

BREN EdgeWaters

BREN CORPORATION

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FIND HARMONY, PEACE AND YOURSELF

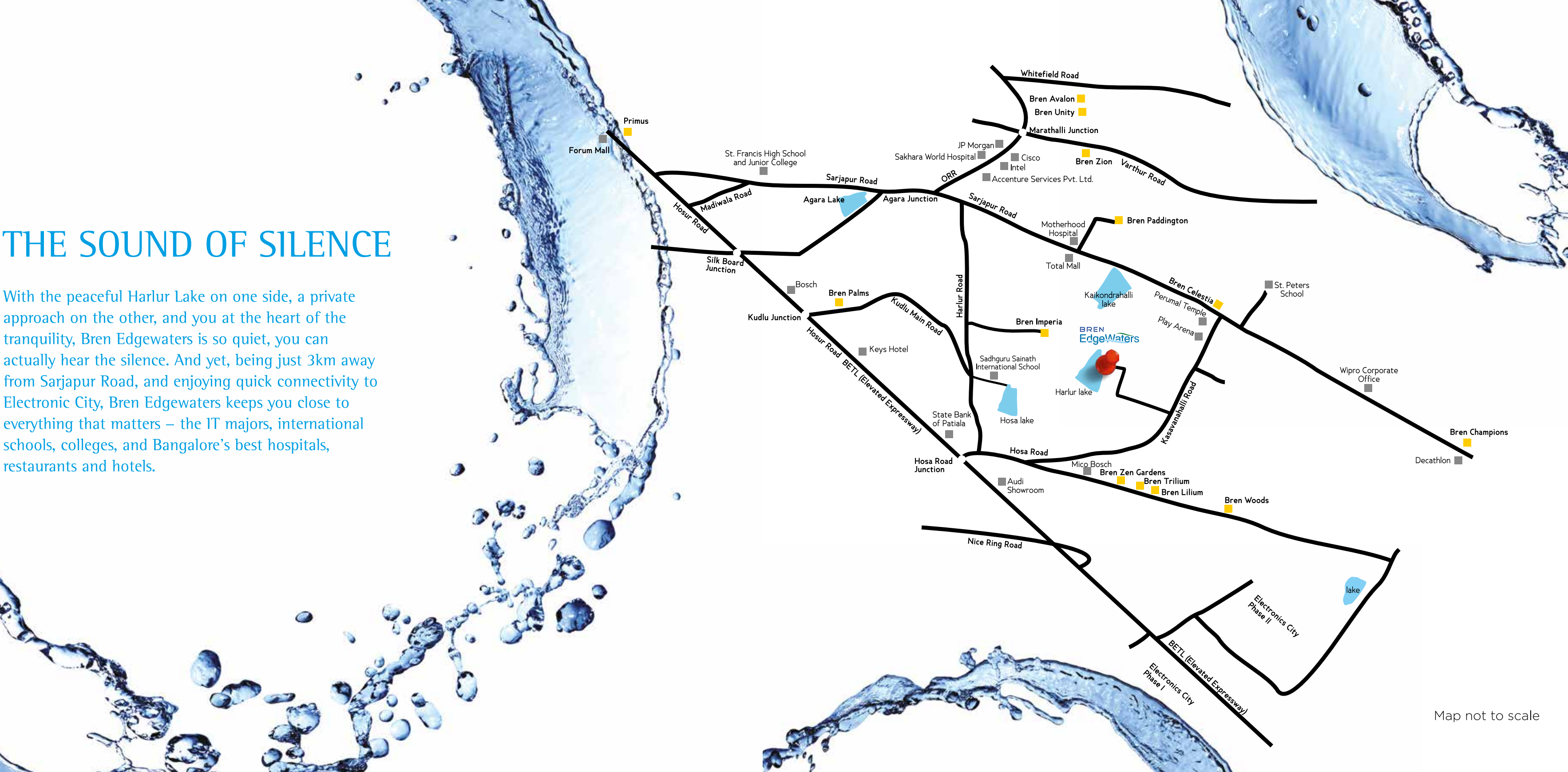
DESIGN AT ITS BEST



There's more to the stylish, highrise apartment towers at Bren Edgewaters than meets the eye. Thoughtful planning allows private and community spaces to blend harmoniously. The North-South alignment of the towers is optimised for maximum natural light and ventilation. It's the best of nature with the best of architecture!

THE SOUND OF SILENCE

With the peaceful Harlur Lake on one side, a private approach on the other, and you at the heart of the tranquility, Bren Edgewater is so quiet, you can actually hear the silence. And yet, being just 3km away from Sarjapur Road, and enjoying quick connectivity to Electronic City, Bren Edgewater keeps you close to everything that matters – the IT majors, international schools, colleges, and Bangalore’s best hospitals, restaurants and hotels.



Map not to scale



- | | | | |
|------------------------|----------------------------------|-------------------|---------------------|
| 1 ENTRY | 7 PERGOLA | 13 PAVILION | 19 TREE COURT |
| 2 CAR PARKING | 8 BASKET BALL PRACTICE COURT | 14 CRICKET PITCH | 20 PERIPHERAL GREEN |
| 3 FIRE DRIVEWAY | 9 TENNIS COURT | 15 ENTRY PAD | 21 EXIT |
| 4 WATER BODY | 10 PATHWAY | 16 SKATING RINK | 22 SECURITY CABIN |
| 5 LAWN | 11 SEATING | 17 STEPS | 23 SERVICE YARD |
| 6 CHILDREN'S PLAY AREA | 12 STAIRCASE ENTRY FROM BASEMENT | 18 STEPPING STONE | 24 DECK |

LAYER CAKE

Ice-cream sandwiches, musical symphonies, fluffy clouds – the best things in life have layers. Quite like the layout of Bren Edgewaters. At the periphery, a band of greenery and landscaping runs all around the enclave. Within this, on the west side, is Club Como, and a realm loaded with refreshing amenities. At the heart of the property, the contemporary-styled G+13 floor apartment towers reach for the sky.



INVIGORATE. REJUVENATE. REPEAT.

Put in a few laps at the pool. Shoot some hoops on the basketball practice court. Smash a couple of rounds of tennis. Or just relax by the lake. Whatever takes your fancy, there's never a lack of fun things to do at Bren Edgewaters.



Skating Area



Trellis Garden



Basketball Practice Court

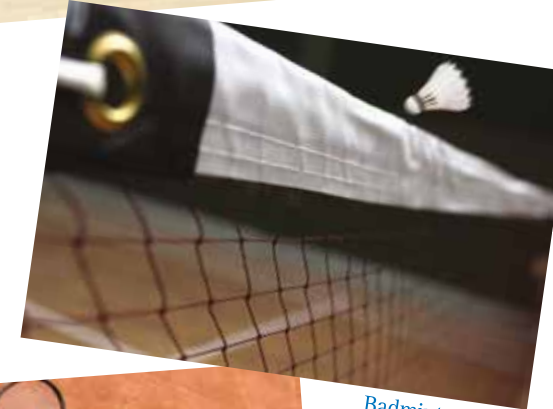


Children's Play Area

Swimming Pool



Squash Court



Badminton Court



Tennis Court

STEP IN TO CLUB COMO

Named after the famous Lake Como of Italy, the clubhouse at Bren Edgewaters is a real treat. Ultra-modern gym, squash court, badminton court – there's plenty for the whole family to recharge. Or you could even just relax on the balcony, with a gentle breeze and a soothing view of the lake!

Gym



IT'S NOT JUST INNOVATION.

IT'S **BREN**NOVATION.

German kitchen standard with every apartment for smarter and greater storage, and a faster move-in process



Extra-tall 8-foot-high balcony windows for brighter homes with more natural light



LED lighting in all common areas for low electricity consumption



Solar-powered lamps for outdoor lighting wherever possible, for clean-energy lighting



Machine-Roomless elevators reduce power consumption



Centralised surveillance for better security and complete peace of mind



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

CUTTING-EDGE QUALITY

STRUCTURE

- Earthquake resistance – seismic zone II compliant RCC framed structure
- Masonry works – 200 mm / 150 mm / 100 mm thick concrete solid / hollow blocks

PLASTERING

- Internal walls / ceiling – cement mortar plaster
- External walls / ceiling – cement mortar with sand face plaster

FLOORING FINISHES

- Foyer / living / dining / master bed room / children bedroom / guest bed room / kitchen –vitrified tiles (2’ x 2’)
- All balconies – rustic ceramic tiles (6” x 2’)
- Utility – antiskid vitrified tiles (2’ x 2’)
- All toilets – vitrified tiles (2’ x 2’)
- Entrance lobby – for ground floor: granite for upper floors: rustic vitrified tiles
- Staircase – granite (for treads & risers)

DADOING FINISHES

- All toilets – vitrified tiles (2’ x 1’) upto false ceiling
- Kitchen – ceramic tiles (2’ x 1’) upto 2’ height from the counter level

COUNTERS

- For kitchen – 20mm granite platform with single bowl single drain Board of Futura / Nirali / equivalent

DOORS & WINDOWS

- Main door – African teak veneered, flush door
- Internal / toilet doors – European walnut skin doors
- Windows – UPVC with mosquito mesh in living / bedrooms
- Utility – powder coated aluminium window with opaque glass
- Ventilators – aluminium

RAILINGS & GRILLS

- All balconies – SS glass railings as per design
- Staircases – MS railing as per design
- Balcony / windows – safety MS grills for all ground floor flats only
- Utility – MS grills for all the flats

PAINTING

- Living / dining / foyer / bedrooms – acrylic emulsion
- Staircase / lobbies / all ceilings including inside flats – oil bound distemper
- Exterior walls / balconies – weatherproof cement paint
- MS grills – enamel paint

HARDWARE

- Premium quality hardware – Dorset / Godrej / equivalent

PLUMBING & SANITARY

- Sanitary wares
 - EWC – from Kohler / Roca / equivalent
 - Washbasin – imported make / Parryware / Hindware
- CP fittings – from Kohler / Grohe / Jaquar / equivalent
- Concealed diverters for showers in all toilets – Grohe / Jaquar / equivalent
- Concealed cistern for all toilets – Kohler / Grohe / Jaquar / equivalent
- Hot & cold water provision – for all washbasins in toilets
- Kitchen sink – hot & cold water tap
- Utility – Inlet & outlet provision for sink

ELECTRICAL

- Power for each flat – 3 BHK: 5kVA / 2 BHK: 4kVA
- DG backup for each flat – 3 BHK: 2kVA / 2 BHK: 2kVA / 100% for common areas
- Fire resistant electrical wires
- TV & telephone points for living & bedrooms
- AC points for living & bedrooms
- Switch plates / switches – modular switches of Salzer / Anchor / equivalent
- Exhaust fan provision in all toilets
- Geyser provision in all toilets
- Water purifier provision in kitchen
- Instant geyser provision for utility
- Washing machine provision in utility
- Chimney / hob point provision in kitchen
- Dishwasher provision in utility
- One 5 ampere point in all balconies
- One light point in front of each flat’s main door

LANDSCAPE

- Water features, flower beds, lawns, play area, trellis

CLUBHOUSE FACILITIES

- 2 treadmills, 1 cross trainer, 1 cycle, 1 bench press with weights, 1 multigym of reputed brand
- 1 table tennis, 1 pool table, indoor games for kids
- 1 Shuttle court, 1 squash court
- Party hall with pantry
- Swimming pool with toddler pool (max 4’ depth)

OUTDOOR ACTIVITIES

- Tennis court, basketball practice court, skating area for kids, children’s play area

ELEVATORS

- 2 lifts of 10 passengers each of Kone / Otis / equivalent per block



Type: 2BHK
Carpet Area: 695 SFT

All images are indicative only, and not to specifications.
Actual may vary.



Type: 2BHK
Carpet Area: 821 SFT

All images are indicative only, and not to specifications.
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Type: 3BHK
Carpet Area: 1047 SFT

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