

ZAHARA

—• YOUR LEGACY •—

BY

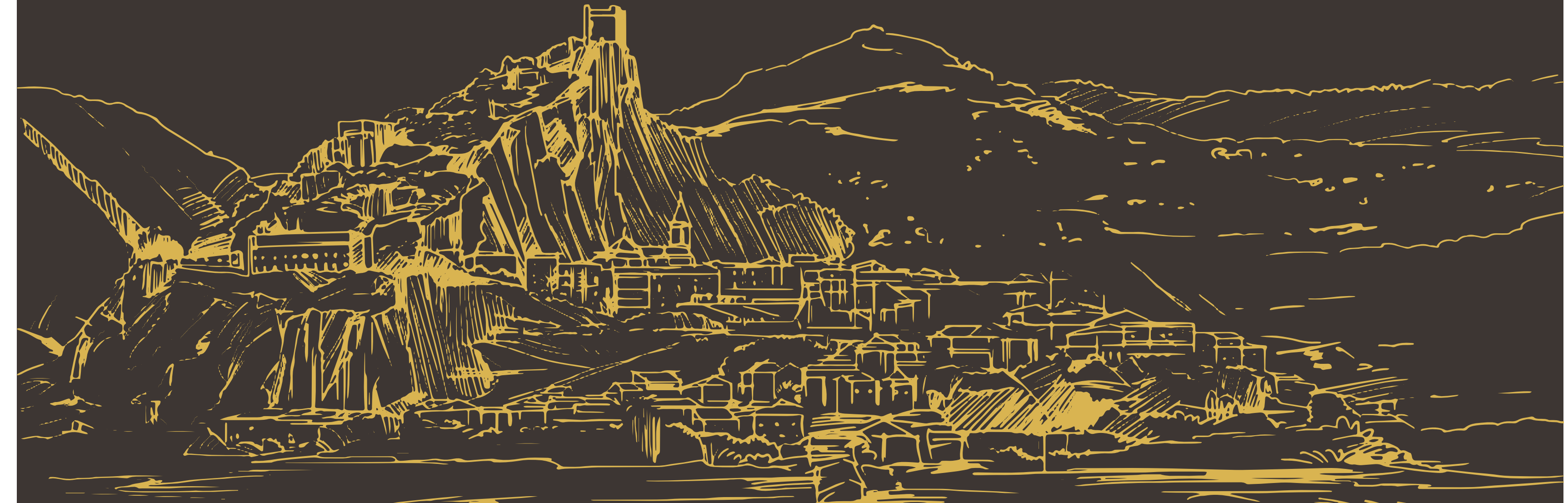


create.progress



# BREN ZAHARA HIGHLIGHTS

- Premium 3 BHK apartments measuring 1668 sq ft – 1792 sq ft super built-up area
- Design inspired by Mediterranean aesthetics
- Located off Sarjapur Road
- 4.975 acres with over 80% open space
- Infinity Pool, Yoga Space, Co-working Cafe, Gymnasium, Jogging Track, 2 Badminton Courts, Banquet Hall, Pets Park and more
- 4 Residential Towers, Clubhouse Dali, Clubhouse Salsa
- Built with Aluminium Formwork System that provides more carpet area against conventional construction





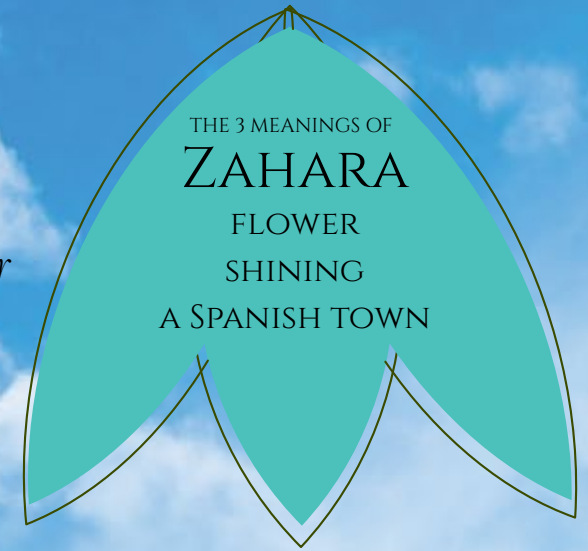
# A SPANISH REVERIE

Nestled on a hill that rolls with olive groves and overlooking a serene lake, Zahara de la Sierra, a pristine white town of Southern Spain, has inspired Bren Zahara.

Bren Zahara is a well planned community that offers two experiences: the much-needed peace one desires after a hard day's work, while it also comes alive with joyous activities encouraging residents to bond and celebrate life.



*Floral motifs and design accents serve as a reminder that nature surrounds us here at all times*



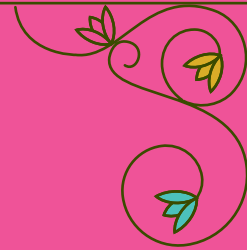


# YOUR FORTRESS FOR LIFE

Located just off Sarjapur Road, Bren Zahara is reminiscent of the Spanish fortress-like town.

4 majestic towers with 17 floors, Bren Zahara provides a fresh new perspective by letting you rise above the everyday din of city life.

Luxuriate in premium 3 BHK apartments measuring 1668 sq ft – 1792 sq ft super built-up area, crafted exclusively for those who cherish the finer things in life.





# TAKES YOU PLACES

Bren Zahara gives you the advantage of being close to nature yet never being too far away from city comforts.

With a pleasant tree-lined neighbourhood, tucked away from the main road, with plenty of fresh air and light, and a lake nearby.

 AZALEA  BEGONIA  CLAVEL  DAMIANA  IRIS

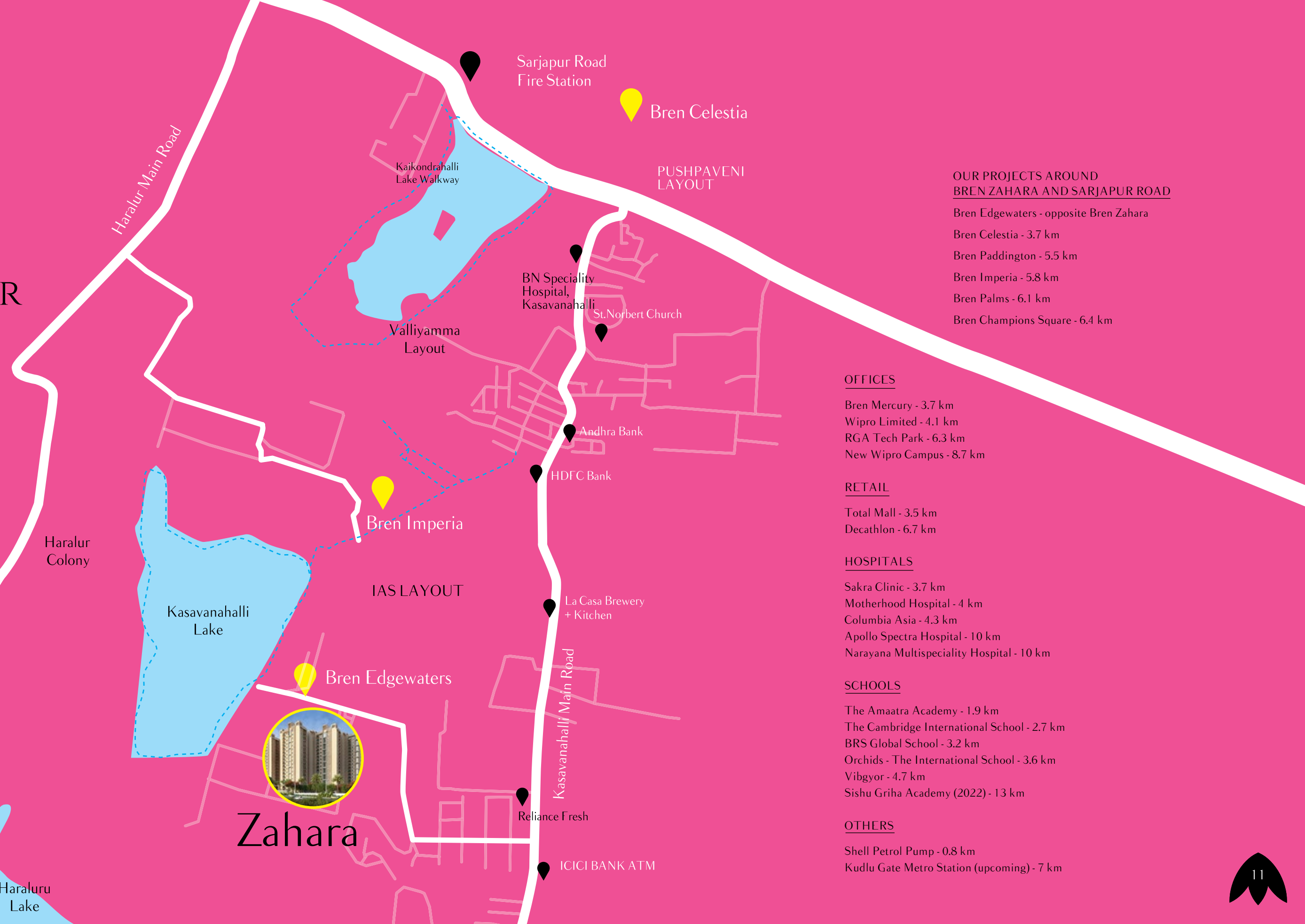
THE 4 RESIDENTIAL TOWERS, ARE NAMED AFTER 4 SPANISH FLOWERS





## NEVER TOO FAR

Located just off Sarjapur Road, the heart of the IT sector, major IT Parks are easily accessible. Bren Zahara is within easy reach of well-reputed schools, healthcare facilities that provide round-the-clock medical services, banks, malls, gyms, restaurants and spas. Kudlu Gate Metro Station, presently under construction, is also in close proximity.



### OUR PROJECTS AROUND BREN ZAHARA AND SARJAPUR ROAD

- Bren Edgewater - opposite Bren Zahara
- Bren Celestia - 3.7 km
- Bren Paddington - 5.5 km
- Bren Imperia - 5.8 km
- Bren Palms - 6.1 km
- Bren Champions Square - 6.4 km

### OFFICES

- Bren Mercury - 3.7 km
- Wipro Limited - 4.1 km
- RGA Tech Park - 6.3 km
- New Wipro Campus - 8.7 km

### RETAIL

- Total Mall - 3.5 km
- Decathlon - 6.7 km

### HOSPITALS

- Sakra Clinic - 3.7 km
- Motherhood Hospital - 4 km
- Columbia Asia - 4.3 km
- Apollo Spectra Hospital - 10 km
- Narayana Multispeciality Hospital - 10 km

### SCHOOLS

- The Amaatra Academy - 1.9 km
- The Cambridge International School - 2.7 km
- BRS Global School - 3.2 km
- Orchids - The International School - 3.6 km
- Vibgyor - 4.7 km
- Sishu Griha Academy (2022) - 13 km

### OTHERS

- Shell Petrol Pump - 0.8 km
- Kudlu Gate Metro Station (upcoming) - 7 km

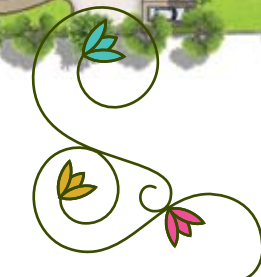




# THE GREAT DESIGN



- 1. ENTRY AND EXIT GATES
- 2. ENTRANCE PLAZA
- 3. DRIVEWAYS
- 4. ENTRY/EXIT RAMPS
- 5. RESIDENTIAL WING – AZALEA
- 6. RESIDENTIAL WING – BEGONIA
- 7. RESIDENTIAL WING – CLAVEL
- 8. RESIDENTIAL WING – DAMIANA
- 9. CLUBHOUSE DALI
- 10. OUTDOOR GYM
- 11. YOGA SPACE
- 12. DRY OBELISK
- 13. AMPHITHEATRE
- 14. BACKDROP WALL FOR OAT
- 15. CENTRAL WATER FEATURE
- 16. SENIOR CITIZEN'S COURT
- 17. CHILDREN'S PLAY AREA
- 18. SANDPIT
- 19. PETS PARK
- 20. CRICKET PRACTICE PITCH
- 21. MULTIPURPOSE PLAY COURT
- 22. CYCLING PATHWAY, WITH STAND
- 23. BEACH VOLLEYBALL COURT
- 24. DG YARD
- 25. PARTY LAWN
- 26. BARBECUE DECK
- 27. INFINITY POOL
- 28. KIDS POOL
- 29. POOL DECK
- 30. OPEN BADMINTON COURT
- 31. SEATING COURT
- 32. CLUBHOUSE SALSA
- 33. SURFACE CAR PARKING
- 34. IRIS BLOCK
- 35. PEDESTRIAN PATH
- 36. PATHWAY / JOGGING TRACK
- 37. MEDITATION SPACE
- 38. PLAY AREAS FOR TODDLERS
- 39. BASEMENT FIRE ESCAPE STAIRCASE
- 40. TRANSFORMER YARD
- 41. BASEMENT VENTILATION SHAFT



Spread across 4.975 acres, with over 80% open space, Bren Zahara takes you a step closer to nature, and more importantly, to yourself.

There are 4 residential towers – Azalea, Begonia, Clavel, and Damiana with premium 3 BHK apartments.

There are also 2 Clubhouses - Dali and Salsa that add convenience, entertainment and relaxation to your life.



Tall arched gateways, date palms rustling in the breeze, fresh white-washed facades, both our Clubhouses are deeply inspired by Mediterranean aesthetics.

## CLUBHOUSE

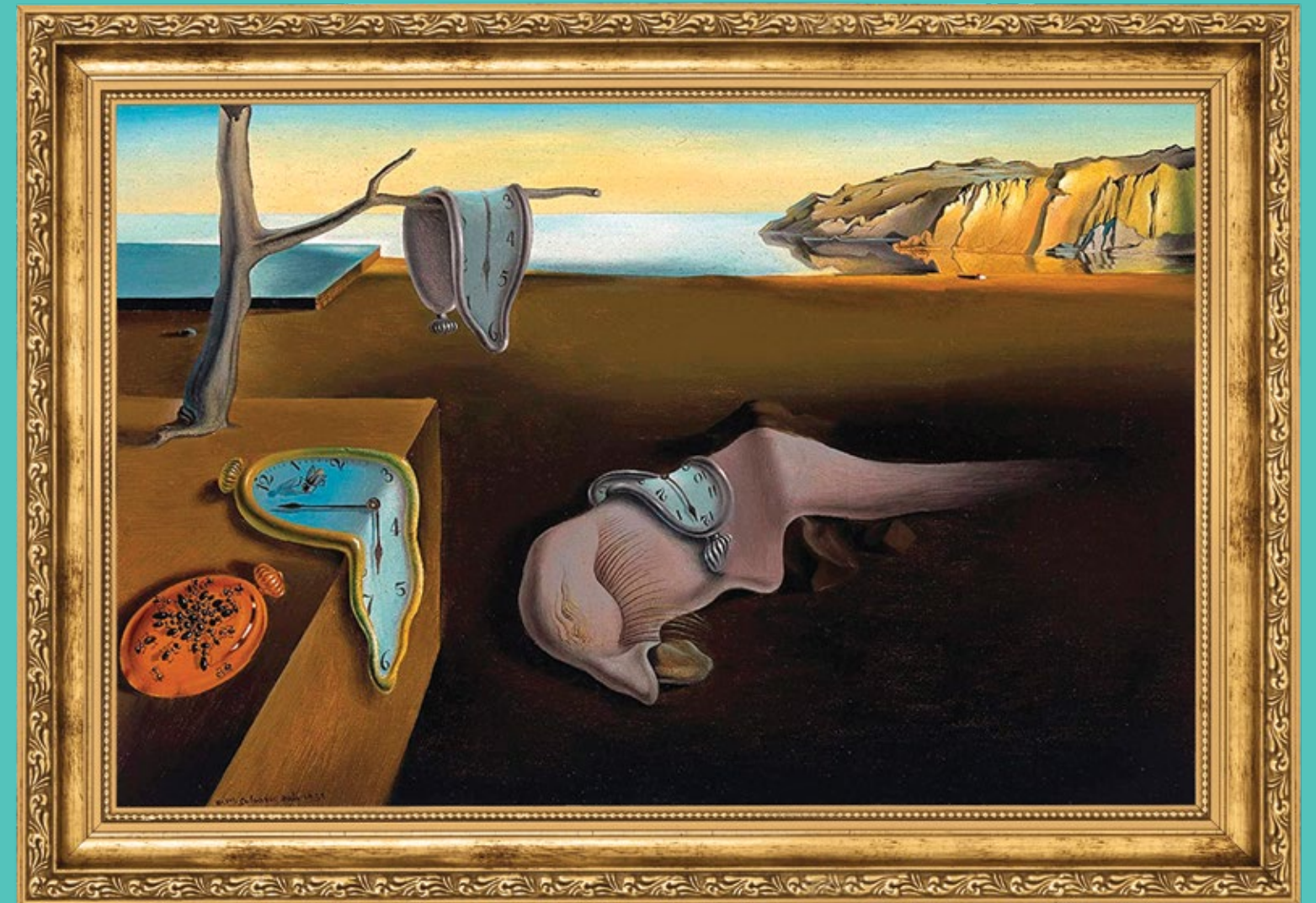


The heart of the whole community, Dali provides ample avenues for recreation. Curl up with a book from the library, socialise with likeminded people, break a sweat at the state-of-the-art Bren Fitness Studio, treat yourself to a day of indulgence at the spa, get your work done at the Co-working Cafe, surround yourself with activities, or spend a day doing nothing at all.

Dali also adds convenience to everyday life with a provision for a departmental store, a salon, and a crèche to help parents balance work and family.

### DALI SPACES

- Provision for Departmental Store
- Co-working Cafe (with restrooms and kitchen)
- Indoor Games Room
- Squash Court
- Crèche
- Gymnasium (Bren Fitness Studio)
- Steam and Massage Room
- Yoga/Aerobics Space
- Salon
- Owners Association Room



*Spanish artist Salvador Dali, one of the most notable figures of the Surrealist movement, ushered in a new generation of imaginative expression with his highly unusual paintings and sculptures. Perhaps his most famous painting is The Persistence of Memory (1931), depicting melting clocks.*



# CLUBHOUSE SALSA



Salsa offers an open lawn and a banquet hall equipped with a fully functional kitchen space and restrooms – a perfect backdrop for all your celebrations.

Apart from open and closed Badminton Courts, Salsa also features an Infinity Pool on the terrace. Let the lines separating reality from reverie blur as the waters, the sky and the pristine Mediterranean inspired structures all spill into each other and emerge as one.



## SALSA SPACES

Banquet Hall (with restrooms and kitchen space)

Open and closed Badminton Courts

Infinity Pool on the terrace (with open shower spaces, restrooms and changing rooms)



# FOR A LIFE THAT'S EXTRAORDINARY

Nurture your inner calm, stretch, and practice breathing at the Yoga Space, take a refreshing dip at the pool, join your buddies for a round of Beach Volleyball, teach the little one how to ride a bicycle, take your furry friends out to the Pets Park, there is hardly a dull moment at Bren Zahara.



## ENTERTAINMENT AND HOSPITALITY

To celebrate the big achievements and the “just because”.



BANQUET HALL WITH A KITCHEN

PARTY LAWN

BARBECUE DECK

AMPHITHEATRE

POOL DECK







**SPORTS/FITNESS**

Staying fit made fun for all.

- INFINITY POOL
- CRICKET PRACTICE PITCH
- BEACH VOLLEYBALL COURT
- SQUASH COURT
- INDOOR AND OUTDOOR BADMINTON COURTS
- GYMNASIUM WITH LOCKERS AND TOILETS
- OUTDOOR GYMNASIUM
- YOGA/AEROBICS SPACE
- TABLE TENNIS
- CHESS AND CARROM
- POOL TABLE



**SERVICES**

Keeping your convenience in mind.



- CRÈCHE FOR LITTLE ONES
- CO-WORKING CAFE
- DEPARTMENTAL STORE
- UNISEX SALON





## SPACES FOR THE YOUNG AND THE YOUNG AT HEART

Safe spaces designated for children and the elderly.

- KIDS POOL
- PLAY AREAS FOR TODDLERS
- SENIOR CITIZENS COURT
- CYCLING PATHWAY, WITH STAND
- MULTIPURPOSE PLAY COURT



## GREEN SPACES

Since we could all do with more green in our lives.

- PALM GARDEN WITH LAWN
- PETS PARK

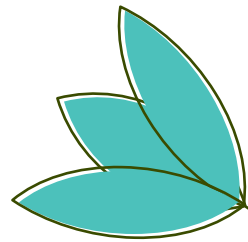


## WELLNESS

Care and calm that isn't just skin deep.

- STEAM AND MASSAGE ROOM
- REFLEXOLOGY PATH
- MEDITATION SPACE





# THAT'S THE PLAN

All Zahara apartments have been meticulously planned for a contemporary lifestyle. There's a foyer near the entrance; use it to leave your shoes, sanitise your belongings or personalise the space with your favourite works of art. The bedrooms come with niches for wardrobes. Switchboards have been strategically placed in more than one location to help conveniently set up work desks. Well-planned power outlets also make it possible for you to convert the third bedroom into an entertainment space.

Zahara has 4 types of 3 BHK apartments with these super built-up areas:

Type 1 – 1724 sq ft    Type 2 – 1792 sq ft

Type 3 – 1668 sq ft    Type 4 – 1784 sq ft

The 4 types are distributed amongst the towers as follows:

Towers Azalea and Begonia have 17 of each Type

Tower Clavel has 17 of Type 2, 3, 4 and 14 of Type 1

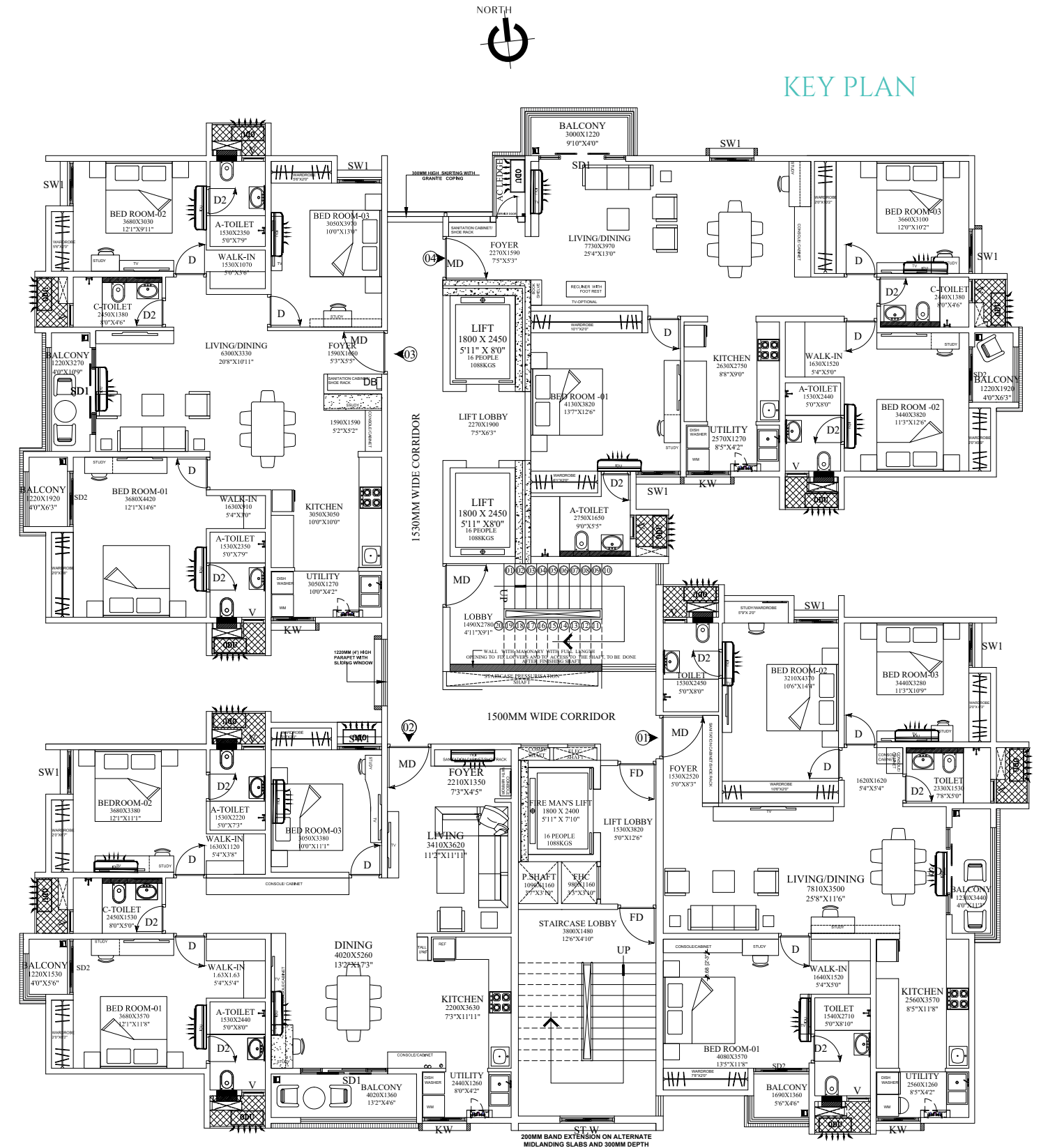
Tower Damiana has 17 of Type 1, 3, 4 and 14 of Type 2

Out of the 3 washrooms, two are attached to bedrooms while the third is common. There's a spacious walk-in closet to help you organise clothing and accessories. The Master Bedroom is in the South West and the kitchen is in the South East. We offer premium modular kitchen options and there are predefined spaces for AC installation. To allow more sunshine and fresh air into your home, there's also a large sit-out balcony with tall sliding French doors.

*The doors and windows come in a warm walnut wood finish and the floors feature double-charged vitrified tiles.*

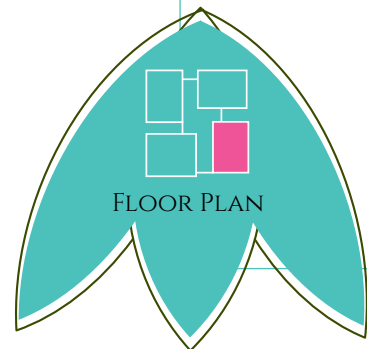


## KEY PLAN



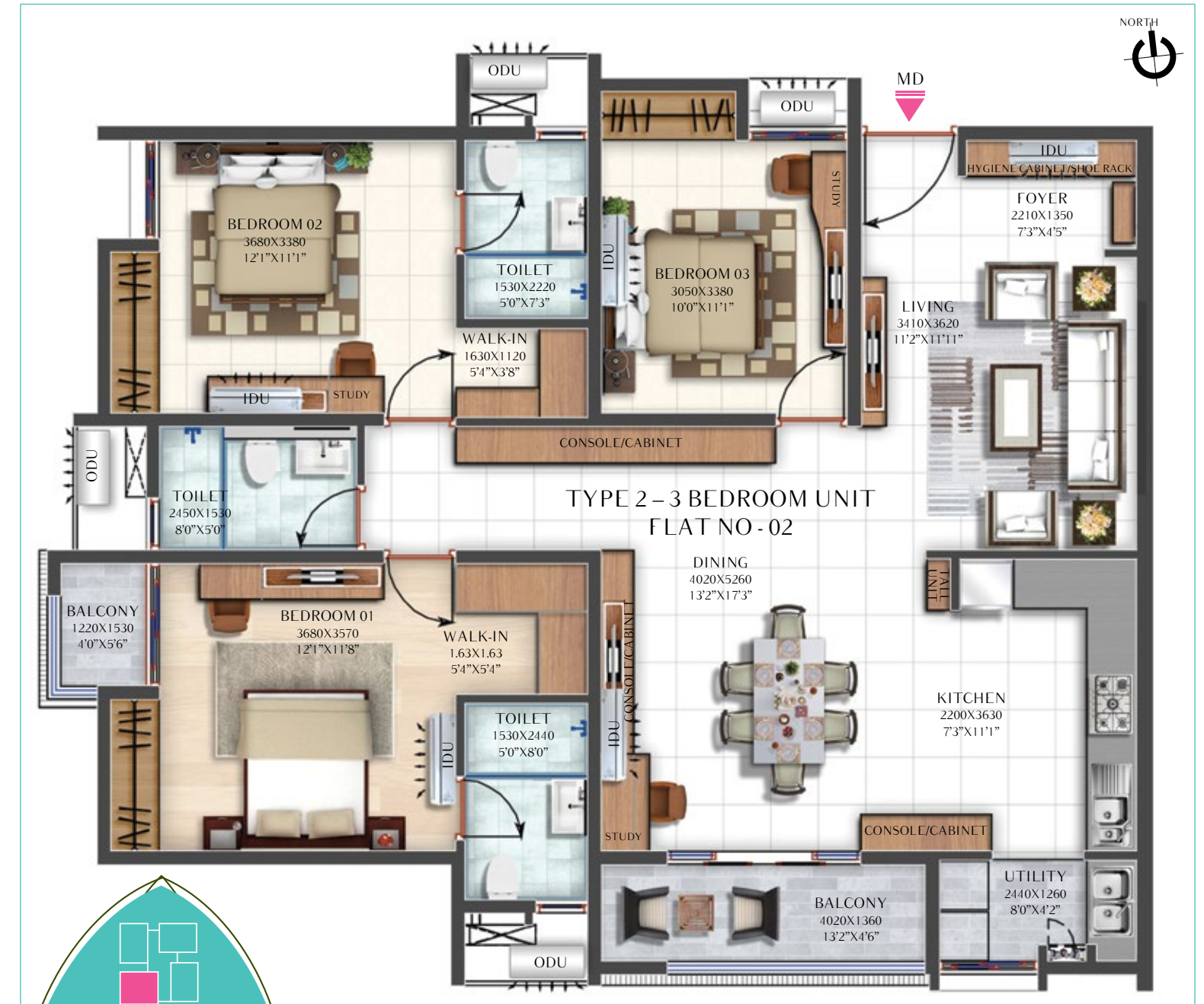
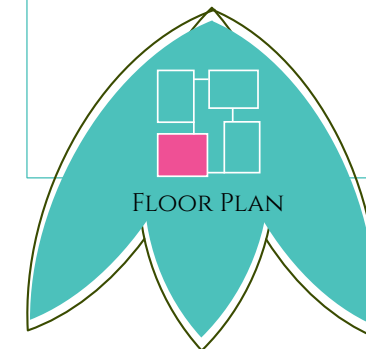


# THE FLOOR PLAN FOR EACH TYPE



## TYPE 1 – WEST FACING

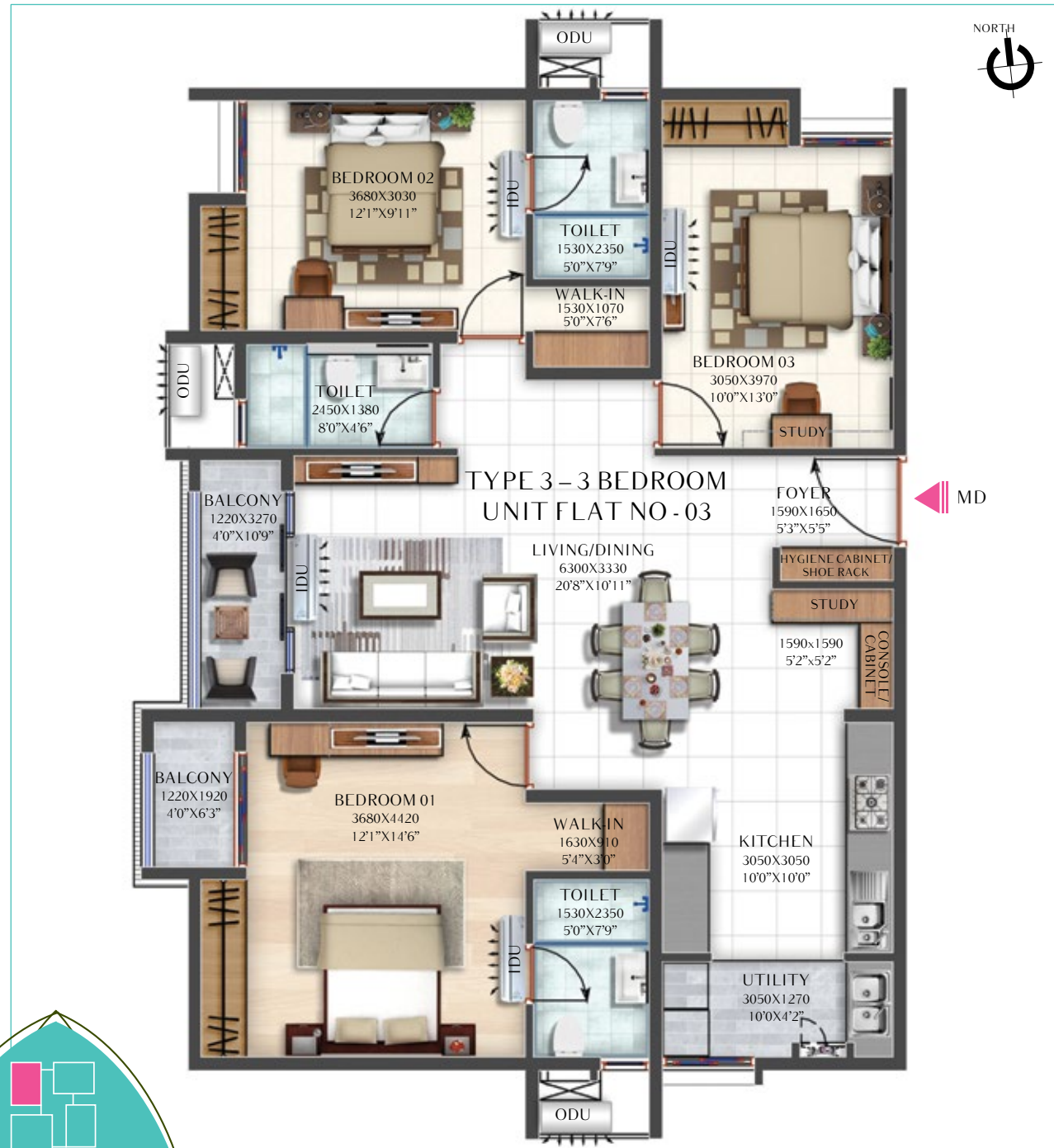
- A spacious 3 BHK unit with a super built-up area of 1724 sq ft.
- Has a foyer space.
- Master Bedroom has a walk-in wardrobe space and an exclusive balcony.



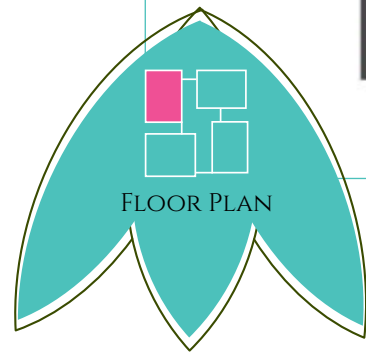
## TYPE 2 – NORTH FACING

- A spacious 3 BHK unit with a super built-up area of 1792 sq ft.
- Has a foyer space with an optional wall.
- Master Bedroom along with another bedroom come with a walk-in wardrobe space.
- Master Bedroom also has a balcony.





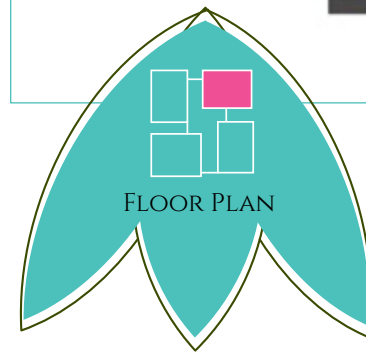
**TYPE 3 – 3 BEDROOM UNIT FLAT NO - 03**



- TYPE 3 – EAST FACING**
- A spacious 3 BHK unit with a super built-up area of 1668 sq ft.
  - Two bedrooms come with walk-in wardrobe spaces.
  - Master Bedroom also has a balcony.



**TYPE 4 – 3 BEDROOM UNIT FLAT NO - 04**



- TYPE 4 – WEST FACING**
- A spacious 3 BHK unit with a super built-up area of 1784 sq ft.
  - Has a foyer space.
  - Master Bedroom comes with a walk-in wardrobe space.



# IT'S ALL IN THE DETAILS



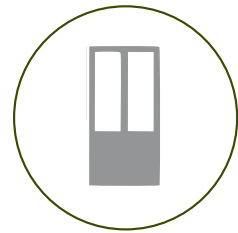
STRUCTURE

Seismic Zone II compliant  
RCC structure using pre-  
engineered Aluminium Forms



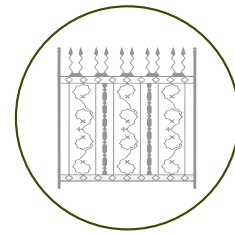
CAR PARKING

Basement and stilt parking  
Open to sky surface parking  
Stack car parking options  
wherever feasible



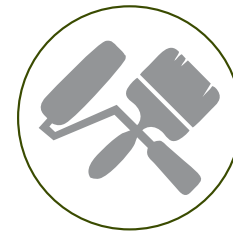
DOORS

Main door frame with  
threshold - African  
teakwood/equivalent  
Bedroom and toilet door  
frames - European KD  
beechwood/equivalent  
Main door shutter – tubular  
core MDF with veneer skin  
on both sides  
Bedroom door shutter -  
tubular core MDF with  
veneer skin on both sides  
Toilet door shutter - tubular  
core MDF with veneer skin  
outside and laminate inside  
Hardware - Godrej/  
equivalent



RAILINGS & GRILLS

Balcony - MS railing of  
adequate height  
Bedroom windows, utility -  
MS grills



PAINTING

Internal wall and ceiling -  
acrylic emulsion paint  
External - exterior emulsion  
paint with texture



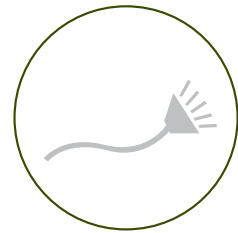
COMMON AREA

Flooring - antiskid vitrified/  
ceramic tiles  
Painting - acrylic emulsion  
paint for walls and ceiling  
Granite coping for parapets  
Granite flooring for all  
staircases



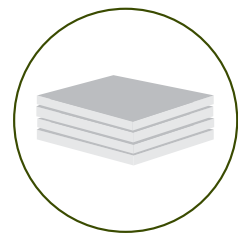
AMENITIES

CLUBHOUSE SALSA  
Banquet Hall with pantry  
and toilets  
Party lawn  
Outdoor Barbecue/buffet  
areas  
Open and closed  
Badminton Courts  
Infinity Pool and Kids' Pool



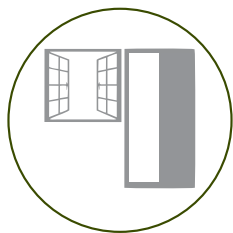
ELECTRICAL

5KW, 3 Phase power  
supply  
2KW Generator backup for  
each flat  
Fire resistant electrical  
wires of reputed make  
AC provisions in all  
bedrooms and living room  
TV points in all bedrooms  
and living room  
Telephone points in living  
room



FLOOR AND CEILING  
FINISHES

Foyer, living room, kitchen,  
and all bedrooms - glossy  
vitrified tiles  
Toilet flooring - antiskid  
porcelain tiles  
Toilet dado - porcelain tiles  
up to false ceiling  
Utility and balcony  
flooring – antiskid  
porcelain/ceramic tiles  
Toilet ceiling - false ceiling  
with grid panels



WINDOWS AND  
SLIDING DOORS

Living room, bedroom  
balconies - wooden coloured  
UPVC sliding doors with  
fibre mosquito mesh  
Bedrooms, utility windows  
- wooden coloured UPVC  
sliding window with fibre  
mosquito mesh  
Toilet ventilators - wooden  
coloured UPVC with  
shutters, openable to access  
the plumbing shaft; provision  
for exhaust fan



PLUMBING AND  
SANITARY

Sanitary fixtures from Kohler/  
equivalent  
Chromium plated fittings from  
Grohe/equivalent  
Utility - SS single bowl sink  
with drain board  
Hot and cold water provision  
in all toilets  
Instant geyser provision  
in utility  
Water purifier provision  
in utility



ELEVATORS

2 Passenger, 1 Service in  
each wing

CLUBHOUSE DALI  
Departmental Store  
Co-working Café with  
pantry  
Crèche  
Salon  
Steam and Massage Room  
Multigym  
Bren Fitness Studio  
Yoga/Aerobics Deck  
Squash Court  
Indoor Games Room

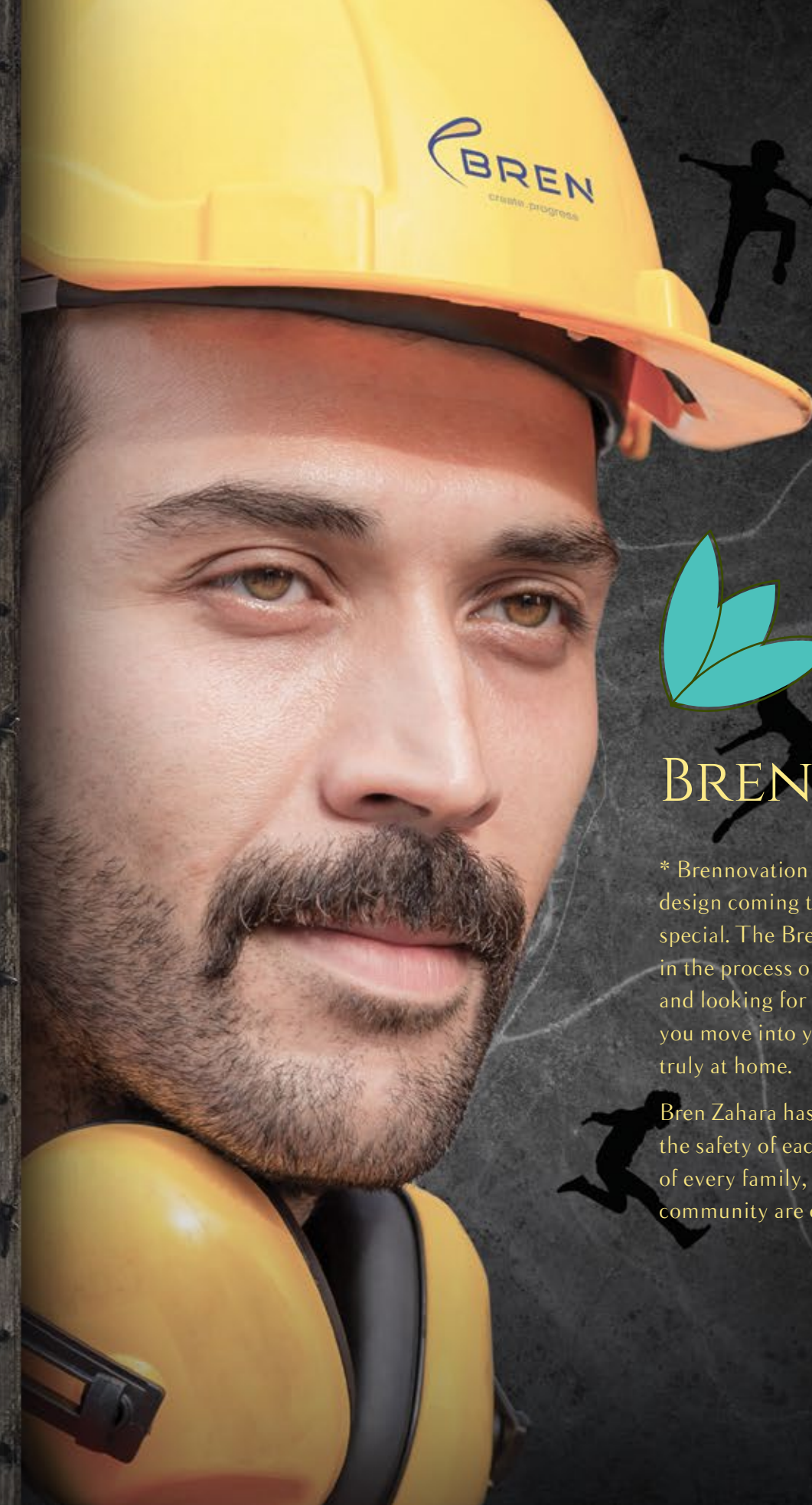


# A PLACE WHICH CARES

A home is not just the apartment, the tower, the complex, or the property. It's the community as well, and all the facilities that make it work as beautifully as it should for a lifetime.

This is innovation, design and quality coming together.

This is the Bren way.



## BRENNOVATION

\* Brennovation is quality, innovation and design coming together to make every home special. The Brennovation team is constantly in the process of creation; forever innovating and looking for better solutions, so that when you move into your new apartment, you feel truly at home.

Bren Zahara has been similarly planned, and the safety of each individual, the wellbeing of every family, and the welfare of our community are our foremost concern.





# INNOVATING THE FUTURE

18 BRENNOVATION features that place Bren Zahara in a league of its own.



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.

**BBMP/BDA approved**

**BESCOM approval**

**BWSSB NOC**

**KSPCB NOC**

Compliance with requirements such as Sewage Treatment Plant & Rain Water Harvesting

**Clear Title**

Checked and verified by leading lawyers

**Clear Property Katha**

**Fire Department NOC**

**Airport Authority of India NOC**

**Ministry of Environment and Forests approval**

**Assured Quality**

Planning and design by leading architects  
Certification by leading structural engineers  
Quality checks of all incoming materials  
Landscaping by leading landscaping architects

**Tax paid receipts, up-to-date**

**CREDAI accreditation**

**Indian Green Building Council member**

**RERA Approved**



We employ widespread rainwater pits, and install holistic sewage treatment plants, all to save water.

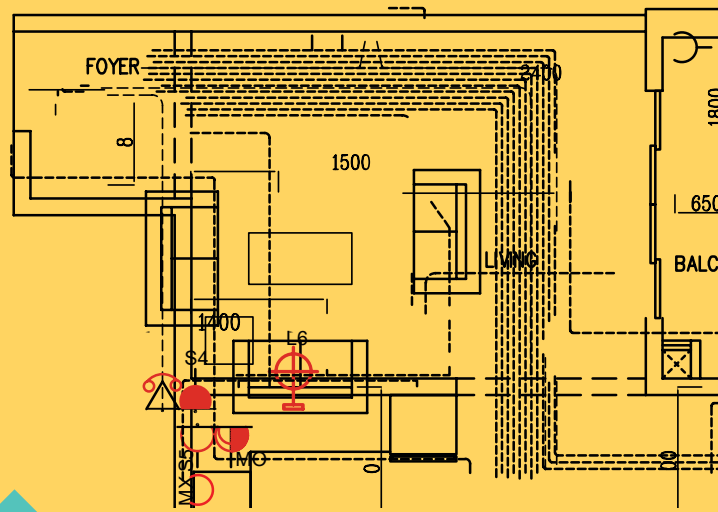


The Aluminium Formwork System is perhaps the most versatile modern construction technique, currently being used by some of the world's most progressive companies. This process offers an excellent finish and provides an increase in carpet area.

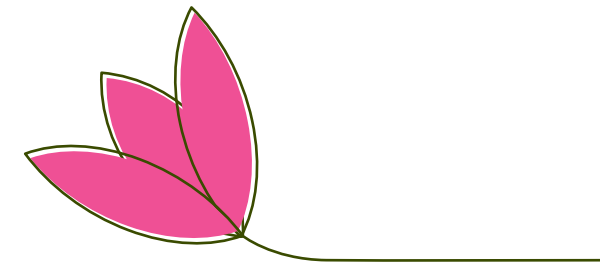


The floors feature double-charged vitrified tiles of larger size which are thicker than standard tiles, and are made by merging two layers.





Strategically placed adequate electrical points for convenient installation of your ACs and TVs.



*To improve the quality of life you can't just think and plan, you do it in a way that you can feel it, taste it, appreciate it.*



Grills on every window to be provided for better safety.



Tall windows to allow more sunshine into your life.



Vehicular movement separated from free zones for the safety of children and the elderly.



Biodegradable materials made from natural fibre are used at project construction sites.



We push to keep projects natural, including existing trees in site planning, and protecting them during construction. We need more green, sooner.





Option of installing a premium German modular kitchen is offered.



Individual car charging point in each car park so that you can charge your EVs with ease. A separate sub-meter is also provided for you to track your power consumption.

\*We provide only the 15 amps socket.



Centralised heat pumps and solar power that provide hot water directly to your taps, helping you cut energy consumption. It's time to bid farewell to bulky old geysers.



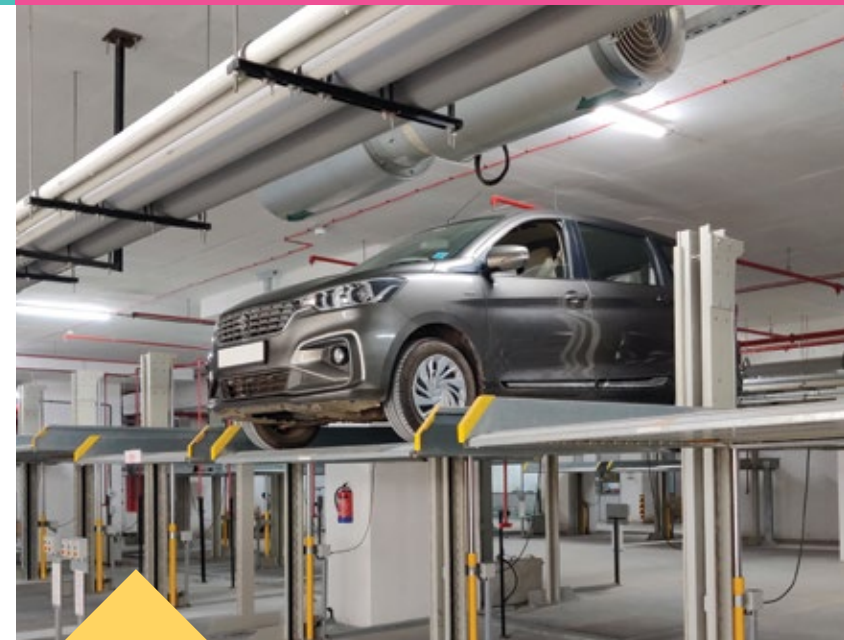
A combination of solar and conventional lights for surfaces and common areas that cuts down the electricity expenditure.



Ultrasonic Technology smart water meter in each inlet to help monitor water consumption and track supply. This app-based meter sends you an alert when it detects a leakage, enables you to shut the inlet remotely and also lets you pay your bills directly.



Machine room-less elevators that save on maintenance costs because of lower power consumption.



Stack parking option is provided in the basement, wherever feasible, thanks to generous slab heights.

\*These special services will be handed over to the owners association, and will require annual maintenance charges.



OTHER  
BREN PROJECTS



BREN  
**Northern Lights**  
JAKKUR

Northern Lights  
2, 1.5, 1 BHK homes  
32 lakh onwards  
716 lifepod units  
Completion by June 2022



BREN  
**IMPERIA**  
Haralur Road

Imperia  
2 & 3 BHK homes  
99.4 lakh onwards  
16 acres of a luxurious urban lifestyle  
OC RECEIVED  
READY TO MOVE IN





**BREN  
STARLIGHT**  
On Old Madras Road



Starlight  
2 & 3 BHK homes  
77 lakh onwards  
194 families, 20+ modern amenities  
  
OC RECEIVED  
READY TO MOVE IN

**BREN  
CHAMPIONS  
SQUARE**  
On Sarjapur Road



Champions  
2 & 3 BHK homes  
93 lakh onwards  
Opposite New Wipro Campus and  
Decathlon  
  
OC RECEIVED  
READY TO MOVE IN





**BREN**  
**EdgeWaters**

Off Sarjapur Road

**BREN**  
**WOODS**

Near Electronic City



**BREN**  
**Trillium**

life. in its element.

Hosa Road

**BREN**  
**PALMS**

Near Kudlu Gate

**BREN**  
**Celestia**

On Sarjapur Road

**BREN**  
**PADDINGTON**

Off Sarjapur Road

**BREN**  
**AVALON**

Marathahalli

**BREN**  
**unity**

Marathahalli









— • YOUR LEGACY • —

BY



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