



INTRODUCING  
**PHASE  
2**

# A neighbourhood that widens your horizons.

**SMARTMENTS IN A 135-ACRE AWARD WINNING  
INTEGRATED SMART TOWNSHIP**

RERA Reg. No: PRM/KA/RERA/1250/303/PR/151223/006485. Details available at [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

# IVORY

— at —

**BRIGADE**

## ORCHARDS

MIXED-USE TOWNSHIP

Near Aerospace Park, Devanahalli

# 135-ACRE

## AWARD WINNING SMART TOWNSHIP.



Actual image from location



READY TO MOVE-IN APARTMENTS  
& SIGNATURE VILLAS



FULLY FUNCTIONAL  
SIGNATURE CLUB RESORT



WORLD CLASS SPORTS  
ARENA & STADIUM



THE SCHOOL FOR  
GLOBAL MINDS



OFFICE & RETAIL SPACE  
AT THE ARCADE



5 MINUTES TO READYMADE  
SOCIAL INFRASTRUCTURE



15 MINUTES TO  
AEROSPACE PARK



20 MINUTES TO  
INTERNATIONAL AIRPORT



30 MINUTES FROM  
HEBBAL/BUDIGERE CROSS



DIRECT CONNECTION WITH  
UPCOMING NATIONAL HIGHWAY



# Intelligent building. Smart living.

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**Ivory Phase 2 at Brigade Orchards** is the smartest solution money can buy. Not just is it a part of one of the highest rated smart townships in India, it is also one of the first smart-tech enabled homes.

Located at a vantage point within the lush township, it commands a stellar view of Devanahalli in all its glory. And with its intelligently designed Studio 1, 1.5, 2 and 3 bedroom apartments with smart interiors, it offers a lifestyle that is truly miles ahead of the rest.



Amazon  
Echo



Smart Switches for  
Lights & Fans



Energy Efficient  
Bathrooms



RFID Cards  
for residents



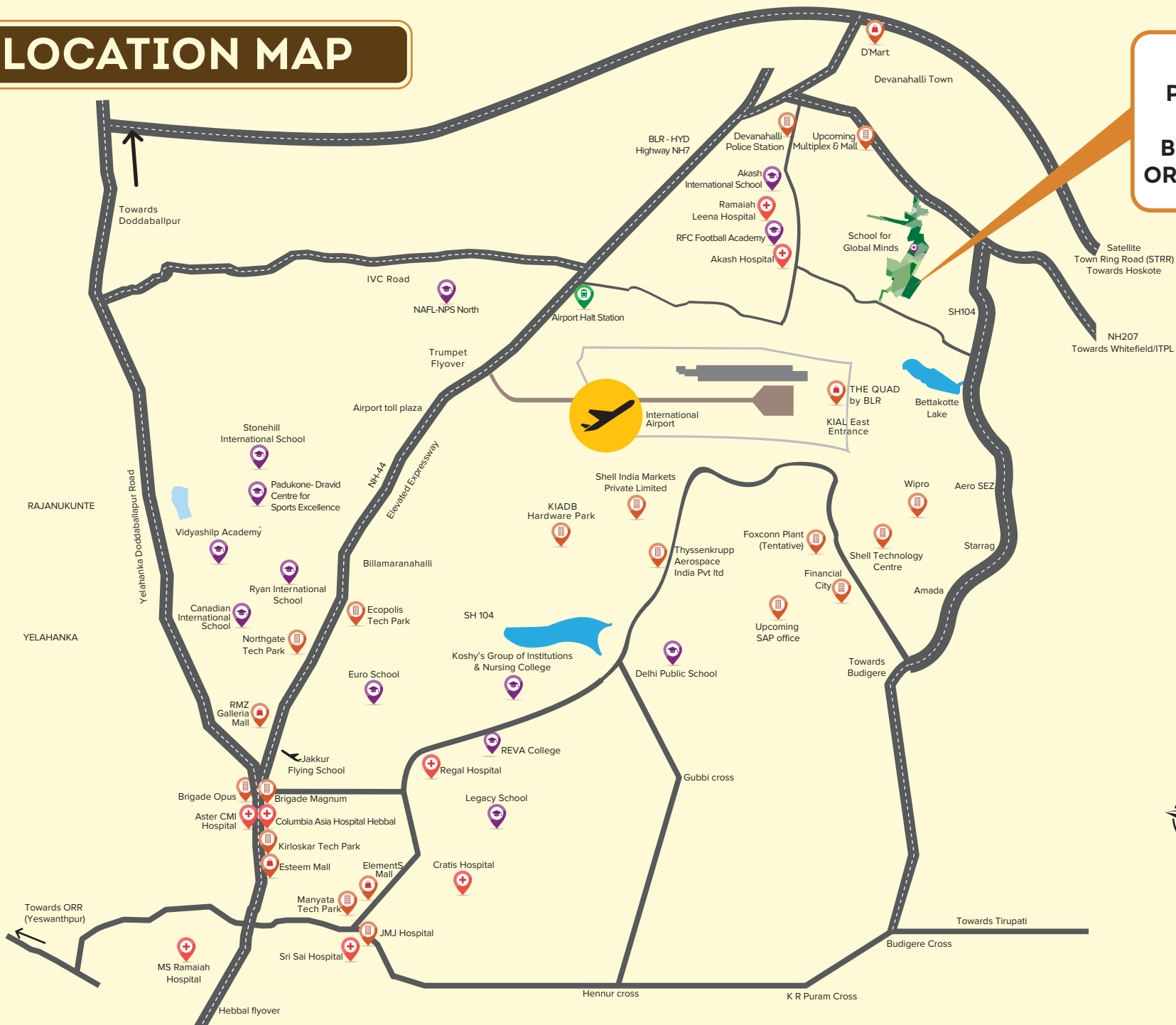
Gas Leak Detector  
in Kitchen



Automated  
Boom Barriers

## LOCATION MAP

**IVORY  
PHASE 2  
AT  
BRIGADE  
ORCHARDS**



Map not to scale



# A world of possibilities is a short drive away.

Educate, empower and enable your loved ones to pursue their dreams, with the right opportunities at the right institute. And that too, close to home.

## WITHIN 20 MINUTES

THE SCHOOL  
FOR GLOBAL MINDS  
(Brigade Orchards)

EUROKIDS  
PRE-SCHOOL

EURO  
SCHOOL

CHANAKYA  
UNIVERSITY

CARMEL ENGLISH  
SCHOOL

NAFL-NPS  
NORTH

SHANTHINIKETHAN  
PUBLIC SCHOOL

ATAL BIHARI  
VAJPAYEE  
RESIDENTIAL SCHOOL

STERLING ENGLISH  
RESIDENTIAL  
SCHOOL

AKASH  
INTERNATIONAL  
SCHOOL

## WITHIN 30 MINUTES

DELHI PUBLIC  
SCHOOL

OXFORD  
ENGLISH SCHOOL

GITAM  
UNIVERSITY

HARROW  
SCHOOL

PADUKONE-DRavid  
CENTRE FOR  
SPORTS EXCEL-

CANADIAN  
INTERNATION-  
AL SCHOOL

STONEHILL  
INTERNATION-  
AL SCHOOL

## WITHIN 45 MINUTES

VIBGYOR  
SCHOOL

VIDYASHILP  
ACADEMY

REVA  
COLLEGE

MS COLLEGE OF  
ENGINEERING

RYAN  
INTERNATIONAL  
SCHOOL

KOSHYS GROUP  
OF INSTITUTIONS &  
NURSING COLLEGE



# One step closer to wellness.

Whether it's a routine check-up or an emergency, rest assured that the absolute best of healthcare is a short drive away.

## WITHIN 20 MINUTES

RAMAIAH HEALTH CENTRE  
(Brigade Orchards)

AKASH  
HOSPITAL

MANASA  
HOSPITAL<sup>a</sup>

RAMAIAH LEENA  
HOSPITAL

SHRI SHIRDI SAI  
HOSPITAL

## WITHIN 30-45 MINUTES

ASTER CMI  
HOSPITAL

DRISHTI EYE  
CARE

MANIPAL  
HOSPI-

RAMAIAH  
HOSPI-

MOTHERHOOD  
HOSPITAL

REGAL  
HOSPI-

CRATIS  
HOSPITAL

BAPTIST  
HOSPITAL





# Get to work.

Whether you need to pop into the office for a quick catch up or your business needs you there 7 days a week, Bangalore's business hubs are a quick drive away.

## WITHIN 20 MINUTES

THE ARCADE AT  
BRIGADE  
ORCHARDS

KEMPEGOWDA  
INTERNATIONAL  
AIRPORT

KIADB AEROSPACE  
SEZ & HARDWARE  
PARK

## WITHIN 30 MINUTES

IFCI  
FINANCIAL  
CITY

BOEING  
INTERNATIONAL  
CORPORATION

WIPRO  
INFRASTRUCTURE  
ENGG.

AMADA  
INDIA TECHNICAL  
CENTER

STARRAG  
INDIA

TEXAS  
INSTRUMENTS

SHELL  
INDIA  
MARKETS

DYNAMAT- | AIRBUS | THYSSENK- | CENTUM | SAP LABS

## WITHIN 45 MINUTES

MANYATA  
BUSINESS PARK

ECOPOLIS  
TECH PARK

NORTHGATE  
OFFICE PARK

KIRLOSKAR TECH PARK

INFOSYS LIMITED



# Fun and food, for every mood.

Shop till you drop, watch all the latest films, grab a bite to eat, and have a fun day out, when you want, where you want.

## WITHIN 20 MINUTES

SIGNATURE CLUB  
RESORT  
(Brigade Orchards)

TAMARIND  
(Signature Club  
Resort)

THE ARCADE  
AT  
BRIGADE

SPORTS ARENA &  
STADIUM  
(Brigade Orchards)

NATIONAL CRICKET  
ACADEMY  
(New campus in KIADB)

RFC FOOTBALL  
ACADEMY

THE QUAD BY BLR | GOLFSHIRE CLUB

## WITHIN 30 MINUTES

NANDI  
HILLS

CLARKS  
EXOTICA

OLDE  
BANGALORE

DECATHLON

GARUDA  
MALL

GALLERIA  
MALL

ESTEEM  
MALL

PHOENIX  
MALL OF ASIA

## WITHIN 45 MINUTES

CHAIRMANS CLUB

GOLDFINCH RETREAT

ELEMENTS MALL

SAHAKA-  
RANAGAR HIGH

YELAHANKA  
HIGH STREET

THE LEELA PALACE





# Get a push forward with KIADB next door.

With the KIADB located near Brigade Ivory, you can easily explore new and promising career opportunities with the biggest titans in the global industry.



**AMAZON:** Largest fulfillment centre in India with 2.4 mn. cubic feet capacity.



**SHELL:** 52-acre tech hub in KIADB region, 3rd main hub after the Netherlands and USA.



**WIPRO AEROSPACE:** INR 650 mn. investment. 7.2-acre campus manufacturing aerospace components.



**BOEING:** The 2nd largest campus in the world, spread across 43 acres. Once completed, the project is expected to generate around 3,000 jobs.



**AIRBUS:** This facility has been inaugurated to expand the manufacturing of A330s.



**THYSSENKRUPP:** Thyssenkrupp Aerospace is the largest provider of aerospace-grade raw materials. The facility is spread over 86,000 sq. ft.



**CENTUM:** Key player in Defence and Indian space missions, Centum has a 3.5 lact sq. ft. facility in the KIADB region.

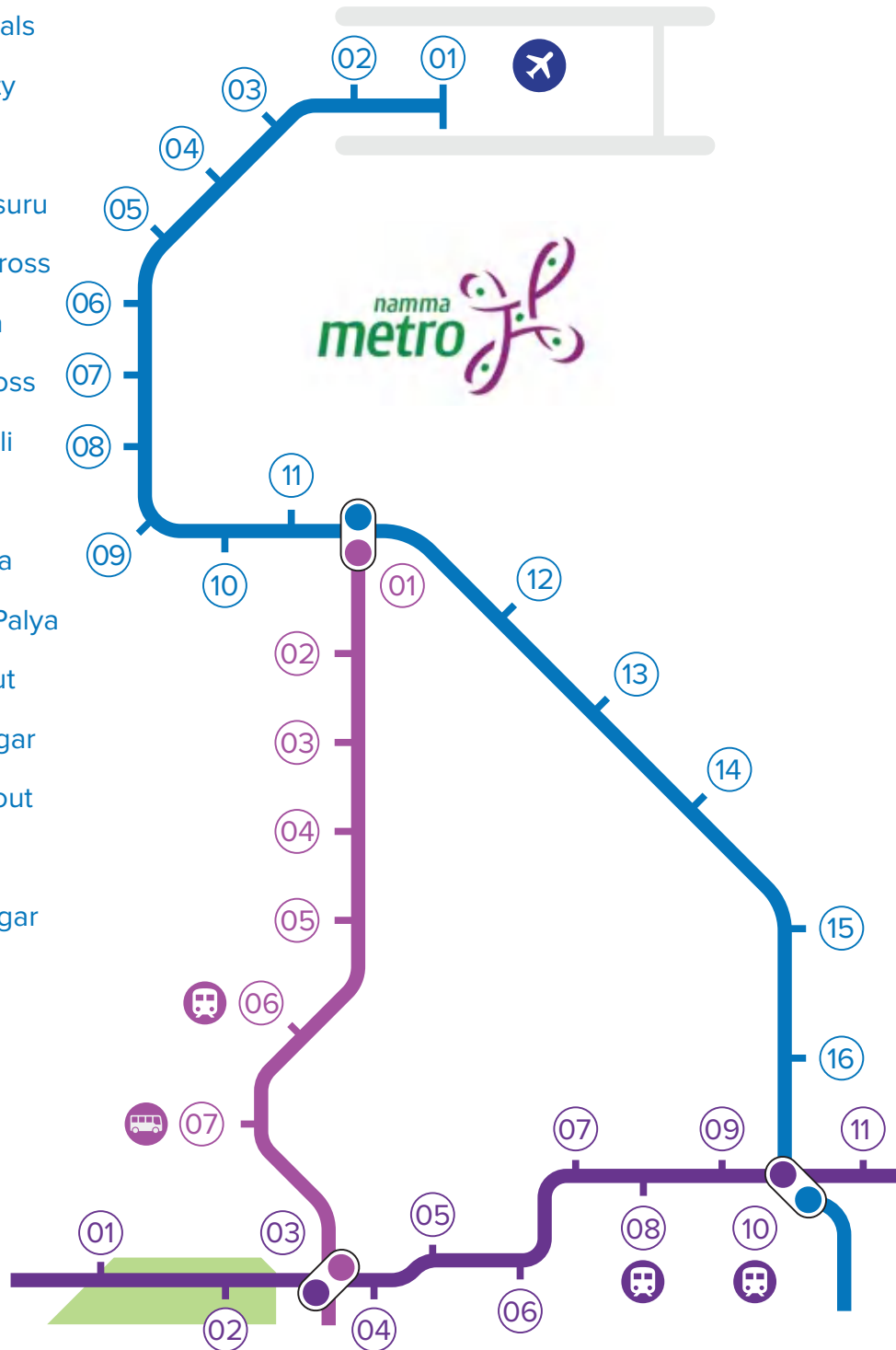


**TEXAS INSTRUMENTS:** A world-leading semiconductor manufacturing company to set up a 15-acre facility, creating 2,000 jobs.

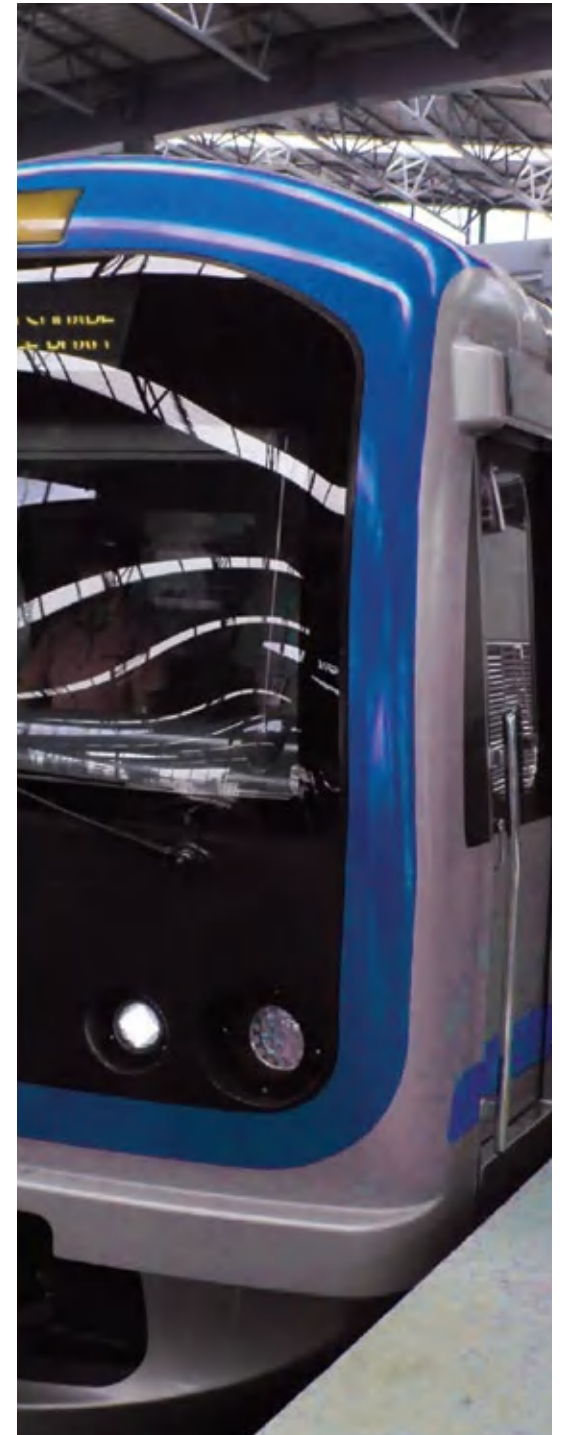


**FOXCONN:** Taiwanese electronics giant acquired 300 acres of land in Devanahalli. Capacity to manufacture 2 cr.+ iPhones/year

- 01. KIA Terminals
- 02. Airport City
- 03. Doddajala
- 04. Bettahalasuru
- 05. Bagalur Cross
- 06. Yelahanka
- 07. Jakkur Cross
- 08. Kodigehalli
- 09. Hebbal
- 10. Kempapura
- 11. Veeranna Palya
- 12. HBR Layout
- 13. Kalyan Nagar
- 14. HRBR Layout
- 15. Horamavu
- 16. Kasturi Nagar



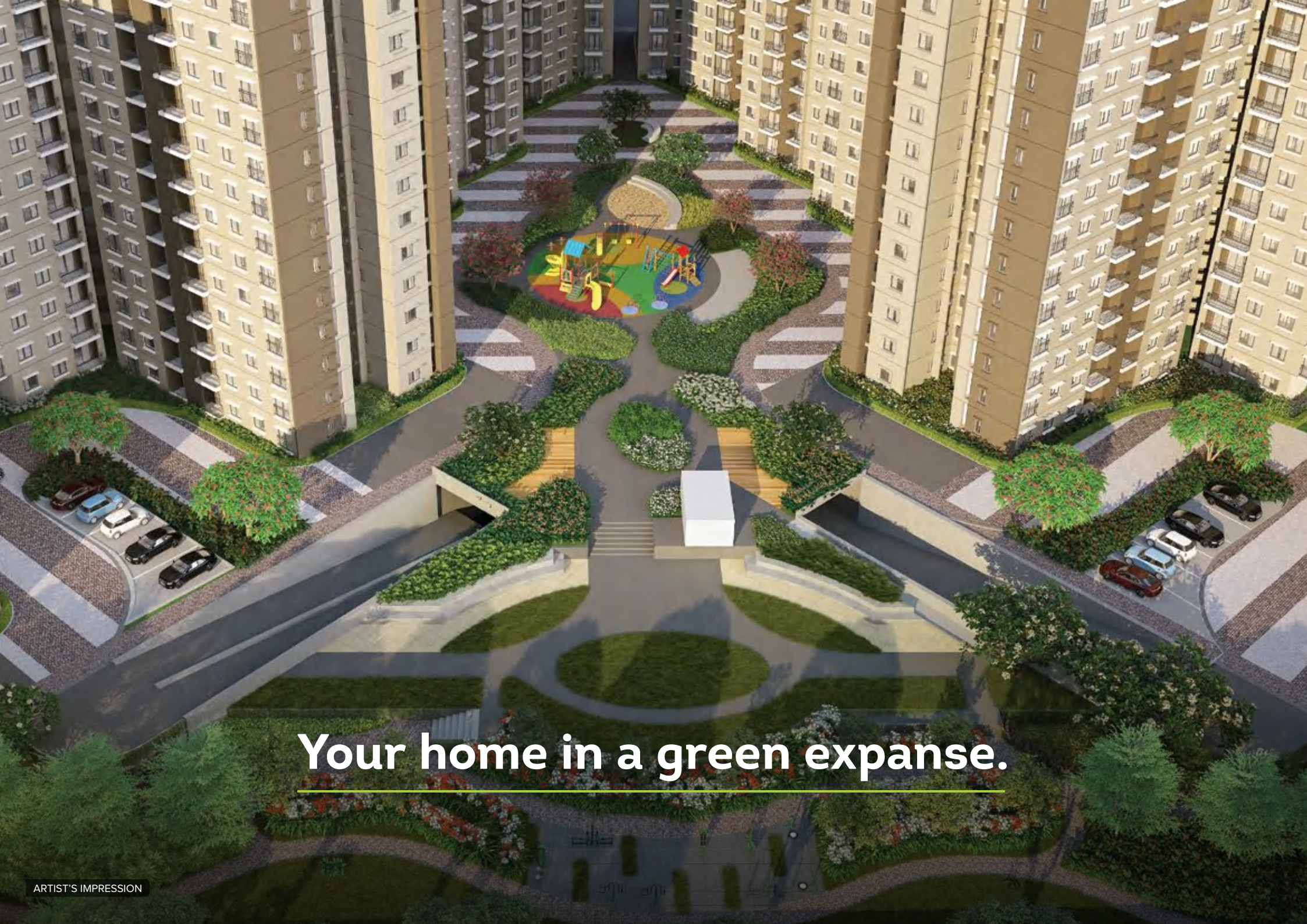
- 01. Nagawara
  - 02. Kadugondanahalli
  - 03. Venkateshapura
  - 04. Tannery Road
  - 05. Pottery Town
  - 06. Cantonment
  - 07. Shivajinagar
- 
- 01. Dr. B.R. Ambedkar Vidhana Soudha
  - 02. Cubbon Park
  - 03. Mahatma Gandhi Road
  - 04. Trinity Circle
  - 05. Halasuru
  - 06. Indiranagar
  - 07. Swami Vivekananda Road
  - 08. Baiyyappanahali
  - 09. Benniganahalli
  - 10. Krishnaraja Puram
  - 11. Mahadevapura







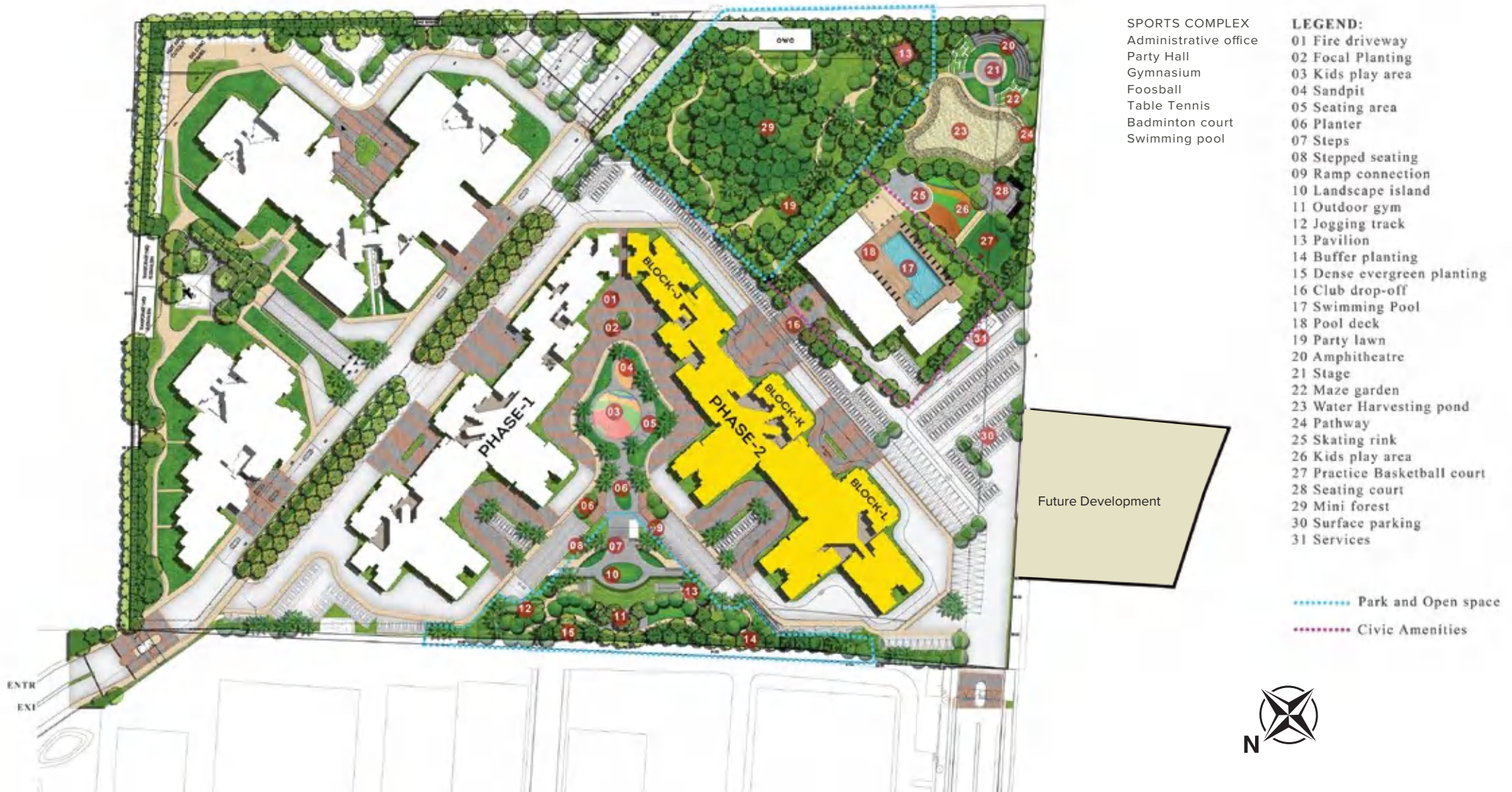




**Your home in a green expanse.**



# MASTERPLAN



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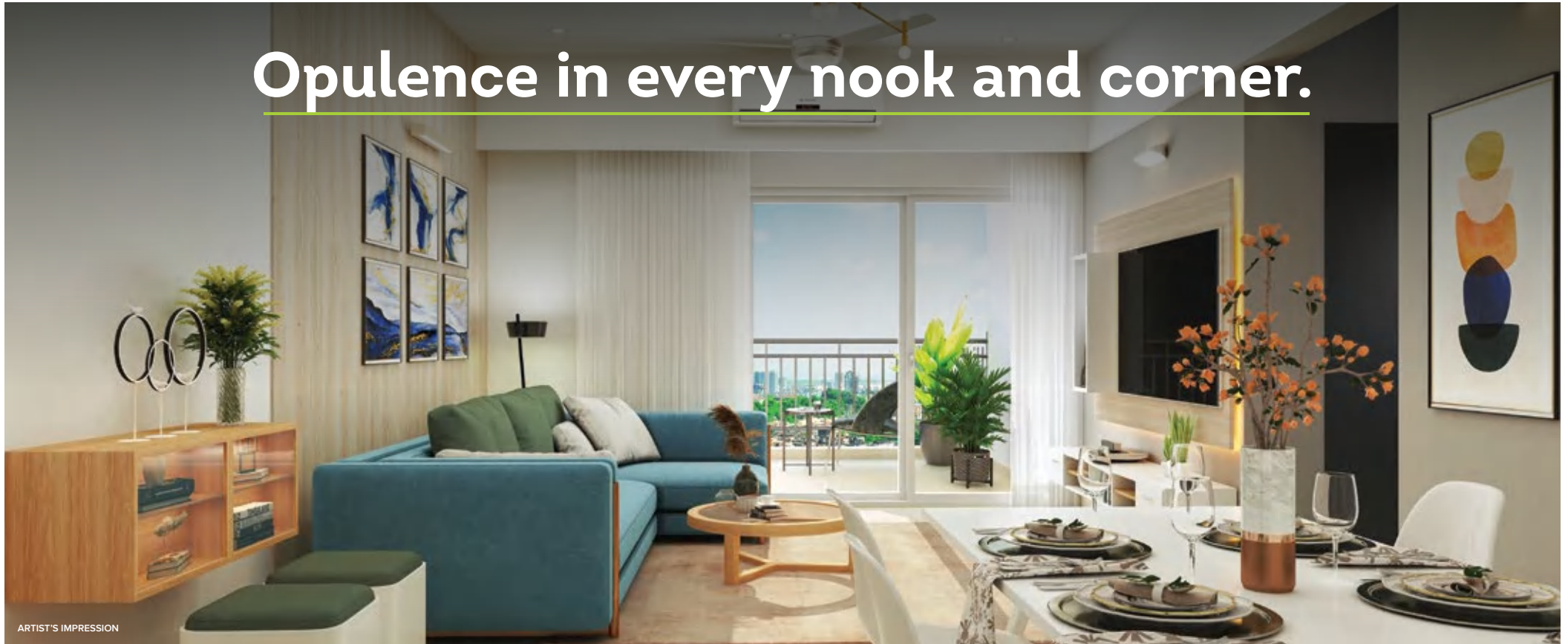


A lifestyle you truly deserve.





# Opulence in every nook and corner.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



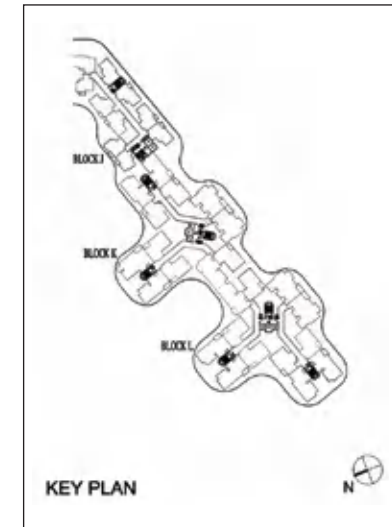
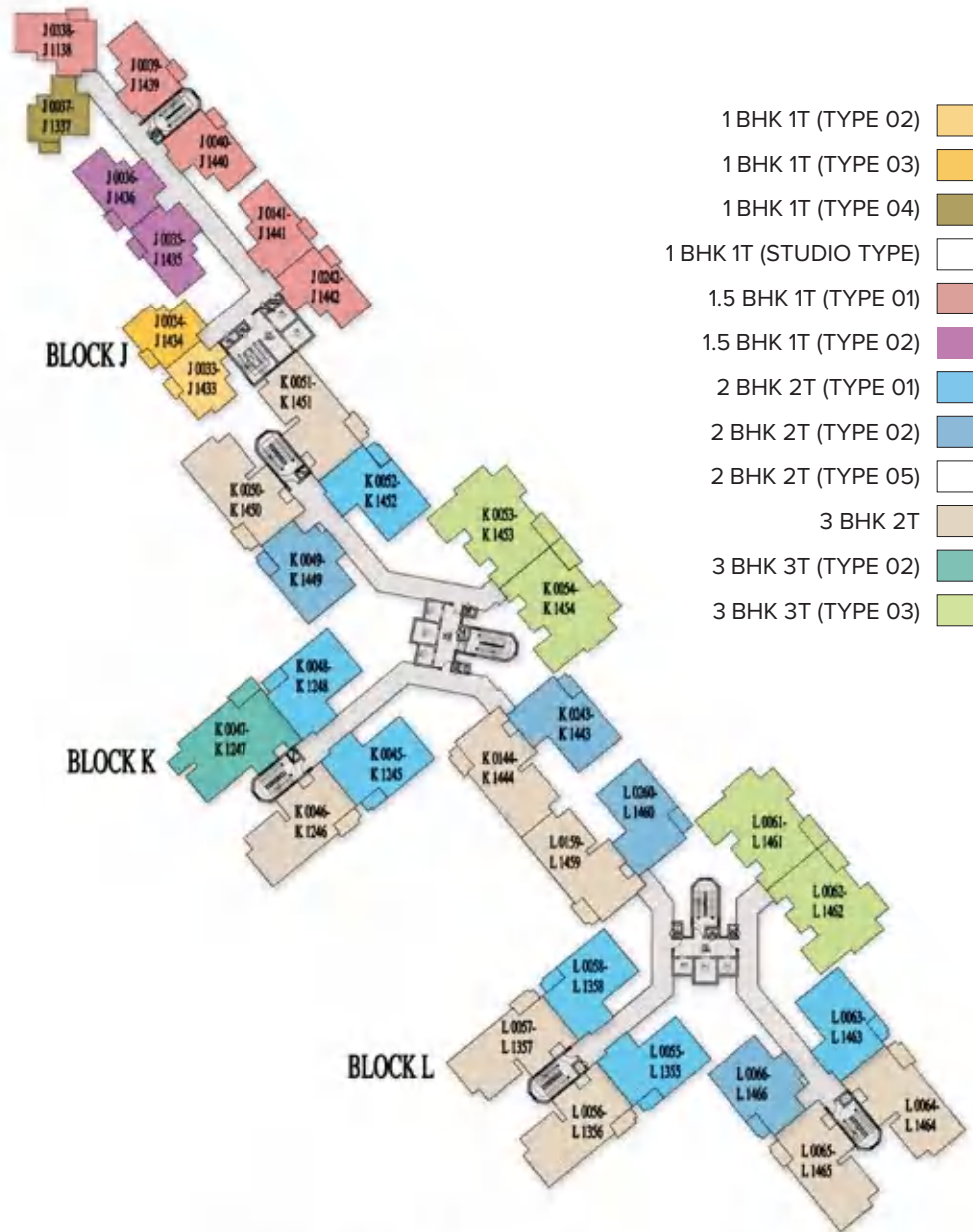
ARTIST'S IMPRESSION



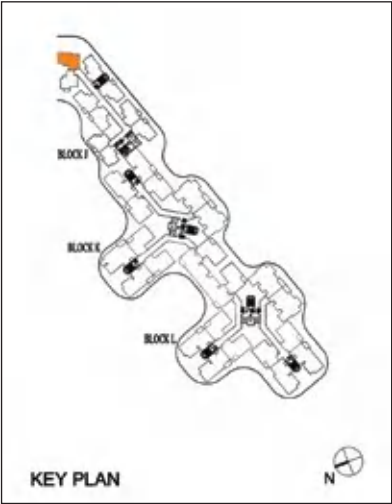
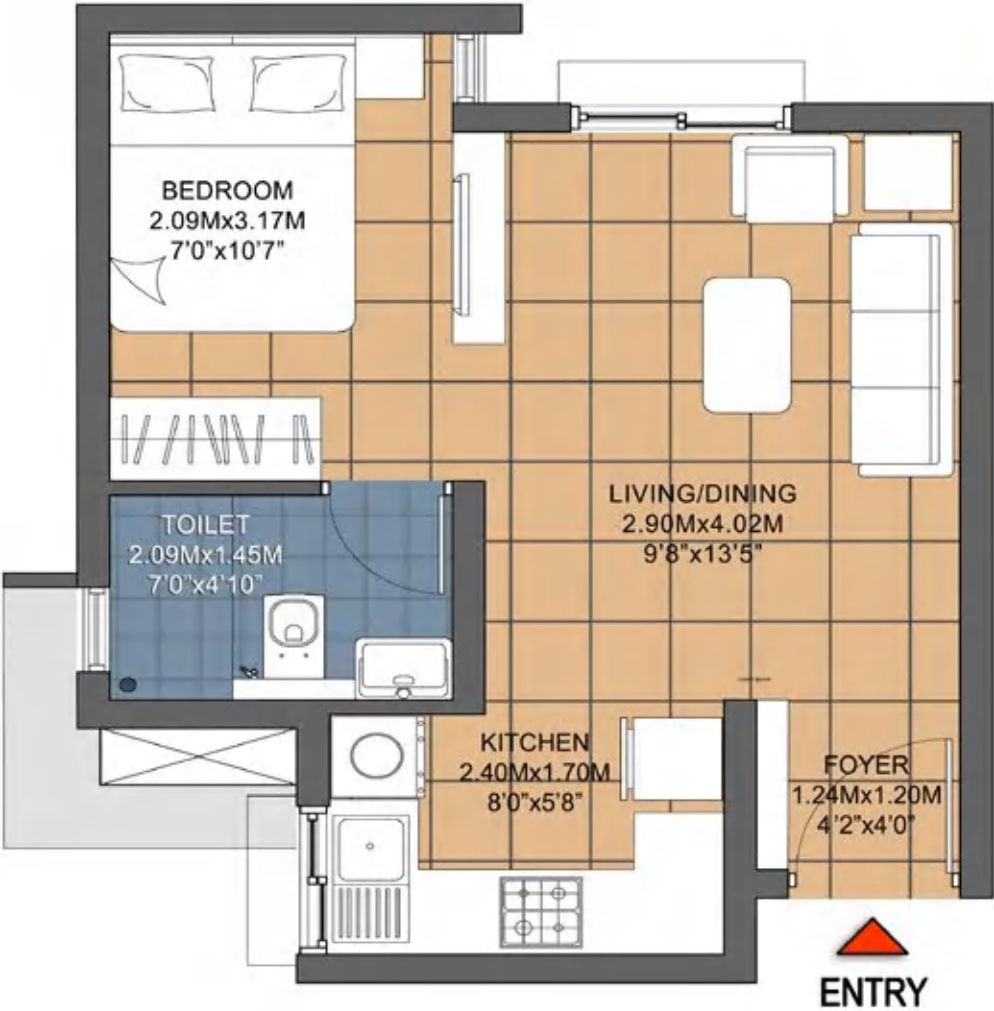
IVORY  
— at —  
BRIGADE  
ORCHARDS  
MIXED-USE TOWNSHIP



# TPOLOGY PLAN AT TYPICAL FLOOR LEVEL



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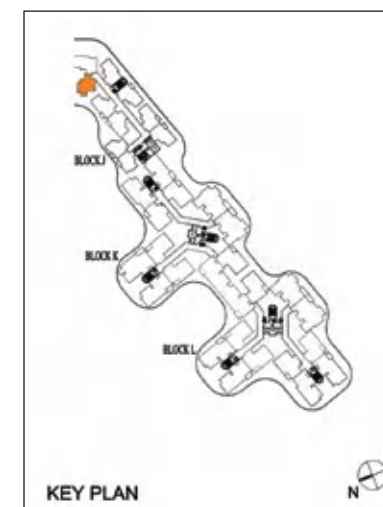
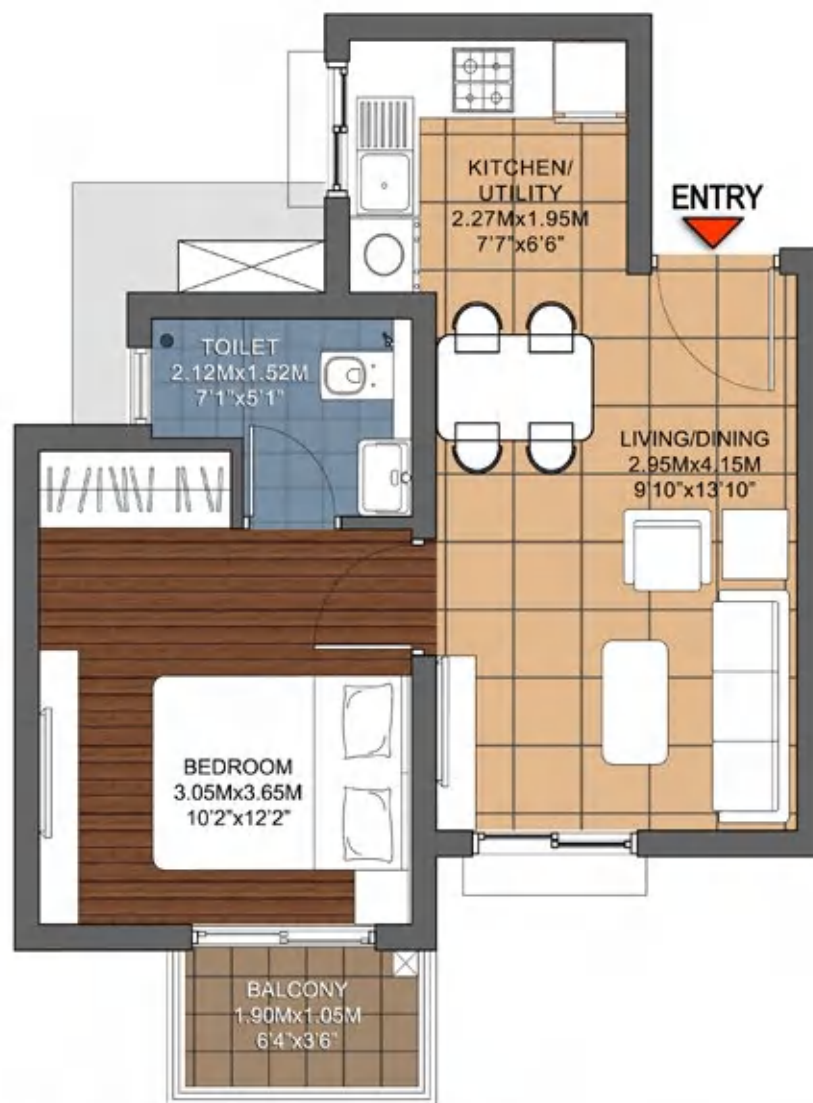


SUPER BUILT-UP AREA
505 SQ.FT / 46.87 SQ.M
UNIT CARPET AREA
306.44 SQ.FT / 28.47 SQ.M

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# 1 BHK (1 BEDROOM + 1 TOILET)



## SUPER BUILT-UP AREA

595.24 SQ.FT / 55.30 SQ.M

## UNIT CARPET AREA

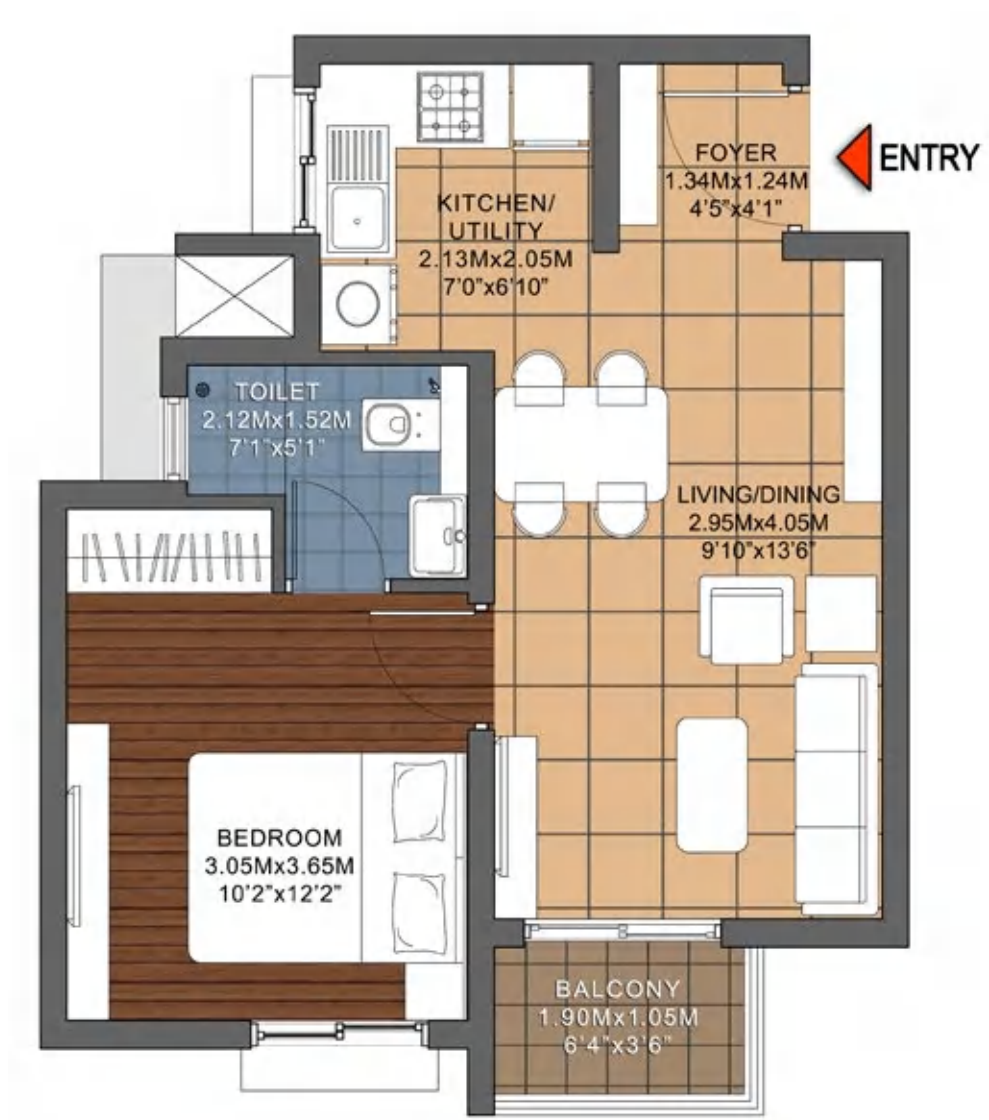
333.68 SQ.FT / 31.00 SQ.M

## BALCONY CARPET AREA

21.42 SQ.FT / 1.99 SQ.M

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# 1 BHK (1 BEDROOM + 1 TOILET)

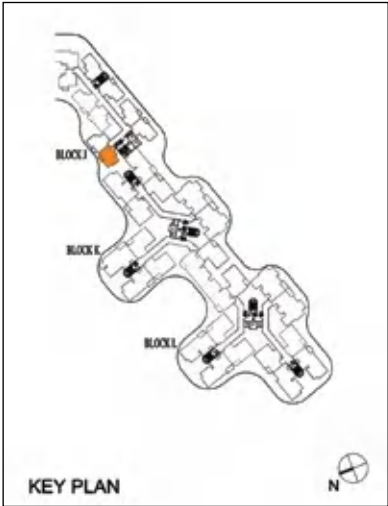
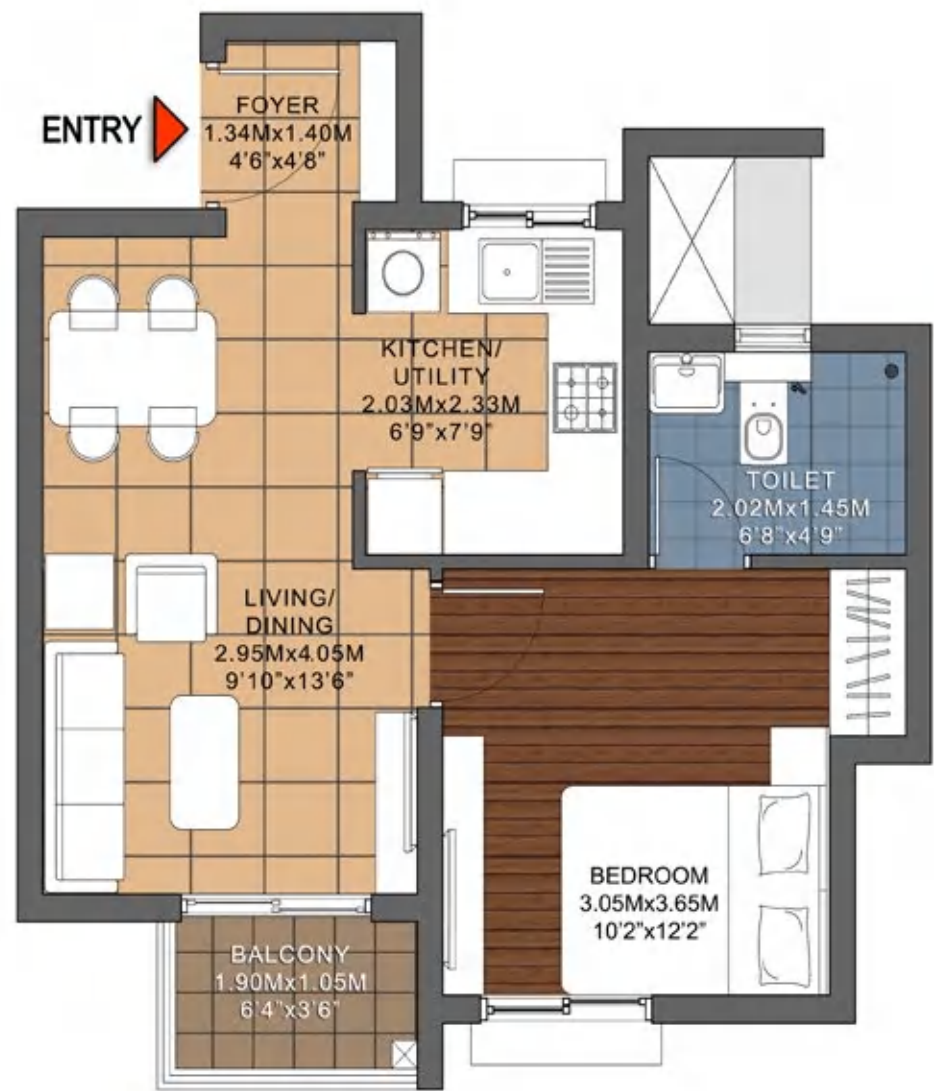


SUPER BUILT-UP AREA
624 SQ.FT / 57.96 SQ.M
UNIT CARPET AREA
362.85 SQ.FT / 33.71 SQ.M
BALCONY CARPET AREA
21.42 SQ.FT / 1.99 SQ.M

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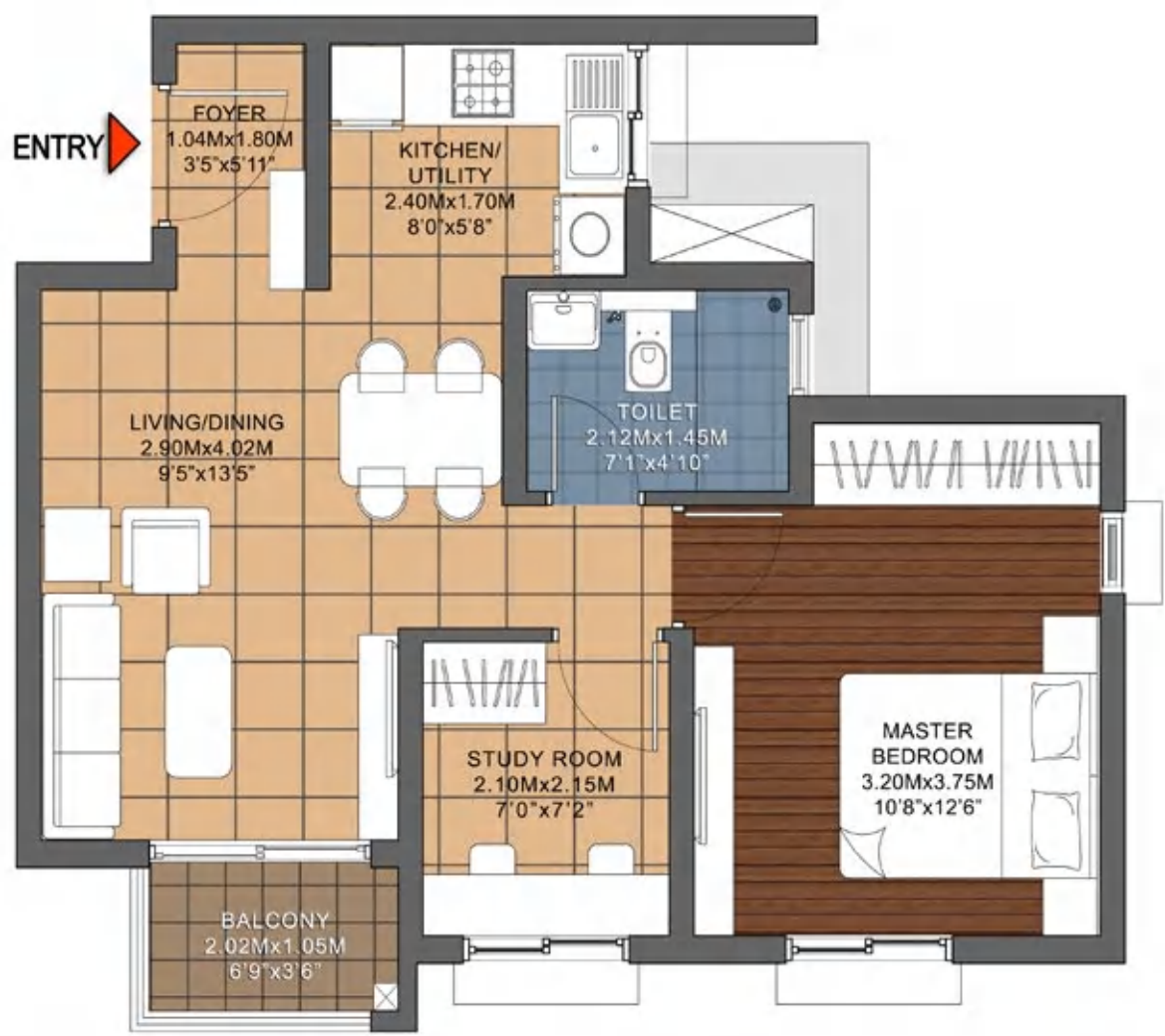
# 1 BHK (1 BEDROOM + 1 TOILET)



SUPER BUILT-UP AREA
624 SQ.FT / 57.96 SQ.M
UNIT CARPET AREA
362.85 SQ.FT / 33.71 SQ.M
BALCONY CARPET AREA
21.42 SQ.FT / 1.99 SQ.M

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# 1.5 BHK (1 BEDROOM + 1 STUDY + 1 TOILET)

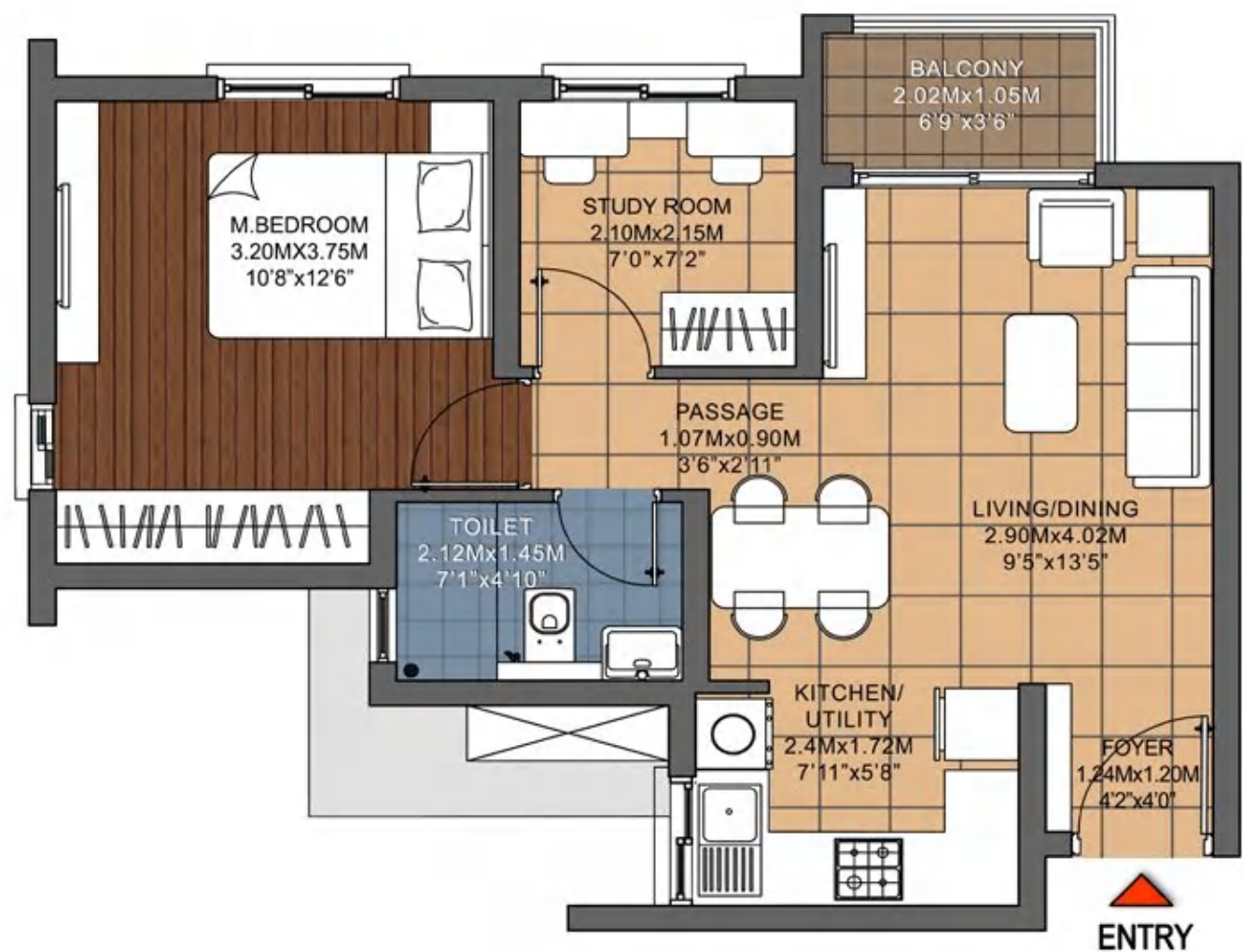


<b>SUPER BUILT-UP AREA</b>
771.66 SQ.FT / 71.69 SQ.M
<b>UNIT CARPET AREA</b>
457.46 SQ.FT / 42.50 SQ.M
<b>BALCONY CARPET AREA</b>
22.81 SQ.FT / 2.12 SQ.M

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# 1.5 BHK (1 BEDROOM + 1 STUDY + 1 TOILET)



SUPER BUILT-UP AREA
764 SQ.FT / 70.97 SQ.M
UNIT CARPET AREA
452.08 SQ.FT / 42.00 SQ.M
BALCONY CARPET AREA
22.81 SQ.FT / 2.12 SQ.M

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## 2 BHK (2 BEDROOM + 2 TOILET)



### SUPER BUILT-UP AREA

878 SQ.FT / 81.59 SQ.M

### UNIT CARPET AREA

552.83 SQ.FT / 51.36 SQ.M

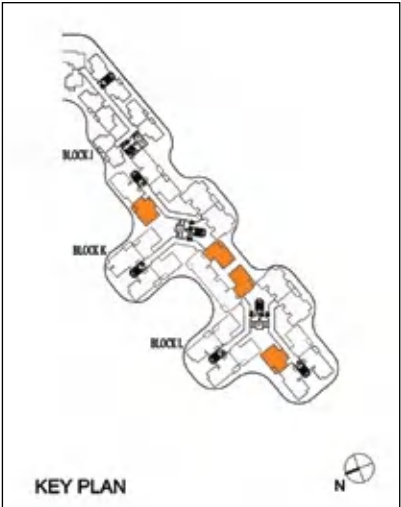
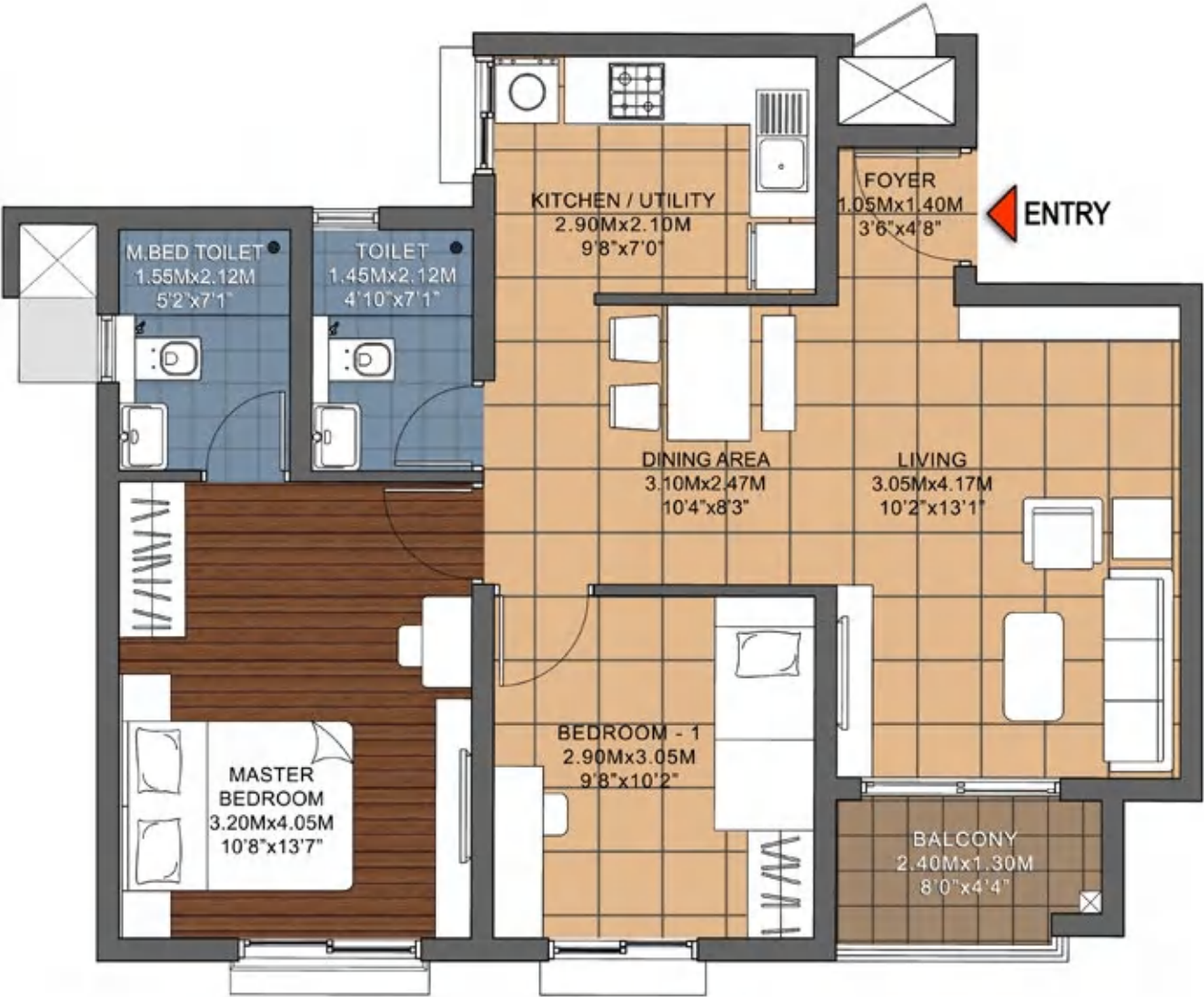
### BALCONY CARPET AREA

40.58 SQ.FT / 3.77 SQ.M

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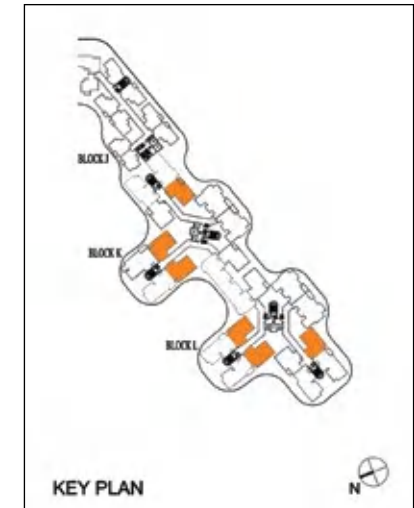
# 2 BHK (2 BEDROOM + 2 TOILET)



SUPER BUILT-UP AREA
948.00 SQ.FT / 88.04 SQ.M
UNIT CARPET AREA
629.25 SQ.FT / 58.46 SQ.M
BALCONY CARPET AREA
31.10 SQ.FT / 2.89 SQ.M

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## 2 BHK (2 BEDROOM + 2 TOILET)



### SUPER BUILT-UP AREA

931 SQ.FT / 86.47 SQ.M

### UNIT CARPET AREA

622.26 SQ.FT / 57.81 SQ.M

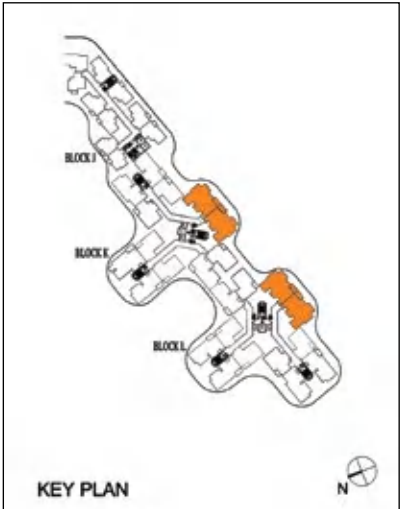
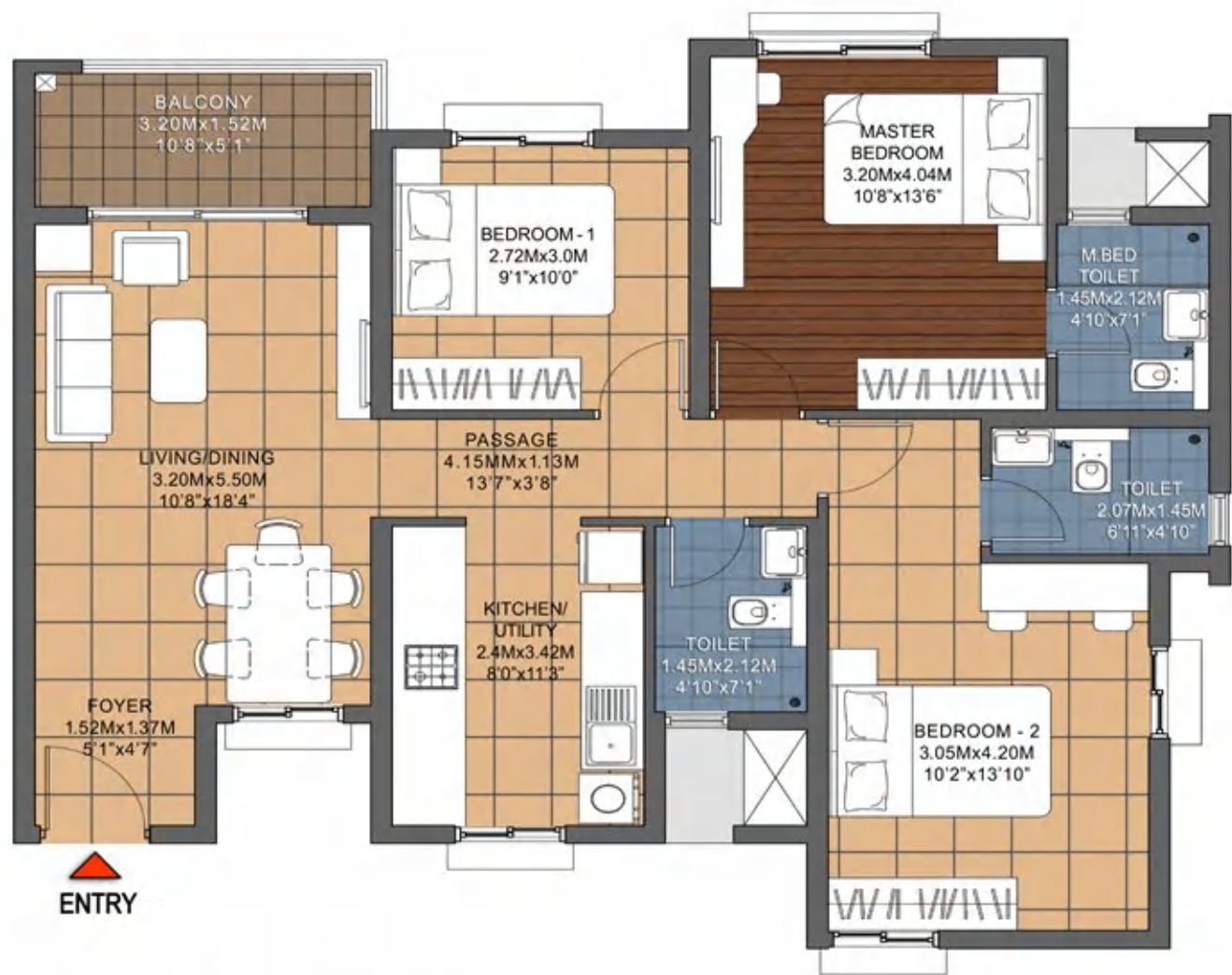
### BALCONY CARPET AREA

31.21 SQ.FT / 2.90 SQ.M

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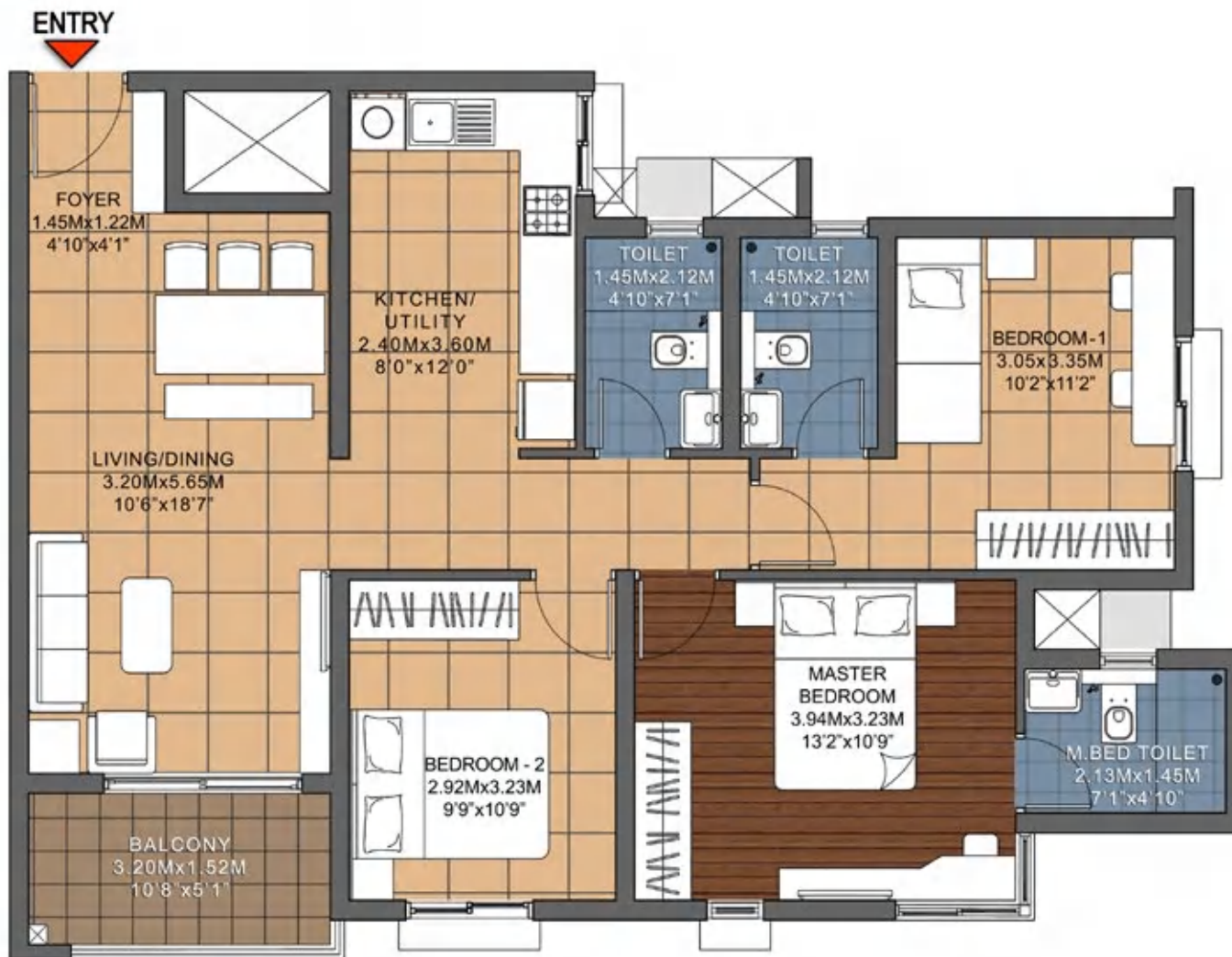
# 3 BHK (3 BEDROOM + 3 TOILET)



SUPER BUILT-UP AREA
1338.16 SQ.FT / 124.32 SQ.M
UNIT CARPET AREA
888.23 SQ.FT / 82.52 SQ.M
BALCONY CARPET AREA
52.52 SQ.FT / 4.88 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. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.

## 3 BHK (3 BEDROOM + 3 TOILET)



### SUPER BUILT-UP AREA

1310 SQ.FT / 121.68 SQ.M

### UNIT CARPET AREA

864.66 SQ.FT / 80.33 SQ.M

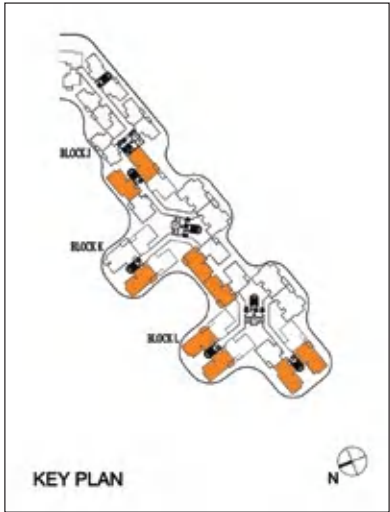
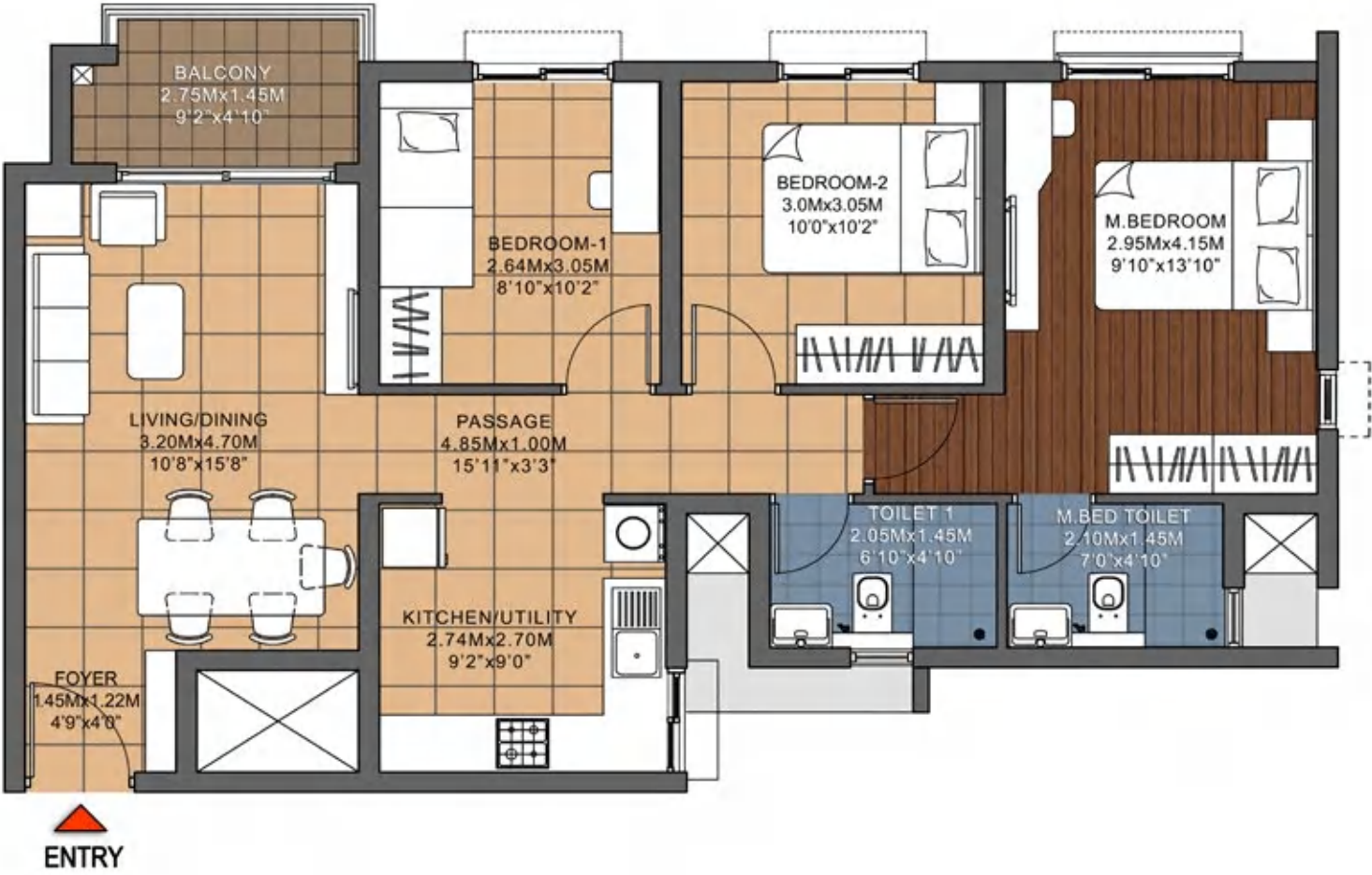
### BALCONY CARPET AREA

52.52 SQ.FT / 4.88 SQ.M

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# 3 BHK (3 BEDROOM + 2 TOILET)



SUPER BUILT-UP AREA
1131 SQ.FT / 105.12 SQ.M
UNIT CARPET AREA
747.01 SQ.FT / 69.40 SQ.M
BALCONY CARPET AREA
40.57 SQ.FT / 3.77 SQ.M

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# SPECIFICATIONS

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## COMMON AREAS FLOORING

**Waiting Lounge/ Reception/ GF Lobby/ Lift Lobby:** Granite/ Vitrified

**Staircases:** Cement step tiles

**Other lift Lobby and corridors (upper):** Vitrified tiles/ industrial tiles

**Terrace:** Clay tiles/ industrial tiles

## UNITS FLOORING

**Living/ Dining/ Family/ Foyer/ Bedrooms/ Kitchen/ Utility:** Vitrified tiles

**Master Bedroom:** Wood finish vitrified tiles

**Balcony:** Anti-skid ceramic tiles

**Toilets:** Ceramic tiles

## WALL DADO

**Kitchen:** Provision for modular kitchen\*

**Toilets:** Ceramic tiles

## KITCHEN

**a) Counter:** Provision for modular kitchen\*\*

**b) Plumbing:** Water inlet/ drain provision for water purifier/ sink/ washing machine

**c) Electrical:** 16 Amps - 3 nos, 6 Amps - 5 nos.  
Common electrical point for washing machine.

## TOILETS

**CP Fittings:** Jaquar/ Ess Ess or equivalent

**Sanitary Fixtures:** Wall mounted EWC (Jaquar/ Parryware/ Hindware/ equivalent)

## DOORS

**Main Door/ Internal Doors:** Main door frame - Hard wood frame with flush shutter

**Balcony Door:** UPVC/ Aluminium

## WINDOWS

UPVC/ Aluminium

## PAINTING & FINISHES

**a) Exterior finish:** Combination of external texture paint with external grade emulsion

**b) Unit internal ceilings:** Emulsion paint/ Oil Bound Distemper

**c) Unit walls:** Emulsion paint

## ELECTRICAL

**1 BHK:** 3 KW

**1.5 BHK:** 3 KW

**2 BHK:** 4 KW

**3 BHK:** 5 KW

**3 BHK +3 T:** 6 KW

**Switches:** Modular switches - Anchor Roma or equivalent make

**DG Back-up:** 100% DG back-up for common areas.  
50% back-up for units

**VERTICAL TRANSPORTATION:** Lifts provided as per design

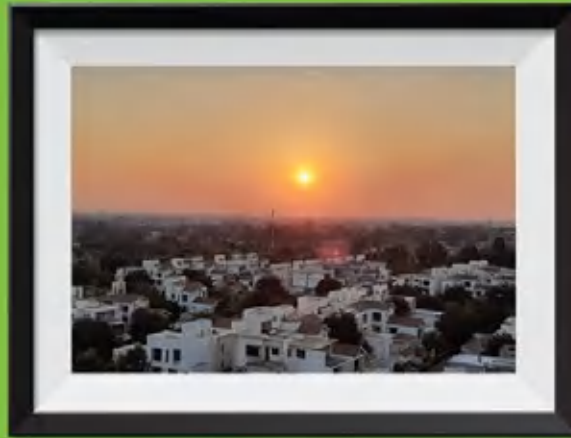
**SECURITY SYSTEM & AUTOMATIONS:** Provision for Intercom Facility

\*No granite slab/ dado will be provided. \*\*No counter will be provided.



# — PICTURE PERFECT FRAMES OF — A PICTURE PERFECT TOWNSHIP

(Shot by residents of Brigade Orchards)





## AWARDS & ACCOLADES

### **Brigade Group**

Recognised for being amongst India's Best Workplaces in the Real Estate industry for 13 years in a row, at the 'Great Place To Work' 2023

### **Brigade Group**

Recognised as one of 'India's Top Builders - National Category' at the Construction World Architect and Builder Awards (CWAB) 2022

### **M R Jaishankar**

Recognised as 'Realty Personality of the Year' at The Economic Times Real Estate Awards 2022 - South

### **Brigade El Dorado - North Bengaluru**

Received the prestigious 'Pradhan Mantri Awas Yojana' award under the Affordable Housing projects at the PMAY - Empowering India Awards 2022

### **Brigade Orchards - North Bengaluru**

Won the 'Residential Project - Township' at The Economic Times Real Estate Awards 2022 - South

### **Brigade Palmgrove - Mysuru**

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

### **Brigade Cornerstone Utopia - East Bengaluru**

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

### **Brigade Panorama - West Bengaluru**

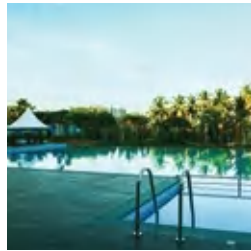
Won the award for 'Excellence in Delivery' at the 11<sup>th</sup> Realty Plus Awards 2019 - South

### **Brigade Mountain View - Mysuru**

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



Apartments  
Villas  
Integrated  
Enclaves  
Senior Living



Offices  
Retail Spaces



Clubs  
Hotels  
Convention Centres  
Schools



## MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

The Brigade Group is one of India's leading property developers with over three decades of expertise in building positive experiences for all stakeholders. Instituted in 1986, the company has developed many landmark buildings and transformed the skyline of cities across South India, namely – Bengaluru, Chennai, Hyderabad, Mysuru, Kochi, Mangaluru, Chikmagalur, Thiruvananthapuram, and also has a presence in GIFT City, Gandhinagar in Gujarat, with developments across the Residential, Commercial, Retail, Hospitality and Education sectors. Since its inception, Brigade has completed 280+ buildings amounting to over 83 million sq. ft of developed space across a diverse real estate portfolio.

Brigade assures best-in-class design and top-of-the-line facilities that exude elegance and sophistication. The Residential developments include villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors, plotted developments and mixed-use lifestyle enclaves and townships. Over the years, the projects have been one-of-a-kind in the sector, for example, Brigade developed Brigade Gateway, Bengaluru's first lifestyle enclave and Brigade Exotica, one of the tallest residential buildings in Bengaluru.

Brigade is among the few developers that also enjoys a reputation of developing Grade A Commercial properties. The license owners of the World Trade Center across South India, the Group's commercial spaces have top international clients operating out of them. Brigade also entered the co-working space with 'BuzzWorks' in March 2019.

Brigade Retail's first venture was the iconic, world-class Orion Mall at Brigade Gateway, subsequently expanding with Orion Avenue and Orion Uptown. Brigade's Hospitality offerings include star hotels, recreational clubs, convention centres and The Baking Company, a unique patisserie.

Brigade is the founder of The Indian Music Experience (IME) – a monumental and philanthropic initiative that is India's only hi-tech interactive music museum. It was conceived to give back to society and sensitise the present generation to the rich culture of Indian music. The Group contributes in numerous ways towards community development, health, education, and the environment. Through the Brigade Foundation, the brand has successfully opened three schools in its name, offering a holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; revived public recreational spots like lakes and parks, established a skill development centre; and will be establishing two not-for-profit 100-bed hospitals.

Brigade Real Estate Accelerator Program (REAP), Asia's first PropTech accelerator program, is a prelude to the changing trends in the real estate industry, which is standing on the cusp of disruption. REAP brings along innovators and inventors to use technology as a catalyst for creating sustainable and scalable businesses in the real estate industry.

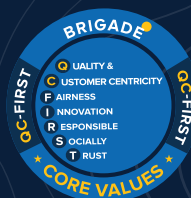
The 'Great Place to Work Institute' has consistently recognised the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mind-set combined with uncompromising quality of the projects over the years has created a brand of outstanding repute.



**BRIGADE**

Building Positive Experiences

Our Core Values



Founders of

**Indian  
music**  
EXPERIENCE  
MUSEUM

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**OFFICES ALSO AT: CHENNAI | MYSURU | HYDERABAD**

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A Joint Venture of  
Brigade Enterprises Ltd. with



**CLASSIC  
GROUP**

