

THE FINAL BLOOM

* INTRODUCING THE FINAL TOWER *

AT



**PRESTIGE
GARDEN
TRAILS**

DAHISAR-MIRA ROAD

THE MOST SUCCESSFUL LAUNCH IN DAHISAR-MIRA ROAD

A defining chapter in Prestige Group's expansion into the western suburbs, Prestige Garden Trails has emerged as the biggest launch in Dahisar-Mira Road. The remarkable success of the first four towers stands as a true testament to your trust and support.

Grand launch with 700+ bookings

The No. 1 selling project* in Dahisar-Mira Road



*Source: Indextap Q4, CY 25 & Q1, CY 26 Report

Actual Shots

*** INTRODUCING THE FINAL TOWER ***

EMILIA

AT

**PRESTIGE
GARDEN
TRAILS**
DAHISAR-MIRA ROAD

THE FINAL & FINEST ADDITION TO THE GARDEN

After the launch of Aster, Bluebell, Carnation and Daisy, Emilia arrives - the newest bloom in the bouquet.

Emilia offers premium 2 & 3 bed residences with decks, opening to spectacular views of the ~2.8-acre E-Deck, and the verdant Sanjay Gandhi National Park. This is where life comes alive with nature and indulgences in equal measure.

Come, let's follow the Trail of Joy one last time!



THE MOST
PREMIUM TOWER



PREMIUM 2 & 3 BED
DECK HOMES



SERENE VIEWS OF
SGNP & EXPANSIVE E-DECK



Representational Image

PRESTIGE GARDEN TRAILS **THE TRAIL OF ENDLESS JOY**

Welcome to Dahisar-Mira Road's finest address - where every step leads to joy. An enclave of greens, wellness, and thoughtfully designed spaces that bring families closer. Here, joy is a way of life. Enjoy the trail.



THE LEGACY

A NATIONALLY ACCLAIMED BRAND,
TRUSTED BY 6 LAKH+ FAMILIES ACROSS INDIA



THE ESTATE

A PREMIUM 5-ACRE
DEVELOPMENT



THE TOWERS

5 SKY RISE
PREMIUM TOWERS



THE RESIDENCES

THOUGHTFULLY DESIGNED
1, 2 & 3 BED HOMES



THE LOCATION

STRATEGICALLY LOCATED ON THE
WESTERN EXPRESS HIGHWAY



THE CONNECTIVITY

SEAMLESS ACCESS TO METRO LINE 9
(PANDURANG WADI STATION) AND MIRA ROAD
& DAHISAR RAILWAY STATIONS



THE EXPANSE

~3.5 ACRES OF
LIFESTYLE AMENITIES



THE LIFESTYLE

50+ LIFESTYLE AMENITIES
FOR ALL AGE GROUPS



THE GREENS

MULTIPLE LANDSCAPED GARDENS &
OPEN-TO-SKY EXPERIENCES SPANNING ~2.8 ACRES



THE CLUBHOUSE

A MULTI-LEVEL CLUBHOUSE
WITH INDOOR AMENITIES



THE EXCLUSIVITY

LOW DENSITY LIVING DESIGNED FOR
MORE SPACE, COMFORT AND ENJOYMENT



THE CONVENIENCE

HIGH STREET RETAIL
AT YOUR DOORSTEP

**DESIGNED BY PADMA BHUSHAN AWARDEE
DR. HAFEEZ CONTRACTOR**

 THE ADDRESS OF SEAMLESS CONNECTIVITY & JOY

Prestige Garden Trails, rooted in the heart of Dahisar-Mira Road, offers seamless access to the Western Express Highway, metro, and railway stations-ensuring every journey is smooth and time-saving.

With thriving social hubs, reputed schools, advanced healthcare, and key business districts just minutes away, convenience here isn't a choice-it's a way of life.



CONNECTIVITY

ROAD CONNECTIVITY		
Western Express Highway	.....	2 min walk
Mira-Bhayandar Road	.....	6 min drive
Ghodbunder Road	.....	12 min drive
RAIL CONNECTIVITY		
Dahisar Station	.....	10 min drive
Mira Road Station	.....	12 min drive
METRO CONNECTIVITY		
Pandurang Wadi	.....	5 min walk
Dahisar	.....	10 min drive



SCHOOLS

Singapore International School (IGCSE)	.....	2 min walk
N. L. Dalmia School (ICSE)	.....	7 min drive
Podar International School (CBSE)	.....	9 min drive
GCC International School (ICSE)	.....	10 min drive
RBK School (ICSE)	.....	12 min drive
Rahul International School (CBSE)	.....	14 min drive



HOSPITALS

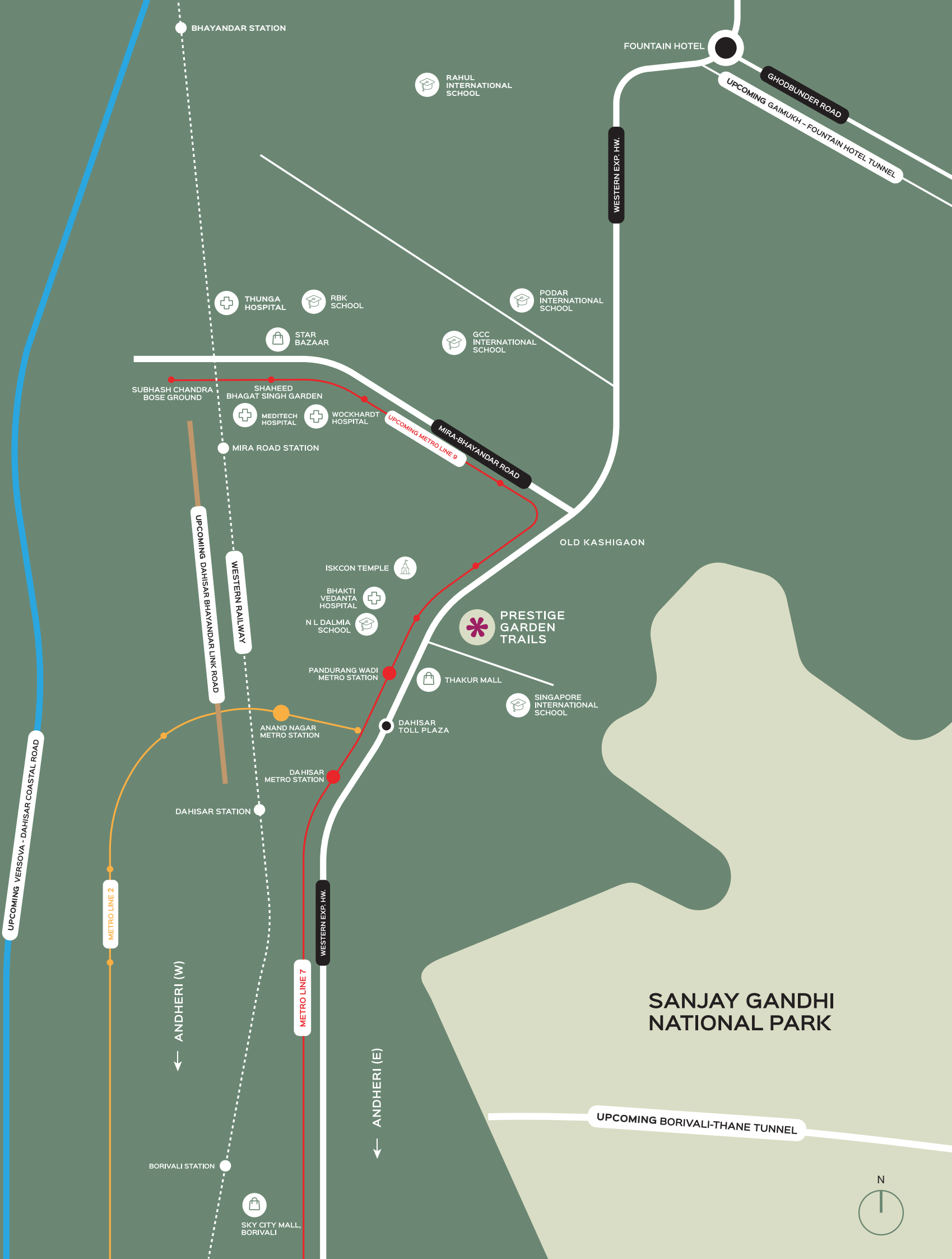
Bhaktivedanta Hospital	.....	8 min drive
Wockhardt Hospital	.....	12 min drive
Thunga Hospital	.....	12 min drive
Meditech Hospital	.....	12 min drive



MALLS

Thakur Mall, Mira Road	.....	2 min walk
Star Bazaar, Mira Road	.....	10 min drive
Sky City Mall, Borivali	.....	10 min drive

Disclaimer: Drive time considered at 7am as per Google Maps.





ASTER

BLUEBELL

CARNATION

DAISY

INTRODUCING
EMILIA

* MASTER LAYOUT



THE ARENA

1. ZEN GARDEN
2. BARBEQUE ZONE
3. CABANA SIT-OUTS
4. CELEBRATION LAWNS
5. GARDEN TRAIL
6. KIDS' GARDEN
7. PET PARK
8. CRICKET TURF
9. TENNIS/VOLLEYBALL COURT
10. FUTSAL COURT
11. BANYAN TREE CORNER

E-DECK (OPEN TO SKY)

12. JOGGING TRACK
13. CYCLING LOOP
14. SPRINT TRACK
15. SWIMMING POOL
16. KIDS' POOL
17. POOL DECK
18. POOL PARTY DECK
19. SKY GYM
20. LANDSCAPE GARDEN
21. INFINITY GARDEN
22. AMPHITHEATRE
23. AMPHI LAWNS
24. READING NOOK
25. MEDITATION GREENS
26. YOGA DECK
27. BUTTERFLY GARDEN

28. HOPSCOTCH ZONE
29. KIDS' PLAY AREA
30. TODDLERS' PLAY AREA
31. SENIOR CITIZEN GARDEN
32. AROMA GARDEN
33. REFLEXOLOGY PATH
34. SENSORY GARDEN
35. TRELLIS WALK
36. SKATING RINK

CLUB LOWER GROUND

- BADMINTON/PICKLEBALL COURT
- PADDLE COURT
- SQUASH COURT

CLUB UPPER GROUND

- BANQUET HALL
- MINI-THEATRE
- THE GARDEN LOUNGE
- CAFÉ

E-DECK (CLUB HOUSE)

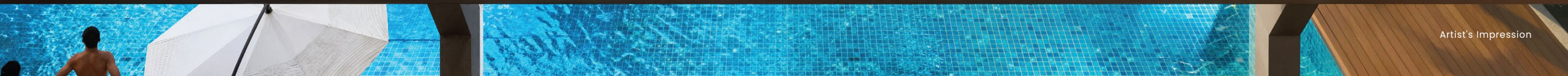
- GYMNASIUM
- SPA
- DANCE & MUSIC STUDIO
- YOGA ZONE
- CAFÉ
- INDOOR GAMES ARENA
- KIDS' PLAY ZONE
- BUSINESS LOUNGE
- GUEST SUITES
- GAMING ARENA



**IMMERSE IN THE SERENITY OF
E-DECK INDULGENCES**



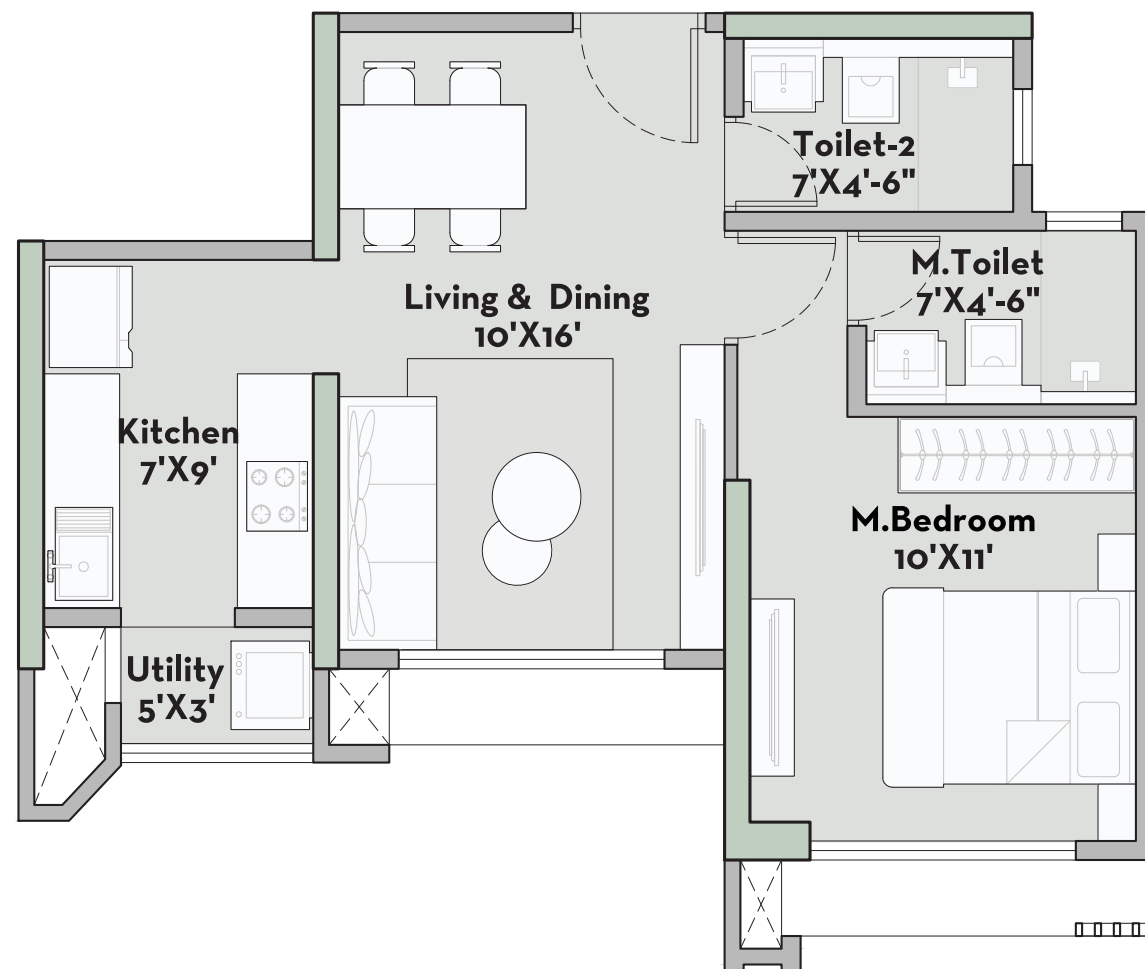
VIEW FROM TOWER EMILIA



Artist's Impression

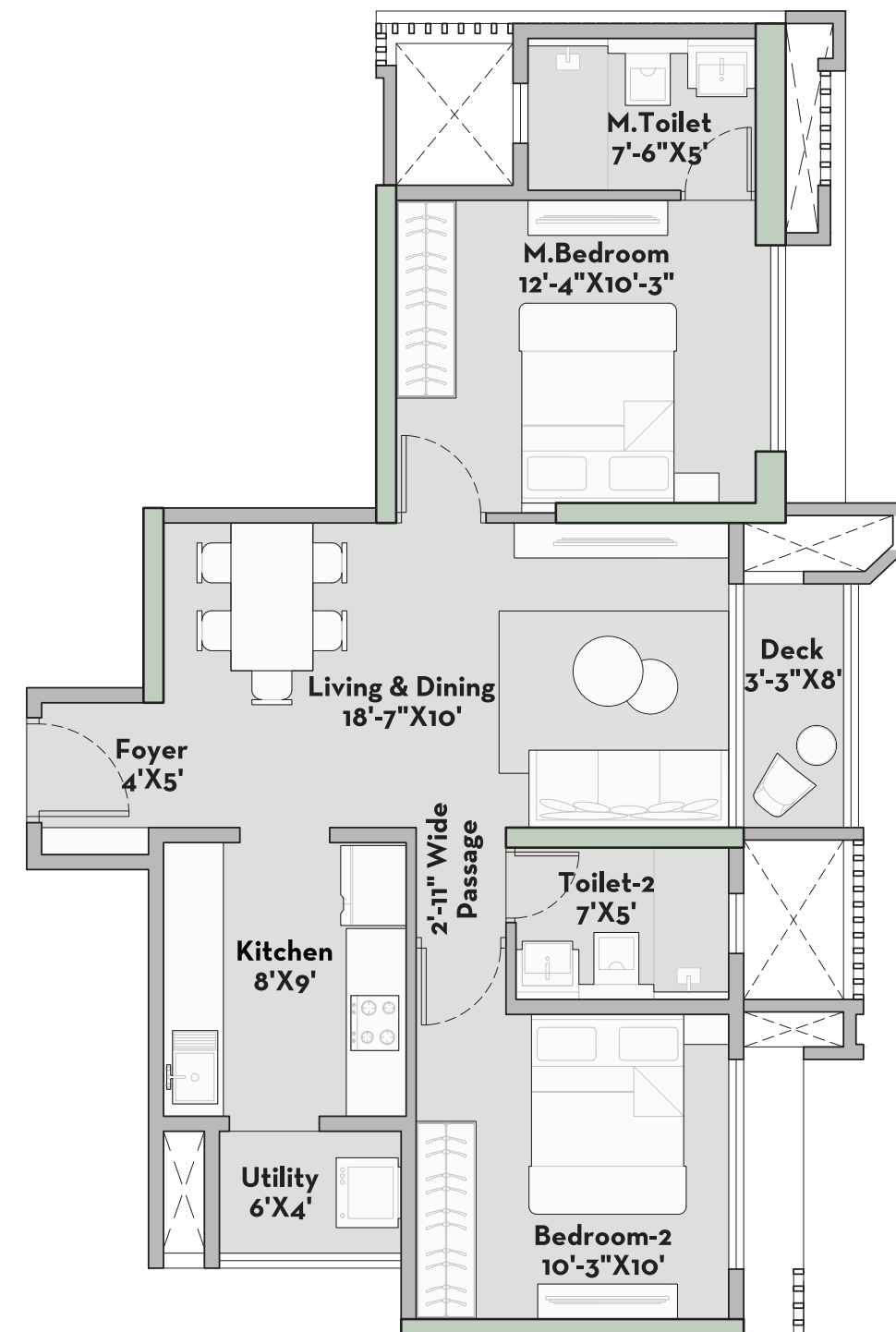
 ASTER & BLUEBELL | 1 BED GRANDEUR

RERA CARPET	437 SQ.FT.
DECK & UTILITY	15 SQ.FT.
TOTAL AREA	452 SQ.FT.



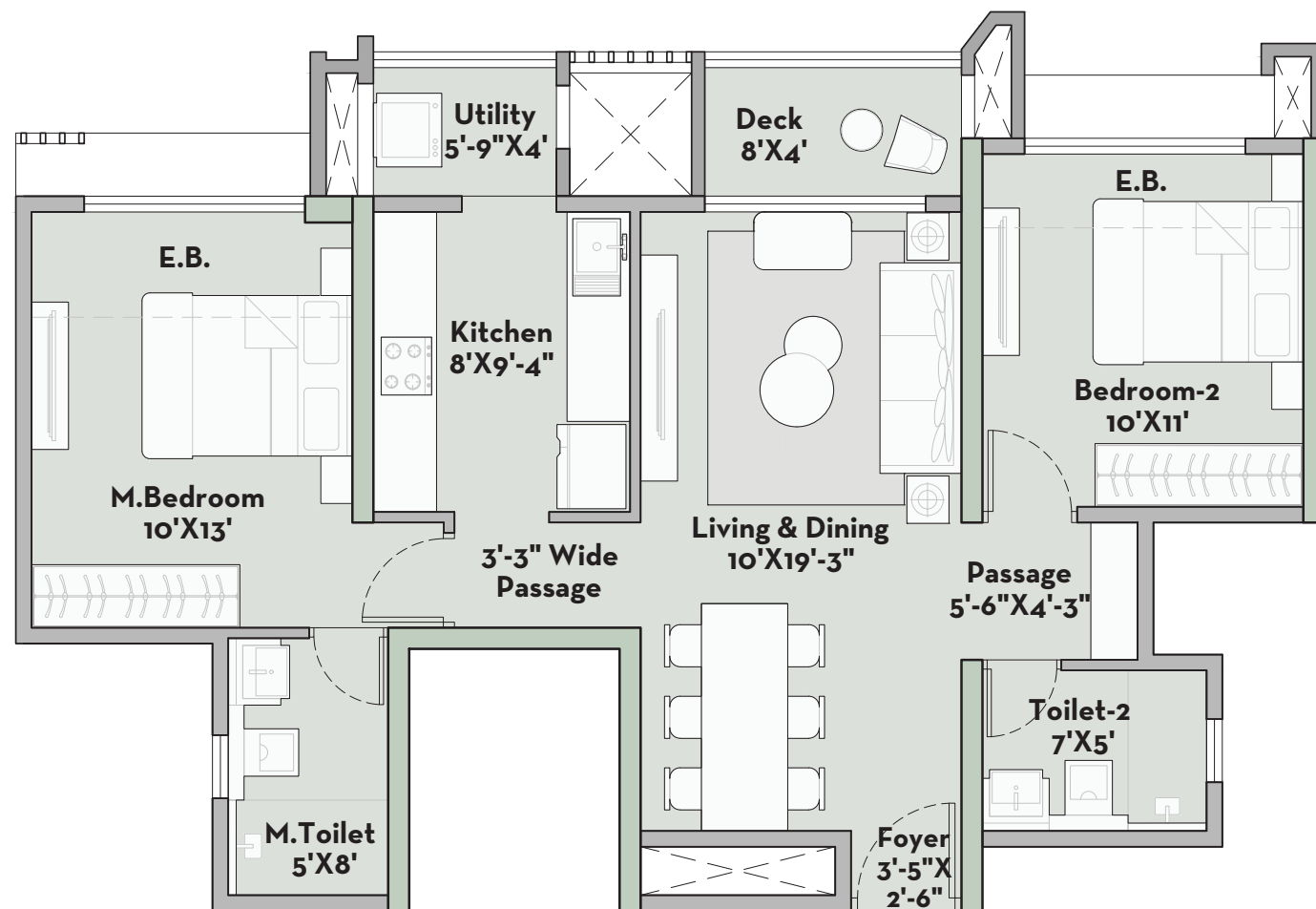
 ASTER & BLUEBELL | 2 BED PRISTINE

RERA CARPET	630 SQ.FT.
DECK & UTILITY	50 SQ.FT.
TOTAL AREA	680 SQ.FT.



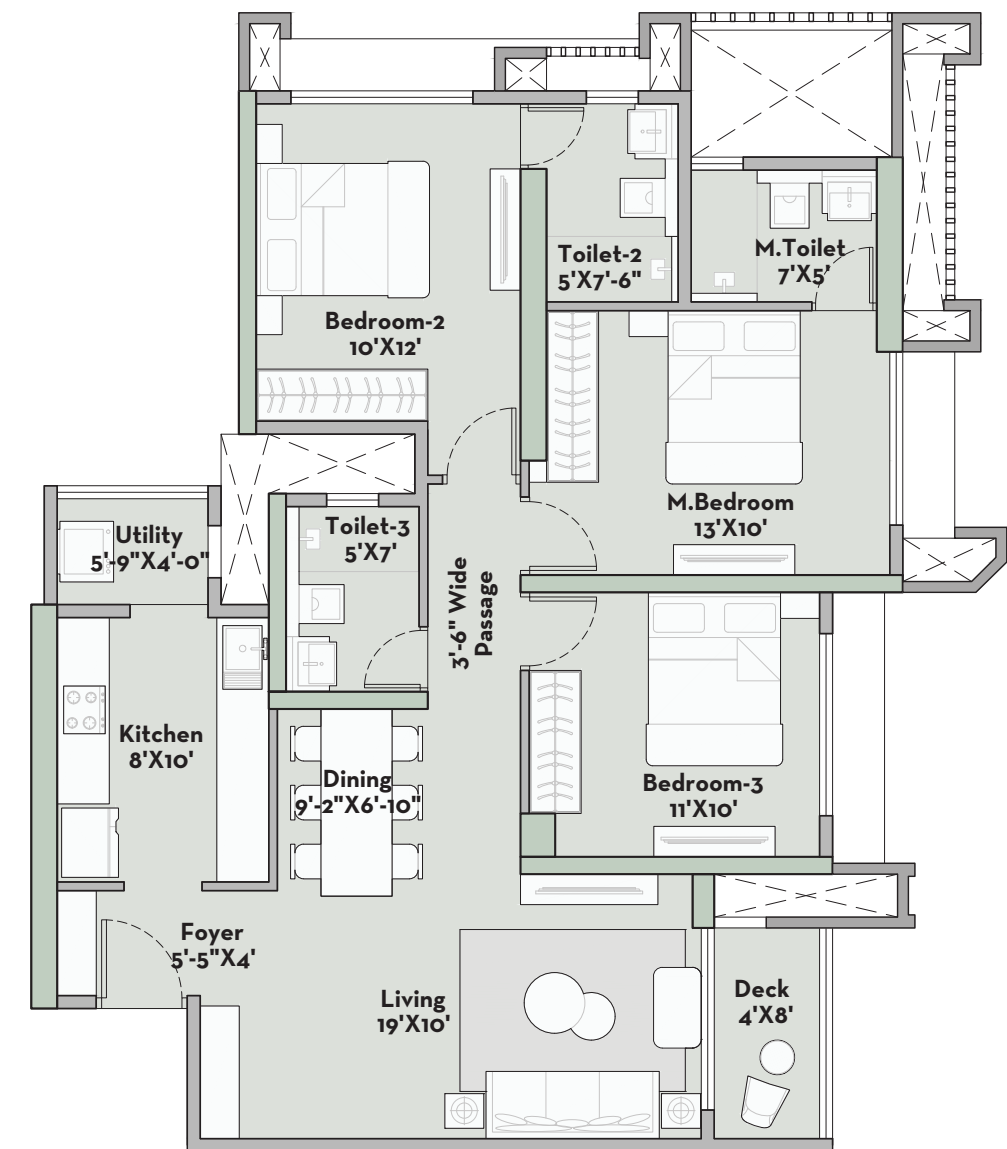
 EMILIA | 2 BED GRANDEUR

RERA CARPET	623 SQ.FT.
DECK & UTILITY	55 SQ.FT.
ENCLOSED BALCONY	57 SQ.FT.
TOTAL AREA	735 SQ.FT.



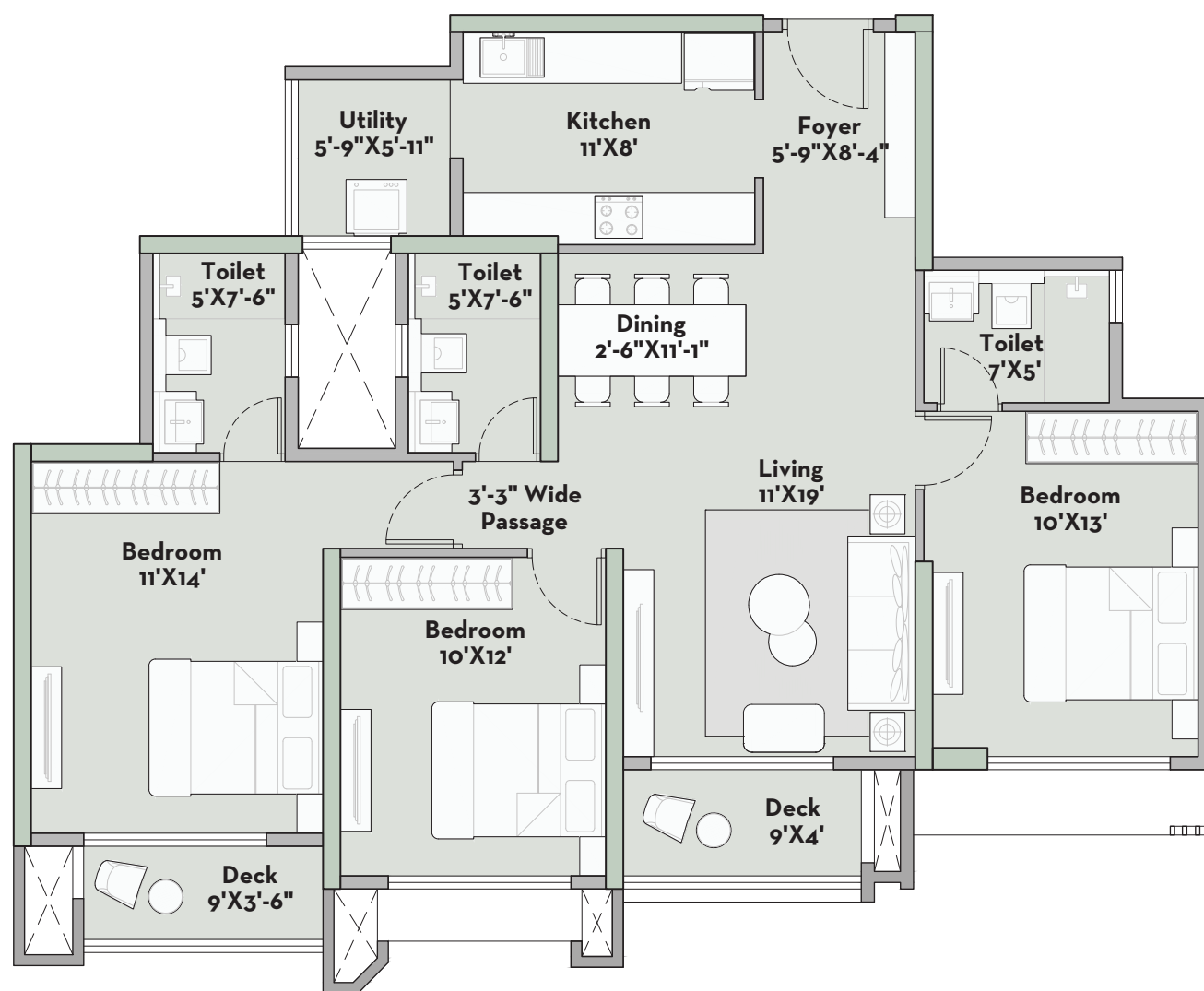
 EMILIA | 3 BED GRANDEUR

RERA CARPET	912 SQ.FT.
DECK & UTILITY	55 SQ.FT.
TOTAL AREA	967 SQ.FT.



 EMILIA | 3 BED REGAL

RERA CARPET	977 SQ.FT.
DECK & UTILITY	101 SQ.FT.
TOTAL AREA	1078 SQ.FT.



TOP REASONS TO BUY AT



DAHISAR-MIRA ROAD

 THE PRESTIGE PROMISE

The legacy of India's premier developer - hallmark quality, design excellence & timely delivery comes to Dahisar-Mira Road.

 THE LOCATION

Strategically located on Western Express Highway at the Dahisar-Mira Road confluence-the new landmark of the Western Suburbs.

 SEAMLESS METRO & RAIL CONNECTIVITY

With operational Metro Lines 2A & 7 and the upcoming Line 9, Prestige Garden Trails is just a 2-min walk to the Metro-connecting effortlessly to key business and lifestyle hubs across MMR, with easy 10 min access to Dahisar and Mira Road Railway Stations.

 THRIVING SOCIAL ECOSYSTEM

Close to top schools, malls, hospitals & leisure avenues for a complete lifestyle.

 HIGH GROWTH POTENTIAL*

Superior rentals & appreciation anticipated in the micro-market.

 A 5-ACRE ESTATE OF JOY

Low-density gated development with 50+ lifestyle amenities & a multi-level clubhouse.

 YOUR PRESTIGE HOME

Thoughtfully designed 1, 2 & 3 Bed Homes with efficient layouts and minimal wastage for a lifetime of joy.

TYOLOGY	DESCRIPTION	TOTAL RERA AREA RANGE IN SQ. FT.
1 Bed Grandeur	1 BHK with 2 Toilets	452
2 Bed Pristine	2 BHK with 2 Toilets & Deck	680
2 Bed Grandeur	2 BHK with 2 Toilets & Deck	735
3 Bed Grandeur	3 BHK with 3 Toilets & Deck	967
3 Bed Regal	3 BHK with 3 Toilets & 2 Decks	1078



THE FALCON'S JOURNEY SHAPING SKYLINES, CRAFTING TIMELESS LEGACIES

INDIA'S PREMIER REAL ESTATE DEVELOPER

RESIDENTIAL | COMMERCIAL | HOSPITALITY | RETAIL

39+

YEARS OF
EXCELLENCE

190+

MILLION SQ. FT.
DELIVERED

170+

MILLION SQ. FT.
UNDERWAY

300+

PROJECTS
COMPLETED

PRESENCE IN 13+ CITIES

THE GROWING LEGACY OF TRUST IN MUMBAI

3+

ICONIC
YEARS

5+

LANDMARK
DEVELOPMENTS

2+

PROJECTS
POSSESSIONS ONGOING

2500+

HAPPY FAMILIES
& COUNTING

OUR MUMBAI RESIDENTIAL PORTFOLIO



MAHALAXMI



PALI HILL



YOGI HILLS, MULUND (W)



MARINE LINES



WORLI

THE MOST SUCCESSFUL LAUNCH OF DAHISAR-MIRA ROAD



DAHISAR-MIRA ROAD

The inventory will be offered on a first-come, first-served basis, with available inventory opened for sale. The launch price may change after the sale of a certain number of units. *The ROI will also be dependent on the macroeconomic factors and the market forces. All the above will be at the discretion of the developer. Terms & Conditions Apply.

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 sq.m. A variance of (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions/column/finishing. All these dimensions are unfinished structural dimensions. The furniture/fixtures indicated herein will not be a part of the standard offering. 1 sqm = 10.764 sq.ft. *Travel time as per Google Maps.