

OC Received
Atmosphere (Phase 1)
PRM/KA/RERA/1250/303/PR/170916/000497
available at website www.rera.karnataka.gov.in

REDISCOVER A
BEAUTIFUL WAY OF LIFE

Signature Courtyard Villas

BRIGADE
ATMOSPHERE
DEVANAHALLI



Overview 4

Architecture 8

Courtyard villas 10

Living spaces 17

Lifestyle amenities 21

Specifications 25

Location 26

Master plan 30

Floor plans 32

Brigade Group 39





Time has a
wonderful
way of showing us
what really
matters.

Margaret Peters



99%

ARCHITECTURE

1%

HISTORY

4-bedroom signature villas
243 - 257 Sq.m.
(Carpet Area)

Through the centuries, courtyard homes were part of human civilisations. With urbanisation, the concept of courtyard homes faded into the oblivion.

Brigade Atmosphere, courtyard villas designed to bring back that wonderful 1% which made life so much more meaningful.

An idyllic setting to celebrate the many different hues of happiness with your family, in the harmonious embrace of nature.

99% POETRY 1% MEMORY

A fountain of fresh air.

The epicentre of togetherness.

Summer's playground. The winter calm.

Autumn. Or spring. A space for all seasons.

And every mood in between.

Courtyard homes.

A way of life, long forgotten.

Beginning to bloom, once again.

Like the flowers of spring.





99%
LIFESTYLE
1%
HELLO

A truly unique residential layout of 109 villas.
A cluster of 8 villas,
surrounding a beautiful courtyard.
A series of clusters,
connected by a Central Boulevard.
Each courtyard villa, a fine example
of what luxury ought to be.
The contemporary aesthetics resonating
across the different levels of the villa,
to create a 'residence of understated luxury'.



A balanced, rustic lifestyle

Spread out as intimate clusters across 18 acres of picturesque landscape, Brigade Atmosphere offers an ideal lifestyle with the right mix of private, semi-private, and public spaces.

The unique cluster layout of Brigade Atmosphere ensures optimal utilisation of space for recreation while creating a sense of intimacy and harmony.



Refined community living

The clusters are connected to each other, and to social amenities like the clubhouse, through a Central Boulevard that meanders across the project, acting as the keystone of community life at Brigade Atmosphere. Cobblestone pathways, branching out from the Central Boulevard, lead up to individual villas.



99% FUN

1% REMINISCENCE

Discover a new rhythm to life.

Wake up to the sound of chirping birds.

Start your day with a refreshing dip

in the cool waters of the pool.

Ignite your afternoons,


reading poetry at the library.

Enjoy a game of basketball in the evening,

and watch it bring out the child in you.

The clubhouse might just become

your second home.





A WORLD OF AMENITIES

- Convenience store
- Multipurpose hall
- Children's play area
- Guest rooms
- Amphitheatre
- Health club
- Gymnasium
- Swimming pool
- Badminton court
- Table tennis room
- Billiards
- Board games room
- Tennis court
- Pantry & store room

“A loving atmosphere
in your home is the
foundation for your life.”

Dalai Lama

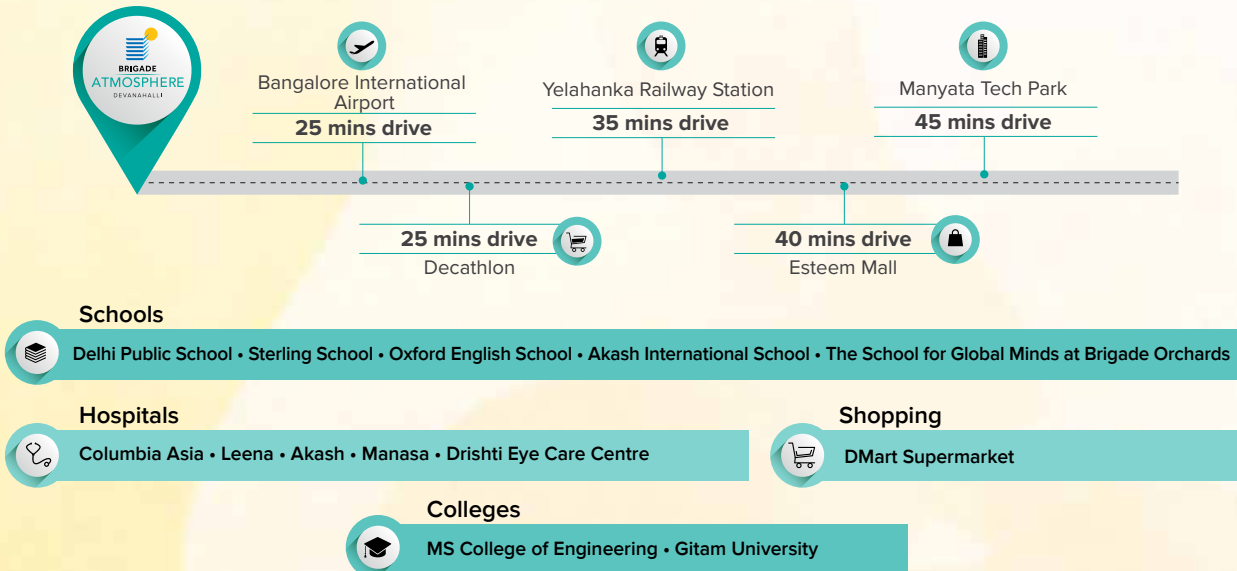


THE COMFORT OF CONVENIENCE

This green oasis is located in the high-growth corridor of Devanahalli. En route to the International Airport, the location also has good social infrastructure, connectivity to major destinations and upcoming SEZs in the vicinity. There's no doubt that Brigade Atmosphere is a promising investment opportunity.

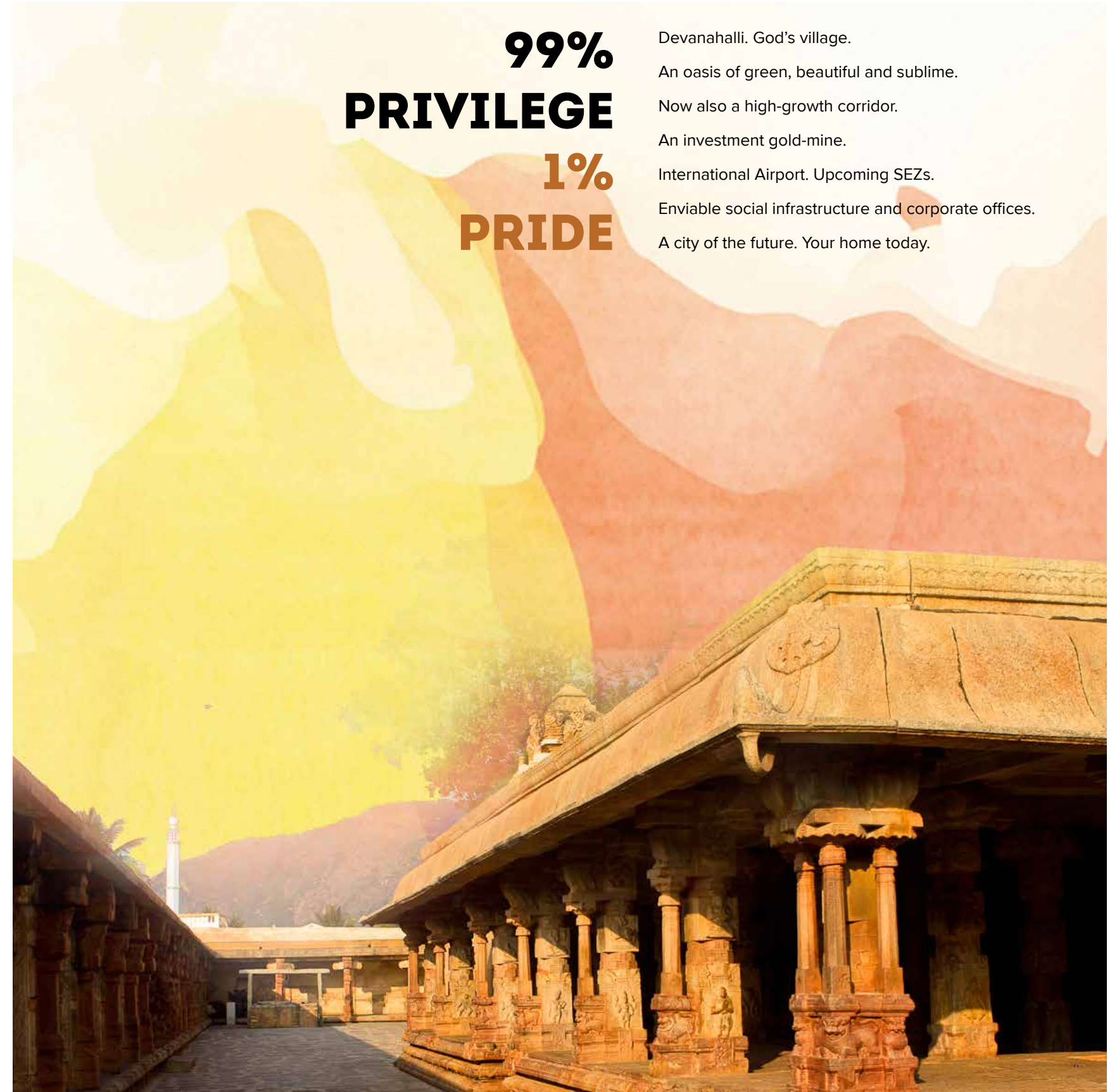


IN THE MIDDLE OF A FAST DEVELOPING NEIGHBOURHOOD



99%
PRIVILEGE
1%
PRIDE

Devanahalli. God's village.
An oasis of green, beautiful and sublime.
Now also a high-growth corridor.
An investment gold-mine.
International Airport. Upcoming SEZs.
Enviably social infrastructure and corporate offices.
A city of the future. Your home today.





MASTER PLAN

The layout is designed around beautiful courtyards that make way for a thriving socially engaged community. A central boulevard that connects these unique clusters, is not only aesthetically appealing but also makes functional sense. The contemporary villas here define luxury, and is designed to serve as an ode to "fine living and luxurious lifestyle".



LEGEND

1. Entry / Exit
2. External Driveway
3. Internal Driveway
4. Surface Car Parking
5. Courtyards
6. Play Area
7. Tennis Court
8. Half Basketball Court
9. Multipurpose Play Court
10. Amphitheatre
11. Clubhouse
12. Visitor's Parking
13. Services

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TYPICAL UNIT PLAN

4-Bedroom Villa
Unit Type A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

KEY PLAN



SUPER BUILT-UP AREA

3410 Sq.ft. / 316.80 Sq.m.

CARPET AREA

2764 Sq.ft. / 256.81 Sq.m.

BALCONY AREA

214 Sq.ft. / 19.88 Sq.m.

COURTYARD AREA

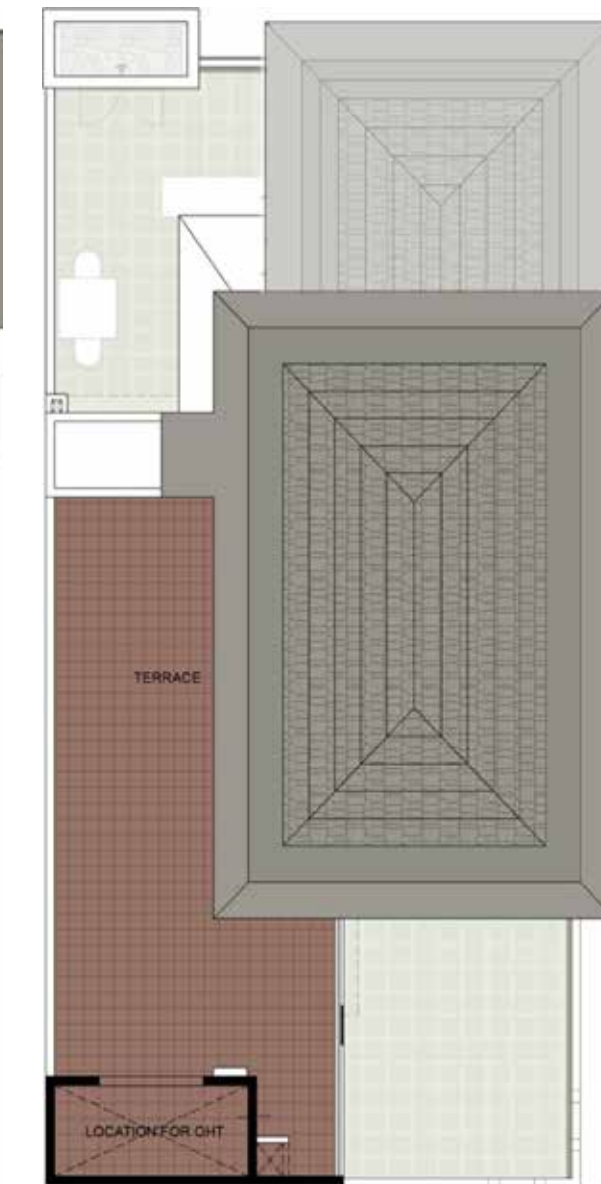
930/1430 Sq.ft. /
86.40/132.85 Sq.m.

TYPICAL UNIT PLAN

4-Bedroom Villa
Unit Type A



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN



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TYPICAL UNIT PLAN

4-Bedroom Villa
Unit Type B



KEY PLAN



SUPER BUILT-UP AREA

3090 Sq.ft. / 287.06 Sq.m.

CARPET AREA

2646 Sq.ft. / 245.83 Sq.m.

COURTYARD AREA

970 Sq.ft. / 90.11 Sq.m.

TYPICAL UNIT PLAN

4-Bedroom Villa
Unit Type B



KEY PLAN



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PRM/KA/RERA/1250/303/PR/170916/000497

TYPICAL UNIT PLAN

4-Bedroom Villa
Unit Type C



KEY PLAN



SUPER BUILT-UP AREA

3050 Sq.ft. / 283.35 Sq.m.

CARPET AREA

2616 Sq.ft. / 243.01 Sq.m.

COURTYARD AREA

1370 Sq.ft. / 127.28 Sq.m.

TYPICAL UNIT PLAN

4-Bedroom Villa
Unit Type C



KEY PLAN



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Specifications

STRUCTURE

RCC framed structure with solid block masonry

PAINTING

External Finishes: Textured paint

Internal Wall & Ceiling: Acrylic emulsion paint

FLOORING

Foyer / Living / Dining / Family & Common Areas: Vitrified tiles - Rustic finish

Kitchen: Superior quality vitrified tiles

Utility: Anti-skid ceramic tiles

Staircase: Leather finish granite

Master Bedroom: Laminated Wood

Other Bedrooms: Superior quality vitrified tiles

Balconies / Sit Outs / Terraces: Kota stone / Clay tiles

Toilets: Anti-skid vitrified tiles

Toilets: Anti-skid vitrified tiles

KITCHEN

Black granite counter with single bowl, stainless steel sink with drain board

Vitrified tile dado 2'0" above the granite counter

UTILITY

Black granite counter with double bowl stainless steel sink & drain board

Vitrified tile dado 2'0" above the granite counter

Provision for washing machine & dish washer

DOORS AND WINDOWS

Entrance Door: Polished teakwood frame and hardwood shutter

Internal Doors: Hardwood frame with teak finish flush shutter

Toilet Doors: Hardwood frame with flush shutter

Doors to Deck/Balconies: 3 track aluminium (wood finish) frames with glazed sliding / fixed shutters and provision for mesh

Windows: 3 track aluminium (wood finish) frames with glazed /fixed shutters and provision for mesh

TOILETS (except servant's toilet)

Chromium Plated Fittings: Jaquar or equivalent chromium plated accessories

Ceramic Fittings: Kohler or equivalent bathtub only in master toilet

SERVICES

DG backup

Video door phone

Split AC provision in living / dining / family & bedrooms

Geyser provisions in all toilets

ELECTRICAL

Concealed conduit with copper wiring



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

Orion Mall received the 'Most Admired Shopping Centre of the Year' Award at the Times Business Awards 2019

Nalapad Brigade Centre awarded the 'Best Commercial Project - South Zone' at the CNBC AWAAZ Awards 2019

Brigade was recognised as the Best Place to work in the real estate category for the 9th year in a row by Great Place to Work Institute

Brigade Hospitality Services Ltd this year has for the first time been certified by Great Place to Work Institute and ranked 15th amongst India's Great Mid-size Workplaces.

Brigade Group received "One of India Top Challengers' Award at the CWAB Awards 2019

Mr. M R Jaishankar received the Lifetime Achievement Award at the 11th Realty Plus Awards 2019 - South

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 Group was ranked one among India's 75 Best Places to Work for Women

Brigade International Financial Centre, Gujarat-our flagship project in GIFT City, Ahmedabad received the 'Commercial Project of the Year Award' at the Realty Plus Awards 2019

Brigade Mountain View won the award for 'Best Residential Dwellings above 50 units in Mysuru' at the CARE Awards 2019

Brigade Opus won the Best Commercial Complex Award at the CARE Awards 2019

Brigade Group was awarded the Best Developer of the Year, South India at the Commonfloor and Indiaproperty Realty Awards 2020

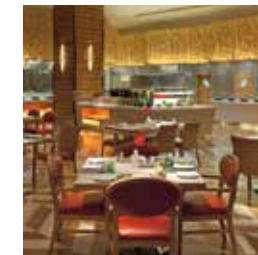
MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

Apartments
Villas
Integrated Enclaves



Clubs
Hotels
Convention Centres
Schools

Offices
Retail Spaces



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 Bangalore, Mysore, Mangalore, 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 and townships. Brigade is among the few developers who also enjoys a reputation of developing Grade A commercial properties. We are the license owners of the World Trade Center across South India, Our commercial spaces have top international clients operating out of them. Brigade's retail projects include Orion Mall, Orion Avenues and Orion Uptown. 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 66 million sq. ft of developed space in residential, offices, retail and hospitality sectors across 7 cities.

We have been consistently ranked among the 100 Best Places to Work in India by Great Place to Work Institute for 9 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 the projects over the years has created a reputed brand that builds positive experiences.

For more information, please visit www.brigadegroup.com



BRIGADE

Building Positive Experiences

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