

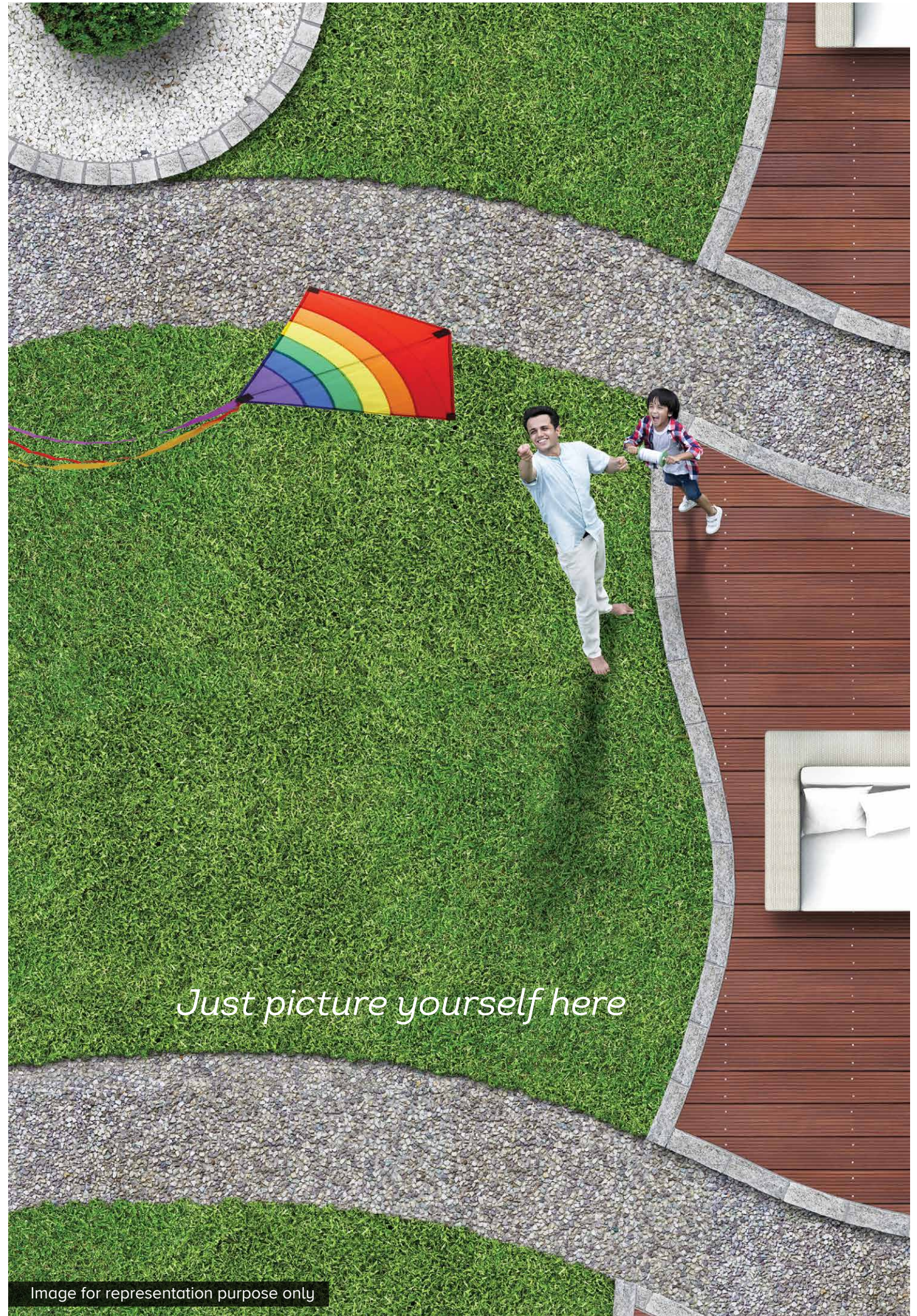


BRIGADE
Building Positive Experiences



*Step up to
a unique active
terrace lifestyle*

BRIGADE
GEM
Sarjapur Road



Just picture yourself here

Image for representation purpose only



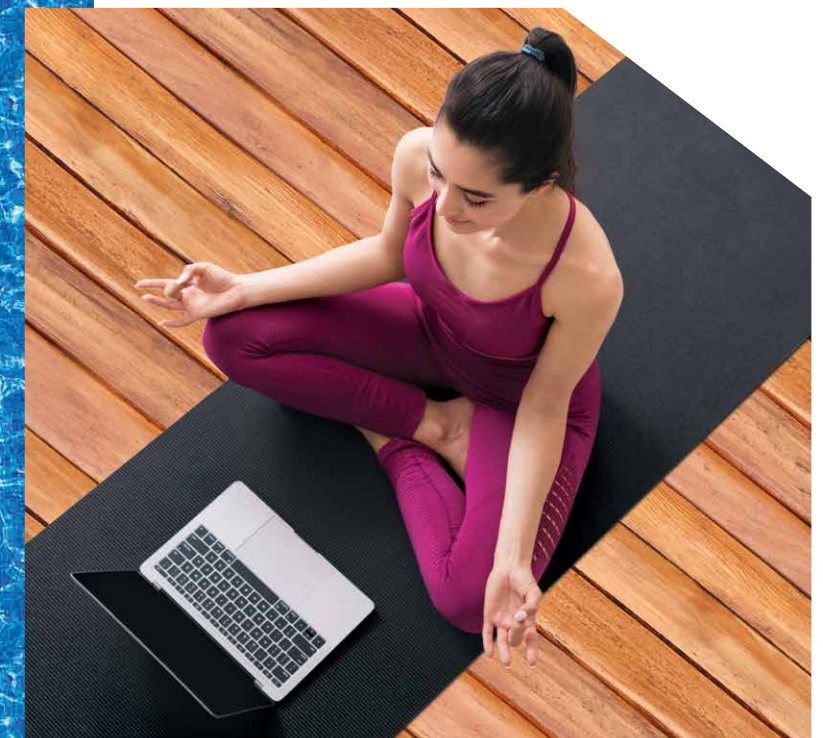
*A rare lifestyle
A niche location
A gem crafted just for you*

Presenting Brigade Gem, a uniquely designed low-rise community just 4 floors above ground, but still rising above the noise. Here's a rare active-terrace lifestyle set in such a prized niche of a location, it's truly a gem.

Artist's impression

Skyward ambience & choicest amenities create that truly immersive experience

Rise up to a yoga session a little above the everyday. Take a dip in the terrace pool. Curl up with your favourite book at the reading nook, it's truly a page out of a fairy tale.



Let the open air add to the evening flavour



Picnic Terrace

Artist's impression

Let those family bonds take root



Community Garden

Artist's impression



Leisure at first sight

Creating a unique arrival experience, the visitor lounge takes centre stage and puts you in the spotlight right from the moment you step in. The swimming pool perched atop the terrace seems to melt into the infinite sub-urban city vistas.

Artist's impression

*Bright & airy,
exquisitely
designed homes*

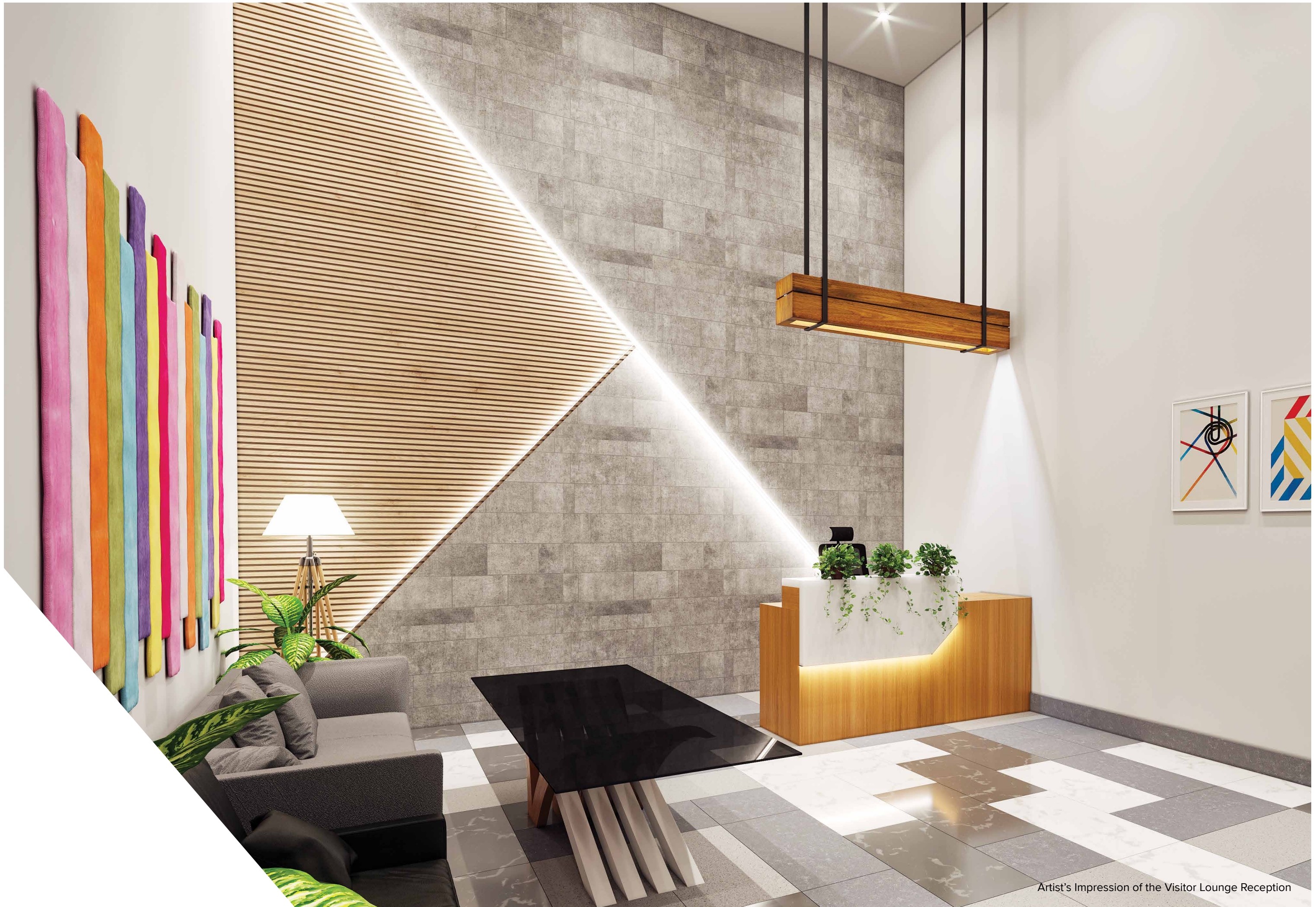
Spatially special, these lifestyle homes are sure to sweep you off your feet. Externally facing bedrooms & balconies ensure ample ventilation, natural light and maximum privacy.





Artist's impression

Where the morning's first rays kiss your face



Artist's Impression of the Visitor Lounge Reception

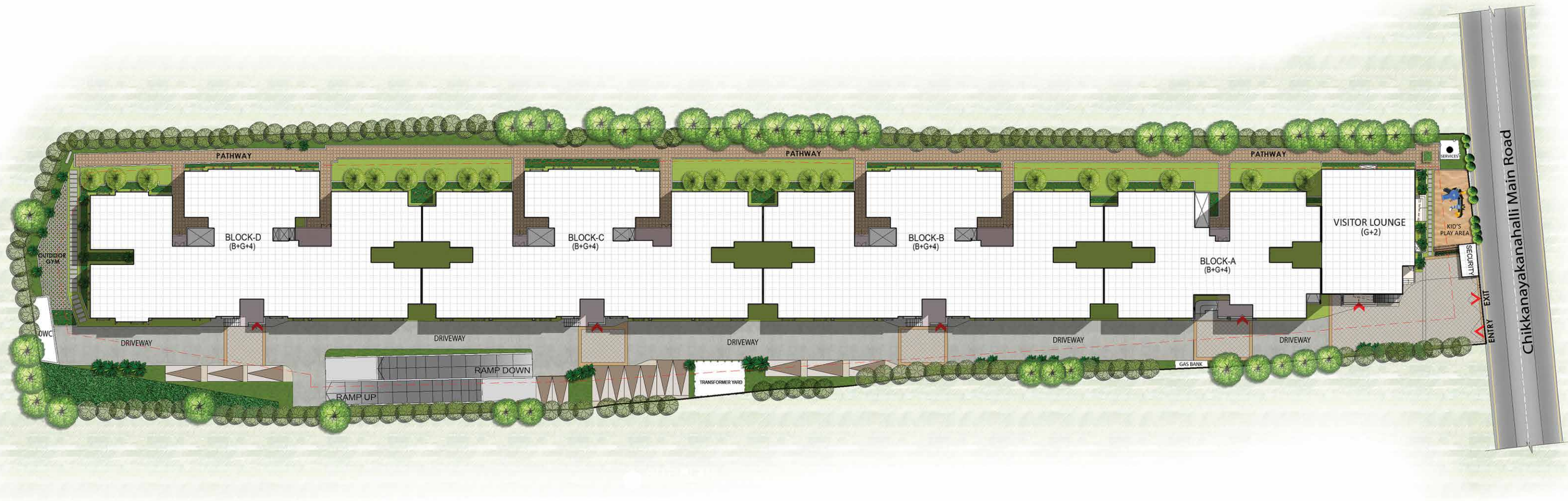


A rare location

Located in the south-east part of Bengaluru, Sarjapur Road is a fast-developing real estate neighbourhood. With close proximity to the IT hubs - Whitefield, Electronic City, Outer Ring Road, Marathahalli and Koramangala, Brigade Gem will keep you on top of your daily commute.



SCHOOLS & COLLEGES		OFFICE & TECH PARKS	
Primus Public School	800 mts	Wipro	3.5 kms
Glentree Academy, Sarjapur Road Campus	1.5 kms	RMZ Ecoworld	5 kms
New Horizon College	5 kms	Embassy Tech Village	6 kms
Orchids, The International School, Sarjapur Road	4.5 kms	Microsoft	7 kms
DPS Bangalore East	7 kms	Intel Campus	8 kms
The International School Bangalore	10 kms	Global Technology Park	8 kms
Greenwood High	11 kms		

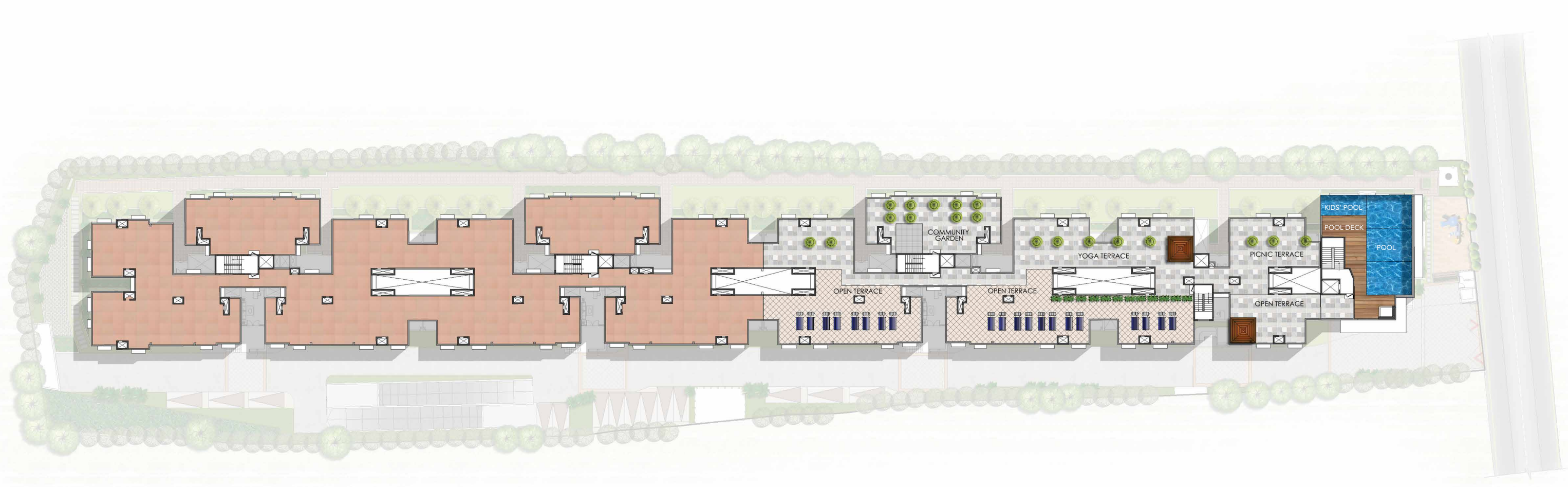


Amenities

- Kids' Play Area
- Outdoor Gym
- Multi-purpose Hall
- Gymnasium
- Indoor Games



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 All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only.



Amenities

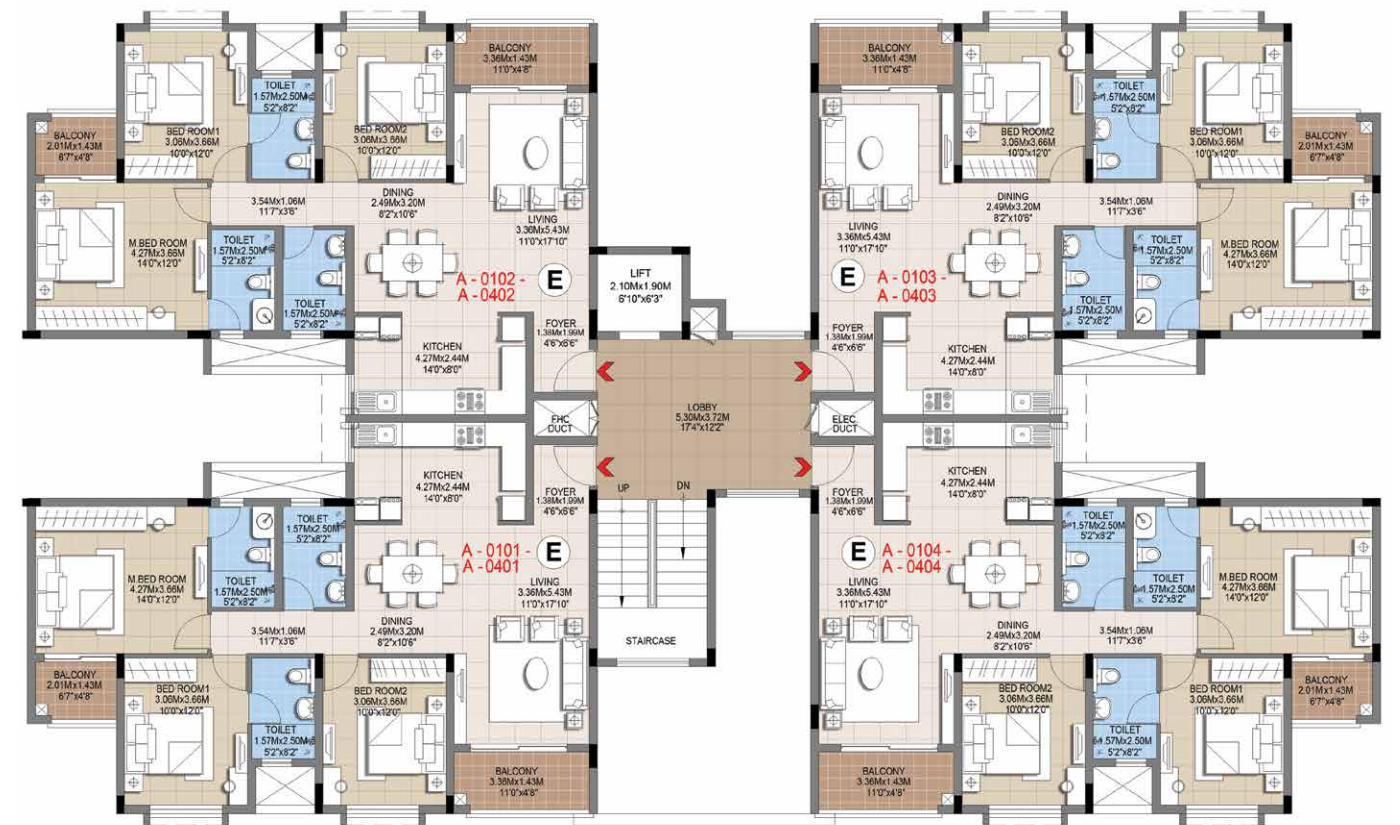
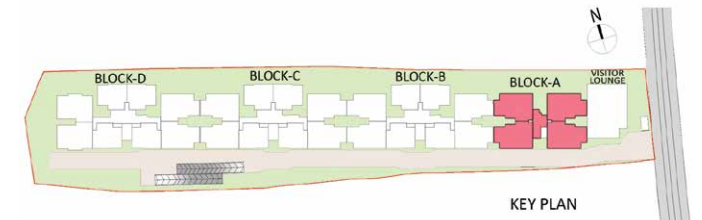
- Swimming Pool
- Kids' Pool
- Picnic Terrace
- Yoga Deck
- Community Garden



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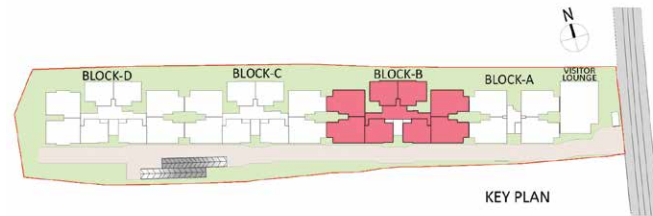
BLOCK PLANS

Block A (Typical Floor Plan)



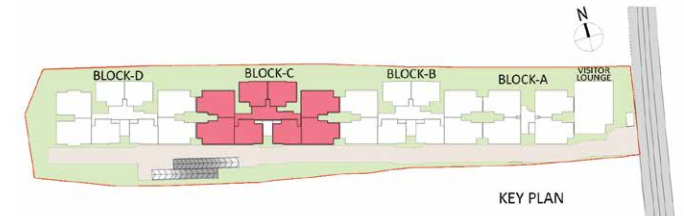
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Block B (Typical Floor Plan)

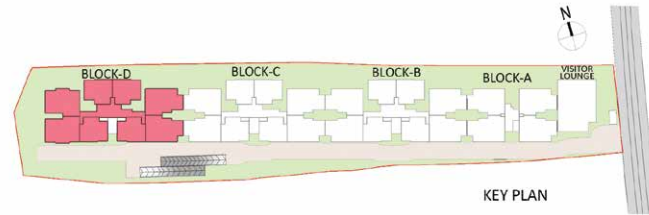


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Block C (Typical Floor Plan)

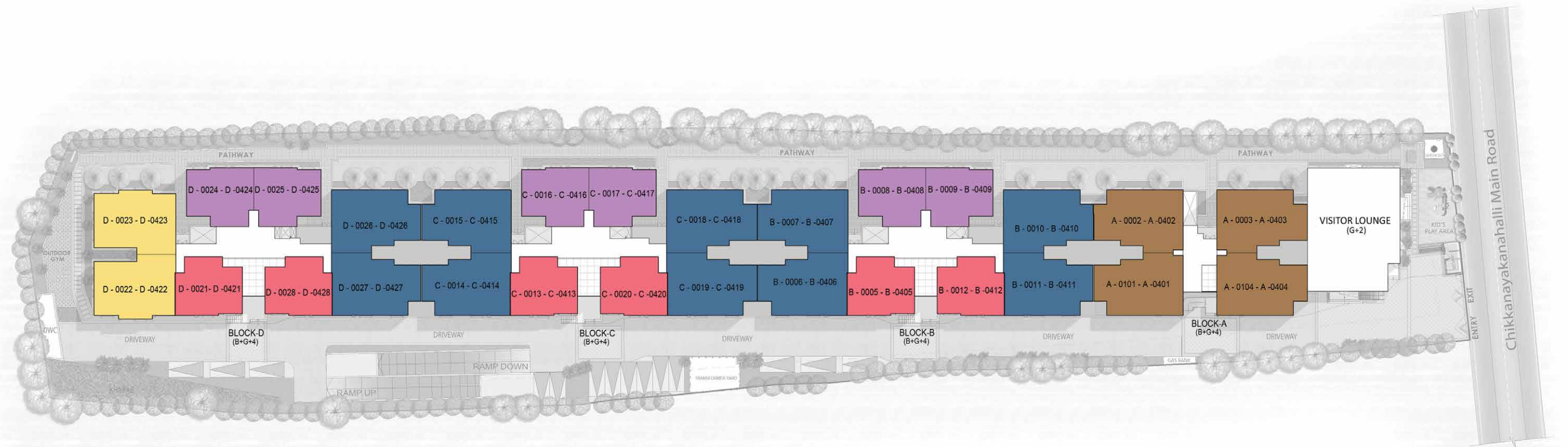


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UNIT DISTRIBUTION PLAN

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LEGEND

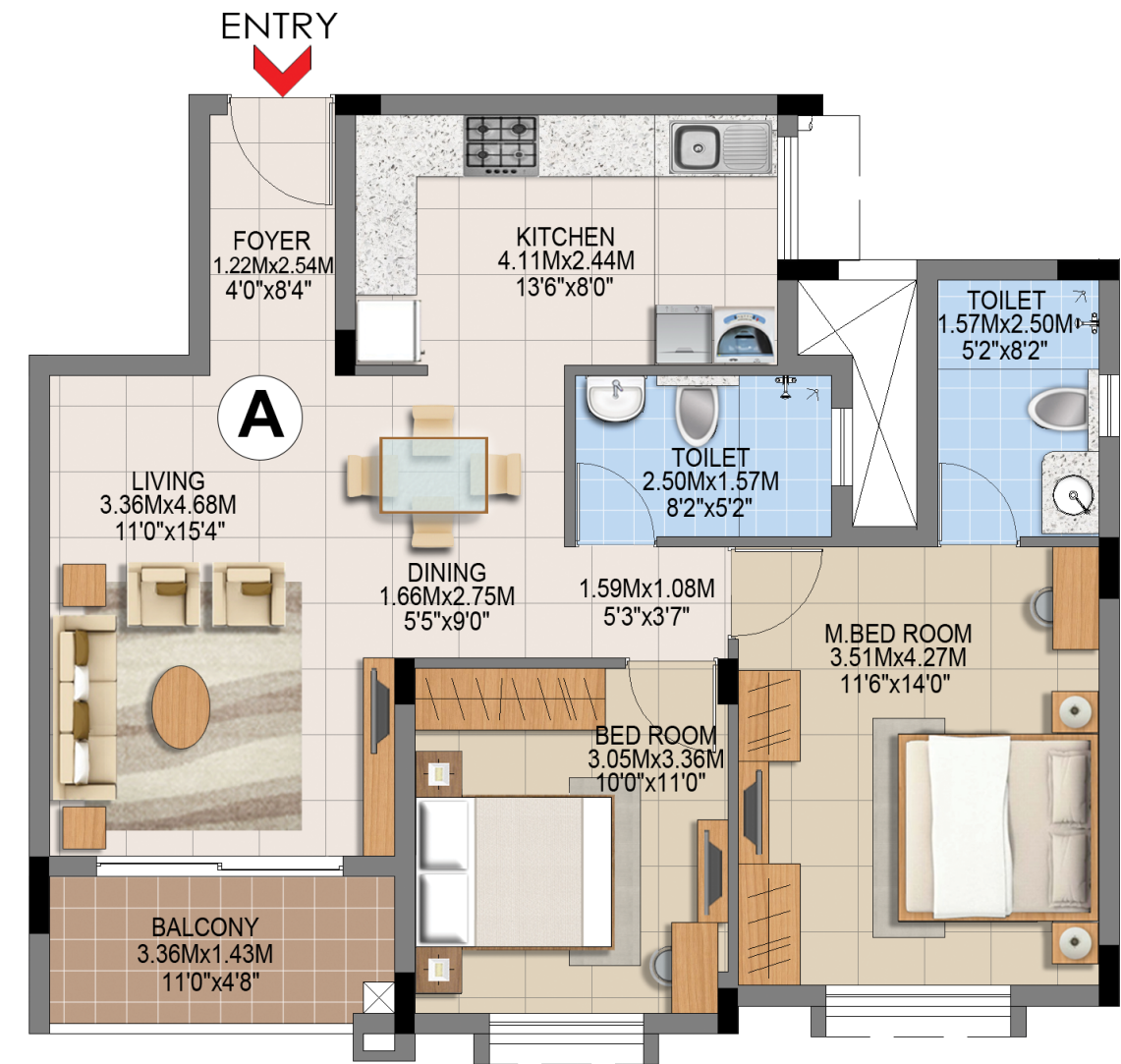
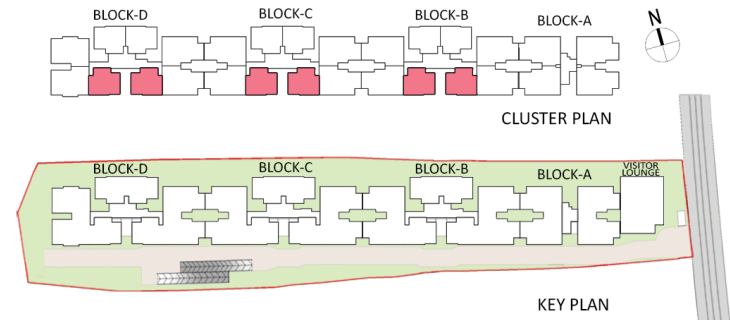
- TYPE - A - 2 BHK UNIT - 1,121 Sq.ft.
- TYPE - B - 2 BHK UNIT - 1,125 Sq.ft.
- TYPE - C - 3 BHK UNIT - 1,513 Sq.ft.
- TYPE - D - 3 BHK UNIT - 1,543 Sq.ft.
- TYPE - E - 3 BHK UNIT - 1,534 Sq.ft.



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UNIT PLANS

Type A - 2 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA

1,121 Sq.ft. / 104.14 Sq.m.

UNIT CARPET AREA

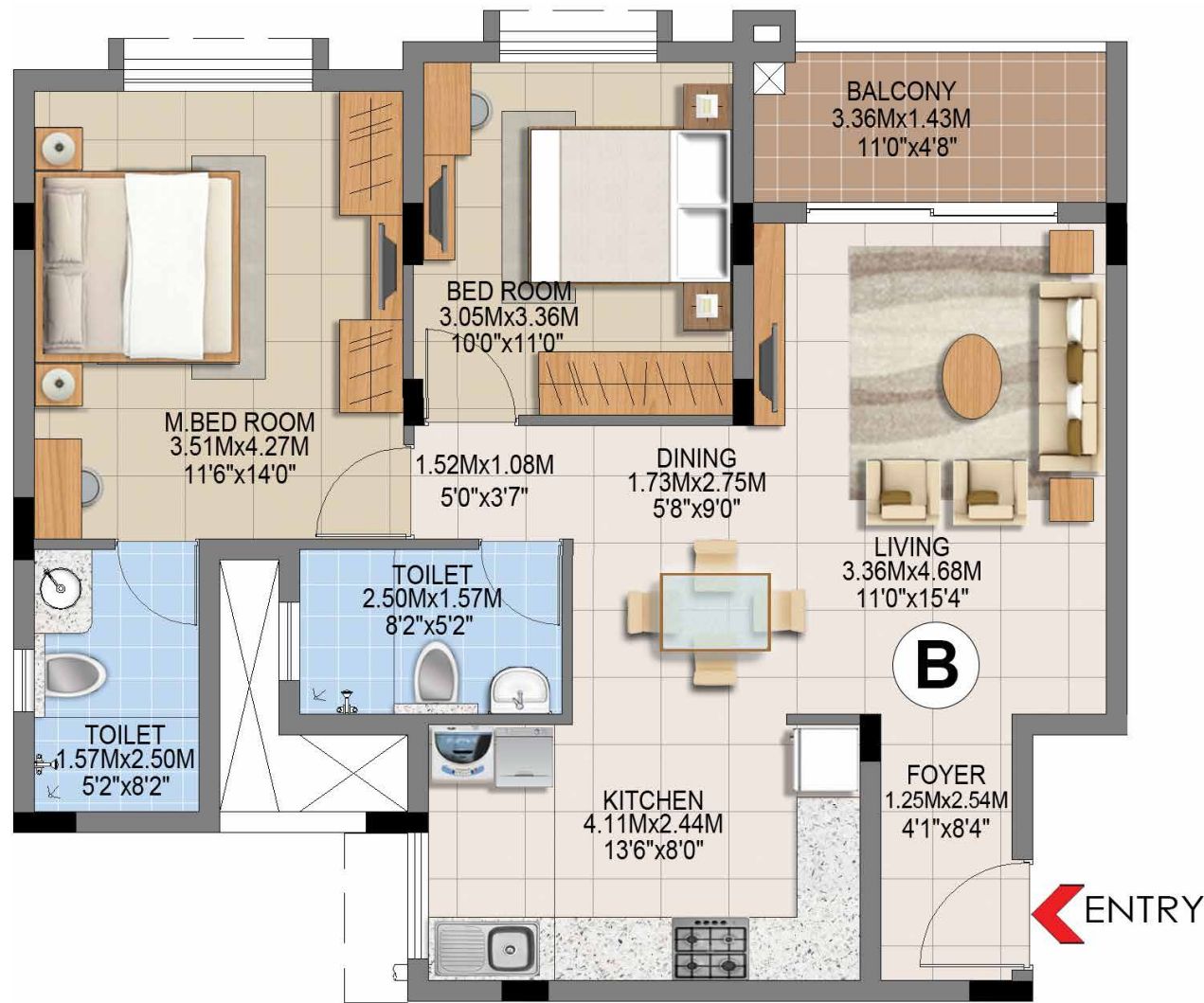
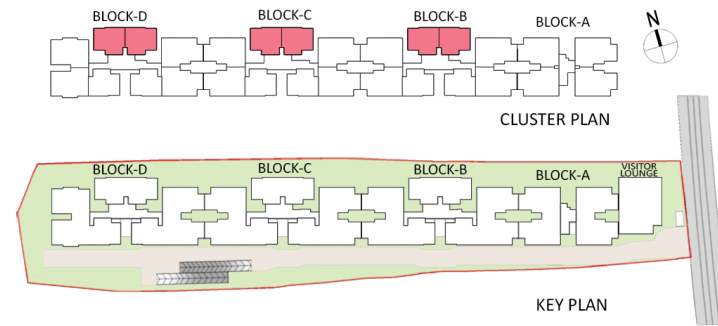
763 Sq.ft. / 70.92 Sq.m.

BALCONY CARPET AREA

50 Sq.ft. / 4.67 Sq.m.

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Type B - 2 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA

1,125 Sq.ft. / 104.54 Sq.m.

UNIT CARPET AREA

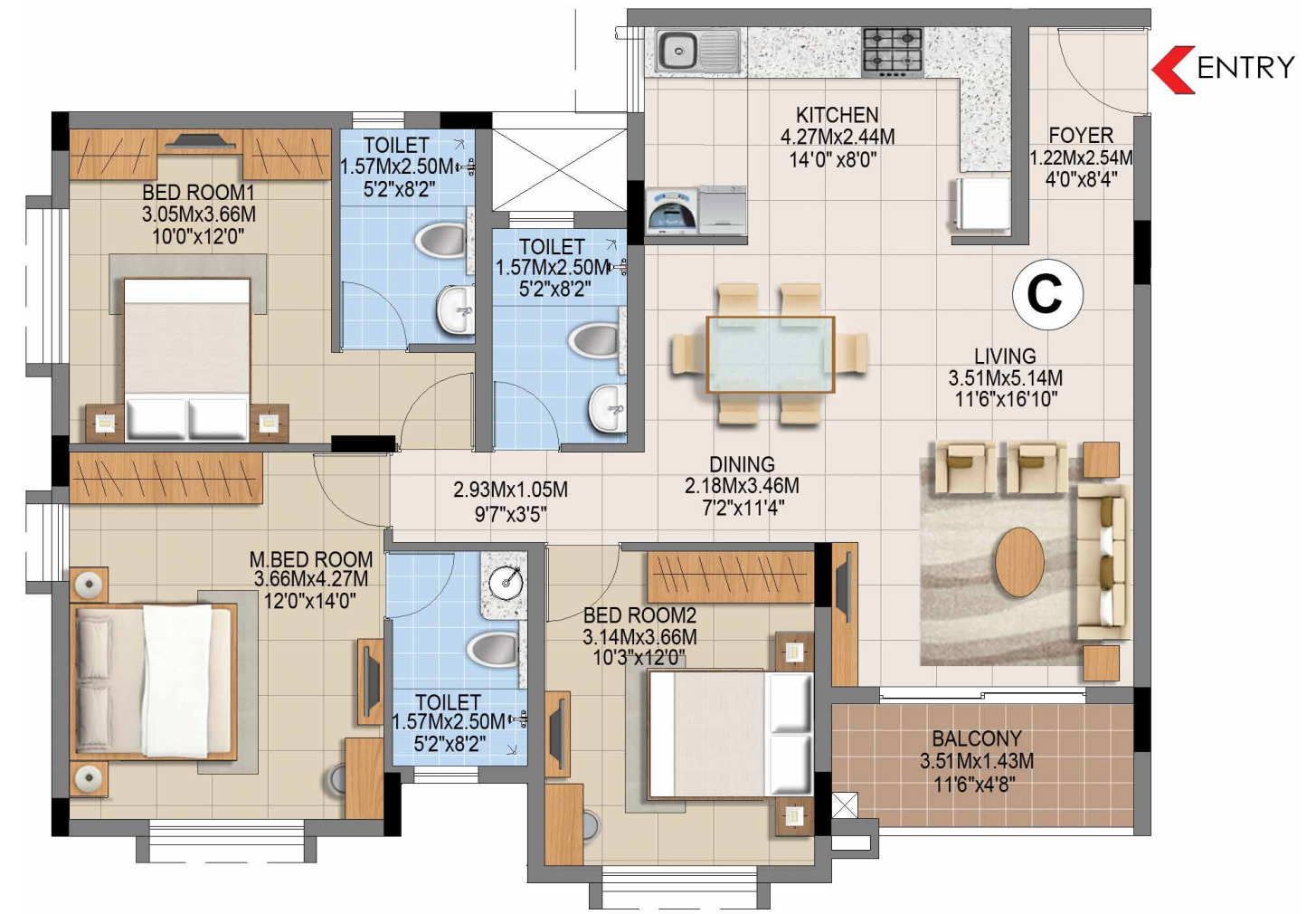
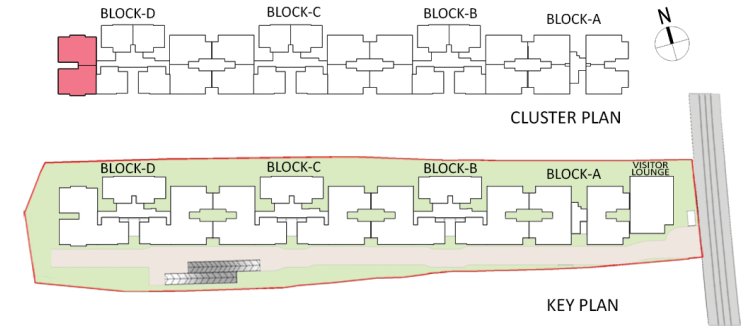
764 Sq.ft. / 70.99 Sq.m.

BALCONY CARPET AREA

50 Sq.ft. / 4.67 Sq.m.

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Type C - 3 Bedrooms + 3 Toilets



SUPER BUILT-UP AREA

1,513 Sq.ft. / 140.55 Sq.m.

UNIT CARPET AREA

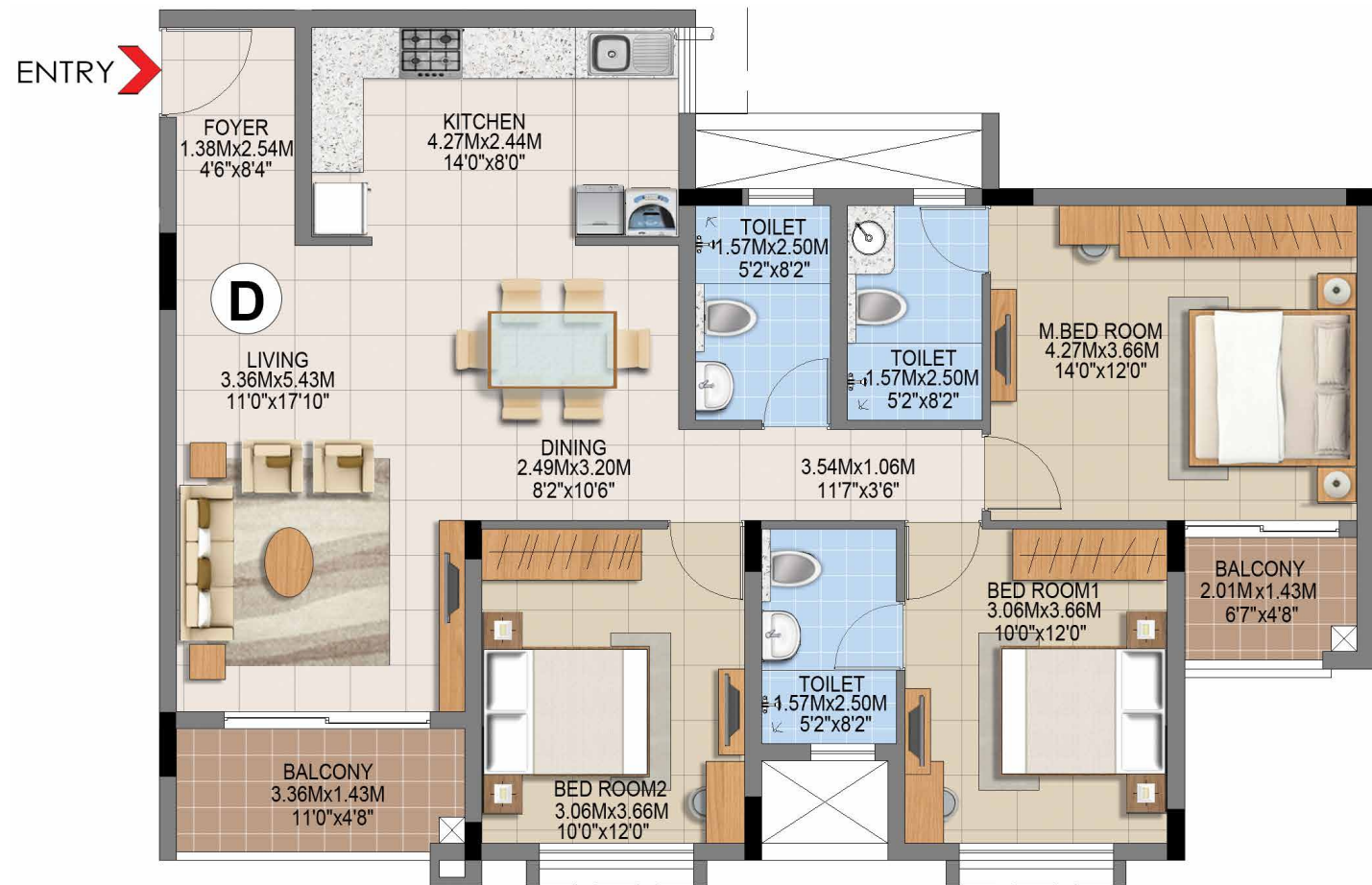
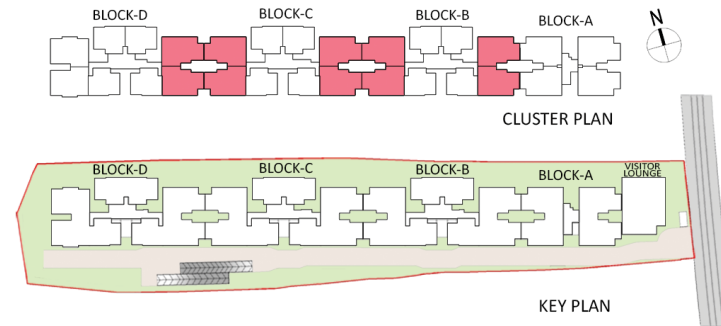
1063 Sq.ft. / 98.71 Sq.m.

BALCONY CARPET AREA

52 Sq.ft. / 4.87 Sq.m.

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Type D - 3 Bedrooms + 3 Toilets



SUPER BUILT-UP AREA

1,543 Sq.ft. / 143.38 Sq.m.

UNIT CARPET AREA

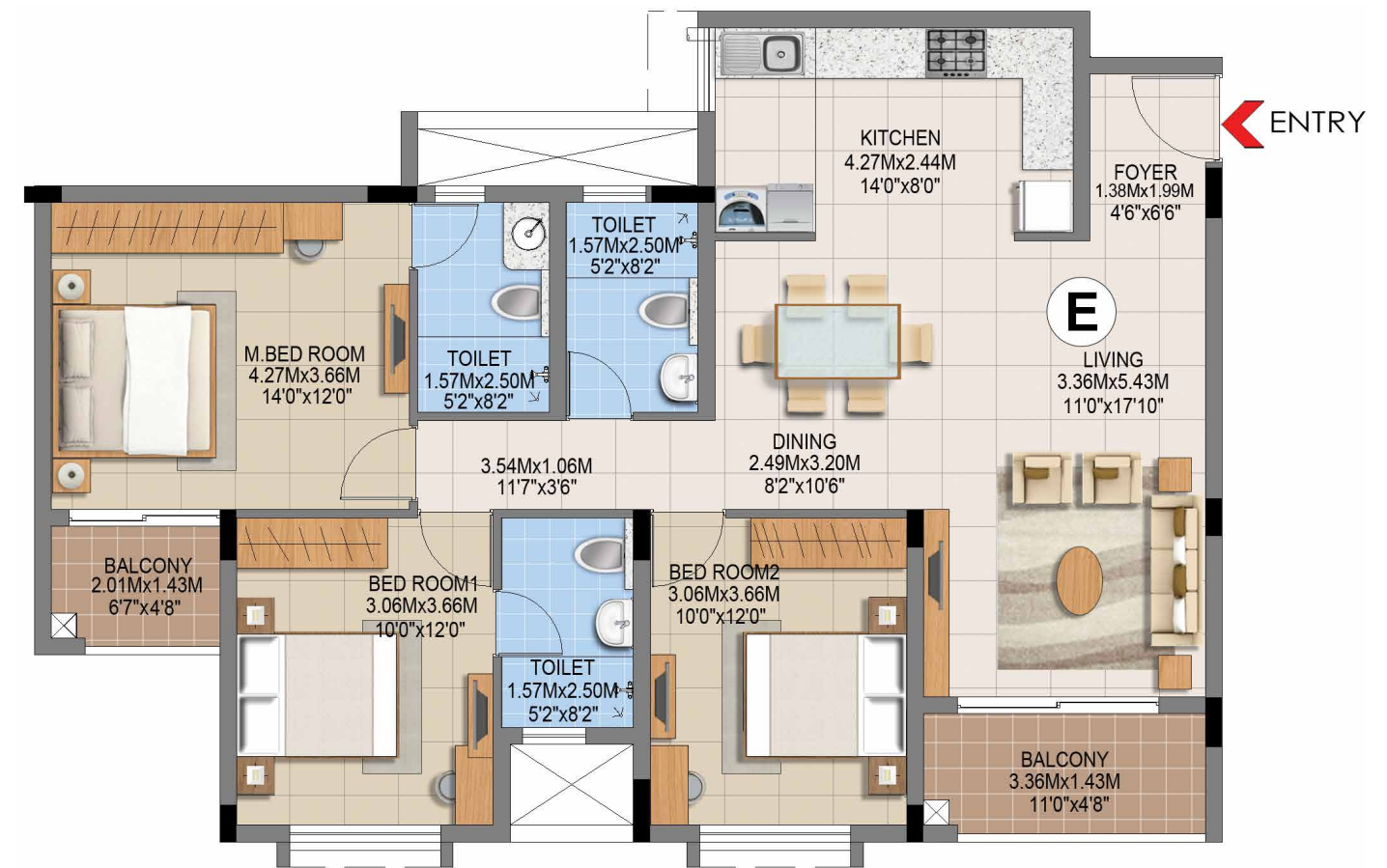
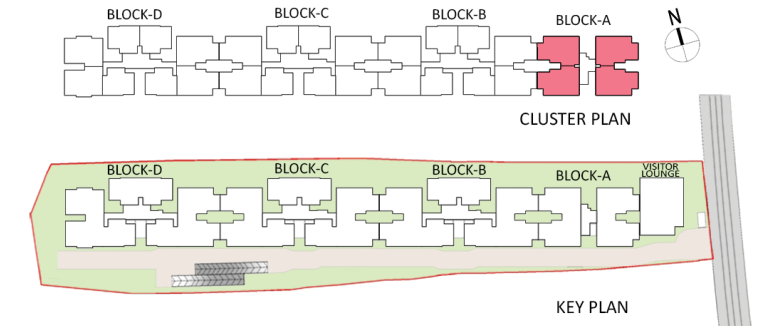
1059 Sq.ft. / 98.34 Sq.m.

BALCONY CARPET AREA

80 Sq.ft. / 7.43 Sq.m.

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Type E - 3 Bedrooms + 3 Toilets



SUPER BUILT-UP AREA

1,534 Sq.ft. / 142.55 Sq.m.

UNIT CARPET AREA

1049 Sq.ft. / 97.47 Sq.m.

BALCONY CARPET AREA

80 Sq.ft. / 7.43 Sq.m.

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FLOORING:

Living / Dining / Family / Foyer: Vitrified Tiles

BEDROOM:

Master Bedroom: Laminated Wooden Flooring / Vitrified Tiles

Other Bedroom: Vitrified Tiles

KITCHEN & UTILITY:

Flooring: Vitrified Tiles

Counter: Provision for Modular Kitchen

Plumbing / Electrical: Plumbing point provision for water purifier / sink, washing machine

Electrical point provision for water purifier, refrigerator, microwave, washing machine, instant geyser, hob, chimney, mixer & dishwasher

BATHROOM:

Master Bedroom Toilet: Ceramic Tiles

Other Toilets: Ceramic Tiles

CP Fittings: Jaquar / Ess Ess or equivalent make

Sanitary Fittings: Wall mounted EWC (concealed flush tank)

Accessories: Soap tray, concealed diverter, toilet paper holder, basin mixer, robe hook, towel rod, health faucet

False Ceiling: Calcium silicate

BALCONY / DECK:

Flooring: Anti-skid Ceramic Tiles

Railing: MS Railing

DOORS:

Main Door: Hardwood frame, flush shutter with laminate on both sides

Bedroom Doors: Hardwood frame, flush shutter with laminate on both sides

Toilet Doors: Hardwood frame, flush shutter with laminate on both sides (colour to match bedroom door)

Windows: UPVC / Aluminium with bug screen and safety grill

PAINTING & FINISHES:

External Finishes: Combination of external texture paint with external grade emulsion as per design

Common Area Including Lift Lobby Walls & Ceiling: Oil Bound Distemper

Staircase, Utility Area & Service Area Walls & Ceiling: Oil Bound Distemper

Unit Walls: Acrylic Emulsion Paint

Unit Ceiling: Acrylic Emulsion Paint

Basement Walls & Ceiling: Economy Range Emulsion / Cement Paint

ELECTRICAL:

Modular Switches: Anchor Roma or equivalent make

2 BHK: 4 kW, 3 BHK: 6 kW

DG Backup: 2 kW for 2 BHK, 3 kW for 3 BHK

MISCELLANEOUS:

Vertical Transportation: Lifts provided as per design

Security System & Automations: Intercom facility provision. DTH & internet on subscription basis

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MULTIPLE DOMAINS SINGLE-MINDED COMMITMENT

Brigade is one of India's leading developers with over three decades of experience in building positive experiences for all its stakeholders. We have transformed the city skylines of Bengaluru, Mysuru, Mangaluru, Hyderabad, Chennai, Kochi and Ahmedabad with our developments across Residential, Offices, Retail, Hospitality and Education sectors.

Brigade's residential portfolio includes villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and mixed-use lifestyle enclaves & townships. Brigade is among the few developers who also enjoy a reputation of developing Grade A commercial properties. We are the license owners of the World Trade Center across South India, while our commercial spaces have top international clients operating out of them. Brigade's retail projects include Orion Mall, Orion Avenue Mall and Orion Uptown Mall. Brigade's hospitality offerings include star hotels, recreational clubs and convention centres, Celebrations Catering & Events and The Baking Company. Since its inception in 1986, Brigade has completed over 250 buildings amounting to 70 million Sq.ft. of developed space in residential, offices, retail and hospitality sectors across 8 cities.

We have been consistently ranked among the 100 Best Places to Work in India by the Great Place To Work Institute for 10 years in a row. The Group has also been socially responsible and has vastly contributed to society. This responsible attitude and innovative mind-set combined with uncompromising quality of projects over the years, has created a reputed brand.



Great Place to Work 2020

Brigade was recognised as the Best Place to work in the real estate category for the 10th year in a row by the Great Place To Work Institute

Brigade Group

Brigade Group received 'One of India's Top Challengers' award at the CWAB Awards 2019

Brigade Group received the 'Best Developer of the Year' award at the Times Business Awards 2019

Brigade was awarded as one of the Hot 50 Brands in Bengaluru under the Large Enterprise category at the Bengaluru Brand Summit 2018 by Paul Writer

Brigade Orchards

Won the 'Smart Township Project of The Year' award at the 6th Annual SiliconIndia Bengaluru Real Estate Awards 2018

Brigade Exotica

Won the 'Best Residential Project' at the CIA World Construction & Infra Awards 2018

Brigade Cornerstone Utopia

Won the 'Integrated Township Project of the Year' award at the 11th Realty Plus Awards 2019 - South

Brigade Panorama

Won the award for 'Excellence in Delivery' at the 11th Realty Plus Awards 2019 - South

Brigade Palmgrove, Mysuru

Won the 'Premium Villa Project of the Year' award at the NDTV Property Awards 2018

Brigade Mountain View, Mysuru

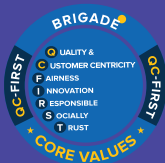
Won the award for Best Residential Dwellings above 50 units in Mysuru at the CARE Awards 2019



BRIGADE

Building Positive Experiences

Our Core Values



Founders



Awarded
10 years in a row



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

Site Marketing Office:
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Varthur Hobli, Bengaluru East
Taluk - 560 035

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