



**BRIGADE**

Building Positive Experiences



Burgundy Tower - OC Received

WELCOME TO YOUR  
**ABODE IN THE SKY**

Premium residences in East Bangalore

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



## UNIQUE DESIGN AND ARCHITECTURE

Life inside Bangalore's tallest residential tower is nothing less than luxurious. Home to the who's who of Bangalore, 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.



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

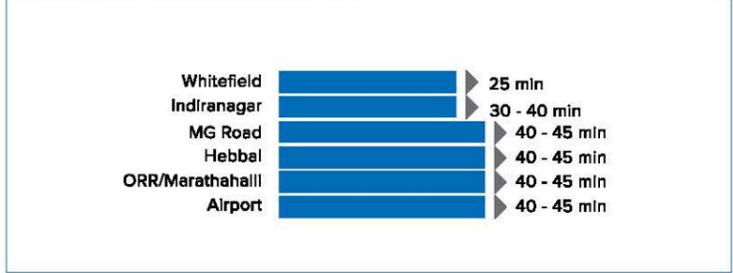
- Amphitheatre
- Balinese landscaping
- Rainwater harvesting pond
- Sandpit area for kids
- Multi-purpose open area
- Party lawn
- Open lawn
- Swimming pool
- Floodlit tennis court
- Floodlit full-size basketball court
- Entrance cascade wall with rock feature
- Pavilions with seating
- Cricket practice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

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

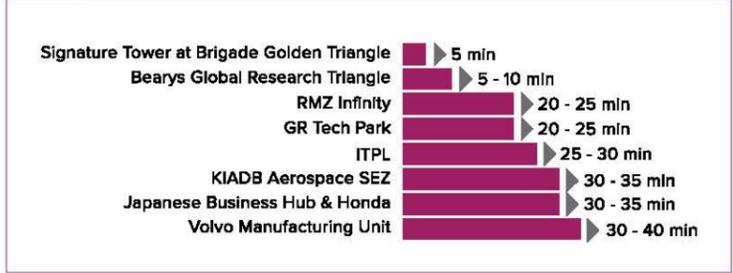
Brigade Exotica is located at the heart of one of Bangalore's fastest developing growth corridors - Old Madras Road. Thanks to its well-planned infrastructure and the emergence of the new integrated Satellite Township at Hoskote, Old Madras Road is rapidly emerging as an investment hotspot for several 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 Bangalore, making Brigade Exotica a promising investment.



### MAJOR HUBS



### OFFICES AND COMMERCIAL CENTRES



## 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



### 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           | Civic amenities       | ----- |
| 2. Driveway                      | 12. Multi-purpose Amphitheatre | Parks and open spaces | ----- |
| 3. Pathway                       | 13. Party Lawn                 | Katte kharab          | ----- |
| 4. Parking                       | 14. Open Lawn                  |                       |       |
| 5. GRC Rocks                     | 15. Kids' Play Area            |                       |       |
| 6. Pavillon                      | 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                     |                                |                       |       |

## TYPICAL FLOOR PLAN

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



### SUPER BUILT-UP AREA

2,640 Sq.ft. / 245.63 Sq.m.

### CARPET AREA

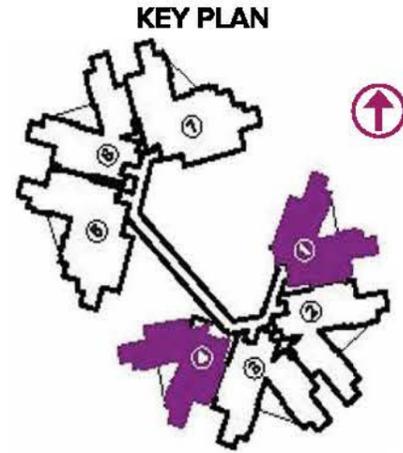
1,759 Sq.ft. / 163.45 Sq.m.

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## TYPICAL FLOOR PLAN

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



### SUPER BUILT-UP AREA

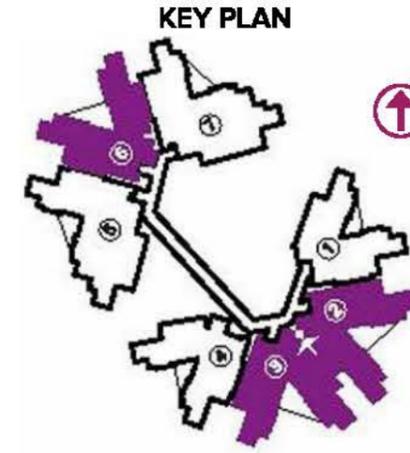
2,760 Sq.ft. / 255.96 Sq.m.

### CARPET AREA

1,762 Sq.ft. / 163.73 Sq.m.

## TYPICAL FLOOR PLAN

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



### SUPER BUILT-UP AREA

2,990 Sq.ft. / 277.65 Sq.m.

### CARPET AREA

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

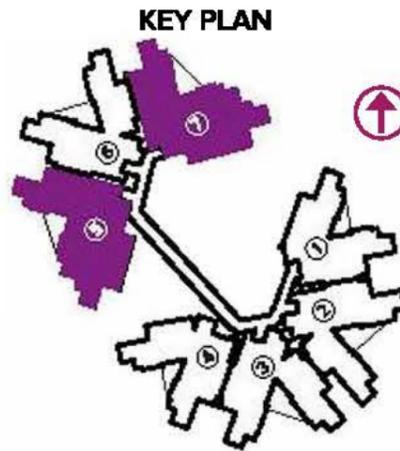
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## TYPICAL FLOOR PLAN

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



### SUPER BUILT-UP AREA

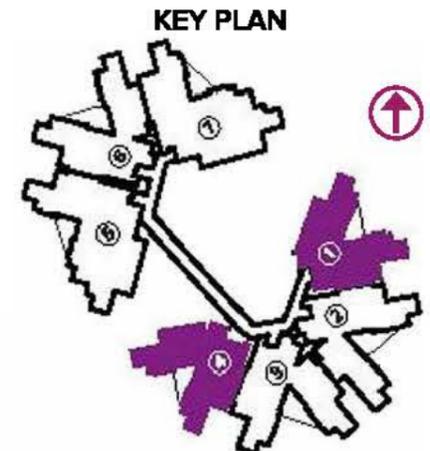
3,800 Sq.ft. / 353.14 Sq.m.

### CARPET AREA

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

## TYPICAL FLOOR PLAN

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



### SUPER BUILT-UP AREA

4,500 Sq.ft. / 418.14 Sq.m.

### CARPET AREA

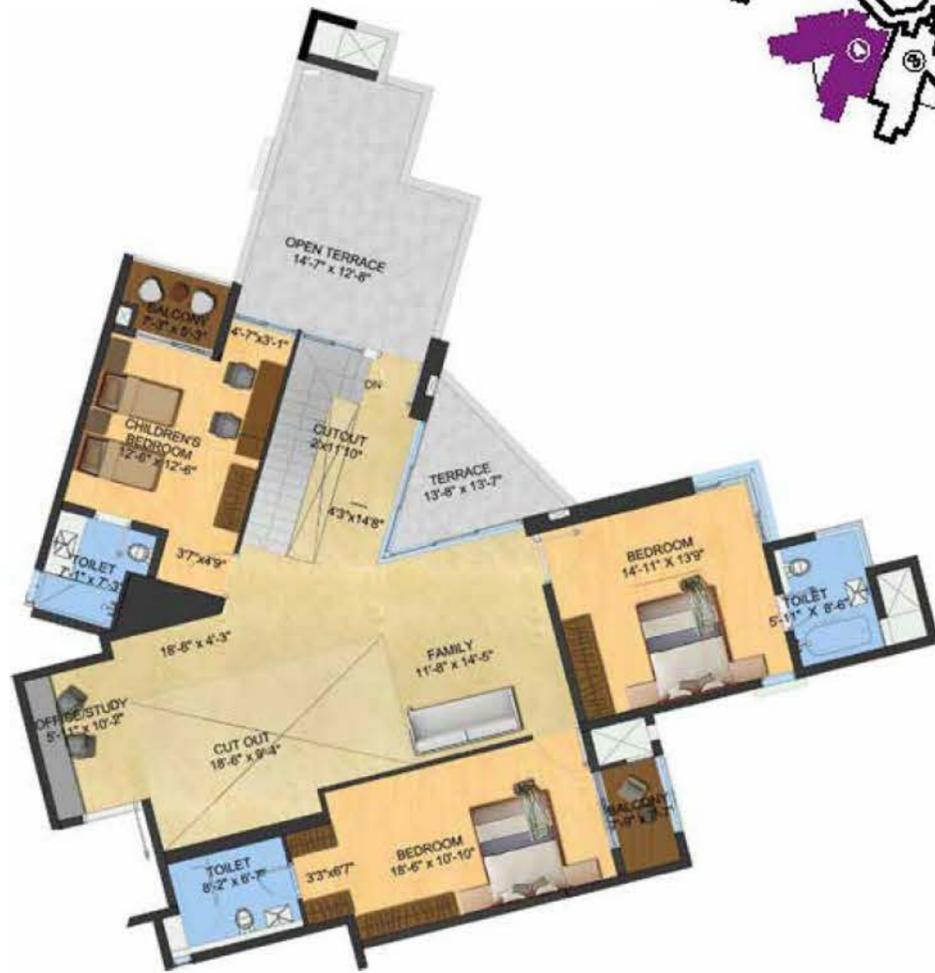
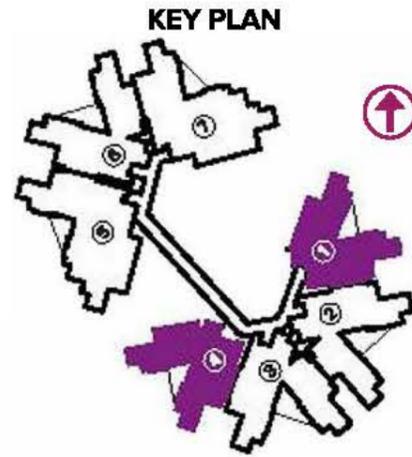
3,044 Sq.ft. / 282.80 Sq.m.

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## TYPICAL FLOOR PLAN

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



### SUPER BUILT-UP AREA

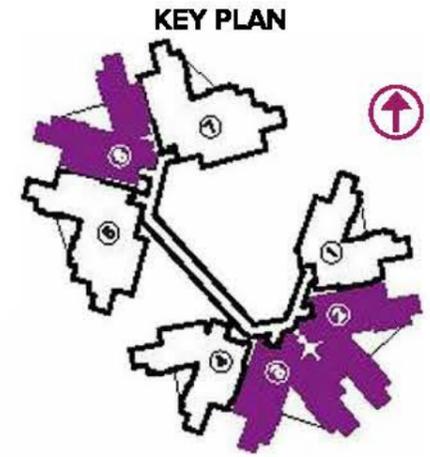
4,500 Sq.ft. / 418.14 Sq.m.

### CARPET AREA

3,044 Sq.ft. / 282.80 Sq.m.

## 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.

### CARPET AREA

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

5,030 Sq.ft. / 467.39 Sq.m.

### CARPET AREA

3,412 Sq.ft. / 316.97 Sq.m.

## TYPICAL FLOOR PLAN

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



### SUPER BUILT-UP AREA

5,540 Sq.ft. / 514.44 Sq.m.

### CARPET AREA

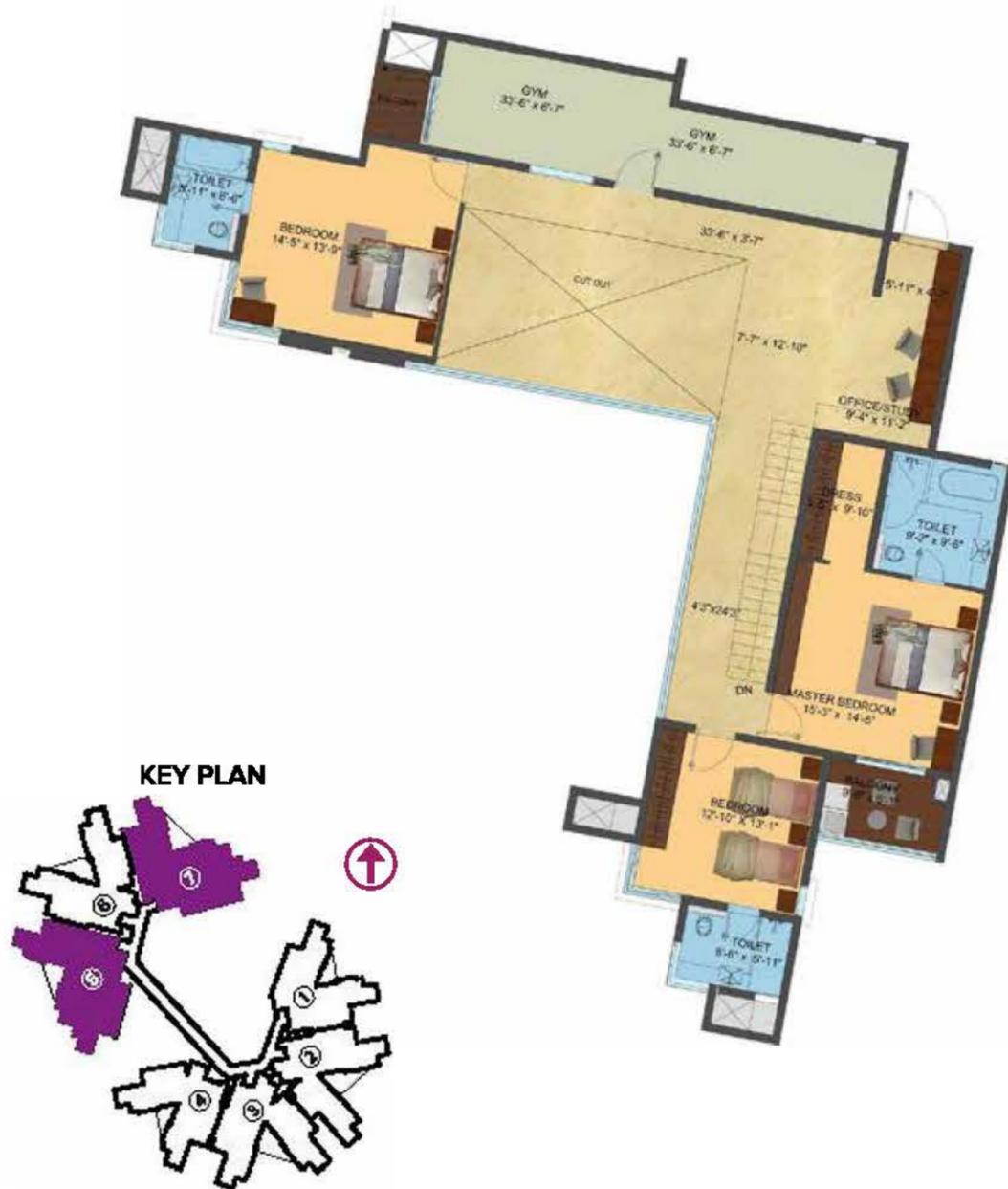
3,863 Sq.ft. / 358.91 Sq.m.

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## TYPICAL FLOOR PLAN

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



### SUPER BUILT-UP AREA

5,540 Sq.ft. / 514.44 Sq.m.

### CARPET AREA

3,863 Sq.ft. / 358.91 Sq.m.

## 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**

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