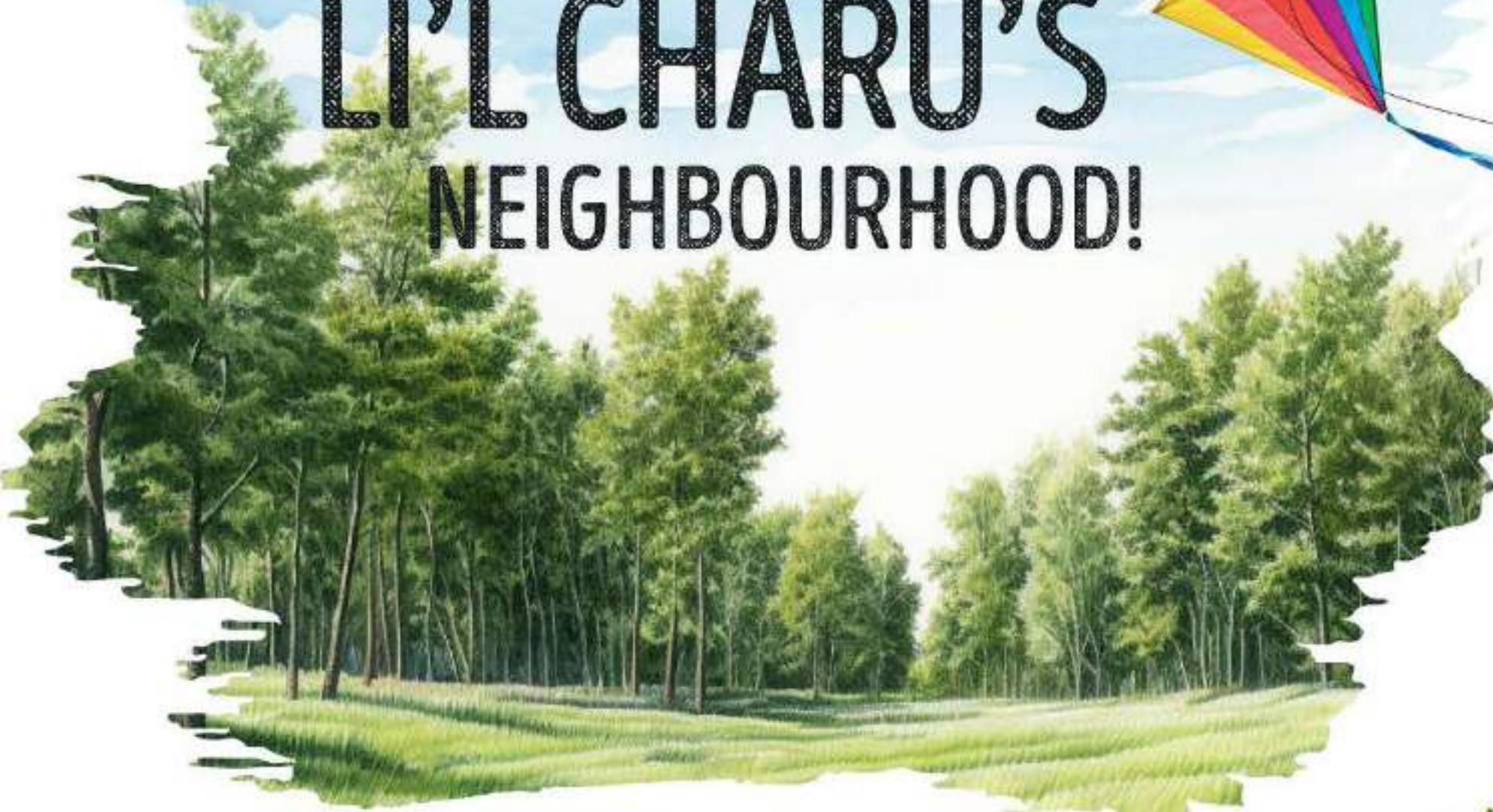


WELCOME TO LI'L CHARU'S NEIGHBOURHOOD!



**PREMIUM HOMES NESTLED IN
14+ ACRES OF PRECIOUS NOSTALGIA.**

BRIGADE
SANCTUARY
WHITEFIELD-SARJAPUR ROAD



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

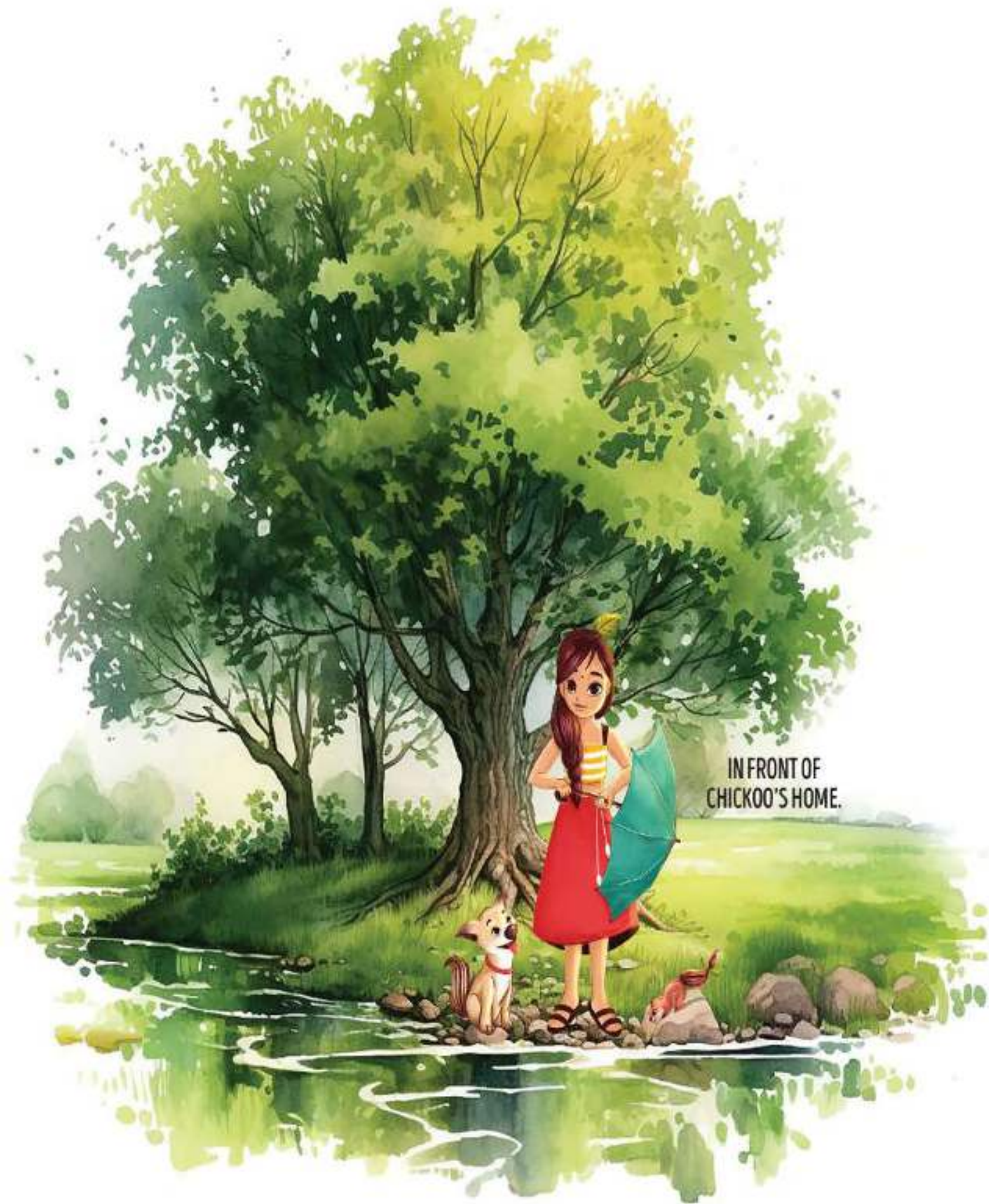
Imagine a place where the pages of a storybook come alive, where the magic of everyday living is witnessed with wonder.

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

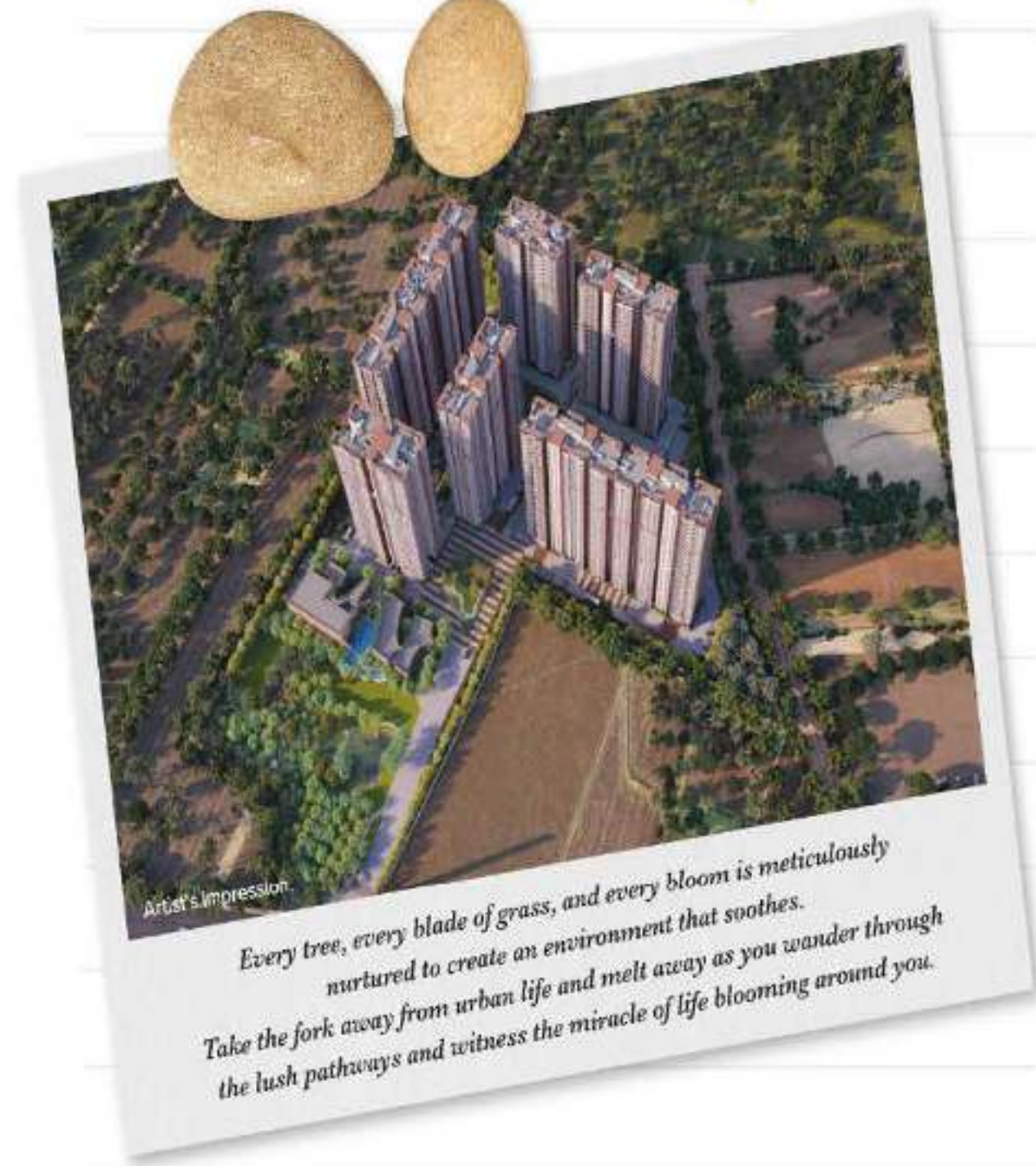
In this enchanting haven of **14+ acres with 1, 3 & 4 bedroom homes** that are more than walls; discover chapters of a tale woven with laughter, dreams, and the untamed child-like imagination.

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





IN FRONT OF
CHICKOO'S HOME.



Artist's Impression.

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.

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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.

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EVERYTHING A SURPRISING HOP, JUMP & A SKIP AWAY!



1-9 MINS

EDUCATIONAL INSTITUTIONS

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



10-15 MINS

ENTERTAINMENT/RETAIL

- ✓ Upcoming Inox
- ✓ High Street Retail
- ✓ D Mart
- ✓ Decathlon



20-30 MINS

HOSPITALS

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



25-30 MINS

IT/SEZ

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



Indicative map. Not to scale

MASTER PLAN



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 FUTSAL 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



THE DAYS
ARE JUST PACKED.

THERE'S TREASURE TO BE FOUND, EVERYWHERE!

THE GOLDEN ZONE

- Reflexology Walkway
- Leisure Pavilions
- Butterfly Park
- Aromatic Garden
- Gazebo

TOGETHERNESS ZONE

- Community Gathering
- Amphitheatre
- Pet-friendly Park
- Outdoor Camping Site
- Wooded Area
- Orchard

CHARU & FRIENDS' FAVOURITES

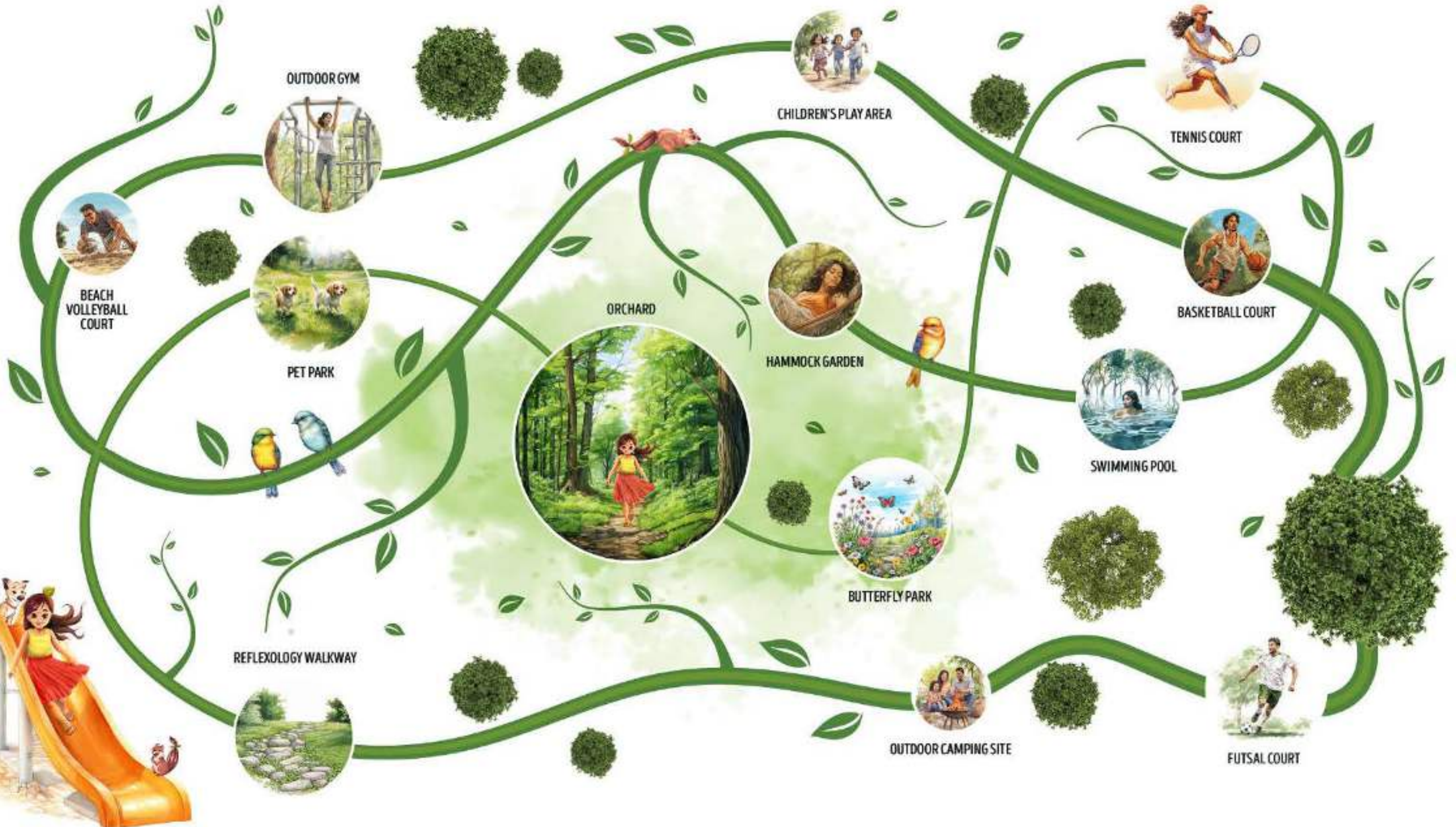
- Children's Play Area
- Tot Lot Play Area
- Cognitive Play Area
- Hammock Garden

ACTIVE PLAY ZONE

- Tennis Court
- Basketball Court
- Beach Volleyball Court
- Cricket Practice Nets
- Futsal Court (5-a-side)
- Outdoor Gym
- Skating Rink
- Bicycle Parking Lots

SANCTUARY ZONE

- Meditation Garden
- Jogging Track/Stroll Walkway





A WORLD OF FUN WITHIN A 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
- Children's Play Area
- Clinic*
- Convenience Store*
- Crèche*
- Gym
- Indoor Children's Play Area
- Multipurpose Halls
- Outdoor Café*
- Party Terrace
- Pool Table
- Space for Aerobics/Yoga
- Squash Court
- Swimming Pool & Changing Rooms
- Table Tennis

*Space provisioned





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KEY NUMBERING PLAN PHASE - 1



LEGEND

- TYPE 01 4B+4T+MAID
- TYPE 02 3B+3T+STUDY
- TYPE 03 3B+3T
- TYPE 04 3B+3T
- TYPE 05 3B+2T
- TYPE 06 3B+2T
- TYPE 07 1B+1T
- TYPE 08 3B+3T+MAID
- TYPE 09 1B+1T
- TYPE 10 1B+1T
- TYPE 11 2B+2T+STUDY



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FLOOR PLAN

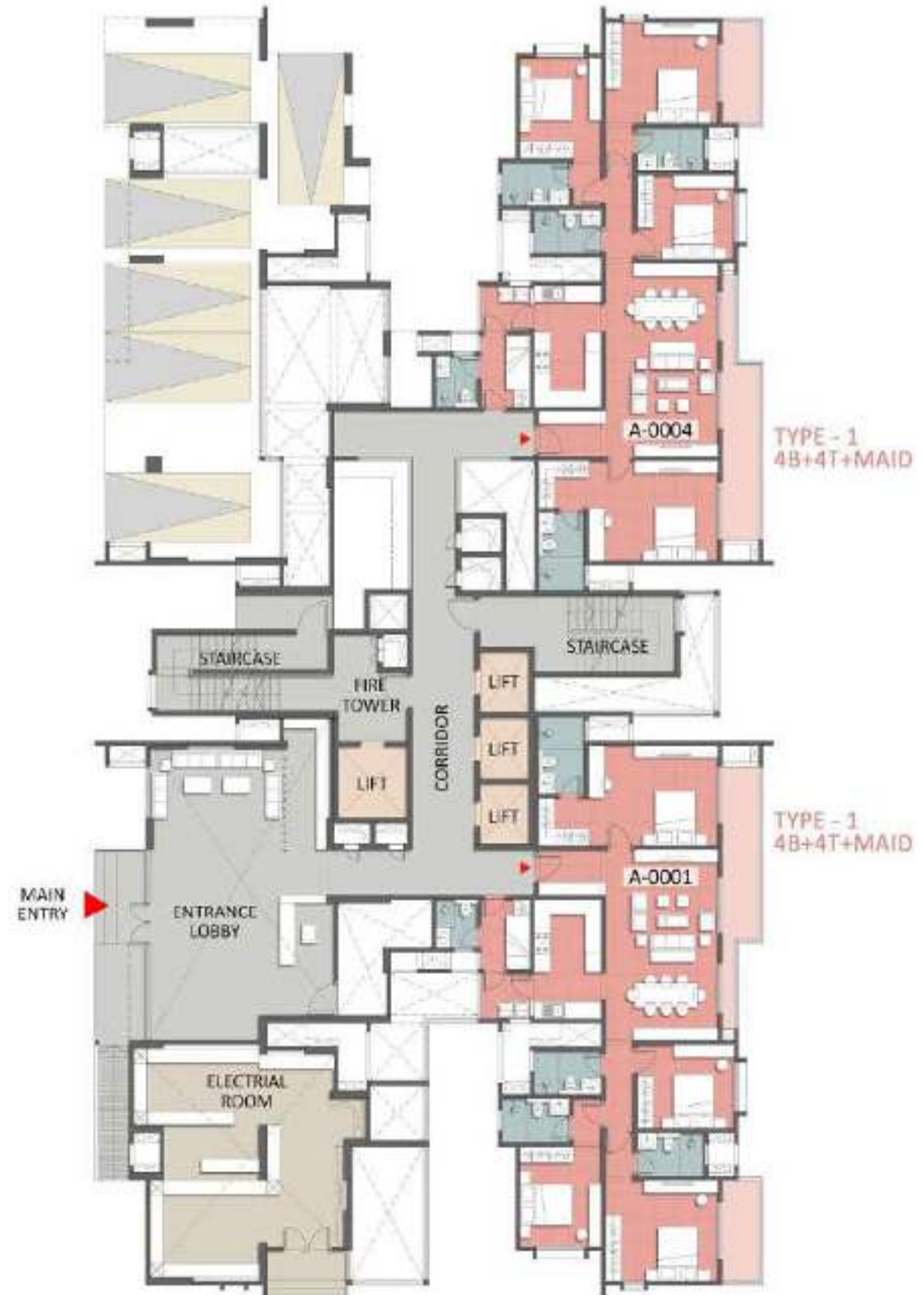
TOWER A - GROUND FLOOR

KEY PLAN



LEGEND

 4B+4T+MAID (TYPE 1)



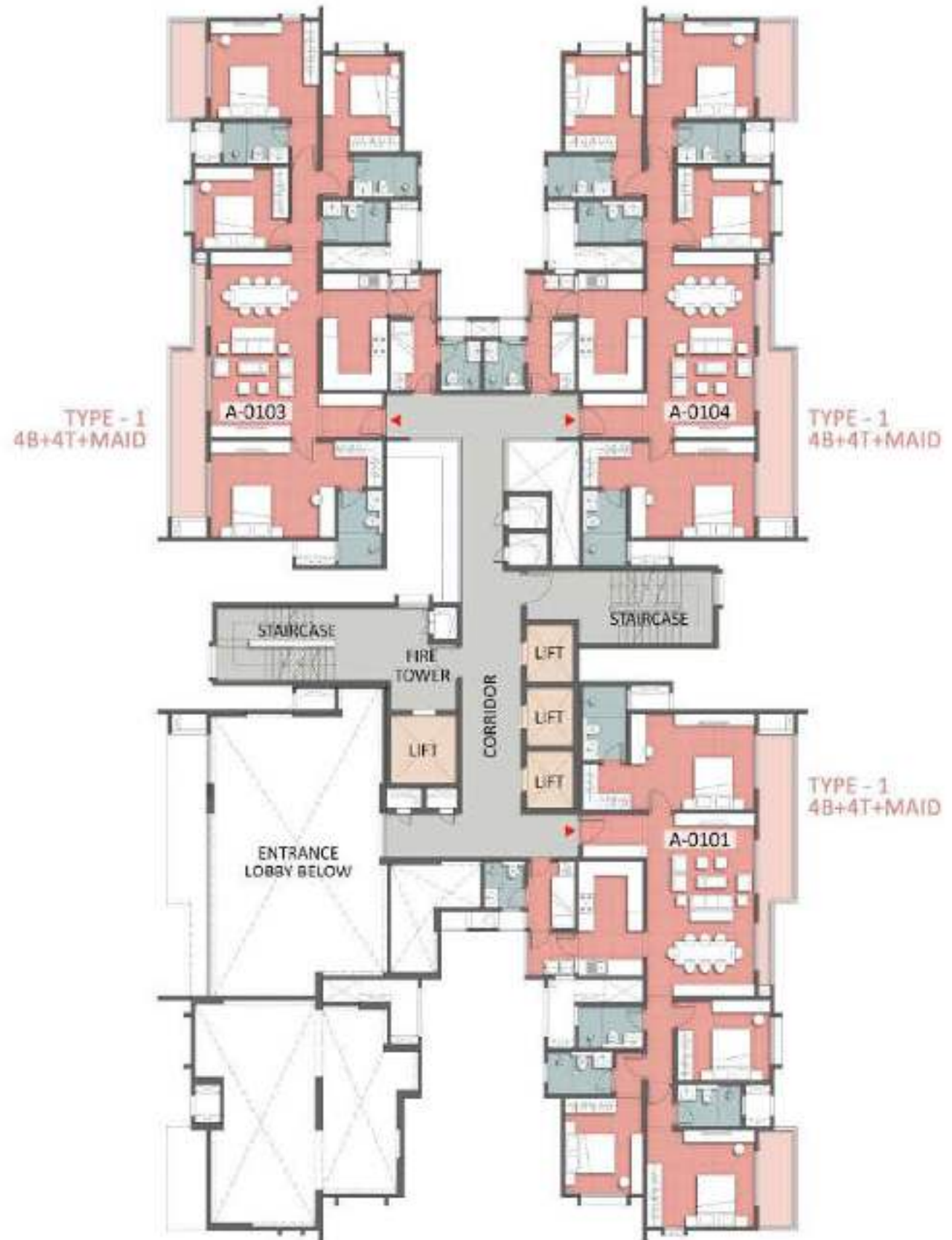
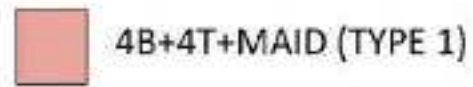
FLOOR PLAN

TOWER A - FIRST FLOOR

KEY PLAN



LEGEND




FLOOR PLAN

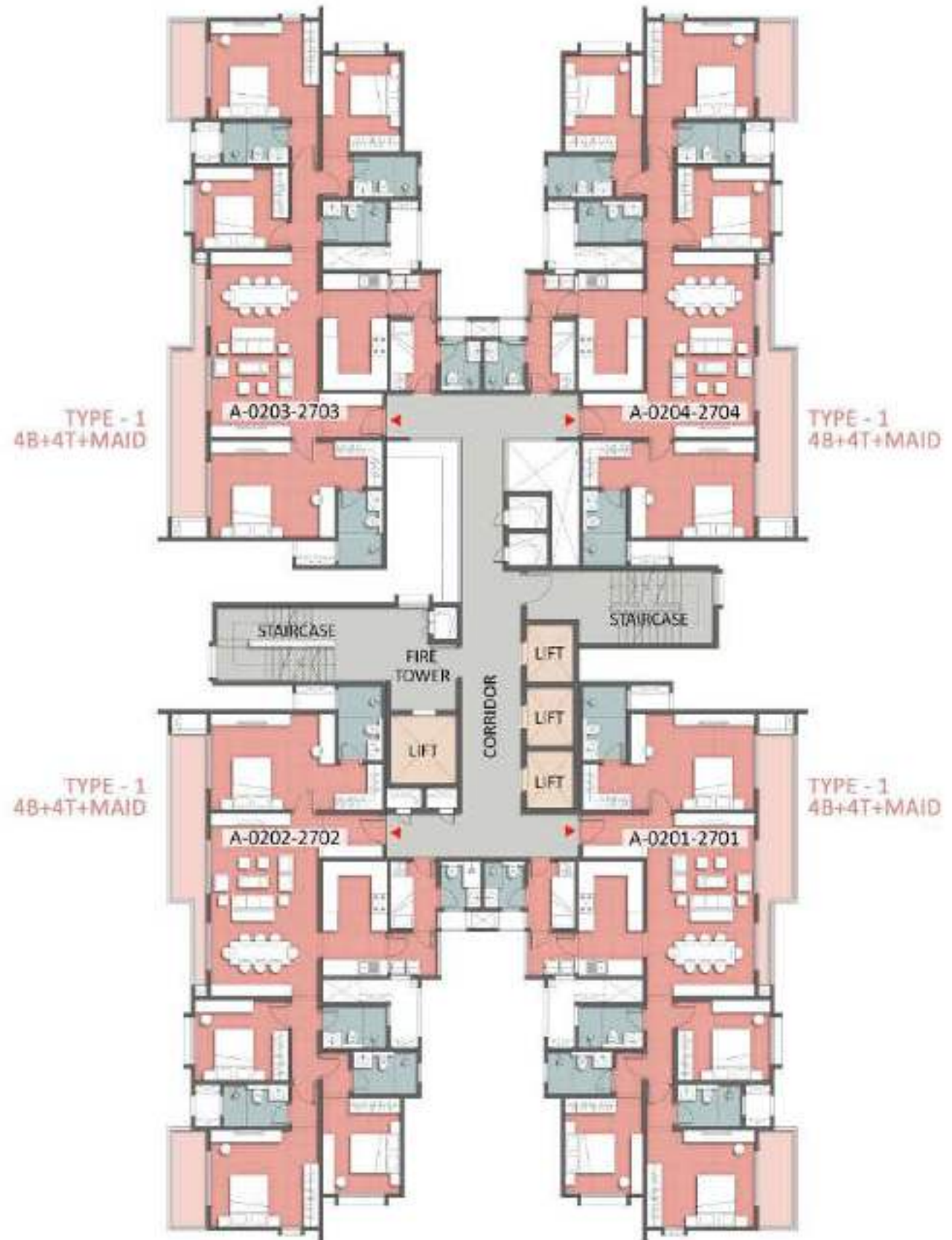
TOWER A - TYPICAL FLOOR (2nd to 19th & 21st to 27th)

KEY PLAN



LEGEND

 4B+4T+MAID (TYPE 1)



FLOOR PLAN

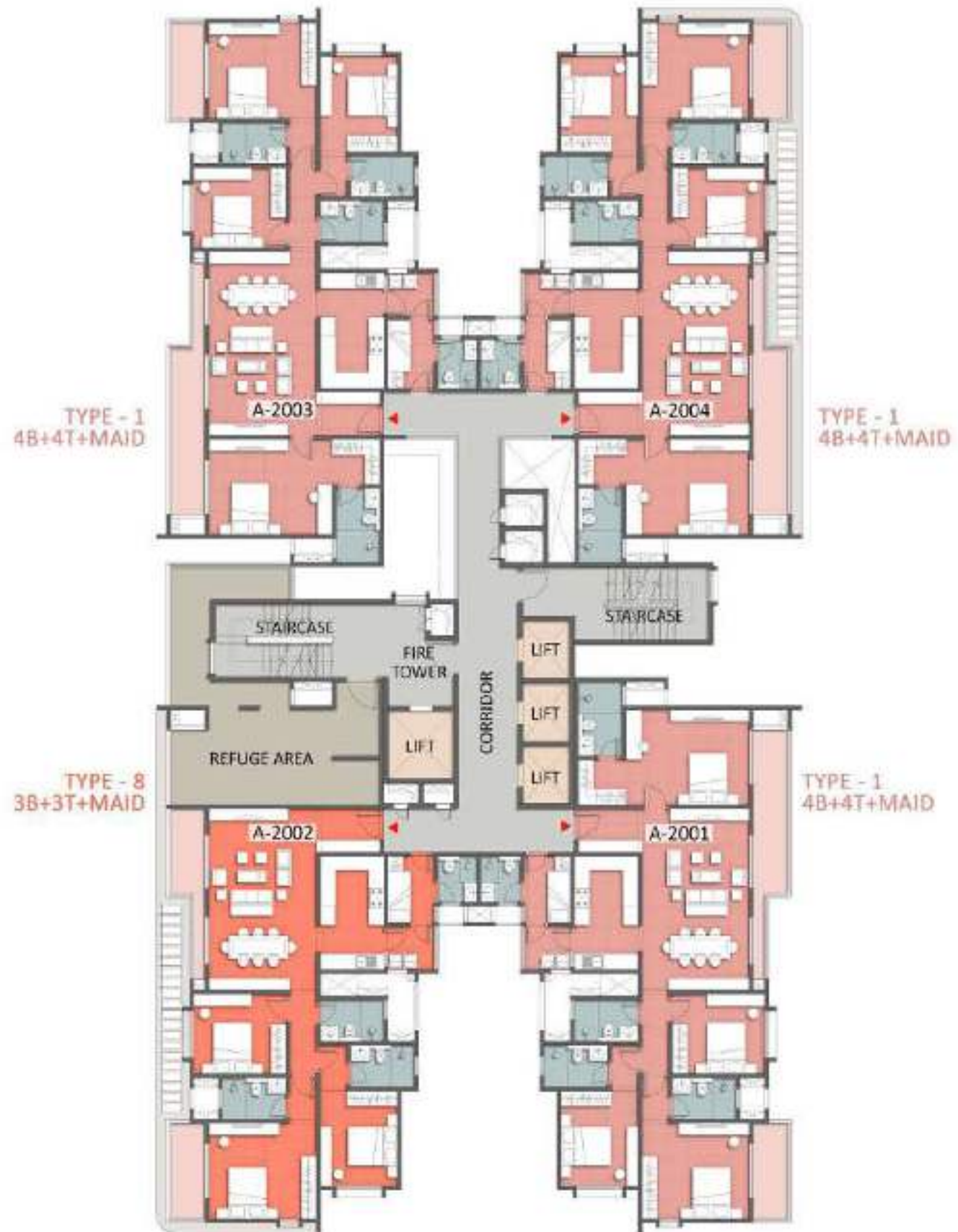
TOWER A - 20th FLOOR

KEY PLAN



LEGEND

- 4B+4T+MAID (TYPE 1)
- 3B+3T+MAID (TYPE 8)



FLOOR PLAN

TOWER B - GROUND FLOOR



KEY PLAN



LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 6)

FLOOR PLAN

TOWER B - FIRST FLOOR



KEY PLAN



LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)

FLOOR PLAN

TOWER B - TYPICAL FLOOR (2nd to 19th & 21st to 27th)



KEY PLAN



LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)

FLOOR PLAN

TOWER B - 20th FLOOR



KEY PLAN



LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 10)

FLOOR PLAN

TOWER C - GROUND FLOOR



KEY PLAN



LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 6)

FLOOR PLAN

TOWER C - FIRST FLOOR



KEY PLAN



LEGEND

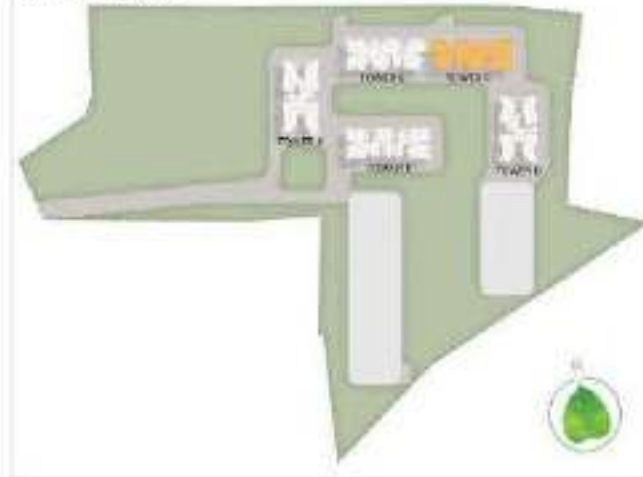
- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)

FLOOR PLAN

TOWER C - TYPICAL FLOOR (2nd to 19th & 21st to 27th)



KEY PLAN



LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)

FLOOR PLAN

TOWER C - 20th FLOOR



KEY PLAN



LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 10)

FLOOR PLAN

TOWER D - GROUND FLOOR

KEY PLAN

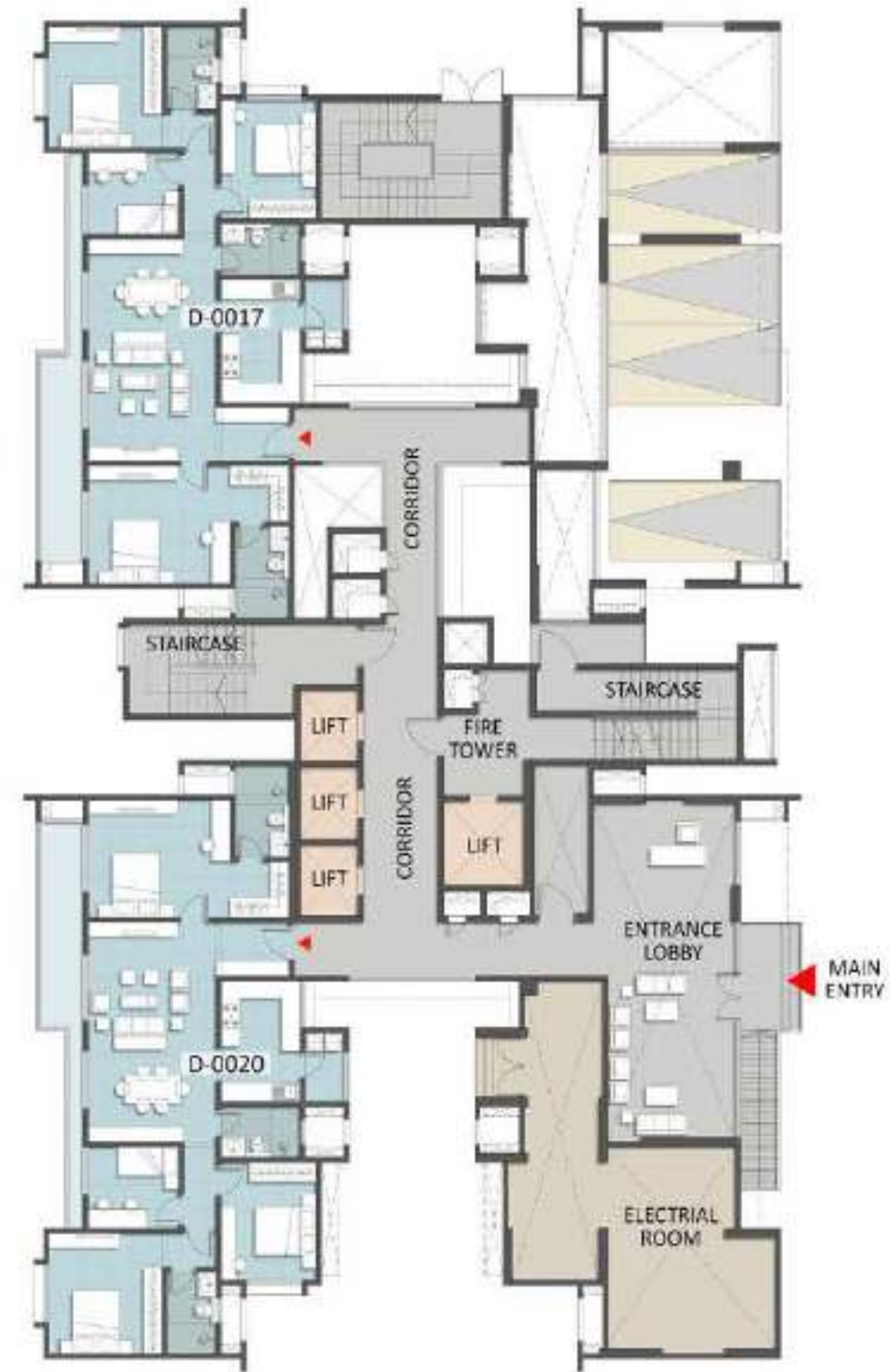


LEGEND

 3B+3T+STUDY (TYPE 2)

TYPE - 2
3B+3T+STUDY

TYPE - 2
3B+3T+STUDY



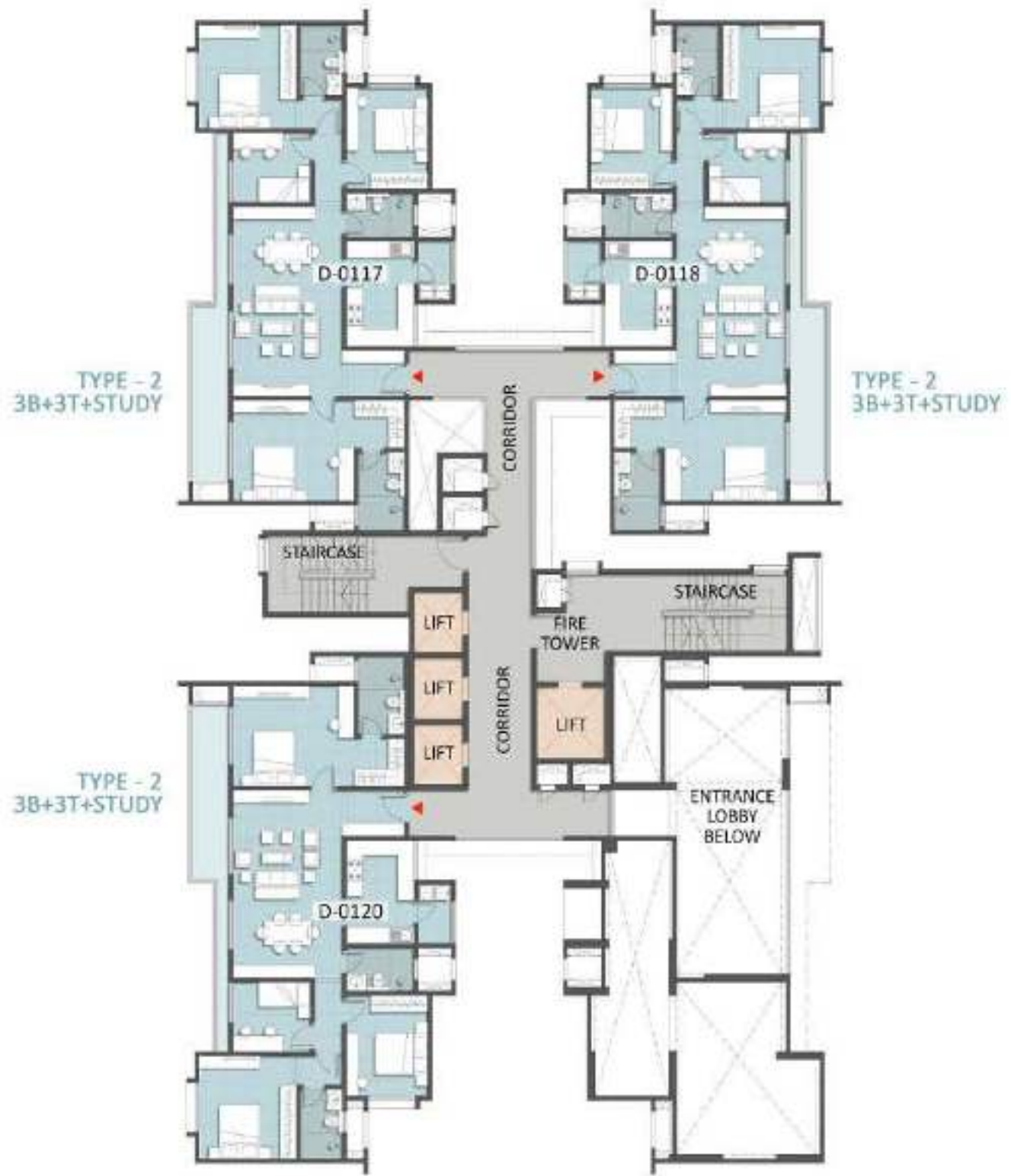
FLOOR PLAN

TOWER D - FIRST FLOOR

KEY PLAN



LEGEND



FLOOR PLAN

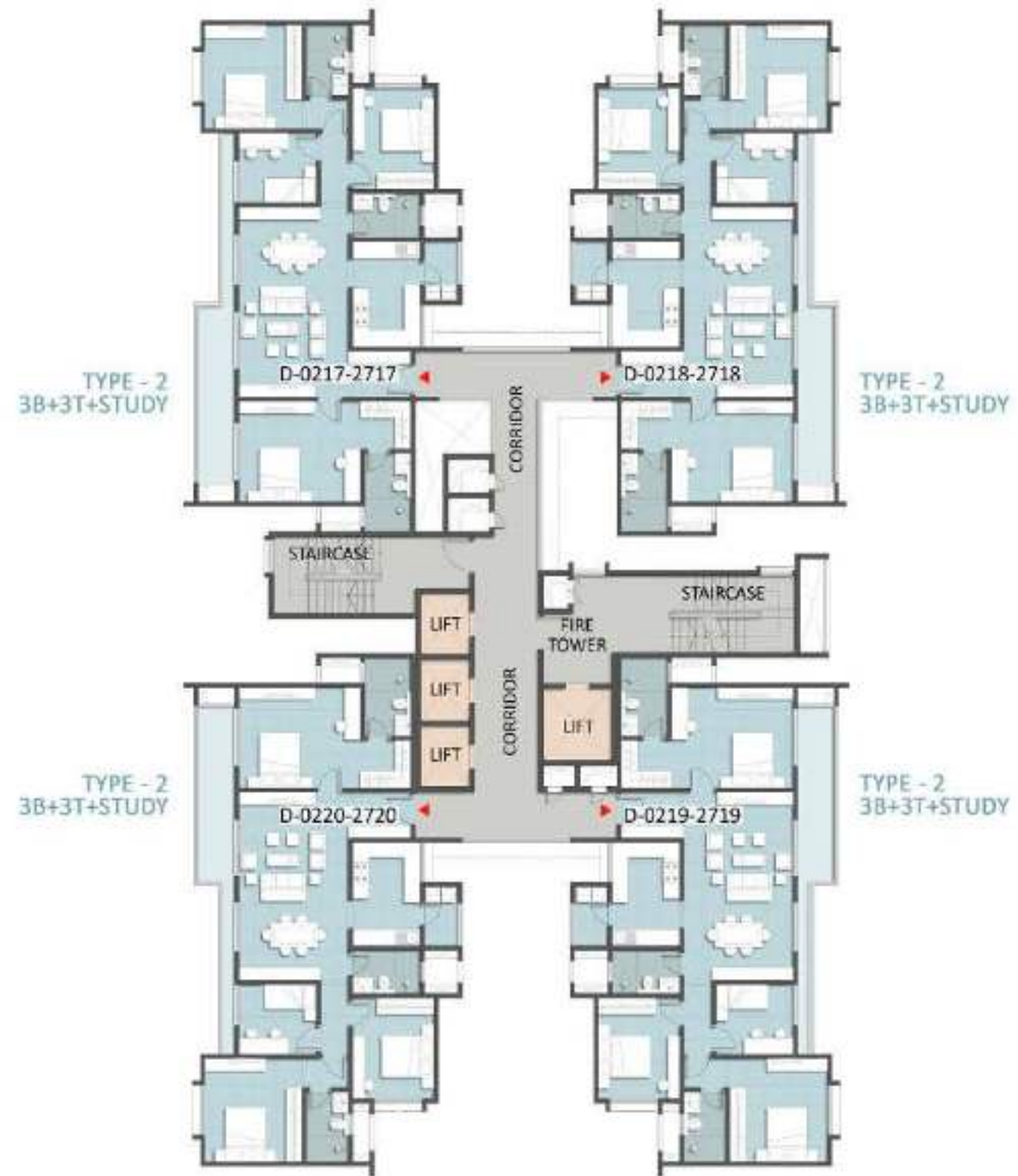
TOWER D - TYPICAL FLOOR (2nd to 19th & 21st to 27th)

KEY PLAN



LEGEND

 3B+3T+STUDY (TYPE 2)



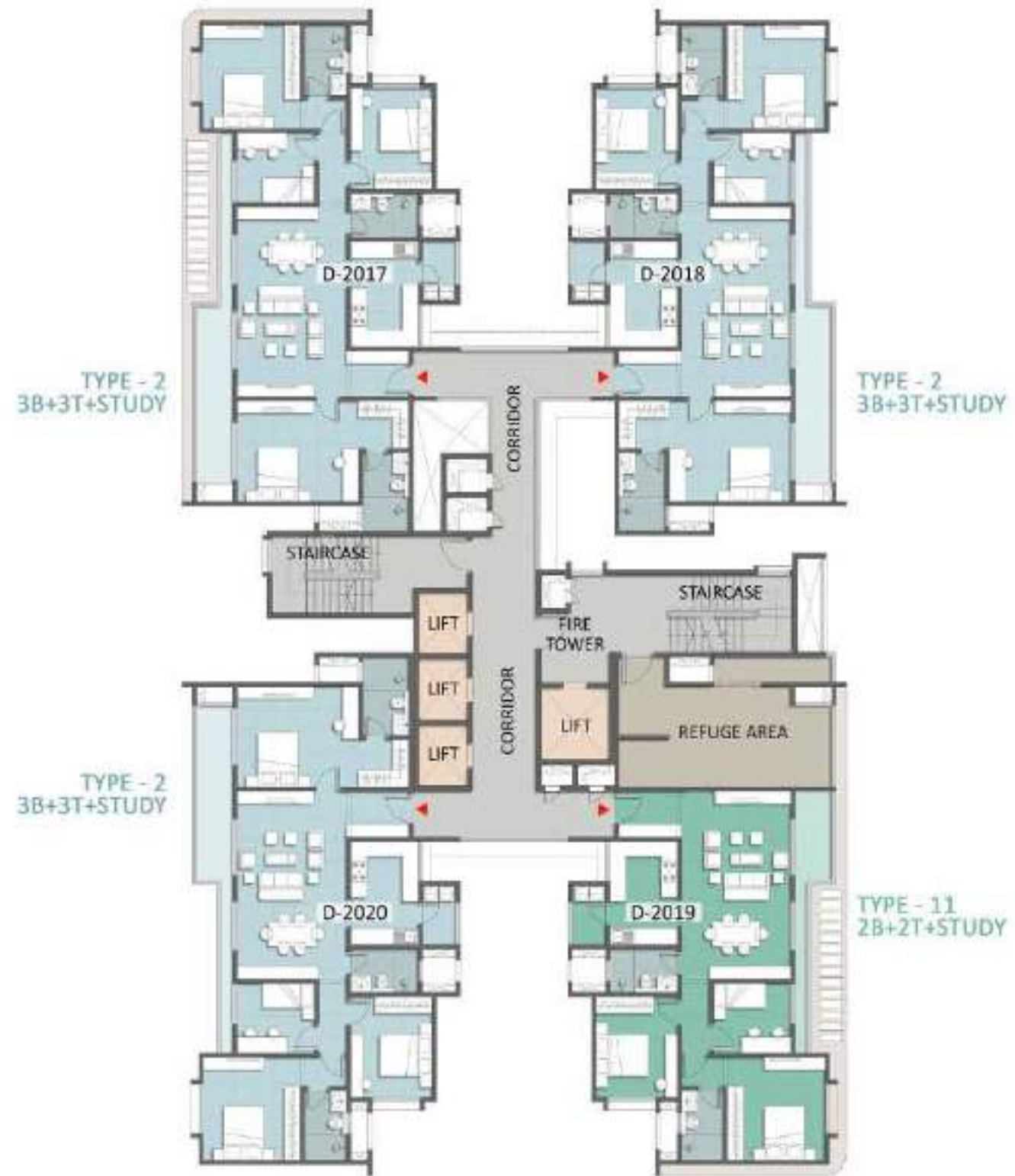
FLOOR PLAN

TOWER D - 20TH FLOOR



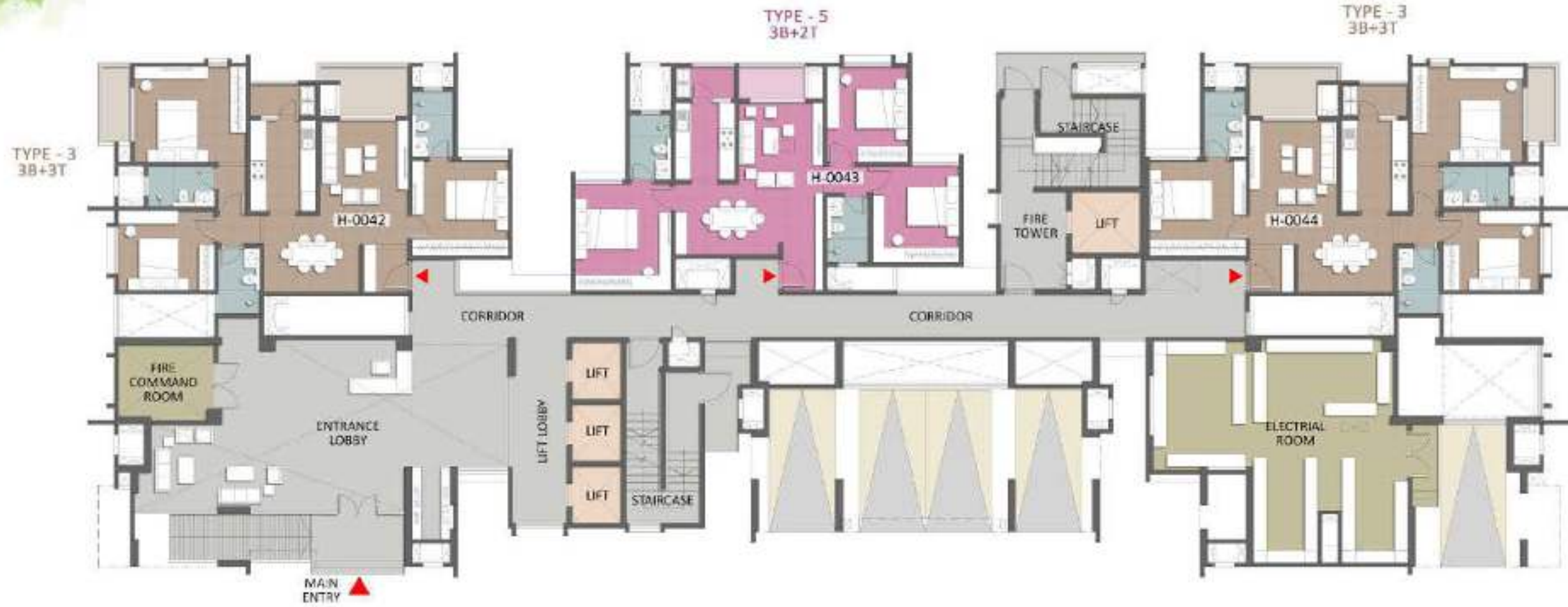
LEGEND

- 3B+3T+STUDY (TYPE 2)
- 2B+2T+STUDY (TYPE 11)



FLOOR PLAN

TOWER H - GROUND FLOOR

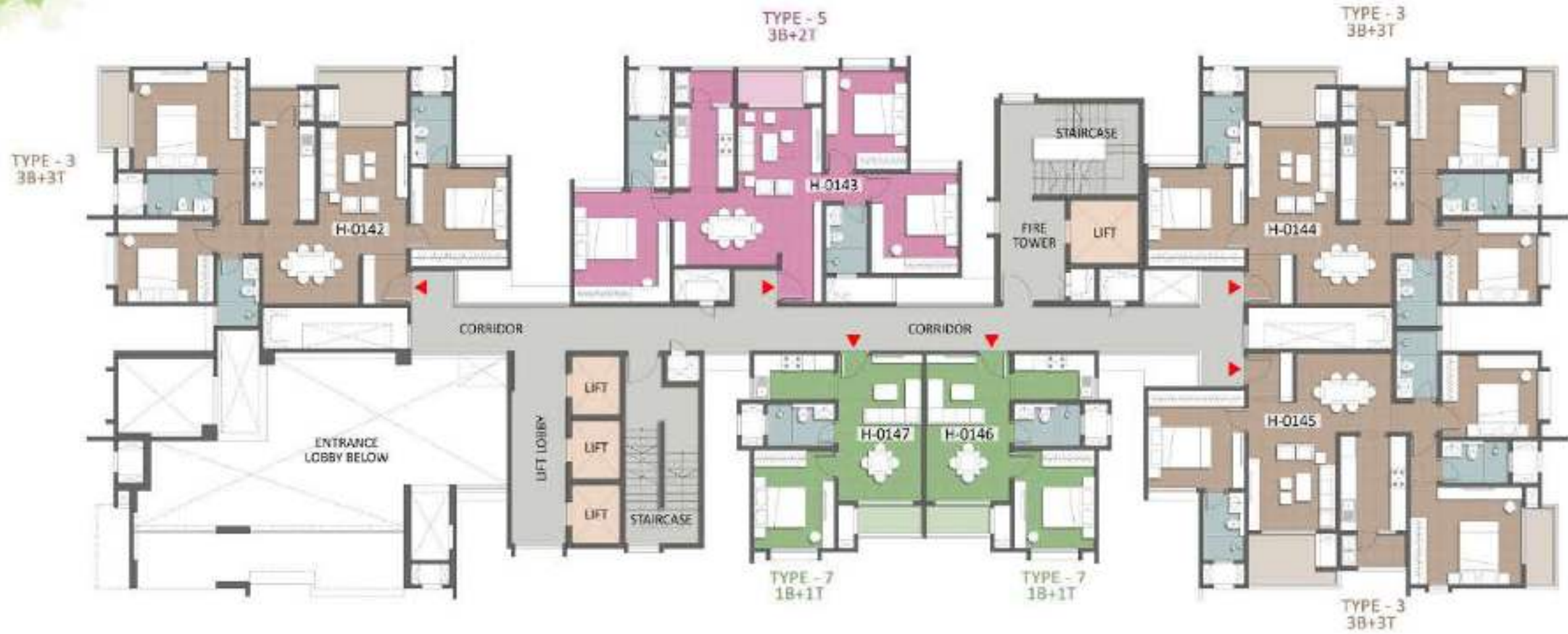


LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)

FLOOR PLAN

TOWER H - FIRST FLOOR



KEY PLAN

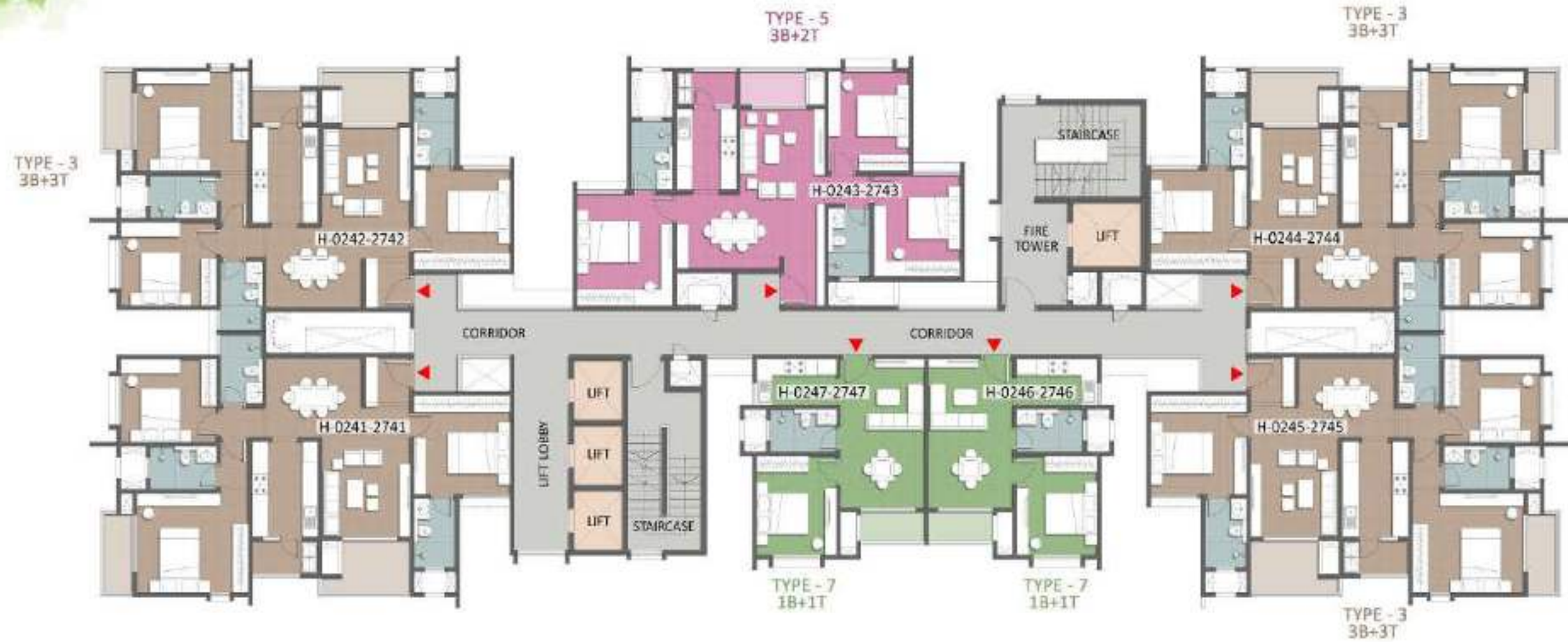


LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 1B+1T (TYPE 7)

FLOOR PLAN

TOWER H - TYPICAL FLOOR (2nd to 19th & 21st to 27th)



KEY PLAN

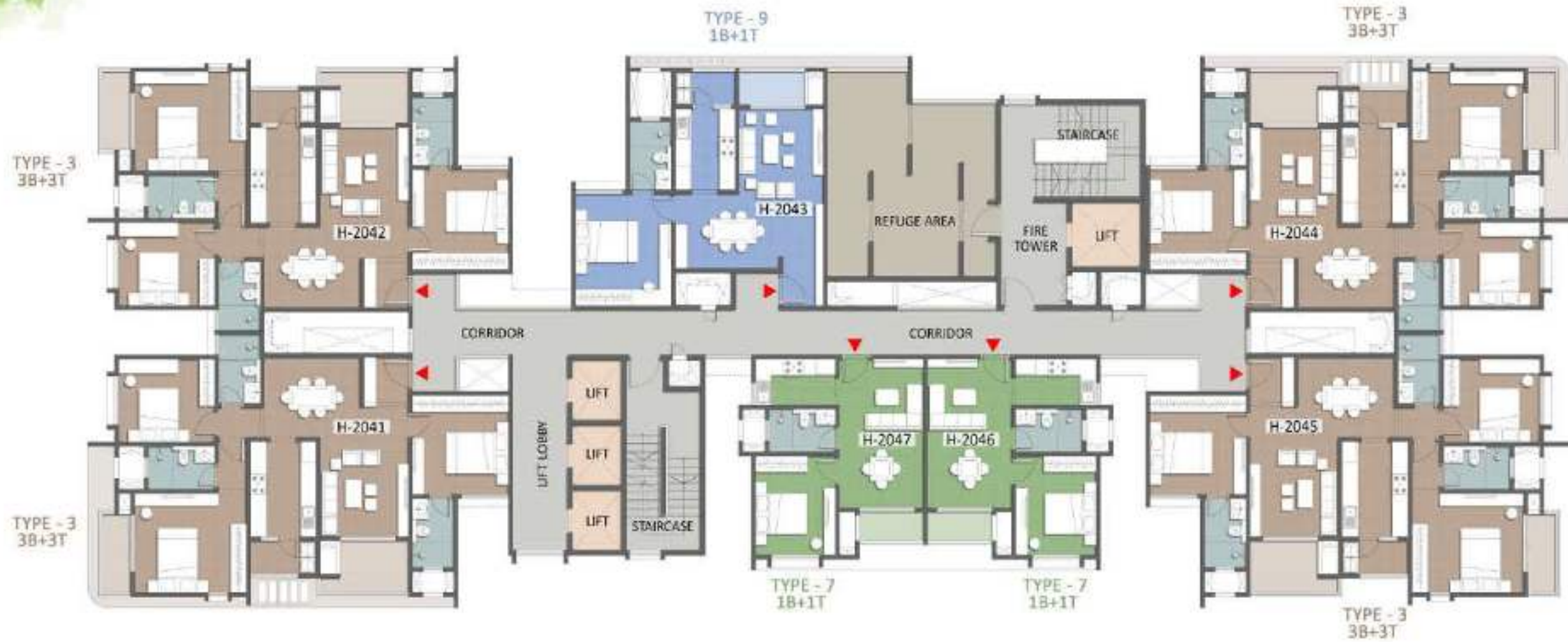


LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 1B+1T (TYPE 7)

FLOOR PLAN

TOWER H - 20th FLOOR



KEY PLAN



LEGEND

- 3B+3T (TYPE 3)
- 1B+1T (TYPE 7)
- 1B+1T (TYPE 9)

UNIT PLAN

1 BEDROOM + 1 TOILET - TYPE 7

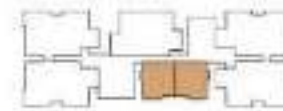


KEY PLAN



BLOCK PLAN

TOWER H



1BED + 1TOILET

H-0146 - H-2746, H-0147 - H-2747

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
60.96 Sq.m.	39.42 Sq.m.	2.59 Sq.m.
656 Sq.ft.	424 Sq.ft.	28 Sq.ft.

UNIT PLAN

3 BEDROOM + 2 TOILET - TYPE 5

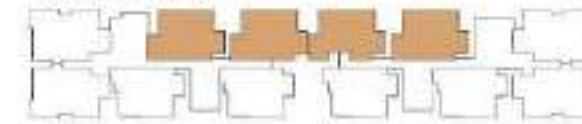


KEY PLAN



BLOCK PLAN

TOWER B & C



TOWER H



3BED + 2TOILET

B-0105 - B-2705, B-0106 - B-2706
C-0115 - C-2715, C-0116 - C-2716
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.

UNIT PLAN

3 BEDROOM + 2 TOILET - TYPE 6

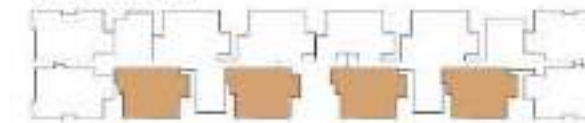


KEY PLAN



BLOCK PLAN

TOWER B & C



3BED + 2TOILET

B-0007 - B-2707, B-0008 - B-2708
C-0013 - C-2713, C-0014 - C2714

SUPER BUILT-UP AREA

CARPET AREA

BALCONY AREA

132.93 Sq.m.

90.70 Sq.m.

3.03 Sq.m.

1431 Sq.ft.

976 Sq.ft.

33 Sq.ft.

UNIT PLAN

3 BEDROOM + 3 TOILET - TYPE 3

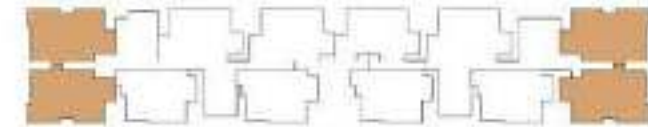


KEY PLAN

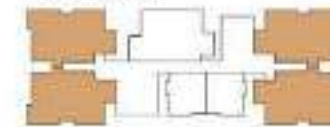


BLOCK PLAN

TOWER B & C



TOWER H



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 + STUDY - TYPE 2

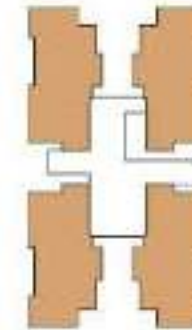


KEY PLAN



BLOCK PLAN

TOWER D



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.

UNIT PLAN

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

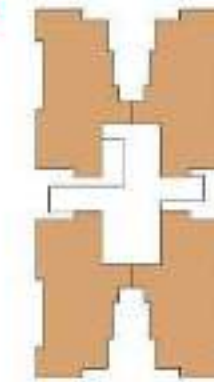


KEY PLAN



BLOCK PLAN

TOWER A



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

Terrace: Clay Tiles

UNIT FLOORING

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

Master Bedroom: Wood Finish Vitrified Tiles

Balcony: Ceramic 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

• 1 BHK: 2 kW

• 2 BHK: 3 kW

• 3 BHK: 6 kW

• 4 BHK: 8 kW

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

DG BACKUP

100% DG Backup for Common Area

100% Backup for Units*

*At an additional cost.

VERTICAL TRANSPORTATION

Lifts provided as per design

SECURITY SYSTEM & AUTOMATION

Provision for Intercom Facility





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.

MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

Apartments
Villas
Integrated Enclaves
Senior Living



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.

Offices
Retail Spaces



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.

Clubs
Hotels
Convention Centres
Schools



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 repute.



BRIGADE

Building Positive Experiences

Our core values



Founders



To UPGRADE TO BRIGADE, reach us on 1800 102 9977 • BrigadeSanctuary.com

Site Marketing Office:
Opp. Muneshwara Swamy Temple
Chikkavaderapura Village, Sarjapura Hobli
Anekal Taluk, Bangalore Urban District
Bengaluru - 562 125

Registered & Corporate Office:
29th & 30th Floor
WTC Bangalore@Brigade Gateway Campus
Dr. Rajkumar Road, Malleswaram-Rajajinagar
Bengaluru - 560 055

Dubai
Brigade Enterprises Ltd.
902, Nassima Tower, Sheikh Zayed Rd.
Dubai. Ph: +971 4 355 5504
dubaisales@brigadegroup.com

Offices also at: CHENNAI • HYDERABAD • MYSURU



In association with
Mr. Iqbal Hothur