



Azure Tower - OC No.  
BDA/EM/EO-2/TA-3/OC/T-138

# WELCOME TO YOUR **ABODE IN THE SKY**

Premium residences in East Bangalore



**BRIGADE**  
Building Positive Experiences



**BRIGADE**  
**EXOTICA**  
OLD MADRAS ROAD





Actual shot of clubhouse

## Lifestyle Amenities

An ecosystem that encourages a lifestyle that's physically active and mentally enriching.

### Indoor Amenities

- Indoor badminton court
- Table tennis room
- Multi-purpose hall with pantry space
- Snooker room
- Gym
- Indoor kid's play area
- Board & card games area

### Outdoor Amenities

- Amphitheatre
- Balinese landscaping
- Rainwater harvesting pond
- Sandpit area for kids
- Multi-purpose open area
- Party lawn
- Open lawn
- Swimming pool
- Floodlit Tennis court
- Floodlit full-size Basketball court
- Entrance cascade wall with rock feature
- Pavilions with seating
- Cricket practice pitch
- Children's play area





## UNIQUE DESIGN AND ARCHITECTURE

Life inside Bengaluru's tallest residential tower is nothing less than luxurious. Home to the who's who of Bengaluru, these spacious apartments come with large patios that allow for cross ventilation & natural light. The private gardens in the dining area brings in an aesthetic feel while seamlessly blending into your living space. No two apartments face each other, thus giving you the privacy, you need to enjoy life.

# OLD MADRAS ROAD, THE NEW HAVEN FOR INVESTMENT IN BANGALORE

Brigade Exotica is located at the heart of one of Bengaluru's fastest developing growth corridors - Old Madras Road. Thanks to its well-planned infrastructure and the emergence of the new integrated Satellite Township at Hoskote, Old Madras Road is rapidly emerging as an investment hotspot for several major MNCs and automobile giants. Offering easy connectivity to Whitefield, Airport and the CBD, Old Madras Road is destined to become the next big development hub of Bengaluru, making Brigade Exotica a promising investment.



## OFFICES AND COMMERCIAL CENTRES

Signature Tower at Brigade Golden Triangle	5 min
Bearys Global Research Triangle	5 - 10 min
RMZ Infinity	20 - 25 min
GR Tech Park	20 - 25 min
ITPL	25 - 30 min
KIADB Aerospace SEZ	30 - 35 min
Japanese Business Hub & Honda	30 - 35 min
Volvo Manufacturing Unit	30 - 40 min



## MAJOR HUBS

Whitefield	25 min
Indiranagar	30 - 40 min
MG Road	40 - 45 min
Hebbal	40 - 45 min
ORR/Marathahalli	40 - 45 min
Airport	40 - 45 min

# INSIDE YOUR HOME

Spacious homes starting

**2,640** sq.ft.  
(245 sq.m.)

**3**



sided ventilation  
for ample fresh air



**ZERO**

apartments facing each other



**90%**

daylight in all units,  
including bath spaces

**1**

large patio opening  
into each living  
& dining space

**3**

**step security**  
with buzzer, intercom  
and door video phone



Private gardens,  
seamlessly blending  
into your living space



# OUTSIDE YOUR HOME



Balinese landscaping  
by the award-winning  
Tropland Studio

## 15+ lifestyle amenities

- Indoor games
- Tennis court
- Swimming pool
- Clubhouse
- Jogging track & many more

**80%**  
open space



Pre-certified Gold  
by IGBC Green Homes



CRISIL 5-star rated

**8**

acres  
of lush greenery



# ARCHITECTURE



One of Bangalore's tallest residential towers, taller than the Statue of Liberty and as tall as World Trade Center



10° drop in temperature in comparison to rest of the city



Unique design and architecture, never before seen in India

## A REWARDING INVESTMENT

Brigade Exotica not only offers an enviable lifestyle but is also an incredible investment opportunity. Located off Whitefield in the high growth corridor of Old Madras Road, this lifestyle habitat offers the right balance of comfort and connectivity. It is not surprising that the who's who of the city have made Brigade Exotica their home.



Natural extension of Whitefield & Indiranagar

**30%-40%**

More affordable than a comparable project in Whitefield or Indiranagar



Proximity to 8-lane roadway that offers excellent connectivity



Proximity to the business hub at Signature Towers, Brigade Golden Triangle



Close to proposed Orion mall on Old Madras Road



Tower Azure - ready to live in



# GREEN INITIATIVES AT BRIGADE EXOTICA



## Site Ecology

Soil erosion control measures • Extensive landscaping  
High albedo painted roof • Provision for the differently abled  
Charging facility for electric cars

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## Energy Efficiency

High performance glazing • Energy efficient lighting fixtures  
DG sets catering to 75% of the total connected load  
Energy efficient lifts, pumps and motors

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## Water Efficiency

100% rainwater harvesting • Water efficient fixtures  
Water efficiency management in irrigation systems  
On-site sewage treatment plant • Recycled water for landscaping  
and flushing

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## Indoor Environmental Quality

90% of every unit area is day lit • No smoking zone in common areas  
Low VOC products (volatile organic compound) • Adequate light  
and ventilation

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## WE'VE TAKEN LUXURY SKY HIGH

Life at Brigade Exotica is all about appreciating the subtle nuances that elevate one's lifestyle beyond the ordinary. There are two magnificent towers, both 35 storeys tall, riding above a sea of greenery and surrounded by vast open spaces. Here, nature becomes a part of your everyday regime. With various green zones and exquisite landscaping by Balinese landscape architects, it is truly an abode for those who appreciate the finer things in life.



### LEGEND

- |                                  |                                |
|----------------------------------|--------------------------------|
| 1. Security                      | 11. Transformer Yard           |
| 2. Driveway                      | 12. Multi-Purpose Amphitheatre |
| 3. Pathway                       | 13. Party Lawn                 |
| 4. Parking                       | 14. Open Lawn                  |
| 5. GRC Rocks                     | 15. Kids' Play Area            |
| 6. Pavilion                      | 16. Rainwater Harvesting Pond  |
| 7. Bridge                        | 17. Swimming Pool              |
| 8. Internal Court with Waterbody | 18. Tennis Court               |
| 9. Cascade River                 | 19. Basketball Court           |
| 10. Sand Pit                     |                                |

### Civic amenities

### Parks and open spaces

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# AZURE FLOOR PLANS

# TYPICAL FLOOR PLAN

3 Bedrooms + 3 Toilets  
Unit - Type 1 (Small Patio)



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# TYPICAL FLOOR PLAN

3 Bedrooms + 3 Toilets  
Unit - Type 1 (Large Patio)



## SUPER BUILT-UP AREA

## CARPET AREA

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# TYPICAL FLOOR PLAN

4 Bedrooms + 4 Toilets  
(Small Patio)



SUPER BUILT-UP AREA	CARPET AREA
3,630 Sq.ft. / 336.84 Sq.m. (Shown above)	2,499 Sq.ft. / 232.21 Sq.m. (Shown above)

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4 Bedrooms + 4 Toilets  
(Large Patio)

This detailed floor plan illustrates the layout of a 3,000 sq. ft. house. The plan includes a color-coded legend in the top right corner, which identifies the following areas:

- 1 (Red):** Entry
- 2 (Red):** Living Room
- 3 (Red):** Dining Room
- 4 (Red):** Kitchen
- 5 (Blue):** Master Bedroom
- 6 (Blue):** Children's Bedroom
- 7 (Blue):** Guest Bedroom

The floor plan features the following rooms and dimensions:

- Entry:** 10'-0" x 5'-11"
- Living Room:** 26'-0" x 21'-0"
- Dining Room:** 11'-0" x 13'-0"
- Kitchen:** 11'-0" x 10'-0"
- Master Bedroom:** 14'-0" x 17'-3"
- Children's Bedroom:** 12'-0" x 13'-0"
- Guest Bedroom:** 11'-0" x 13'-0"
- Study:** 9'-0" x 7'-7"
- Office:** 9'-0" x 5'-5"
- Breakfast Room:** 11'-0" x 9'-3"
- Living Area:** 26'-0" x 21'-0"
- Storage:** 8'-0" x 5'-5"
- Utility:** 7'-11" x 7'-7"
- Patio:** 18'-0" x 30'-10"
- Pool:** 18'-0" x 30'-10"
- Deck:** 18'-0" x 30'-10"
- Garage:** 18'-0" x 30'-10"
- Front Porch:** 18'-0" x 30'-10"
- Back Porch:** 18'-0" x 30'-10"
- Front Yard:** 18'-0" x 30'-10"
- Back Yard:** 18'-0" x 30'-10"

The plan also shows various closets, including a linen closet, a broom closet, and a storage closet. The overall layout is designed to provide a comfortable and functional living space.

SUPER BUILT-UP AREA	CARPET AREA
3,800 Sq.ft. / 353.14 Sq.m. (Shown above)	2,502 Sq.ft. / 232.41 Sq.m. (Shown above)

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# TYPICAL FLOOR PLAN

5 Bedrooms + 6 Toilets + Servant's Room  
Penthouse - Type 2 (Lower Level)



## SUPER BUILT-UP AREA

5,030 Sq.ft. / 467.39 Sq.m.  
(Shown above)

## CARPET AREA

3,412 Sq.ft. / 316.97 Sq.m.  
(Shown above)

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# TYPICAL FLOOR PLAN

5 Bedrooms + 6 Toilets + Servant's Room  
Penthouse - Type 2 (Upper Level)



## SUPER BUILT-UP AREA

5,030 Sq.ft. / 467.39 Sq.m.  
(Shown above)

## CARPET AREA

3,412 Sq.ft. / 316.97 Sq.m.  
(Shown above)

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# SPECIFICATIONS

## COMMON AREAS

Waiting lounge: Imported marble flooring

Entrance lift lobby / Staircases: Granite / Vitrified tile flooring

## RESIDENCES

Living / Dining / Family / Kitchen: Vitrified tiles

## BEDROOM

Laminated wooden flooring

## KITCHEN

Vitrified tiles

Provision for modular kitchen

Provision for water heater and water purifier

Reticulated gas connection

## BALCONY / DECK

Outdoor patio in Matt finish vitrified tile

## BATHROOMS

Anti-skid tiles

CP Fittings - TOTO or equivalent

Sanitary ware - TOTO or equivalent

## UTILITY

Matt finish Vitrified tiles

Provision for washing machine and dishwasher

## DOMESTIC HELP ROOM & BATHROOM

Ceramic tile flooring

## DOORS & WINDOWS

Apartment main door in Teakwood frame with designer shutter

Bedroom Doors: In pre-engineered frames / Pre-engineered shutters polished

Windows - Anodised aluminium with glazing

Utility - UPVC door with sliding glass shutter

## PAINT

Textured finish paint for exterior, acrylic emulsion paint for interior ceilings & walls

Acrylic emulsion paint / Oil-bound distemper for common areas

## ELECTRICAL

Concealed PVC conduit with copper wiring

## POWER SUPPLY

8 kW for a 3-bedroom apartment

10 kW for a 4-bedroom apartment

15 kW for a penthouse

## STANDBY POWER

100% DG backup of emergency power for lifts, pumps and common lighting apartments

DG backup

3 kW for a 3-bedroom apartment

4 kW for a 4-bedroom apartment

5 kW for a penthouse

## LIFTS

6 passenger lifts of 13-person capacity - Toshiba or equivalent

2 service lifts

## MISCELLANEOUS

Smart home fixtures - Video door phone and buzzer for security control and intercom TV connection & internet on subscription basis

Beautifully landscaped gardens and open recreation area with children's play area

Well equipped clubhouse with gymnasium, snooker, indoor games room, reading room, multipurpose hall, swimming pool and badminton court - on membership (For residents only)

## AIR-CONDITIONING

Provision for split ACs



**Great Place To Work 2019**

Brigade was recognised as the Best Place to work in the real estate category for the 9<sup>th</sup> year in a row by Great Place to Work Institute

**Brigade Group**

Brigade Group received 'One of India's Top Challengers' award at the CWAB Awards 2019

Brigade Group received the 'Best Developer of the Year' award at the Times Business Awards 2019

Brigade was awarded as one of the Hot 50 Brands in Bengaluru under the Large Enterprise category at the Bengaluru Brand Summit 2018 by Paul Writer

**Brigade Orchards**

Won the 'Smart Township Project of The Year' award at the 6<sup>th</sup> Annual Siliconindia Bengaluru Real Estate Awards 2018

**Brigade Exotica**

Won the 'Best Residential Project' at the CIA World Construction & Infra Awards 2018

**Brigade Cornerstone Utopia**

Won the 'Integrated Township Project of the Year' award at the 11<sup>th</sup> Realty Plus Awards 2019 - South

**Brigade Panorama**

Won the award for Excellence in Delivery at the 11<sup>th</sup> Realty Plus Awards 2019 - South

**Brigade Palmgrove, Mysuru**

Won the 'Premium Villa Project of the Year' award at the NDTV Property Awards 2018

**Brigade Mountain View, Mysuru**

Won the award for Best Residential Dwellings above 50 units in Mysuru at the CARE Awards 2019

# MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

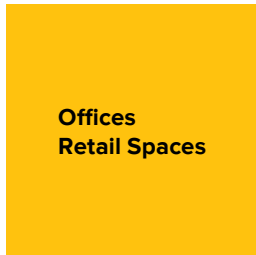
**Apartments  
Villas  
Integrated Enclaves  
Senior Living**



Brigade is one of India's leading developers with over three decades of experience in building positive experiences for all its stakeholders. We have transformed the city skylines of Bengaluru, Mysuru, Mangaluru, Hyderabad, Chennai, Kochi and Ahmedabad with our developments across Residential, Offices, Retail, Hospitality and Education sectors.



**Offices  
Retail Spaces**



Brigade's residential portfolio includes villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and mixed-use lifestyle enclaves & townships. Brigade is among the few developers who also enjoy a reputation of developing Grade A commercial properties. We are the license owners of the World Trade Center across South India, while our commercial spaces have top international clients operating out of them. Brigade's retail projects include Orion Mall, Orion East and Orion OMR. Brigade's hospitality offerings include star hotels, recreational clubs and convention centres, Celebrations Catering & Events and The Baking Company. Since its inception in 1986, Brigade has completed over 250 buildings amounting to 66 million sq.ft. of developed space in residential, offices, retail and hospitality sectors across 7 cities.



**Clubs  
Hotels  
Convention Centres  
Schools**



We have been consistently ranked among the 100 Best Places to Work in India by Great Place To Work Institute for 9 years in a row. The Group has also been socially responsible and has vastly contributed to society. This responsible attitude and innovative mind-set combined with uncompromising quality of projects over the years, has created a reputed brand.



**BRIGADE**

Building Positive Experiences

In humble  
commemoration



Founder

**Indian  
music**  
EXPERIENCE

Awarded  
9 years in a row



**Site Marketing Office:**  
Brigade Exotica,  
Old Madras Road (before  
Budigere Cross), Bangalore.

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