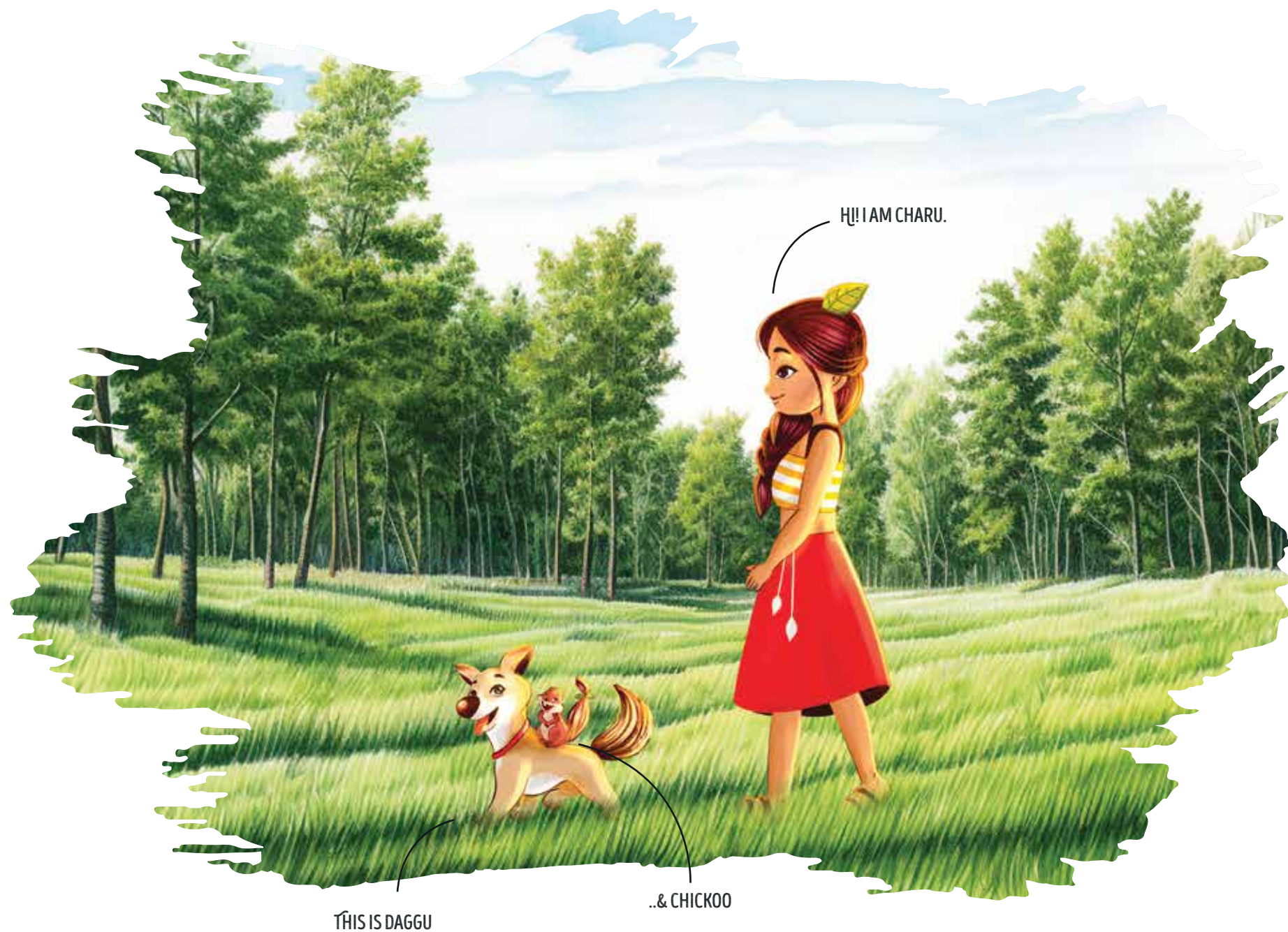




A DIARY OF LI'L CHARU & HER CHILDHOOD!

BRIGADE
SANCTUARY
WHITEFIELD-SARJAPUR ROAD



WELCOME TO MY DAYDREAM... MY WONDERLAND... MY SANCTUARY!

Imagine a place where the pages of a storybook come alive, where the magic of everyday living is witnessed with wonder.

Picture waking up to sun-kissed mornings in **East Bengaluru**, greeted by trees that seem to whisper secrets and pathways that lead to endless exploration.

In this enchanting haven of **14+ acres with 1, 3 & 4 bedroom homes** that are more than walls; discover chapters of a tale woven with laughter, dreams, and the untamed child-like imagination.

It's an invitation to be a part of **G+27** storeys where life unfolds in the most magical of ways with friends & family.





Every tree, every blade of grass, and every bloom is meticulously nurtured to create an environment that soothes. Take the fork away from urban life and melt away as you wander through the lush pathways and witness the miracle of life blooming around you.





Artist's Impression.

MEET THE BREEZE & THE RUSTLE OF LEAVES.

TREES ARE LUSH AND THERE'S A CHIRP
IN THE FLOWERY BUSHES.

When the branches of trees make
sweet canopies and their shade
becomes the most comfortable
place in the world, that's when the
song of life flowers. You can hum
it with the wind, buzz it with the
bees or sing it with the birds!





Artist's Impression.

*Step into a world where the wonders of childhood come alive.
Share cherished moments with loved ones as you lounge
in the company of vibrant wildflowers or have a picnic beneath the
shade of trees. Whether you're seeking solitude or companionship,
all the memories of a wandering spirit find their home here!*



HAPPY MM...MOMENTS!



Artist's Impression.



A NEST OF COSY MUSINGS.

LYING ON YOUR BACK
EXPLORING ON A WHIM.

Enter a home that's made for breezes to blow in and for the sunlight to play hide-and-seek.

Discover spaciousness that gives you the similar joy of the great outdoors, especially, on a rainy day when all you want is to look at the water splashing on the windows with a cup of hot chocolate in your hands. Oh! What comfort after a rainy day's explorations!





Artist's Impression.

Relaxation here goes beyond walls. Walk through the preserved tree grove after a rainy day or unwind in our hammock garden, where nature cradles your peace, and the world's worries gently sway away.

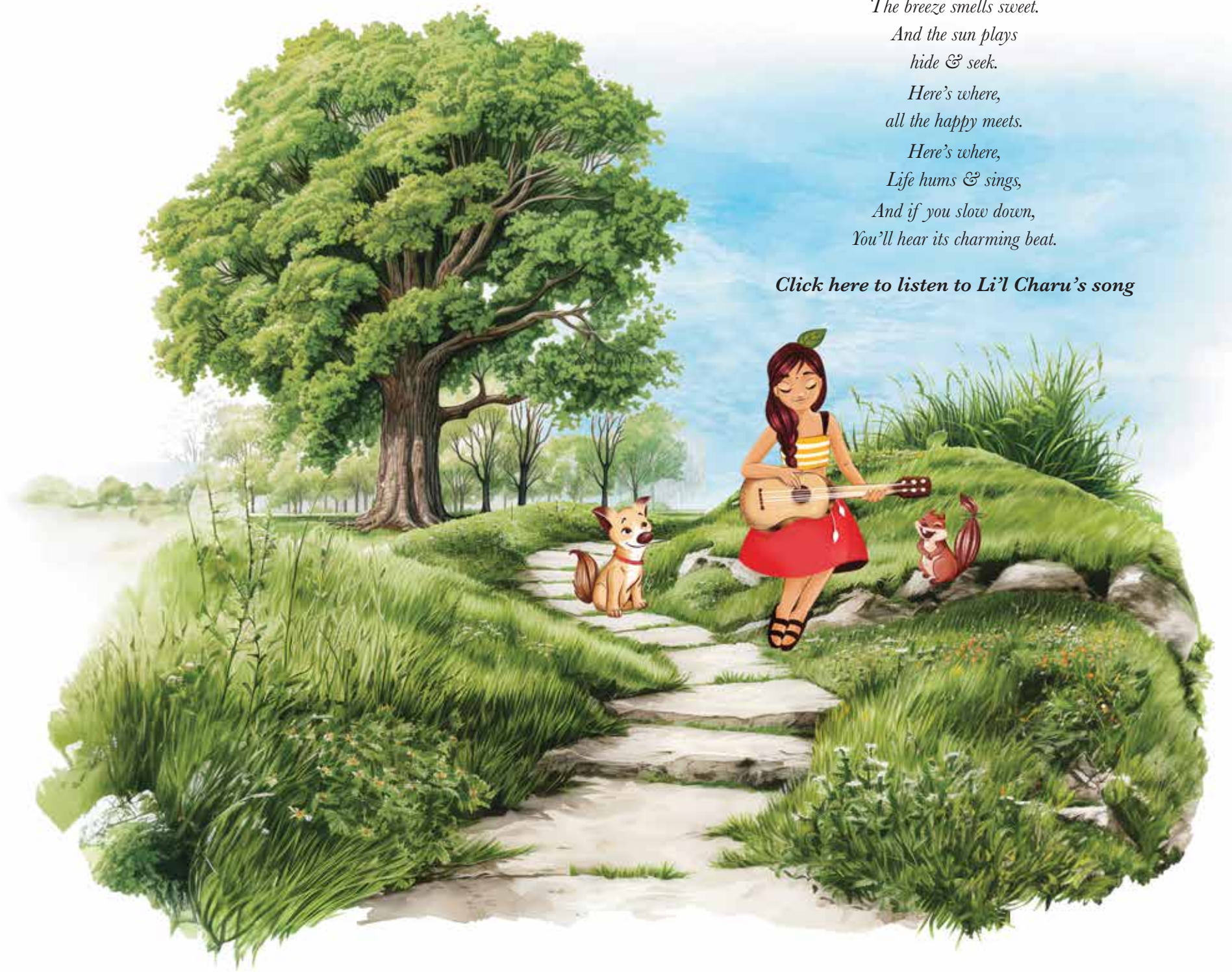


NAPS ARE MY
FAVOURITE TREAT.



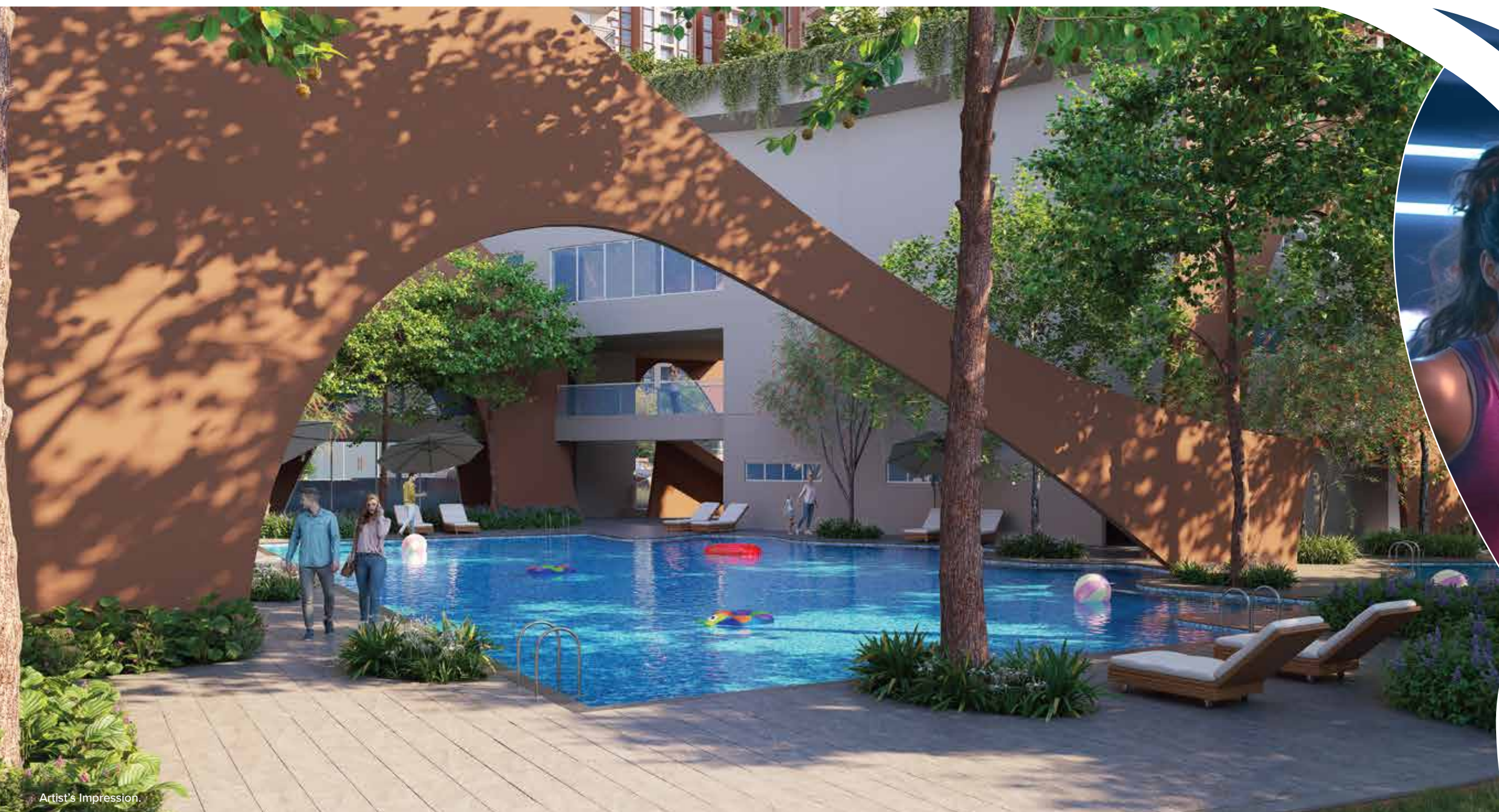
Artist's Impression.

The air is filled with the invigorating scent of earth and leaves, while the symphony of birdsong provides a harmonious backdrop. Charu's lyrics come to life, weaving seamlessly into the landscape.



Under the tree
Where the grass grows free,
The breeze smells sweet.
And the sun plays
hide & seek.
Here's where,
all the happy meets.
Here's where,
Life hums & sings,
And if you slow down,
You'll hear its charming beat.

[Click here to listen to Li'l Charu's song](#)



Artist's Impression.



A WORLD OF FUN WITHIN YOUR WORLD!

Step into the heart of Brigade Sanctuary, where the Clubhouse brings an even more lively vibe with its 32,000 Sq.ft. (2,972 Sq.m.) of grandness, designed around the trees that surround it.

Dive into a world of fitness and leisure with a swimming pool, multiple sports courts, and a fully equipped gym, or find tranquility in yoga and aerobics.

Your daily convenience here meets care, with a clinic for quick check-ups. The little ones get their very own space at the crèche and an indoor children's play area. Looking for a space for gatherings and entertainment? Find it all here!

The Clubhouse at Brigade Sanctuary is more than just a hub of entertainment. Its thriving central open courtyard with retained trees creates a perfect oasis of peace and charm.





CLUBHOUSE AMENITIES

Association Office
AV Room
Badminton Courts
Business Centre
Clinic*
Convenience Store*
Crèche*
Gym
Indoor & Outdoor Children's Play Areas
Multipurpose Halls
Outdoor Café*
Party Terrace
Pool Table
Space for Aerobics/Yoga
Squash Court
Swimming Pool & Changing Rooms
Table Tennis

*Space provisioned

THERE'S TREASURE TO BE FOUND, EVERYWHERE!

FUTSAL COURT



MASTER PLAN

WHITEFIELD-SARAPUR ROAD



ORCHARD



LEGEND

- | | |
|---------------------------------------|------------------------------|
| 1 ARRIVAL PLAZA | 16 CHILDREN'S PLAY AREA |
| 2 SECURITY CABIN | 17 TENNIS COURT |
| 3 CLOCK TOWER | 18 BASKETBALL COURT |
| 4 CAR PARKING | 19 BEACH VOLLEYBALL COURT |
| 5 SERVICES | 20 FUT-SAL COURT (5-A-SIDE) |
| 6 TROPICAL ISLAND | 21 GAZEBO |
| 7 SENIOR CITIZEN COURT | 22 CRICKET PRACTICE NETS |
| 8 REFLEXOLOGY WALKWAY | 23 OUTDOOR GYM |
| 9 LEISURE PAVILIONS | 24 BICYCLE PARKING LOTS |
| 10 BUTTERFLY PARK/
AROMATIC GARDEN | 25 SKATING RINK |
| 11 TOT LOT PLAY AREA | 26 RAINWATER HARVESTING POND |
| 12 COGNITIVE PLAY AREA | 27 WOODED AREA |
| 13 FLAG POST | 28 OUTDOOR CAMPING SITE |
| 14 COMMUNITY GATHERING | 29 HAMMOCK GARDEN |
| 15 AMPHITHEATRE | 30 PET PARK |
| | 31 ORCHARD |

- POS BOUNDARY
- C.A. BOUNDARY
- 90 m ROAD WIDENING
- KHARAB AREA

TOWER B
28+G+27 FLOORS

TOWER C
28+G+27 FLOORS

TOWER A
28+G+27 FLOORS

CLUB HOUSE
G+2 FLOORS

TOWER H
28+G+27 FLOORS

TOWER D
28+G+27 FLOORS

TOWER G
28+G+27 FLOORS

TOWER E
28+G+27 FLOORS

TOWER F
28+G+27 FLOORS

GAZEBO



AMPHITHEATRE



BUTTERFLY PARK



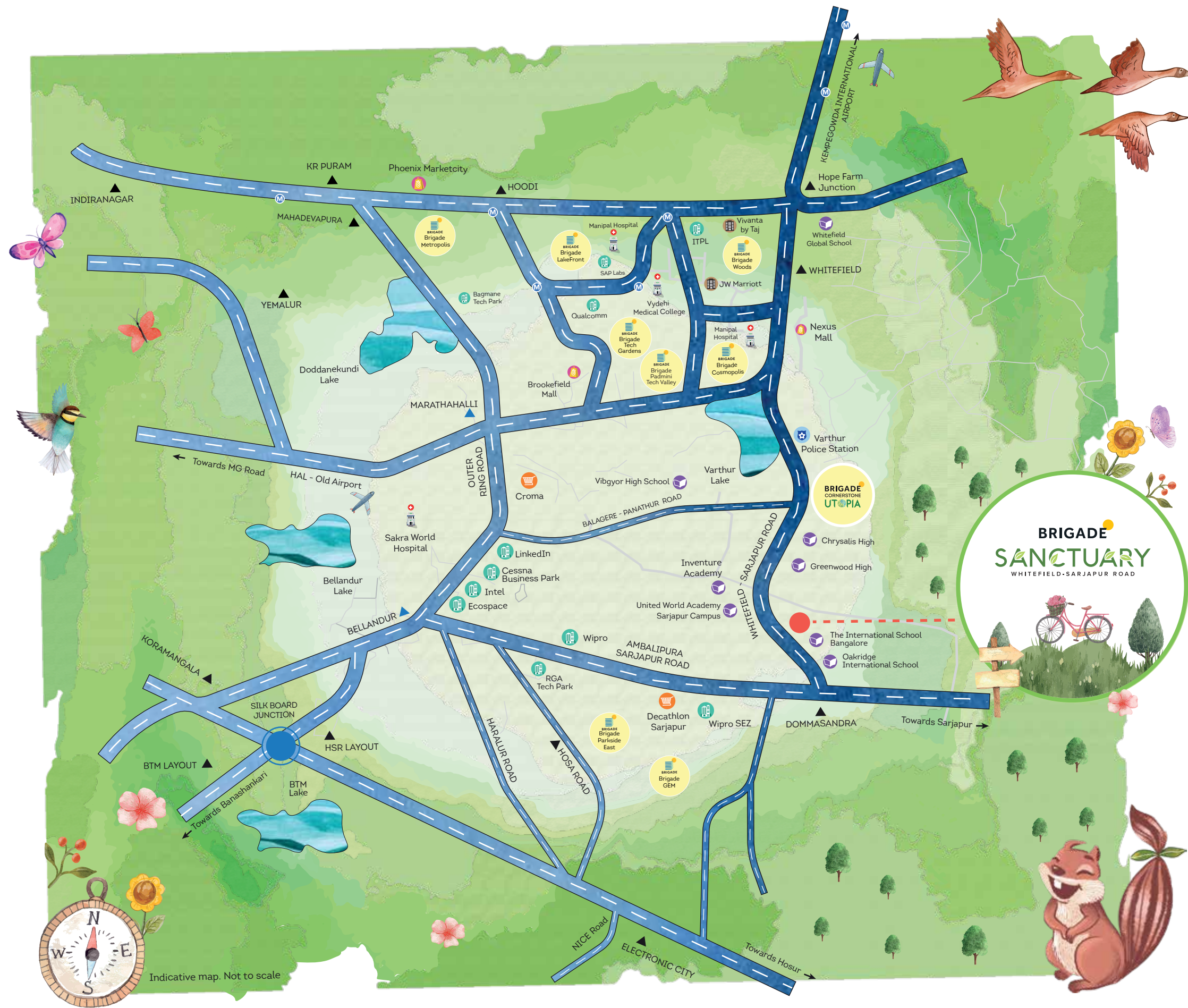
PERFECTLY CURATED HOMES WITH THE GREATEST OUTDOOR EXPERIENCES.

Welcome to the homes that are built to cater to diverse lifestyles and preferences. Whether you seek spacious family residences or cosy apartments you get to choose it all from **1, 3 & 4 bedroom homes.**

Designed for **comfort, functionality, and aesthetics**, homes here ensure that you experience the best of contemporary living.

Enjoy morning coffee accompanied by the chirping birds. And as the day draws to a close, let your home become your sanctuary, where you unwind in the soothing embrace of nature.





EVERYTHING A SURPRISING HOP, JUMP & A SKIP AWAY!



1-9 MINS

EDUCATIONAL INSTITUTIONS

- ✓ The International School Bangalore
- ✓ Inventure Academy
- ✓ Global Indian International
- ✓ Oakridge International
- ✓ Chrysalis High
- ✓ Greenwood High

- ✓ Manipal Hospital, Whitefield
- ✓ Sathya Sai Specialty Hospital
- ✓ Sakra Hospital
- ✓ Manipal Hospital, Sarjapur

20-30 MINS

HOSPITALS



25-30 MINS

IT/SEZ

- ✓ Wipro SEZ
- ✓ PayPal
- ✓ Sigma Soft Tech Park
- ✓ Ecospace
- ✓ RGA Tech Park

- ✓ Upcoming Inox
- ✓ High Street Retail
- ✓ DMart
- ✓ Decathlon

10-15 MINS

ENTERTAINMENT/RETAIL





COME LET'S FIND
FRIENDS IN THESE
STOREYS. GET IT?

Artist's Impression.

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DAGGU LOVES TO SIT THERE
AND WATCH CHICKOO JUMP
FROM BRANCH TO BRANCH
FROM OUR BALCONY.

Artist's Impression.

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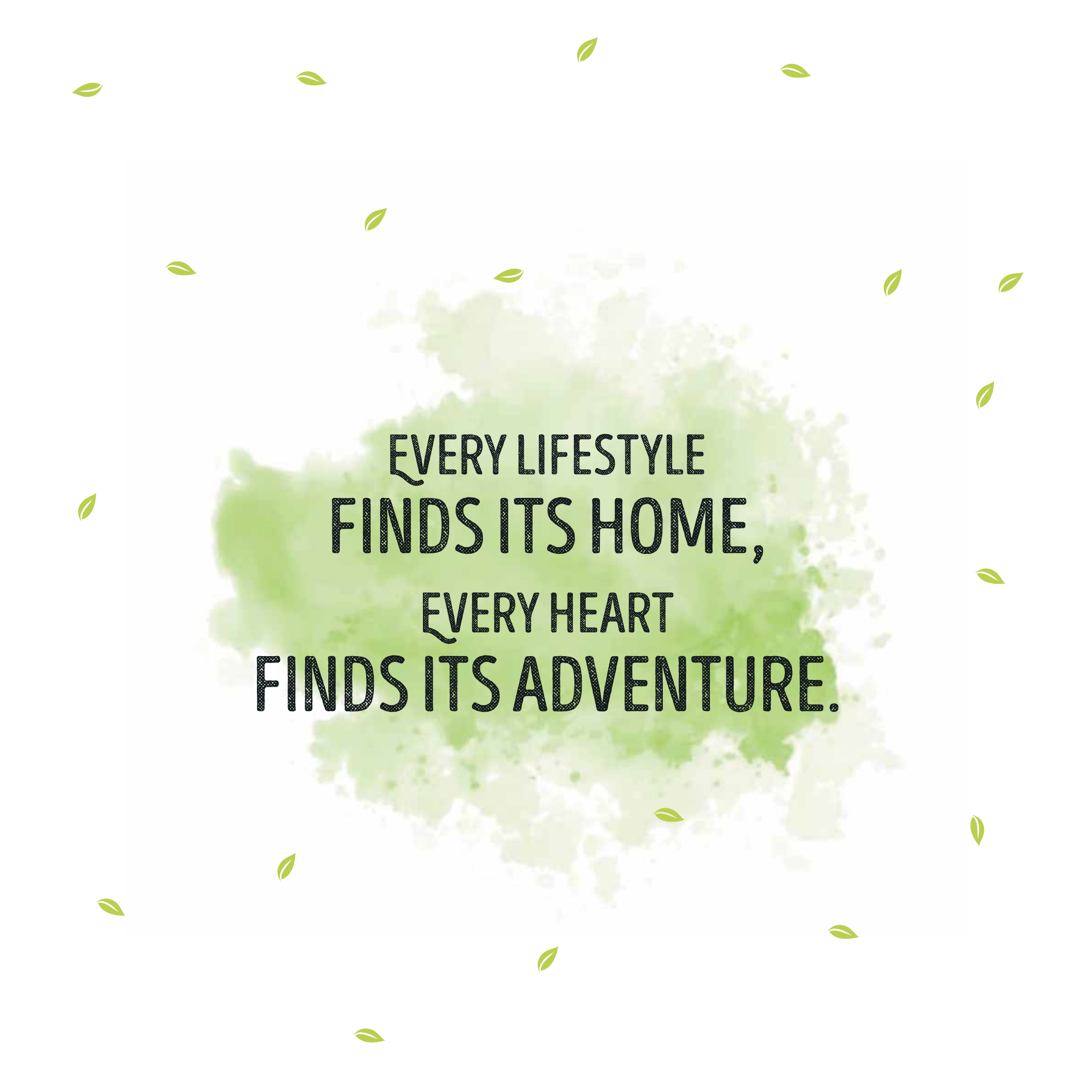


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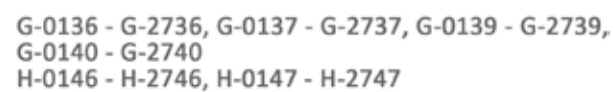
EVERY LIFESTYLE
FINDS ITS HOME,
EVERY HEART
FINDS ITS ADVENTURE.



KEY NUMBERING PLAN



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UNIT PLAN

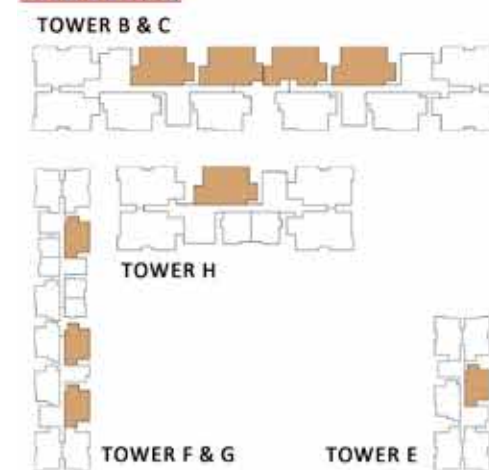
3 BEDROOM + 2 TOILET - TYPE 5



KEY PLAN



BLOCK PLAN



TYPE - 5

3BED + 2TOILET

B-0105 - B-2705, B-0106 - B-2706
C-0115 - C-2715, C-0116 - C-2716
E-0126 - E-2726
F-0129 - F-2729, F-0130 - F-2730
G-0135 - G-2735
H-0043 - H-2743

SUPER BUILT-UP AREA

132.33 Sq.m.

1424 Sq.ft.

CARPET AREA

89.56 Sq.m.

964 Sq.ft.

BALCONY AREA

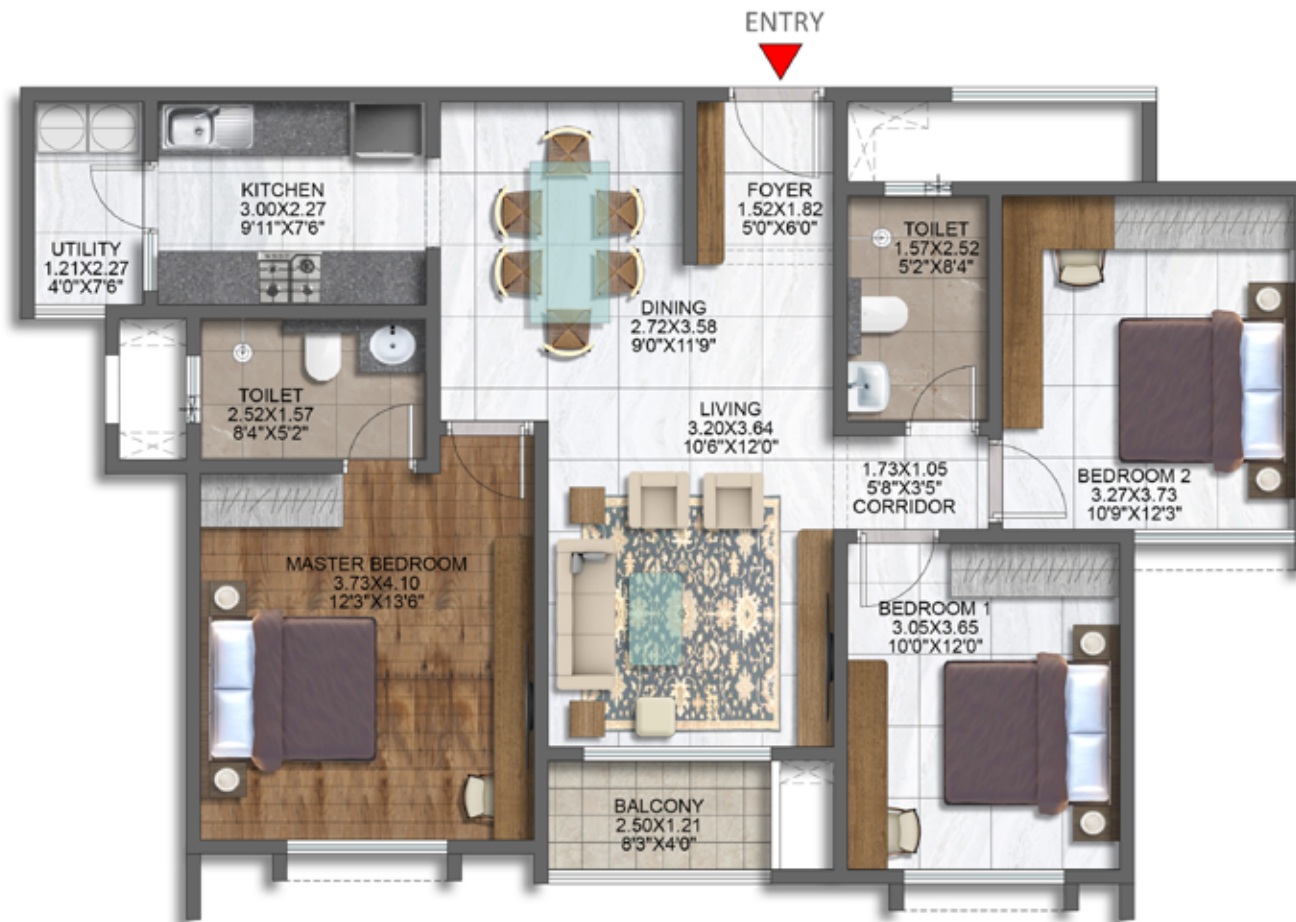
3.03 Sq.m.

33 Sq.ft.

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UNIT PLAN

3 BEDROOM + 2 TOILET - TYPE 6

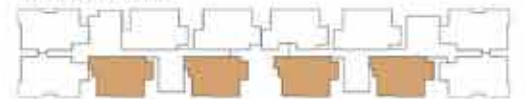


KEY PLAN



BLOCK PLAN

TOWER B & C



TOWER F & G



TOWER E

TYPE - 6

3BED + 2TOILET

B-0007 - B-2707, B-0008 - B-2708
C-0013 - C-2713, C-0014 - C-2714
E-0023 - E-2723
F-0127 - F-2727, F-0128 - F-2728
G-0138 - G-2738

SUPER BUILT-UP AREA

132.93 Sq.m.

1431 Sq.ft.

CARPET AREA

90.70 Sq.m.

976 Sq.ft.

BALCONY AREA

3.03 Sq.m.

33 Sq.ft.

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UNIT PLAN

3 BEDROOM + 3 TOILET - TYPE 3



KEY PLAN



BLOCK PLAN

TOWER B & C



TOWER H



TYPE - 3

3BED + 3TOILET

B-0009 - B-2709, B-0210 - B-2710
C-0211 - C-2711, C-0012 - C-2712
H-0241 - H-2741, H-0042 - H-2742, H-0044 - H-2744,
H-0145 - H-2745

SUPER BUILT-UP AREA

157.22 Sq.m.

1692 Sq.ft.

CARPET AREA

101.63 Sq.m.

1094 Sq.ft.

BALCONY AREA

8.38 Sq.m.

90 Sq.ft.

UNIT PLAN

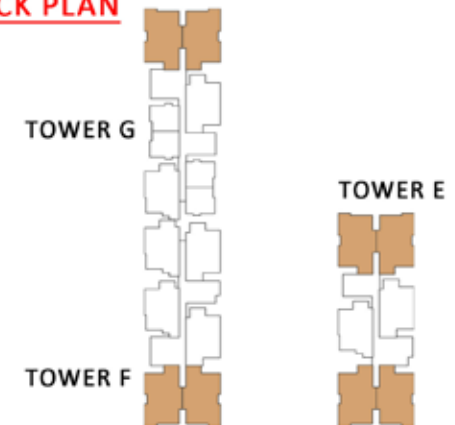
3 BEDROOM + 3 TOILET - TYPE 4



KEY PLAN



BLOCK PLAN



TYPE - 4

3BED + 3TOILET

E-0221 - E-2721, E-0022 - E-2722, E-0124 - E-2724,
E-0125 - E-2725
F-0131 - F-2731, F-0232 - F-2732
G-0233 - G-2733, G-0134 - G-2734

SUPER BUILT-UP AREA

160.54 Sq.m.

1728 Sq.ft.

CARPET AREA

102.73 Sq.m.

1106 Sq.ft.

BALCONY AREA

9.21 Sq.m.

99 Sq.ft.

UNIT PLAN

3 BEDROOM + 3 TOILET + STUDY - TYPE 2



BLOCK PLAN
TOWER D



TYPE - 2
3BED + 3TOILET + STUDY
D-0017 - D-2717, D-0118 - D-2718,
D-0219 - D-2719, D-0020 - D-2720

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
188.30 Sq.m.	120.45 Sq.m.	11.52 Sq.m.
2027 Sq.ft.	1297 Sq.ft.	124 Sq.ft.

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UNIT PLAN

4 BEDROOM + 4 TOILET + MAID'S ROOM - TYPE 1



KEY PLAN



BLOCK PLAN

TOWER A



TYPE - 1

4BED + 4TOILET + MAID

A-0001 - A-2701, A-0202 - A-2702, A-0103 - A-2703, A-0004 - A-2704

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
231.45 Sq.m.	146.63 Sq.m.	15.29 Sq.m.
2491 Sq.ft.	1578 Sq.ft.	165 Sq.ft.

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SPECIFICATIONS

COMMON AREA FLOORING

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

Staircases: Cement Step Tiles

Other Lift Lobby and Corridors (Upper): Vitrified Tiles / Industrial Tiles

Terrace: Clay Tiles / Industrial Tiles

UNIT FLOORING

Living / Dining / Family / Foyer / Bedrooms / Kitchen / Utility: Vitrified Tiles

Master Bedroom: Wood Finish Vitrified Tiles

Balcony: Ceramic Tiles / Vitrified Tiles

Toilets: Ceramic Tiles / Vitrified Tiles

Maid's Room and Toilet: Ceramic Tiles / Vitrified Tiles

WALL DADO

Kitchen: Provision for Modular Kitchen (No Granite Slab / No Dado will be provided)

Toilets: Ceramic Tiles / Vitrified Tiles

PAINTING & FINISHES

Exterior Finish: Combination of Exterior Texture Paint with External Grade Emulsion

Unit Internal Ceilings: Emulsion Paint / OBD

Unit Walls: Emulsion Paint

KITCHEN

Counter: Provision for Modular Kitchen (No Counter will be provided)

Plumbing / Electrical:

Plumbing: Water Inlet / Drain Provision for Water Purifier / Sink, Washing Machine and Dishwasher

Electrical: As per design



DOORS:

Main Door: Hardwood Frame with flush shutter with both side veneer

Internal Doors: Hardwood Frame with flush shutter

Balcony Door: UPVC / Aluminium

Windows: UPVC / Aluminium

TOILETS:

CP Fittings: Grohe or equivalent

Sanitary Fixtures: Wall-mounted EWC (Grohe / Duravit / equivalent)

ELECTRICAL

Switches: Modular Switches - Anchor Roma Plus or Panasonic Vision or equivalent make

DG BACKUP

100% DG Backup for Common Area

100% Backup for Units*

VERTICAL TRANSPORTATION

Lifts provided as per design

SECURITY SYSTEM & AUTOMATION

Provision for Intercom Facility

*At an additional cost.



WORLD OF BRIGADE

OUR CUSTOMERS
ARE OUR BEST
AMBASSADORS



CERTIFIED AS A
'GREAT PLACE
TO WORK'
FOR 13 YEARS
IN A ROW



THREE LIFESTYLE MALLS
ACROSS BENGALURU



PARTNERSHIP WITH
RENOWNED GLOBAL
HOSPITALITY BRANDS



INDIA'S FIRST
EXPERIENTIAL
MUSIC MUSEUM



LICENSE OWNER OF THE
WORLD TRADE CENTER
ACROSS SOUTH INDIA



DEVELOPER OF
BENGALURU'S TALLEST
COMMERCIAL BUILDING
IN 1986 AND 2010



ASIA'S FIRST ACCELERATOR
FOCUSED ON REAL ESTATE,
RETAIL AND HOSPITALITY



CREATORS OF
BRIGADE GATEWAY



OUR SCHOOLS PROVIDE
HOLISTIC, INSPIRING AND
EMPOWERING EDUCATION

AWARDS & ACCOLADES



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, 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 275+ buildings amounting to over 80 million Sq.ft. (7.45 million Sq.m.) 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. 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 mindset combined with uncompromising quality of the projects over the years has created a brand of outstanding reputation.

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 11th Realty Plus Awards 2019 - South.

Brigade Panorama - West Bengaluru

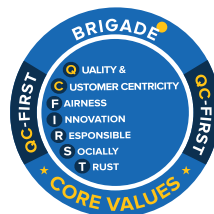
Won the award for 'Excellence in Delivery' at the 11th Realty Plus Awards 2019 - South.

Brigade Mountain View - Mysuru

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



Our core values



Founders



To UPGRADE TO BRIGADE, reach us on 1800 102 9977 • [BrigadeSanctuary.com](https://www.BrigadeSanctuary.com)

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Offices also at: CHENNAI • HYDERABAD • MYSURU



In association with

Mr. Iqbal Hothur