



BREN  
IMPERIA



the luxury of space



Welcome to  
the luxury  
of space

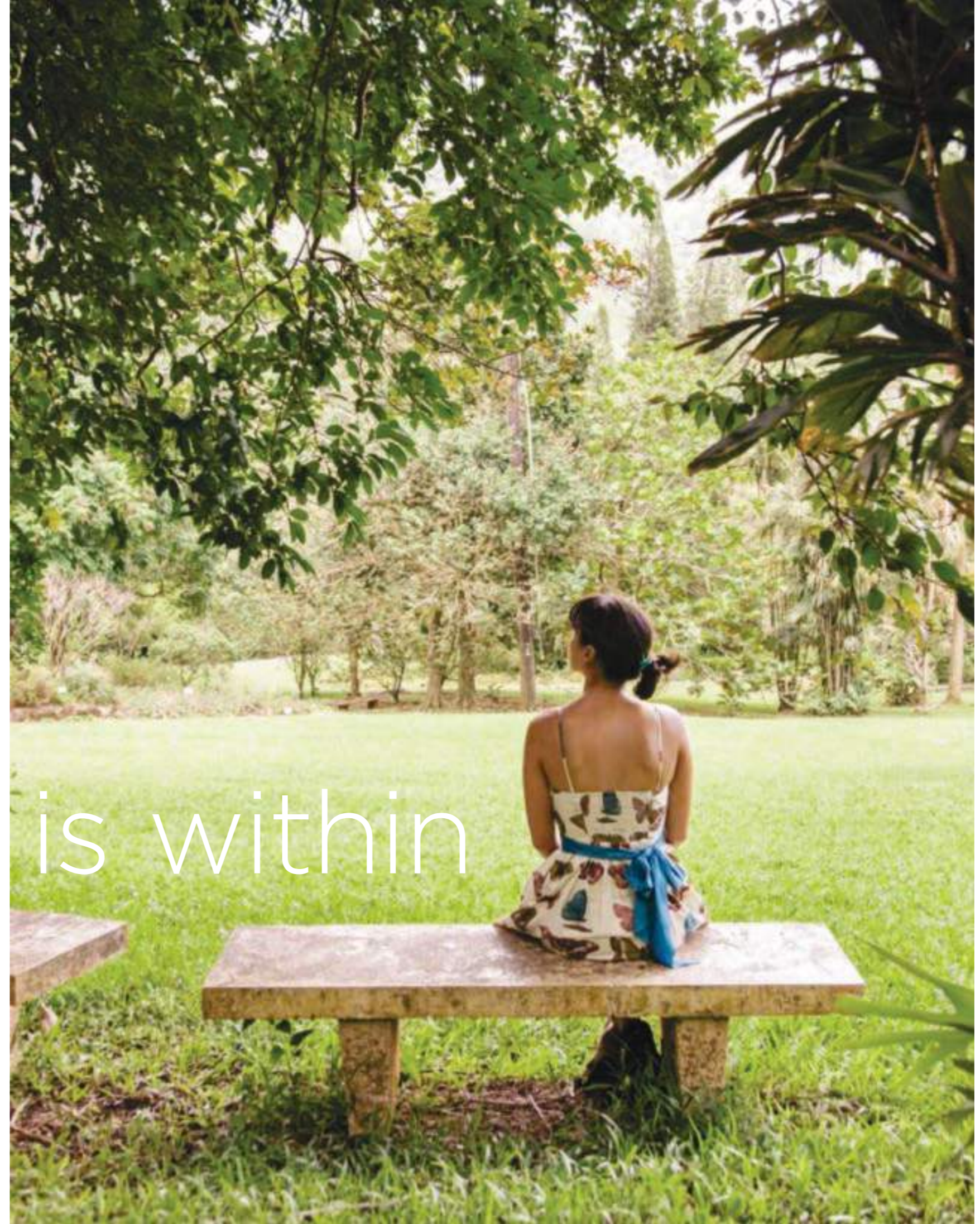




space to do nothing  
space to do something  
space to rejuvenate  
space to find peace  
space to dream  
space to feel alive  
space to be yourself



the luxury is within



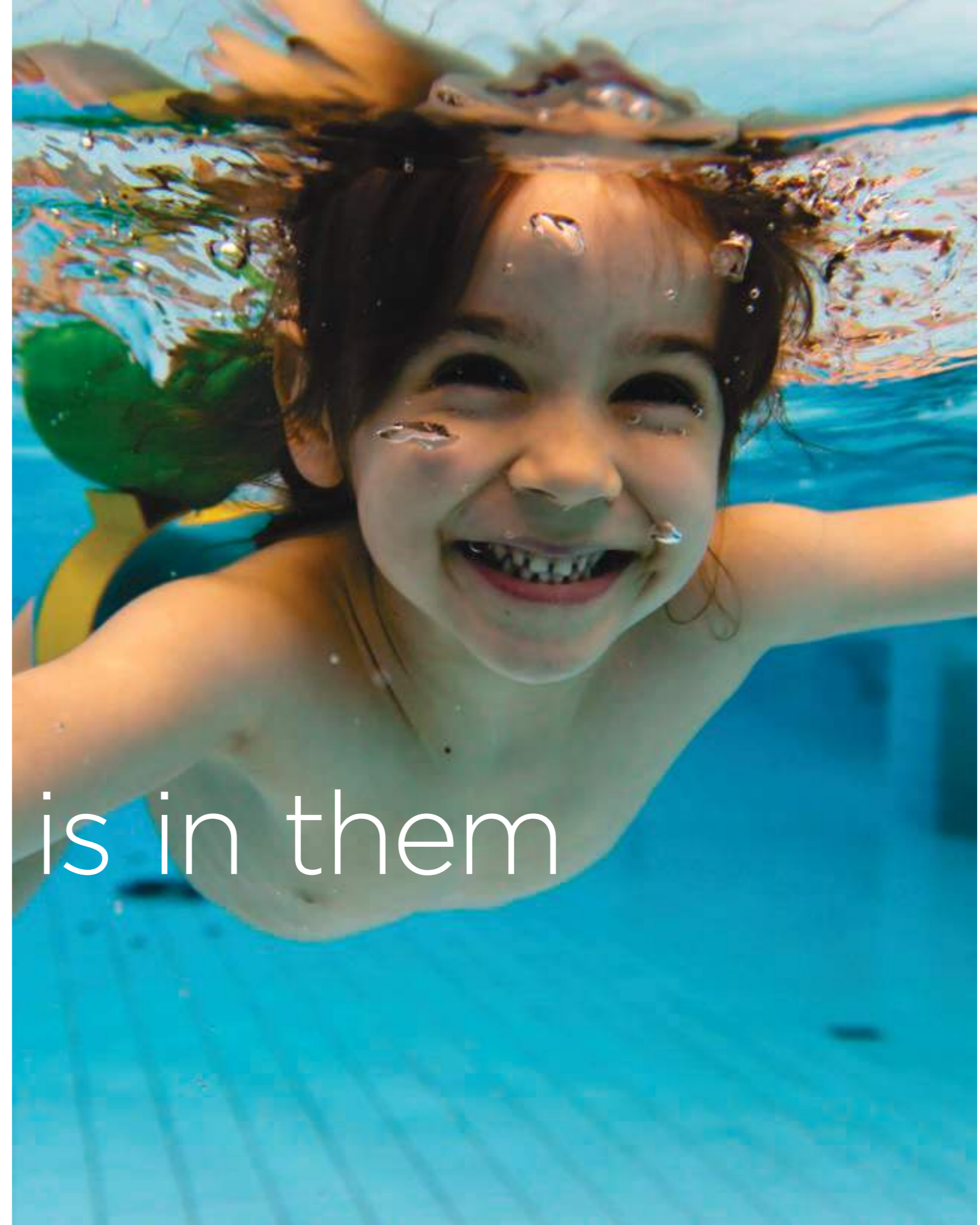




space for discovery  
space to grow  
space for action  
space for new hobbies  
space to be everything  
space for friends  
space for the young ones



the luxury is in them





space for family  
space to live healthy  
space to learn new things  
space to be a real parent  
space for old passions  
space for friends



the luxury is irreplaceable



OFF  
SET

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72240

Trinette Reed







THIS IS

BREN  
IMPERIA



AND THIS IS WHERE  
IT BEGINS.





GOLF, YOGA  
AND A WALK BY  
THE CREEK.

WEDNESDAY'S TO-DO LIST.

Soothing, tree-lined boulevards. The G+17 floor apartment blocks towering into the sky. At the heart of it all, The Esplanade: 9-hole golf putting greens, football field and multi-purpose playground, flowing water... Then there's the clubhouse. You're already in that weekend state of mind. And it's still just Tuesday.







IN THE MIDDLE LIES ALL THINGS SWEET

16 acres of urban lifestyle with 80% open space. Space enough for a memorable childhood, space enough for family reunions, space enough for living life to its fullest.







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(PS: IT'S NOT THE VIEW FROM YOUR GARDEN. IT IS YOUR GARDEN.)





Block Nero

Block Caesar

The Esplanade

IN THE MIDDLE LIES



16 acres of urban lifestyle with 80% open space. Space enough for a memorable childhood, space enough for family reunions, space enough for living life to its fullest.

- 1 Main entry plaza with central water feature
- 2 Garden
- 3 Clubhouse party lawn
- 4 Guard house
- 5 Driveway
- 6 Drop-off area
- 7 Main pool
- 8 Entry to garden
- 9 Children's play area
- 10 Multipurpose lawn
- 11 Seating area
- 12 Jogging track
- 13 Trellis garden
- 14 Tennis / Multipurpose court
- 15 Senior citizens' garden
- 16 Basketball court
- 17 Garden with seating
- 18 Meditation lawn
- 19 School bus drop-off bay
- 20 Pedestrian bridge
- 21 Park
- 22 Boundary planting
- 23 Children's pool
- 24 Pool deck lounge
- 25 External parking in grasscrete
- 26 Cricket practice pitch
- 27 Barbeque area
- 28 Amphitheatre
- 29 Children's fantasia skating rink
- 30 Tea deck / Promenade walkway
- 31 Mini golf course
- 32 Wooden yoga deck
- 33 Stream
- 34 Waterbody
- 35 Walkway
- 36 Rock climbing
- 37 Plaza with Trellis
- 38 Multipurpose sports arena





CONDORS,  
ALBATROSSES,  
EAGLES, AND  
MANY OTHER BIRDIES.

9-hole golf putting greens.  
The tranquil yoga deck.  
A burbling stream.

Be careful who you call  
over - they might not want  
to leave.





We've forgotten that these are the most English things about us



and that's perhaps why we included a neat little Cricket pitch, nets and all, with a full-sized Football ground on one side.

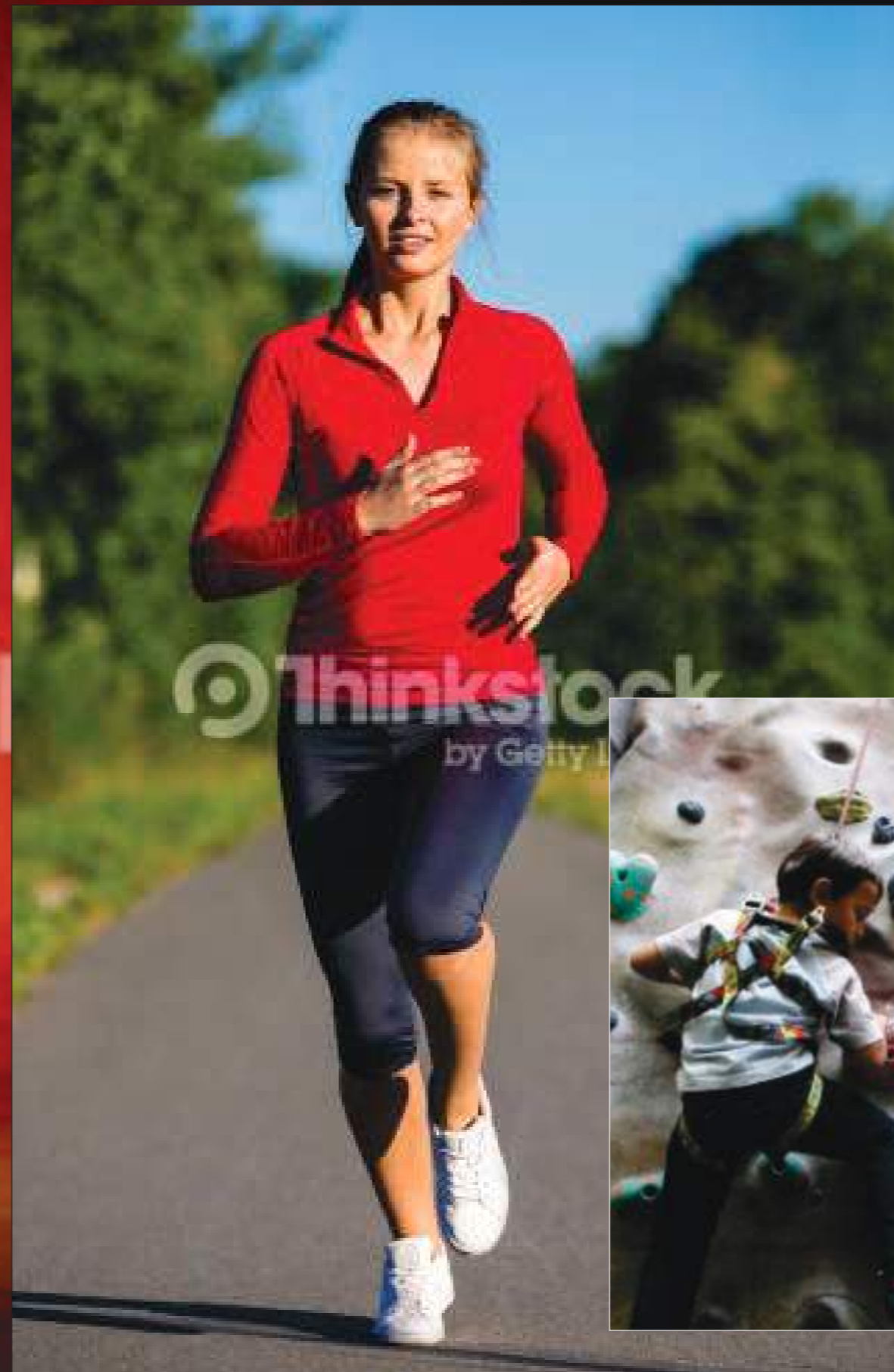




SOMETIMES, LESS JUST ISN'T MORE



Two basketball courts. A jogging track. A rock-climbing wall. A themed skating rink. The kids sure are going to be spoiled for choice.



2 km Jogging Track



Rock Climbing



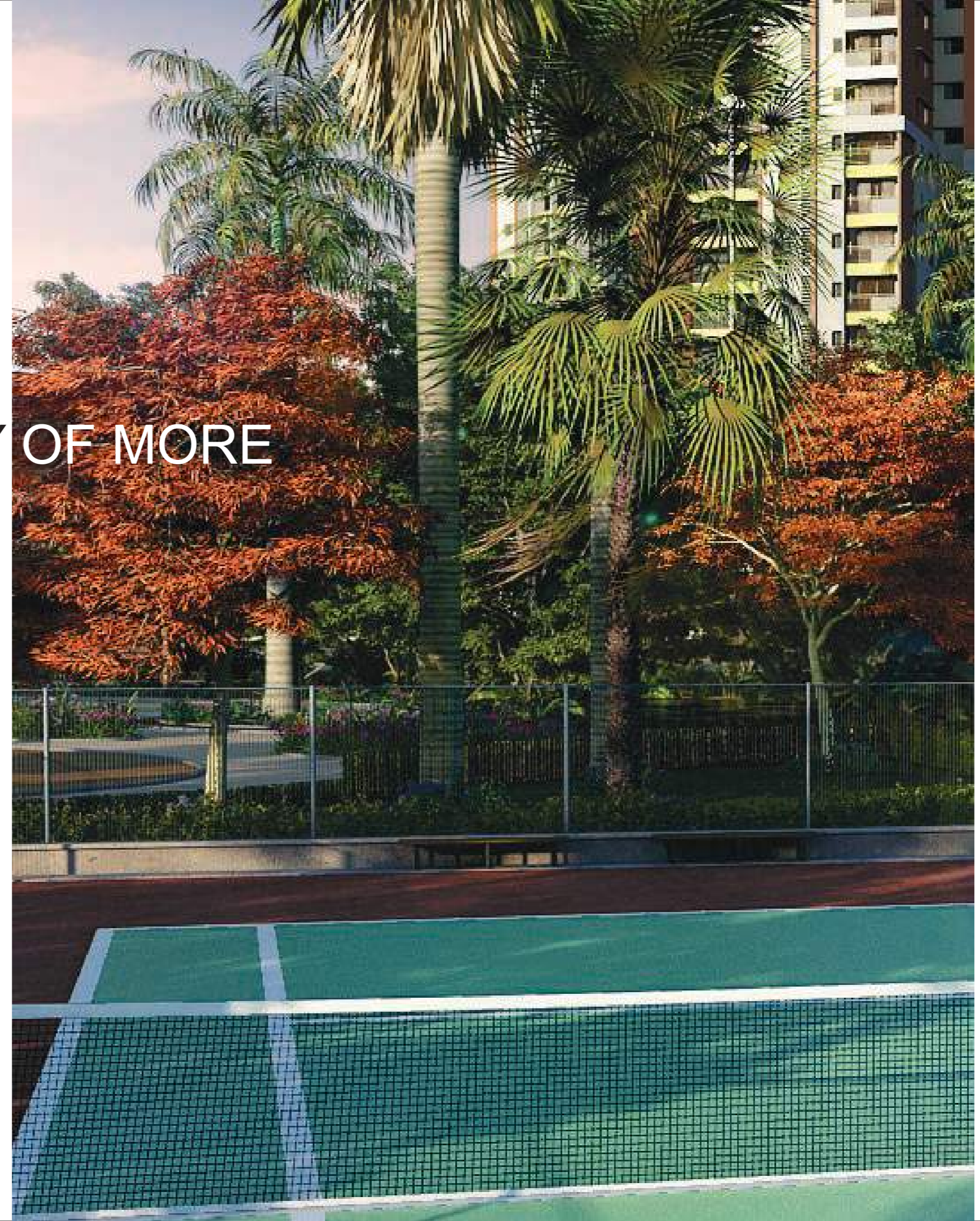




Thinkstock  
by Getty Images

## THE LUXURY OF MORE

THREE TENNIS COURTS.  
Two badminton courts.  
One background score:  
love-all.







A barbeque area.  
Two amphitheatres.  
Six themed gardens.  
Countless reasons to stay  
home over the weekend.







OFF  
SET

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Bull Strickland

CLUB  
AUGUSTUS

FROM BUBBLY  
TO BENCH PRESS.







Swimming pool.  
Gym.  
Two badminton courts.  
Squash court.  
Billiards.

And party halls, lawns,  
and pool deck lounge.  
For workout - life  
balance.



# IT'S NOT JUST INNOVATION.

# IT'S BRENNNOVATION.

A German kitchen, standard with every apartment and villa, for smarter 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 50% savings on electricity consumption



Solar-powered lamps that save 50% on power costs, with clean-energy outdoor lighting



Machine-roomless elevators that save on maintenance costs with 40% lower power consumption



Safety for everyone with vehicular movement separated from free zones for children and the elderly



Design for more conveniences such as an AC point in every room, 2 TV points in the living room & many more



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.



WELL DESIGNED LIVING SPACES,  
WALK-IN WARDROBES,  
BALCONIES WITH A VIEW.

LUXURY BEGINS  
AT HOME.



Actual photograph of the model apartment





LUXURY WITHIN.  
BEST SERVED LARGE.

### GERMAN KITCHEN, STANDARD

With every apartment at Bren Imperia. This means, your home has more space - for more storage, more style, more joy. And of course, it also means less time-to-move-in and more time together.

Actual photograph of the model apartment





## THE BEDROOM, MADE MASTERFULLY.

### MORE SPACE PER ROOM.

Thoughtfully placed windows. Extra-large storage spaces. And attention to detail that extends even into the bathroom, with wall tiles upto false ceiling height, concealed cisterns and diverters, anti-skid floor tiles, and provisions for extra-large mirrors.

Actual photograph of the model apartment





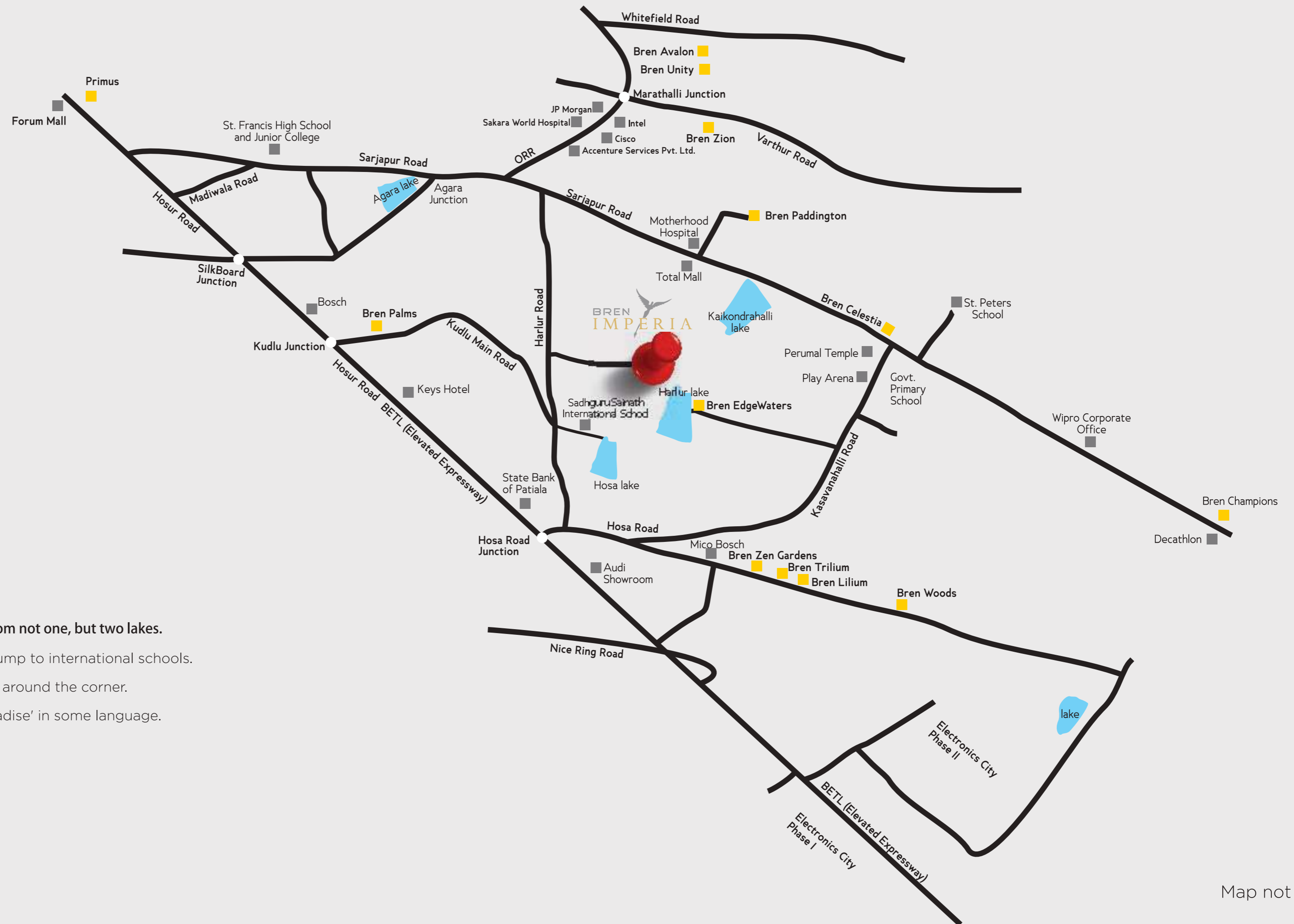
# 20 MINUTES TO WORK. 2 MINUTES TO WHOOPÉE.

3km from Iblur Junction on Sarjapur Main Road. **500 metres from not one, but two lakes.**

7km from Silk Board Junction, Hosur Road. A hop-skip-and-jump to international schools.

And the best of shopping, entertainment and healthcare, just around the corner.

You'd be forgiven for thinking 'Haralur Road' must mean 'paradise' in some language.





# LUXURY IS NEVER SKIN DEEP

## STRUCTURE

- Earthquake resistant - seismic zone II compliant RCC structure using pre-engineered aluminum wall forms

## FLOORING FINISHES

Vitrified tiles (2' x 2') in foyer, living, dining, master bedroom, children's bedroom, guest bedroom, kitchen

Rustic vitrified tiles (2' x 2') in all balconies & utility

Vitrified tiles (2' x 1') in all toilets

Combination of Granite flooring & rustic vitrified tiles for entrance lobby & ground floor common areas

Rustic vitrified tiles for common areas in upper floors

Granite for staircases

## DADOING FINISHES

Vitrified tiles (2' x 1') for all toilets up to false ceiling height (with space for mirror above the EWC & wash basin area)

Ceramic tiles up to 2' height for kitchen from counter level

## COUNTERS

Kitchen - 20 mm granite platform with single bowl single drain board of Futura / Nirali / equivalent

## DOORS & WINDOWS

Main door - African teak veneered doors

Internal / Toilet doors - European walnut skin doors

## RAILINGS & GRILLS

All balconies - combination of wall with MS railings as per design

Staircases - MS railing as per design

Balcony - safety MS grills for all ground floor flats only

Utility - MS grills for all flats

## ELEVATORS

Kone / Otis / Schindler / equivalent

## PAINTING

Acrylic emulsion for living, dining, foyer, bedrooms

Oil bound distemper for staircase, lobbies and all external & internal ceilings

Texture paint for exterior walls, balconies

Enamel paint for railings, grills

## PLUMBING & SANITARY

EWC from Kohler / Rocca

Washbasin - imported make / Rocca / equivalent

CP fittings from Jaquar / Kohler / equivalent

Concealed diverters for showers in all toilets, by Jaquar / Kohler / Rocca

Concealed cistern for all toilets, by Jaquar / Kohler / Rocca

Hot & cold water provision for all washbasins in toilets

Kitchen sink - hot & cold water tap provision

Utility - provision of sink

## ELECTRICAL

Power for each flat: 3 bhk - 5 kw / 2 bhk - 4 kw / 1 bhk - 3 kw

Generator backup for each flat: 3 bhk - 2 kw / 2 bhk - 2 kw /

1 bhk - 1 kw / 100% for common areas

Fire resistant electrical wires

TV & telephone points for living & all bedrooms

AC points for living & all bedrooms

Switch plates / switches - modular switches by Anchor / Crabtree / 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 5A point in all balconies

One light point in front of the main door of all flats

## SAFETY

Sprinkler system in each flat



BREN CORPORATION  
Reg. Off.: Balavana, #61, Koramangala 5th 'A' Block, Bangalore - 560 095 Ph: +91 80 67 888 999

Corporate Off.: Primus, 8th Floor, opp. Forum, Koramangala 7th Block, Bangalore - 560 095

[www.bren.com](http://www.bren.com)

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