

THE RESIDENCES
— AT —
BRIGADE
TECH gardens
brookefields

LIMITED
EDITION CONDOMINIUMS

*Come home to a masterpiece
that enchants your senses*

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Brookefields

Something close to a different realm, where you can work, play and relax in harmony. In the Heart of Brookefields, Bengaluru, we envisioned a unique space that would allow businesses and residences to thrive together. This city has a long history of being a domain not just for business, but for life too. This has always been the incredible metropolis that we know today. Once home to bustling streets and countless small businesses and popular for its lakes, it is now an important centre of trade and commerce as well as transportation.

From lip-smacking street food to classy and sophisticated fancy restaurants, heritage buildings to IT hubs, from narrow roads to open mind-sets—people have embraced this beautiful city as their own.

The Residences at Brigade Tech Gardens are designed with elegance, sophistication and style in mind. These masterpieces enchant your senses and are crafted for the privileged few.

Get ready for an condominium that's as unique as you are.

Urban downtown living

Location map



-  Shopping Malls
-  Brand Stores
-  Metro Stations
-  Hospitals
-  Schools
-  Colleges
-  Stores
-  Hotels
-  IT Parks

- Malls**
- Brookefield Mall - 170 m
 - Inorbit Mall - 4 km
 - Ascendas Park Square Mall - 6 km
 - Nexus Shantiniketan Mall - 6 km
 - Phoenix Marketcity - 6.5 km
 - VR Mall - 6.5 km
- School**
- Ryan International School - 500 m
 - The Brigade School - 5.6 km
 - Chrysalis High - 7.5 km
 - Inventure Academy - 11 km
 - National Public School - 12 km
 - The International School - 12 km
- Retail Stores**
- More Megastore - 5 km
 - Metro Cash and Carry - 6.5 km
- Metro Stations**
- Kundalahalli Metro Station* - 2.5 km
 - Seetharamapalya Metro Station* - 3 km
 - Hoodi Junction Metro Station* - 4 km
- IT Parks**
- Hewlett Packard Enterprise - 800 m
 - Bagmane Solarium City - 2 km
 - Bagmane World Technology Centre - 4.5 km
 - ITPL - 6 km
- Hospitals**
- Sankara Eye Hospital - 1.5 km
 - Sri Sathya Sai Hospital - 5 km
 - Manipal Hospital - 6 km
 - Sakra World Hospital - 7 km
 - Narayana Multi-speciality Hospital - 11 km
- Brigade Commercial Projects**
- Brigade Tech gardens - 100 m
 - Brigade Padmini Tech Valley* - 2.4 km
 - Brigade IRV Centre - 4.5 km
 - Nalapad Brigade Centre - 5 km
 - Brigade Tech Park - 8 km



*Luxurious living with
walk-to-work benefits*

The Residences are housed right next to the Brigade Tech Gardens, a World-Class Tech Park. The experiential workspaces are innovative, flexible, sustainable, and ideal for local and global businesses.

Located just an hour away from the airport and less than a few minutes from downtown, it's a perfect paradise where work and play culminate. Surrounded by contemporary complexes adorned with lush greenery.

Brigade Tech Gardens is the idyllic 21st-century workplace.

An iconic landmark



ACTUAL SHOT OF BRIGADE TECH GARDENS



Romance a debonair life

Passionate about perfection? If you're looking for something more than just a place to live in, then look no further. We know you'll love it here as much as we do in our 45 limited edition Condominiums!

Beyond opulence and necessity

When you come home to The Residences at Brigade Tech Gardens, you're not just living in a neighbourhood—you're living in a world of luxury. Our exclusive **Ready to Move-In** residences offer great range of options for every home buyer, from 2.5 & 3.5 BHK spacious homes.

Rendezvous with luxury

Make a grand lifestyle statement

We believe in giving our homeowners premium residential experiences that reflect their needs and preferences. Our residences are designed with high-quality materials and appliances to ensure that your home is comfortable, safe and stylish. We are a notch above when it comes to security details like High definition CCTV cameras*, Fire detection systems and Bio-metric locks for main doors.

All these features ensure your property remains protected.

Living spaces that are uncluttered are ready for you to be creative with your decor ideas.

The result is a home that you can be proud of—a space you'll love not just because it's beautiful, but because it feels good to be in it.

A lifestyle statement



CONCEPT IMAGE



CONCEPT IMAGE

*Soak your urban energy
in luxurious serenity*

Bringing you captivating experiences with our state-of-the-art amenities designed just for you. From an Infinity Pool with mesmerizing evening views to a well-equipped gym for your perfect workouts, we have designed facilities to be an ideal blend of modernity, efficiency and serenity.

A charming Party area offering a unique vantage point to witness a world-class campus, an aesthetically pleasing fitness space & Retail plazas for shoppers adorn the development.



INFINITY POOL



PARTY HALL



GYM



YOGA DECK



KIDS' PLAY AREA

Revive and rejuvenate

Master plan - ground floor



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Legend

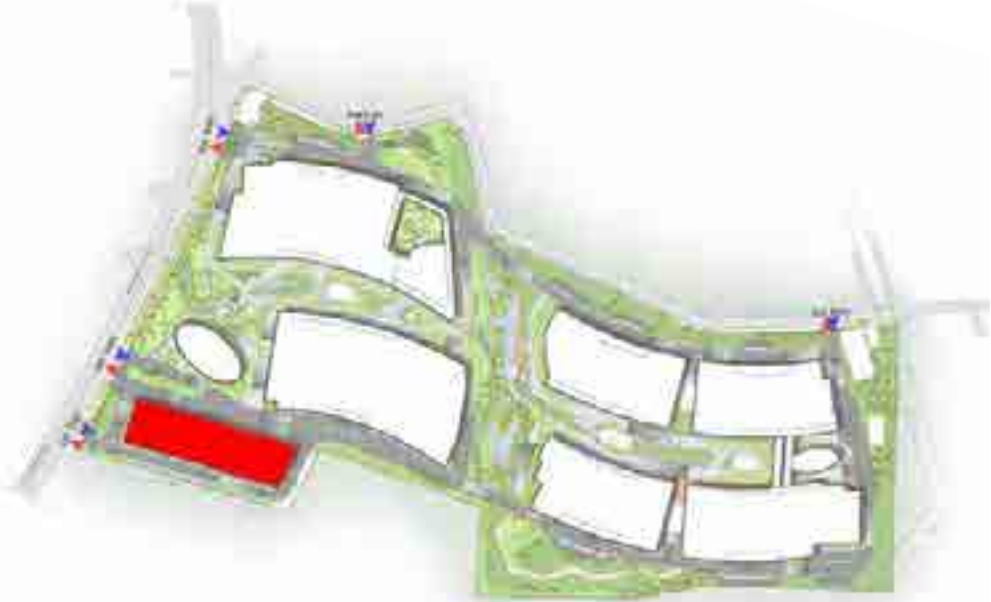
- 1 Entry/Exit
- 2 Service driveway
- 3 Security cabin
- 4 Seating plaza
- 5 Totem signage
- 6 Pedestrian walkway
- 7 Planting
- 8 Arrival plaza
- 9 Water feature
- 10 DG Yard/Transformer
- 11 Ground floor - Retail and F&B space
- 12 1st, 2nd & 3rd floor - Office space

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Service floor amenities

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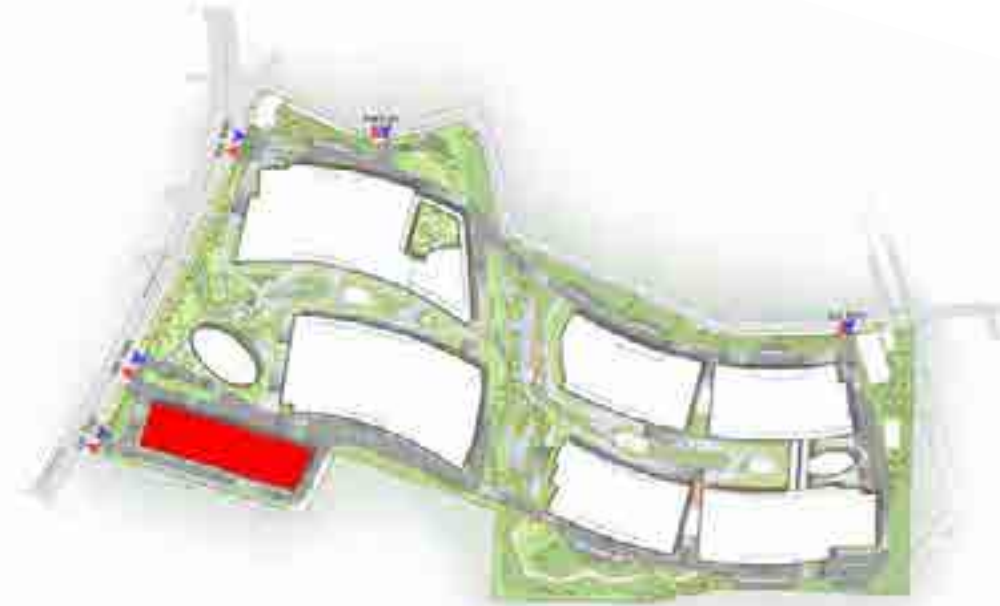


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4th floor plan

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Note: Yoga deck & Kids' play area on this floor (Above Gymnasium/Party hall)



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Unit numbering plan

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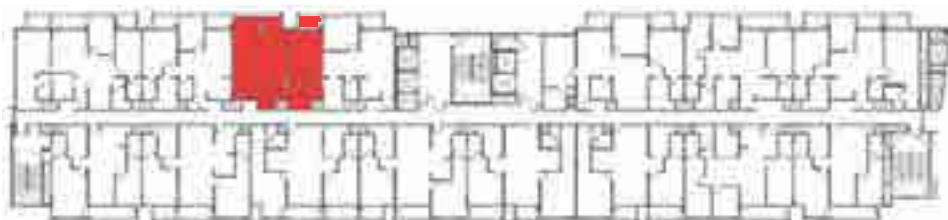


- | | | |
|---|--|--|
|  3 BEDROOM + 3 TOILET + STUDY UNIT |  1 BEDROOM + 1 TOILET + STUDY |  3 BEDROOM + 3 TOILET + STUDY |
|  2 BEDROOM + 2 TOILET + STUDY |  3 BEDROOM + 3 TOILET + STUDY |  2 BEDROOM + 2 TOILET + STUDY |
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**2 BEDROOM +
2 TOILET + STUDY**

UNIT 414 - 614



Key Plan

SUPER BUILT-UP AREA	1553 Sq.ft. / 144.29 Sq.m.
CARPET AREA	1024 Sq.ft. / 95.12 Sq.m.
BALCONY	71 Sq.ft. / 6.60 Sq.m.

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**2 BEDROOM +
2 TOILET + STUDY**

UNIT 406 - 606



Key Plan

SUPER BUILT-UP AREA	1941 Sq.ft. / 180.36 Sq.m.
CARPET AREA	1291 Sq.ft. / 119.94 Sq.m.
BALCONY	94 Sq.ft. / 8.76 Sq.m.

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**2 BEDROOM +
2 TOILET + STUDY**

UNIT 409 - 609



Key Plan

SUPER BUILT-UP AREA

1941 Sq.ft. / 180.32 Sq.m.

CARPET AREA

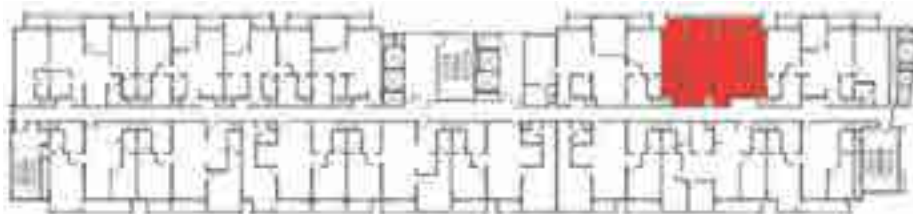
1270 Sq.ft. / 118.04 Sq.m.

BALCONY

112 Sq.ft. / 10.41 Sq.m.

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**3 BEDROOM +
3 TOILET + STUDY
UNIT 402 - 602**



Key Plan

SUPER BUILT-UP AREA	1890 Sq.ft. / 175.63 Sq.m.
CARPET AREA	1272 Sq.ft. / 118.23 Sq.m.
BALCONY	79 Sq.ft. / 7.35 Sq.m.

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**3 BEDROOM +
3 TOILET + STUDY**

UNIT 401 - 601



Key Plan

SUPER BUILT-UP AREA	2372 Sq.ft. / 220.41 Sq.m.
CARPET AREA	1617 Sq.ft. / 150.26 Sq.m.
BALCONY	75 Sq.ft. / 7.0 Sq.m.

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Specifications

COMMON AREA FLOORING:

Waiting lounge / Reception / GF lobby / lift lobby: Marble / Granite flooring / Vitrified tiles

Staircases: IPS-Finish

Other lift lobby and corridors (upper): Vitrified tiles

Terrace: Clay tiles / Industrial tiles

Basement: Grade slab / Screed flooring

UNIT CEILING:

Living / Dining / Bedrooms / Toilets: False ceiling

UNIT FLOORING:

Living / Dining / Family / Foyer: Large size Vitrified tiles (800x800)

Master bedroom: Wood finish Vitrified tiles (600x600)

Other bedrooms: Vitrified tiles

Balcony / deck: Anti skid vitrified tiles

Master bedroom toilet & other toilets: Anti skid ceramic tiles

Kitchen: Vitrified tiles

WALL DADO:

Master bedroom toilet: Ceramic tile cladding up to false ceiling height

Toilets: Ceramic tile cladding up to false ceiling height

KITCHEN:

a. Counter: Provision for modular kitchen

b. Plumbing / Electrical: Plumbing and electrical point provision for water purifier, refrigerator, microwave, washing machine and dishwasher, provision for hot & cold mixer

TOILETS:

CP Fittings: Grohe or equivalent

Sanitary fixtures: Grohe or equivalent

Accessories - Toilet paper holder, towel rod: Jaquar or equivalent

Wall mounted EWC: Duravit or equivalent

False ceiling: Calcium silicate boards / Sintex board

DOORS:

Main entry door - to unit: Solid Timber frame swing door

Bedroom doors: Solid Timber frame swing door

Balcony door: UPVC / Aluminium with Bug screen 3 track

WINDOWS:

Powder coated aluminium with bug screen and invisible grill

RAILING:

Balcony railing: MS railing

PAINTING & FINISHES:

a) Exterior finish: External texture paint / Scratch coat with exterior emulsion

b) Unit walls: High quality emulsion paint

AIR CONDITIONING:

Living and Bedrooms: Copper tubing for indoor A/C unit with drain-pipe

ELECTRICAL:

1.5 BHK: 4 kW

2.5 BHK: 5 kW

3.5 BHK + 2T: 6 kW

3.5 BHK + 3T: 6 kW

DG BACKUP*:

1.5 BHK: 2 kW

2.5 BHK: 3 kW

3.5 BHK + 2T: 4 kW

3.5 BHK + 3T: 4 kW



AWARDS & ACCOLADES

Brigade Group

Recognized as one of 'India's Top Builders - National Category' at the Construction World Architect and Builder Awards (CWAB) 2022

Brigade Group

Recognized as one of the best companies to work for in the real estate industry consistently by the 'Great Place to Work' institute

M R Jaishankar

Recognized as 'Realty Personality of the Year' at The Economic Times Real Estate Awards - 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



BRIGADE

Building Positive Experiences

Our Core Values



Founders

Indian
music
EXPERIENCE
MUSEUM

To UPGRADE TO BRIGADE, reach us on 1800 102 9977 - www.theresidencesatbtg.com

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