



**BRIGADE**

Building Positive Experiences



**33 acre Spanish township**



**BRIGADE**  
**xanadu**  
— MOGAPPAIR WEST —

**BRIGADE**  
**xanadu**  
— MOGAPPAIR WEST —

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.

# MASTER PLAN

- ◆ 33 acre township
- ◆ Large open spaces
- ◆ Spaciously designed Spanish residences
- ◆ 30,000 sq.ft. club house with high-end amenities

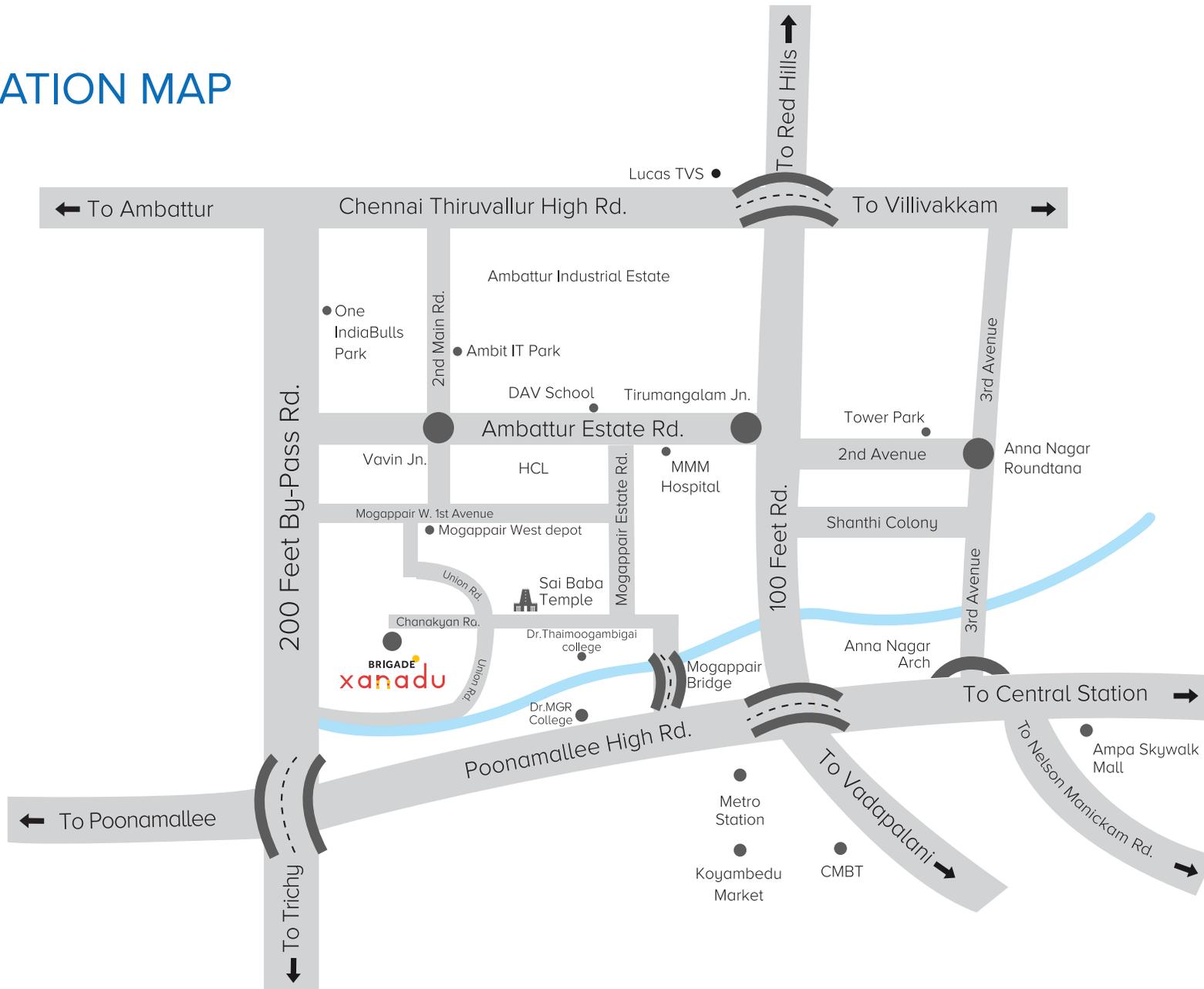
Phase-2  
Future Development

Phase-1

1. Gazebos
2. Community gardening area
3. Reflexology path
4. Lotus pond
5. Playground
6. Clubhouse
7. OSR
8. Sales office
9. Substation



# LOCATION MAP



\*Artistic representation. Map not to scale



## CLOSE TO ALL THAT YOU NEED

---

- ◆ 10 minutes from Anna Nagar.
- ◆ 3.5 Km from the Koyambedu Metro Rail station.
- ◆ Close to Central Business District areas.
- ◆ 4 Km from Koyambedu bus junction.
- ◆ Strategically located near Ambattur and Porur - preferred industrial & IT destinations in the city.
- ◆ Well connected by road and metro rail to the rest of the city.
- ◆ Easy access to industrial areas in Sriperumbudur, Oragadam and Tada (SriCity).

## Business Centers

Within 5 Kms

- HCL Technologies - 3 Kms
- India Land IT Park - 3.5 Kms
- Prince Info Park - 3.8 Kms
- Ambit IT Park - 3.8 Kms
- TCS - 4.5 Kms

Within 10 Km

- Lucas TVS - 5.5 Kms
- HP world IT park - 6.5 Kms
- DLF IT Park - 10 Kms
- L&T IT Park - 11 Kms

## Educational Institutions

Within 5 Kms

- Vellammal Metricualtion School - 1.4 Kms
- Dr MGR Educational & Research University - 1.5 Kms
- DAV Boys & Girls School - 3.1 Kms
- Chennai Public School - 4 Kms
- The Schram Academy - 4 Kms
- Kendriya Vidhyalaya - 4.2 Kms

Within 10 Km

- SBOA School - 5.2 Kms
- Chinmaya Vidyalaya SR Secondary School 6.6km

## Restaurants

Within 5 Kms

- Buhari - 1 Km
- KFC - 1.6 Kms
- Dindigul Thalapakatti - 2 Kms
- Anjappar - 4.5 Kms

Within 10 Km

- Pizza Hut - 5 Kms
- Adyar Ananda Bhavan - 5 Kms
- Flamingo - 5.5 Kms

## Hospitals

### Within 5 Kms

- New life hospital - 1.5 Kms
- Madras Medical Mission (MMM) 3.3KMS
- MGR Medical College & Hospital - 3.8 Kms
- Apollo Hospitals - 4 Kms
- Frontier Lifeline Hospital - 4 Kms

### Within 10 Km

- Sundaram Medical Foundation - 5.9 Kms
- Ramachandra Medical College & Hospital - 8.8 Kms

## Entertainment & shopping

### Within 5 Kms

- Reliance Fresh - 2 Kms
- Nilgiris - 2.2 Kms
- Rohini Cinemas - 3 Kms
- Spencer's Daily - 3.3 Kms

### Within 10 Km

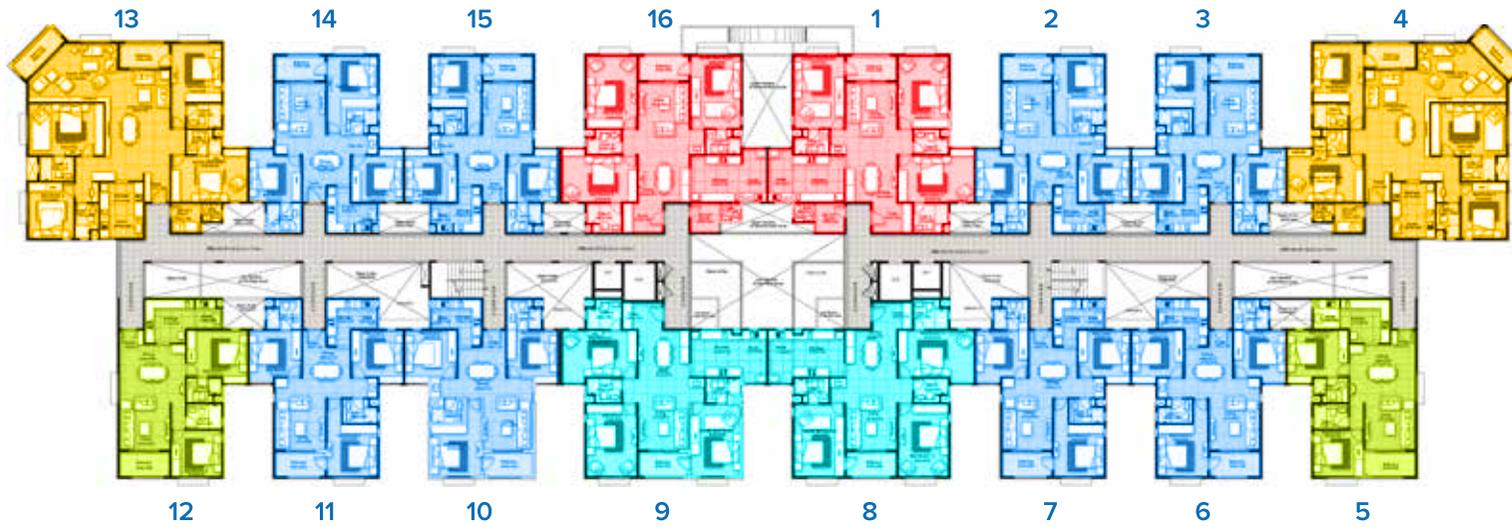
- Ampa Skywalk - 6 Kms
- Vijaya Forum Mall - 6.5 Kms
- Big Bazaar - 6.5 Kms
- EGA Cinemas - 7.5 Kms
- Sangam Multiplex Theatre - 8.9 Kms

\*All distances mentioned are approximate.

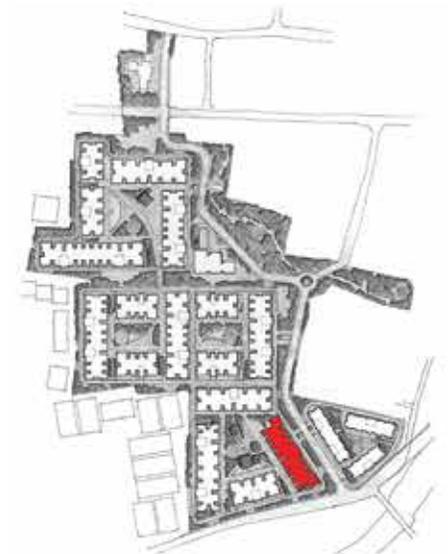
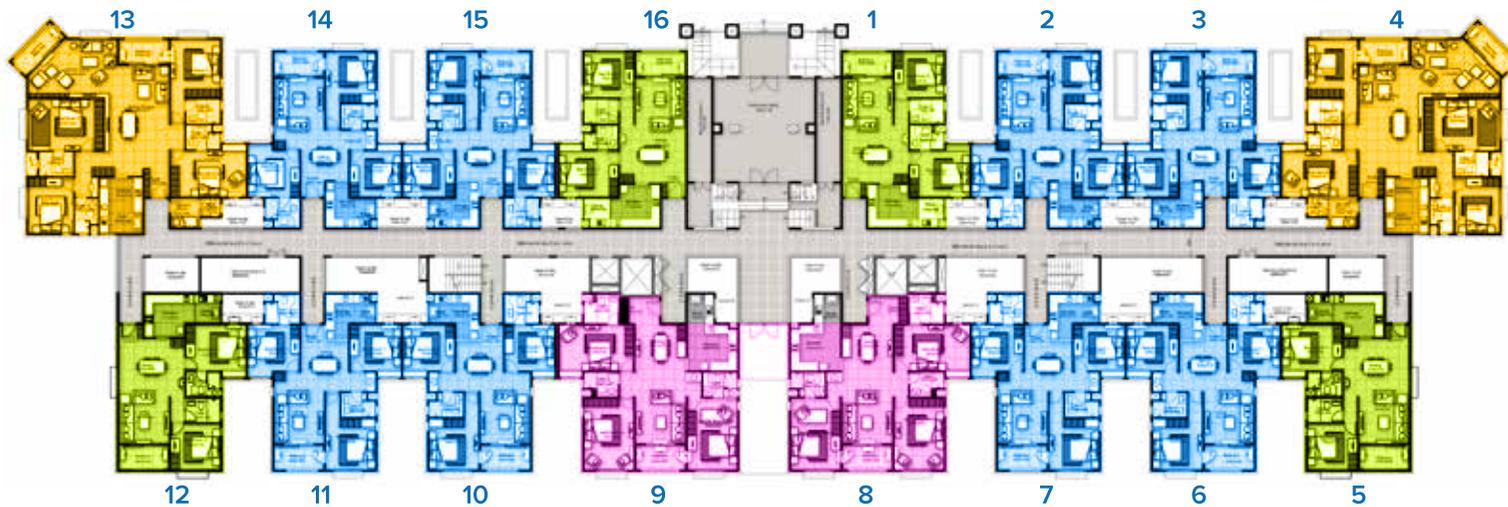
KEY PLANS &  
TYPICAL UNIT PLANS

# Block A

## Second and Third floor plan



## Ground floor plan



2BED + 2T (118.27 sq.mt.) (1273 sq.ft.)	3BED + 2T (129.42 sq.mt.) (1393 sq.ft.)	3BED + 3T (172.27 sq.mt.) (1854 sq.ft.)	3BED + 3T (175.03 sq.mt.) (1884 sq.ft.)	3BED + 3T (183.42 sq.mt.) (1974 sq.ft.)	4BED + 4T (239.59 sq.mt.) (2579 sq.ft.)
---	---	---	---	---	---

Block B

Second and Third floor plan



Ground floor plan



2BED + 2T (110.10 sq.mt.) (1185 sq.ft.)



2BED + 2T (118.27 sq.mt.) (12703 sq.ft.)



3BED + 3T (172.27 sq.mt.) (1854 sq.ft.)



3BED + 3T (175.03 sq.mt.) (1884 sq.ft.)



4BED + 4T (239.59 sq.mt.) (2579 sq.ft.)



# Block C

Second and Third floor plan



Ground floor plan



# Block D

Second and Third floor plan



Ground floor plan



2BED + 2T (110.10 sq.mt.) (1185 sq.ft.)



2BED + 2T (118.27 sq.mt.) (1273 sq.ft.)



3BED + 3T (172.27 sq.mt.) (1854 sq.ft.)

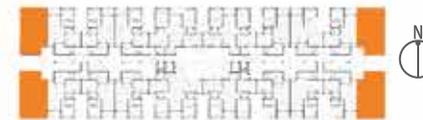
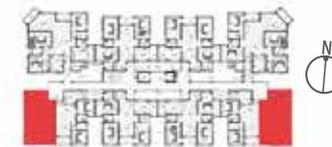


3BED + 3T (175.03 sq.mt.) (1884 sq.ft.)





BLOCK B



BLOCK D

Typical Floor Plan

2 BEDROOMS + 2 BATHROOMS // 110.10 sq.mt. (1185 sq.ft.) | Carpet Area - 74.10 sq.mt. (798sq.ft.)

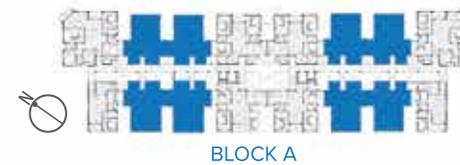
As per Standards of Weights and Measures Act 1 sq.mt. = 10.7639 sq.ft.



Typical Floor Plan

**2 BEDROOMS + 2 BATHROOMS // 118.27 sq.mt. (1273 sq.ft.) | Carpet Area - 80.64 sq.mt. (868 sq.ft.)**

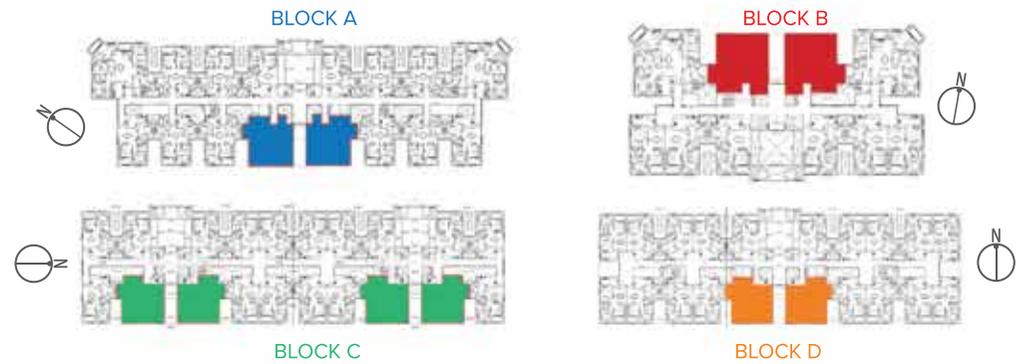
As per Standards of Weights and Measures Act 1 sq.mt. = 10.7639 sq.ft.



Typical Floor Plan

**3 BEDROOMS + 2 BATHROOMS // 129.42 sq.mt. (1393 sq.ft.) | Carpet Area - 87.63 sq.mt. (943 sq.ft.)**

As per Standards of Weights and Measures Act 1 sq.mt. = 10.7639 sq.ft.



Ground Floor

**3 BEDROOMS + 3 BATHROOMS // 172.27 sq.mt. (1854 sq.ft.) | Carpet Area - 119.37 sq.mt. (1285 sq.ft.)**

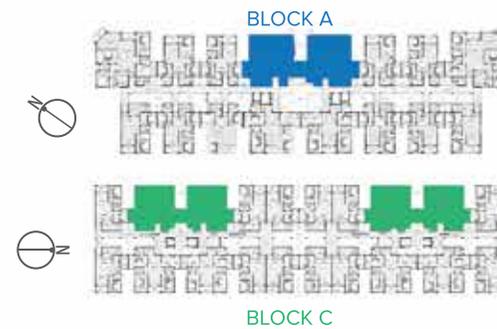
As per Standards of Weights and Measures Act 1 sq.mt. = 10.7639 sq.ft.



Typical Floor Plan

**3 BEDROOMS + 3 BATHROOMS // 175.03 sq.mt. (1884 sq.ft.) | Carpet Area - 121.96 sq.mt. (1313 sq.ft.)**

As per Standards of Weights and Measures Act 1 sq.mt. = 10.7639 sq.ft.



Typical Floor Plan

**3 BEDROOMS + 3 BATHROOMS // 183.42 sq.mt. (1974 sq.ft.) | Carpet Area - 128.40 sq.mt. (1382 sq.ft.)**

As per Standards of Weights and Measures Act 1 sq.mt. = 10.7639 sq.ft.





# SPECIFICATIONS

## ◆ FLOORING

Living/Dining: Vitrified tiles  
Master bedroom: Laminated wooden flooring  
Other bedrooms: Vitrified tiles  
Toilet: Antiskid tiles  
Kitchen: Vitrified tiles

## ◆ KITCHEN SLAB

Black granite kitchen counter  
Stainless steel & half bowl sink  
Provision of water purifier, refrigeration point,  
washing machine, dishwasher

## ◆ TOILET

Kohler/ Ess Ess or equivalent  
Shower partition provided in the master  
bedroom toilet

## ◆ DOOR & WINDOW

Main Entry: Teakwood frame with masonite  
and polished shutter  
Toilet Doors: Hardwood frame with flush  
shutter resin coated and painted finish

## ◆ PAINT

External: External texture paint with external  
grade emulsion  
Internal: Emulsion paint

## ◆ SWITCHES

Anchor/ ROMA or equivalent make

## ◆ POWER BACKUP

4 KW for 4BR, 3KW for 3BR+3T & 3BR + 2T,  
2KW for 2BR, 1 KW for 1 BR

## ◆ SECURITY & AUTOMATION

Provision for intercom facility  
CCTV Camera in common area and basement

DISCLAIMER: The amenities / specifications depicted in the master plan and / or the marketing brochure are only indicative and are subject to future variations & changes. The Developer reserves the rights to add or delete any of the amenities / specifications or features shown in the master plan or brochure or change its location at its sole discretion. The Developer is wholly exempt from any liability on account of any claim in this regard. E&OE.

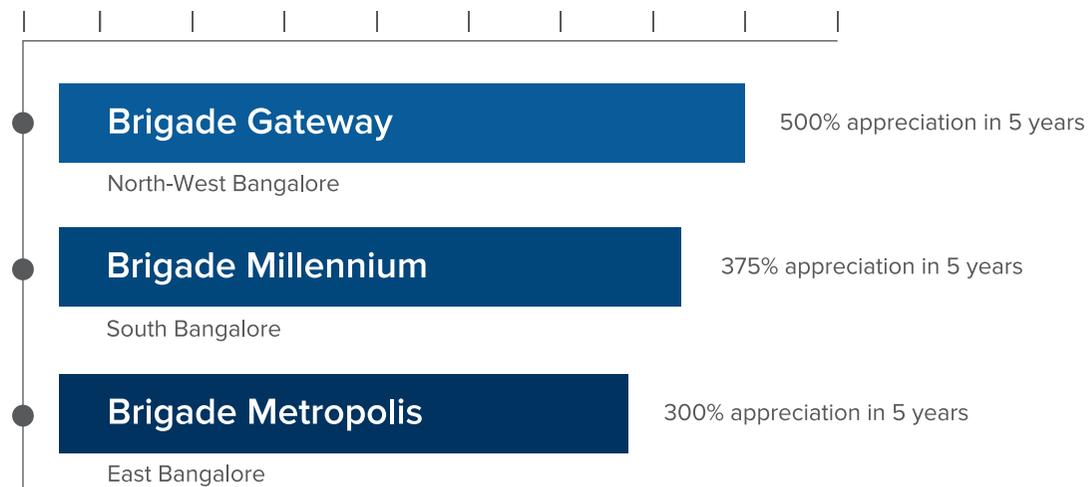
---

The information herein i.e. the master plan, floor plans, furniture layout and fittings, illustrations and specifications are indicative only and subject to variations. The furniture/fittings are representational and are not part of the standard offering. 1 sq.mt. = 10.76 sq.ft. E&OE.



Aerial view in the night

Unbeatable  
appreciation  
of Brigade  
properties



# AWARDS & ACCOLADES

An award-winning brand, Brigade has developed premium residences, luxury apartments, office buildings, SEZ's, IT parks, malls, clubs, hotels and serviced residences.



## Brigade Group

Brigade Group received India's Top Builders 2016 Award at Construction World Architect & Builder Awards 2016.



## Brigade Group

Brigade Group has retained its No. 1 position in the Real Estate Industry category in the 'India's Best companies to work for 2016' survey conducted jointly by Great Place to Work Institute and The Economic Times.



## Brigade Gateway

"Integrated Township of the Year"  
-Realty Plus Excellence Awards 2013 - South.



## Brigade Cosmopolis

"Best Residential Project in Bengaluru City under Luxury-Segment"  
- CNBC-AWAAZ Real Estate Awards 2016.



## Brigade At No. 7

"Best Residential Project in Hyderabad City under Ultra Luxury-Segment"  
- CNBC-AWAAZ Real Estate Awards 2016.



## Brigade Exotica

"Luxury Apartment Project of the Year"  
- NDTV Property Awards 2015.



## THE BRIGADE JOURNEY

- ◆ Everything starts with a promise. The Brigade brand is a symbol of innovation, quality and trust, established over 30 years.
- ◆ 30 million square feet of real estate delivered.
- ◆ Only brand with a unique multi domain portfolio 150 buildings across residences, apartments, office buildings, SEZs, software parks, malls and hospitality.
- ◆ Over 15,000 house warming ceremonies, over 7 crore shopping sprees, over 50,000 brilliant minds at work and over 5 lakh staycations.



**World Trade Center, Bangalore**  
(Actual Image)

**World Trade Center, Kochi**  
(Operational)

**World Trade Center, Chennai  
Hyderabad & Trivandrum**  
(Coming Soon)



**BRIGADE**

Building Positive Experiences

Sales office & model apartment : Brigade Xanadu, Brigade Enterprises Ltd.,  
No.1, Chanakyan Main Road, Annamalai Avenue, Mogappair West, Nolambur, Near Sai Baba Temple, Chennai - 600 095  
☎ 1800 102 9977 ✉ salesenquiry@brigadegroup.com 🌐 BrigadeXanadu.com

TN RERA Registration Number TN/02/Building/0016/2017