



BRIGADE

Building Positive Experiences



Gallium block at Brigade El Dorado
RERA Registration No:
PRM/KA/RERA/1251/472/PR/190427/002540
Available at <https://rera.karnataka.gov.in/>

— **#StrikeGold** —

BRIGADE

EL DORADO

— AEROSPACE PARK, BANGALORE NORTH —



INTRODUCING BRIGADE EL DORADO

THE CITY OF GOLD, FOUND!

Since centuries, man's desire for riches has inspired numerous bold expeditions. Chasing legends, explorers undertook perilous missions in search of the mysterious El Dorado - the fabled city of gold.

With **Brigade El Dorado**, it has become easier than ever to #StrikeGold and revel in a life of good taste and comfort. No challenging expeditions, absolutely no risks but a highly rewarding experience of living in one of the finest properties crafted by Brigade.



GOLDEN LOCATION



A Brigade home is always one of the wisest investments you can make. A home in North Bangalore, just 15 minutes before the International airport, is nothing short of striking gold. Situated within the Aerospace Park, just minutes away from prominent commercial establishments like Shell Technology Centre, proposed Boeing and Rolls Royce offices, IT Parks and many more, the location is known for its clean wide roads, scenic greenery and impeccable infrastructure.

The future is here and you are invited.



GOLDEN LIFESTYLE



Gold reigns as the supreme symbol of wealth and opulence and opens doors to a luxurious lifestyle that we all aspire to.

With **Brigade El Dorado**, the bar has been further raised, and you are invited to a lifestyle that can well be described as the Gold standard of Community Living!

LOCATION HIGHLIGHTS



Map not to scale



Scan to Strike Gold

MASTER PLAN



LEGEND

- | | | |
|-------------------------------------------|------------------------------------------|-----------------------------------------|
| 01 ENTRY | 25 MINI CRICKET FIELD | 49 RAMP IN BERM |
| 02 EXIT | 26 SPECTATOR SEATING STAND | 50 MULCH PATHWAY |
| 03 GUARD ROOM | 27 PRACTICE CRICKET PITCHES | 51 STEPS EMBEDDED IN MOUND |
| 04 FEATURE WALL | 28 KIDS' PLAY LAWN WITH MOUNDS | 52 STEPPING STONES |
| 05 REFLECTIVE WATER BODY | 29 PLAY PLATFORMS | 53 PAVED AREA |
| 06 ARRIVAL COURT | 30 SAND PIT | 54 MINI GOLF PUTTING GREEN |
| 07 WAITING AREA | 31 PLANTED PLAY AREA | 55 MULTIUSE LAWN |
| 08 PERIPHERAL DRIVEWAY WITH BICYCLE TRACK | 32 OUTDOOR GYM | 56 LANDSCAPE SPINE WITH AROMATIC PLANTS |
| 09 PERIPHERAL WALKWAY | 33 COMMUNITY GARDENING | 57 LANDSCAPED TERRACES |
| 10 PARKING | 34 FARM CAFE | 58 CLOCK TOWER |
| 11 LAWN WITH SEATING | 35 AMPHITHEATER | |
| 12 PATHWAY | 36 BASKETBALL COURT | --- PARKS AND OPEN SPACES |
| 13 INTERNAL DRIVEWAYS | 37 TENNIS COURTS | --- CIVIC AMENITIES AREA |
| 14 MEDIAN WITH TOWER SIGNAGE | 38 VOLLEYBALL COURT | |
| 15 TODDLERS' PLAY AREA | 39 SKATING RINK | |
| 16 SEATING COURT | 40 SKATE PARK | |
| 17 DROP OFF PLAZA | 41 FOOTBALL FIELD | |
| 18 WOODLAND WITH HAMMOCKS | 42 PLANTED BERM | |
| 19 PET PARK | 43 RAMP/STEPS FROM THE NORTHERN CLUSTERS | |
| 20 CLUB SPILL OUT LAWN | 44 BIOSWALES | |
| 21 MOUND WITH STEPS AND SEATS | 45 RETENTION POND | |
| 22 SWIMMING POOL | 46 POND SIDE DECK | |
| 23 KIDS' POOL SLIDE | 47 STORM WATER STREAM | |
| 24 POOLSIDE CABANAS | 48 BERM WITH BUTTERFLY GARDEN | |



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Artist's impression

**PROJECT
ELEVATION**



Artist's impression

**RETENTION
POND**



Artist's impression

**OPEN AIR
AMPHITHEATER**

PROJECT AMENITIES



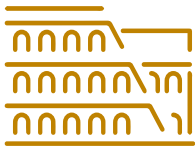
10 acre
Central Park



Swimming
Pools



Two
Clubhouses



Open-air
Amphitheatre



Football
Field



Community
Gardening



Creche



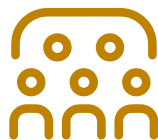
Cricket
Ground



Convenience
Store



Kids' Play
Area



Multipurpose
Hall



Gym

And many more...



**UNIT
PLANS**

2 BHK

799 SFT

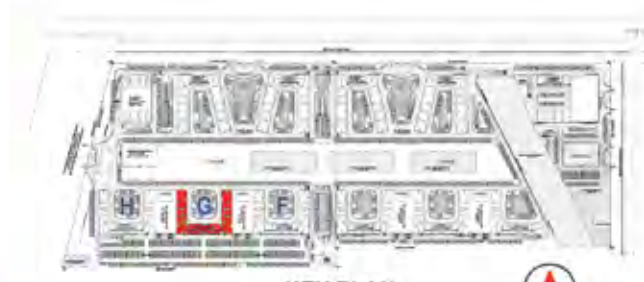
795 SFT

3 BHK

1068 SFT

1043 SFT

UNIT DISTRIBUTION PLAN

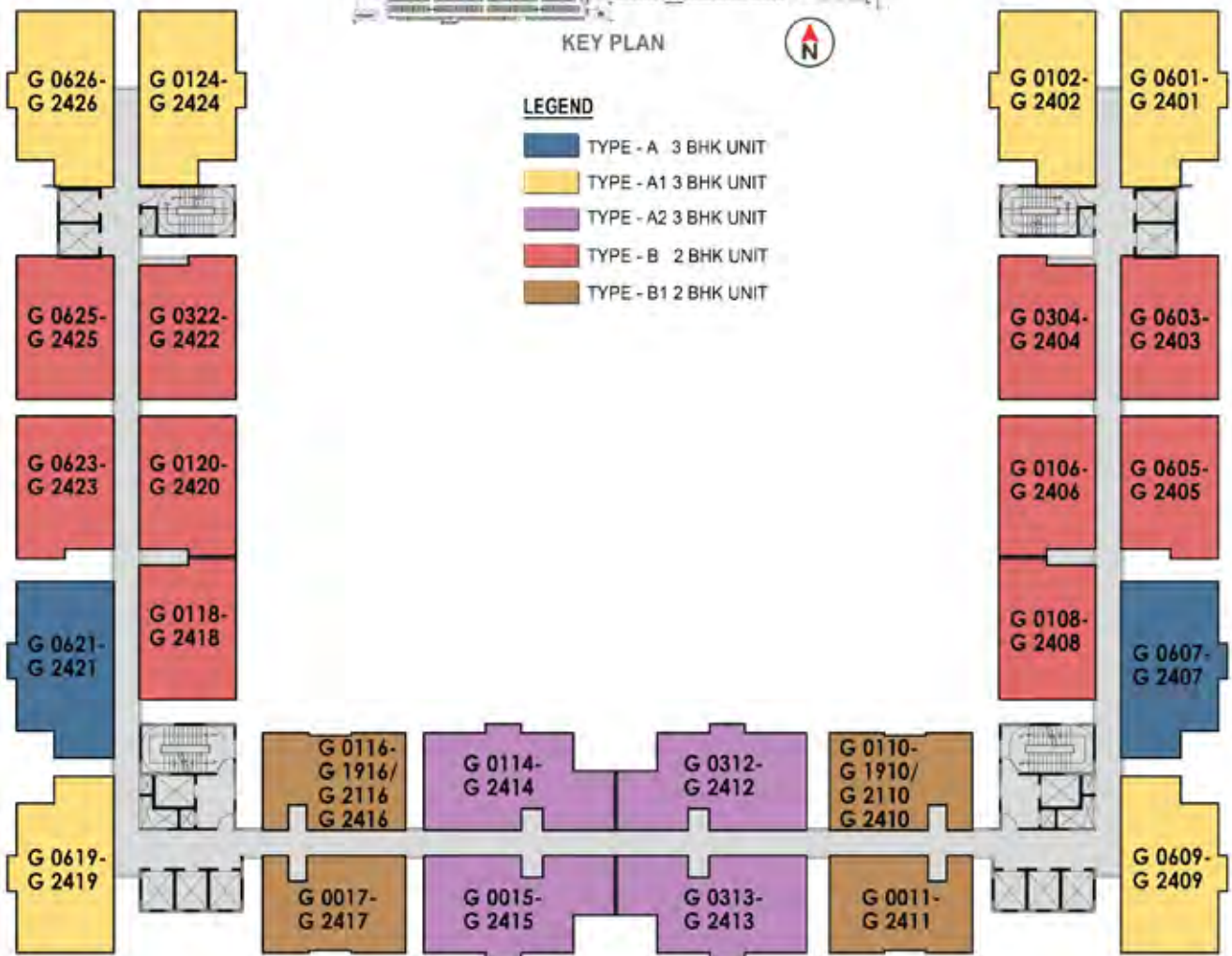


KEY PLAN



LEGEND

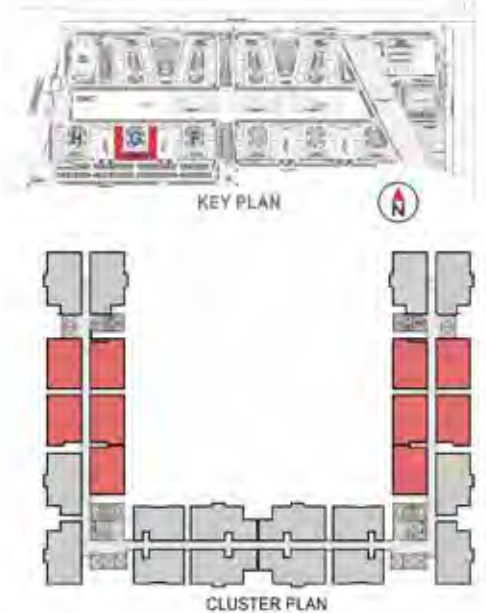
- TYPE - A 3 BHK UNIT
- TYPE - A1 3 BHK UNIT
- TYPE - A2 3 BHK UNIT
- TYPE - B 2 BHK UNIT
- TYPE - B1 2 BHK UNIT



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2 BEDROOM UNIT - (TYPE - B)



SUPER BUILT-UP AREA	CARPET AREA	BALCONY
795 Sq.ft / 73.86 Sq.m.	466 Sq.ft / 43.32 Sq.m	16 Sq.ft / 1.512 Sqm

UNITS
G-0603-2403, G-0304-2404, G-0605-2405, G-0106-2406, G-0108-2408, G-0118-2418, G-0120-2420, G-0322-2422, G-0623-2423, G-0625-2425

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2 BEDROOM UNIT - (TYPE - B1)



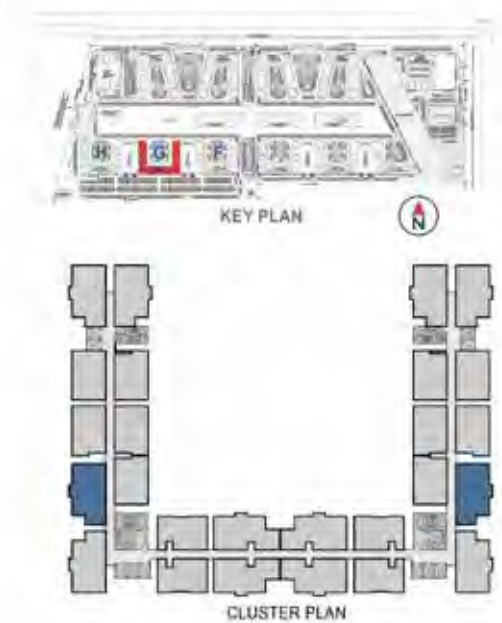
SUPER BUILT-UP AREA	CARPET AREA	BALCONY
799 Sq.ft / 74.23 Sq.m.	471 Sq.ft / 43.72 Sq.m	12 Sq.ft / 1.1 Sqm

UNITS
G-0116-1916/ 2116-2416, G-0110-1910/ 2110-2410, G-0011-2411, G-0017-2417

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3 BEDROOM UNIT - (TYPE - A)



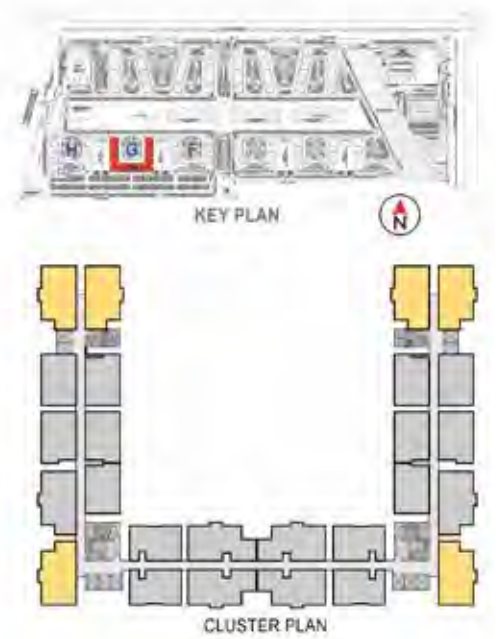
SUPER BUILT-UP AREA	CARPET AREA	BALCONY
1043 Sq.ft / 96.90 Sq.m.	628 Sq.ft / 58.31 Sq.m	11 Sq.ft / 1.05 Sqm

UNITS
G-0607-2407, G-0621-2421

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3 BEDROOM UNIT - (TYPE - A1)



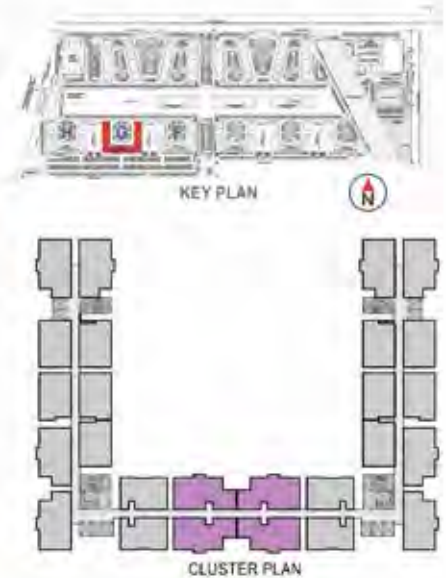
SUPER BUILT-UP AREA	CARPET AREA	BALCONY
1043 Sq.ft / 96.90 Sq.m.	628 Sq.ft / 58.31 Sq.m	11 Sq.ft / 1.05 Sqm

UNITS
G-0601-2401, G-0102-2402, G-0609-2409, G-0619-2419, G-0124-2424, G-0626-2426

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3 BEDROOM UNIT - (TYPE - A2)



SUPER BUILT-UP AREA	CARPET AREA	BALCONY
1068 Sq.ft / 99.22 Sq.m.	643 Sq.ft / 59.69 Sq.m	11 Sq.ft / 1.05 Sqm

UNITS
G-0312-2412, G-0313-2413, G-0114-2414, G-0015-2415

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SPECIFICATIONS

STRUCTURE

RCC Framed structure using Aluminium Form Work

COMMON AREA - FLOORING

Waiting lounge, reception, GF lobby & lift lobby: Marble, Granite & Vitrified Tiles

Staircases: Concrete step tiles, Vitrified tiles & Epoxy coating for stairs (from 1st floor)

Other lift lobby and corridors (upper): Vitrified tiles (Matt Finish)

APARTMENT UNITS - FLOORING

Living, Dining, Family & Foyer: Vitrified tiles

Master Bedroom, Other Bedrooms & Kitchenette: Vitrified tiles

Balcony / deck: Matt finish tiles

Master Bedroom Toilet & Common Toilet: Anti-skid ceramic tiles

WALL DADO

Master Bedroom Toilet & Common Toilet: Ceramic tile cladding up to false ceiling height

KITCHEN

Counter: Provision for modular kitchen

Plumbing & Electrical: Plumbing point provision for water purifier, washing machine. Electrical points provision for water purifier, refrigerator, hob, chimney, mixer/grinder, Microwave Oven & Washing Machine

WINDOWS

UPVC / Anodised Aluminium with mosquito mesh provision

DOORS

Main entry door - to unit: Flush shutter with both side Laminate and architrave

Bedroom doors: Engineered & Treated Hard wood frame & particle board with hdf skin and architrave

Toilet door: Engineered & Treated Hard wood frame, Shutter laminated both sides and architrave

Balcony door: UPVC / Aluminium with bug screen 2 track with one side fixed panel

Shaft door: MS door frame with mild sheet shutter

TOILETS

CP Fittings: Jaquar / Ess Ess / Essco or equivalent

Sanitary fixtures: Floor mounted white EWC (Hindware/Parryware/ Cera or equivalent) with exposed flush tank of standard make including health faucet

Accessories: Towel rod

False Ceiling: Grid ceiling Calcium silicate or equivalent

PAINTING & FINISHES

Accessories: Combination of External texture paint with external grade emulsion

Internal ceilings & common area: Oil Bound Distemper or Emulsion

Unit ceiling: Acrylic emulsion paint

Internal walls, common area & lift Lobby: Emulsion paint

Staircase, utility area and service area: Oil bound distemper

Basement: Cement paint

Unit walls: Acrylic emulsion paint

Steel works: Synthetic enamel paint

Woodwork: Enamel paint

ELECTRICAL

3 Bedroom Apartment: 5 KW

2 Bedroom Apartment: 4 KW

Modular switches: Anchor or equivalent make.

DG BACKUP

3 Bedroom Apartment: 2 KW

2 Bedroom Apartment: 1.5 KW

VERTICAL TRANSPORTATION

Lifts : OTIS / Kone or Equivalent

SECURITY SYSTEM & AUTOMATIONS

Provision for Intercom Facility & CCTV as per design

SUSTAINABILITY

Organic waste converter, Ground water recharging Rain water storage, Street light, STP & Solar water heater (provided only for top 2 floors)



Great Place To Work 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 Group

Brigade was recognised as one of India's Top Builders at the Construction World Architects & Builders Award 2018

Brigade won the 'Real Estate Luminary Award' for Exemplary contribution to Real Estate at the Times Business Awards 2018

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

Brigade Orchards

Won the 'Integrated Township of the Year Award' at the Realty+ Excellence Awards South 2018

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

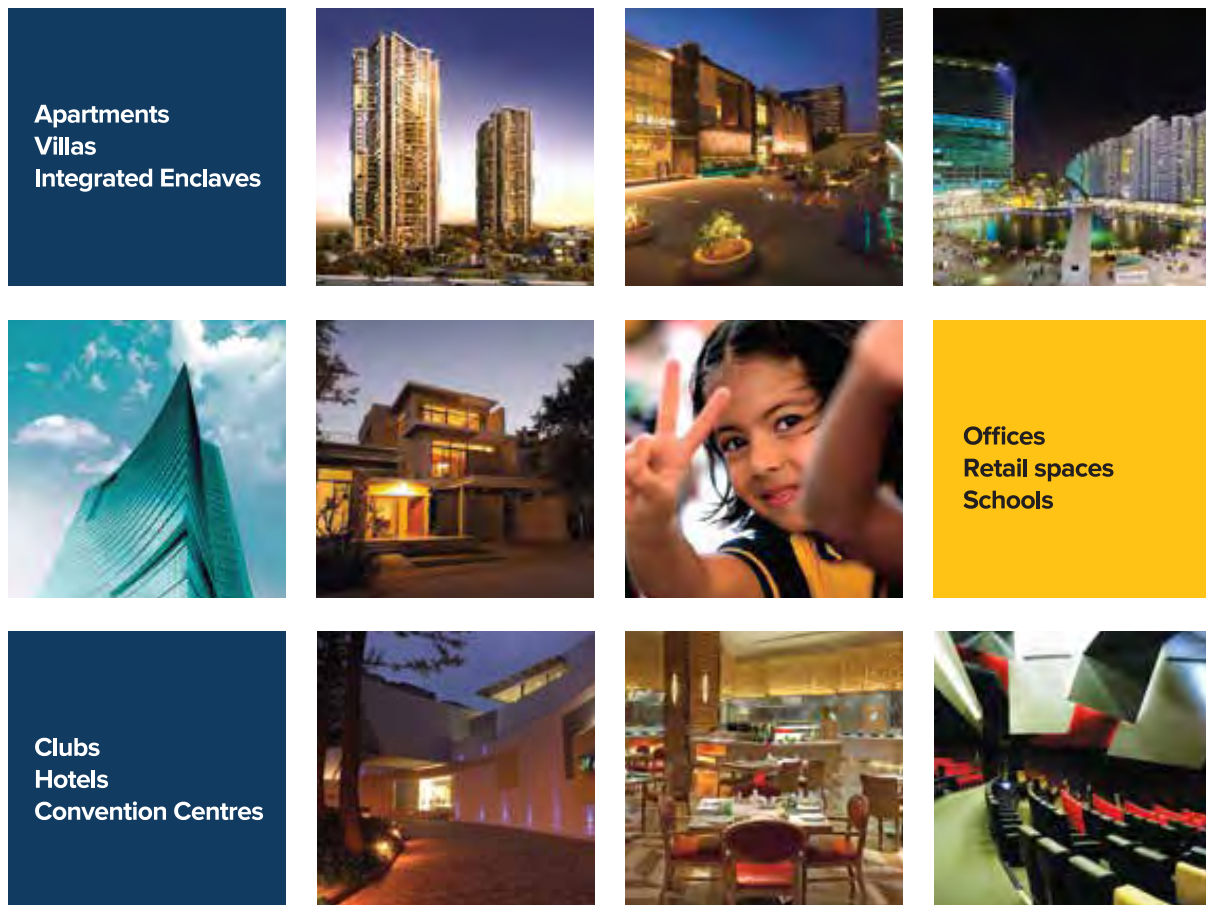
Brigade Exotica

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

Brigade Palmgrove, Mysuru

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

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 East and Orion OMR. 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 projects over the years, has created a reputed brand.



BRIGADE

Building Positive Experiences

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

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