



**BRIGADE**  
Building Positive Experiences



Azure Tower  
OC Received - 8<sup>th</sup> July 2015

WELCOME TO YOUR  
**ABODE IN THE SKY**

Premium residences in East Bangalore

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





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
- Indoor kid's play area
- Board & card games area

## Outdoor Amenities

- Terrace party area
- Open air theatre
- Balinese landscaping
- Rainwater harvesting pond
- Sandpit area for kids
- Multi-purpose open area
- Party lawn
- Open lawn
- Swimming pool
- Tennis court
- Basketball court
- Entrance cascade wall with rock feature
- Pavilions with seating





## UNIQUE DESIGN AND ARCHITECTURE

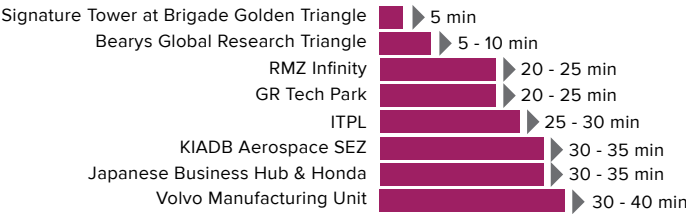
Life inside Bangalore's tallest residential tower is nothing less than luxurious. Home to the who's who of Bangalore, these spacious apartments come with large patios that allow for cross ventilation & natural light. The private gardens in the dining area brings in an aesthetic feel while seamlessly blending into your living space. No two apartments face each other, thus giving you the privacy, you need to enjoy life.

## 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.



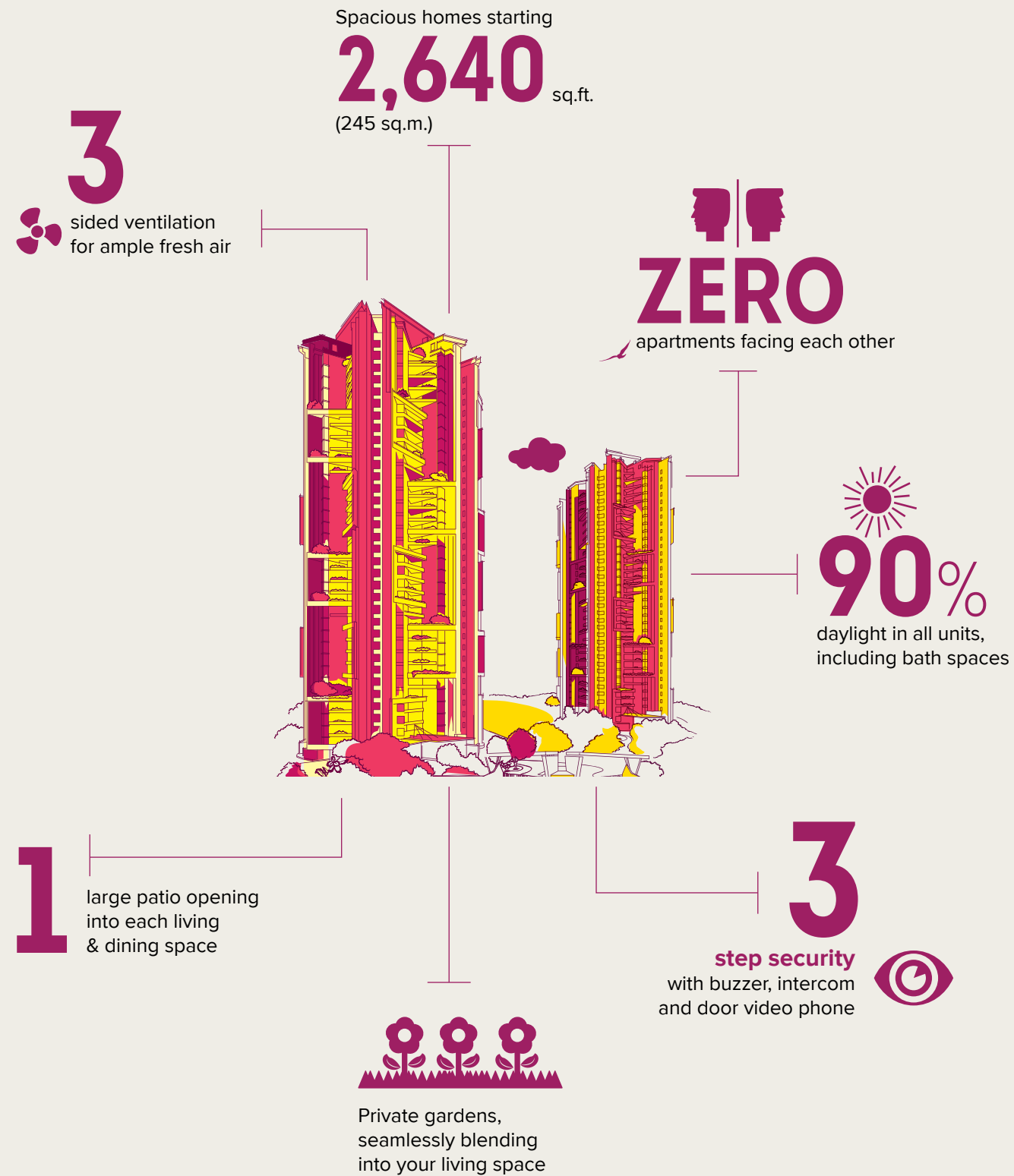
### OFFICES AND COMMERCIAL CENTRES



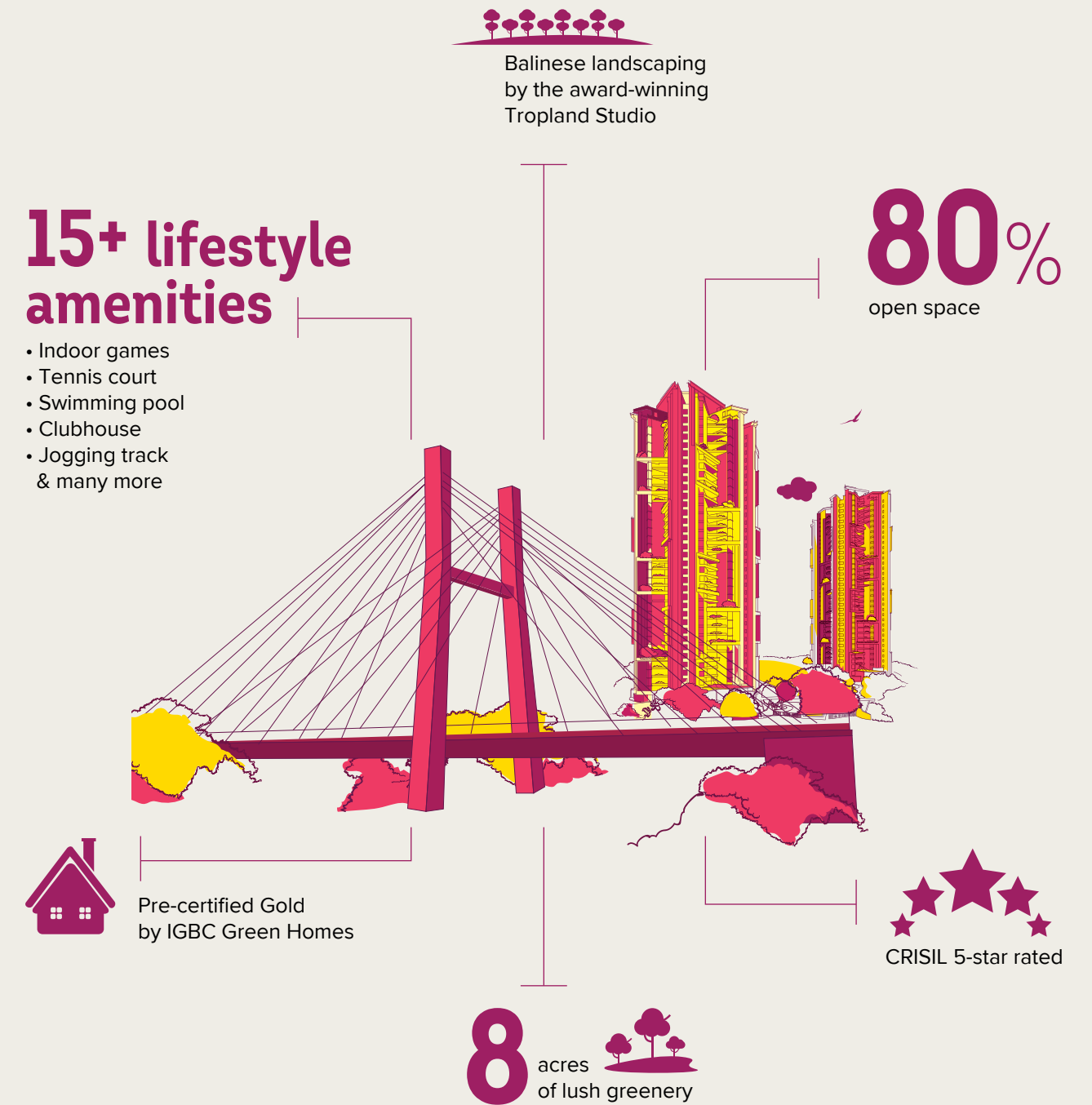
### MAJOR HUBS



## INSIDE YOUR HOME



## OUTSIDE YOUR HOME





## ARCHITECTURE



One of Bangalore's tallest residential towers, taller than the Statue of Liberty and as tall as World Trade Centre



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 tower, 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  
Electric charging facility for 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

2. Driveway

3. Pathway

4. Parking

5. GRC Rocks

6. Pavilion

7. Bridge

8. Internal Court with Waterbody

9. Cascade River

10. Sand Pit

11. Transformer Yard

12. Multi-Purpose Amphitheatre

13. Party Lawn

14. Open Lawn

15. Kids' Play Area

16. Rainwater Harvesting Pond

17. Swimming Pool

18. Tennis Court

19. Basketball Court

Civic amenities

Parks and open spaces

Katte Kharab

TYPICAL FLOOR PLAN

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



SUPER BUILT-UP AREA

2,990 Sq.ft. / 277.78 Sq.m.  
(Shown above)

CARPET AREA

1,969 Sq.ft. / 182.88 Sq.m.  
(Shown above)

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.

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TYPICAL FLOOR PLAN

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



SUPER BUILT-UP AREA

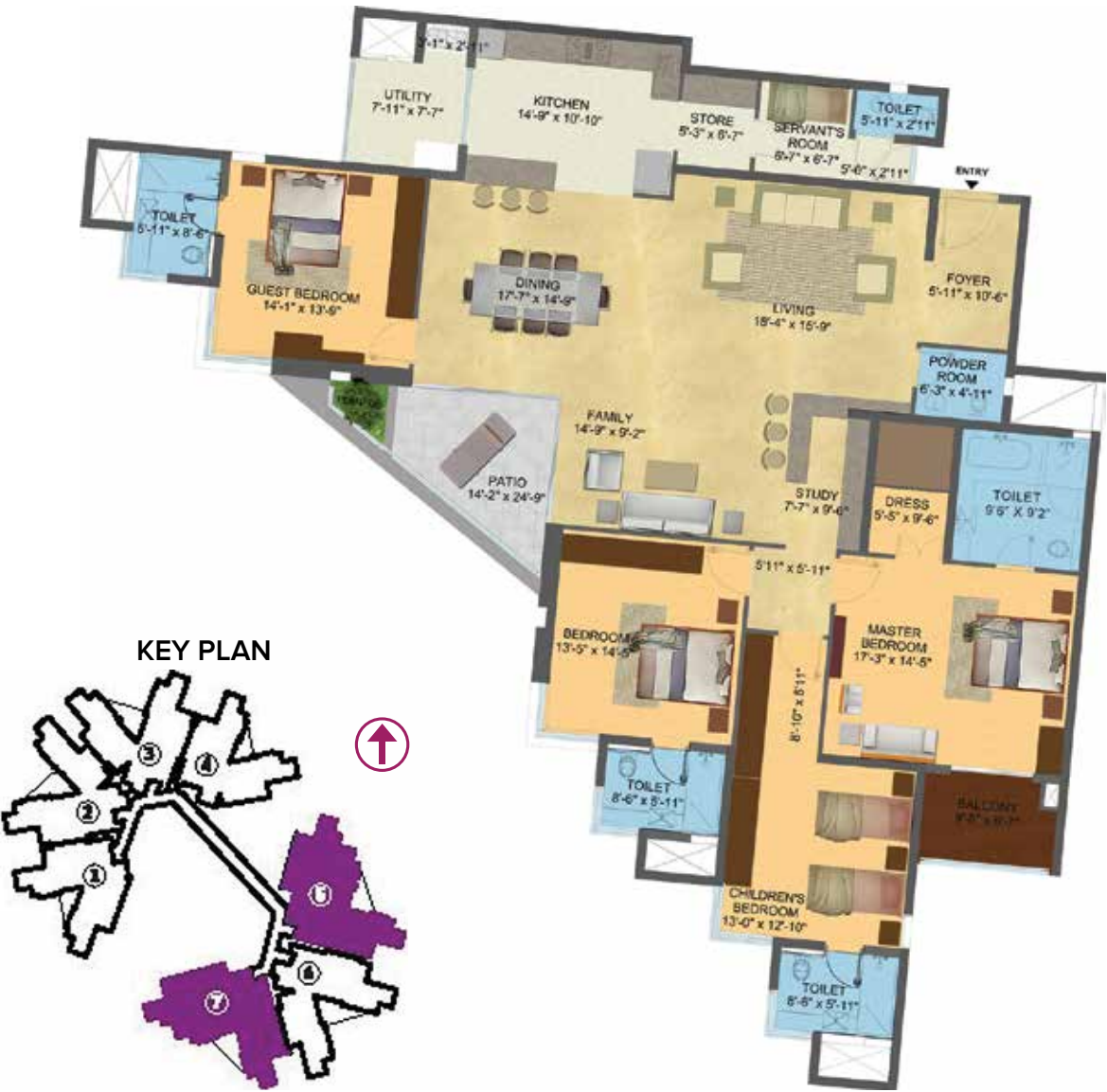
3,140 Sq.ft. / 291.72 Sq.m.  
(Shown above)

CARPET AREA

1,971 Sq.ft. / 183.14 Sq.m.  
(Shown above)

TYPICAL FLOOR PLAN

4 Bedrooms + 4 Toilets  
(Small Patio)



SUPER BUILT-UP AREA

3,630 Sq.ft. / 337.24 Sq.m.  
(Shown above)

CARPET AREA

2,499 Sq.ft. / 232.21 Sq.m.  
(Shown above)

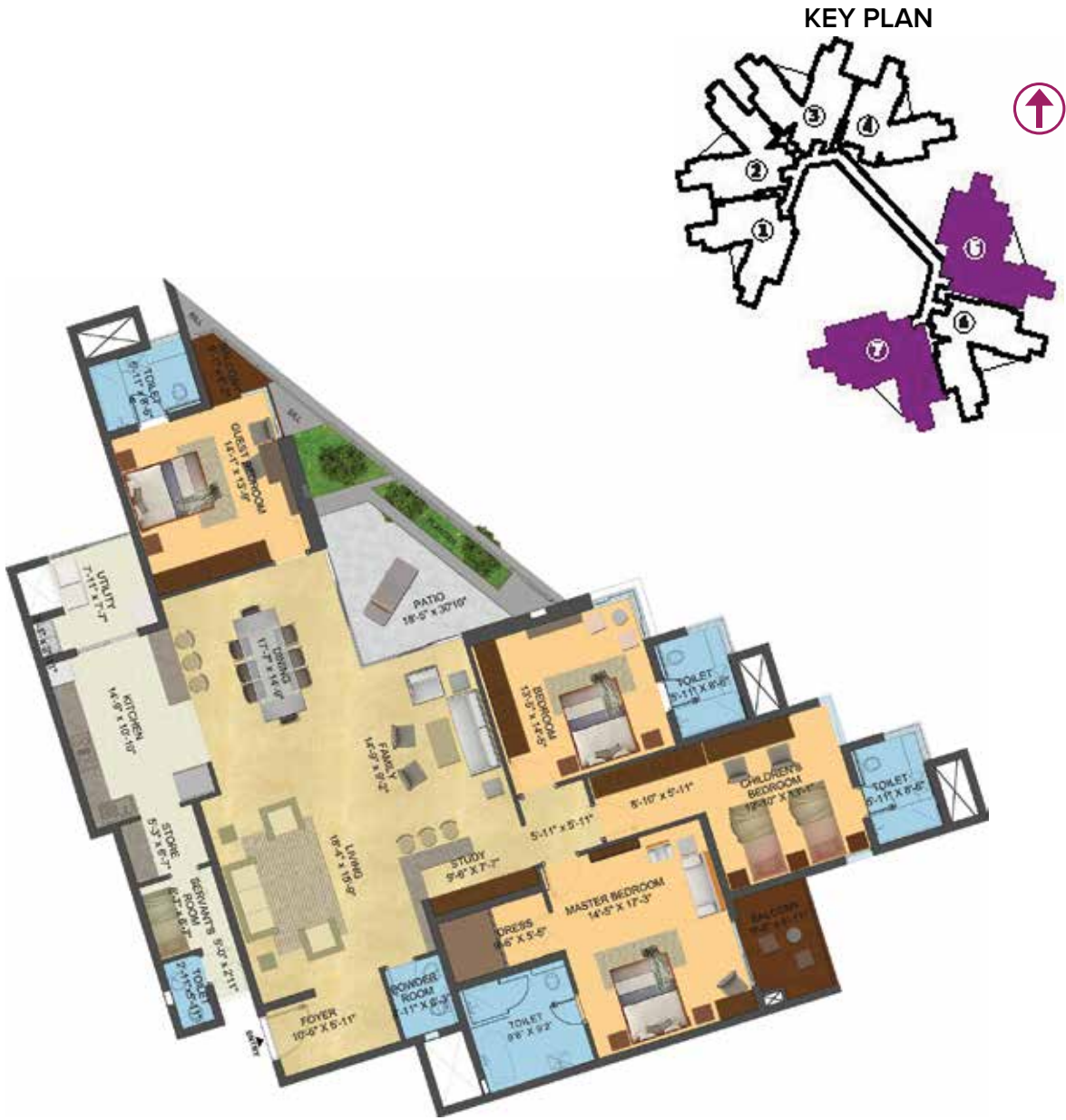
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# TYPICAL FLOOR PLAN

4 Bedrooms + 4 Toilets  
(Large Patio)



## SUPER BUILT-UP AREA

3,800 Sq.ft. / 353.03 Sq.m.  
(Shown above)

## CARPET AREA

2,502 Sq.ft. / 232.41 Sq.m.  
(Shown above)

# TYPICAL FLOOR PLAN

5 Bedrooms + 6 Toilets + Servant's Room  
Penthouse - Type 2 (Lower Level)



## SUPER BUILT-UP AREA

5,030 Sq.ft. / 467.30 Sq.m.  
(Shown above)

## CARPET AREA

3,412 Sq.ft. / 316.97 Sq.m.  
(Shown above)

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#### Great Place To Work 2017

Brigade has been recognised for being amongst the best employers in the Construction and Real Estate industry

#### Brigade Group

Won the 'Integrated Township of the Year'- South and 'Developer of the Year' - Mixed Use at the Estate Awards - 2017

Received 'India's Top Builders 2016' Award at the CWAB Awards

Won the 'Developer of the Year' - Commercial, for Nalapad Brigade Centre at the Realty Plus Excellence Awards (South) - 2016

#### Brigade Orchards

Won the 'Order of Merit' Award at the Business World Smart Cities Conclave and Awards - 2017

Aspen at Brigade Orchards, won the ICI (BC) - Birla Super Jury Appreciation Award for Outstanding Concrete Structure of Karnataka 2016 in the Building Category

#### Brigade Cosmopolis

Won the 'Best Residential Project in Bangalore in the Luxury Segment' Award at the 11th CNBC Awaaz Awards - 2016

#### Brigade Exotica

Received the 'Best Design Apartment Project of the Year' - East Bangalore Award at the SiliconIndia Bangalore Real Estate Awards - 2016

#### Brigade at No.7

Won the 'Best Residential project in Hyderabad in the Ultra Luxury Segment' at the 11th CNBC Awaaz Awards - 2016

#### Brigade Palmgrove, Mysuru

Won in the 'Villas & Row Houses' category at the CREDAI Karnataka's CARE Awards - 2017

#### Orion Mall at Brigade Gateway

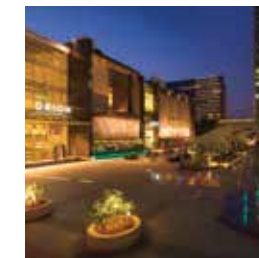
Won the 'Retail Property of the Year'- South at the Estate Awards - 2017

#### Orion East Mall

Won in the 'Shopping Malls' category at the CREDAI Karnataka's CARE Awards - 2017

## MULTIPLE DOMAINS SINGLE-MINDED COMMITMENT

Apartments  
Villas  
Integrated Enclaves



Clubs  
Hotels  
Convention Centres  
Schools

Offices  
Retail Spaces



Brigade is one of India's leading developers with over three decades of expertise in building positive experiences for all our stakeholders. We have transformed the city skylines of Bangalore, Mysore, Hyderabad, Chennai, Mangalore, Chikmagalur and Kochi with developments across residential, offices, retail, hospitality and education sectors.

Our residential portfolio includes penthouses, villas, premium residences, luxury apartments, value homes, retirement homes and award-winning fully integrated lifestyle enclaves across a wide budget range. We are among the few developers who have built a reputation of developing well-planned Grade A commercial properties.

Since our inception in 1986, we have completed nearly 200 buildings amounting to over 30 million square feet across residential, offices, retail and hospitality sectors. Over the next five years, we will be developing 30 million square feet across seven cities.

We take pride in not just being a developer of quality spaces, but an employer of highest standards. In addition to our numerous awards for our projects, we have been consistently recognised, for being amongst the best employers in the real estate and construction sector in the country, for the past 7 years by the Great Places to Work Institute.





**BRIGADE**

Building Positive Experiences

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To **UPGRADE TO BRIGADE**, reach us on **1800 102 9977** | email: [salesenquiry@brigadegroup.com](mailto:salesenquiry@brigadegroup.com)

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**Marketing Office:** Brigade Exotica, Old Madras Road (before Budigere Cross), Bangalore.

Also visit us at Experience Centre: Ground Level, World Trade Center, Brigade Gateway Campus, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore.