



Burgundy Tower - OC Received

WELCOME TO YOUR **ABODE IN THE SKY**

Premium residences in East Bangalore

OC No.: Burgundy - BDA/EM/EO-2/TA-3/OC/T-69

BRIGADE
EXOTICA
OLD MADRAS ROAD



Actual shot of patio

UNIQUE DESIGN AND ARCHITECTURE

Life inside one of Bengaluru's tallest residential towers 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 garden 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.



Actual shot of clubhouse

LIFESTYLE AMENITIES

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

Indoor Amenities

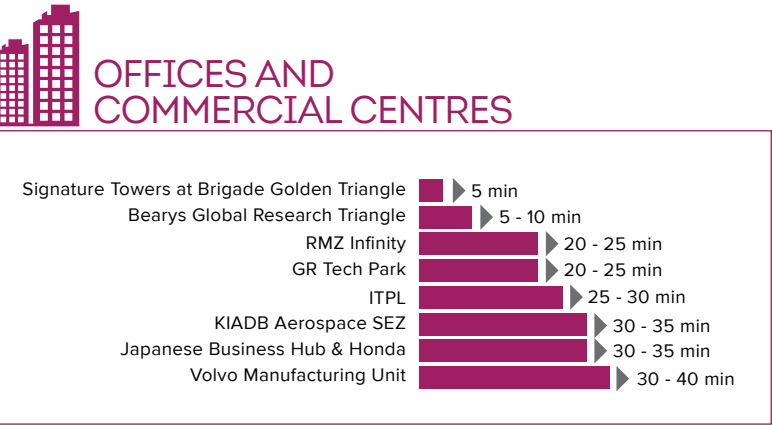
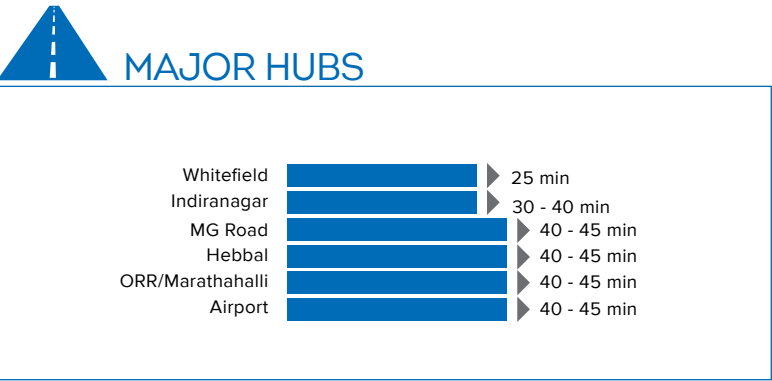
- Indoor badminton court
- Table tennis room
- Multi-purpose hall with pantry space
- Snooker room
- Gym
- Indoor kids' play area
- Board & card games area

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

OLD MADRAS ROAD,
THE NEW HAVEN FOR
INVESTMENT IN BENGALURU

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.



INSIDE YOUR HOME

Spacious homes starting from

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

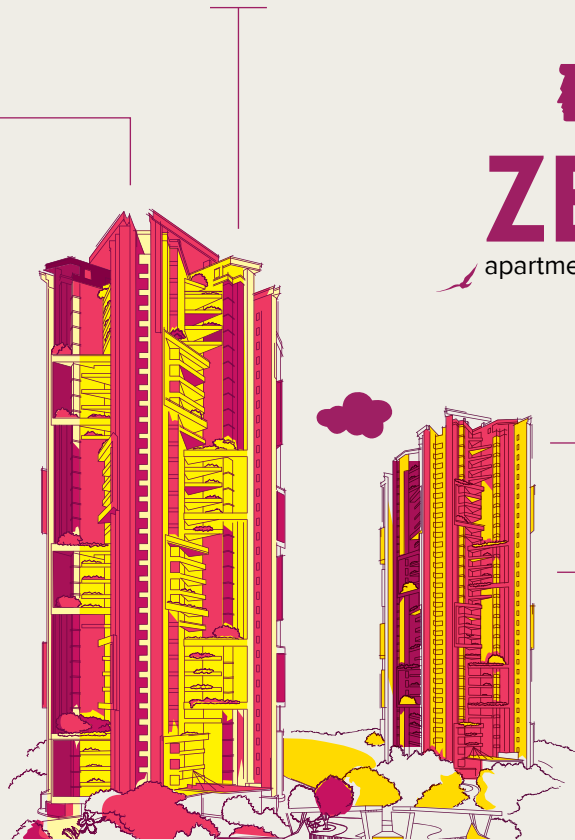
large patio opening
into each living
& dining space

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



10°C 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 the Orion Uptown Mall on Old Madras Road



20 – 30 mins drive from upcoming metro stations

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



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



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



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

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. Sandpit | |

Civic amenities

Parks and open spaces

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TYPICAL FLOOR PLAN

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



SUPER BUILT-UP AREA

2,640 Sq.ft. / 245.26 Sq.m.

CARPET AREA

1,759 Sq.ft. / 163.45 Sq.m.

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TYPICAL FLOOR PLAN

3 Bedrooms + 3 Toilets
Unit - Type 2 (Large Patio)



SUPER BUILT-UP AREA	CARPET AREA
2,760 Sq.ft. / 256.41 Sq.m.	1,762 Sq.ft. / 163.73 Sq.m.

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TYPICAL FLOOR PLAN

3 Bedrooms + 3 Toilets
Unit - Type 2 (Small Patio)



SUPER BUILT-UP AREA

CARPET AREA

2,990 Sq.ft. / 277.77 Sq.m.

1,969 Sq.ft. / 182.88 Sq.m.

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TYPICAL FLOOR PLAN

3 Bedrooms + 3 Toilets
Unit - Type 2 (Large Patio)



SUPER BUILT-UP AREA

3,140 Sq.ft. / 291.71 Sq.m.

CARPET AREA

1,971 Sq.ft. / 183.14 Sq.m.

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TYPICAL FLOOR PLAN

4 Bedrooms + 4 Toilets
Unit - Type 1 (Small Patio)

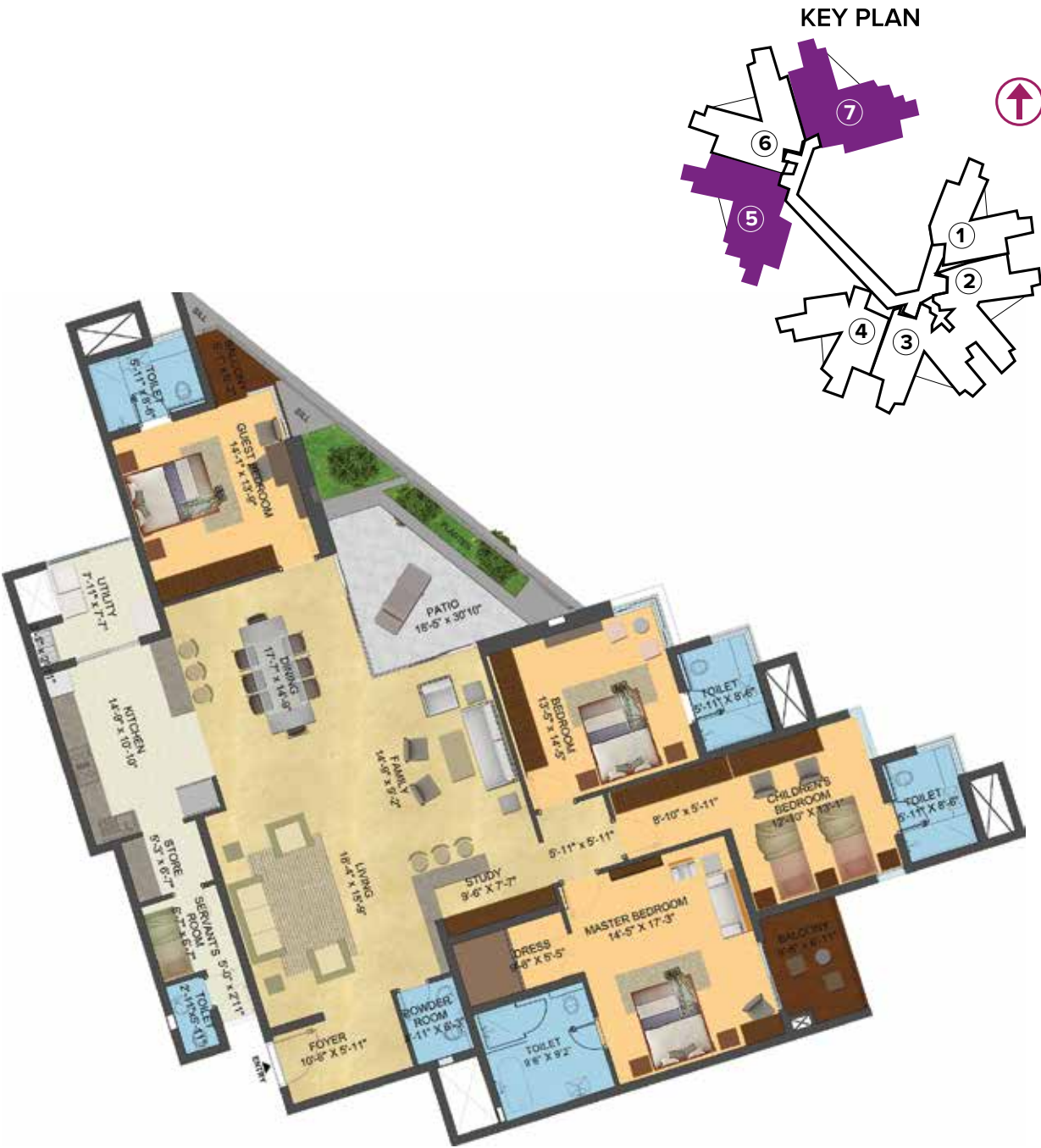


SUPER BUILT-UP AREA	CARPET AREA
3,630 Sq.ft. / 337.28 Sq.m.	2,499 Sq.ft. / 232.21 Sq.m.

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TYPICAL FLOOR PLAN

4 Bedrooms + 4 Toilets
Unit - Type 1 (Large Patio)



SUPER BUILT-UP AREA

3,800 Sq.ft. / 353.02 Sq.m.

CARPET AREA

2,502 Sq.ft. / 232.41 Sq.m.

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5 Bedrooms + 6 Toilets + Servant's Room
Penthouse - Type 1 (Lower Level)



SUPER BUILT-UP AREA	CARPET AREA
4,500 Sq.ft. / 418.06 Sq.m.	3,044 Sq.ft. / 282.80 Sq.m.

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TYPICAL FLOOR PLAN

5 Bedrooms + 6 Toilets + Servant's Room
Penthouse - Type 1 (Upper Level)



SUPER BUILT-UP AREA	CARPET AREA
4,500 Sq.ft. / 418.06 Sq.m.	3,044 Sq.ft. / 282.80 Sq.m.

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TYPICAL FLOOR PLAN

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



SUPER BUILT-UP AREA	CARPET AREA
5,030 Sq.ft. / 467.29 Sq.m.	3,412 Sq.ft. / 316.97 Sq.m.

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TYPICAL FLOOR PLAN

5 Bedrooms + 6 Toilets + Servant's Room
Penthouse - Type 1 (Upper Level)



SUPER BUILT-UP AREA	CARPET AREA
5,030 Sq.ft. / 467.29 Sq.m.	3,412 Sq.ft. / 316.97 Sq.m.

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TYPICAL FLOOR PLAN

5 Bedrooms + 6 Toilets + Servant's Room
Penthouse - Type 3 (Lower Level)



SUPER BUILT-UP AREA	CARPET AREA
5,540 Sq.ft. / 514.67 Sq.m.	3,863 Sq.ft. / 358.91 Sq.m.

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TYPICAL FLOOR PLAN

5 Bedrooms + 6 Toilets + Servant's Room
Penthouse - Type 3 (Upper Level)



SUPER BUILT-UP AREA	CARPET AREA
5,540 Sq.ft. / 514.67 Sq.m.	3,863 Sq.ft. / 358.91 Sq.m.

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE.

SPECIFICATIONS

COMMON AREAS

Waiting Lounge: Imported marble flooring

Entrance Lift Lobby / Staircases: Granite / Vitrified tile flooring

RESIDENCES

Living / Dining / Family / Kitchen: Engineered Marble

BEDROOM

Laminated wooden flooring

KITCHEN

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: GROHE or equivalent

Sanitary Ware: Duravit 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

VRV Air conditioning

**Great Place To Work 2019**

Brigade was recognised as the Best Place to work in the real estate category for the 9th year in a row by the 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 6th 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 11th Realty Plus Awards 2019 - South

Brigade Panorama

Won the award for 'Excellence in Delivery' at the 11th 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

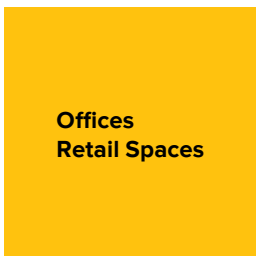
MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

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 Avenue Mall and Orion Uptown Mall. 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 the 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.

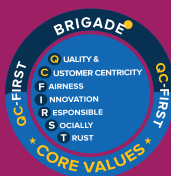




BRIGADE

Building Positive Experiences

Our
core values



Founders



Awarded
10 years in a row



UPGRADE TO BRIGADE, reach us on **1800 102 9977** • email: **salesenquiry@brigadegroup.com**

Site Marketing Office:
Brigade Exotica
Old Madras Road
(before Budigere Cross),
Bengaluru

Registered & Corporate Office:
29th & 30th Floor,
WTC Bangalore@Brigade Gateway Campus,
Dr. Rajkumar Road, Malleswaram-Rajajinagar,
Bengaluru 560055

Dubai:
Brigade Enterprises Ltd.,
708, Atrium Centre, Bank Street, Bur Dubai
Ph: +971 4 3555504
dubaisales@brigadegroup.com

Offices also at: **CHENNAI • HYDERABAD • MYSURU**