

RESERVED  
FOR THE







**BRIGADE**  
**AVALON**

# INTRODUCTION



**For those who thought  
they had everything.**

Turns out, you were only almost right. There's a kind of calm you don't know you're missing until it sits beside you with your morning coffee. A kind of view that doesn't just pull you in, it understands the kind of day you've had. And a home that never tells you who you should be, but somehow knows just who you are. Consider this one of life's happy surprises. The kind you didn't see coming, but wouldn't change a thing about.

# THE HEART OF AVALON

Named after the land of Arthurian  
lore where heroes are celebrated  
for eternity, Avalon is where  
the mighty come home to rest.

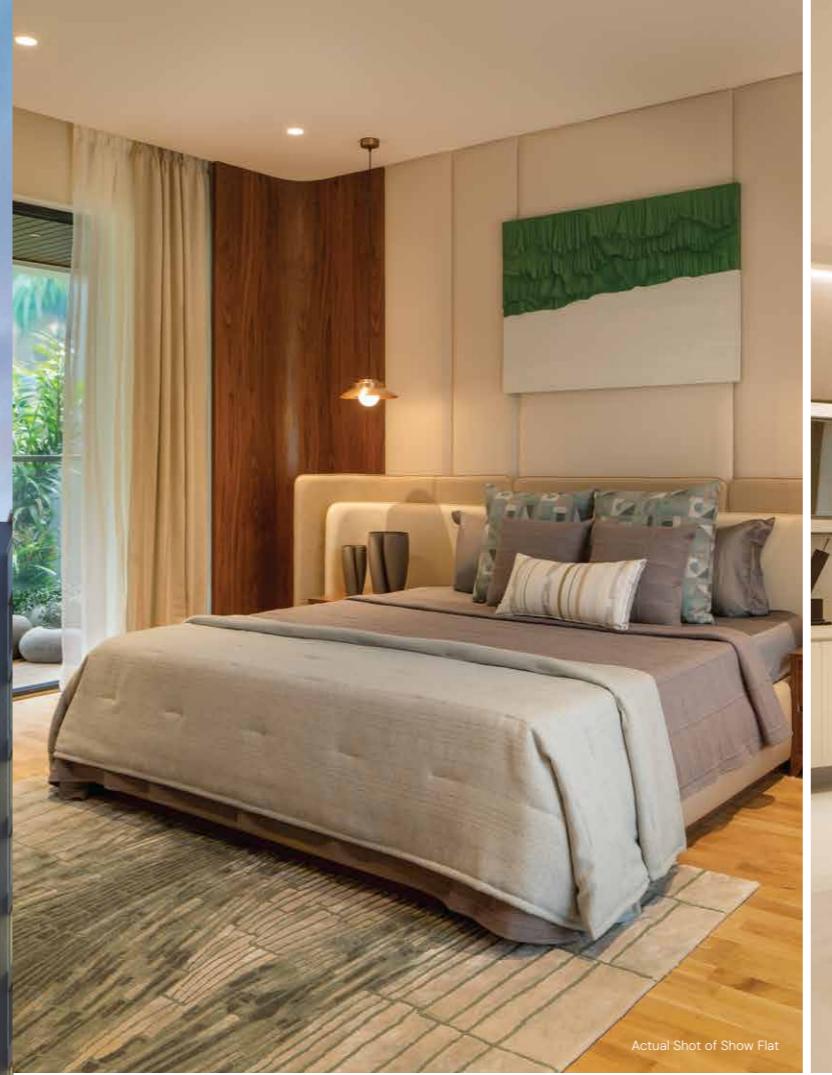
We have ensured that it is worthy  
of them. That it is worthy of you.  
Expect excellence.

**Location:** Whitefield

**Area:** 4 Acres, 14 Guntas

**Residences:** 3.5 & 4 BHKS,  
206 homes  
3 Towers, 2 B + G + 15 Floors



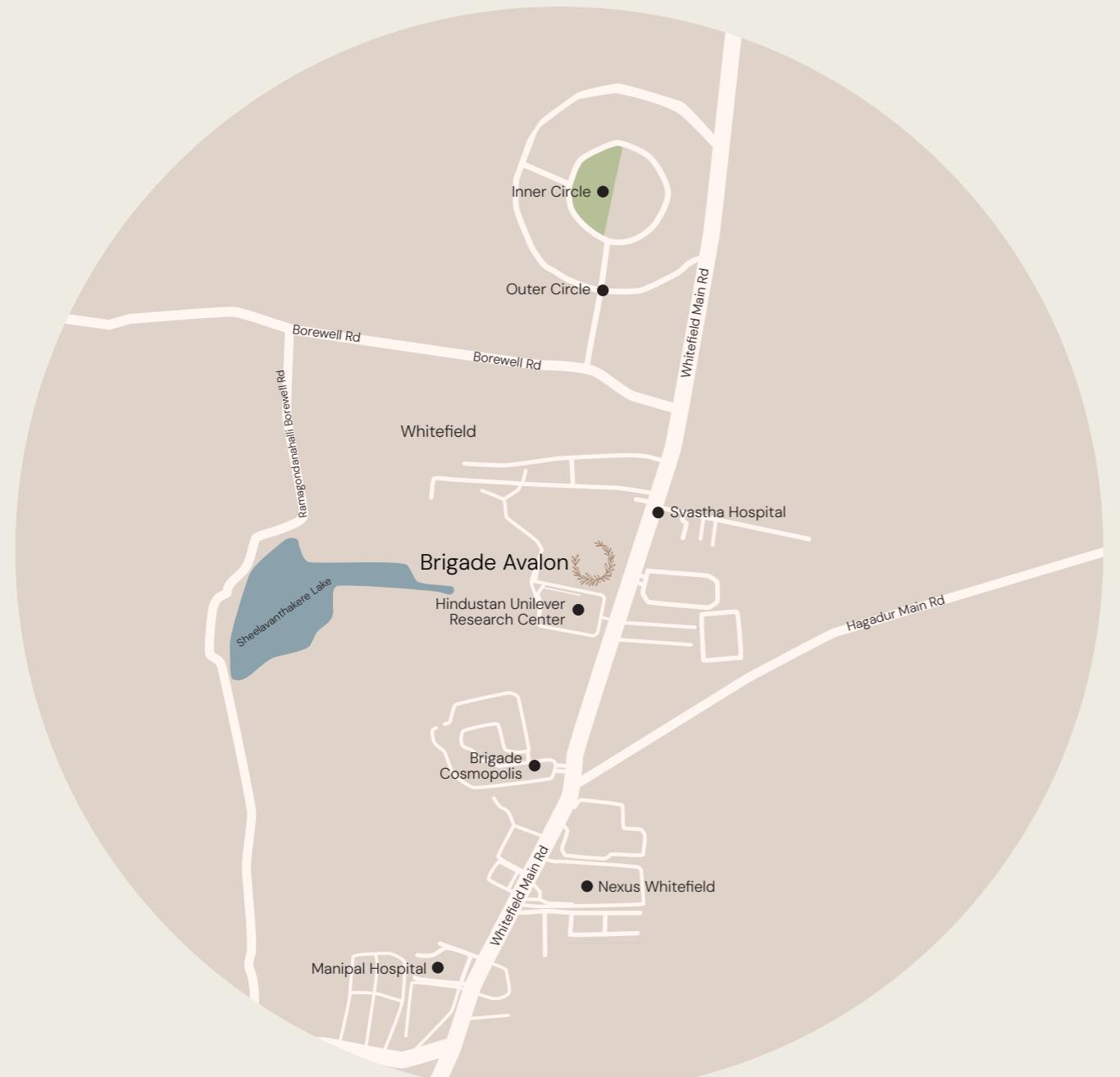


Actual Shot of Show Flat

Actual Shot of Show Flat

Actual Shot of Show Flat

## LOCATION MAP



Not to scale

Indicative Representation



# MASTER PLAN + AMENITIES

## LEGEND

- 01. Entry / Exit
- 02. Arrival Plaza
- 03. Guard Room
- 04. Exit Ramp from Basement
- 05. Clubhouse Drop-Off
- 06. Tower Drop-Off
- 07. Arrival Feature Waterbody
- 08. Courtyard
- 09. Entry Ramp to Basement
- 10. Fire Tender Driveway
- 11. Practice Cricket Pitch
- 12. Seating Plaza
- 13. Kids' Play Area
- 14. Multipurpose play court
- 15. Pet park
- 16. Step-Out Plaza
- 17. Services
- 18. Visitor Car Parking



The information depicted herein viz. master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colors, 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 the artist's impression only. The information is 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 meter = 10.764 square feet). E & OE

# TERRACE PLAN + AMENITIES

## LEGEND

- 01. Passive Recreation Area
- 02. Services
- 03. Fitness Pad
- 04. Calisthenics Court
- 05. Lounge Space
- 06. Reading / hobby
- 07. Tot-Lot
- 08. Zen Court
- 09. Reflexology
- 10. Yoga Deck
- 11. Potted Plants
- 12. Staircase Lobby



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# CLUBHOUSE + AMENITIES



## CLUBHOUSE

- |                     |                                      |
|---------------------|--------------------------------------|
| Reception & Lounge  | Golf Simulator                       |
| Space for Spa       | Table Tennis Room                    |
| Indoor Sports       | Banquet Hall with Pre-function Lobby |
| Space for Open Café | Temperature-Controlled Swimming Pool |
| Badminton Court     | Party Terrace                        |
| Squash Court        | Space for Business Centre            |
| Gym with Aerobics   | Mini Theatre                         |

# FEATURES

## ARRIVAL

The 3-tiered, lobbied entrance provides an extraordinary experience that tells you that you've arrived.

## BUSINESS CENTRE

For the times when work from home needs to look and feel like anything but.

## EV CHARGING

The conveniences of a future-ready home, starting with an EV enabled parking with every home.

## INTERCONNECTED LOBBY

Creative spaces for the cohesive community we're building.

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# SPECIFICATIONS

## FLOORING

### Living / Dining / Family / Foyer

Engineered Marble

### Master Bedroom

Engineered Wood

### Other Bedrooms

Engineered Marble

### Kitchen

Engineered Marble

### Balcony Deck

Wood finish out door Vitrified tiles

### Powder Room

Matt finish Vitrified tiles

### Master Bed Washroom

Matt finish Vitrified tiles

### Other Washroom

Large size Matt finish Vitrified tiles

### Maid's Room & Washroom

Vitrified tiles

### Utility

Matt finish Vitrified tiles

### VRV & Heatpump

Matt finish Vitrified tiles

## KITCHEN

### Counter

Provision for modular kitchen (no kitchen counter or sink will be provided)

### Plumbing & Electrical

Plumbing and electrical point provision for water purifier, refrigerator, microwave, washing machine and dish washer. Hot & cold mixer with long body bib cock. Sink provision in kitchen & utility area.

## WINDOWS

### Windows

Aluminium or UPVC windows with SGU, bug screen

## WALL DADO

### Master Bed Washroom

Vitrified tiles up to false ceiling

### Powder Room

Vitrified tiles up to false ceiling

### Other Washroom

Vitrified tiles up to false ceiling

### Maid's Washroom

Vitrified tiles up to 7"

### Kitchen

Provision for Modular Kitchen

## WASHROOM

### CP Fittings

Grohe / Hansgrohe or equivalent

### Sanitary Fixtures

Grohe / Hansgrohe / Duravit or equivalent

### Accessories

Health faucet, toilet paper holder and the grab bars

### Master Bed Washroom

Imported Marble / Granite counter top with wash basin. Glass partition with door to shower area. Single lever shower mixer ceiling mounted rain shower of 250-300 mm with multiflow handshower.

### Other Washrooms

Imported Marble / Granite counter top with wash basin. Glass partition with door to shower area. Over head rain shower of 180-200 mm with Single level divertor and handshower.

### Maid's Washroom

Jaquar or equivalent, pedestal wash basin.

### False Ceiling

Calcium Silicate Boards or equivalent



# SPECIFICATIONS

## AIR CONDITIONING

**VRV**  
VRV system of brand Daikin / Samsung / Mitsubishi / Equivalent

## PAINTING & FINISHES

**Exterior Finish**  
External texture paint / Scratch Coat with Exterior Emulsion  
**Balcony Soffits**  
PVC false ceiling with wood finish  
**Internal Walls**  
Unit Walls: Premium Acrylic Emulsion  
Paint

## SECURITY SYSTEM

**CCTV**  
CCTV for common areas  
(Entry / Exit Points)

## ELECTRICAL

**Power Supply**  
3 BHK + STUDY – 9 kW, 4 BHK + MAID 12 kW  
**Modular Switches**  
Legrand / Schneider or equivalent  
**Balcony**  
One socket of 6/16 Amps for barbecue counter.  
**DG Backup**  
Apartment 100% DG backup on chargeable basis. Common areas 100% DG backup for lifts, pumps and lighting.

## HEATING SYSTEM (HOT WATER)

**Heat Pump**  
Heat pump will be provided for individual units of brand AO Smith / Vguard / Jaquar / Racold / Equivalent

## RAILING

**Balcony Railing**  
SS & Glass Railing with granite sill.

## DOORS

**Main Entry Door**  
Teak wood frame with designer shutter.  
Architrave, both side Veneer with PU / melamine polish & Digilock  
**Bedroom Doors**  
Pre-Engineered Frames/Pre-Engineered Shutters, Veneer on both sides finished in melamine polish  
**Washroom Doors**  
Pre-Engineered Frames / Pre-Engineered Shutters, Laminate on one side and Veneer on one side  
**Balcony Door**  
3-track aluminum powder coated full-height sliding doors with bug screen  
**VRV**  
Aluminium louver door  
**Utility**  
Powder coated aluminium (wherever applicable)

## GAS SUPPLY

Provision for gas bank / Piped gas (Gail gas) on subscription basis\*

## TOILET VENTILATION

Inline Exhaust Fan above False Ceiling

## VERTICAL TRANSPORTATION

High Speed Elevators

## HOME AUTOMATION

IOT Based Smart Switches  
Smart Door Lock

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\*on additional cost





# BRIGADE

#### Our Core Values



#### Founders of



To UPGRADE TO BRIGADE, reach us at 1800 102 9977 • [BrigadeGroup.com](http://BrigadeGroup.com)

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