



Artist's Impression

# SPACIOUS HOMES FOR A BOUTIQUE LIFESTYLE

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*Goldspire*  
— at —  
**BRIGADE**  
**ORCHARDS**  
Near KIADB, Devanahalli

# 135-ACRE

## AWARD WINNING SMART TOWNSHIP.



Actual image from location.



READY TO MOVE-IN APARTMENTS  
& SIGNATURE VILLAS



FULLY FUNCTIONAL  
SIGNATURE CLUB RESORT



WORLD CLASS SPORTS  
ARENA & STADIUM



THE SCHOOL FOR  
GLOBAL MINDS



OFFICE & RETAIL SPACE  
AT THE ARCADE



5 MINUTES TO READYMADE  
SOCIAL INFRASTRUCTURE



15 MINUTES TO  
AEROSPACE PARK



20 MINUTES TO  
INTERNATIONAL AIRPORT



30 MINUTES FROM  
HEBBAL/BUDIGERE CROSS



DIRECT CONNECTION WITH  
UPCOMING NATIONAL HIGHWAY

# *Boutique homes*

AS UNIQUE AS YOU

*Goldspire*  
at  
**BRIGADE**  
**ORCHARDS**

## **Exclusively for the reserved few**

- ◆ *Limited edition 60 apartments*
- ◆ *Spaciously designed homes*
- ◆ *Standalone tower with a vista view of landscaping and open areas*
- ◆ *Close to the entry of Brigade Orchards*
- ◆ *Designed by renowned architect, Mr.Sanjay Mohe (Mindspace)*
- ◆ *Membership of 5-Star Signature Club Resort with restaurant & bar*

## **Smart Home Features**

- ◆ *Amazon Echo*
- ◆ *Smart switches for Lights & Fans*
- ◆ *Energy efficient bathrooms*
- ◆ *Gas leak detector in kitchen*
- ◆ *Touchless devices in elevators*
- ◆ *Fastag for boom barriers*
- ◆ *RFID cards for residents*
- ◆ *Water metering system for all units*
- ◆ *RO system in kitchen in all units*
- ◆ *Smart lock in each unit*

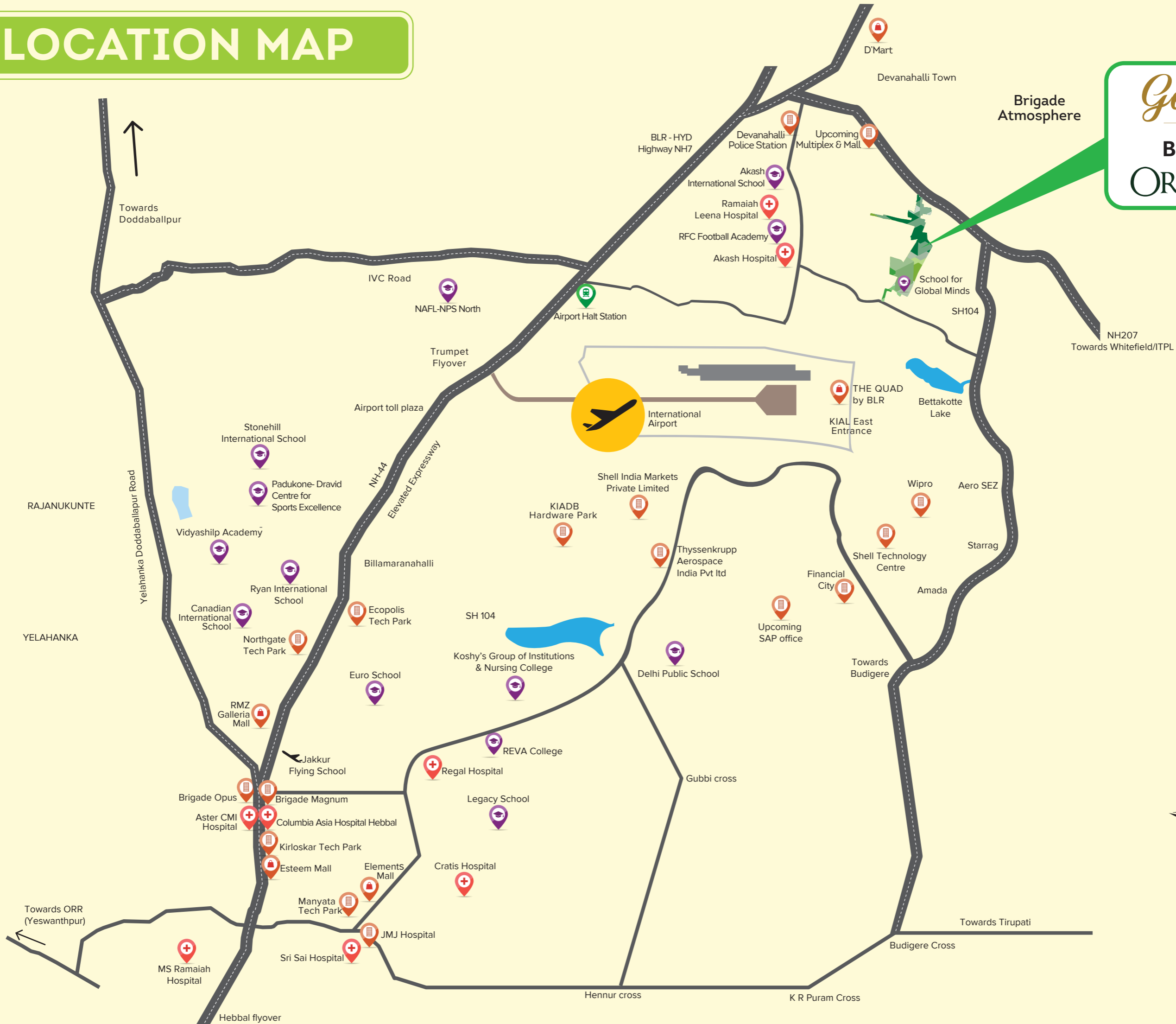
## **Boutique features inside home**

- ◆ *Vitrified tiles with wood finish in all rooms*
- ◆ *Superior sanitary fittings – Kohler/ Grohe/ Duravit/ equivalent*
- ◆ *Accent wall in living room with texture finish*
- ◆ *Split Air Conditioner in each bedroom and living area*
- ◆ *Marble / Granite flooring in ground floor entrance & lift lobby*

## **Luxurious amenities**

- ◆ *Multipurpose Party Area*
- ◆ *Indoor games*
- ◆ *Library*
- ◆ *Yoga / Fitness Terrace*
- ◆ *Viewing Gallery*
- ◆ *Barbeque area on the terrace*

# LOCATION MAP





ORR METRO (PHASE 2A)	
19.75 km	13 Stations
Length	Stations
Ridership 3.38 lakh in year 2024	Design Speed 55 to 90 kmph

AIRPORT METRO (PHASE 2B)	
38 km	17 Stations
Length	Stations
Ridership 4.3 lakh in year 2024	Design Speed 46 to 90 kmph



# Get to work.

Whether you need to pop into the office for a quick catch up or your business needs you there 7 days a week, Bangalore's business hubs are a quick drive away.

## WITHIN 20 MINUTES

- THE ARCADE AT BRIGADE ORCHARDS
- KEMPEGOWDA INTERNATIONAL AIRPORT
- KIADB AEROSPACE SEZ & HARDWARE PARK

## WITHIN 30 MINUTES

- IFCI FINANCIAL CITY
- BOEING INTERNATIONAL CORPORATION
- WIPRO INFRASTRUCTURE ENGG.
- AMADA INDIA TECHNICAL CENTER
- STARRAG INDIA
- TEXAS INSTRUMENTS
- SHELL INDIA MARKETS
- DYNAMATIC
- AIRBUS
- THYSSENKRUPP
- CENTUM
- SAP LABS

## WITHIN 45 MINUTES

- MANYATA BUSINESS PARK
- ECOPOLIS TECH PARK
- NORTHGATE OFFICE PARK
- KIRLOS KAR TECH PARK
- INFOSYS LIMITED



# Fun and food, for every mood.

Shop till you drop, and watch all the latest films, and grab a bite to eat, and have a fun day out, when you want, where you want.

## WITHIN 20 MINUTES

- SIGNATURE CLUB RESORT
- TAMARIND RESTAURANT
- THE ARCADE AT BRIGADE ORCHARDS
- RFC FOOTBALL ACADEMY
- SPORTS ARENA AT BRIGADE ORCHARDS
- THE QUAD BY BLR
- GOLF SHIRE CLUB

## WITHIN 30 MINUTES

- NANDI HILLS
- CLARKS EXOTICA
- OLDE BANGALORE
- DECATHLON
- GARUDA MALL
- GALLERIA MALL
- ESTEEM MALL
- PHOENIX MALL Upcomming

## WITHIN 45 MINUTES

- CHAIRMAN'S CLUB
- GOLDFINCH RETREAT
- ELEMENTS MALL
- SAHAKARANAGAR HIGH STREET
- YELAHANKA HIGH STREET
- THE LEELA PALACE



# A world of possibilities is a short drive away.

Educate, empower and enable your loved ones to pursue their dreams, with the right opportunities at the right institute. And that too, close to home.

## WITHIN 20 MINUTES

- |  |                             |                                     |                            |                |
|--|-----------------------------|-------------------------------------|----------------------------|----------------|
| THE SCHOOL FOR GLOBAL MINDS (Brigade Orchards) | EURO SCHOOL                 | EUROKIDS PRE-SCHOOL                 | CARMEL ENGLISH SCHOOL      | NAFL-NPS NORTH |
| ATAL BIHARI VAJAPAYEE RESIDENTIAL SCHOOL       | SHANTHIKETHAN PUBLIC SCHOOL | STERLING ENGLISH RESIDENTIAL SCHOOL | AKASH INTERNATIONAL SCHOOL |                |

## WITHIN 30 MINUTES

- |                               |                                |                  |  |
|-------------------------------|--------------------------------|------------------|--|
| DELHI PUBLIC SCHOOL           | OXFORD ENGLISH SCHOOL          | GITAM UNIVERSITY | PADUKONE-DRAVID CENTRE FOR SPORTS EXCELLENCE |
| CANADIAN INTERNATIONAL SCHOOL | STONEHILL INTERNATIONAL SCHOOL |                  |  |

## WITHIN 45 MINUTES

- |                |                           |                    |  |              |                           |
|----------------|---------------------------|--------------------|--|--------------|---------------------------|
| VIBGYOR SCHOOL | RYAN INTERNATIONAL SCHOOL | VIDYASHILP ACADEMY | KOSHYS GROUP OF INSTITUTIONS & NURSING COLLEGE | REVA COLLEGE | MS COLLEGE OF ENGINEERING |
|----------------|---------------------------|--------------------|--|--------------|---------------------------|



# One step closer to wellness.

Whether it's a routine check-up or an emergency, rest assured that the absolute best of healthcare is a short drive away.

## WITHIN 10 MINUTES

- |                          |                                   |                |
|--------------------------|-----------------------------------|----------------|
| RAMAIAH LEENA HOSPITAL   | MEDICAL CENTRE (Brigade Orchards) | AKASH HOSPITAL |
| SHRI SHIRDI SAI HOSPITAL | MANASA HOSPITAL                   |                |

## WITHIN 30-45 MINUTES

- |                     |                  |                        |                  |
|---------------------|------------------|------------------------|------------------|
| ASTER CMI HOSPITAL  | DRISHTI EYE CARE | COLUMBIA ASIA HOSPITAL | RAMAIAH HOSPITAL |
| MOTHERHOOD HOSPITAL | REGAL HOSPITAL   | CRATIS HOSPITAL        | BAPTIST HOSPITAL |

# WORK FROM CLOSE TO HOME

Business opportunities lie just around the corner, with the **KIADB** premises next door. **Brigade Orchards** is also a quick drive away from hardware manufacturing, biotech companies, pharma offices, textile businesses, and aerospace companies, so you can go wherever your work takes you.



The **KIADB SEZ** is the centre for over **40** operational companies including:



**SHELL:** Shell is a global group of energy and petrochemicals companies with around **94,000** employees across more than **70** countries and territories.



**BOEING:** The Boeing facility is currently under construction, spanning over **36** acres. Once completed, the project is expected to generate around **3,000** jobs.



**AIRBUS:** Dynamitic has inaugurated its new Airbus facility at KIADB Aerospace Park, with the intention to expand the manufacturing of A330. They have set up this type of state-of-the-art plant for the first time in India.



**SAP LABS:** SAP Labs R&D is geared up to move to a **40-acre campus**, double the size of the existing one in Whitefield.



**TEXAS INSTRUMENTS:** Texas Instruments is setting up their office to span over **15** acres. The company is expected to generate **2,000** employment opportunities.



**THYSSENKRUPP:** The largest service providers of aerospace-grade raw materials like aluminum, steel, titanium, nickel, bronze & copper alloys, local and global logistics, supply chain management and tooling management, they are leaders in their domains.



**CENTUM:** Centum offers a broad range of products and services across different industry segments, right out of the Bengaluru office.



# SPECIFICATIONS

## FOUNDATION:

Isolated/ Combined footing

## SUPER STRUCTURE:

RCC framed structure

## BLOCK WORK:

Solid concrete block

## FLOORING IN COMMON AREAS

**Ground floor entrance and lift lobby:** Marble/ Granite

**Staircases in all floors:** Concrete step tiles/ vitrified tiles/ sadarahalli granite

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

**MEP rooms:** IPS floor with smooth finish

**Terrace:** Clay tiles with water proofing

**Basement:** IPS with smooth finish

## FLOORING IN UNITS

**Living/ Dining/ Family/ Foyer:** Wooden Finish Vitrified Tiles

**Master Bedroom:** Wooden Finish Vitrified Tiles

**Other Bedrooms:** Wooden Finish Vitrified Tiles

**Balcony/ deck:** Matt finish tiles

**Master Bedroom Toilet:** Anti-skid ceramic tiles

**Common Toilet:** Anti-skid ceramic tiles

**Kitchenette/ Kitchen:** Vitrified tiles

## WALL DADO

**Kitchenette/ Kitchen:** Provision for modular kitchen. Surface prepared for glazed tile upto 2' height (above platform)

**Master Bedroom Toilet:** Ceramic tiles cladding up to false ceiling height

**Common Toilet:** Ceramic tiles cladding up to false ceiling height

## KITCHEN

**a.Counter:** Provision for modular kitchen

**b.Plumbing point:** Provision for Water Purifier and Washing Machine.

**c. Electrical points:** Provision for Water Purifier, Refrigerator, Hob, Chimney, Mixer/ Grinder, Microwave Oven and Washing Machine.

## TOILETS:

**CP Fittings:** Kohler/ Grohe/ Equivalent

**Sanitary fixtures:** Wall mounted white EWC with concealed flush tank

**Accessories:** Towel rod, robe hook, toilet paper holder, soap dish

**False Ceiling:** Grid ceiling Calcium silicate or equivalent

## DOORS

**Main entry door to unit:** Flush shutter with both side laminate and architrave. Lacquered PU polish finished

**Bedroom doors:** Engineered/ Treated Hard wood frame. Shutter with both side HDF skin/ laminate and architrave

**Toilet door:** Engineered/ Treated Hard wood frame, Shutter with both side laminate and architrave

**Balcony door:** UPVC

**Shaft door:** MS door frame with mild sheet shutter

## RAILING

**Balcony railing:** MS railing

**Stair Railing (Common areas):** MS railing

## WINDOWS:

UPVC with bug mesh provision and safety grill.

# SPECIFICATIONS

## PAINTING & FINISHES

- a) **Exterior finish:** Combination of external texture paint with external grade emulsion
- b) **Internal ceilings:**  
Common area: Oil Bound Distemper or Equivalent  
Lift Lobby: Oil Bound Distemper or Equivalent  
Staircase, utility area and service area: Oil Bound Distemper or Emulsion  
Basement: Cement paint/ Oil bound distemper  
Unit ceiling: Acrylic emulsion paint
- c) **Internal walls:**  
Common area: Emulsion paint  
Lift Lobby: Emulsion paint  
Staircase, utility area and service area: Oil bound distemper  
Basement: Cement paint  
Unit walls: Acrylic emulsion paint
- d) **Steel works:** Synthetic enamel paint
- e) **Woodwork:** Enamel paint

## WATER SUPPLY/DRAINAGE: CPVC for water supply

- a) **Sewage Line:** UPVC
- b) **Water supply:** Treatment - WTP  
External piping: UPVC  
Internal piping: CPVC  
Flushing: STP treated water
- c) **Drainage:** Treatment - STP  
External piping: PVC  
Internal piping: PVC

## ELECTRICAL:

- 1 BHK: 3 KW  
1.5 BHK: 3 KW  
2 BHK: 4 KW

**Modular switches:** Anchor or equivalent make.

**DG Backup:** 1-KW for 1 BHK, 1.5-KW for 1.5 BHK, 2-KW for 2 BHK, Emergency power for lifts, pumps & lighting in common areas – 100%

## VERTICAL TRANSPORTATION:

Lifts provided - OTIS/ Schinder/ Fujitec/ Johnson/ Equivalent

## SECURITY SYSTEM & AUTOMATIONS:

Provision for CCTV as per design

**GAS SUPPLY:** On subscription basis\*

## SUSTAINABILITY:

- Solar water heater: Provided only for top 2 floors\*
- Organic waste converter
- Ground water recharging
- Rain water storage
- Street light
- Sewage Treatment Plant

**CAR PARKING:** As per local authority requirement

\*At additional cost

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.

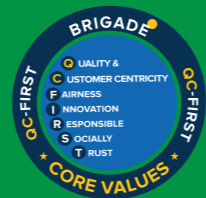
— PICTURE PERFECT FRAMES OF —  
A PICTURE PERFECT TOWNSHIP

(Shot by residents of Brigade Orchards)





Our Core Values



Celebrating



Awarded  
11 years in a row



To UPGRADE TO BRIGADE, reach us on 1800 102 9977 • email: [salesenquiry@brigadegroup.com](mailto:salesenquiry@brigadegroup.com)

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