

A LIFETIME
OF HAPPINESS



Luxury homes in Mangalore

BRIGADE 
PINNACLE
DEREBAIL

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PINNACLE
DEREBAIL

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to your
new home

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BRIGADE
PINNACLE
DEREBAIL

2 & 3-bedroom luxury apartments
111 - 164 sq.m (1200 - 1770 sq.ft.)

A rewarding Mangalorean lifestyle

Mangalore is emerging as one of the prime real estate markets in India.

Located between the Arabian Sea and the Western Ghats, the city is home to lush greenery, pristine beaches and calm surroundings. Its increasing number of multinational corporations, good infrastructure, and commercial developments have transformed the lifestyle of Mangaloreans. The approval of SEZs in and around the city and its emergence as the second fastest growing city in Karnataka, have made Mangalore a promising investment destination.



All about Derebail

Derebail, the fastest developing corridor of Mangalore, is a convenient neighbourhood that is home to some of the most reputed schools, offices, malls and hospitals. The locality is only a short drive away from the Airport and the railway station, and is well-connected to the rest of the city.

Location Map



KEY DISTANCES

Derebail Church	100 m	Bejai KSTRC Bus Stand	2.50 km
STP of India	500 m	M G Road	2.75 km
To NH 66 Kuntikana Junction	500 m	Kavour Junction	3.00 km
A J Shetty Hospital	1.75 km	Central Railway Station	6.50 km
Kadri Hills	2.00 km	Bajpe Airport	8.00 km
Infosys, Kottara	2.50 km		

Step into an abode of luxury

Open the doors to your luxury home in Mangalore. Nestled in 3.3 acres of prime real estate, in the fast growing locality of Derebail, Brigade Pinnacle ushers in a lifestyle that is modern, comfortable and convenient.



Indulge in quality family time amidst comfort and luxury. △



△ An oasis of calm in the mornings, the perfect party venue on weekends.

Relish a world of premium amenities

Enjoy a wonderful lifestyle at Brigade Pinnacle. From a well-appointed clubhouse with a swimming pool and indoor games to exquisite landscaped gardens and outdoor sports, the array of privileges here, make it the perfect place to live.

Master Plan

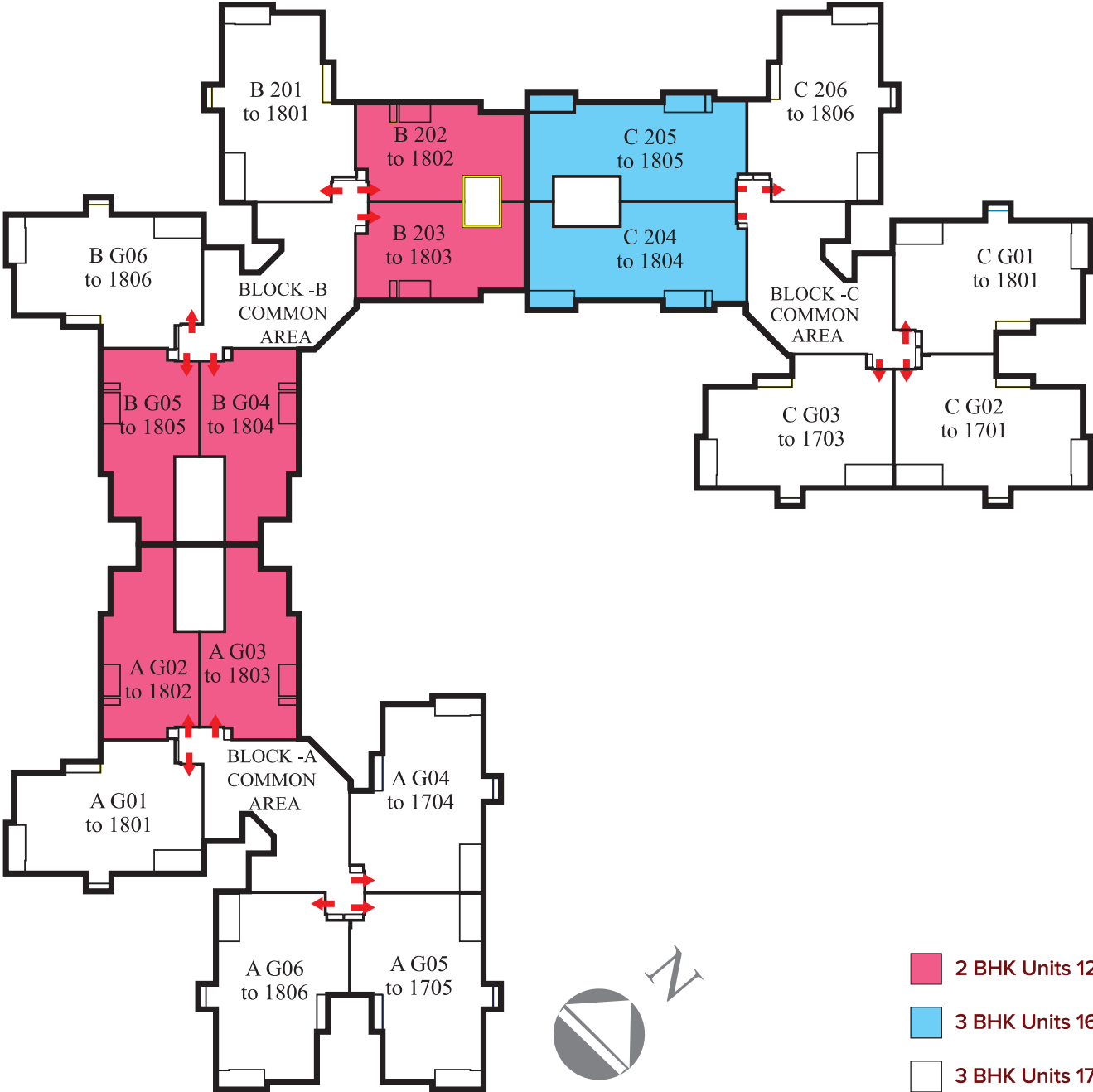


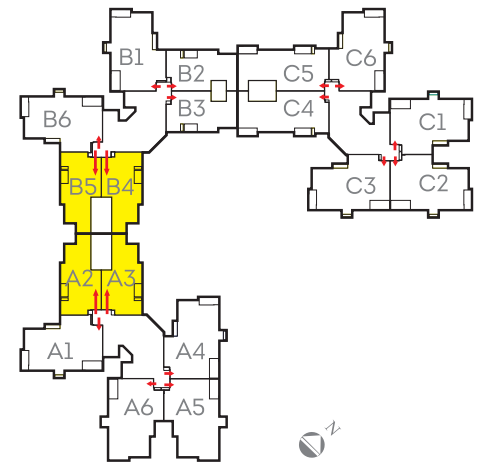
LEGEND

- | | | |
|--------------------------------|-------------------------------|----------------------------|
| 01 Entry | 08 Entry To Basement | 15 Ramp |
| 02 Exit | 09 Exit From Basement | 16 STP (Basement) |
| 03 6.0 M Driveway | 10 Meditation Pavilion | 17 Transformer Yard |
| 04 Children's Play Area | 11 Recharge Pond | 18 Elders' Park |
| 05 Water Features | 12 Recreation Park | 19 Basketball Court |
| 06 Swimming Pool | 13 Marketing Office | 20 Pebble Bed |
| 07 Visitors' Car Park | 14 Pathway | |

DISCLAIMER: The amenities depicted in the master plan and / or the marketing brochure are only indicative and are subject to future variation/s & changes. The Developer reserves the right to add or delete any of the amenities or features shown in master plan or brochure or change its location at its sole discretion. The Developer is wholly exempt from any liability on account of any claim in this regard. E&OE.

Key Plan

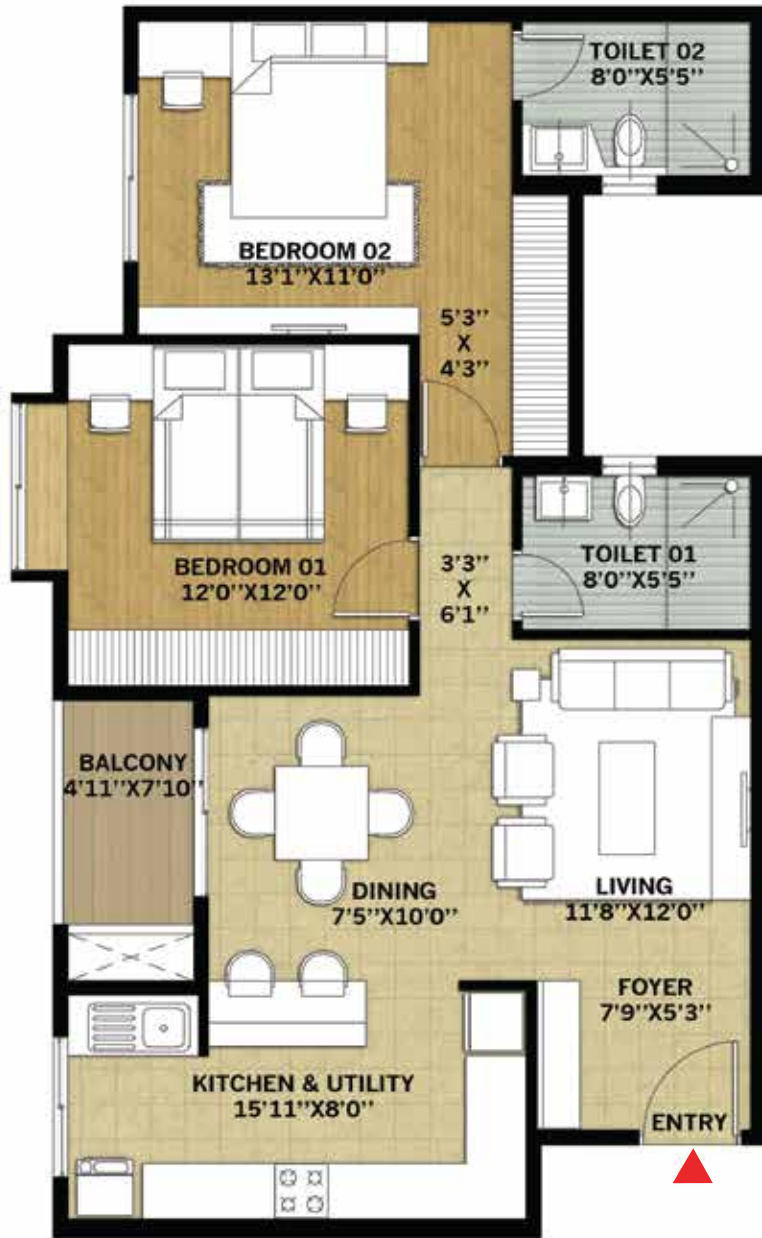




2-BEDROOM UNIT // TYPE 01

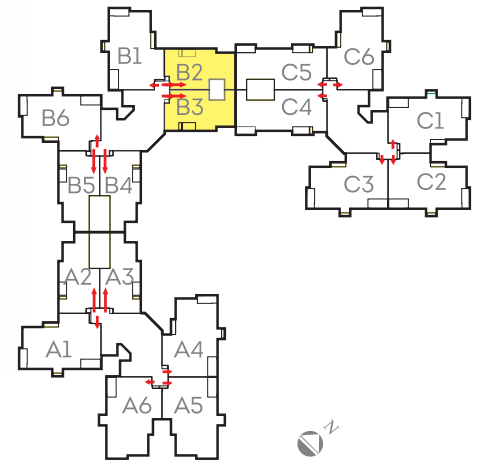
2 BEDROOMS + 2 BATHROOMS // 1200 sq.ft

KEY PLAN

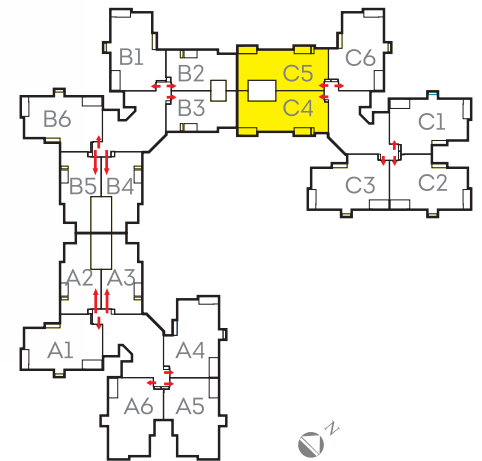


2-BEDROOM UNIT // TYPE 02

2 BEDROOMS + 2 BATHROOMS // 1200 sq.ft

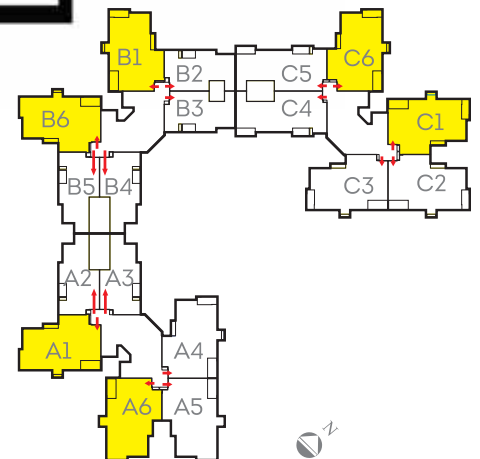


KEY PLAN



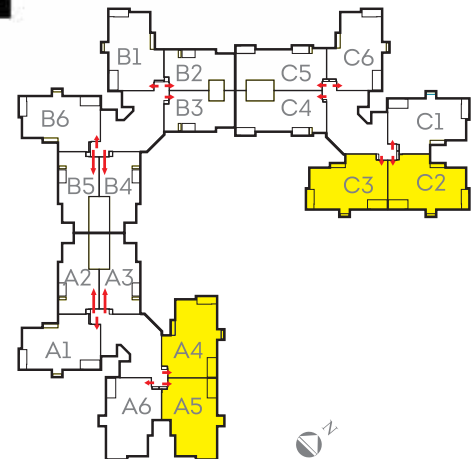
3-BEDROOM UNIT // TYPE 01
 3 BEDROOMS + 2 BATHROOMS // 1620 sq.ft

KEY PLAN



3-BEDROOM UNIT // TYPE 02
 3 BEDROOMS + 3 BATHROOMS // 1770 sq.ft

KEY PLAN



3-BEDROOM UNIT // TYPE 03
 3 BEDROOMS + 3 BATHROOMS // 1770 sq.ft

KEY PLAN





SPECIFICATIONS

Common Area - Flooring

Lift lobby / Corridors: Green marble /
Vitrified tile flooring

Staircase: Ultra brand cement tiles

Apartment Units - Flooring

Living / Dining / Foyer: Vitrified tiles

Bedrooms / Kitchen: Vitrified tiles

Balcony / Utility: Anti-skid ceramic tiles

Bathrooms: Anti-skid ceramic tiles

Dado: Glazed tiles up to 7' 0" high

Kitchen

Black granite kitchen counter with stainless
steel sink

Dado: Glazed tiles 2"

Bathrooms

CP fittings: Jaquar or an equivalent brand

Sanitary fixtures: Hindustan / Parryware or an
equivalent brand

Doors & Windows

Apartment entrance door: Teak wood frame
with designer door shutter

Bedroom doors: Hardwood frame with flush
door shutter

Windows & ventilators: UPVC / Anodized
aluminium windows with sliding shutters
and mosquito mesh with safety grills

Painting & Finishes

Exterior finish: Long lasting texture paint

Internal walls: Plastic emulsion

Ceilings: Oil bound distemper

Steel and wood works: Synthetic enamel paint

Air-conditioning

Provision for split air-conditioning

Electricals

Concealed PVC conduit with
copper wiring - Finolex or equivalent

Modular switch - Anchor, Roma or an
equivalent brand

Power

6 kW for a 3-bedroom unit

4 kW for a 2-bedroom unit

Lifts

2 passenger & 1 service lift in each block

Standby Power

100% DG back-up for lifts, pumps and common
area lighting

3 kW for 3-bedroom unit

2 kW for 2-bedroom unit

Other Amenities

Clubhouse with swimming pool, gymnasium,
indoor games and party area / multi-purpose hall

Well-designed landscaped areas for recreation
and children's play area

Car-parking at basement level and stilt level on
ownership basis only

Fire protection system as per Karnataka Fire
Force Standards

Cable TV, Internet and Intercom facility

Borewell with pump and sump

Brigade Group: Creating Landmarks. Creating Value.



Brigade Group commenced operations in 1986, and over the years has evolved into a brand that is synonymous with innovation, quality, trust and customer satisfaction.

Headquartered in Bangalore, Brigade Group has a network of offices across South India, an office in Dubai, and is represented in the USA by an accredited agent, Legion Real Estate. Brigade Group's portfolio includes residential, offices, retail, hospitality and education.

In addition, Brigade Group actively seeks to contribute to the sustainable development of the environment and the society through not-for-profit initiatives. Some of the Group's CSR initiatives include redevelopment of the 3-acre Sangoli Rayanna Park and development of the 5-acre Kempe Gowda playground in Malleswaram, Vivekananda statue in BBMP Park, adjacent to Ulsoor lake and also setting up the centre for Indian Music Experience (IME) a first-of-its-kind interactive music museum in India.

With over 25 million square feet of developed real estate, across 150 buildings, Brigade Group is today one of India's leading property developers and is constantly setting new benchmarks in the real estate industry.



Apartments



Villas



Integrated Enclaves



Offices



Retail



Hotels



Clubs & Lounges

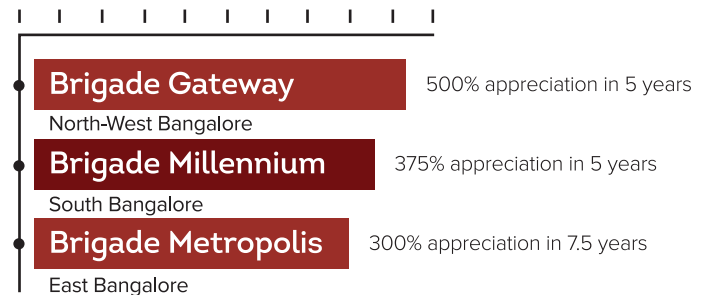


Convention Centres



Schools

Unbeatable appreciation of Brigade properties



Bangalore | Mysore | Mangalore | Hyderabad | Chikmagalur | Chennai | Kochi

Conditions apply



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 Group received 'One of India 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' 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 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.

Apartments, Villas, Integrated Enclaves



Offices, School, Retail Spaces



Clubs, Hotels, Convention Centres





BRIGADE

Building Positive Experiences

In humble
commemoration



Founder of

**Indian
music**
EXPERIENCE

Awarded
9 years in a row



BrigadePinnacle.com

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Also visit us at **Experience Centre:** Ground Level, World Trade Center, Brigade Gateway Campus,

Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore.