



BRIGADE

*Belong to*  
SOMETHING BETTER

**BRIGADE**  
**INSIGNIA**  
— Yelahanka —



Representative Image

## NORTH BENGALURU: The New Hub of the City

Discover the beating heart of the city's new hotspot – North Bengaluru.  
As infrastructure and business take centre stage, witness a dynamic blend of urban  
sophistication and lifestyle allure. From thriving commerce to modern amenities,  
this is more than a neighbourhood, it's an ecosystem.

# A FEELING. A STATE OF BEING.

WAKE UP  
TO AN  
ADDRESS

At Brigade Insignia, your home is your very own personalised brand. Nestled within 6 acres of pristine land, this collection of exquisite 3 and 4-bedroom homes are a canvas of light and air. The 5-bedroom duplexes will surely make you feel on top of the world.



Scenic  
Views



Dual  
Balconies



20 min  
to Airport



Lush Green  
Scapes



10 mins  
to Hebbal



Upcoming  
Metro Connectivity

# AN ELITE LIFE WELCOMES YOU AT INSIGNIA

Brigade Insignia feels much like the chosen land with magnificent residences and a classic rooftop retreat for intimate gatherings. Light and air find a playground here through the day and evenings bring along musical notes of starry nights.





Situated right on the airport highway with metro connectivity, Brigade Insignia effortlessly links you to the city's pulse. Yet, it retains a serene and quaint ambience, enveloped by lush greenery, offering an escape from the bustling city life. You will be in proximity to one of the biggest malls in Asia, Manyata Tech Park, Manipal Hospital, Outer Ring Road (ORR), Yelahanka New Town and the Kempegowda International Airport (KIA).

LIVE WHERE  
THE SOCIAL  
LADDER  
CLIMBS  
UP TO YOU

At Brigade Insignia every moment is an invitation to savour life.  
This premium locality unfolds with a selection of elegant residences,  
each embodying country-style living, with a sense of peace that matches your pace.

# WHERE CITY BUZZ MEETS COUNTRY QUIET





# AESTHETICS THAT EXUDE ELEGANCE AT EVERY NOOK

At Brigade Insignia, we've reimagined aesthetics, crafting a façade adorned with expansive glass windows and balconies that feature a high-end architectural touch. Each detail, each element, is meticulously designed to elevate your living experience.

Choose from life on earth and life in the sky. Multiple sports and leisure options like Swimming, Tennis, Multi-game Court will support active lifestyle seekers on ground, while calmer air descends on those who go skywards. Discover an elevated realm featuring the Meditation Deck, Wellness Nook and other enchanting spaces. Here, the atmosphere is infused with tranquillity, providing a haven above the ordinary.

# REACH THE HEIGHTS OF JOY



# FEAST ON INNER PEACE



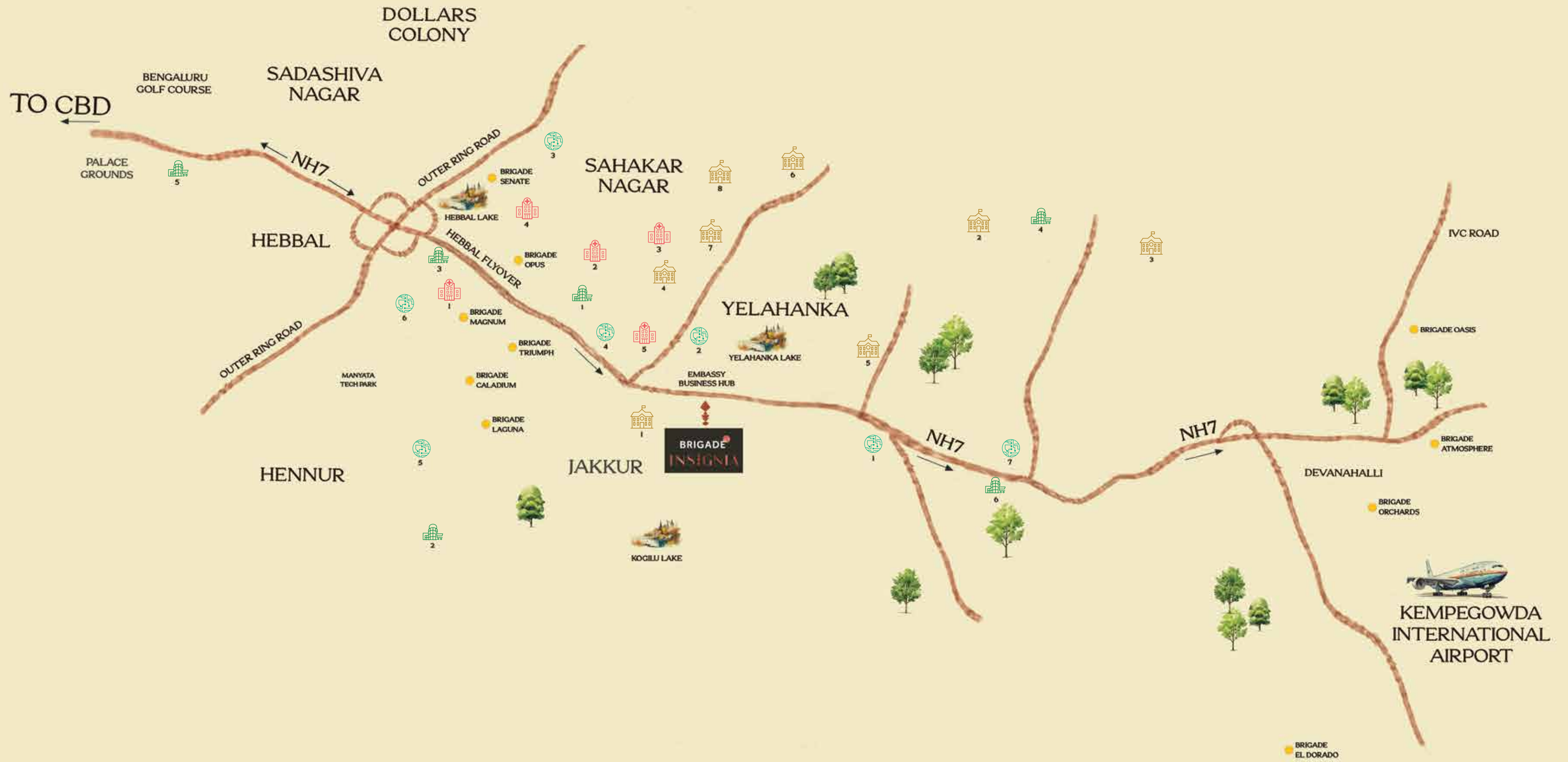


Lose yourself in the embrace of open lawns, a verdant garden within Brigade Insignia. Meander along the Heritage Tree Plaza and admire the vast tropical greenery that provides a lush escape. Mature trees along the existing driveway and forest are also a lasting tribute to conservation and sustainability.

# PLUG INTO NATURE

WELCOME TO  
THE FINER SIDE  
OF LIFE





- 1. VIDYASHILP ACADEMY
- 2. CANADIAN INTERNATIONAL SCHOOL
- 3. STONEHILL INTERNATIONAL SCHOOL
- 4. MALLYA ADITI INTERNATIONAL SCHOOL
- 5. RYAN INTERNATIONAL SCHOOL
- 6. ORCHIDS THE INTERNATIONAL SCHOOL
- 7. NAGARJUNA VIDYANIKETAN
- 8. PRESIDENCY SCHOOL



- 1. MANIPAL HOSPITALS
- 2. ASTER CMI HOSPITAL
- 3. RAINBOW CHILDREN'S HOSPITAL
- 4. CLOUDNINE HOSPITAL
- 5. MOTHERHOOD HOSPITAL



- 1. SATT'VA HORIZON (AMAZON OFFICE)
- 2. RMZ GALLERIA OFFICE BLOCK
- 3. NORTHGATE OFFICE PARK
- 4. L & T BUSINESS PARK
- 5. BHARTIYA CENTRE OF INFORMATION TECHNOLOGY
- 6. KIRLOSKAR BUSINESS PARK
- 7. PRESTIGE TECH CLOUD



- 1. PHOENIX MALL OF ASIA
- 2. BHARTIYA MALL OF BENGALURU
- 3. ESTEEM MALL
- 4. PADUKONE - DRAVID CENTRE FOR SPORTS EXCELLENCE
- 5. FOUR SEASONS HOTEL
- 6. DECATHLON



HOSPITAL



HOTELS ENTERTAINMENT



SCHOOL



TECH PARKS AND OFFICE SPACES



# MASTER PLAN



## GROUND LEVEL

1. Arrival Gateway
2. Driveway
3. Grand Entry Court
4. Waiting Pavilion
5. Multi-game Court
6. Cricket Practice Pitch
7. Pet Paradise
8. Skating Area
9. Tower Drop-off
10. Car Parking Bay
11. Heritage Tree Plaza
12. Cascade Seating
13. Junior Recreation Area
14. Walkway

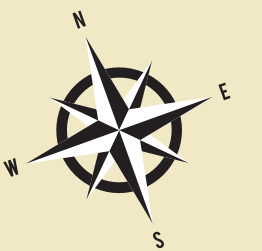
## PODIUM CENTRAL GARDENS

15. Social Pavilion
16. Wellness Nook
17. Bamboo Retreat
18. Tiered Amphitheatre
19. Toddler's Enclave
20. Pathway

## SKY TERRACES (SUNRISE & SUNSET GARDENS)

21. Relaxation Lounge
22. Event Plaza
23. Meditation Deck
24. Spa Garden

- Kharab Area
- Civic Amenities
- Parks and Open Spaces



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 is 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.



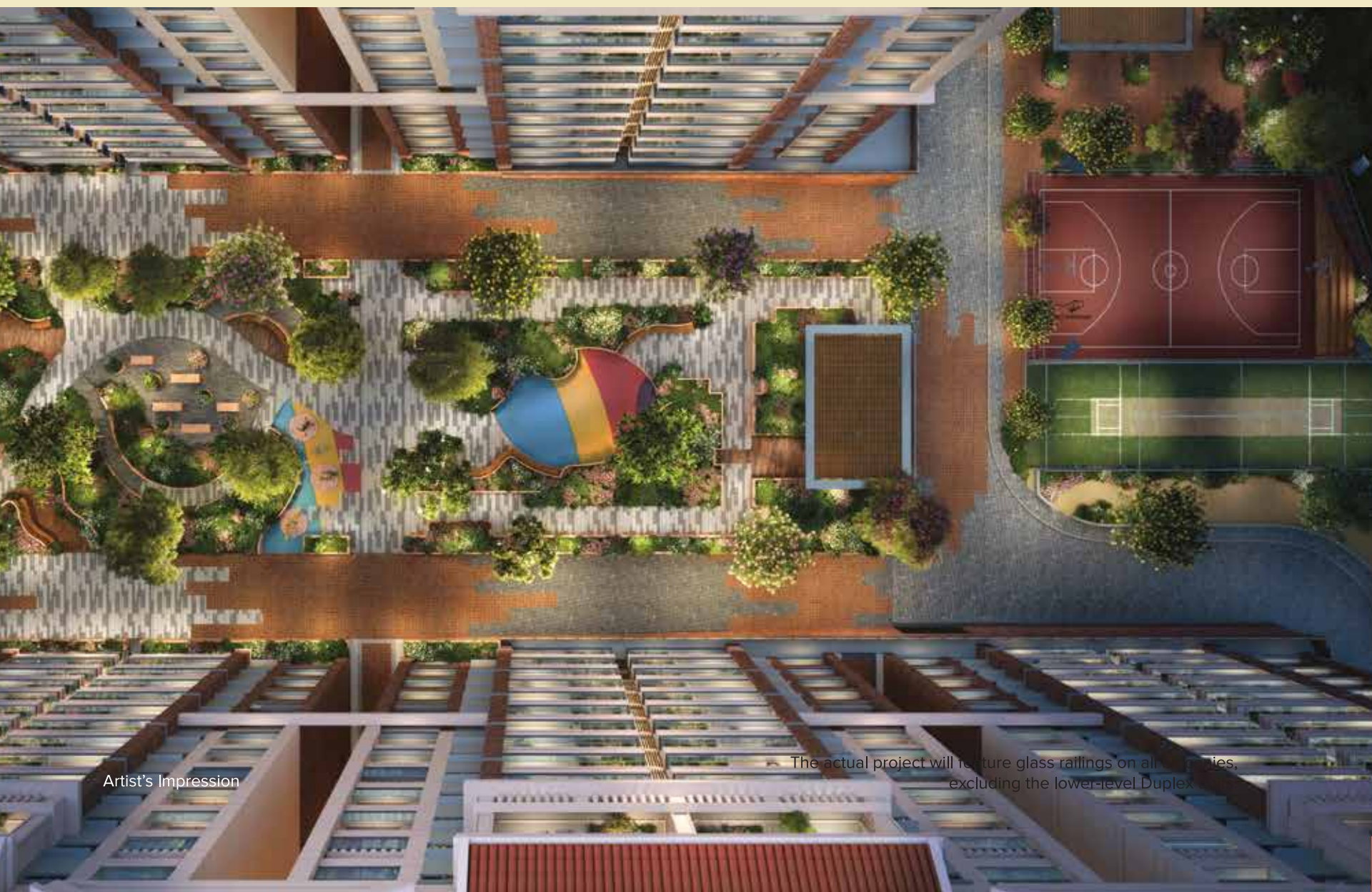
Artist's Impression

# LIVE LIFE CLUB CLASS

A vast array of modern amenities await in this beautiful sanctuary you will call home. From entertainment to sports and leisure, you can count on days well spent, optimise on your fitness and create lasting memories as you browse through terraced lawns, sky gardens, lounges and fraternise with your own kind.

## INTERNAL AMENITIES

- Temperature-controlled swimming pool with kids' pool
- Squash Court
- Badminton Court
- Gala Hall
- Multimedia Lounge
- Ballroom
- Table Tennis
- Fitness Studio
- Pickleball court



Artist's Impression

The actual project will feature glass railings on all balconies, excluding the lower-level Duplex.

## EXTERNAL AMENITIES

- Open Lawn
- Multi-game Court
- Cricket Practice Pitch
- Pet Paradise
- Skating Area
- Tower Drop-off
- Car Parking Bay
- Heritage Tree Plaza
- Cascade Seating
- Meditation Deck
- Wellness Nook

## SPECIFICATIONS

### COMMON AREA FLOORING:

Waiting Lounge / Reception / GF lobby /

Lift lobby: Marble / Vitrified flooring /

Marble finish Vitrified tiles.

Staircases: GF to 1<sup>st</sup> - Granite ; upper floors &

basement to ground floor - Step tiles /

Sadaralli Granite.

Other Lift Lobby and Corridors (upper):

Vitrified tiles.

Terrace: Clay tiles for all the accessible terraces.

### UNIT FLOORING:

Living / Dining / Family / Foyer: Vitrified tiles.

Italian marble flooring for duplexes.

Master Bedroom: Engineered wood flooring.

Other Bedrooms: Wood finish Vitrified tiles.

Balcony & Deck: Wood finish outdoor

Vitrified tiles.

Master Bedroom Toilet: Anti-skid Vitrified tile flooring.

Other Toilets: Anti-skid Vitrified tile flooring.

Maid's Room & Toilet: Ceramic tiles with matt finish & ceramic tile.

### WALL DADO:

Kitchen: Provision for modular kitchen.

Toilets: Vitrified tiles, dado up to false ceiling height.

### PAINTING & FINISHES:

Exterior finish: External texture paint /

Vertical scratch coat with exterior emulsion.

Unit Walls: Premium Acrylic emulsion paint.

Unit Ceiling: Premium Acrylic emulsion paint.

### KITCHEN:

Counter: Provision only for modular kitchen.

Plumbing / Electrical: Provision for water purifier,

refrigerator, microwave, washing machine and

dishwasher. Hot & cold mixer with long body bib

cock. Sink provision in kitchen & utility area.

Provision for instant geyser in kitchen.

### DOORS & WINDOWS:

Main Door: Teak wood frame, flush shutter with both sides veneer & architrave, Digi lock 4-in-1 (With Mortise lock handle set).

Bedroom Doors: Hardwood frame PU finish, Pre-engineered shutters with both sides veneer.

Toilet Doors: Engineered frames, laminated shutters.

Balcony Door: Aluminium / UPVC with bug screen 2½ track.

Windows: Anodised Aluminium / UPVC with bug screen.

### TOILETS:

CP Fittings: Grohe / Kohler or equivalent.

Sanitary Fixtures: Duravit / Kohler / Roca / American std. or equivalent.

Accessories: Toilet paper holder.

Glass shower partition with a glass door in the master toilet and only glass partition without glass doors in all other toilets.

### ELECTRICAL:

3 BHK: 6 kW

3,5 BHK: 6 kW

4 BHK: 8 kW

5 BHK: 10 kW

Modular Switches: Panasonic / Legrand Arteor or equivalent make.

DG Backup

100% for lifts, pumps and lighting in common areas.

100% for units\*

### VERTICAL TRANSPORTATION:

Lifts provided as per design.

### SECURITY SYSTEM & AUTOMATION:

Video door phone provision (in living room or next to main door). CCTV for common areas.

Air Conditioning with VRV system.

\*At an additional cost

# MAKE ROOM FOR IMAGINATION



# AWARDS AND ACCOLADES

Brigade Group

Recognised for being amongst India's Best Workplaces in the Real Estate industry for 13 years in a row, at the 'Great Place To Work' 2023

Brigade Group

Recognised as one of 'India's Top Builders - National Category' at the Construction World Architect and Builder Awards (CWAB) 2022

Brigade El Dorado - North Bengaluru

Received the prestigious 'Pradhan Mantri Awas Yojana' award at the PMAY - Empowering India Awards 2022

Brigade Orchards - North Bengaluru

Won the 'Residential Project - Township' at The Economic Times Real Estate Awards 2022 - South

# MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.



Brigade Group is one of India's leading property developers with nearly four decades of expertise in building positive experiences for all stakeholders. Instituted in 1986, the company has developed many landmark buildings and transformed the skyline of cities across South India, namely - Bengaluru, Mysuru, Mangaluru, Chikmagalur, Hyderabad, Chennai, Kochi, and GIFT City, Gandhinagar with developments across the Residential, Commercial, Retail, Hospitality and Education sectors. Since its inception, Brigade has completed 280+ buildings amounting to over 90 million Sq.ft. (8.3 million sq.mt.) of developed space across a diverse real estate portfolio.

Brigade assures best-in-class design and top-of-the-line facilities that exude elegance and sophistication. The residential developments include villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and mixed-use lifestyle enclaves, plotted developments and townships. Over the years, the projects have been one-of-a-kind in the sector, for example, Brigade developed Brigade Gateway, Bengaluru's first lifestyle enclave and Brigade Exotica, one of the tallest residential buildings in Bengaluru.

Brigade is among the few developers that also enjoys a reputation for developing Grade A Commercial properties. The license owners of the World Trade Center across South India, the Group's commercial spaces have top international clients operating out of them. Brigade also entered the co-working space with 'BuzzWorks' in 2019. The commercial segment has seen consistent growth over the last few years with over 5 million sq.ft. of office spaces under development.

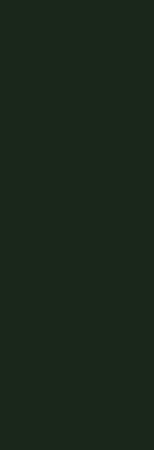
Brigade's first venture into large format retail was the iconic, world-class Orion Mall at Brigade Gateway, subsequently expanding with Orion Avenue and Orion Uptown. Brigade's Hospitality offerings include star hotels, recreational clubs, convention centres and The Baking Company, a unique patisserie.

Brigade is the founder of The Indian Music Experience (IME) - a monumental and philanthropic initiative that is India's only hi-tech interactive music museum. It was conceived to give back to society and sensitise the present generation to the rich culture of Indian music. The Group contributes in numerous ways towards community development, health, education, and the environment. Through the Brigade Foundation, the brand has successfully opened three schools in its name, offering holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; revived public recreational spots like lakes and parks, to name a few.

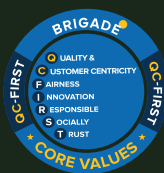
Brigade Real Estate Accelerator Program (REAP), Asia's first startup accelerator program, is a prelude to the changing trends in the real estate industry, which is standing on the cusp of disruption. REAP brings along innovators and inventors to use technology as a catalyst for creating sustainable and scalable businesses in the real estate industry.

'Great Place to Work Institute' has rated the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mindset combined with the uncompromising quality of the projects over the years has created a brand of outstanding repute.

For more information, please visit [www.brigadegroup.com](http://www.brigadegroup.com)



Our Core Values



Founders of



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OFFICES ALSO AT: CHENNAI | HYDERABAD | MYSURU

