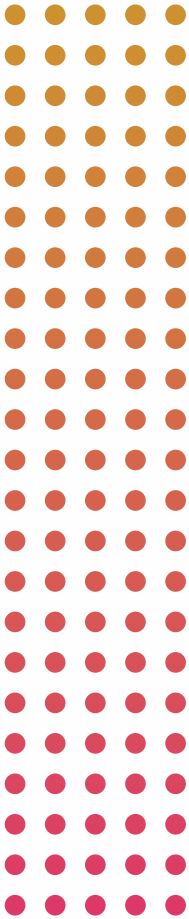




Scan the QR for
RERA Details

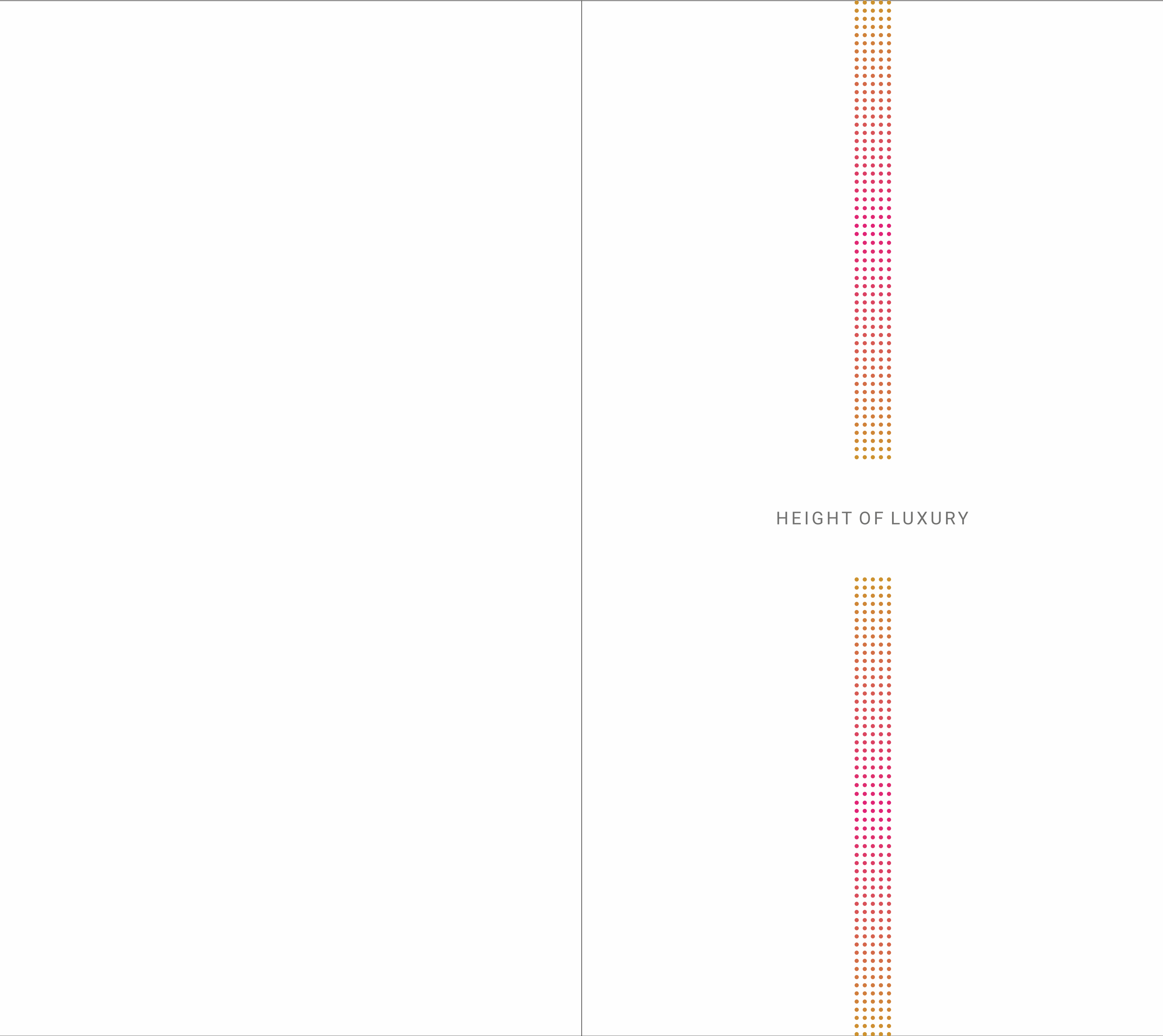
UP RERA No.

UPRERAPRJ667588/05/2024
RERA Website: www.up-rera.in/projects



PRESTIGIA





HEIGHT OF LUXURY



REALTY
DREAM. EXPERIENCE. BE.

Welcome to BE Realty, where we redefine the concept of real estate through our vision of creating boutique properties that go beyond the ordinary. At BE Realty, we believe in breaking free from the conventional and infusing our projects with uniqueness, luxury, and value.

Our company is driven by a deep-seated passion to create exceptional luxury housing that stands out from the rest. We understand that discerning buyers and investors seek more than just a house; they desire a distinct living experience that resonates with their lifestyle and aspirations. With this in mind, we meticulously craft every aspect of our properties to ensure they exude elegance, sophistication, and exclusivity.

What sets BE Realty apart is our unwavering commitment to providing value for our clients' money. By delivering exceptional quality and uncompromising excellence, we aim to exceed our clients' expectations and create properties that become coveted addresses. In addition to catering to luxury home buyers, we also recognize the immense potential for investors in the real estate market. With our deep industry knowledge and astute understanding of market trends, we create opportunities for investors to maximize their returns.

At BE Realty, innovation is ingrained in our DNA. We believe in challenging the status quo and constantly pushing boundaries to create something extraordinary. By embracing cutting-edge technologies, sustainable practices, and novel design concepts, we aim to revolutionize the real estate landscape and set new benchmarks for excellence.

We invite you to join us on this journey of re-imagining real estate. Experience the unparalleled luxury, the meticulous attention to detail, and the exceptional value that BE Realty brings to every project. Whether you are seeking your dream home or looking to invest wisely, our team of experts is here to guide you towards making informed decisions and unlocking the full potential of your investment.

Discover the difference of boutique real estate with BE Realty. Contact us today to explore the exciting opportunities that await you.

PRINCIPAL ARCHITECT



CP Kukreja Architects (CPKA), founded in 1969 and headquartered in New Delhi and New York, is a distinguished multi-disciplinary design firm. Established by C.P. Kukreja, the firm has a wide array of projects including institutional, embassy, recreational, educational, and housing developments. Notable projects include Jawaharlal Nehru University, Gautam Buddha University, and the National Archives of India.

The firm has earned multiple accolades, such as being listed in the Top 100 Global Architects by BD Online UK and receiving the HUDCO Design Award and the World Architecture Award. CPKA is renowned for its sustainable and innovative design solutions, significantly influencing architecture in India and globally.

LANDSCAPE ARCHITECTS



Layers Design Studio, based in Kolkata, is a distinguished landscape architecture firm led by principal architect Dwaipayan Bhattacharya, a Gold Medalist from CEPT, Ahmedabad, and a graduate of Jadavpur University, Kolkata. The studio is renowned for its boutique landscape and garden design, site planning, and open space planning, focusing on sustainable and innovative design solutions.

Their work spans various project types, including institutional campuses, residential complexes, and commercial projects.

LIGHTING & A/V CONSULTANT



Qubix Technologies, based in Bangalore, is a seasoned company with over 25 years of experience in audio-visual integration and technology solutions. They are recognized for their expertise in video conferencing, networking, room management, IoT, and background music systems. Notably, Qubix Technologies is also the exclusive dealer for Bang & Olufsen in Bangalore, a prestigious brand in high-end consumer electronics. With a quarter-century of experience, Qubix stands out for its comprehensive and innovative approach in areas like acoustics and soundproofing, networking and security, and facade lighting.

INTERIOR DESIGN CONSULTANT



PrArchitect & Co. is a luxury interior design firm led by the Principal Designer, Prachi Agarwal. A first-class honours graduate from Coventry University, Prachi has solidified her reputation in the industry through her work with top-tier companies in Singapore and India. Her design excellence has been recognized with a Silver Award in the Singapore Interior Design Awards (SIDA). Her approach to design is marked by an adept ability to simplify complex problems into sleek and appealing interface designs. Through her distinctive design style and colour palette, she has cemented her status as a visionary in the field.

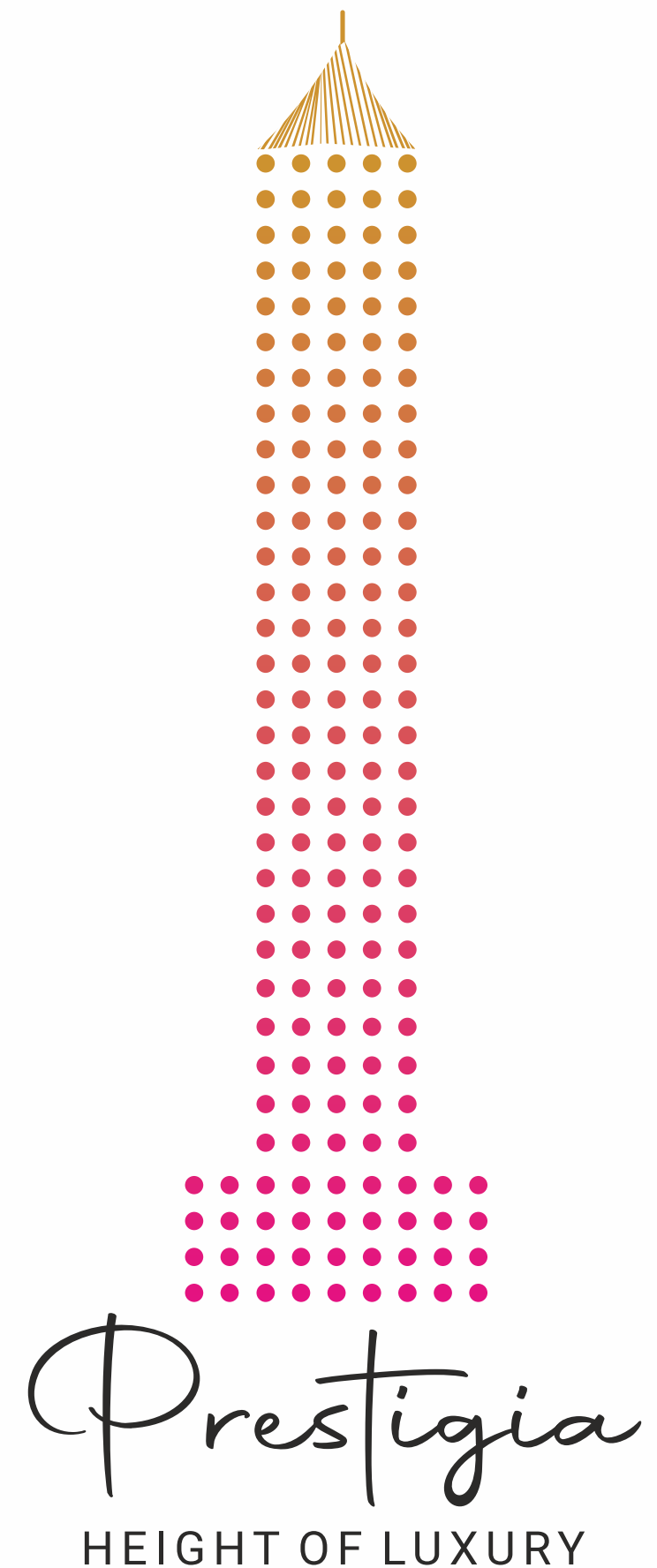
The background of the right page is a vibrant, abstract graphic consisting of numerous overlapping, wavy lines in shades of blue, green, orange, and yellow, creating a sense of depth and movement.

**A TEAM OF
WORLD-CLASS
EXPERTS
COLLABORATING
TO INNOVATE.**

ONLY **37** WILL
EVER BE MADE

EXCLUSIVELY FOR THE REFINED FEW

This one for you



ON **TOP** OF THE WORLD,
BUILDING THE **FUTURE**

150
MTRS.
42
STORIES

150 MTRS.

120 MTRS.

67 MTRS.





"Lucknow's Crowning Jewel, Shining Above All"

P R E S T I G I A

Prestigia

HEIGHT OF LUXURY

ARTISTIC IMPRESSION



Prestigia
HEIGHT OF LUXURY

REALTY
DREAM EXPERIENCE RE

Upper Shaheedpath

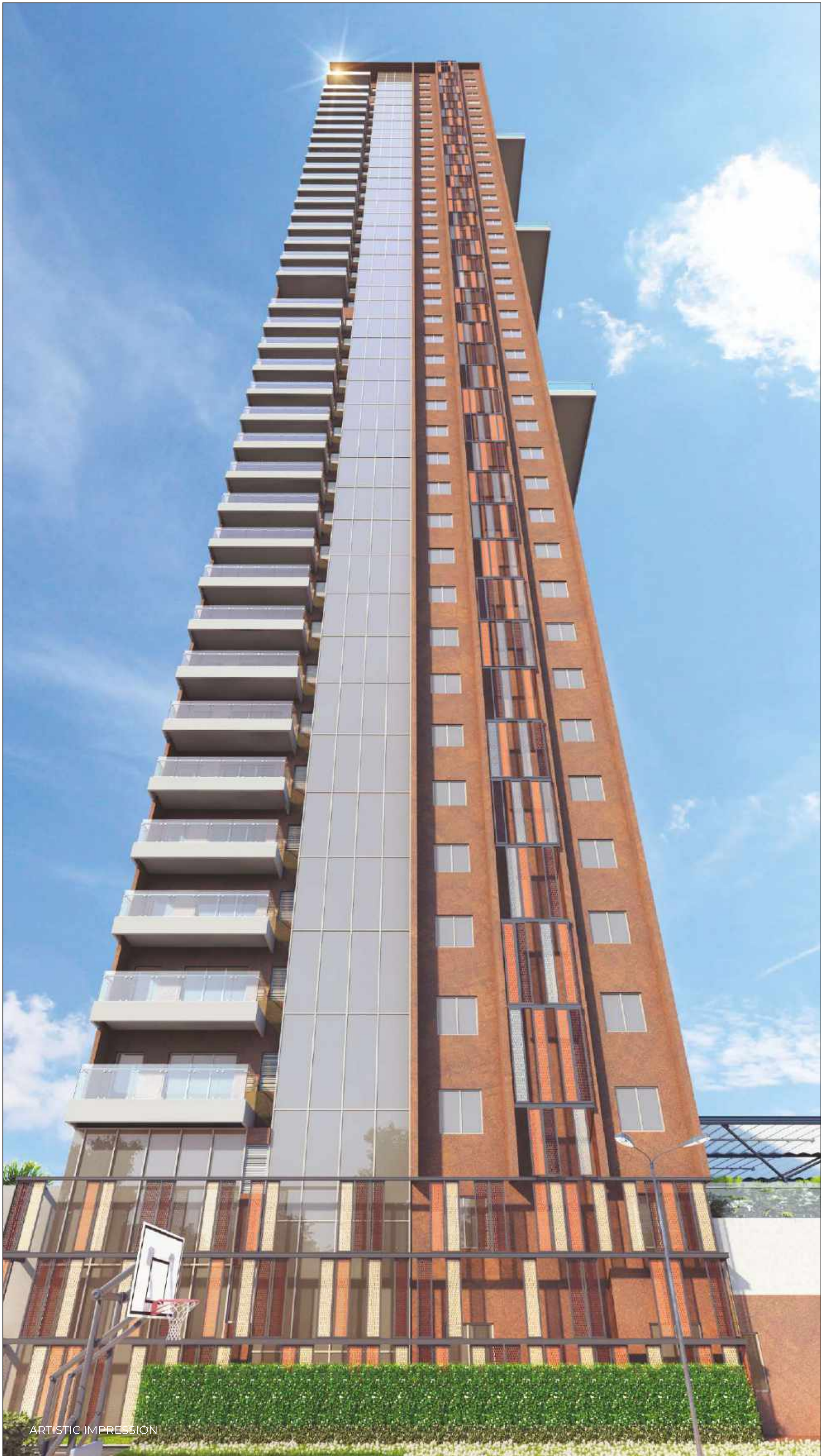
**NOT JUST A SKYSCRAPER,
A FUSION OF *ART,*
NATURE AND FUTURISTIC
*ARCHITECTURE***



"Prestigia," Lucknow's newest architectural gem, is set to redefine the city's skyline. Towering at 42 Stories, this skyscraper is poised to become one of the tallest residences in Uttar Pradesh.

Embodied with modernity and growth, Prestigia merges international standards with Lucknow's historical richness.

More than just a structure, it's a beacon of progress, symbolizing the city's bold leap into the future. Prestigia stands as one of the Top 100 Skyscrapers in India.




ARTISTIC IMPRESSION



37
HOMES

42
STORIES

In Prestigia, we believe in the extraordinary. With only 37 carefully crafted residences, each floor is an exclusive domain, offering unparalleled privacy and a sense of prestige that is unmatched. Your home, your floor – an embodiment of individuality and sophistication.



80%
LANDSCAPING
20%
LIVING AREA

Designed with 80% of the property dedicated to landscaping and 20% for living spaces. Prioritize outdoor living areas, incorporate diverse greenery, water features, and paths.

**IT'S NOT
HOW *HIGH*
YOU GO,
BUT
HOW YOU
REACH THERE**

3 HIGH SPEED
ELEVATORS
JUST FOR
37 HOMES



**VERTICAL
MOVEMENT
DESIGNED TO
MESMERIZE
WITH
HIGH SPEED
GLASS
ELEVATORS
OVERLOOKING
THE CITY
HORIZON**

ARTISTIC IMPRESSION



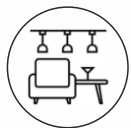


Be Lavish

Embrace Life's Luxuries,
Big & Small.



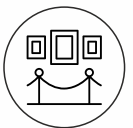
VIP
Lounge



Business
Lounge



Creative
Lounge



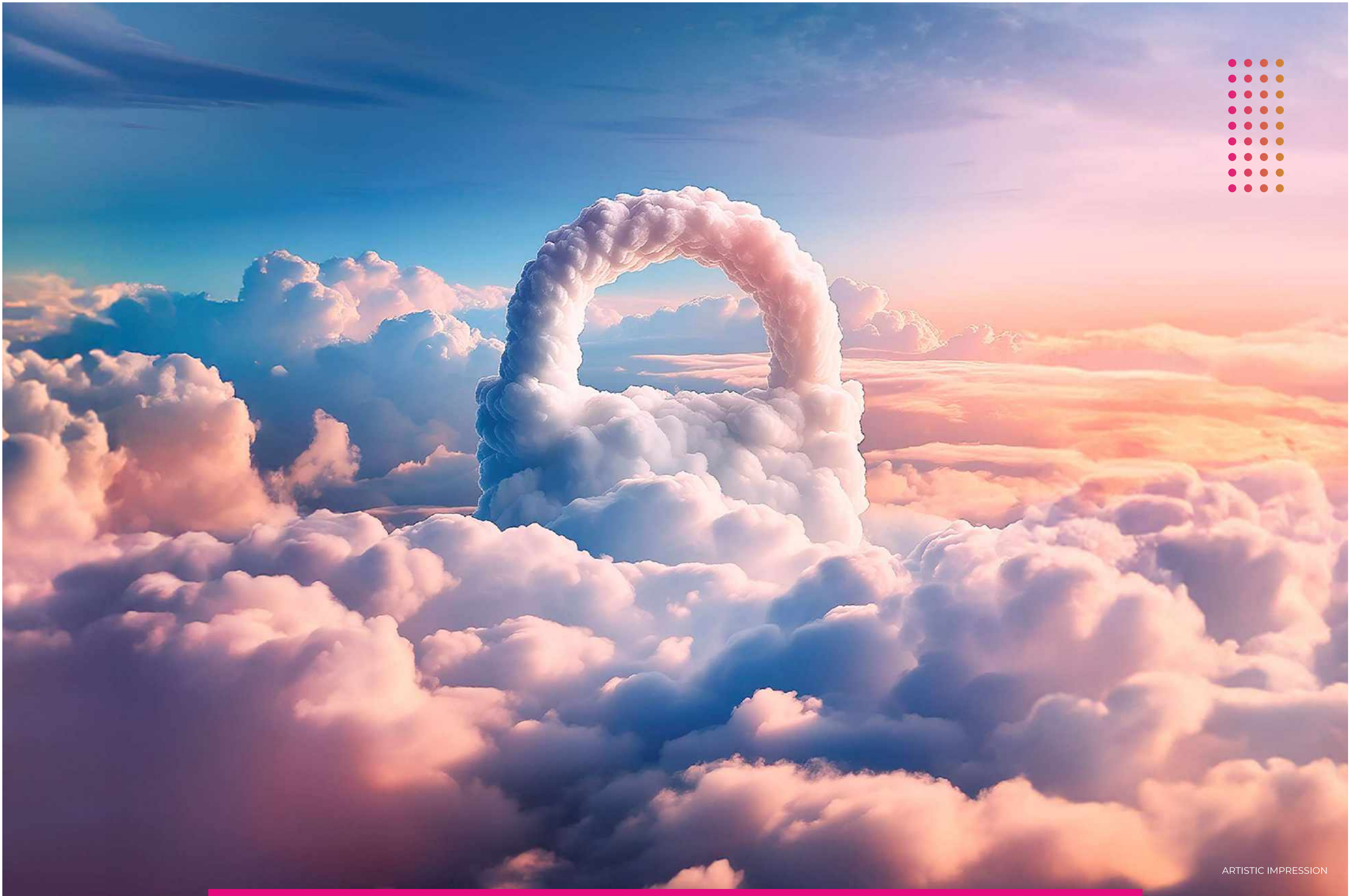
Art
Lounge



Sky
Lounge



Be Enchanted
by Prestigia's sky terrace view



Embrace The Ease:
Your Path To Worryless Tomorrow.

Be Worryless



Concierge



5 Tier
Security



Automation



Premium
Partnerships



In-house
Transit Shuttle

*SkyCanvas:
Art, Nature, future*



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

Be Flawless

Be The Change You Want To See.
Embrace The Flawless You.

- 
Cymnasium/
Yoga/
Aerobics
- 
Swimming
Pool/
Kids Pool
- 
Indoor
Badminton/
Squash Court
- 
Outdoor
Multipurpose
Area
- 
Reflexology
Park
- 
Outdoor
Rubberised
Walking Trail





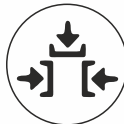
ARTISTIC IMPRESSION

Be Limitless

Limitless Living:
Where Boundaries Fade, Potential Prevails.



360 Degree
Panoramic View



3 Entrances
to Apartment



12 Ft Floor
to Floor Height



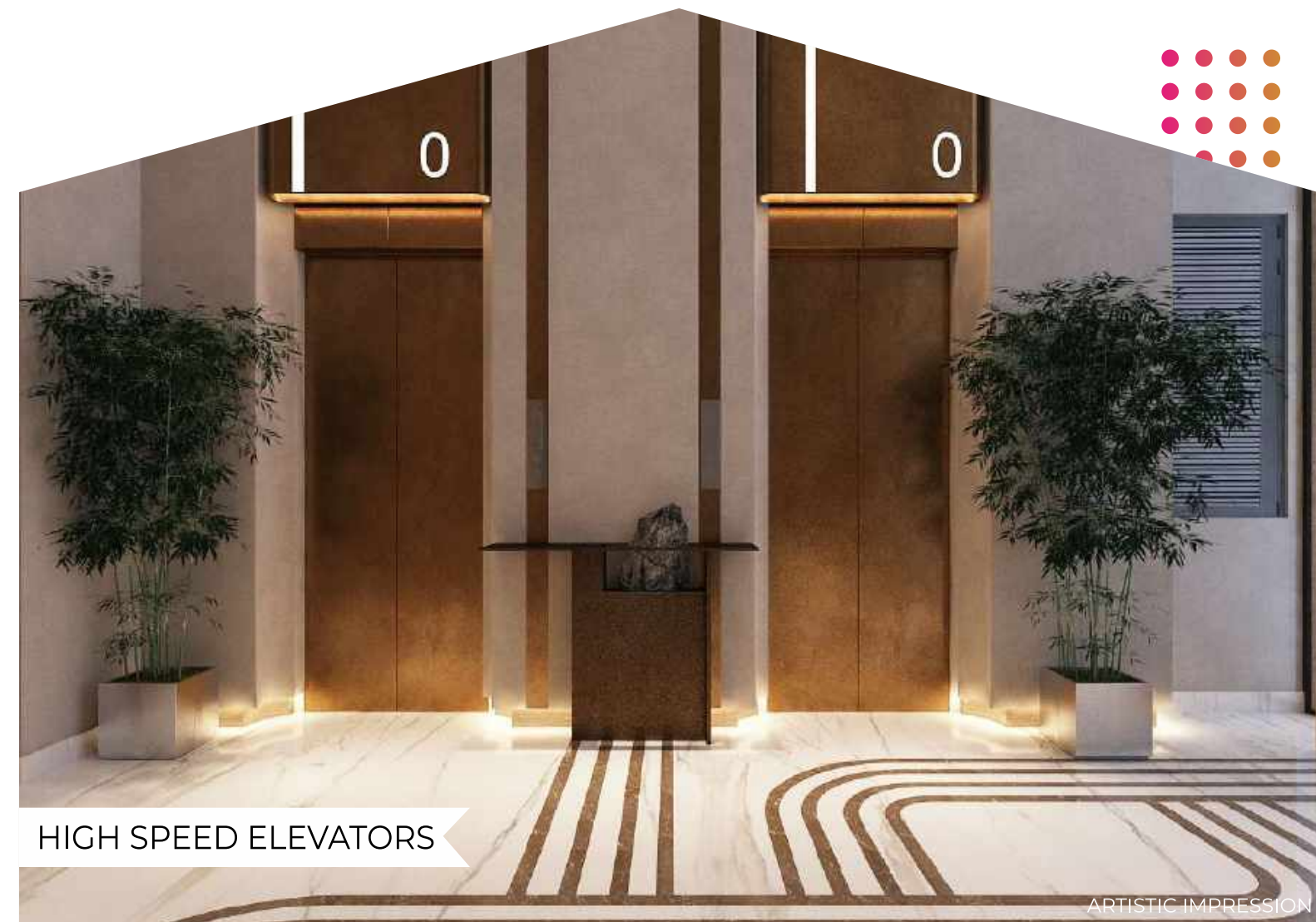
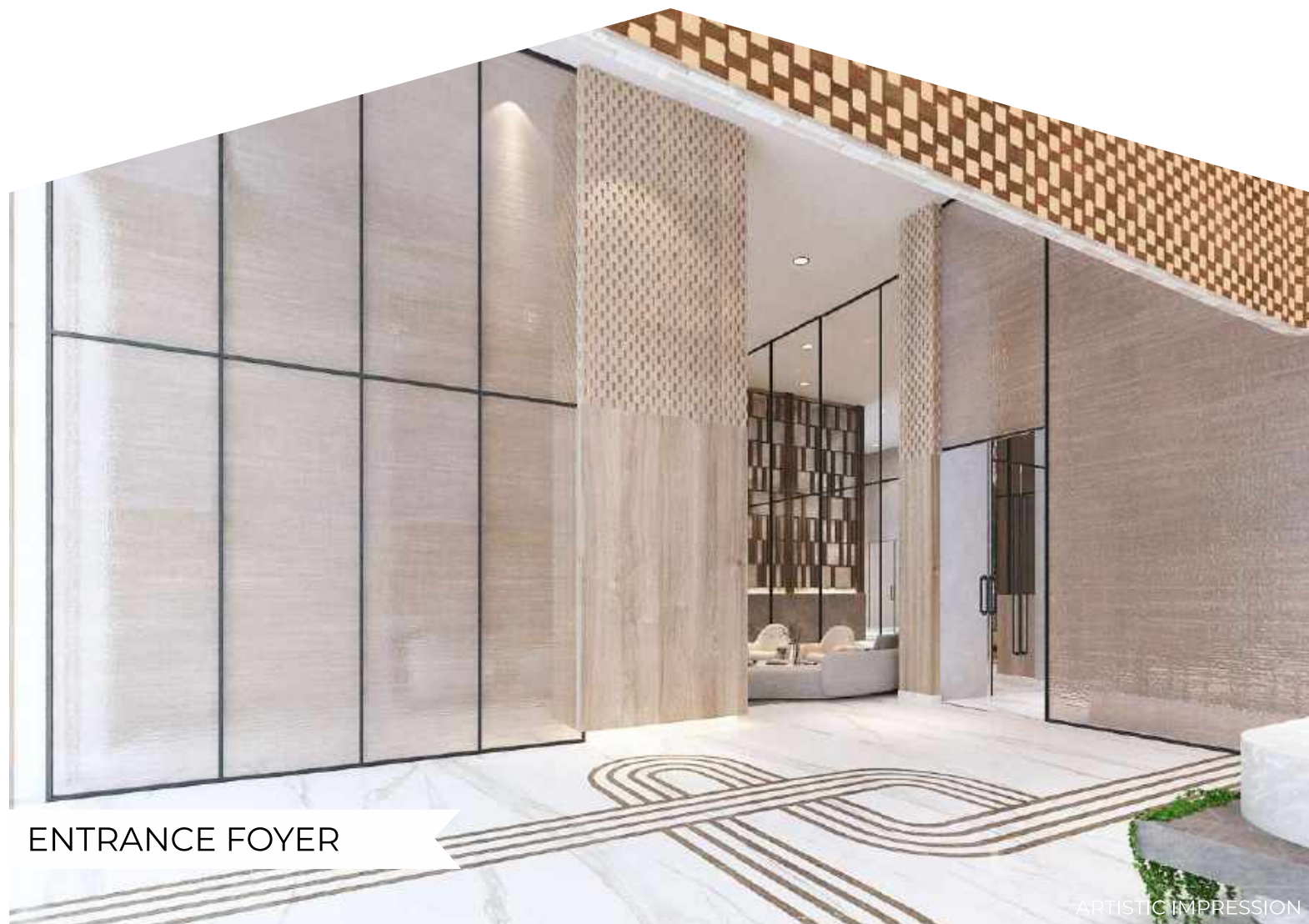
Personal
Party Deck



Flexible
Floor Plan



*SkyCanvas:
Vision, Nature, & Beyond.*





KIDS BEDROOM

ARTISTIC IMPRESSION



MASTER BEDROOM

ARTISTIC IMPRESSION



DINING LOUNGE

ARTISTIC IMPRESSION



MODERN KITCHEN

ARTISTIC IMPRESSION



FAMILY LOUNGE

ARTISTIC IMPRESSION



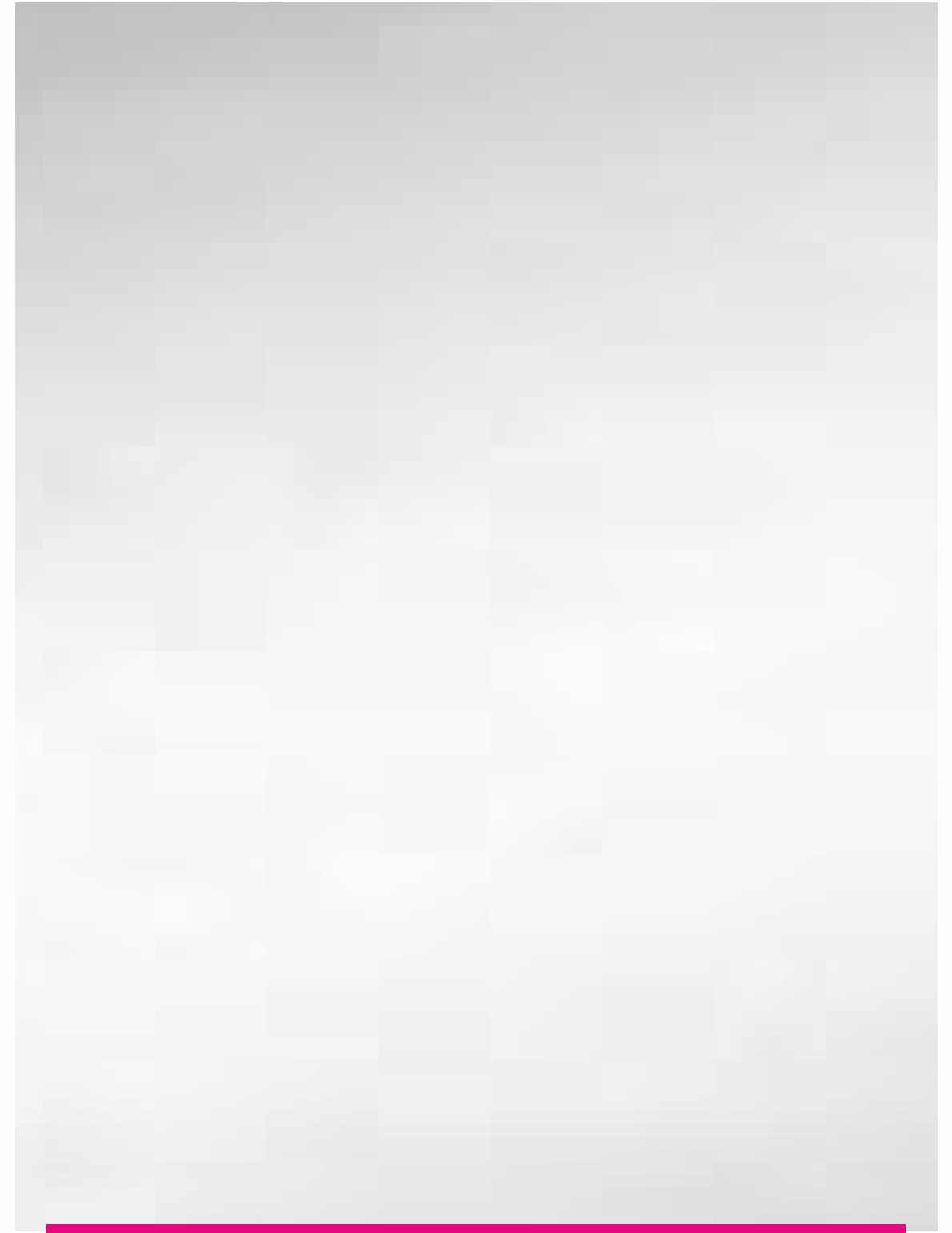
HOME OFFICE

ARTISTIC IMPRESSION



Be You

The ultimate luxury is to BE,
what you want to BE.





***LEGACY
OF EXCELLENCE
AT
BE REALTY***

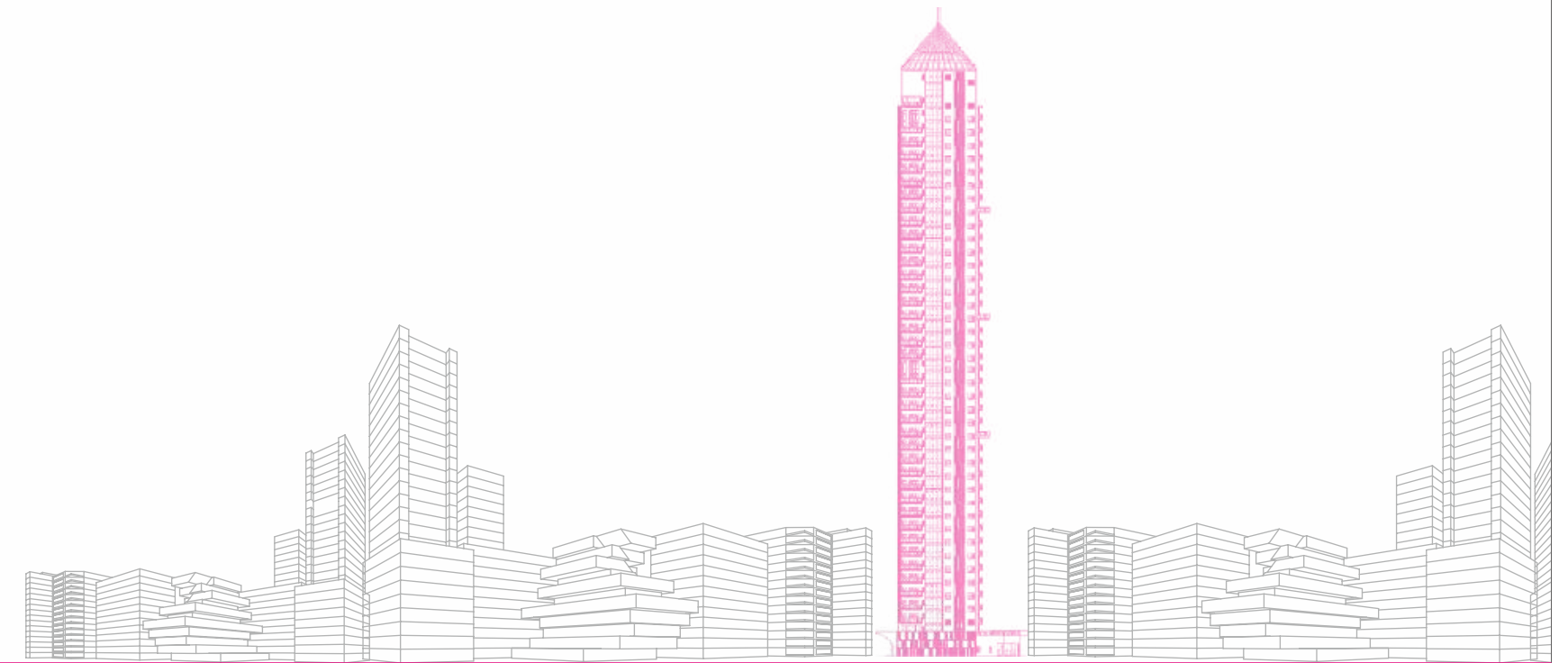


Quality of Construction

At Prestigia, we set the benchmark for construction excellence by prioritizing durability, sustainability, and safety. Using premium materials and advanced techniques, we adhere to rigorous quality control standards that exceed industry norms. Understanding that Lucknow falls in seismic zone 3, we are developing our project to meet the higher standards of seismic zone 4, ensuring our buildings can withstand greater magnitudes of earthquakes.

Unique Design and Architecture

Prestigia blends innovative design and environmental harmony, offering dynamic architecture, energy efficiency, and green spaces. High-quality interiors and community amenities ensure luxury living, it's a lifestyle choice and a new benchmark in residential projects.



Modern Amenities and Facilities

Prestigia offers unparalleled modern living with state-of-the-art amenities: fitness center, spa, sauna, and luxurious clubhouse. Outdoor pool and landscaped gardens provide leisure and connection with nature. With a 5-tier security system and dedicated concierge service, it epitomizes luxury and convenience.

Green and Sustainable Features

Prestigia integrates green and sustainable features, including energy-efficient design, eco-friendly materials, and water-saving fixtures. With solar panels, rainwater harvesting, and lush green spaces, it promotes environmental stewardship while offering a modern and luxurious living experience.



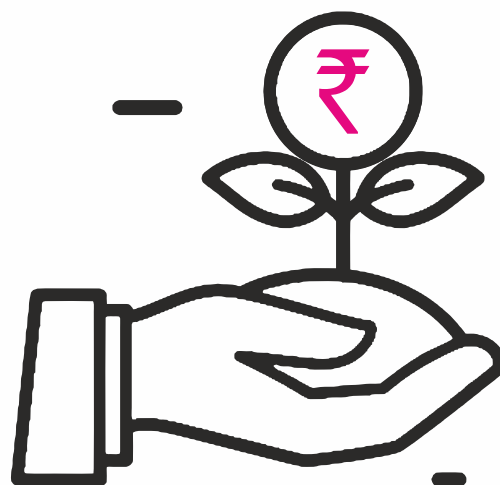


Customize Options

At Prestigia, customization is paramount, offering a bespoke experience in every aspect. From floor plans to finishes, personalize every detail to create your ideal living space. With bespoke options in appliances, interior design, and smart home features, experience luxury tailored to your preferences.

Competitive Pricing and Financial Benefits

At Prestigia, our competitive pricing and across industry most efficient carpet to super area loading ensure transparency and value. With limited inventory, there's the added opportunity for potential value appreciation, making investing in luxury living a rewarding choice.



Strong Investment Potential

Prestigia, a boutique property, stands as the tallest structure in the vicinity, offering breathtaking views. With its limited inventory, it presents a unique investment opportunity, promising exclusivity and long-term returns in the real estate market.

Community and Lifestyle

Experience unparalleled luxury at Prestigia, where a 27,000 sqft club caters exclusively to 37 families. Enjoy personalized access to state-of-the-art facilities, from fitness to relaxation. Our meticulous attention to detail ensures refined living, complemented by a dedicated concierge service for seamless experiences. Welcome to Prestigia—a community of sophistication and exclusivity.



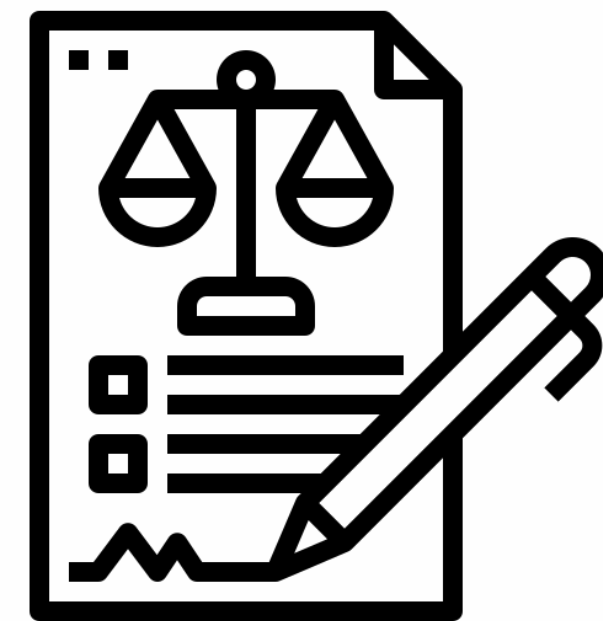


Security and Safety Features

At Prestigia, safety is our top priority. With a five-tier security system and IoT integration, residents enjoy peace of mind in every corner of their luxury high-rise. Welcome to a haven where safety meets sophistication—welcome to Prestigia.

Legal and Compliance Aspects

Approval from major private and government PSU banks adds credibility and security to the project, indicating thorough due diligence and compliance with financial and regulatory standards, making Prestigia a secure choice for financial involvement.



Post-Purchase Support

At Prestigia, we offer a seamless on-boarding journey. With a dedicated relationship manager, access to your dashboard, and a SOP-driven process, we ensure unparalleled luxury from start to finish. Welcome to Prestigia—where every detail is tailored to exceed your expectations.

Virtual Tours and Interactive Experiences

Discover properties like never before with BE Realty's virtual tours and interactive sessions. Tour homes from anywhere, anytime, and engage with experts for a personalized experience. Say hello to convenience and flexibility in property exploration.





LUCKNOW'S BIGGEST MASTER PLAN GREEN "ARMY CANTT. GREEN ZONE"

Prestigia: Exceptional Living in a Prime Location

Prestigia sets a new standard for living with its strategic location that brings convenience and luxury to your doorstep. Located within easy reach of essential services, top-tier schools, and a plethora of entertainment options, Prestigia ensures everything you need is just around the corner. With excellent transportation links, moving around the city has never been easier, making it an ideal choice for both families and professionals. The project not only promises a high-quality living environment but also places residents at the heart of a vibrant community with access to local amenities that enhance the living experience. Discover Prestigia – where luxury meets convenience in the perfect setting.



**PRESTIGIA
TOWER**



**EKANA
STADIUM**

POLICE HQ

**PHOENIX
PALASSIO**



GOMTI RIVER

GOMTI RIVER

N CORRIDOR

GREEN CORRIDOR



ORANJE CASTLE

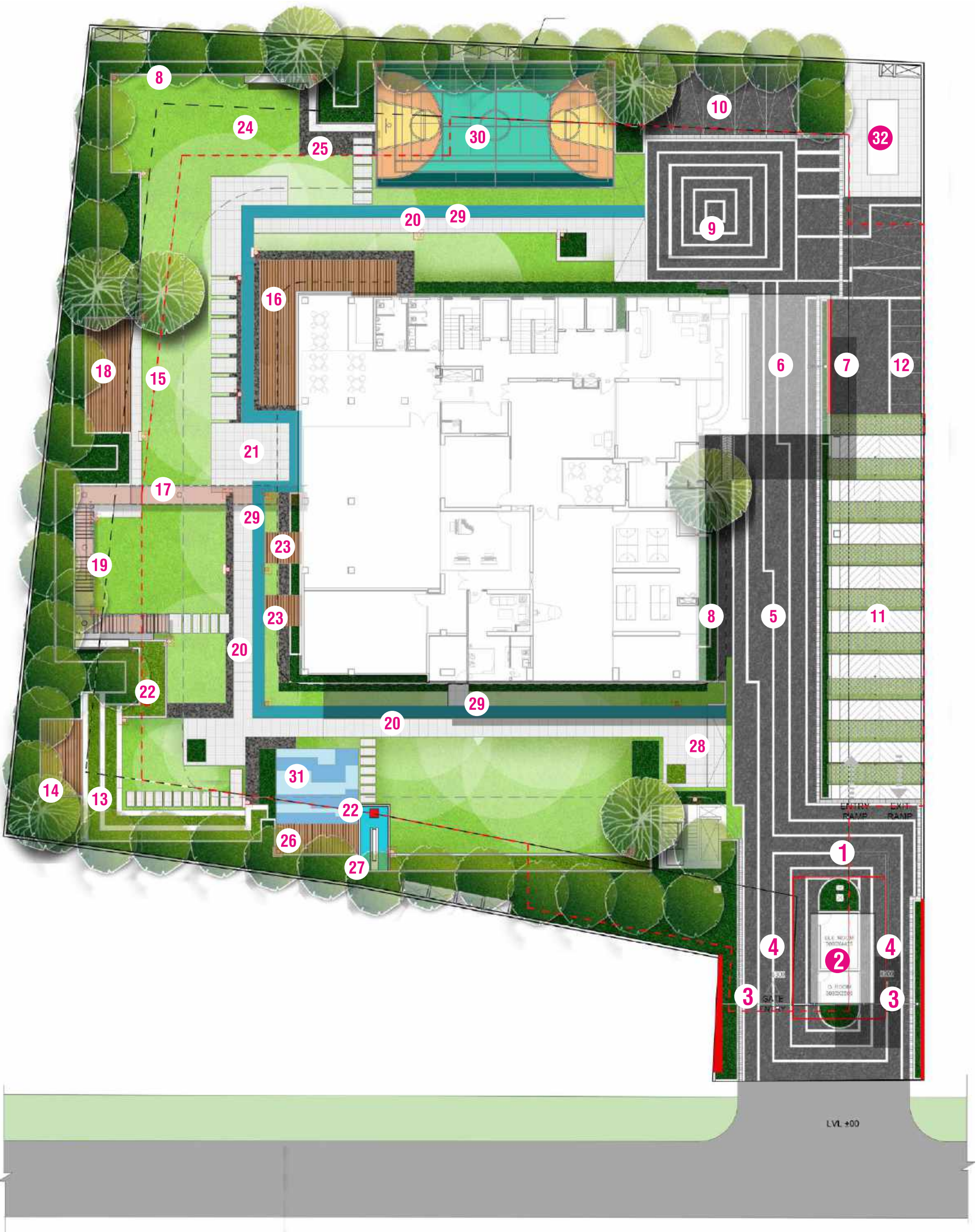


**PRESTIGIA
TOWER**

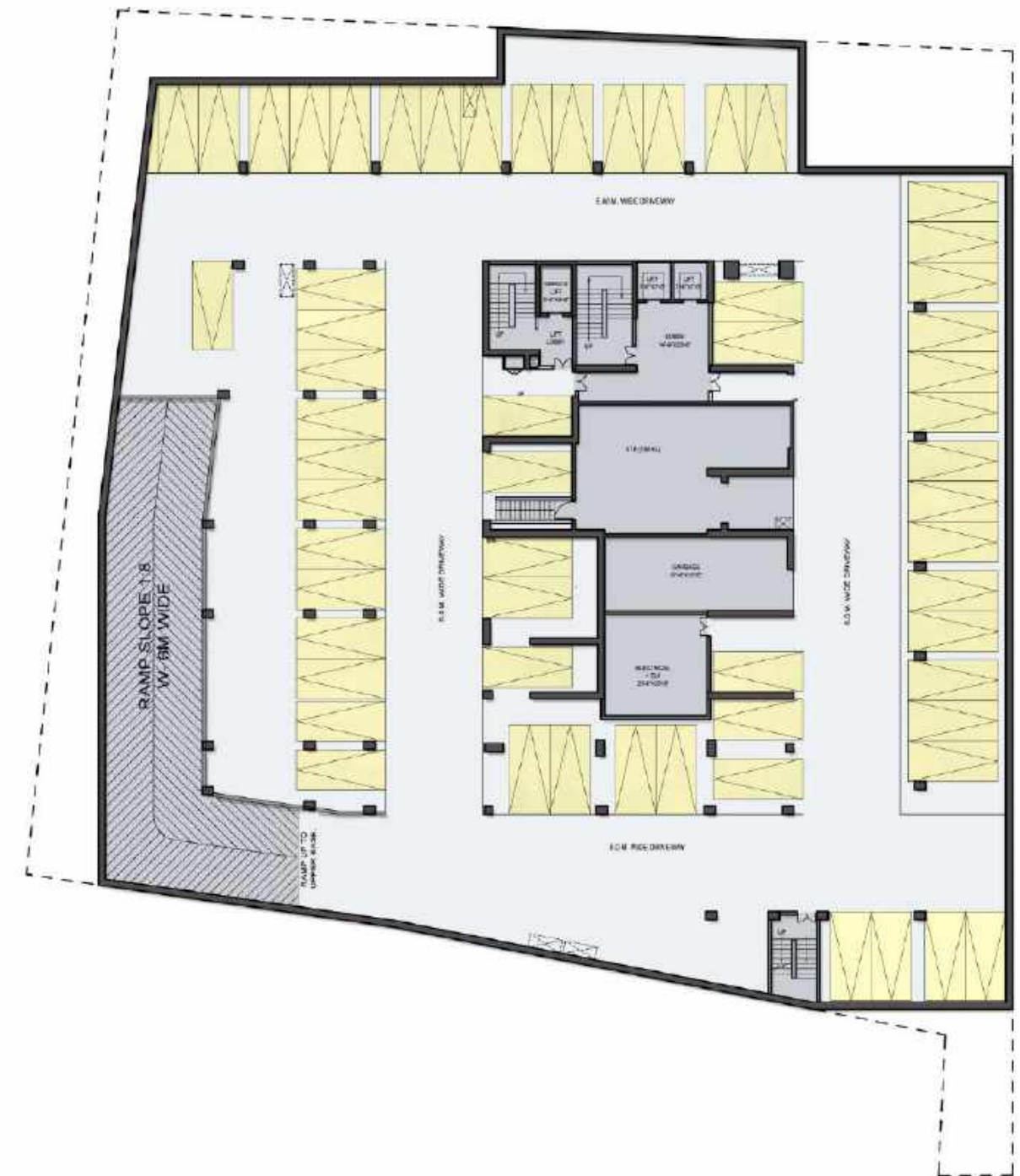
SITE LAYOUT PLAN

Legends:

- 1. Entrance Canopy
- 2. Grand pylon
- 3. Signage wall
- 4. Metal Gates
- 5. Driveway
- 6. Drop off Porch
- 7. Kinetic feature wall
- 8. Stepped green
- 9. Turn- about plaza
- 10. Visitors parking
- 11. Ramp top trellis
- 12. Two Wheeler Parking
- 13. Amphitheatre
- 14. Raised Pavillion
- 15. Party Lawn
- 16. Alfresco café lounge
- 17. The Bridge
- 18. Cabana
- 19. Barbeque area
- 20. Pedestrian walk
- 21. Welcome platform
- 22. Sculpture
- 23. Seating pocket
- 24. Health Lawn
- 25. Reflexology walk
- 26. Zen- seating cove
- 27. Water body
- 28. Ramp up
- 29. Jogging walk
- 30. Pickle Ball/Multipurpose court
- 31. Kids play arena
- 32. Services



LOWER BASEMENT



PANTRY 8'-0"X14'-0"
 TOILET MALE 5'-0"X12'-0"
 TOILET FEMALE 8'-6"X13'-0"
 SERVICE LIFT 6'-5"X9'-0"
 LIFT 7'-0"X11'-6"
 LIFT 7'-0"X7'-6"
 LOBBY 18'-0"X12'-0"
 RECEPTION / CONCERGE 34'-0"X20'-0"
 WAITING LOUNGE 22'-0"X32'-0"
 BUSINESS CENTER 9'-8"X12'-0"
 WORKING POOL 7'-5"X11'-3"
 WORKING POOL 7'-8"X11'-6"
 ART LOUNGE 27'-3"X20'-3"
 CARD ROOM 16'-2"X12'-4"
 INDOOR GAMES 42'-0"X34'-0"
 CREATIVE ROOM 17'-6"X15'-3"
 LIBRARY 17'-9"X18'-6"
 MEDICAL ROOM 17'-3"X7'-6"
 DRAWING ROOM 18'-3"X9'-8"
 FIRE CONTROL ROOM 9'-5"X11'-9"
 SQUASH COURT 32'-0"X21'-6"
 OUTDOOR LOUNGE
 UP DN
 UP DN
 UP DN
 UP DN

Floor Plan Details:

- Swimming Pool Area:** Includes a large pool, lounge area, pool deck, extended deck walk bridge, summer pavilion, kids' pool, and a large lawn area.
- Children's Play Area:** A dedicated space for children's activities, measuring 37'-9" x 20'-0".
- Recreational Facilities:** Includes a gym (42'-0" x 45'-3"), yoga studio (23'-0" x 12'-0"), aerobics room (23'-0" x 17'-6"), steam room (7'-3" x 8'-3"), spa (6'-3" x 8'-3"), and sauna (8'-0" x 3'-3").
- Service and Restrooms:** Features a service lift (6'-4" x 9'-9"), multiple restrooms (toilet, male, female, and baby), and a developer's room (18'-0" x 20'-9").
- Lobby and Circulation:** Includes a lobby (18'-0" x 12'-9"), stairs (UP/DN), and a planter bed.
- Relaxation Areas:** Includes a relaxation deck, a planter bed, and a lounge area.



4BHK
TYPICAL FLOOR PLAN

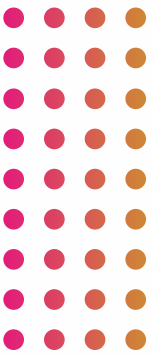


Typical Floor Plan			
UNIT	RERA CARPET AREA	BALCONY AREA	BUILTUP AREA
In Sq. Mtr.	412.40	88.81	523.67
In sq. ft.	4439.07	955.94	5636.73

4BHK
TYPICAL FLOOR PLAN



Typical Floor Plan			
UNIT	RERA CARPET AREA	BALCONY AREA	BUILTUP AREA
In Sq. Mtr.	412.40	88.81	523.67
In sq. ft.	4439.07	955.94	5636.73



TYPICAL
FLOOR PLAN



20TH FLOOR PLAN

Typical Floor Plan
(20th Floor)

UNIT	RERA CARPET AREA	BALCONY AREA	BUILTUP AREA
In Sq. Mtr.	412.40	88.81	523.67
In sq. ft.	4439.07	955.94	5636.73

TYPICAL FLOOR PLAN
WITH REFUGE



TYPICAL FLOOR PLAN-3
FOR 16,25,33 WITH
REFUGE AREA

Typical Floor with Refuge Area
16th, 25th & 33rd (PLC Applicable)

UNIT	RERA CARPET AREA	BALCONY AREA	BUILTUP AREA
In Sq. Mtr.	412.40	88.81	523.67
In sq. ft.	4439.07	955.94	5636.73



PENTHOUSE - LOWER FLOOR
TYPICAL FLOOR PLAN



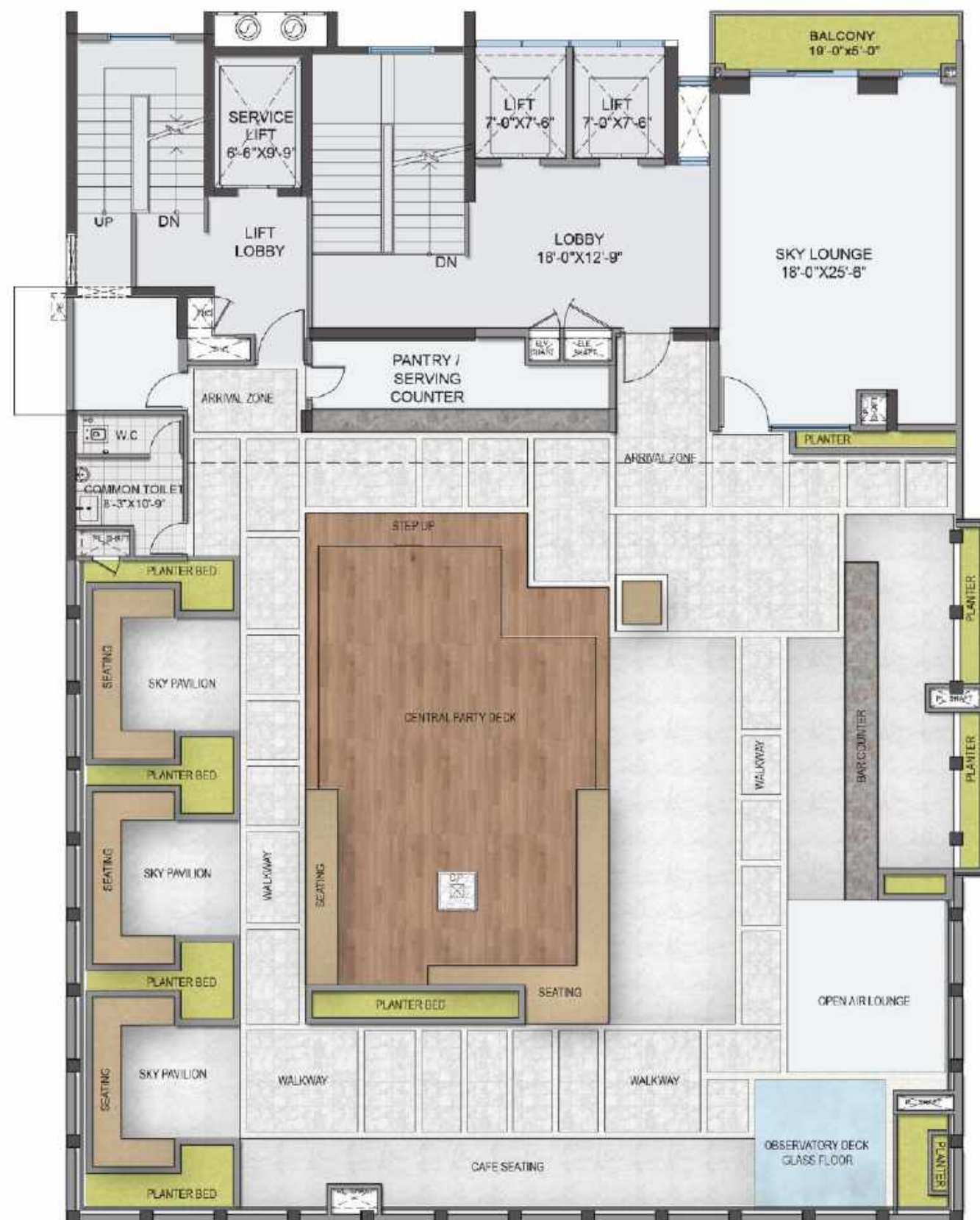
PENTHOUSE - UPPER FLOOR
TYPICAL FLOOR PLAN



Penthouse 39th & 40th Floor Plan

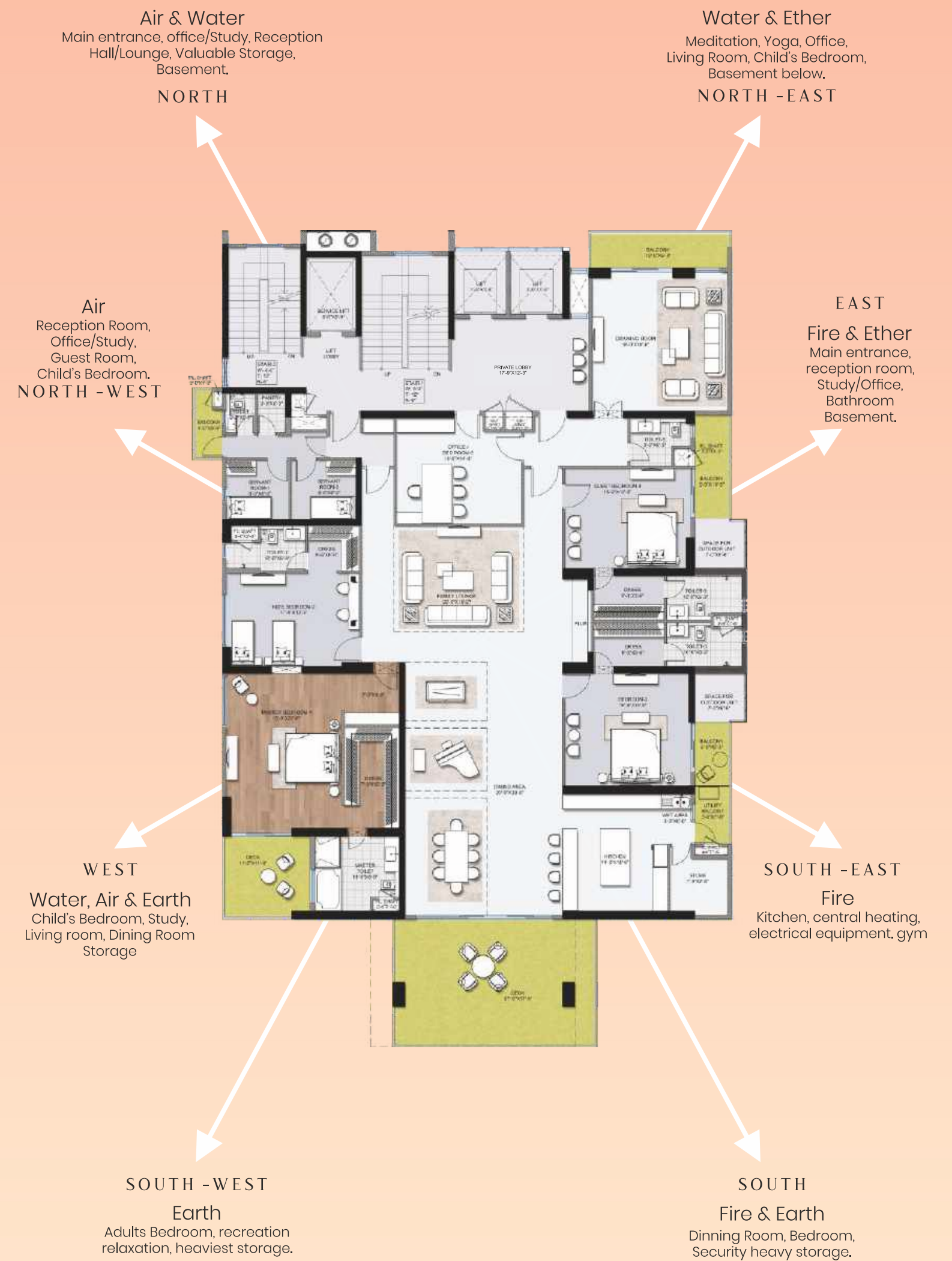
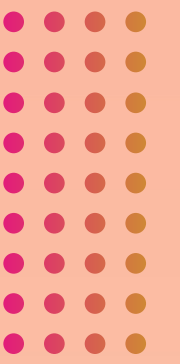
UNIT	RERA CARPET AREA	BALCONY AREA	BUILTUP AREA
In Sq. Mtr.	680.08	122.78	875.52
In sq. ft.	7320.38	1321.60	9424.10

TYPICAL FLOOR PLAN TERRACE



TERRACE FLOOR PLAN

VASTU COMPLIANT



SPECIFICATION

STRUCTURE

RCC Structure designed for seismic zone 4 consideration as stipulated by the BIS code and for better safety.

FOUNDATION

Concrete Piling, Raft, Reinforced concrete footings & shear wall columns.

MASTER BEDROOMS

Flooring / Skirting : Engineered Wood Flooring
Wall Finishes : Acrylic emulsion on Gypsum Plaster punning
Ceiling : Bare Shell

ALL BEDROOMS

Flooring / Skirting : Bare Shell
Wall Finishes : Acrylic emulsion on Gypsum Plaster punning
Ceiling : Bare Shell

LIVING / DINING ROOM

Flooring / Skirting : Bare Shell
Wall Finishes : Acrylic emulsion on Gypsum Plaster punning
Ceiling : Bare Shell

KITCHEN

Flooring / Skirting : Bare Shell
Wall Finishes : Acrylic emulsion on Gypsum Plaster punning
Ceiling : Acrylic emulsion on Gypsum Plaster punning

TOILETS

Flooring : Marble / Antiskid vitrified tiles
Wall Finishes : Marble / Antiskid vitrified tiles
Ceiling Finishes : Gypsum / Metal false ceiling
Counter : Marble / Granite
Sanitary Ware : Premium quality range

STAIR CASE

Flooring : Indian Stone / Granite
Railings : Painted M.S. / S.S. railings
Wall Finishes : Acrylic emulsion / OBD on Gypsum Plaster

LIFT LOBBY

Flooring : Granite / Italian Marble
Wall Finishes : Granite / Italian Marble up to 2100 mm on lift side wall and acrylic emulsion paint in balance area
Ceiling : Acrylic emulsion / OBD

COMMON PASSAGE

Flooring : Granite / Marble
Wall Finishes : Marble / Acrylic emulsion paint ceiling
Ceiling Finishes : Gypsum fall ceiling / Acrylic emulsion / OBD

EXTERNAL WALL FINISH

Exterior grade stone base paint from reputed makes and brands.

DOORS

Main Entrance Door : Painted / Polished hardwood frame with skin moulded door shutters.
Internal Doors : Painted / Polished hardwood frame with skin moulded door shutters.
Hardware : Smart Locks, Handles and knobs (Mortised and Cylindrical locks) from reputed makes and brands, High quality steel / brass hardware.

WINDOWS AND EXTERNAL GLAZING

Powder coated aluminium frame / UPVC frame windows with clear glass.

CP FITTING AND ACCESSORIES

Grohe / Kohler / Roca or equivalent toilet fittings / single lever fitting in all toilets. Provision for geyser installation, Rain shower and Bath Tub in master toilet.

ELECTRICAL WIRING AND INSTALLATIONS

Fixtures & Fittings : Premium switches / sockets, distribution boxes and circuit breakers from premium makes and brands
Wiring : Premium concealed conduits with copper wire
Automation : Basic provisioning for Home Automation
Security System : CCTV surveillance, EPABX








PLUMBING

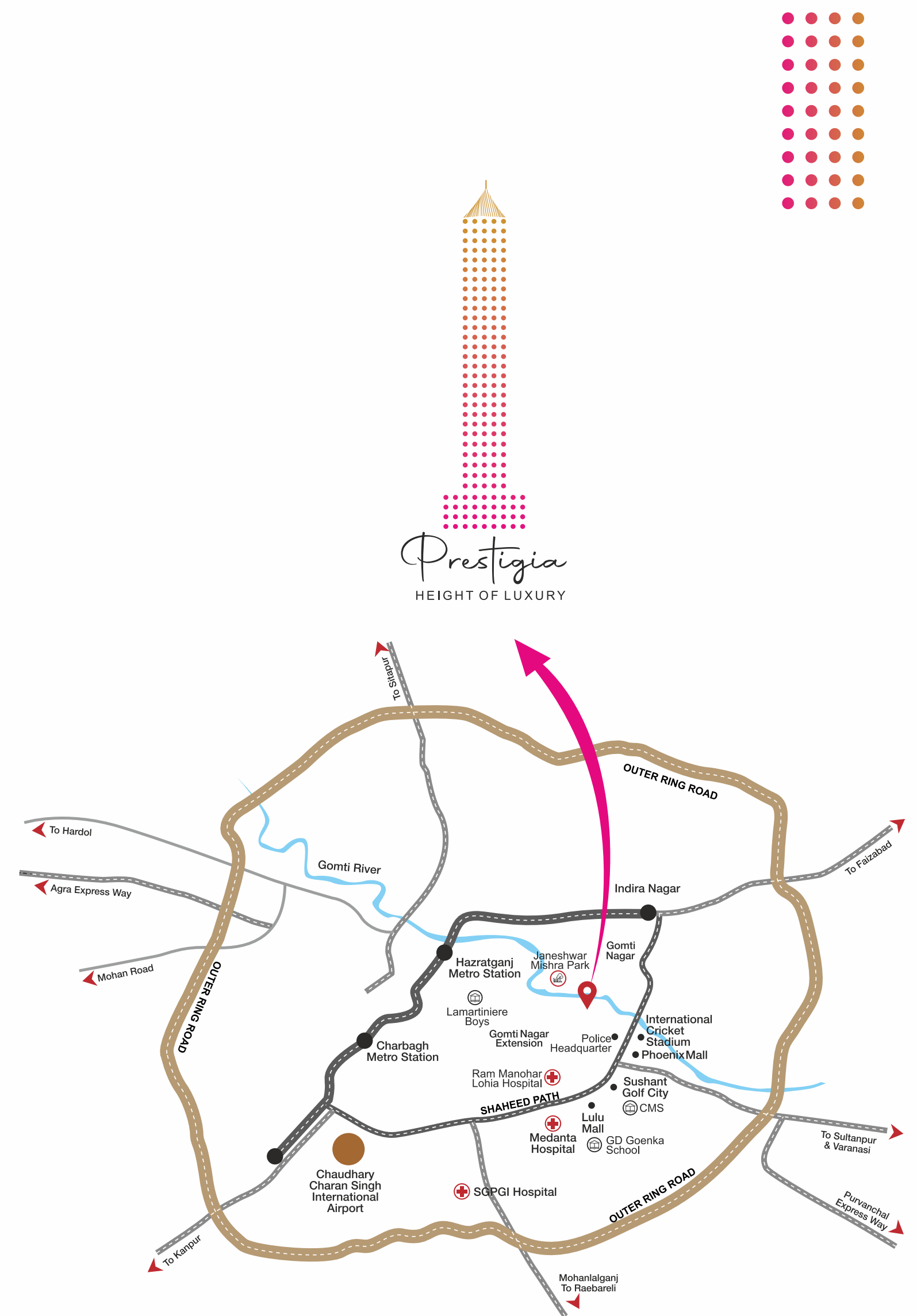
CPVC water supply pipes with standard valves and accessories.

DISCLAIMER: The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the sole discretion of the Company.

A LOCATION BLOOMING WITH SEAMLESS CONNECTIVITY

The Prestigia is situated in close proximity to Shaheed Path and the Police Headquarters, offering a secure and exclusive environment. Positioned ideally to enhance the rich ambiance of your home, it strategically connects you to key landmarks in the area, providing diverse business and recreational opportunities

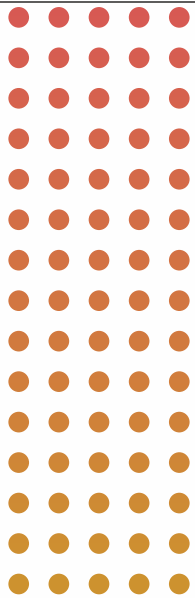
	Police Headquarter	2 Mins
	International Cricket Stadium	3 Mins
	Phoenix Palassio Mall	3 Mins
	Lulu Mall	5 Mins
	Gomti Nagar	6 Mins
	Medanta Hospital	7 Mins
	International Airport	15 Mins





HEIGHT OF LUXURY





REALTY
DREAM. EXPERIENCE. BE.

Prestigia Developers LLP, 17/17A, First Floor, Rudraksh, Havelock Road, LBS Marg, Lucknow - 226001.

✉ sales@be.realty ☎ +91 88538 88538 🌐 www.be.realty

Promoter RERA No. UPRERAPRM282412 | Project RERA No. UPRERAPRJ667588/05/2024
Rera Website: www.up-rera.in/projects

Account Details: Bank Name: **State Bank of India** | Account Name: **Prestigia Developers LLP - Coll A/c - Prestigia**
Account Number: **42785183929** | Branch Name: **Gokhle Marg, Lucknow** | IFSC Code: **SBIN0004166**