



EMBRACE PRIVILEGED LIVING.

LARGE-SIZED RESIDENCES
IN 3 & 4 BED VARIANTS

FAIRMONT

—at—

BRIGADE

ORCHARDS

MIXED-USE TOWNSHIP

Near Aerospace Park, Devanahalli



TASTE IS ACQUIRED. FORESIGHT, CHOICE.

What's it like to live amidst acres of open greens in one of the city's fastest-emerging, growth-centric micromarkets? To be at work in prime CBDs in less than 30 minutes? To command pride when you own some of the most lavish, large-hearted 3 and 4 bed residences, as also the finest lifestyle? To have likeminded, swish erudite connoisseurs as neighbours. Corner office holders who foresee the evolution of things before they occur. To live at what will be the centre of the universe for a burgeoning North Bengaluru? To own an asset that is appreciating even as you're reading this?

IT'S DESTINED. IT'S DEVANAHALLI.

Home to the Kempegowda International Airport-the 3rd busiest airport in India, abutted by the upcoming Satellite Town Ring Road and traversed by NH 44, Devanahalli has got the advantage of unmatched access and connectivity that has snowballed the creation of a holistic, self-sustaining ecosystem.

Be it the ~3,000 acres of Aerospace & Defence, and Hardware Park, the IT Investment Region or the 408-acre Devanahalli Business Park, Devanahalli's prospects of being an investor's paradise are second to none.



Bull Run @DEVANAHALLI. The micro market has been gaining its fair share within the North Bengaluru's success story. The residential prices have shown a 35% increase since 2020.



One of the fastest growing markets. Devanahalli has been witnessing a slew of supply and sales. Every 1 in 5 homes sold in North Bengaluru is located in Devanahalli.



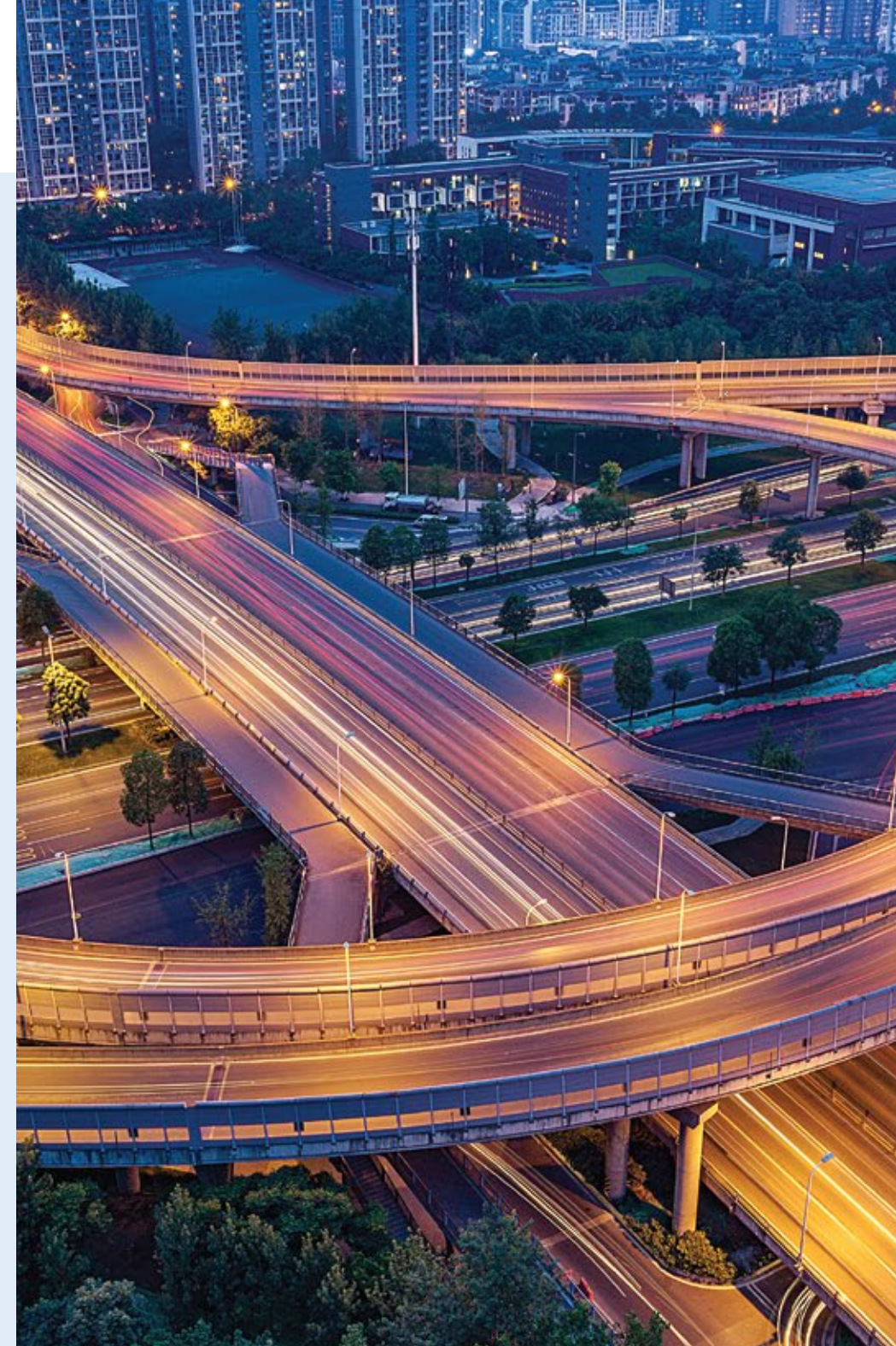
Steady rise in commercial. Since 2014, North Bengaluru has seen a 12x jump in office supply, with a shifting trend of new supply towards Devanahalli.



Brilliant connectivity. Devanahalli sits at the cusp of major intersections-NH 44, Budigere Road and the upcoming Satellite Town Ring Road (STRR).



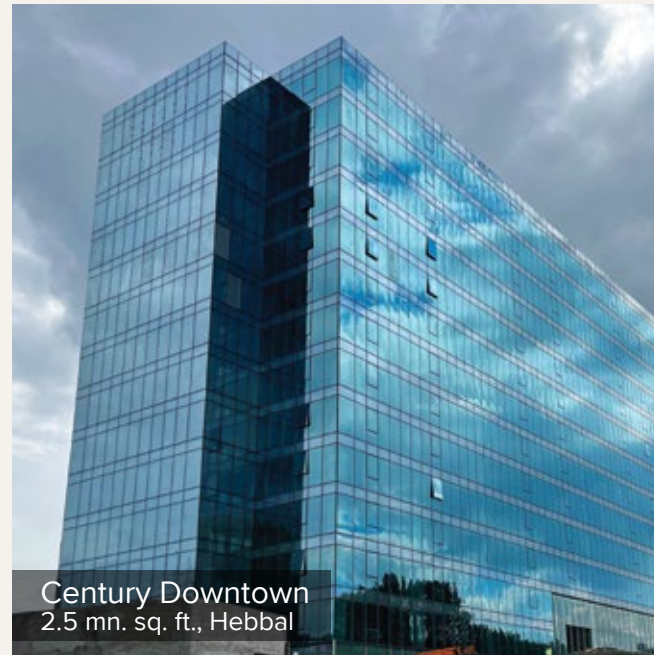
Future prospects. Given the scale of large, multiple Public-Private Partnership (PPP) projects-Aerospace and Defence Park, Bengaluru Signature Business Park, BIAL ITIR, Metro, Aerotropolis City and much more-Devanahalli emerges as one unmissable, multi-bagger opportunity.



**>~50 MN. SQ. FT. OF COMMERCIAL INFUSION
IN NORTH BENGALURU AND DEVANAHALLI,
IN THE NEXT 4-5 YEARS.**



Embassy Business Hub
1.4 mn sq. ft., near Yelahanka



Century Downtown
2.5 mn. sq. ft., Hebbal



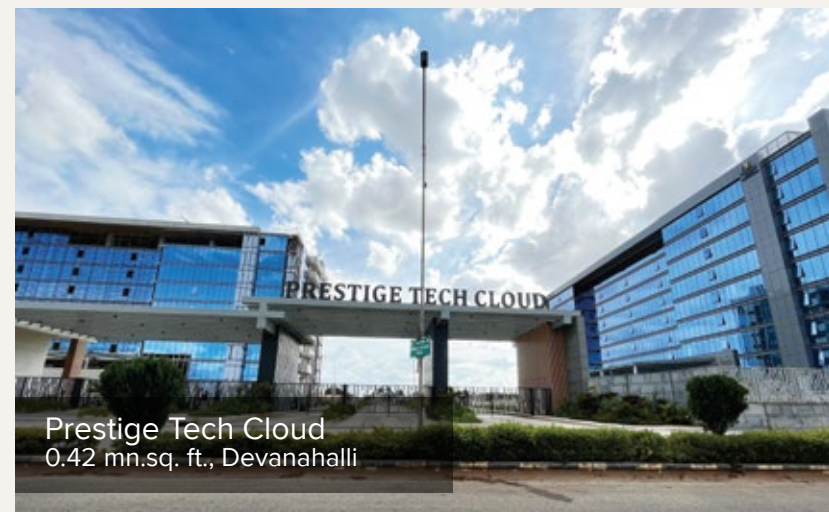
Brigade Opus
0.35 mn. sq. ft., Hebbal



Sattva Horizon
1.1 mn sq. ft., near Yelahanka (NH44)



Phoenix Mall of Asia
5.67 mn. sq. ft., Hebbal



Prestige Tech Cloud
0.42 mn.sq. ft., Devanahalli



L&T Tech Park
3.7 mn. sq.ft., Hebbal



Brigade Magnum
0.58 mn. sq. ft., Hebbal



Shell Technology Center at
KIADB Aerospace Park
0.07 mn sq. ft., Devanahalli

**ACTUAL
SHOTS**

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BRIGADE ORCHARDS: THE CONVERGENCE OF THE BEST OF DEVANAHALLI.

**DON'T JUST OWN A HOME,
OWN A TOWNSHIP INSTEAD.**

Brigade Orchards, arguably one of the city's largest and most inclusive developments, is a 135-acre smart integrated, award-winning township with an already well-established community. The integrated township features a ready commercial-cum-retail space, The Arcade (a 2 lakh sq. ft. complex), a top-notch sports arena, educational institution (The School for Global Minds), the forthcoming 100-bed medical center by MS Ramaiah, a much-coveted Signature Club Resort and over 80 life-enhancing amenities.



Actual image

📏 Spread across 135 acres

🏢 Wide array: Residential, Commercial and Retail

📍 15 minutes to KIADB Aerospace Park

✈️ 20 minutes to the airport

📍 30 minutes to Hebbal and Budigere Cross

👨‍👩‍👧 2,500+ existing families

🏡 Fully-functional Signature Club Resort

🏃 World-class sports arena

🏥 Upcoming Ramaiah Medical Centre

🏢 Ready office & retail spaces

🎓 The School for Global Minds

BRIGADE ORCHARDS: A FEW GLIMPSES.



View of The Arcade



Juniper Block



Elevation view of The Arcade



Signature Club Resort



Cedar Block







Signature Villas

PRESENTING A REFINED LIVING EXPERIENCE.

FAIRMONT AT BRIGADE ORCHARDS.

Nestled within the mammoth 135-acre smart integrated township, Brigade Orchards, this niche and exclusive 1-acre development features large-hearted, spacious 3 and 4 bed residences, landscaped greens with boutique amenities for a life truly well-deserved.

It is for those who have a penchant for 'earned' prerogatives, those who not only preserve, but cherish life the way it should be. The architectural design and sensibilities have been meticulously planned for and crafted, enabling a visually and spatially differentiated space within the development. The central ethos behind Fairmont revolves around enhancing the lifestyle, with sophistication.

-  92 select residences
-  Large-sized layouts (1,900-2,200 sq. ft.)
-  Home Office/Maid's Room with separate access for every unit
-  Select units with additional terrace area
-  Outdoor amenities along the landscaped periphery of the development

TOWNSHIP MASTERPLAN



New Launch
FAIRMONT
at
BRIGADE ORCHARDS

DEVANAHALLI
TOWNHALLI

- Parkside Retirement Homes (Sold Out)
- Ramaiah Health Centre
- Goldspire
- Proposed Arts Village
- Proposed Equestrian Park
- Kino
- The School for Global Minds
- Solar Car port
- Sports Arena (Operational)
- Future Development
- Signature Club Resort (Operational)
- Future Development
- Signature Villas



Rainwater Harvesting Pond

South Entry

Towards Devanahalli

Towards Budigere & Old Madras Road

BANGALORE INTERNATIONAL AIRPORT



UPCOMING IT/ITES,
FINANCIAL CITY,
AERO SEZ ZONE

- North Entry
- The Arcade (Retail & Offices)
- Future Development



- Golf Chip and Putt



- Parking

- Aspen (Sold Out)

- Banyan (Sold Out)



- Cedar (Luxury Homes)



- Deodar (Luxury Homes)

- Rock Park



- Juniper



- Ivory

DISTANCES TO KEY SPOTS:

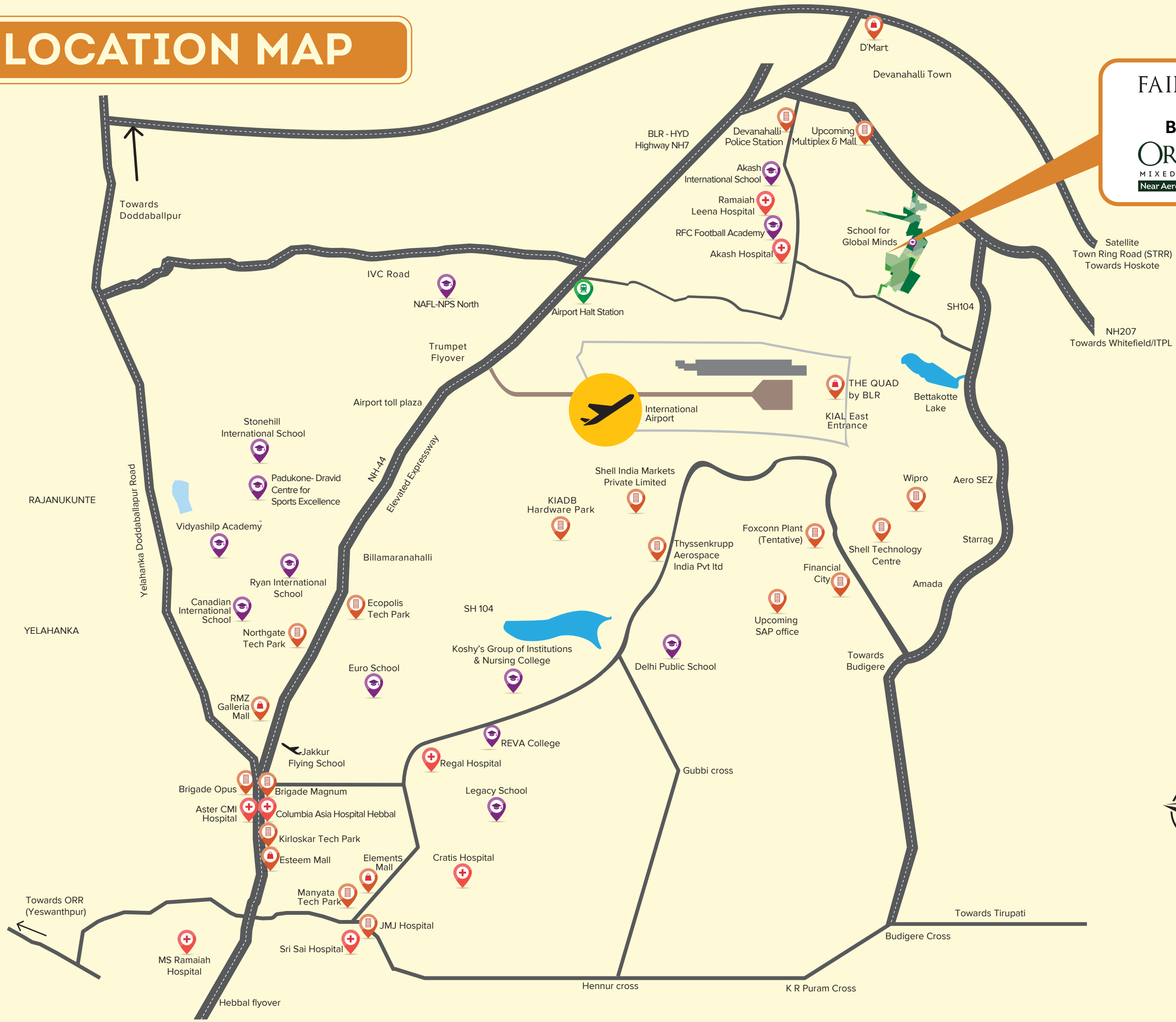
- Bangalore International Airport: 20 Minutes
- Nandi Hills: 45 Minutes
- Jain Temple: 5 Minutes
- Devanahalli Fort: 8 Minutes

- Trumpet Flyover: 13 Minutes
- Hebbal Flyover: 30 Minutes
- Devanahalli Police Station: 5 Minutes

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LOCATION MAP

FAIRMONT
—at—
BRIGADE
ORCHARDS
MIXED-USE TOWNSHIP
Near Aerospace Park, Devanahalli



Map not to scale

CLOSE AT HAND, CLOSER TO EVERYTHING YOU'D EVER NEED.

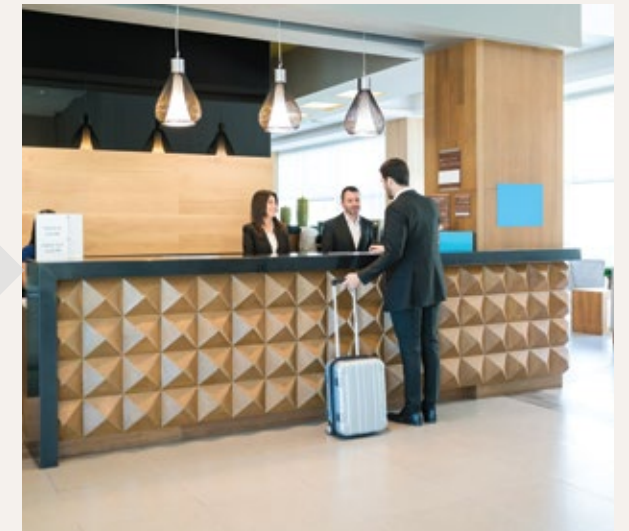
Schools and Educational Institutions

- School for Global Minds (2 mins/0 kms)
- Akash International School Bangalore (8 mins/3.6 kms)
- NAFL - NPS North (20 mins/10.2 kms)
- Stonehill International School (30 mins/23.1 kms)
- Ryan International School (30 mins/23.6 kms)
- Reva College (30 mins/24 kms)
- Vidyashilp Academy (30 mins/24.5 kms)
- Euro School (30 mins/25.1 kms)
- Legacy School (45 mins/30.3 kms)



Hotels & Resorts

- JW Marriott near Nandi Hills (20 mins/ 11 kms)
- Clarks Exotica Convention Resort & Spa (25 mins/14.2 kms)
- The Windflower Prakruthi (30 mins/20.4 kms)
- Ramanashree California Resort (30 mins/29.5 kms)



Hospitals

- Ramaiah Medical Centre (2 mins/0kms)
- New Manasa Hospital (6 mins/2.7 kms)
- Ramiah Leena Hospital (5 mins/2.1 kms)
- Akash Hospital (9 mins/3.8 kms)



Business & IT Parks

- KIADB Aerospace Park SEZ (18 mins/10 kms)
- Northgate Tech Park (25 mins/22.1 kms)
- Kirloskar Tech Park (30 mins/28.5 kms)
- Manyata Tech Park (35 mins/30.9 kms)
- L&T Tech Park (40 mins/26.4 kms)
- Century Downtown (30 mins/27.3 kms)



Entertainment venues

- RMZ Galleria Mall (30 mins/26.8 kms)
- Garuda Mall (30 mins/27.8 kms)
- Bhartiya Mall of Bengaluru (35 mins/27.8 kms)
- Elements Mall (35 mins/33.6 kms)
- Phoenix Market Mall (50 mins/41 kms)
- Phoenix Mall of Asia (40 mins / 26.4 kms)



- Brigade Magnum Tech Park (30 mins/ 29.5 kms)
- Brigade Opus (30 mins/29.3 kms)
- Kirloskar Business Park (40 mins/30.8 kms)
- Karle Town Centre SEZ (45 mins/32.2 kms)
- Embassy Manyata Business Park (50 mins/35 kms)



FAIRMONT AT BRIGADE ORCHARDS.

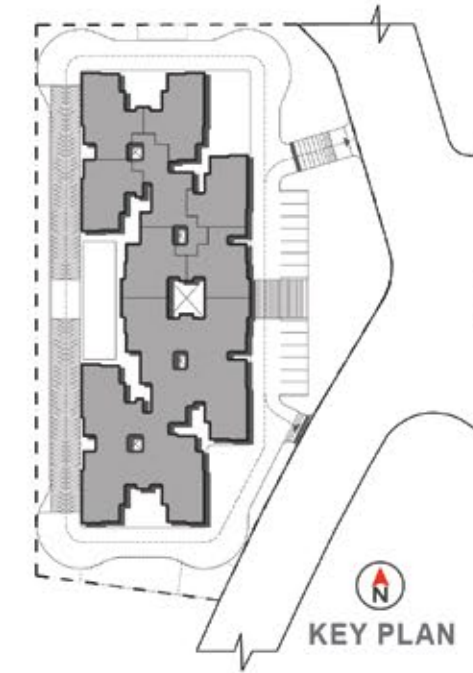
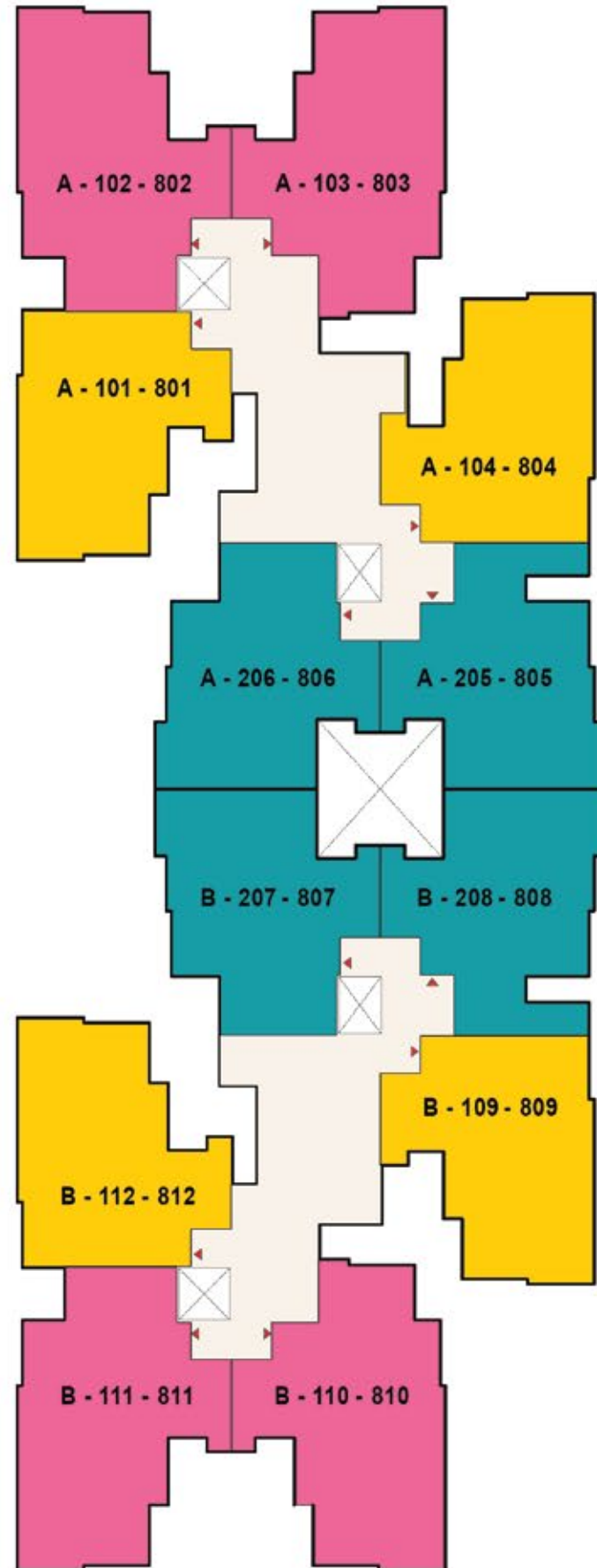
MASTER PLAN

LEGEND

1. Security cabin
2. Surface car parking
3. Outdoor gym
4. Tree plaza
5. Seating terrace
6. Children's play area
7. Senior citizen pavilion
8. Reflexology walkway
9. Leisure seating



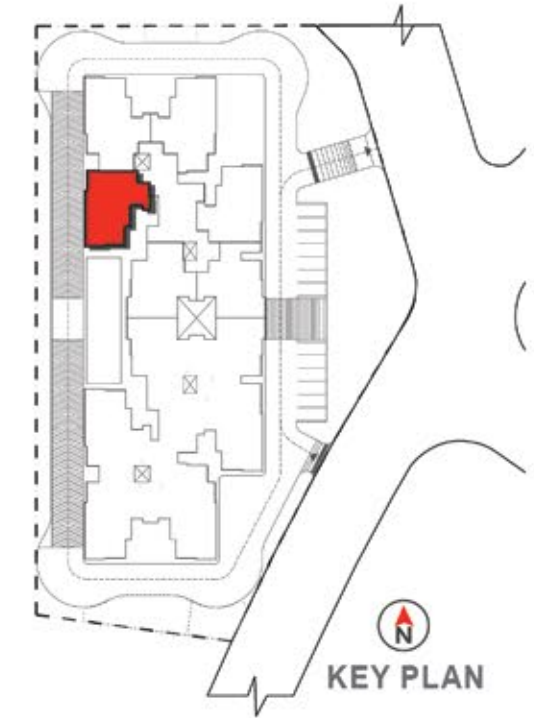
TYOLOGY PLAN AT TYPICAL FLOOR



	Typology	SBA	Series
	3 BHK+Home Office	1905 sq.ft.	5, 6, 7 & 8
	3 BHK+Home Office	1940 sq.ft.	1, 4, 9 & 12
	4 BHK+Home Office	2188 sq.ft.	2, 3, 10 & 11

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UNIT TYPE - A1
3-BED (1940 sq. ft.)

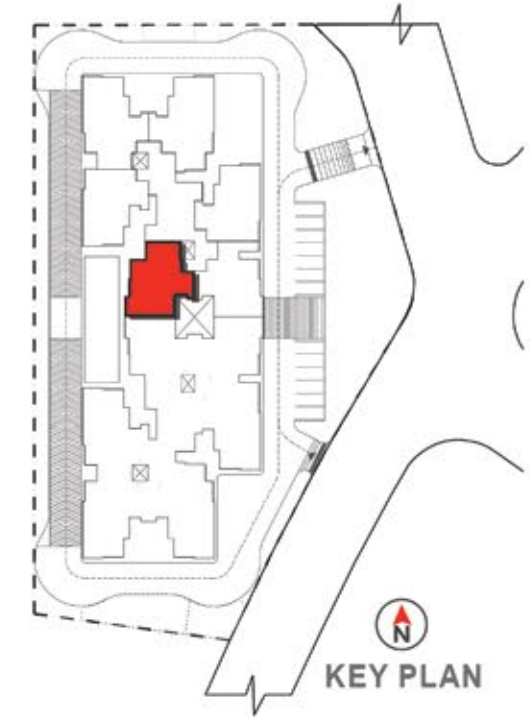
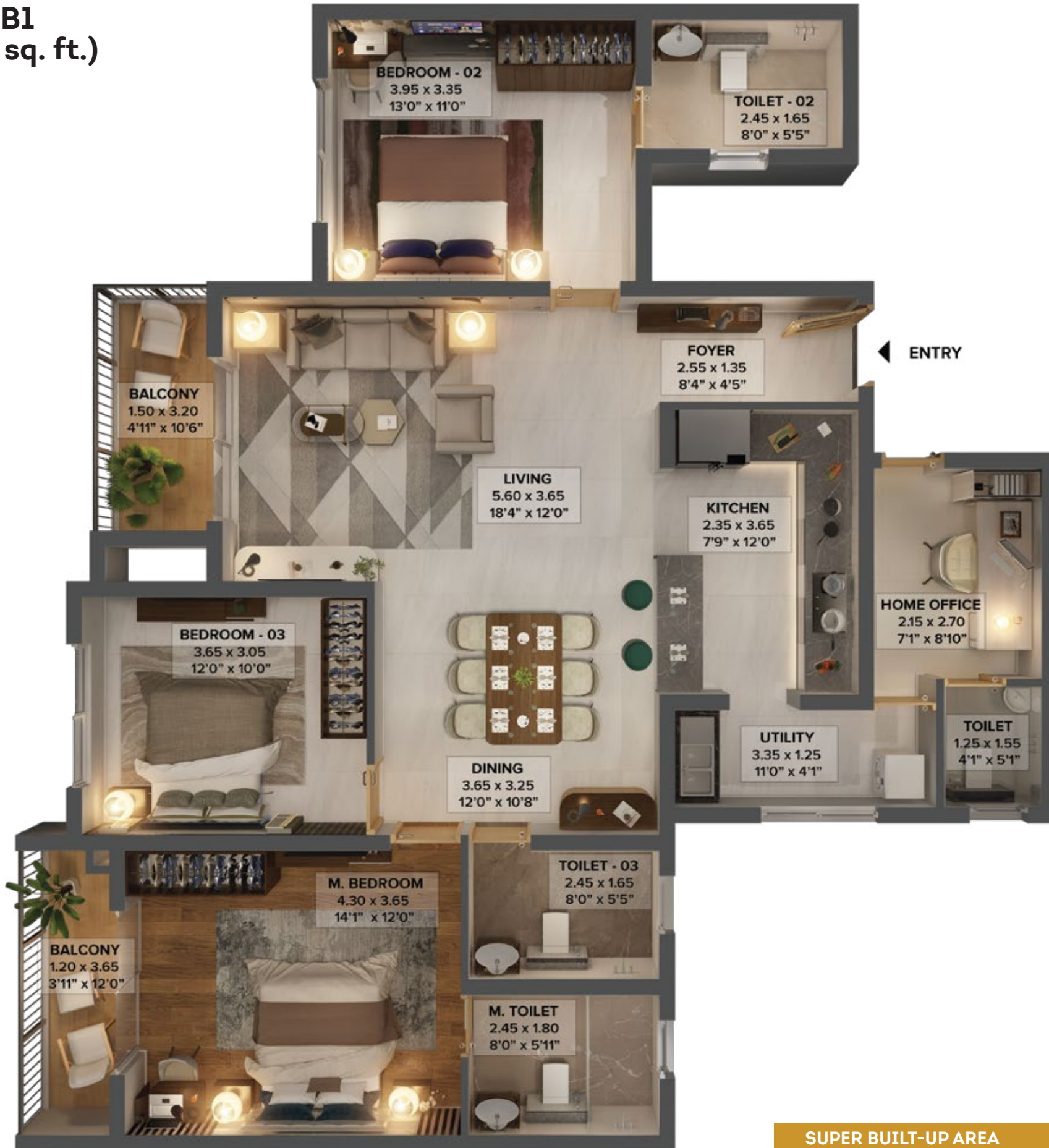


TYPE	UNIT DISTRIBUTION
TYPE A1	A-201 TO 801

SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA
180.24 sq.m / 1940 sq. ft.	117.93 sq.m / 1269 sq. ft.	7.49 sq.m / 81 sq. ft.

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**UNIT TYPE - B1
3-BED (1905 sq. ft.)**

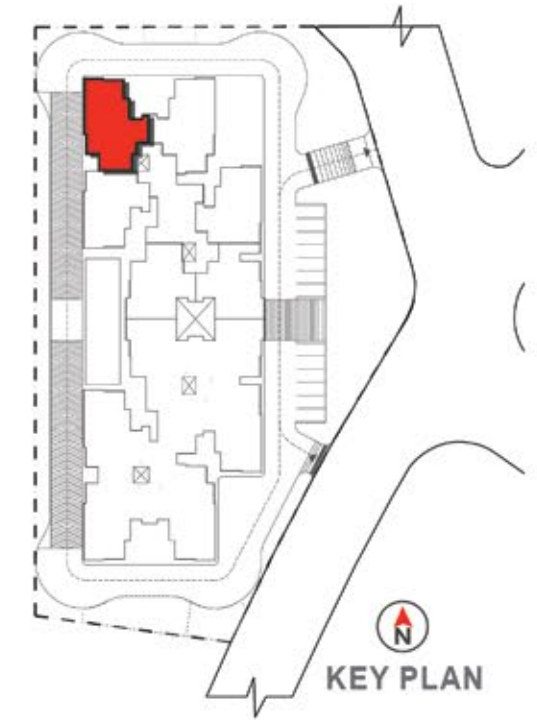


TYPE	UNIT DISTRIBUTION
TYPE B1	A-306 TO 806

SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA
177.01 sq.m / 1905 sq. ft.	115.50 sq.m / 1243 sq. ft.	8.26 sq.m / 89 sq. ft.

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UNIT TYPE - C3
4-BED (2188 sq. ft.)



TYPE	UNIT DISTRIBUTION
TYPE C3	B-211 TO 811

SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA
203.30 sq.m / 2188 sq. ft.	134.58 sq.m / 1449 sq. ft.	7.49 sq.m / 81 sq. ft.

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FAIRMONT AT BRIGADE ORCHARDS.

Amenities

A boutique set of features and amenities, designed and designated for the discerning 92 families.



Double-height Entrance Lobby



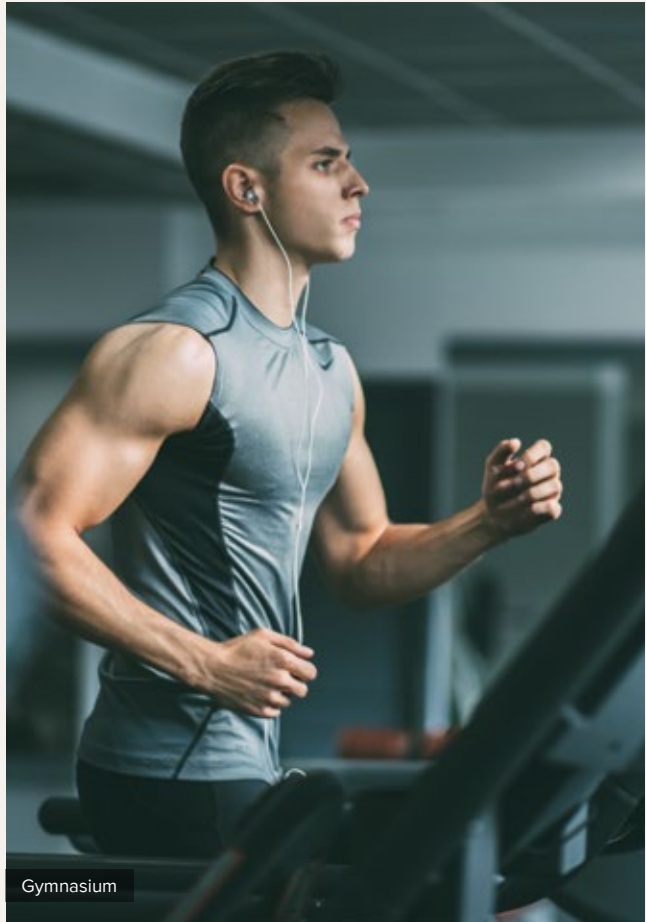
Landscape Zones



Spillout Deck



Multipurpose Hall



Gymnasium



Kids' Play Room



Recreational Avenues



TECHNICAL SPECIFICATIONS

COMMON AREA FLOORING

Waiting Lounge/Reception/GF Lobby/Other Lift Lobby and Comidor: Granite/Vitrified Tiles
 Staircases: Cement STEP Tiles
 Other Lift Lobby & Corridors: Vitrified Tiles/Industrial Tiles
 Terrace: Clay Tiles/Industrial Tiles

UNIT FLOORING

Living/Dining/Family/Foyer/Bedrooms/Kitchen/Utility: Vitrified Tiles
 Master Bedroom: Wood-finish Vitrified Tiles
 Balcony: Anti-skid Ceramic Tiles
 Toilets: Anti-skid Ceramic Tiles
 Maid's Room and Toilet: Ceramic Tiles

WALL DADO

Kitchen: Provision for modular kitchen only (No granite slab/No DADO will be provided)
 Toilets: Ceramic Tiles

KITCHEN/UTILITY

Counter: Provision for modular kitchen only (No counter will be provided)
 Plumbing/Electrical: Water inlet/drain provision for water purifier/sink, washing machine and dishwasher | Electrical: As per design

TOILETS

CP Fittings: Grohe or equivalent
 Sanitary Fixtures: Wall-mounted EWC (Grohe/Duravit/equivalent)

DOORS

Main Door: Hard wood frame with flush shutter
 Internal Doors: Hard wood frame with flush shutter
 Balcony Door: UPVC/Aluminum

WINDOWS

Material: UPVC/Aluminum

PAINTING & FINISHES

Exterior Finish: Combination of exterior texture paint with exterior-grade emulsion
 Unit Internal Ceilings: Emulsion paint/OBD
 Unit Walls: Emulsion Paint

ELECTRICAL

3 BHK + Maid's Room: 6 KW
 4 BHK + Maid's Room: 8 KW
 Switches: Modular switches; Anchor Roma or equivalent make
 DG Backup: 100% DG backup for common areas | 100% DG backup for units (at additional cost)

VERTICAL TRANSPORTATION

Lifts provided as per design

SECURITY SYSTEM & AUTOMATION

Provision for intercom facility



DISCLAIMER: All images are for representation purpose only.



AWARDS & ACCOLADES

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

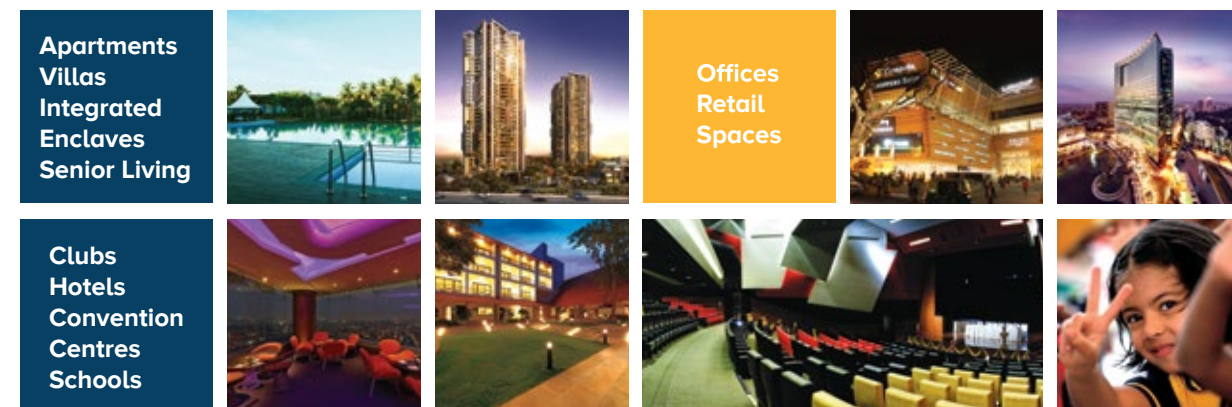
Brigade Panorama - West Bengaluru

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.



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, Mysuru, Mangaluru, Chikmagalur, Hyderabad, Chennai, Kochi, and GIFT City, Gandhinagar 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.mtr. 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 and mixed-use lifestyle enclaves, plotted developments 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. The 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.

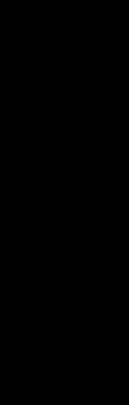
Brigade Retail's first venture was the iconic, world-class Orion Mall at Brigade Gateway, subsequently expanding with Orion Avenue and Orion Uptown. Brigade's Hospitality offerings include star hotels, recreational clubs, convention centres and The Baking Company, a unique patisserie.

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 holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; revived public recreational spots like lakes and parks, to name a few.

Brigade Real Estate Accelerator Program (REAP), Asia's first startup 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.

'Great Place to Work Institute' has rated 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 the uncompromising quality of the projects over the years has created a brand of outstanding repute.

For more information, please visit www.brigadegroup.com



Our Core Values



Founders of



Awarded



To **UPGRADE TO BRIGADE**, reach us on **1800 102 9977** • email: salesenquiry@brigadegroup.com

Marketing Office: Brigade Orchards, NH 207, Budigere Road, Devanahalli, Bangalore.
Also visit us at Experience Centre: Ground Level, World Trade Center, Brigade Gateway Campus, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore.