



The golden winged logo is a stylized bird or wing design, rendered in a metallic gold color, positioned centrally above the text.

IMPERIA GRANDE

LUXURY REIGNS SUPREME



30+

YEARS OF
EXCELLENCE

10+

MILLION SQ. FT.
BUILT

25+

PROJECTS
COMPLETED

10,000+

HAPPY
CUSTOMERS

With over three decades of expertise in property development, BREN leads with innovation while prioritising community and the environment. Our dedication to ingenuity, precision, and a people-first ethos shapes homes as centres of endless possibilities, where design and quality blend seamlessly for generations to come.

This is the BREN way.

RESIDENTIAL

16 Residential projects in prime well-connected locations. 1,000,000+ sq. ft. of built-up area. 6,500 premium apartments.

SPORTS

BREN Raceway. Spread over 100 acres. 4.1km FIA Grade-2 racetrack, along with a separate dragstrip and an R&D centre with a dynamic test pad.

RETAIL

Franchised showrooms of Nolte, one of the largest makers of German kitchens and bedrooms, in 18 key Indian cities.

LIFE SCIENCES

Upcoming 800,000+ sq. ft. (built-up area) integrated ecosystem focused on providing mission-critical infrastructure to India's life science industry.

COMMERCIAL

Tech parks, Offices, Hybrid spaces. 4 completed, over 2.5 Million sq. ft. of ongoing and upcoming assets in key locations.

EDUCATION

Sishu Griha. One of Bangalore's iconic educational institutions founded in 1978, with a rich and reputed legacy of educational excellence.



Glimpses of Grandeur



- ♦ Luxurious 4+1 BHK and 5+1 BHK residences
- ♦ Wing 1 with G+20 floors features the Clubhouse and 1BHK apartments
- ♦ Wings 2 & 3, with G+21 floors, each house 4 & 5 BHK apartments
- ♦ Located at Shubh Enclave, Haralur Road
- ♦ Developed on a vast 16+ acre land, which includes the already-developed Phase 1 - Bren Imperia
- ♦ Exclusive amenities include a Mini Golf course, Football field, and a ~33,000 sq. ft. Clubhouse
- ♦ A total of 327 residences, each thoughtfully designed to embody the essence of luxury living



Between the Unseen and the Uncommon

Set within an expansive 16-acre 30-Guntas property, Imperia Grande epitomises opulent living across 5+ acres of meticulously planned space, carrying forward the tradition of luxury living set forth by its precursor, Bren Imperia.

Unmatched amenities and 4 and 5BHK apartments unseen in projects within a 5km range.

LEGEND

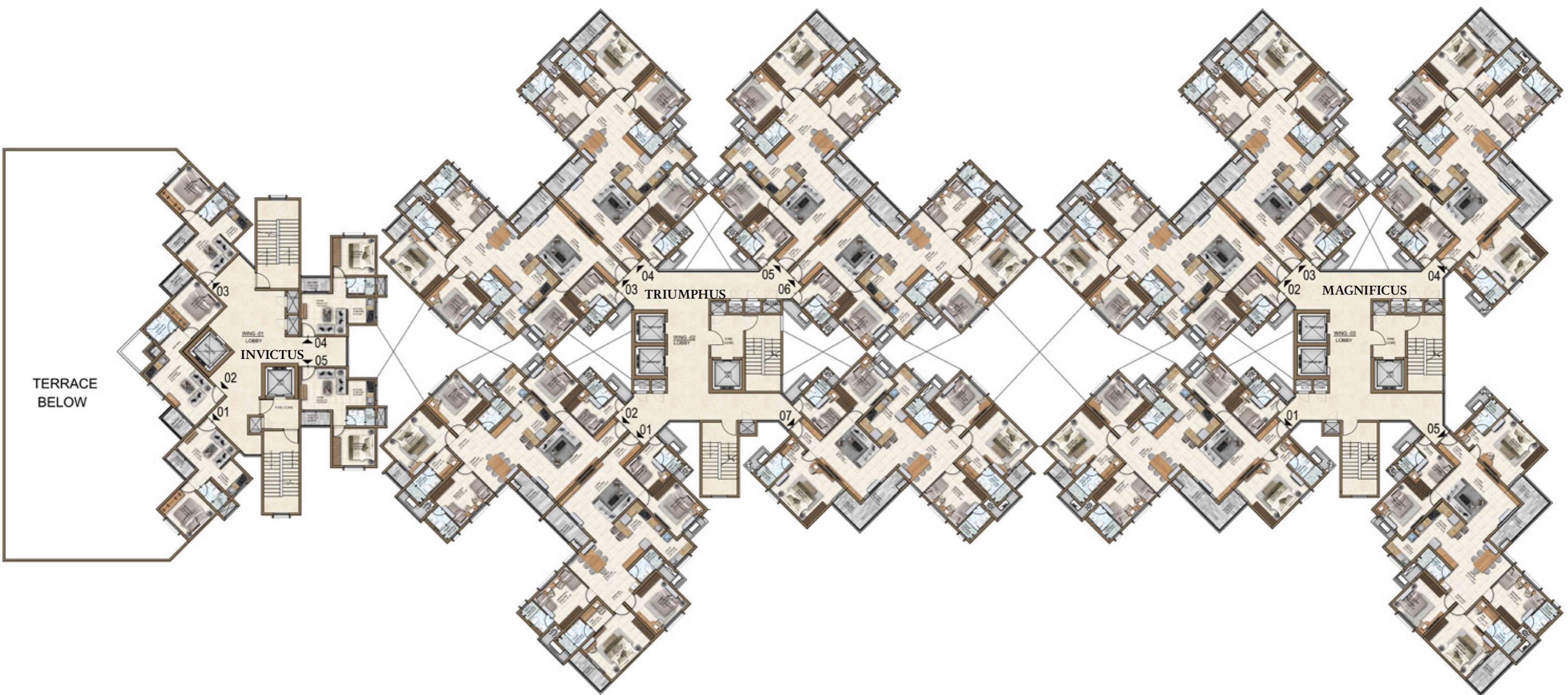
- | | | | |
|--------------------------------------|--------------------------------------|---|----------------------|
| 01. Entry & Exit Gateway | 18. Dry Obelisk | 36. Tennis Court | 53. Transformer yard |
| 02. Transformer | 19. Gazebo | 37. Senior citizens Seating [Gazebo] | |
| 03. DG Yard | 20. Chess | 38. Children's pool | |
| 04. OWC | 21. Out Door Gym | 39. Foot Ball Ground | |
| 05. Bus Shelter | 22. Cricket Pitch | 40. Security Rooms | |
| 06. Staff Toilet | 23. Stage | 41. Golf Entry Plaza | |
| 07. Entry / Exit | 24. Pickle Ball Court(2 nos) | 42. Main Golf Practice Net. | |
| 08. Plaza | 25. Cycle Stand(2 nos) | 43. Main Golf Course | |
| 09. Senior Citizen's Gathering Space | 26. Tennis Court | 44. Pet's Park | |
| 10. Kid's Play Area | 27. Volley Ball Court | 45. Amphi Theatre | |
| 11. Toddler's Paly Area | 28. Cycling Track | 46. Basket ball court | |
| 12. Toddler's sand pit | 29. Chain Chess | 47. Seating Area | |
| 13. Reflexology Park | 30. Wooden Yoga Deck | 48. Main Entry Plaza with central water feature | |
| 14. OAT | 31. Children's Fantasia skating Rink | 49. Swimming Pool | |
| 15. Yoga Deck | 32. Cricket Pitch | 50. Out Door Party Lawn | |
| 16. Fountain | 33. Multipurpose Sports Arena | 51. OWC Room | |
| 17. Meditation pavillion(2 nos) | 34. Amphi Theatre seating | 52. Tennis Court | |
| | 35. Children's Play area /Open Gym | | |



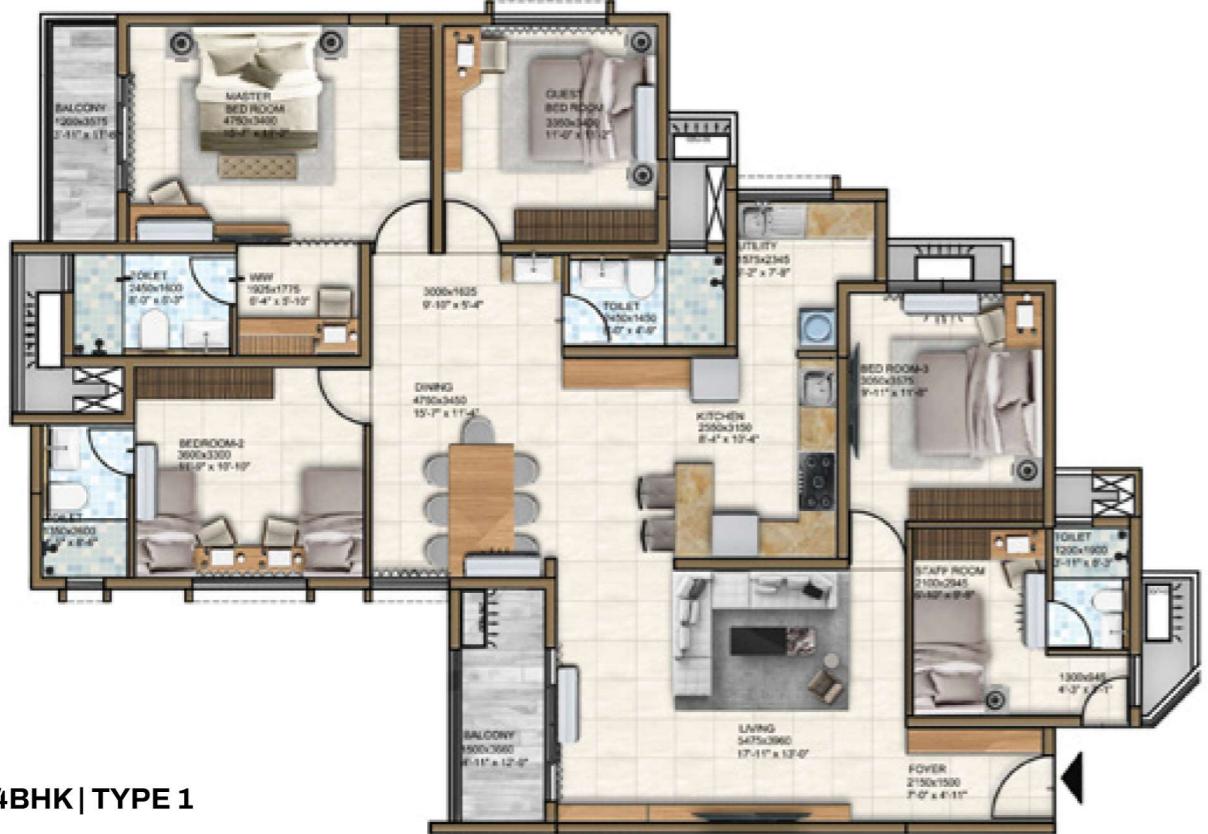
Key Plan

Resembling a fortress with angular designs and impeccable symmetry, our key plan comprises 3 Wings. Wing 1 features the Clubhouse and 1BHK apartments across G+20 Floors. Wings 2 & 3 house spacious 4 & 5HK apartments on each of their G+21 Floors.

Every floor is designed to offer well-spaced apartments, ensuring comfort and exclusivity at every turn.



Unit Plans



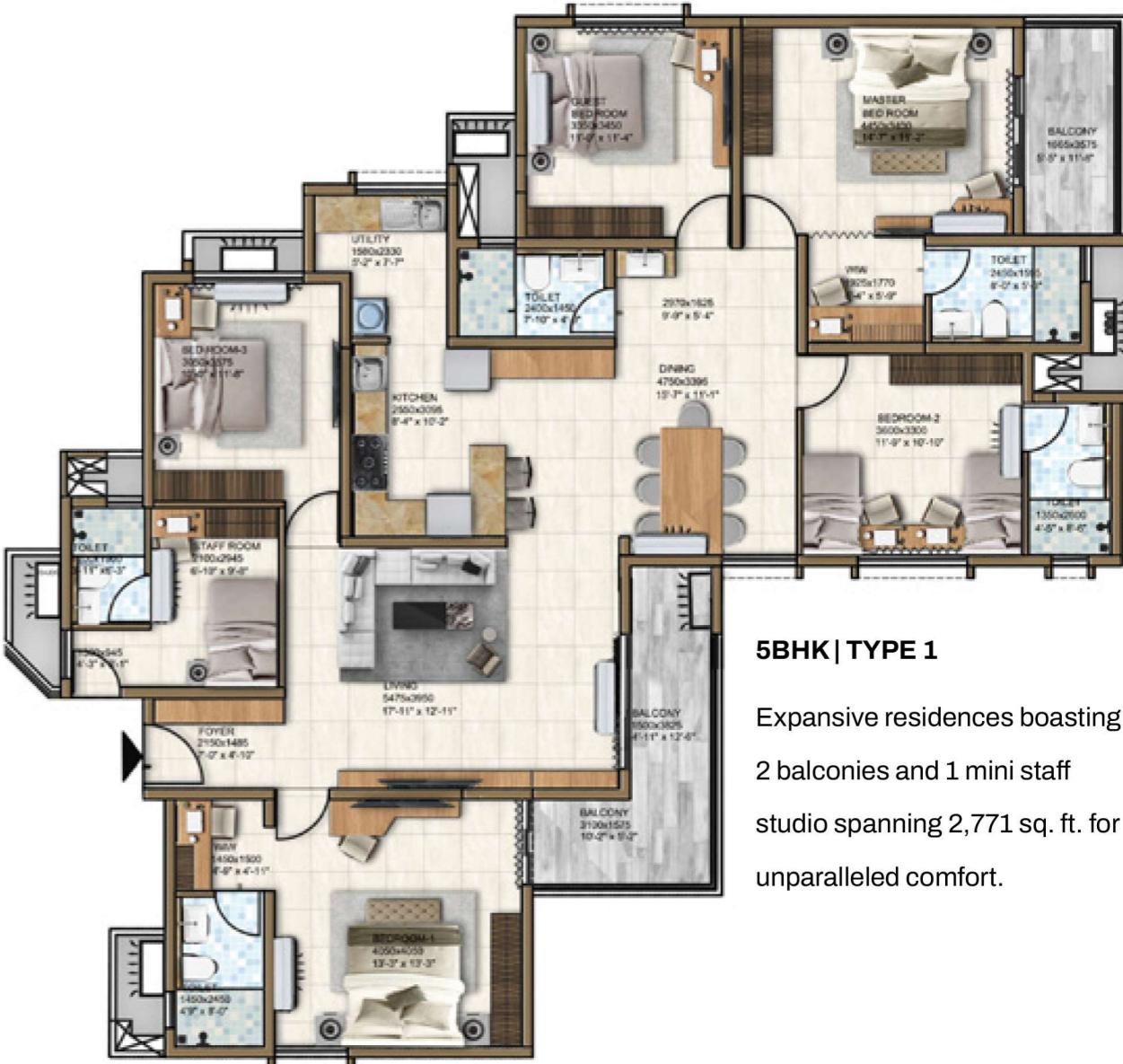
4BHK | TYPE 1

Spacious residences featuring 2 balconies, and 1 mini staff studio spanning 2,316 sq. ft.



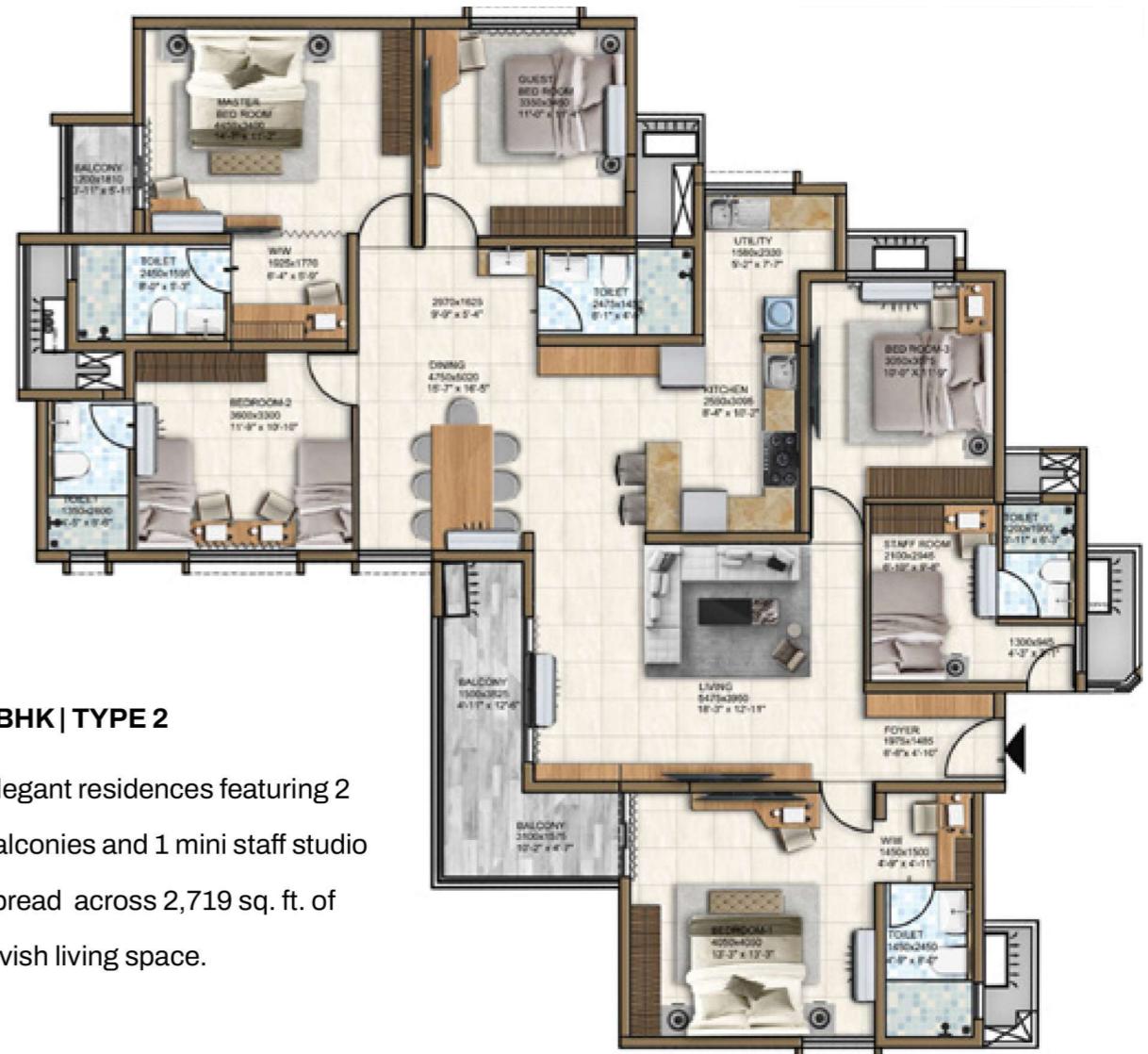
4BHK | TYPE 2

Stylish layouts with 2 balconies, 1 mini and staff studio offering 2,273 sq. ft. of luxurious space.



5BHK | TYPE 1

Expansive residences boasting 2 balconies and 1 mini staff studio spanning 2,771 sq. ft. for unparalleled comfort.



5BHK | TYPE 2

Elegant residences featuring 2 balconies and 1 mini staff studio spread across 2,719 sq. ft. of lavish living space.

Experience the Grande Life

AMENITIES

- | | |
|----------------------------------|------------------------|
| ⛳ 9-hole Mini Golf Putting Green | ♞ Chess |
| ⚽ Football Field | 💪 Outdoor Gym |
| 👵 Senior Citizens' Meetup Space | 🏏 Cricket Pitch |
| 🎠 Kids' Play Area | 🎭 Stage |
| 👶 Toddlers' Play Area | 🏓 Pickleball Court (2) |
| 🚧 Toddlers' Sandpit | 🚲 Cycle Stand (2) |
| 🦶 Reflexology Park | 🏸 Tennis Courts |
| 🌟 Open-Air Theatre | 🏐 Volleyball Court |
| 🧘 Yoga Deck | ﬆ Trellis Garden |
| ⛲ Fountain | ⛸ Skating Rink |
| 🏛️ Meditation Pavilion (2) | 🏃 Jogging Track |
| เสา Dry Obelisk | 🧗 Rock Climbing Wall |
| 🏛️ Gazebo | |



AMENITIES AT CLUB HOUSE



GROUND FLOOR-

1. Swimming pool with change rooms / Rest rooms / Lockers
2. Social Kitchen.
3. Creche



FIRST FLOOR

1. Party Hall with Kitchen
2. Pre function Hall
3. Rest Rooms



FOURTH FLOOR-

1. SPA
2. Library & coworking space



SECOND FLOOR-

1. Yoga and Meditation /Aerobics
2. Sports Bar.
3. Gymnasium
4. Rest Rooms



THIRD FLOOR

1. Badminton Court
2. Indoor Games
3. Association Office
4. Rest rooms



FIFTH FLOOR

1. Outdoor Party Space with café

BRENNOVATION



Through the seamless fusion of functionality, cutting-edge design, uncompromising quality, exceptional service, and industry-leading practices, BREN is committed to enhancing efficiency, pushing boundaries, and challenging conventions, all with one singular aim: to provide you with an extraordinary living experience that will endure for generations to come.

10+

BRENNOVATION features that make Imperia Grande all the more distinct



Adequate and strategically placed electrical points for ACs and TVs



Window grilles for enhanced safety



Tall windows to maximize sunlight



Maintenance-cost-saving machine-room-less elevators



Individual EV charging provision in each car park



A combination of solar and conventional lights for cost-effective lighting



Smart water meters with leak detection, remote control, and direct bill payment option



Use of biodegradable materials at project construction sites

- Rainwater pits and sewage treatment plants for water conservation
- Separation of vehicular movement from free zones for enhanced safety
- Preservation of existing trees during construction
- Option for a premium German modular kitchen from Nolte



The Ultimate Assurance

This mark guarantees you a hassle-free ownership experience. It stands for 100% clear titles and statutory approvals, as well as industry-leading quality standards.

Assured Quality

- Planning and design by leading architects
- Certification by leading structural engineers
- Quality checks of all incoming materials
- Landscaping by leading landscaping architects
- Compliance with essential standards such as Sewage Treatment, Plant & Rain Water Harvesting, CREDAI accreditation, BBMP/BDA approved, and BESCOM approval

BWSSB NOC

- KSPCB NOC
- Clear Title
- Checked and verified by leading lawyers
- Clear Property Khata
- Fire Department NOC
- Airport Authority of India NOC
- Ministry of Environment and Forests approval
- Tax paid receipts, up-to-date
- RERA Approved

Build quality. The Aluminium Formwork System is perhaps the most versatile modern construction technique, currently being used by some of the world's most progressive companies. The process ensures an excellent finish and best of all – an increase in carpet area.



SPECIFICATIONS



STRUCTURE

2 Basements + Ground + 21 Upper Floors in RCC.
Type of Construction – Aluminium Form Work.
Seismic Zone II Complaint.



CAR PARKING

Covered Car Parking in 2 Level of Basements & at Ground floor below W2 AND W3.
Electrical Car Charging points provision for all cars.



FLOOR FINISHES

Foyer, living, kitchen, dining & All Bedrooms- Glossy Vitrified Tiles
Toilet Flooring-Antiskid/porcelain tiles
Toilets Dado-Glossy vitrified / porcelain Tiles
Toilets-False ceiling with Grid Panels

Utility & Balcony Flooring – Antiskid/Glossy Vitrified/ Porcelain/Ceramic Tiles

BATHROOMS

False Ceiling – Grid Panelled False Ceiling.
Floors & Wall – Vitrified/ Ceramic Flooring for floors & walls up to False Ceiling Level.
Fixtures – Chromium Plated Fittings & Sanitary Fixtures of Reputed / Branded Make.

BALCONIES

Floors – Vitrified/Ceramic Flooring & Skirting.
Walls & Ceiling – Acrylic Emulsion Paint.
Handrail – Granite Coping with MS Handrail as per design.

LANDSCAPE, CLUBHOUSE & OUTDOOR AMENITIES

Standard as per the design shared by the Architects.

JOINERY DETAILS



DOORS

Main door frame with threshold - African teakwood/ equivalent/as per design.
Bedroom and toilet door frames - European KD beechwood/ equivalent /as per design.
Main door shutter – Tubular core, MDF with veneer skin on both sides /as per design.
Bedroom door shutter - Tubular Core, MDF with veneer skin on both sides /as per design.
Toilet door shutter - Tubular core, MDF with veneer skin outside and laminate inside

Hardware - Godrej/equivalent/ as per design.



WINDOWS AND SLIDING DOORS

Living room, Bedroom Balconies -Premium Aluminium /Equivalent sliding doors with mosquito mesh as per design.
Bedrooms, utility windows – Premium Aluminium/Equivalent sliding windows with Mosquito mesh as per design.
Toilet ventilators –Premium Aluminium ventilators with openable shutter provision to access the plumbing shaft and provision of Exhaust Fan.



SAFETY GRILLS

All Bedroom & Utility windows to be provided with MS Grills as per design.
Balcony -Ms Railing of adequate height as per design.

PAINTING

Internal Wall and Ceiling – Acrylic Emulsion Paint.
External- Exterior Emulsion Paint with Texture as per design.

ELECTRICAL

Power for Each Flat – 3phase Power supply- 5 BHK-7 KW/4 BHK-7- KW/1BHK- 3 KW

AC – Split AC provision in all the Bedrooms & Living Dining Area.

AC Points Provision– Both Indoor & Outdoor Units locations has been finalized same

needs to be followed.

TV Points & Study Points – Provision made in all the Bedrooms & the Living Area.

Electrical Points in flats – Designed as per the Furniture Layout shared in the Brochure.

Fire resistant electrical wires of reputed make.

Washing Machine & Dish Washer point provision in Utility.

Chimney/Hob point provision in Kitchen.

Light point provision in front of all Main Doors.

Exhaust Fan point provision in all Toilets.

Telephone Points provision – In Living.

100% DG Power Back Up.

One 5 AMP point in all balconies

PLUMBING AND SANITARY

Sanitary Fixtures of Kohler/ Equivalent in all Toilets
Chromium Plated Fitting from Grohe/ kohler / Equivalent In all Toilets and kitchen
Cold water Provision for all Toilets
Plug Point Provision for Geyser in all the Toilets
Plug point provision for Geyser in Utility
Plug point provision for water purifier in utility.

ELEVATORS

5 Passenger Lifts & 3 Service Lifts with Adequate capacity.
Machine room less lifts.

STAIRCASE

Steps – Granite threads with Tiled Raisers.
Handrail – MS Handrails.
Walls & Ceiling – Oil Bound Distemper Paint.

COMMON AREA

Flooring – Vitrified/Ceramic Equivalent.
Walls – Oil Bound Distemper Paint.
Ceiling – Oil Bound Distemper Paint.
MS Handrails / Granite Coping with Parapet wall.
External Finish – Waterproof Cement Paint / Exterior Emulsion.

HOME AUTOMATION FEATURES

Water Meters for all the Toilets & Kitchen to check Water Consumption.

[IT'S ALL IN THE DETAILS]

Location Map



A much-coveted address

Located on Haralur Road, Imperia Grande presents unmatched connectivity and convenience. The proximity to key offices, retail destinations, and notable landmarks ensures effortless access to both urban amenities and the serene ambience of the highly-coveted locale.

PRM/KA/RERA/1251/446/PR/030524/006842

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CREDAI
BENGALURU

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