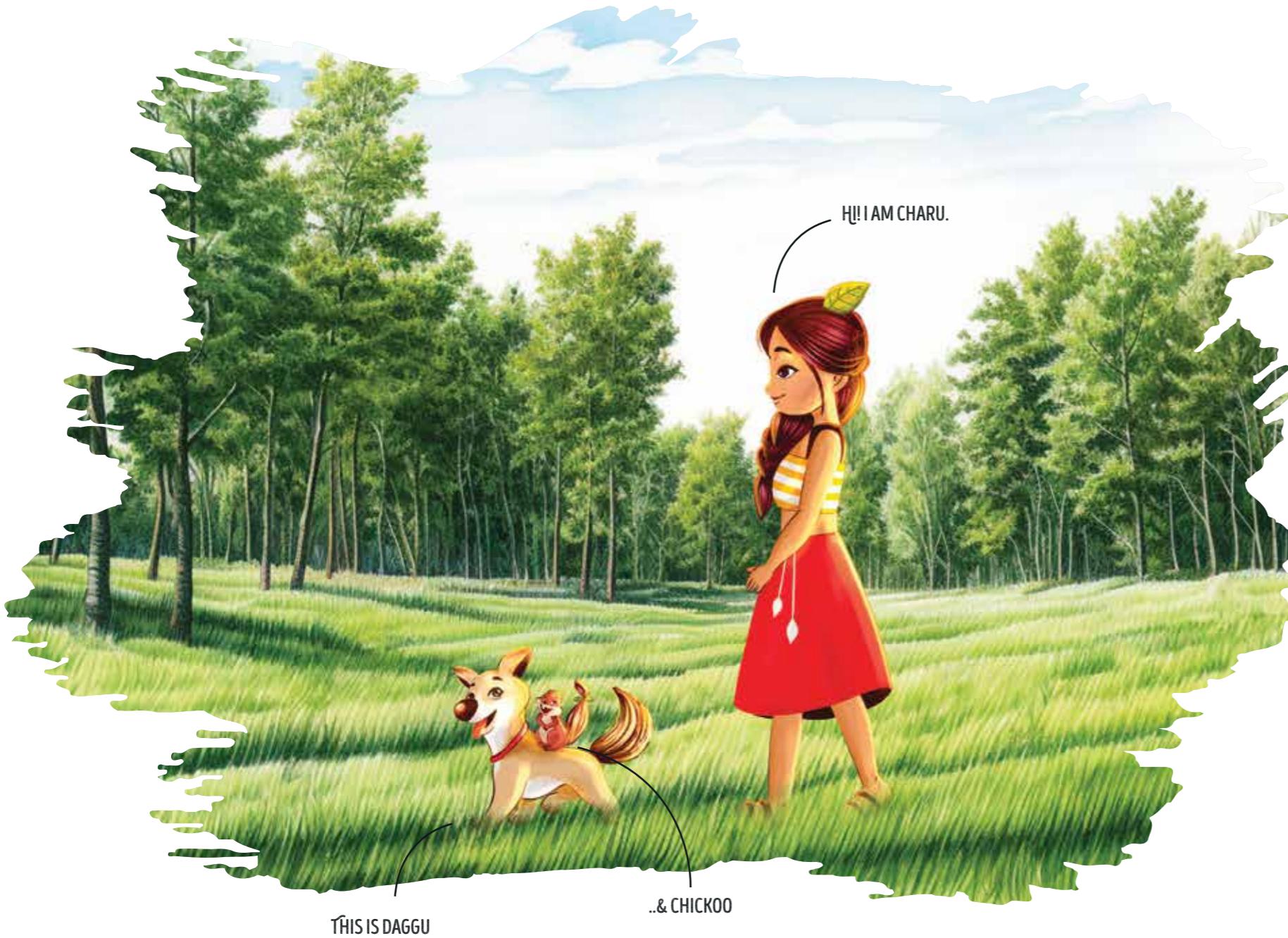


WELCOME TO **LI'L CHARU'S NEIGHBOURHOOD!**



PREMIUM HOMES NESTLED IN
14+ ACRES OF PRECIOUS NOSTALGIA.

BRIGADE
SANCTUARY
WHITEFIELD-SARJAPUR ROAD



THIS IS DAGGU

..& CHICKOO

HII I AM CHARU.



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.





IN FRONT OF
CHICKOO'S HOME.



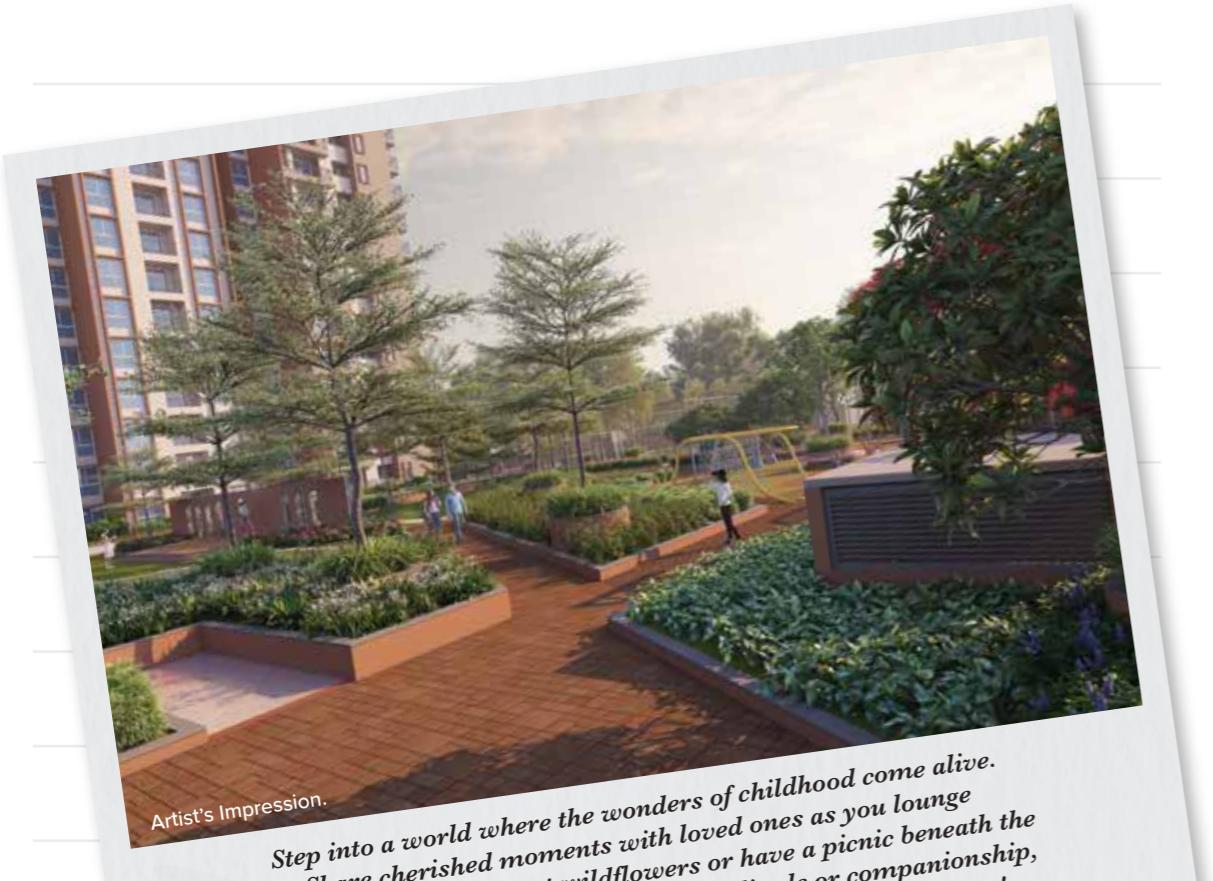
Artist's Impression.

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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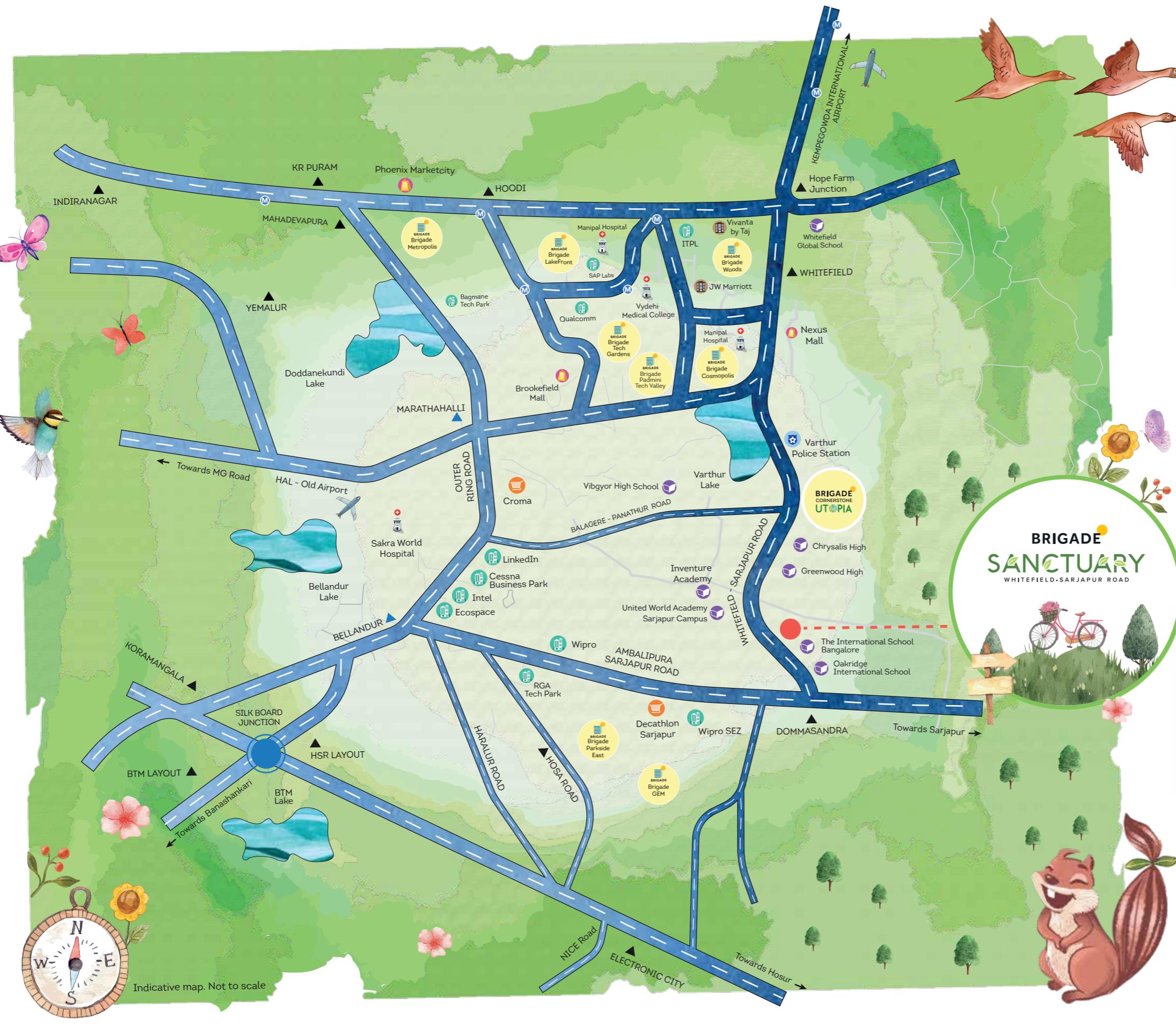




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EVERYTHING A SURPRISING HOP, JUMP & A SKIP AWAY!



1-9 MINS

EDUCATIONAL INSTITUTIONS

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

10-15 MINS

ENTERTAINMENT/ RETAIL

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

MASTER PLAN



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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

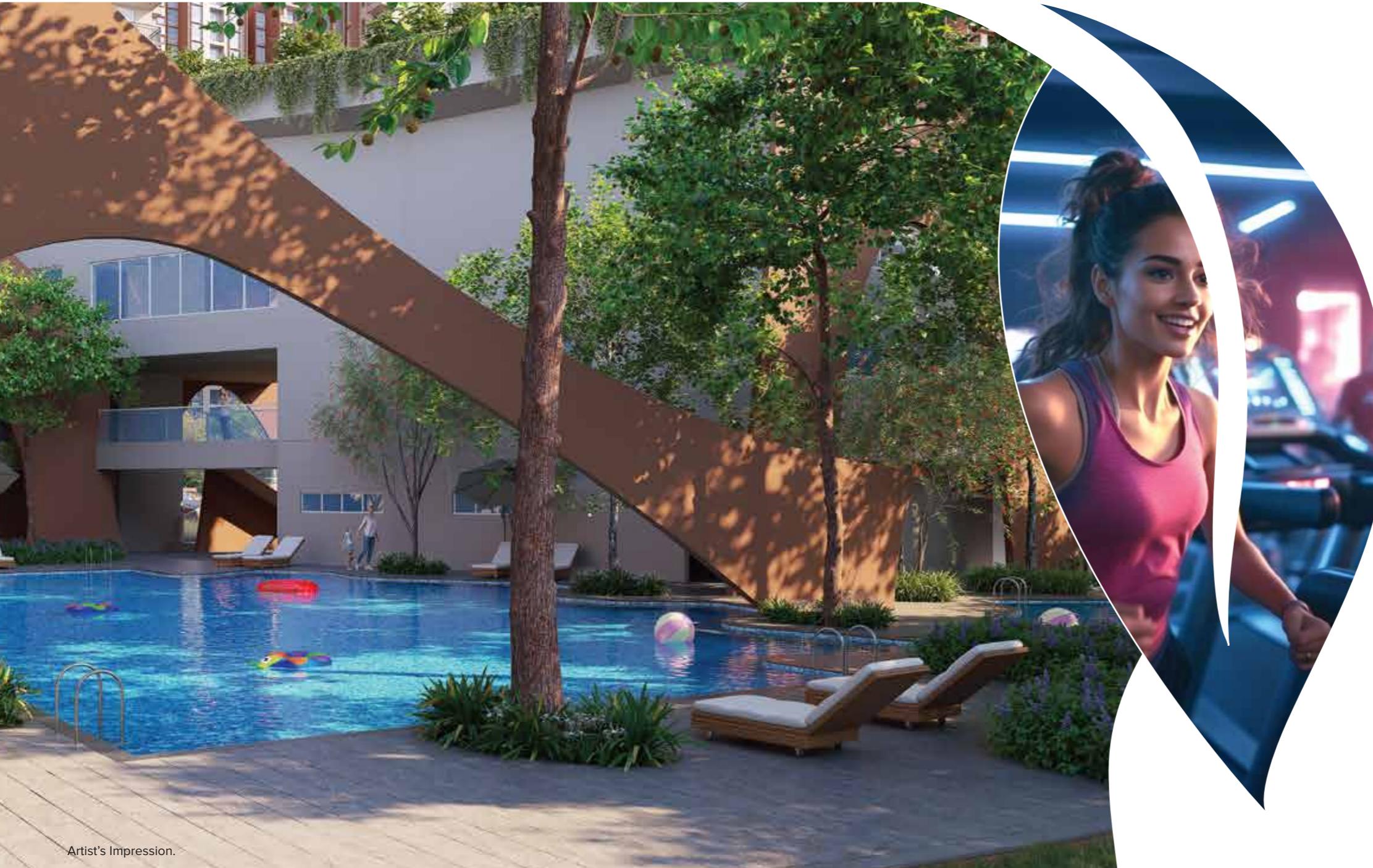
ACTIVE PLAY ZONE

- 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





Artist's Impression.

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





Artist's Impression.

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KEY NUMBERING PLAN



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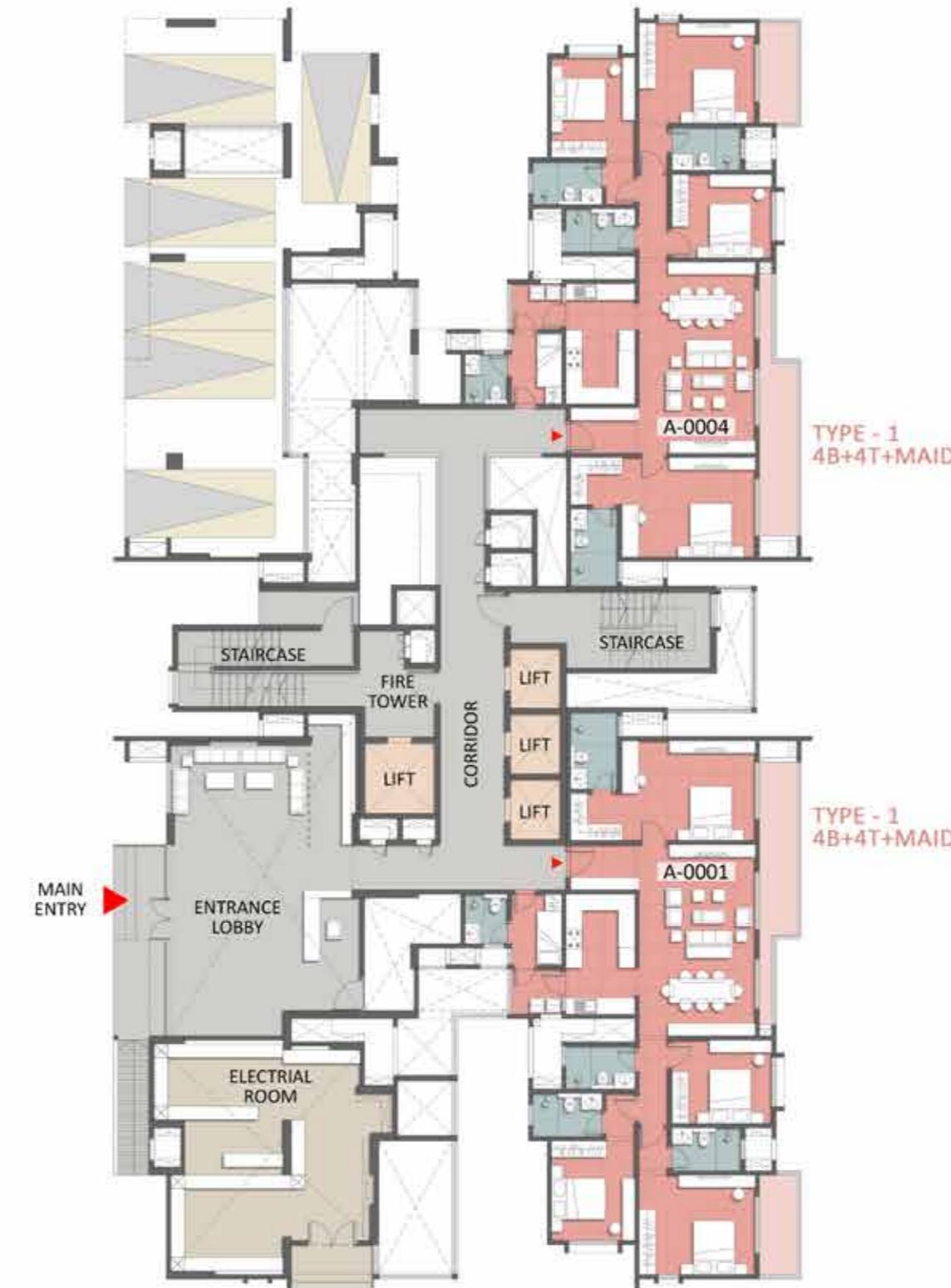
FLOOR PLAN

TOWER A - GROUND FLOOR



LEGEND

4B+4T+MAID (TYPE 1)



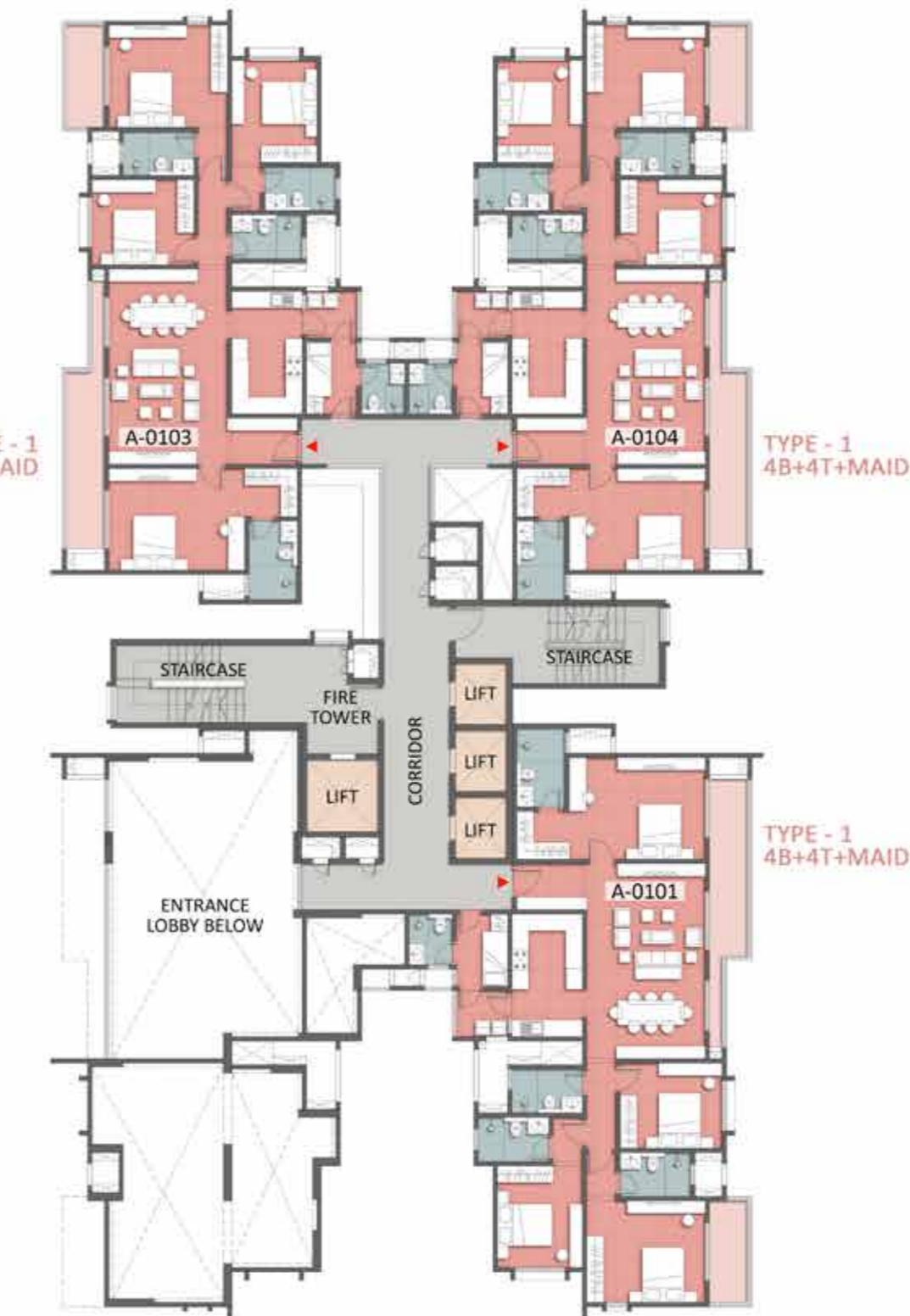
FLOOR PLAN

TOWER A - FIRST FLOOR



LEGEND

4B+4T+MAID (TYPE 1)



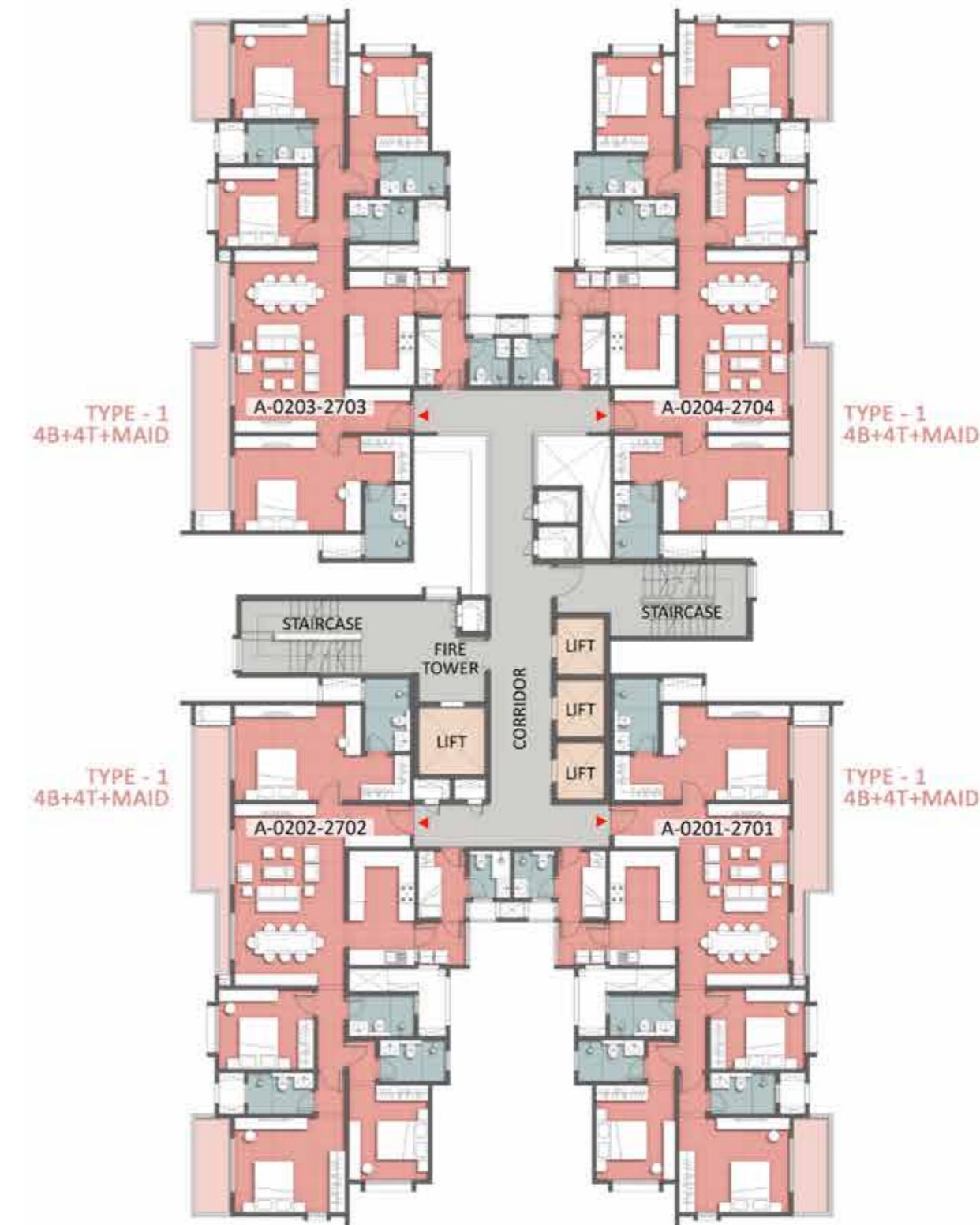


FLOOR PLAN

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



LEGEND



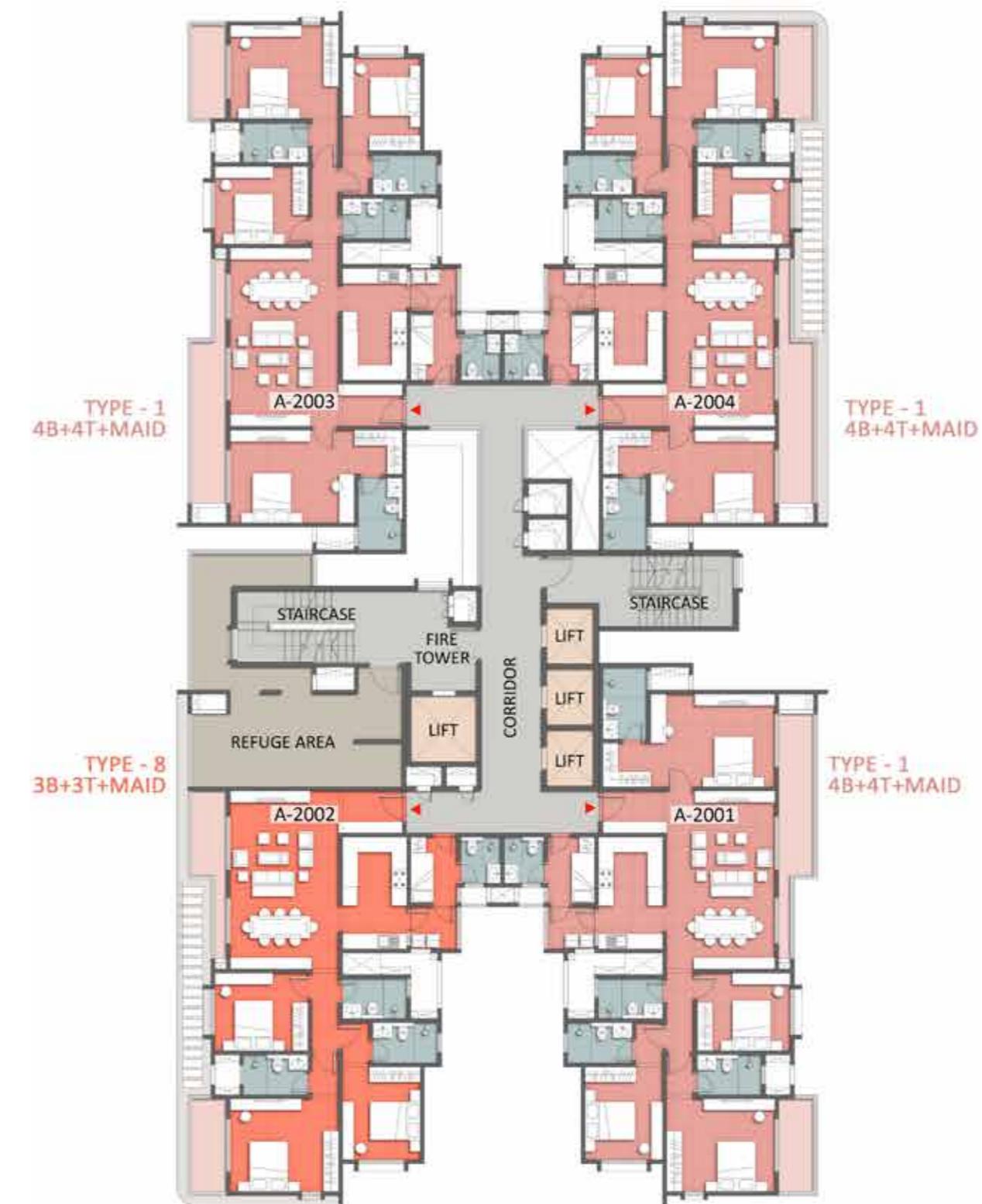
FLOOR PLAN

TOWER A - 20th FLOOR



LEGEND

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



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FLOOR PLAN

TOWER B - GROUND FLOOR



KEY PLAN



LEGEND

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



FLOOR PLAN

TOWER B - FIRST FLOOR



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)



LEGEND

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

FLOOR PLAN

TOWER B - 20th FLOOR



LEGEND

- 3B+3T (TYPE 3)**: Represented by a brown square.
- 3B+2T (TYPE 5)**: Represented by a pink square.
- 3B+2T (TYPE 6)**: Represented by a tan square.
- 1B+1T (TYPE 10)**: Represented by a purple square.

FLOOR PLAN

TOWER C - GROUND FLOOR



LEGEND

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



FLOOR PLAN

TOWER C - FIRST FLOOR



LEGEND

- 3B+3T (TYPE 3)**: Represented by a brown square.
- 3B+2T (TYPE 5)**: Represented by a pink square.
- 3B+2T (TYPE 6)**: Represented by a tan square.

FLOOR PLAN

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



LEGEND

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



FLOOR PLAN

TOWER C - 20th FLOOR



LEGEND

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



FLOOR PLAN

TOWER D - GROUND FLOOR

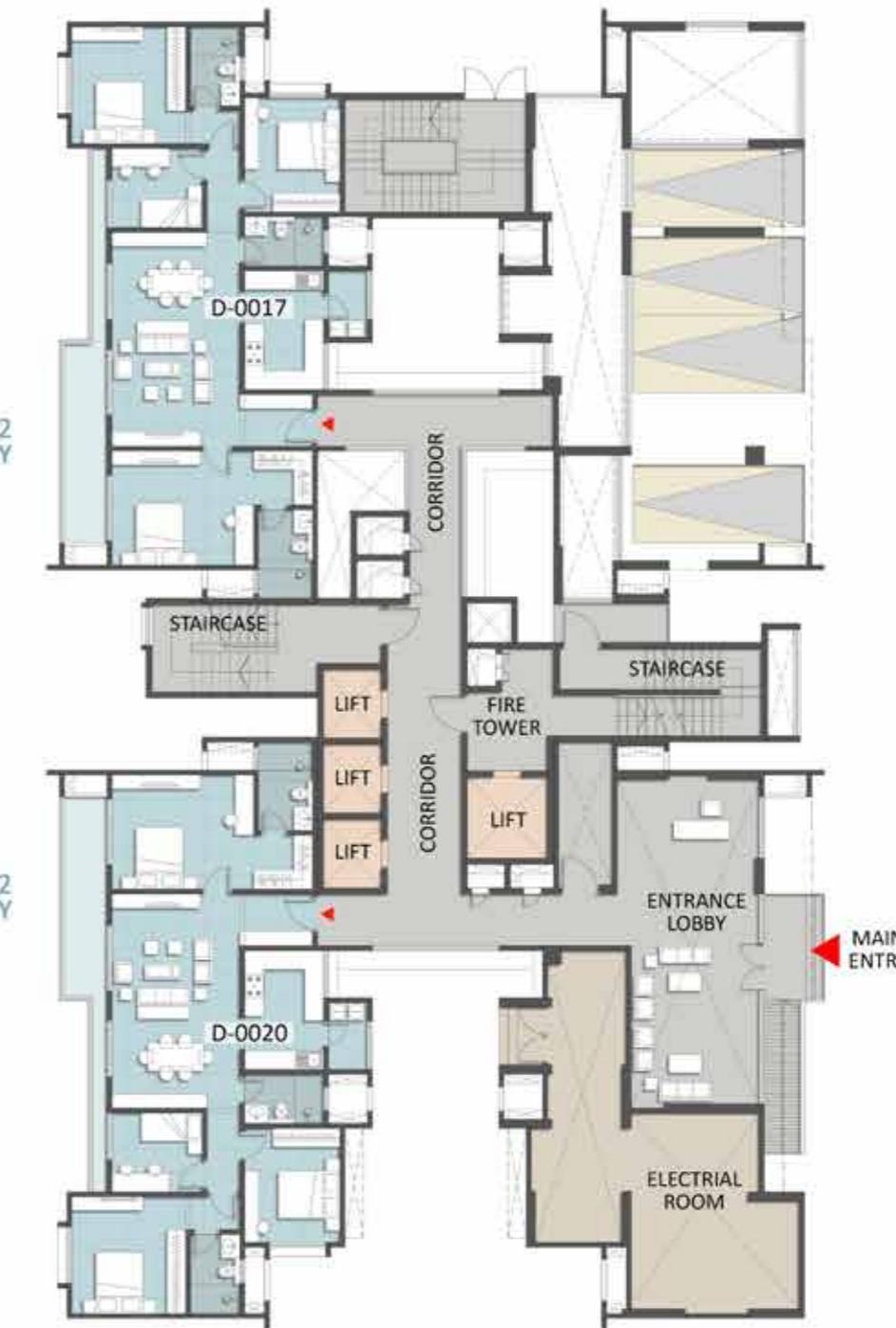


LEGEND



TYPE - 2
3B+3T+STUDY

TYPE - 2
3B+3T+STUDY



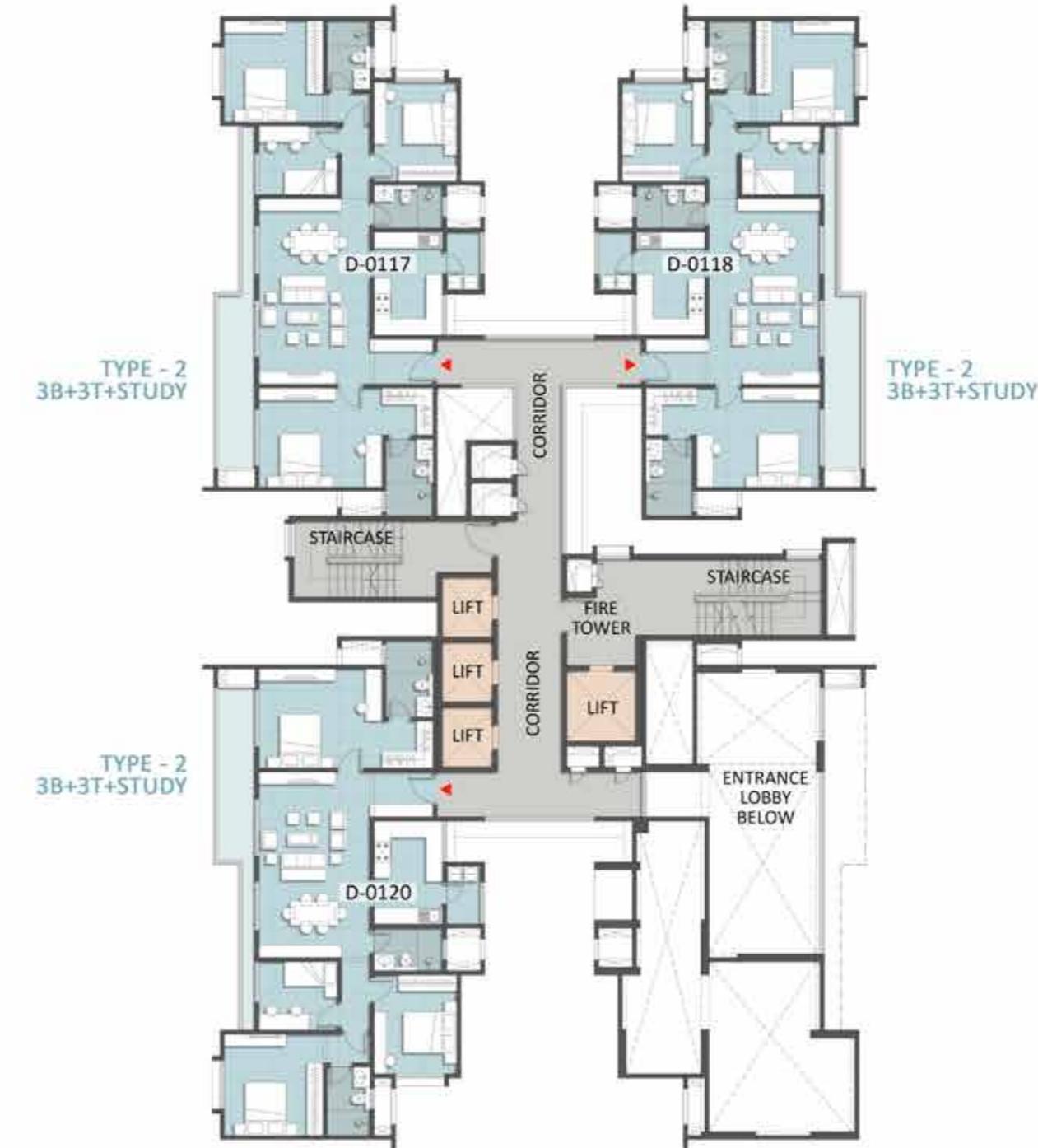


FLOOR PLAN

TOWER D - FIRST FLOOR



LEGEND



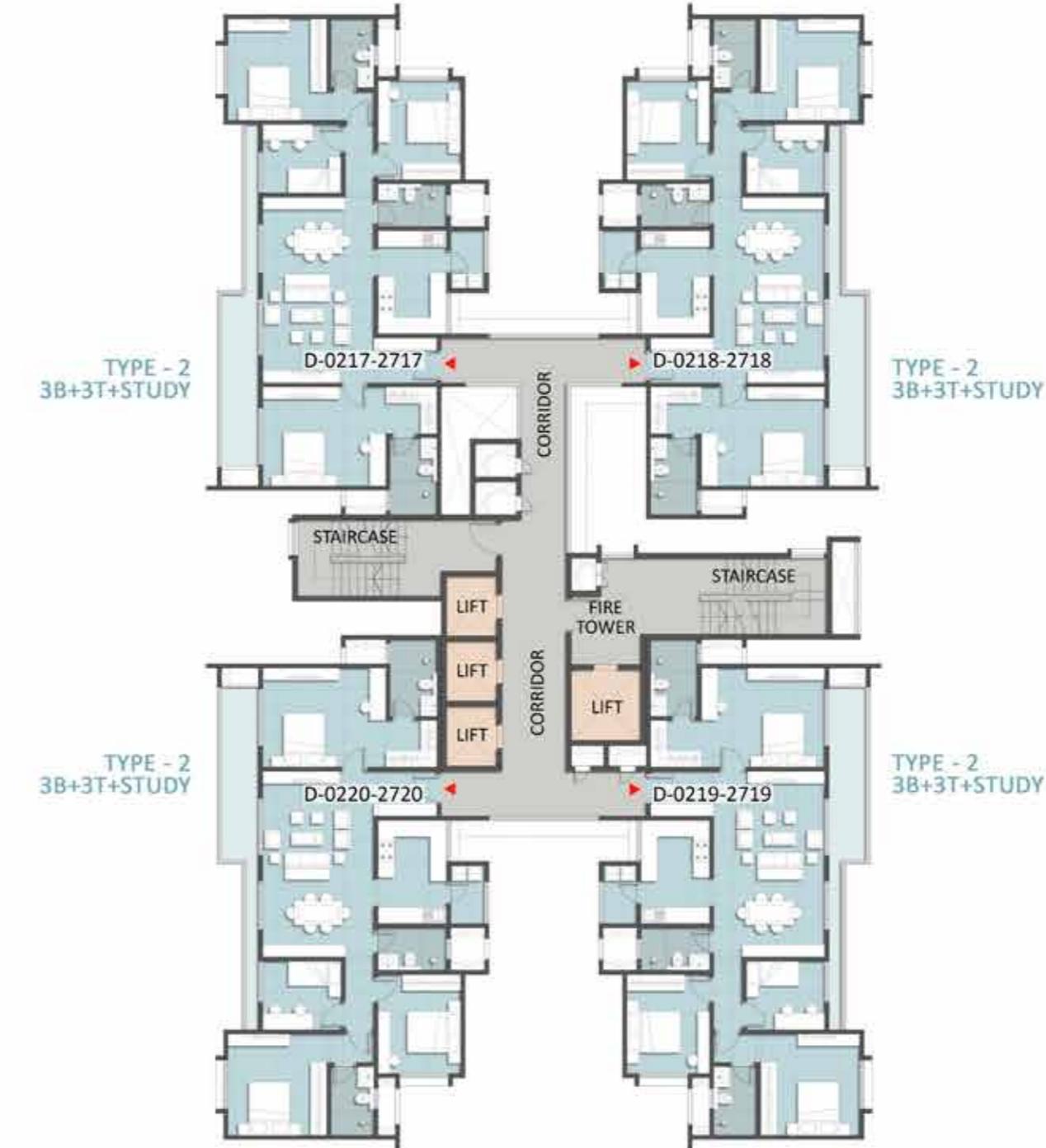


FLOOR PLAN

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



LEGEND



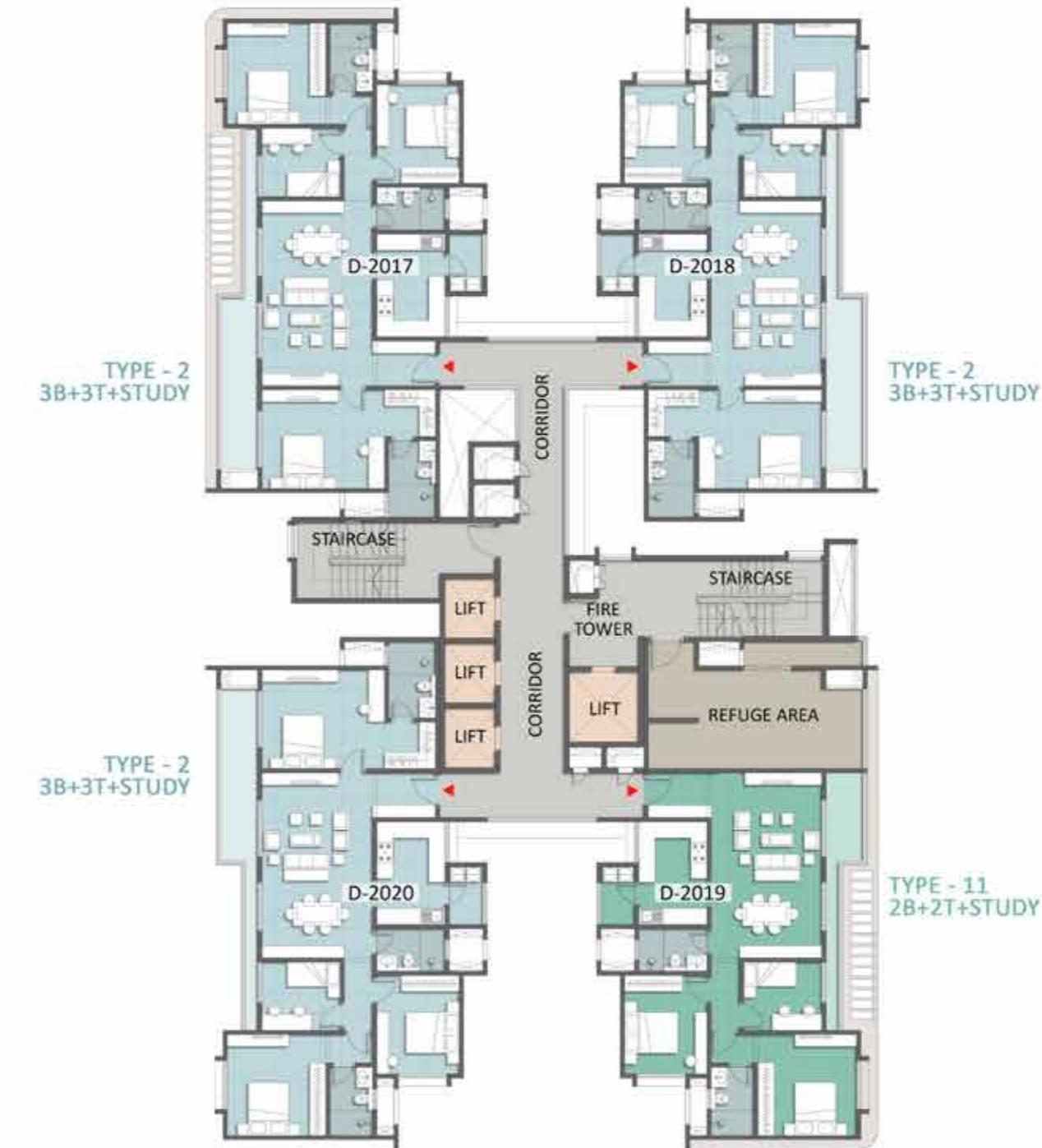
FLOOR PLAN

TOWER D - 20th FLOOR



LEGEND

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



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FLOOR PLAN

TOWER F - FIRST FLOOR



LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)



FLOOR PLAN

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

KEY PLAN



LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)



FLOOR PLAN

TOWER F - 20th FLOOR



LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 9)



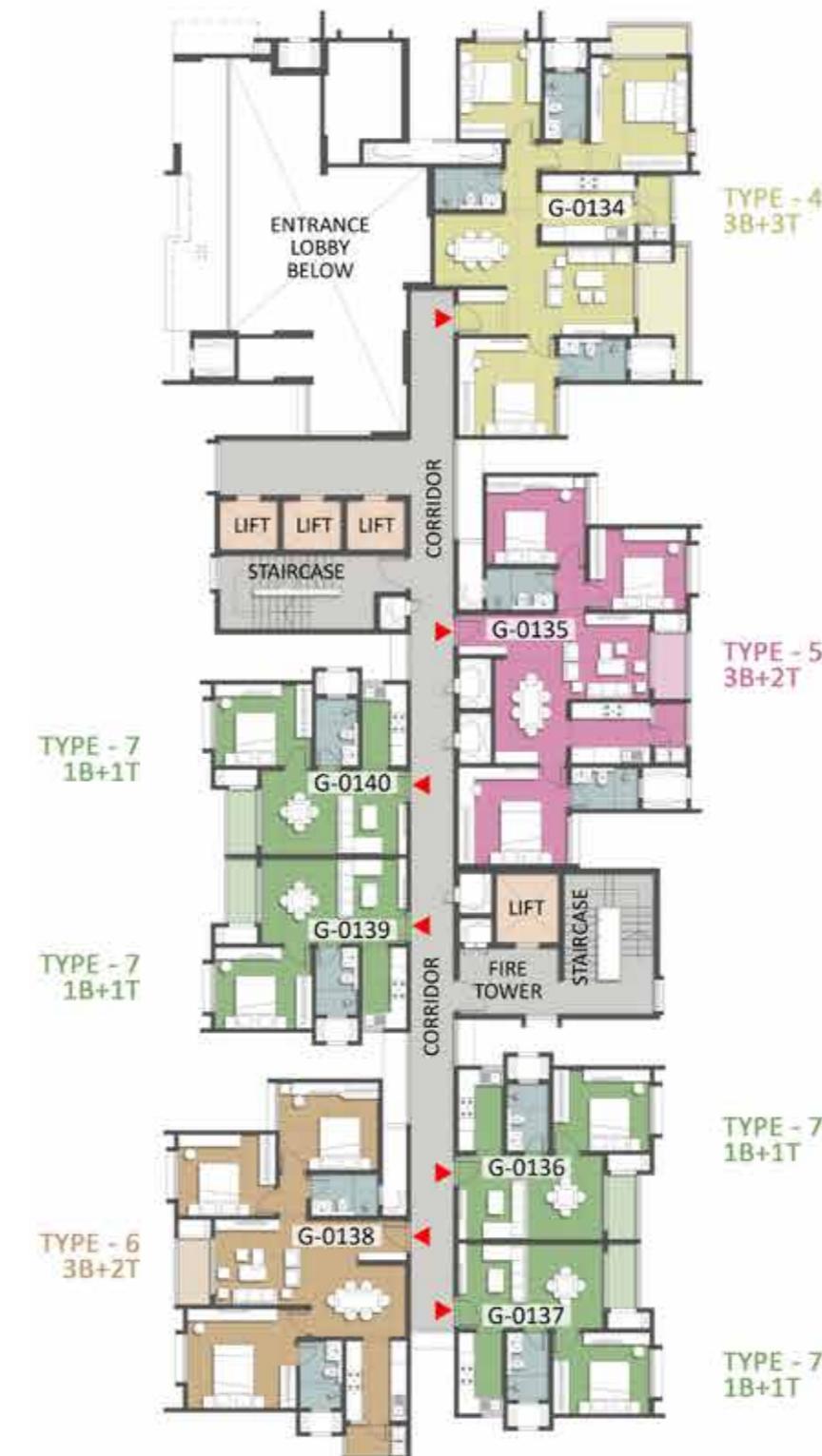
FLOOR PLAN

TOWER G - FIRST FLOOR



LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 7)





FLOOR PLAN

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

KEY PLAN



LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 7)



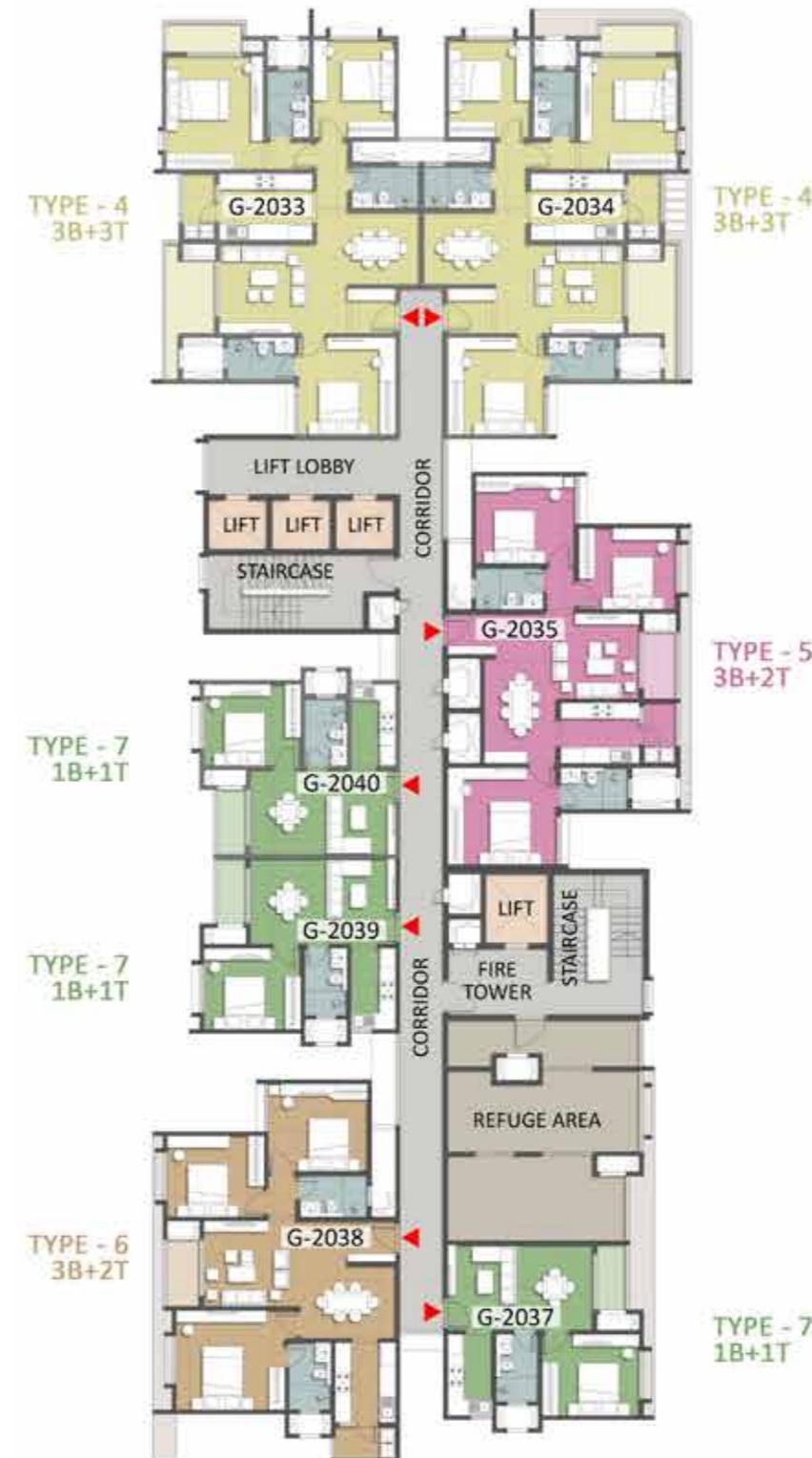
FLOOR PLAN

TOWER G - 20th FLOOR



LEGEND

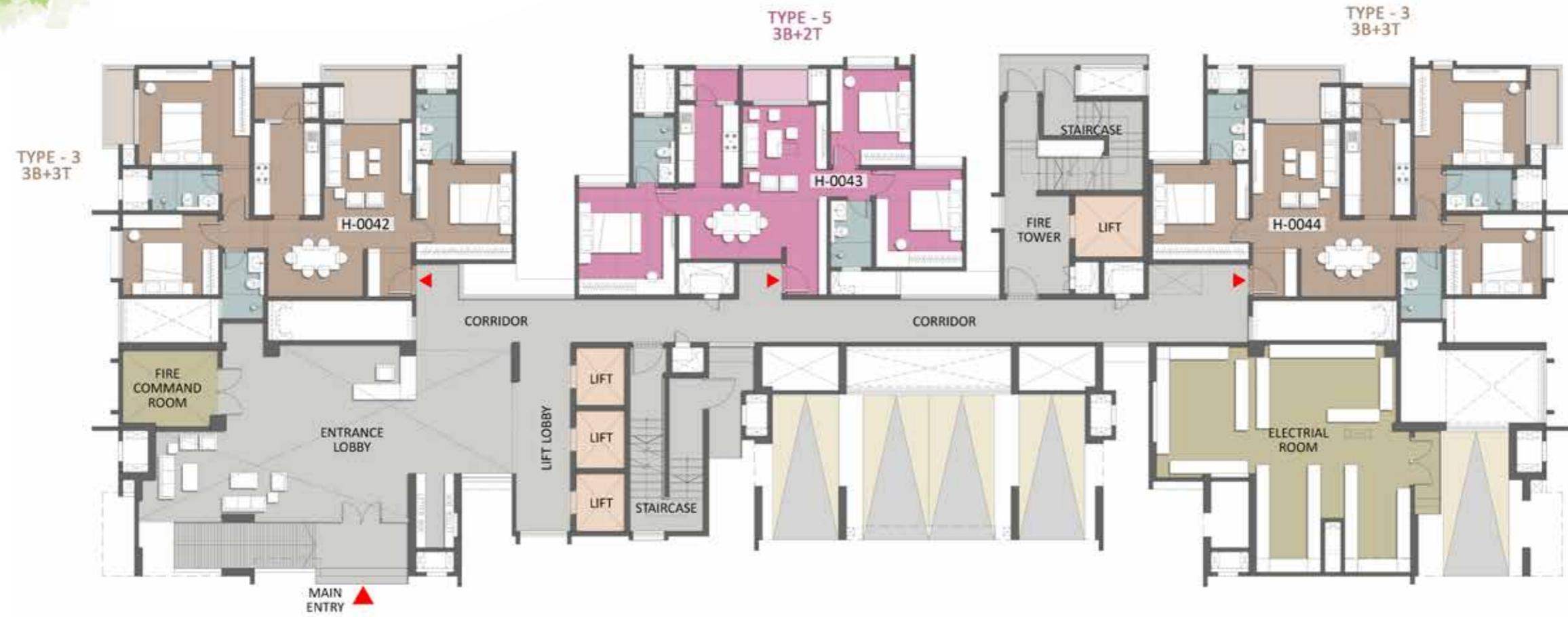
- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 7)



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FLOOR PLAN

TOWER H - GROUND FLOOR



KEY PLAN



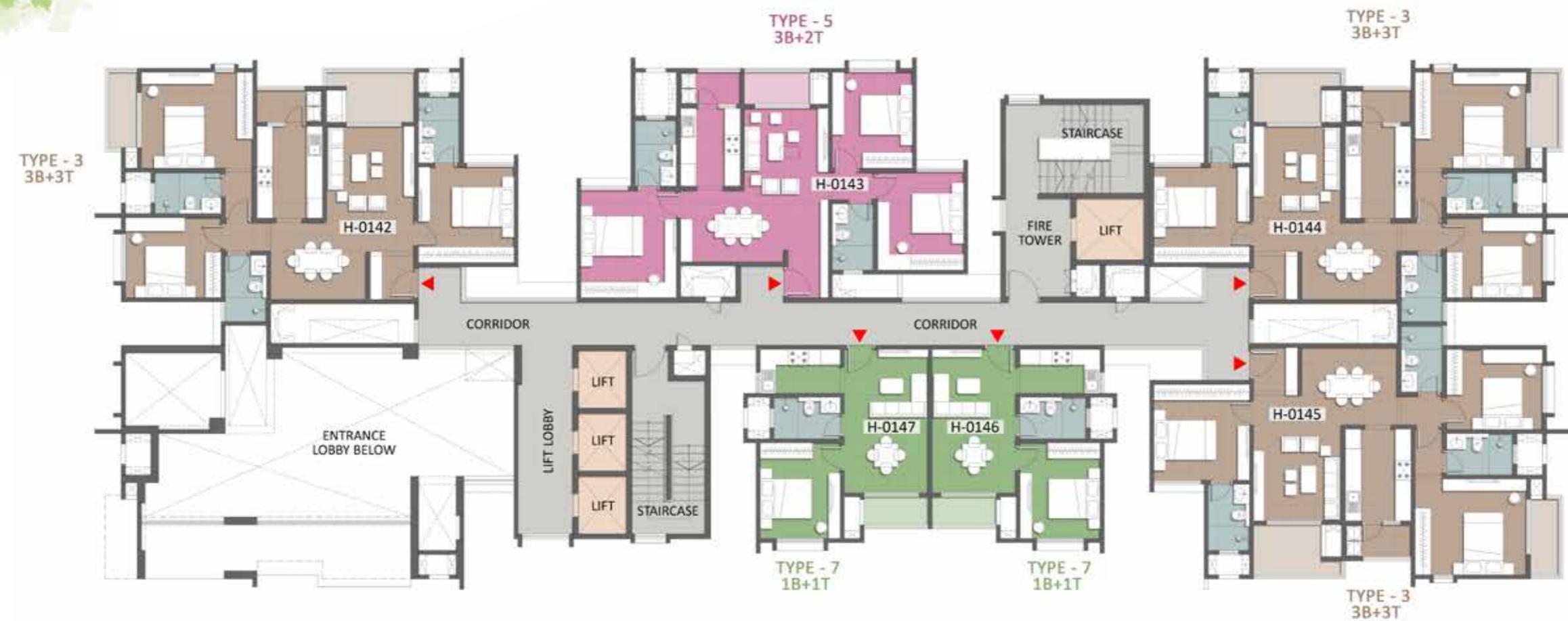
LEGEND

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



FLOOR PLAN

TOWER H - FIRST FLOOR



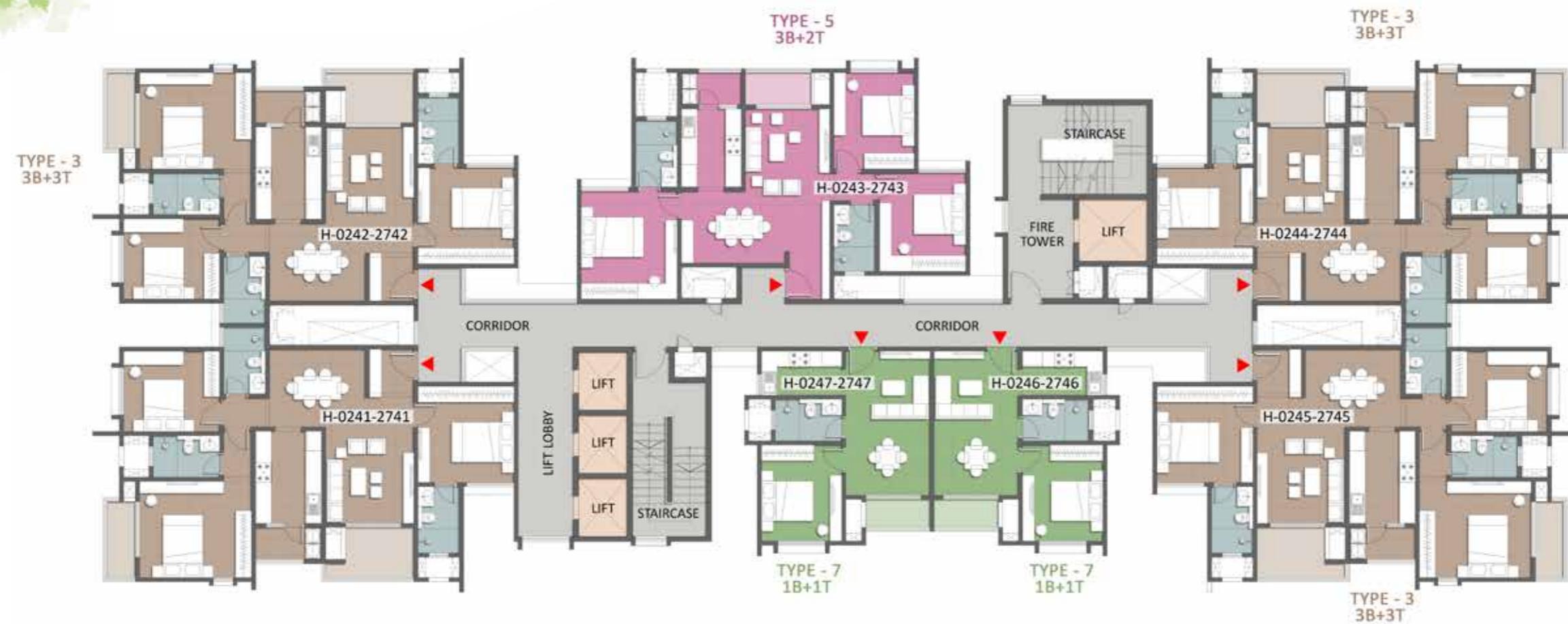
LEGEND

- 3B+3T (TYPE 3)**: Represented by a brown square.
- 3B+2T (TYPE 5)**: Represented by a pink square.
- 1B+1T (TYPE 7)**: Represented by a green square.



FLOOR PLAN

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



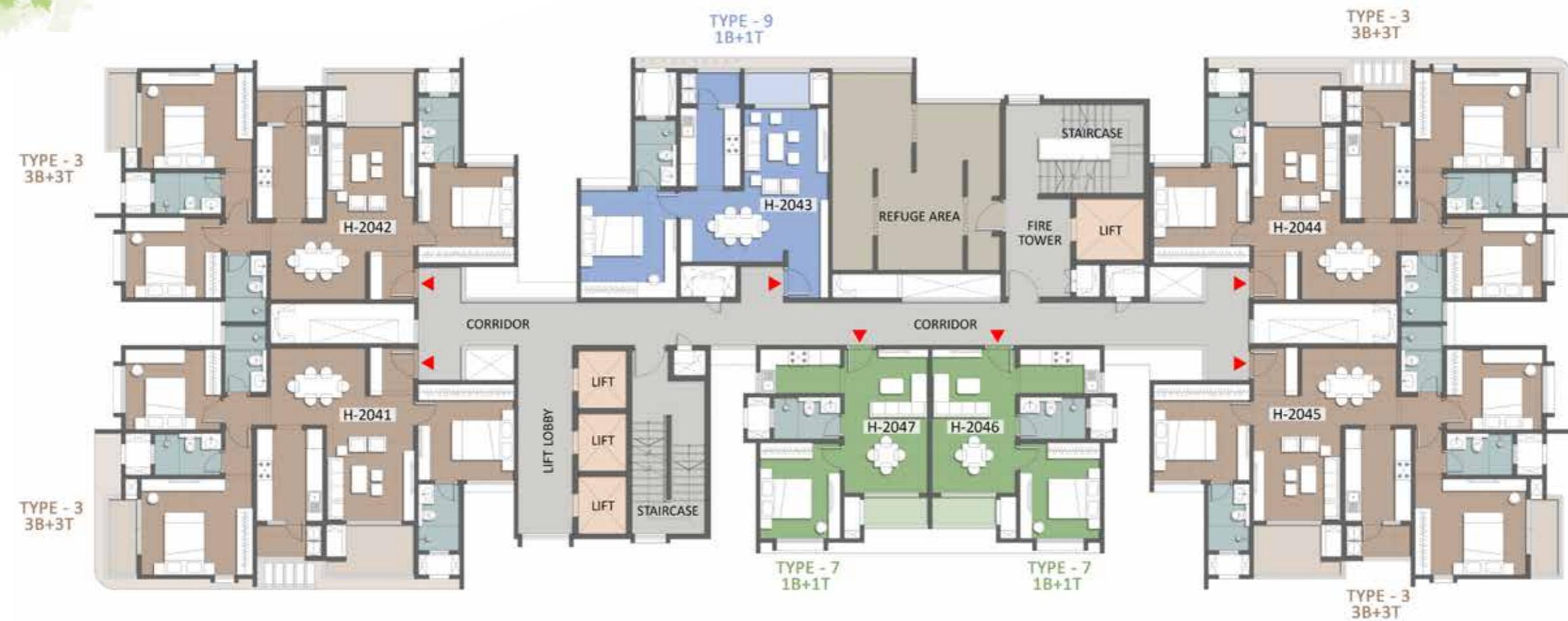
LEGEND

- 3B+3T (TYPE 3)** (Brown)
- 3B+2T (TYPE 5)** (Pink)
- 1B+1T (TYPE 7)** (Green)



FLOOR PLAN

TOWER H - 20th FLOOR



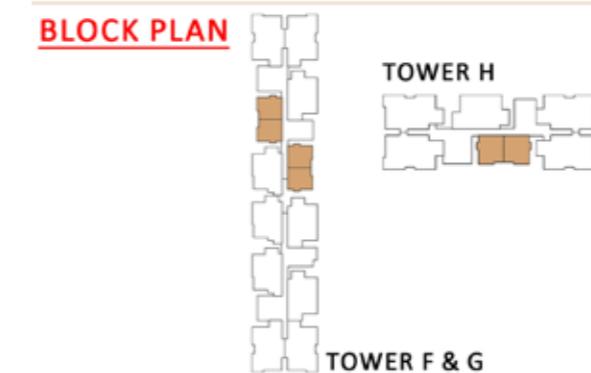
LEGEND

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



UNIT PLAN

1 BEDROOM + 1 TOILET - TYPE 7



TYPE - 7

1BED + 1TOILET

G-0136 - G-2736, G-0137 - G-2737, G-0139 - G-2739,
G-0140 - G-2740
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



ENTRY

KEY PLAN

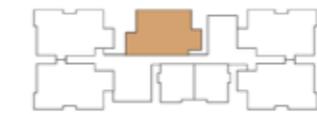


BLOCK PLAN

TOWER B & C



TOWER H



TOWER F & G



TYPE - 5

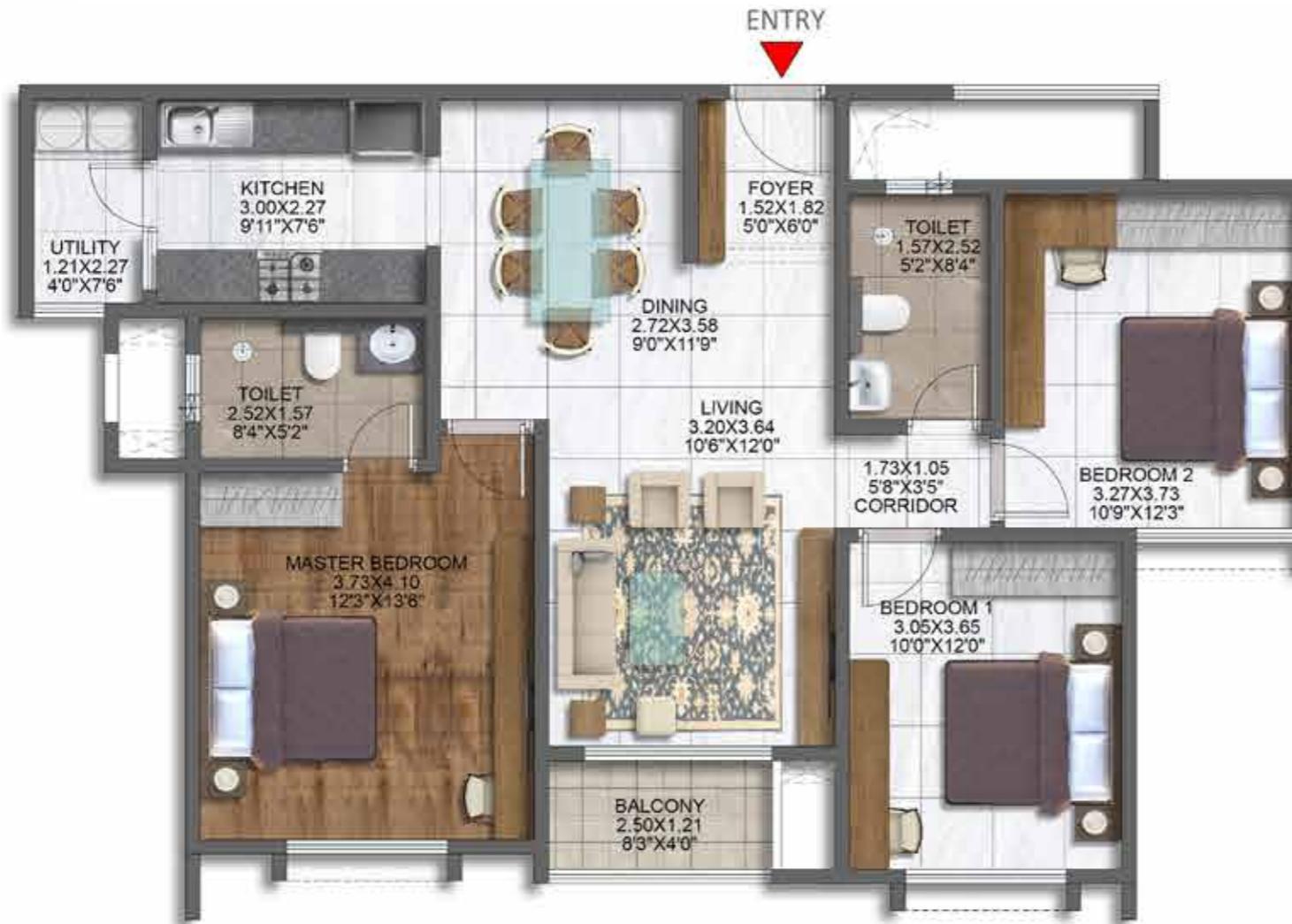
3BED + 2TOILET

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

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
132.33 Sq.m.	89.56 Sq.m.	3.03 Sq.m.
1424 Sq.ft.	964 Sq.ft.	33 Sq.ft.

UNIT PLAN

3 BEDROOM + 2 TOILET - TYPE 6



KEY PLAN



BLOCK PLAN

TOWER B & C



TOWER F & G



TYPE - 6

3BED + 2TOILET

B-0007 - B-2707, B-0008 - B-2708
C-0013 - C-2713, C-0014 - C2714
F-0127 - F-2727, F-0128 - F-2728
G-0138 - G-2738

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



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 CARPET AREA BALCONY AREA

157.22 Sq.m. 101.63 Sq.m. 8.38 Sq.m.

1692 Sq.ft. 1094 Sq.ft. 90 Sq.ft.

UNIT PLAN

3 BEDROOM + 3 TOILET - TYPE 4



SUPER BUILT-UP AREA CARPET AREA BALCONY AREA

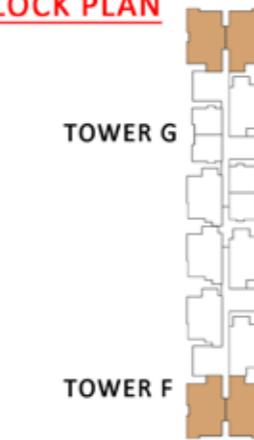
160.54 Sq.m. 102.73 Sq.m. 9.21 Sq.m.

1728 Sq.ft. 1106 Sq.ft. 99 Sq.ft.

KEY PLAN



BLOCK PLAN



TYPE - 4

3BED + 3TOILET

F-0131 - F-2731, F-0232 - F-2732
G-0233 - G-2733, G-0134 - G-2734



UNIT PLAN

3 BEDROOM + 3 TOILET + STUDY - TYPE 2

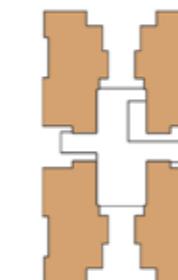


KEY PLAN



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.



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.

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 / 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.



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

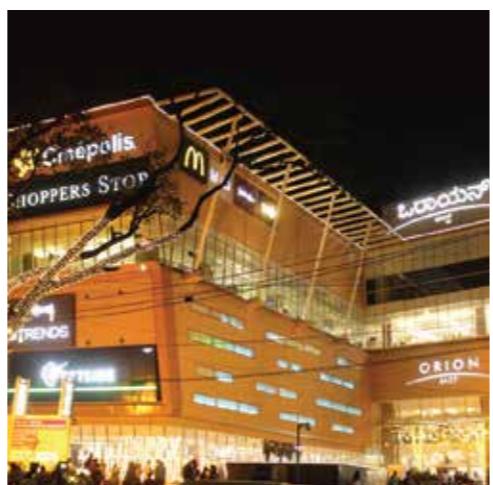
Won the award for 'Best Residential Dwellings above 50 units in Mysuru' at the CARE Awards 2019.

MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

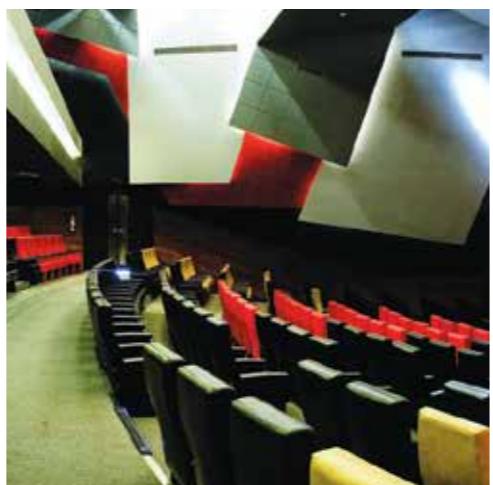
Apartments
Villas
Integrated Enclaves
Senior Living



Offices
Retail Spaces



Clubs
Hotels
Convention Centres
Schools



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 repute.



BRIGADE

Building Positive Experiences



Our core values

Founders



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

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