

SKYFULLY
Yours!
More sky per Sq.ft.



BRIGADE
Building Positive Experiences

ACRES
*full of
childhood*

BALCONIES
*full of
conversation*

Image used for representation purpose only.

**A lifestyle full of
South Bengaluru charm**

BRIGADE
KOMARLA
HEIGHTS
PADMANABHANAGAR



Artist's impression. Materials shown are only indicative. The final product may differ based on availability.

DAYS full of childhood

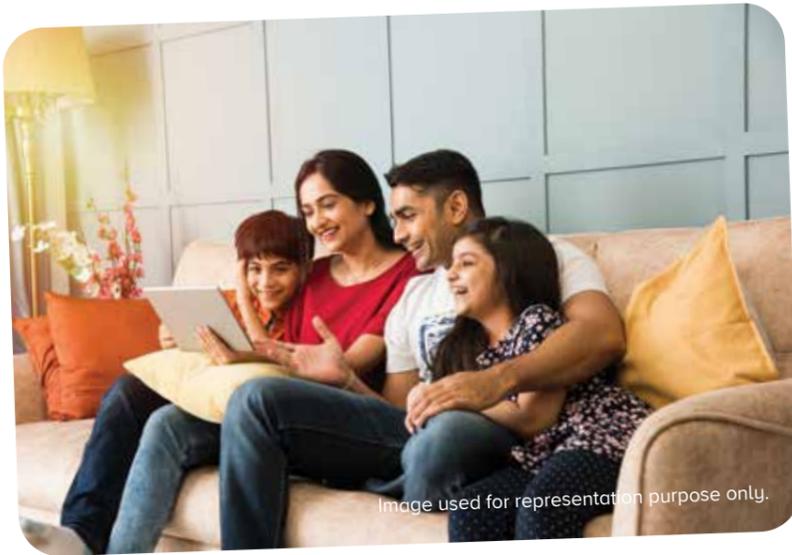


Welcome to Brigade Komarla Heights at Padmanabhanagar – one of South Bengaluru's serene neighbourhoods. An elegantly designed, residential high-rise - 25 floors that celebrate the little joys of life.

Here's where all things bright and beautiful come together.

The unique vertical-fin architectural feature accentuates the height of the building, giving it a landmark appeal within the sought-after location of Padmanabhanagar. Spread across 4 acres, the 2 magnificent towers with 2 & 3-bedroom apartments, are invitations to a life that knows no limits.

ROOMS full of laughter



Each home is thoughtfully conceptualised to offer the best of urban designs that nurture a sense of belonging. A happy amalgamation of comfort and functionality for everyone in the family, even the walls seem to join in your celebration of life.

The externally facing bedrooms & balconies exude a sense of mindful planning to ensure a lifetime supply of bright daylight, fresh air and quiet privacy. While the lively living area, instinctively connects with your heart, mind and soul.

Get ready to move-up to Brigade Komarla Heights, where everything your heart desires rises up to greet you.



LIVING ROOMS

full of life



Artist's impression. Materials shown are only indicative. The final product may differ based on availability.

WALKS

full of joyrides



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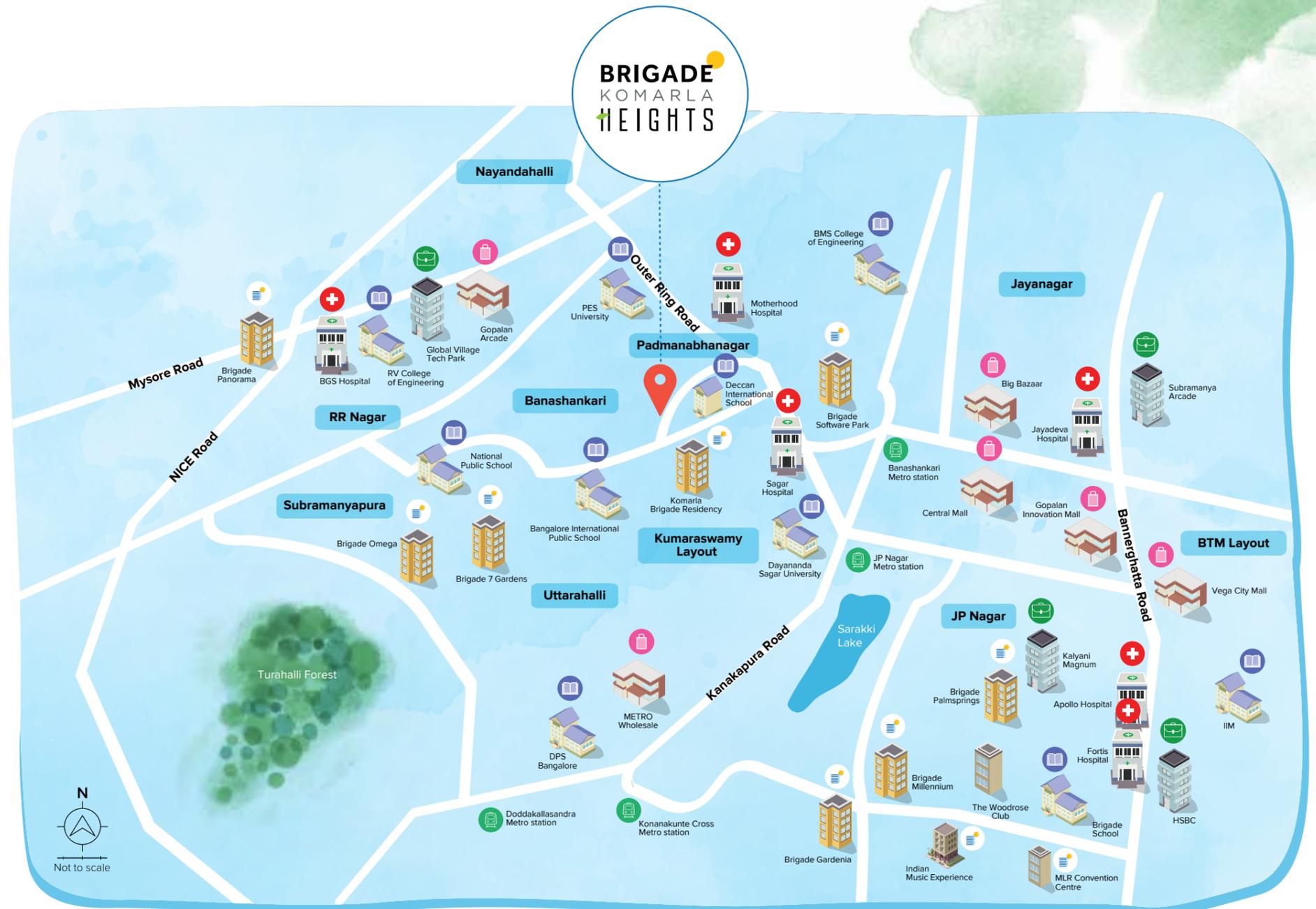
If you like to walk or jog, you have beautiful lakes around the corner, Lalbagh is only a short drive away or visit Turahalli forest if you'd like to mix in a little adventure.

The nearest Metro station is just 10 minutes from home, your portal to zip to any corner of the city.

Discover the spiritual side of Bengaluru with a short trip to the 16th Century Gavi Gangadhareshwara Temple and be amazed by its astronomical significance. A short climb up a hillock to the famous Bull temple is also a great trip for the whole family.

When it comes to eating out, you'll be spoilt for choice! From the most authentic idli chutney, dosa experience to the best of biryanis, indulge in them without leaving the comfort of your home for long!

As for shopping, you'll love the bargains in the traditional streets of Gandhi bazaar and appreciate picking the freshest of produce at the Banashankari market.



Social Infrastructure:

- 10 mins. to Brigade Software Park
- 10 mins. to JP Nagar Metro Station
- Deccan International School is located just opposite to the project
- Brigade School and other schools of repute are in close proximity
- Sagar and Motherhood among other hospitals are in close proximity
- Central, Vega City Mall, Gopalan Arcade and Gopalan Innovation Mall are in close proximity

Entertainment Attractions/Famous Eateries:

- 15 mins. to Bugle Rock
- 15 mins. to Gandhi Bazar
- 15 mins. to Vidyarthi Bhavan
- 10 mins. to Brahmins Café

SEAMLESSLY CONNECTED to the city



At Brigade Komarla Heights, you are close to the clouds and to everything that's quintessentially South Bengalurean, yet conveniently connected to best of social infrastructure.

With a treasure trove of art, culture and gastronomic experiences just a short ride away, you are constantly surrounded by the highs of life. Also, the daily commute to work or school is a breeze when you are situated in the developed area of Padmanabhanagar.



MASTER PLAN



Legends:

1. Arrival Plaza
2. Driveway
3. Car Parking
4. Cul-de-sac
5. Pool
6. Kids Pool
7. Pool Lawn
8. Festive Lawn
9. Kids Play Area
10. Tot Lot
11. Senior Citizens Court
12. Band Stand
13. Walkway / Jogging Track
14. Seating Under The Tree
15. Meditation Pavilion
16. Outdoor Gym
17. Exercise Lawn
18. Play Lawn
19. Urban Woods
20. Open Air Theatre
21. Hobby Court
22. Pets Park
23. Cricket Pitch
24. Seating Gallery
25. Basketball Court
26. 5-a-side Football Court

LIFESTYLE

full of activity

The entire project gives one a rare sense of completeness. Right from the time you are greeted by the clubhouse packed with a wide range of unique features and amenities, to the panoramic views of the pool and expansive landscapes. Brigade Komarla Heights has been designed to create a relaxed urban living experience that exemplifies tranquility of nature and an active lifestyle.

Buffer areas within the site have been artistically transformed into green zones and vehicular movement is restricted to the periphery, making the clubhouse and other amenities completely pedestrian-friendly. Also, the refuge terraces at higher levels in the building double-up as extended gathering spaces, thus giving you a truly elevated experience of community living.



Gym



Board Games



Indoor Badminton Court



Table Tennis



Pool Table



Kids Play Area



Swimming Pool



5-a-side Football Court



Basketball Court

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NUMBERING PLAN

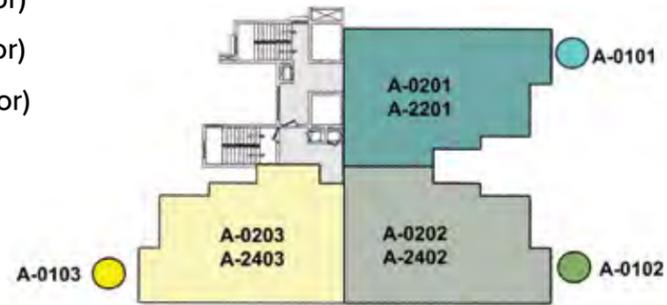


LEGEND

BLOCK-A

- TYPE-K (3B+3T) 1734 Sq.ft (2nd-24th Floor)
- TYPE-L (3B+3T) 1772 Sq.ft (2nd-24th Floor)
- TYPE-M (3B+3T) 1774 Sq.ft (2nd-22nd Floor)
- TYPE-K1 (3B+3T) 1648 Sq.ft (1st Floor)
- TYPE-L1 (3B+3T) 1686 Sq.ft (1st Floor)
- TYPE-M1 (3B+3T) 1688 Sq.ft (1st Floor)

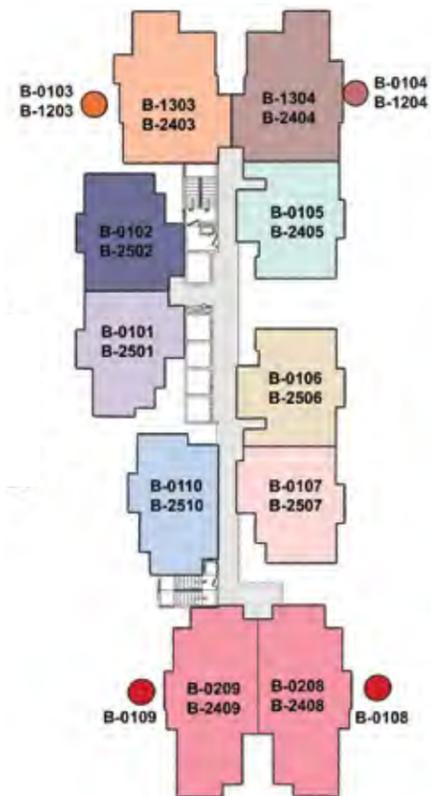
BLOCK- A



BLOCK-B

- TYPE-A (2B+2T) 1094 Sq.ft
- TYPE-B (2B+2T) 1094 Sq.ft
- TYPE-C (2B+2T) 1094 Sq.ft
- TYPE-D (2B+2T) 1104 Sq.ft
- TYPE-E (2B+2T) 1129 Sq.ft
- TYPE-F (2B+2T) 1104 Sq.ft
- TYPE-G (3B+2T) 1424 Sq.ft (1st-12th Floor)
- TYPE-G1 (3B+2T) 1508 Sq.ft (13th-24th Floor)
- TYPE-H (3B+2T) 1424 Sq.ft (1st-12th Floor)
- TYPE-H1 (3B+2T) 1508 Sq.ft (13th-24th Floor)
- TYPE-J (3B+2T) 1472 Sq.ft (2nd-24th Floor)
- TYPE-J1 (3B+2T) 1388 Sq.ft (1st Floor)

BLOCK- B



FLOOR
Plans

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BLOCK - A

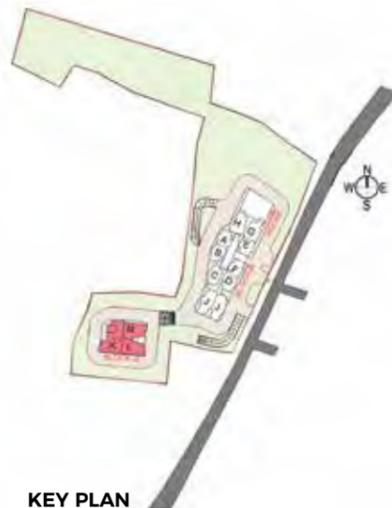
3rd to 19th Floor

21st to 22nd Floor

TYPICAL FLOOR



TYPE-K	(3B+3T)	1,734 Sq.ft
TYPE-L	(3B+3T)	1,772 Sq.ft
TYPE-M	(3B+3T)	1,774 Sq.ft



KEY PLAN

BLOCK - B

3rd to 12th Floor

TYPICAL FLOOR



KEY PLAN

TYPE-A	(2B+2T)	1,094 Sq.ft
TYPE-B	(2B+2T)	1,094 Sq.ft
TYPE-C	(2B+2T)	1,094 Sq.ft
TYPE-D	(2B+2T)	1,104 Sq.ft
TYPE-E	(2B+2T)	1,129 Sq.ft
TYPE-F	(2B+2T)	1,104 Sq.ft
TYPE-G	(3B+2T)	1,424 Sq.ft
TYPE-H	(3B+2T)	1,424 Sq.ft
TYPE-J	(3B+2T)	1,472 Sq.ft

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BLOCK - B

13th to 19th Floor

21st to 24th Floor

TYPICAL FLOOR



KEY PLAN

TYPE-A	(2B+2T)	1,094 Sq.ft
TYPE-B	(2B+2T)	1,094 Sq.ft
TYPE-C	(2B+2T)	1,094 Sq.ft
TYPE-D	(2B+2T)	1,104 Sq.ft
TYPE-E	(2B+2T)	1,129 Sq.ft
TYPE-F	(2B+2T)	1,104 Sq.ft
TYPE-G1	(3B+2T)	1,508 Sq.ft
TYPE-H1	(3B+2T)	1,508 Sq.ft
TYPE-J	(3B+2T)	1,472 Sq.ft

UNIT Plans

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TYPE A
2 BEDROOMS
+ 2 TOILETS



SUPER BUILT-UP AREA

1094 Sq.ft. / 101.63 Sq.m.

CARPET AREA

736 Sq.ft. / 68.40 Sq.m.

BALCONY

50 Sq.ft. / 4.69 Sq.m.

TYPE B
2 BEDROOMS
+ 2 TOILETS



SUPER BUILT-UP AREA

1094 Sq.ft. / 101.63 Sq.m.

CARPET AREA

736 Sq.ft. / 68.40 Sq.m.

BALCONY

50 Sq.ft. / 4.69 Sq.m.

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TYPE C
2 BEDROOMS
+ 2 TOILETS



SUPER BUILT-UP AREA

1094 Sq.ft. / 101.65 Sq.m.

CARPET AREA

745 Sq.ft. / 69.21 Sq.m.

BALCONY

42 Sq.ft. / 3.93 Sq.m.

TYPE D
2 BEDROOMS
+ 2 TOILETS



SUPER BUILT-UP AREA

1104 Sq.ft. / 102.56 Sq.m.

CARPET AREA

741 Sq.ft. / 68.86 Sq.m.

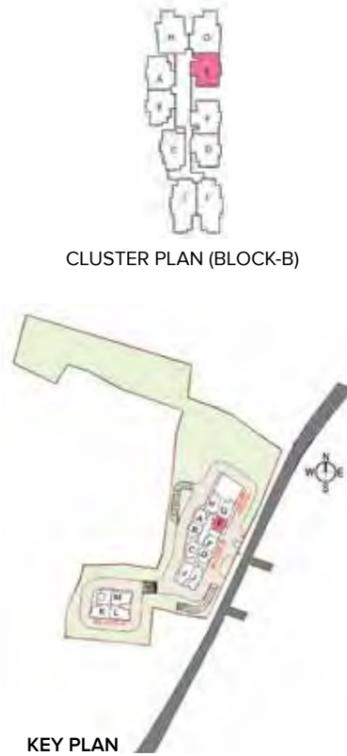
BALCONY

50 Sq.ft. / 4.69 Sq.m.

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TYPE E
2 BEDROOMS
+ 2 TOILETS



TYPE F
2 BEDROOMS
+ 2 TOILETS



SUPER BUILT-UP AREA

1129 Sq.ft. / 104.88 Sq.m.

CARPET AREA

753 Sq.ft. / 69.92 Sq.m.

BALCONY

50 Sq.ft. / 4.69 Sq.m.

SUPER BUILT-UP AREA

1104 Sq.ft. / 102.56 Sq.m.

CARPET AREA

741 Sq.ft. / 68.86 Sq.m.

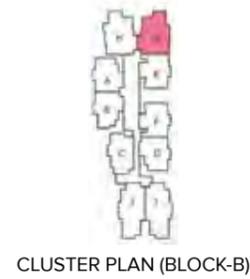
BALCONY

50 Sq.ft. / 4.69 Sq.m.

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TYPE G
3 BEDROOMS
+ 2 TOILETS



KEY PLAN

SUPER BUILT-UP AREA

1424 Sq.ft. / 132.31 Sq.m.

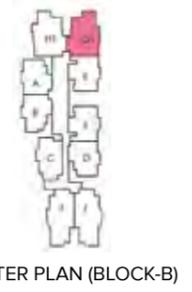
CARPET AREA

987 Sq.ft. / 91.69 Sq.m.

BALCONY

49 Sq.ft. / 4.57 Sq.m.

TYPE G1
3 BEDROOMS
+ 2 TOILETS
+ 2 BALCONY
 (13th floor and above)



KEY PLAN

SUPER BUILT-UP AREA

1508 Sq.ft. / 140.09 Sq.m.

CARPET AREA

987 Sq.ft. / 91.69 Sq.m.

BALCONY

106 Sq.ft. / 9.84 Sq.m.

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TYPE H1
3 BEDROOMS
+ 2 TOILETS
+ 2 BALCONY
 (13th floor and above)



CLUSTER PLAN (BLOCK-B)



SUPER BUILT-UP AREA

1508 Sq.ft. / 140.05 Sq.m.

CARPET AREA

986 Sq.ft. / 91.59 Sq.m.

BALCONY

107 Sq.ft. / 9.96 Sq.m.

TYPE J
3 BEDROOMS
+ 2 TOILETS
+ 2 BALCONY



CLUSTER PLAN (BLOCK-B)



SUPER BUILT-UP AREA

1472 Sq.ft. / 136.77 Sq.m.

CARPET AREA

965 Sq.ft. / 89.62 Sq.m.

BALCONY

104 Sq.ft. / 9.67 Sq.m.

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TYPE K
3 BEDROOMS
+ 3 TOILETS
+ 2 BALCONY



TYPE L
3 BEDROOMS
+ 3 TOILETS
+ 2 BALCONY



SUPER BUILT-UP AREA

1734 Sq.ft. / 161.12 Sq.m.

CARPET AREA

1109 Sq.ft. / 103.03 Sq.m.

BALCONY

106 Sq.ft. / 9.88 Sq.m.

SUPER BUILT-UP AREA

1772 Sq.ft. / 164.65 Sq.m.

CARPET AREA

1138 Sq.ft. / 105.72 Sq.m.

BALCONY

106 Sq.ft. / 9.88 Sq.m.

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TYPE M
3 BEDROOMS
+ 3 TOILETS
+ 2 BALCONY

SPECIFICATIONS

COMMON AREA FLOORING

Waiting Lounge / Reception / GF Lobby:

Granite / Vitrified Tiles

Staircase: Cement Step Tiles

Lift Lobby and Corridors:

Vitrified / Industrial Tiles

Terrace: Clay Tiles / Industrial Tiles

UNIT FLOORING

Living / Dining / Family / Foyer / Bedrooms / Kitchen /

Utility: Vitrified Tiles

Balcony: Anti-skid Ceramic Tiles

Toilets: Ceramic Tiles

WALL DADO:

Kitchen: Provision for Modular Kitchen

(No Granite Slab / No Dado will be provided)

Toilets: Ceramic Tiles

KITCHEN:

a. Counter:

Provision for Modular Kitchen (No Counter will be provided)

b. Plumbing / Electrical:

Plumbing: Water Inlet / Drain Provision for Water Purifier / Sink, Washing Machine and Dishwasher
 Electrical: Common Electrical Point for Washing Machine and Dishwasher.

TOILETS:

CP Fittings: Grohe or equivalent

Sanitary Fixtures: Wall mounted EWC (Duravit or equivalent)

DOORS:

Main Door / Internal Doors:

Main Door Frame - Hardwood Frame with flush shutter

Balcony Door: UPVC / Aluminium

WINDOWS:

UPVC / Aluminium

PAINTING & FINISHES:

- a. Exterior Finish: External Grade Emulsion
- b. Unit Internal ceilings: Emulsion Paint / OBD
- c. Unit walls: Emulsion Paint

ELECTRICAL:

Units - 3 BHK: 3 BHK 3T - 6kW / 3 BHK 2T - 5kW

Units - 2 BHK: 4kW

Switches: Modular Switches - Anchor Roma or equivalent

DG Back Up*: 100% DG back up for Units and Common Area (*at additional cost)

MISCELLANEOUS:

Vertical Transportation: Lifts provided as per design



SUPER BUILT-UP AREA

1774 Sq.ft. / 164.83 Sq.m.

CARPET AREA

1138 Sq.ft. / 105.72 Sq.m.

BALCONY

109 Sq.ft. / 10.11 Sq.m.

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the Developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.

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AWARDS & ACCOLADES

Great Place to Work 2021

Brigade was recognised as the Best Place to work in the real estate category for the 11th 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



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 72 million Sq.ft. of developed space in residential, offices, retail and hospitality sectors across 8 cities.

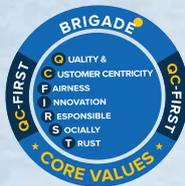
We have been consistently ranked among the 100 Best Places to Work in India by the Great Place To Work Institute for 11 years in a row. The Group has also been socially responsible and has vastly contributed to society. This responsible attitude and innovative mind-set combined with uncompromising quality of projects over the years, has created a reputed brand.



BRIGADE

Building Positive Experiences

Our Core Values



Founders



Awarded
11 years in a row



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