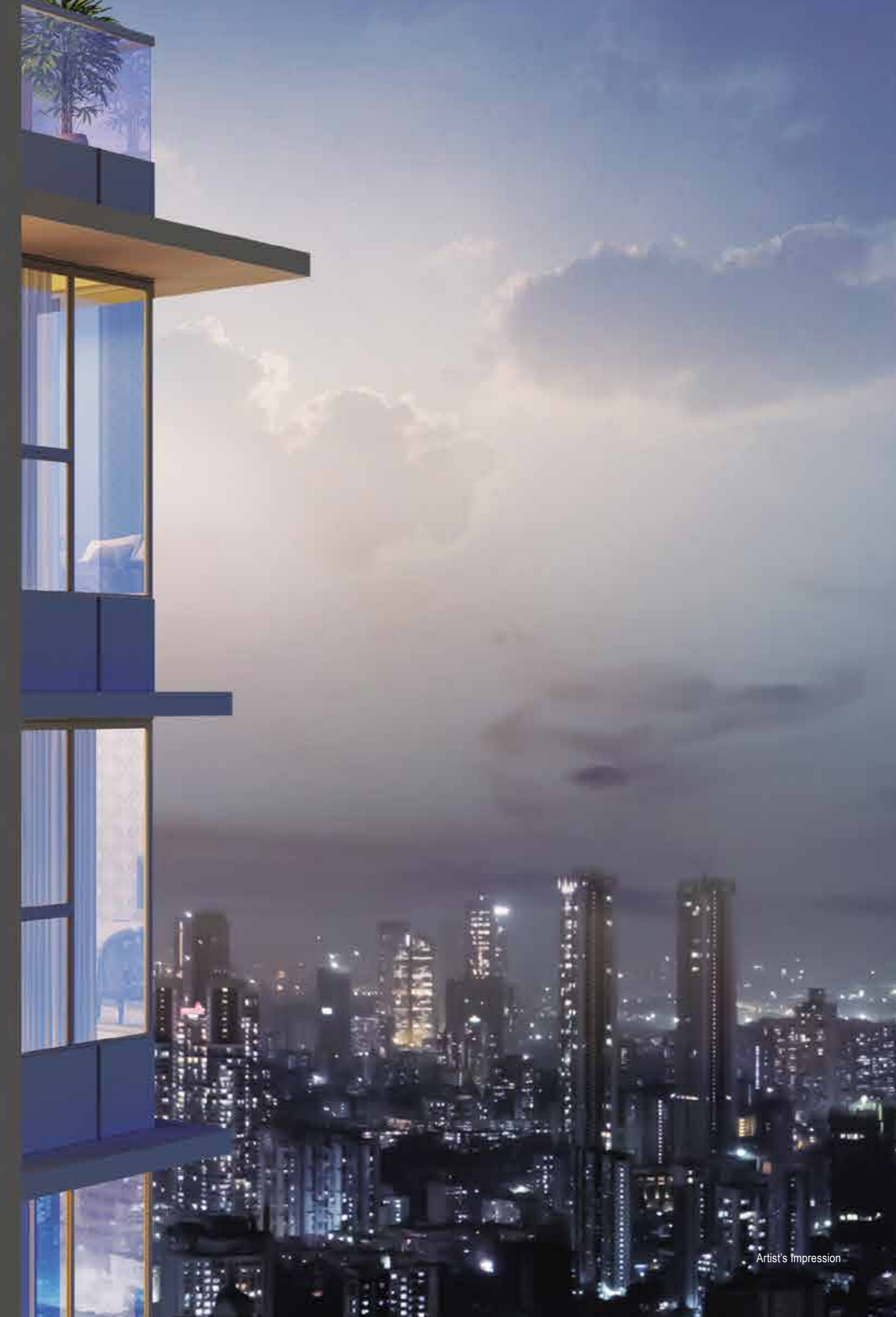
Miyawaki Greens



Welcome to your
private oasis.



THE RESIDENCES



The Opulence

Its location in the effervescent South Mumbai notwithstanding, these residences are havens of splendour and serenity. Gloriously spacious with lofty ceilings that give them the air of a private mansion. Wide wrap around windows and sprawling decks that offer sweeping views, but shut out the bustle. And a landing you will share with no more than two to three neighbours. This is your home, your domain, your refuge.
When you're here, the outside world shall not intrude.



• Floor-to-ceiling height of 11 feet.





Actual Photograph

— —
A sweep of endless views
A world of its own
— —



Actual Photograph





2-Bed Opulence

3-Bed Opulence

4-Bed Opulence

Opulence Hallmark

Supersized 2, 3 and 4 Bed Opulent residences

Maximum living space with minimal wastage

Sprawling Sundecks with sweeping views of the Mumbai skyline

Entry Foyer in all residences offering privacy

East- West facing apartments

Lofty Floor to Ceiling Experience with ~11 ft' height*

Full Length windows offering abundance of natural light

Grand Entrance Door of 9 ft' height with a teak architrave

Air Conditioned residences*

Luxury finishes with Marble flooring in the living, dining, kitchen all bedrooms

Luxury finishes in the bathroom with imported marble on the flooring and walls

Wash Basin with imported marble counter tops

Shower Partition in all bathrooms

Kitchen Counter and Dado with Quartz finish

Home Automation with Video Door Phone and Lighting Control



Site Address: 556, NM Joshi Marg, Off Jacob Circle, Mahalaxmi, Mumbai, Maharashtra - 400 011

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 the site conditions and construction exigencies without prior permission or notice. The external colour schemes and detailing of landscapes 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, colour and 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. 1 acre= 4046.86 sqm. This registration is granted under section 5 of the Act to the following project under project registration number : P51900031285 Project: PRESTIGE JASDAN CLASSIC, Plot Bearing / CTS / Survey / Final Plot No.: CADASTRAL SURVEY NO 2020 OF BYCULLA DIVISION, Mumbai City, Mumbai City, 400011