

THE
Lafeside Life
A LIFE OF PRIDE



BRIGADE
LAKECREST
Old Madras Road



Representative Image.

The Lake

A COMPANION FOR LIFE
AND NATURE FOR NEIGHBOUR

Once a quiet waterbody in East Bengaluru, Bhattarahalli Lake has gradually reclaimed its place as a vital natural landmark. It supports local biodiversity and brings a calming presence to the neighbourhood. Its serene waters and green edges add to the charm of the locality.





BRIGADE LAKECREST

Old Madras Road

Come home to a lifestyle where comfort blends with nature —
a privilege reserved for the discerning few.

At Brigade Lakecrest, on Old Madras Road, live by the serene
shores of Bhattarahalli Lake in expansive homes surrounded
by abundant greenery and seamless connectivity
to everything that matters.

- Tranquil 2 & 3 bed homes
- Multiple balconies for expansive views
- Layered landscape design
- Premium lifestyle on Old Madras Road



Artist's Impression



Creative visualisation.

Lakecrest

HERE LIFE FLOWS INTO
YOUR DAYS

Brigade Lakecrest is a harmony between urban convenience and nature's tranquility — a serene sanctuary for those seeking quiet reflection.

It offers a lifestyle where life unfolds beautifully, both indoors and outdoors. Select homes come with multiple balconies that let sunlight spread its warmth graciously, while cool breeze pours in.

The ripples dancing across the shimmering waters make every hour of the day feel magical.





Creative visualisation.

Lakeside Living

WHERE LIFE FINDS
ITS RHYTHM

Brigade Lakecrest has been envisioned to redefine the lakeside lifestyle. Architecturally elegant, aesthetically pleasing, and functionally efficient — it is more than just a landscape. It is a haven where community thrives and life flourishes.

Designed with purpose, it offers reassurance — a feeling of belonging and a welcoming retreat. The landscape unfolds across two levels: active play zones at the ground level and calm-inducing spaces at the podium.

A smart, community-focused design ensures a peaceful, risk-free environment — where children and seniors can play and walk around safely and comfortably.





Creative visualisation.



DISCOVER
Your Moment
OF THE DAY

At the **Viewing Deck**, read, meditate or take comfort in a silent moment.

The **Community Garden** is a green retreat – connect with nature and unwind in tranquillity.

Sweat it out at the **Tennis Court** or **Pickleball Court** in the outdoor play area.

Let the little ones splash and cool off at the **Kids' Pool**.

Unleash the pets, go socialize, while they zoom around at the **Pet Park**.

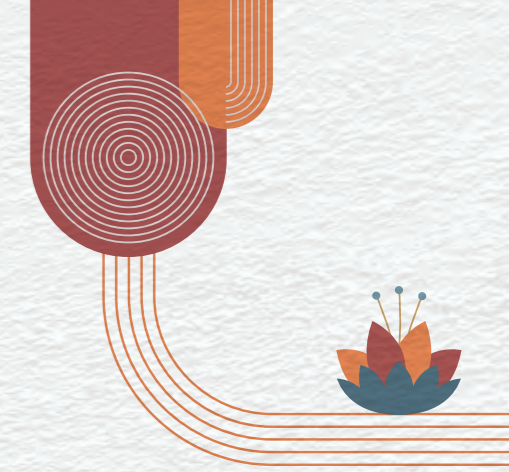




Artist's Impression.



Artist's Impression.



Amenities spread across the mesmerising lakeside landscape.

Indoor Amenities

- Indoor Kids' Play Area
- Multi-activity Room
- Badminton Court
- Billiards
- Table Tennis
- Board Games
- Party Hall
- Gym
- Yoga / Aerobics

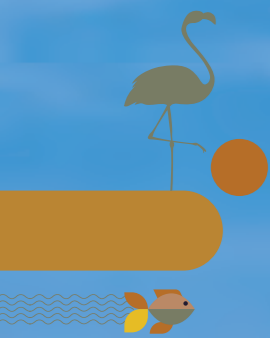
Outdoor Amenities

- Edible Garden
- Herb Garden
- Pet Park
- Skating Area
- Community Garden
- Children's Play Area
- Outdoor Gym
- Viewing Deck
- Tot Lot
- 5-A-Side Futsal Court
- Half Basketball Court
- Tennis Court
- Swimming Pool
- Kids' Pool
- Changing Rooms
- Gathering Lawn
- Box Cricket
- Pickleball Court
- Stepped Seating



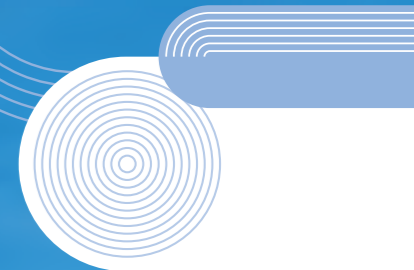


Artist's Impression.



Reimagine. Reconnect. *Revive.*

In a community embraced by nature,
designed for modern urban families.
Live a proud and expansive life by the lake.



Artist's Impression.

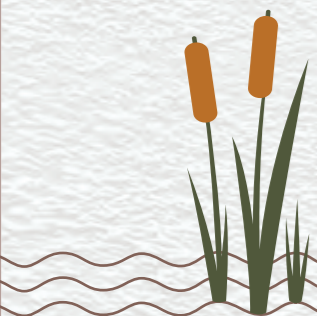
Location Map

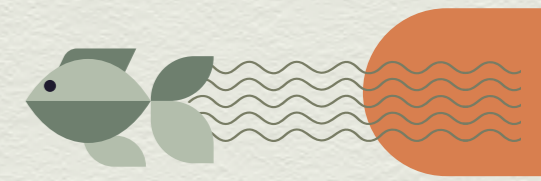
Strategically located in East Bengaluru's most well-connected neighbourhood – Old Madras Road, Brigade Lakecrest offers excellent connectivity and seamless access to business hubs, educational institutes, and entertainment zones.

30 MINS TO WHITEFIELD, MARATHAHALLI & INDIRANAGAR.



INDICATIVE MAP NOT TO SCALE





MASTER PLAN

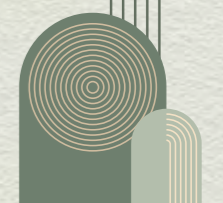
LEGEND

- | | |
|--------------------------------------|-----------------------------------|
| 1. Common Entry / Exit Phase 01 & 02 | 19. Fire Tender Driveway |
| 2. Driveway | 20. Children's Play Area |
| 3. Nala - Existing | 21. Outdoor Gym |
| 4. Entry / Exit to CA Area | 22. Viewing Deck |
| 5. Services | 23. Tot Lot |
| 6. Roundabout | 24. 5-A-Side Futsal Court |
| 7. Entry / Exit to Phase 01 | 25. Half Basketball Court |
| 8. Entry / Exit to Brigade Lakecrest | 26. Tennis Court |
| 9. Guard Room | 27. Swimming Pool |
| 10. Edible Garden | 28. Kids' Pool |
| 11. Transformer Yard | 29. Change Rooms |
| 12. Herb Garden | 30. Gathering Lawn |
| 13. Surface Visitor Parking | 31. Box Cricket |
| 14. Pet Park | 32. Pickleball Court |
| 15. Skating Area | 33. Exit Ramp from Basement |
| 16. Community Garden | 34. OWC (Organic Waste Converter) |
| 17. Entry Ramp to Basement | 35. Pathway |
| 18. Lake - Existing | 36. Stepped Seating |

- H T LINE
- - - PARK & OPEN SPACES
- - - CIVIC AMENITY
- - - LAKE BUFFER LINE



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NUMBERING PLAN

LEGEND

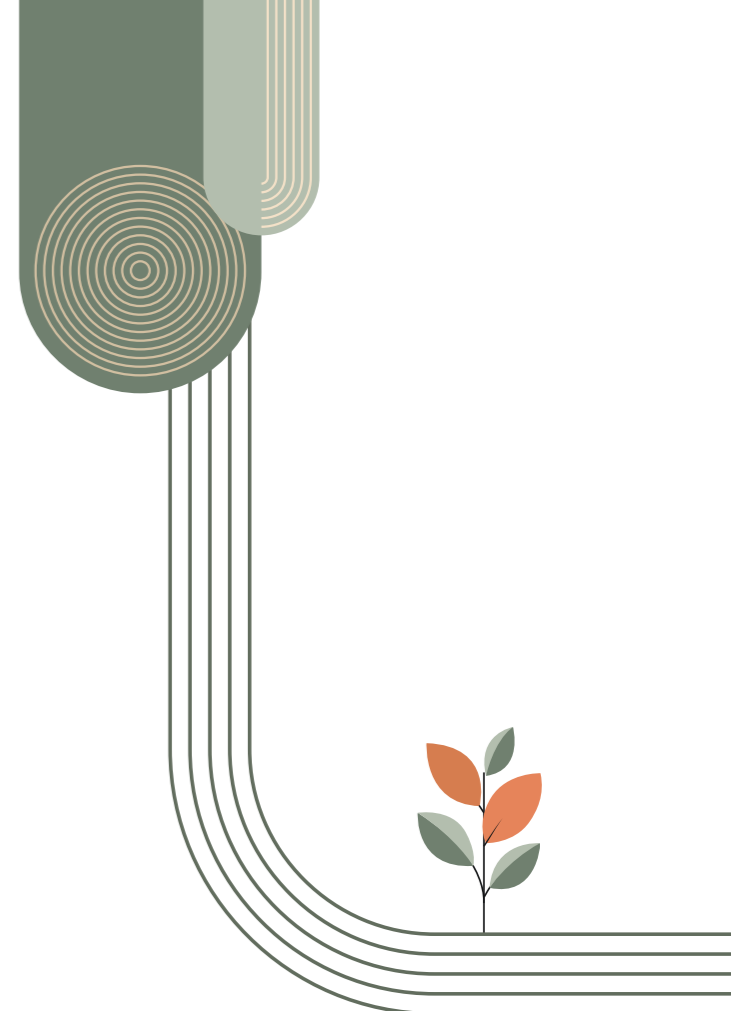
Color	Room Type	SBA
Yellow	A1 3B + 3T	1902 sqft
Red	A2 3B + 3T	1902 sqft
Light Green	A3 3B + 3T + MAID / HO	2179 sqft
Light Blue	A4 3B + 3T + MAID / HO	2153 sqft
Brown	A5 3B + 3T	1640 sqft
Pink	A6 2B + 2T	1326 sqft
Orange	B7 STUDIO	490 sqft
Teal	B8 1B + 1T	775 sqft
Magenta	B9 1B + 1T	814 sqft
Yellow-Green	B10 STUDIO	482 sqft
Grey	B11 STUDIO	493 sqft
Light Orange	B12 3B + 3T	1784 sqft
Light Green	B13 2B + 2T	1315 sqft
Blue	C14 2B + 2T	1418 sqft
Light Green	C15 2B + 2T	1512 sqft
Purple	C16 3B + 3T	1927 sqft
Orange	C17 3B + 3T	1853 sqft
Green	C18 2B + 2T	1353 sqft
Light Orange	C19 2B + 2T + STUDY	1568 sqft
Pink	C20 3B + 3T	1919 sqft
Yellow	C21 3B + 3T	1796 sqft
Purple	D22 3B + 3T	1902 sqft
Blue	D23 3B + 3T	1902 sqft
Light Green	D24 2B + 2T + STUDY	1598 sqft
Teal	D25 2B + 2T	1433 sqft
Magenta	D26 2B + 2T	1340 sqft
Light Blue	D27 2B + 2T	1524 sqft
Dark Blue	D28 3B + 3T + MAID / HO	2161 sqft
Pink	D29 3B + 3T + MAID / HO	2161 sqft

SBA



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UNIT PLANS



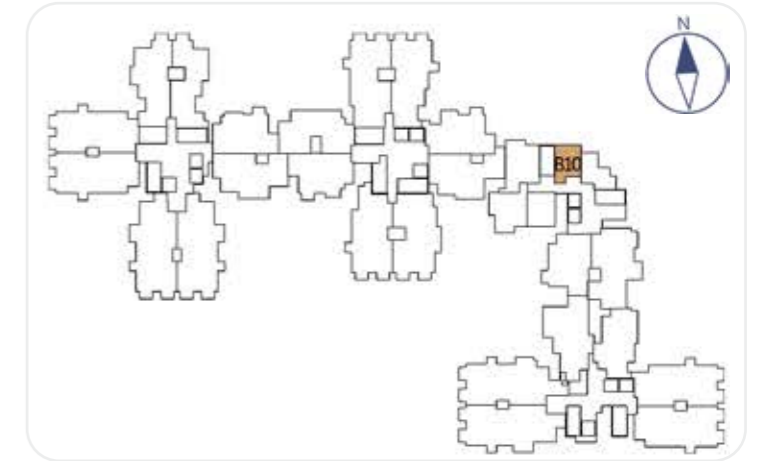


Actual shot.

STUDIO

TYPE B10

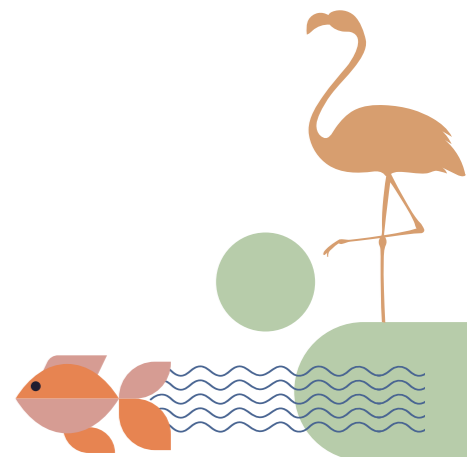
B0210 - B2110



SUPER BUILT-UP AREA
44.81 SQ.M / 482 SQ.FT.

CARPET AREA
30.58 SQ.M / 329 SQ.FT.

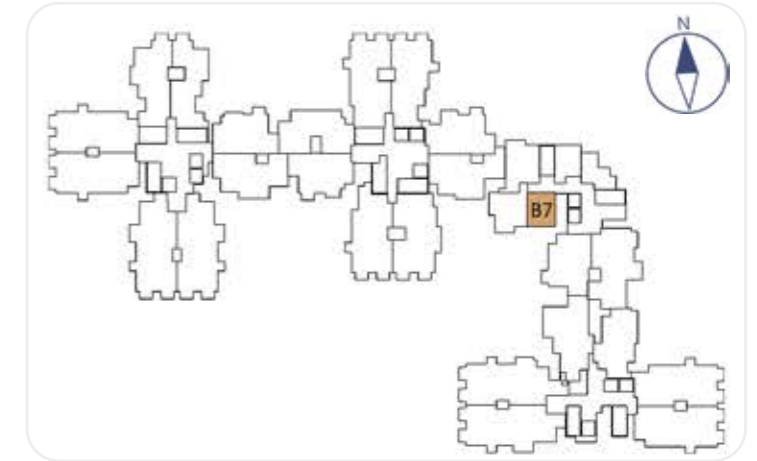
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STUDIO

TYPE B7

B0207 - B2107



SUPER BUILT-UP AREA

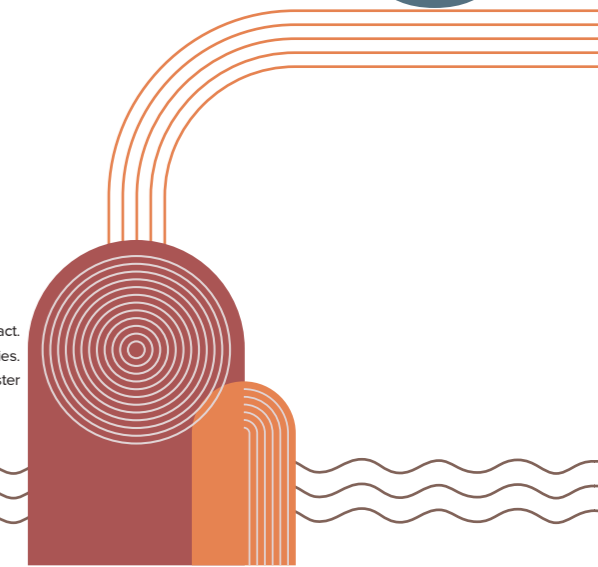
45.48 SQ.M / 490 SQ.FT.

CARPET AREA

31.24 SQ.M / 336 SQ.FT.



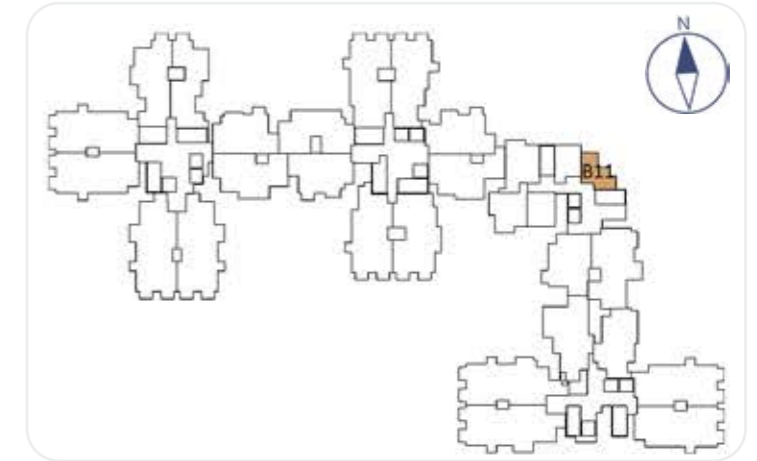
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STUDIO

TYPE B11

B0211 - B2111

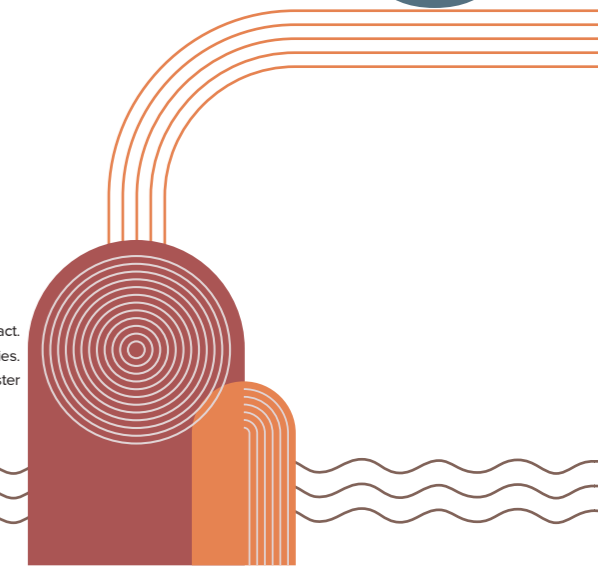


SUPER BUILT-UP AREA
45.79 SQ.M / 493 SQ.FT.

CARPET AREA
30.77 SQ.M / 331 SQ.FT.



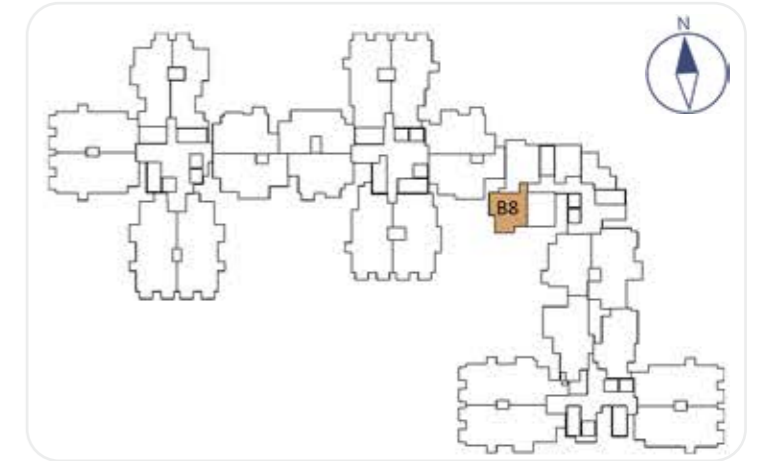
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1BHK 1T

TYPE B8

B0208 - B2108



SUPER BUILT-UP AREA
72.04 SQ.M / 775 SQ.FT.

CARPET AREA
46.14 SQ.M / 497 SQ.FT.

BALCONY CARPET AREA
2.93 SQ.M / 32 SQ.FT.

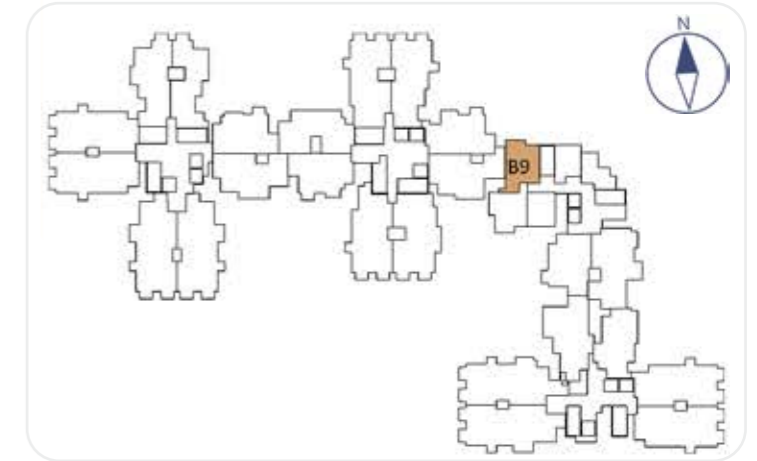
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1BHK 1T

TYPE B9

B0009 - B2109



SUPER BUILT-UP AREA
75.63 SQ.M / 814 SQ.FT.

CARPET AREA
47.65 SQ.M / 513 SQ.FT.

BALCONY CARPET AREA
3.26 SQ.M / 35 SQ.FT.

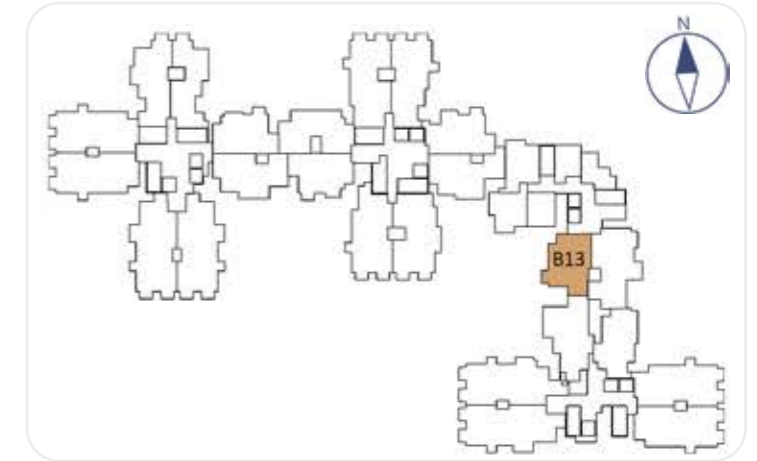
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2BHK 2T

TYPE B13

B0013 - B2113

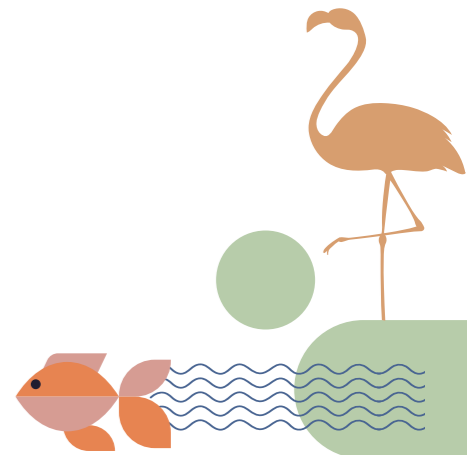


SUPER BUILT-UP AREA
122.13 SQ.M / 1315 SQ.FT.

CARPET AREA
78.85 SQ.M / 849 SQ.FT.

BALCONY CARPET AREA
5.79 SQ.M / 62 SQ.FT.

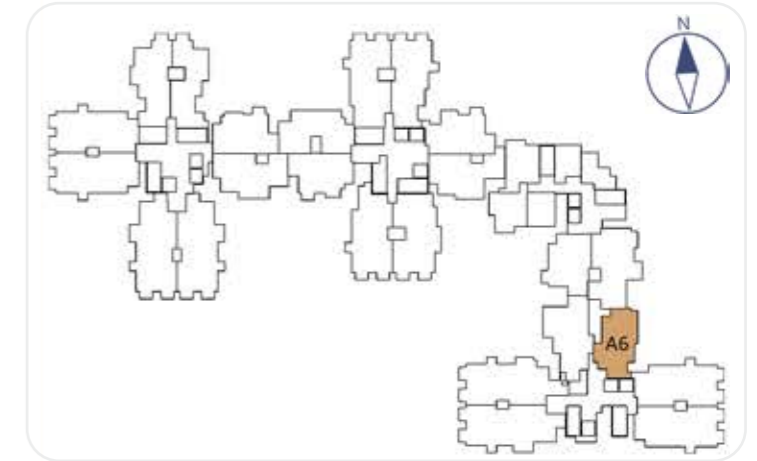
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2BHK 2T

TYPE A6

A0006 - A2106



SUPER BUILT-UP AREA
123.19 SQ.M / 1326 SQ.FT.

CARPET AREA
76.69 SQ.M / 825 SQ.FT.

BALCONY CARPET AREA
7.67 SQ.M / 83 SQ.FT.

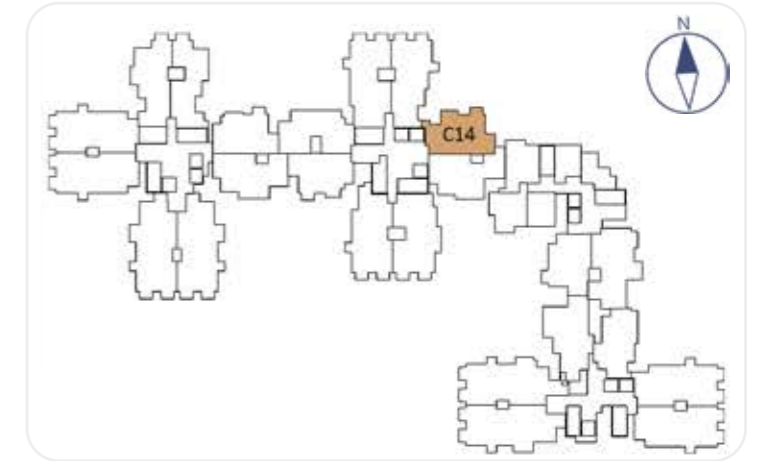
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2BHK 2T

TYPE C14

C0014 - C2114



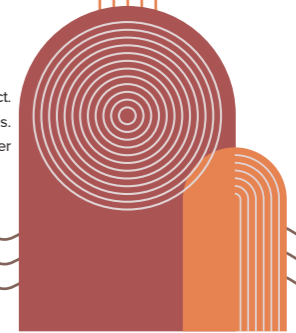
SUPER BUILT-UP AREA
131.76 SQ.M / 1418 SQ.FT.

CARPET AREA
84.79 SQ.M / 913 SQ.FT.

BALCONY CARPET AREA
6.51 SQ.M / 70 SQ.FT.



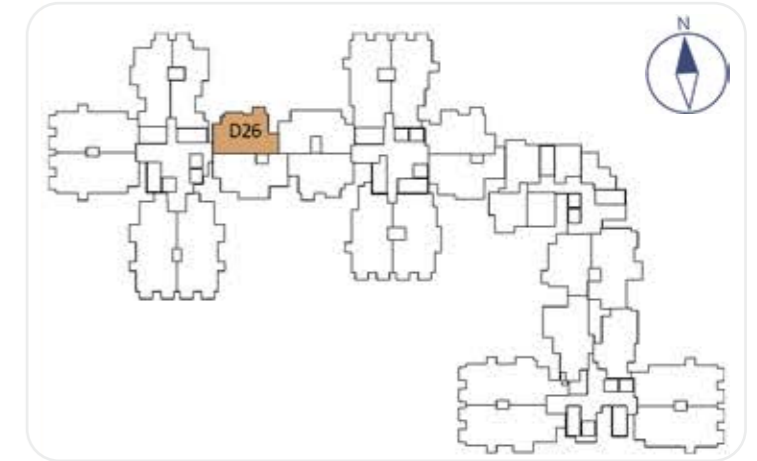
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2BHK 2T

TYPE D26

D0226-D2126



SUPER BUILT-UP AREA
124.49 SQ.M / 1340 SQ.FT.

CARPET AREA
79.10 SQ.M / 851 SQ.FT.

BALCONY CARPET AREA
7.15 SQ.M / 77 SQ.FT.

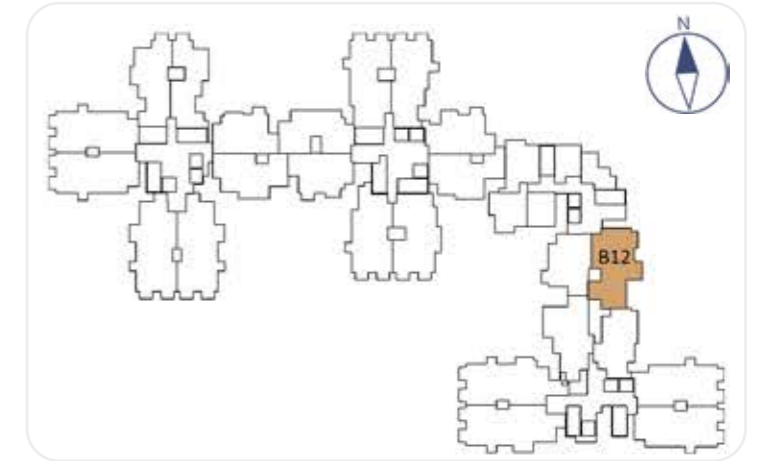
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2BHK 2T REFUGE FLOOR

TYPE B12

B2012

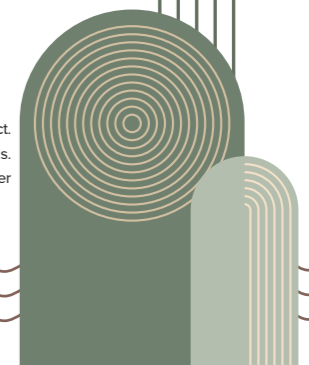


SUPER BUILT-UP AREA
131.79 SQ.M / 1419 SQ.FT.

CARPET AREA
82.02 SQ.M / 883 SQ.FT.

BALCONY CARPET AREA
8.44 SQ.M / 91 SQ.FT.

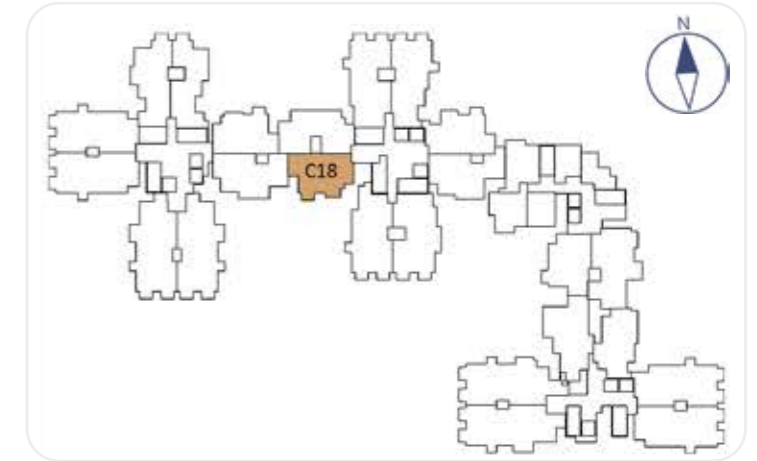
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2BHK 2T

TYPE C18

C0518 - C2118



SUPER BUILT-UP AREA
125.17 SQ.M / 1353 SQ.FT.

CARPET AREA
81.13 SQ.M / 873 SQ.FT.

BALCONY CARPET AREA
6.01 SQ.M / 65 SQ.FT.

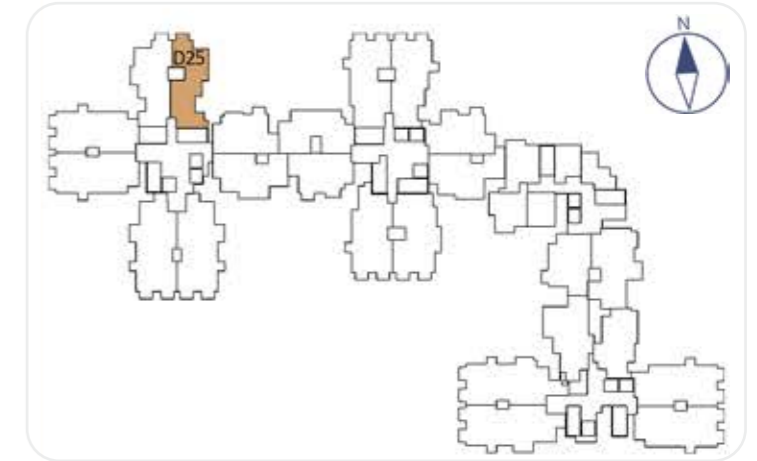
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2BHK 2T

TYPE D25

D0025-D2125



SUPER BUILT-UP AREA

133.09 SQ.M / 1433 SQ.FT.

CARPET AREA

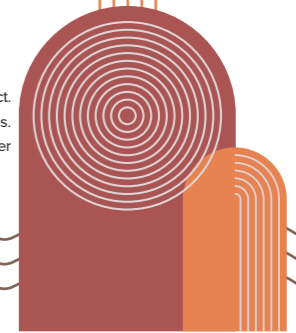
84.25 SQ.M / 907 SQ.FT.

BALCONY CARPET AREA

6.24 SQ.M / 67 SQ.FT.



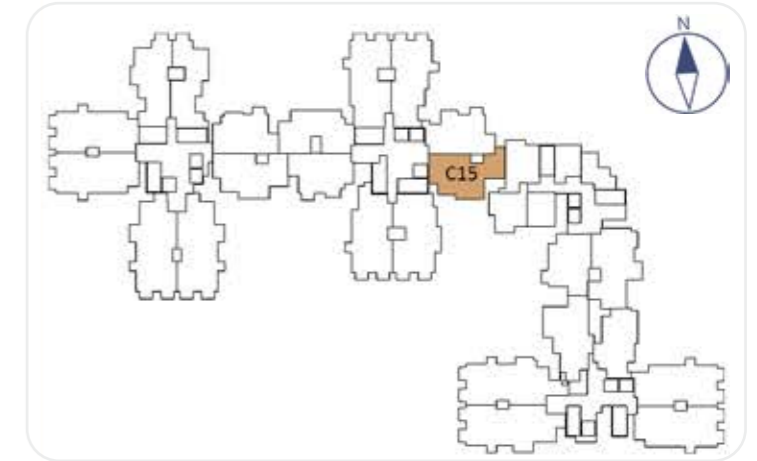
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2BHK 2T

TYPE C15

C0015 - C1915, C2115



SUPER BUILT-UP AREA
140.49 SQ.M / 1512 SQ.FT.

CARPET AREA
92.18 SQ.M / 992 SQ.FT.

BALCONY CARPET AREA
4.59 SQ.M / 49 SQ.FT.

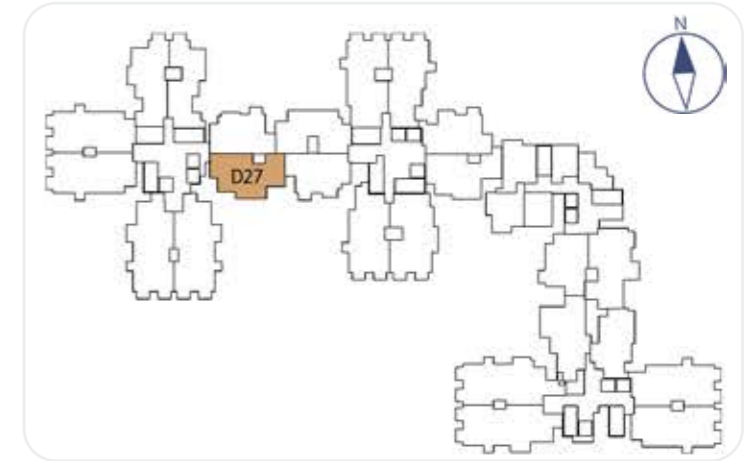
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2BHK 2T

TYPE D27

D0527-D2127



SUPER BUILT-UP AREA
141.59 SQ.M / 1524 SQ.FT.

CARPET AREA
90.39 SQ.M / 973 SQ.FT.

BALCONY CARPET AREA
7.57 SQ.M / 81 SQ.FT.

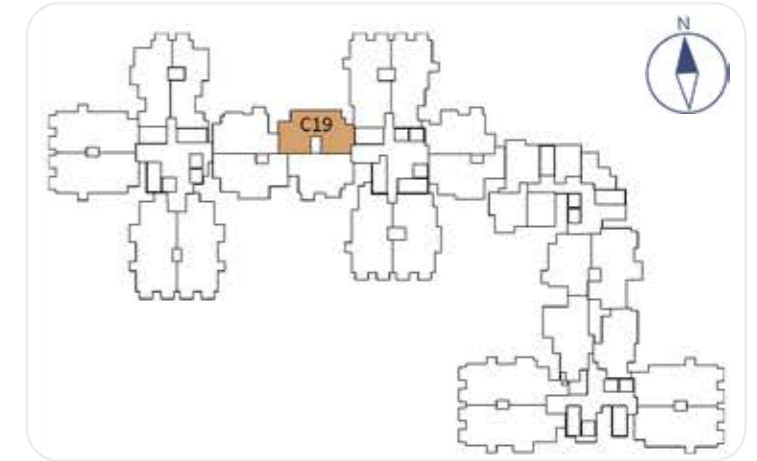
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2BHK 2T + STUDY/HOME OFFICE

TYPE C19

C0219 - C2119



SUPER BUILT-UP AREA
145.65 SQ.M / 1568 SQ.FT.

CARPET AREA
92.87 SQ.M / 1000 SQ.FT.

BALCONY CARPET AREA
7.82 SQ.M / 84 SQ.FT.

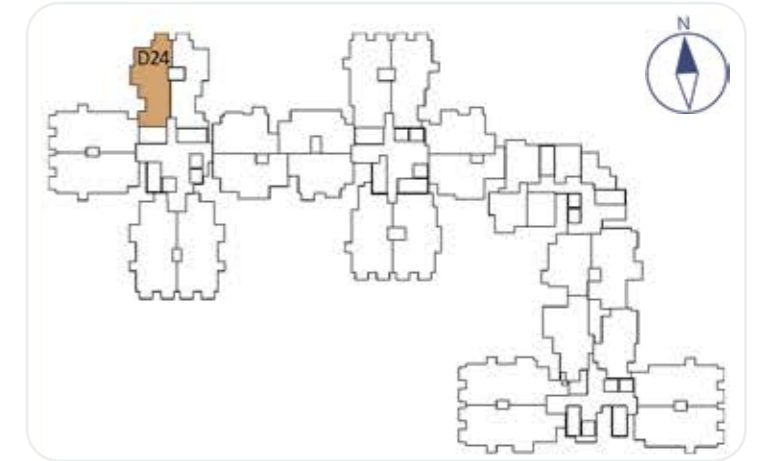
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2BHK 2T + STUDY/HOME OFFICE

TYPE D24

D0024-D2124

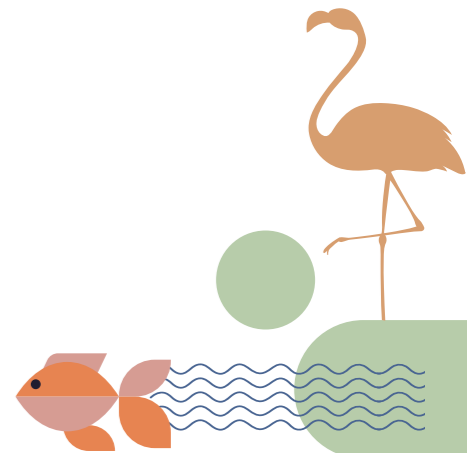


SUPER BUILT-UP AREA
148.41 SQ.M / 1598 SQ.FT.

CARPET AREA
95.22 SQ.M / 1025 SQ.FT.

BALCONY CARPET AREA
7.14 SQ.M / 77 SQ.FT.

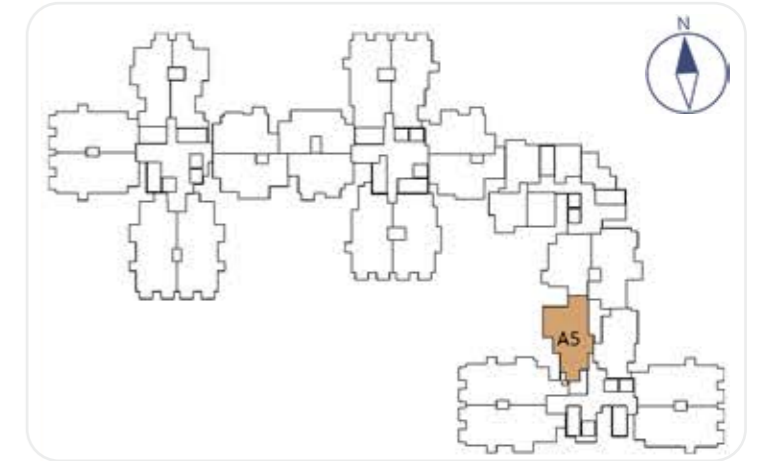
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3BHK 3T

TYPE A5

A0005 - A2105



SUPER BUILT-UP AREA
152.32 SQ.M / 1640 SQ.FT.

CARPET AREA
98.41 SQ.M / 1059 SQ.FT.

BALCONY CARPET AREA
6.60 SQ.M / 71 SQ.FT.

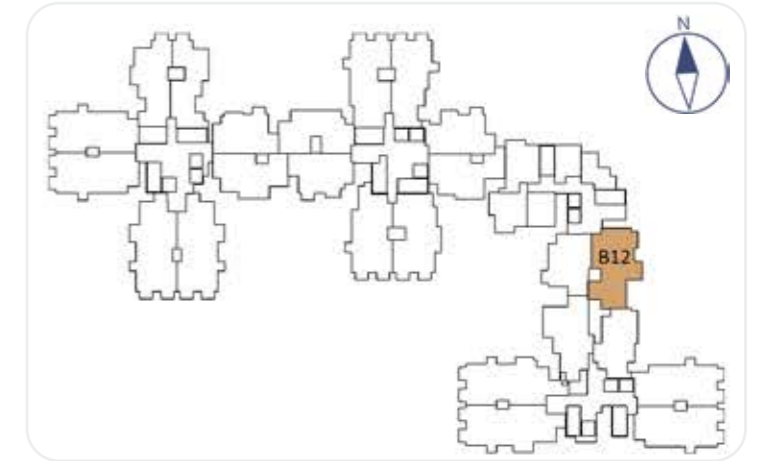
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3BHK 3T

TYPE B12

B0012 - B1912, B2112



SUPER BUILT-UP AREA

165.69 SQ.M / 1784 SQ.FT.

CARPET AREA

101.62 SQ.M / 1094 SQ.FT.

BALCONY CARPET AREA

12.07 SQ.M / 130 SQ.FT.

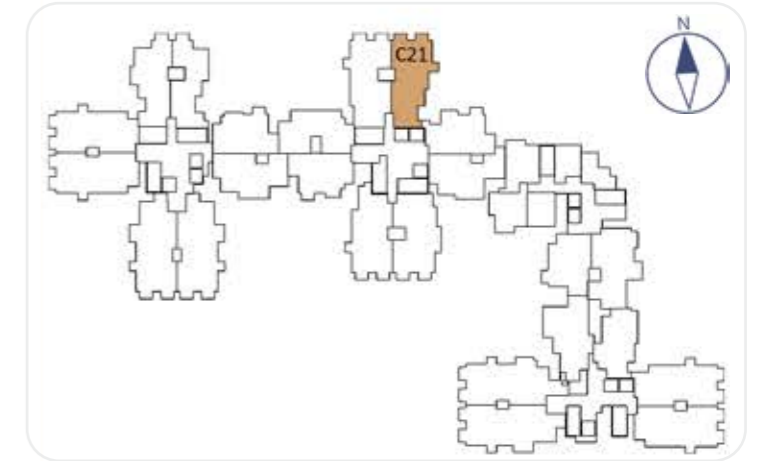
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3BHK 3T

TYPE C21

C0021 - C2121



SUPER BUILT-UP AREA

166.83 SQ.M / 1796 SQ.FT.

CARPET AREA

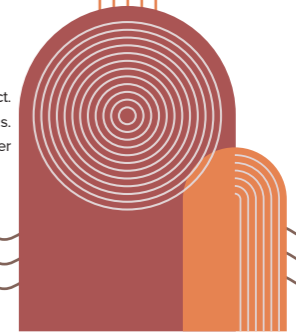
106.50 SQ.M / 1146 SQ.FT.

BALCONY CARPET AREA

9.37 SQ.M / 101 SQ.FT.



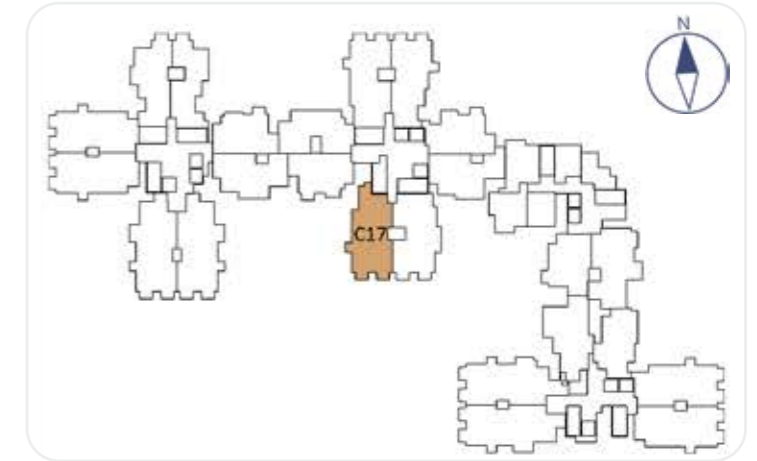
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3BHK 3T

TYPE C17

C0517 - C2117



SUPER BUILT-UP AREA
172.12 SQ.M / 1853 SQ.FT.

CARPET AREA
110.69 SQ.M / 1191 SQ.FT.

BALCONY CARPET AREA
9.22 SQ.M / 99 SQ.FT.



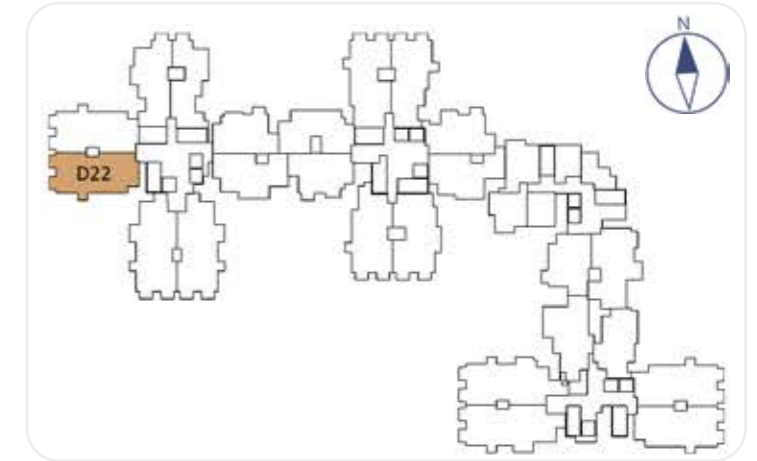
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3BHK 3T

TYPE D22

D0022-D1922, D2122-D2222

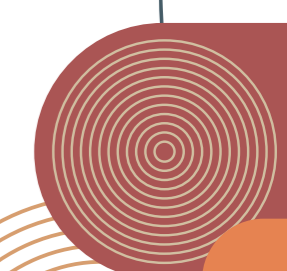


SUPER BUILT-UP AREA
176.67 SQ.M / 1902 SQ.FT.

CARPET AREA
113.47 SQ.M / 1221 SQ.FT.

BALCONY CARPET AREA
9.83 SQ.M / 106 SQ.FT.

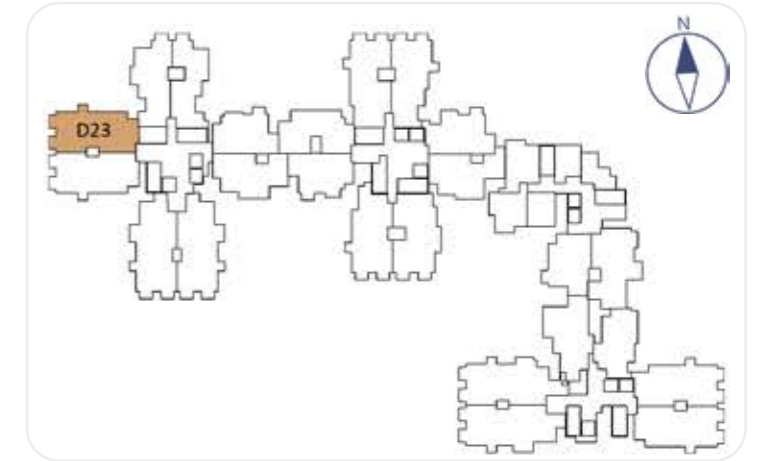
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3BHK 3T

TYPE D23

D0023-D2223



SUPER BUILT-UP AREA
176.67 SQ.M / 1902 SQ.FT.

CARPET AREA
113.47 SQ.M / 1221 SQ.FT.

BALCONY CARPET AREA
9.83 SQ.M / 106 SQ.FT.

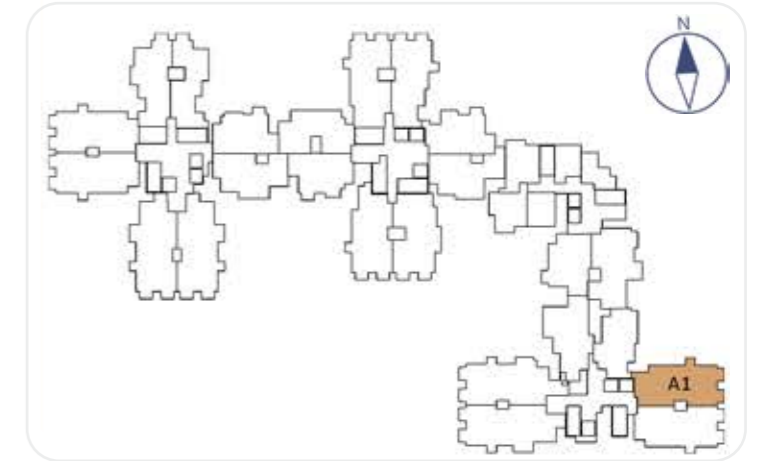
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3BHK 3T

TYPE A1

A0201 - A2101



SUPER BUILT-UP AREA
176.67 SQ.M / 1902 SQ.FT.

CARPET AREA
113.47 SQ.M / 1221 SQ.FT.

BALCONY CARPET AREA
9.83 SQ.M / 106 SQ.FT.



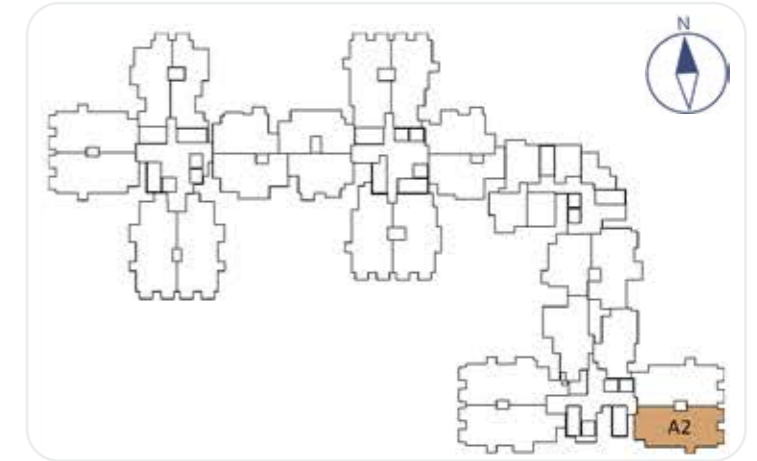
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3BHK 3T

TYPE A2

A0202 - A2102



SUPER BUILT-UP AREA
176.67 SQ.M / 1902 SQ.FT.

CARPET AREA
113.47 SQ.M / 1221 SQ.FT.

BALCONY CARPET AREA
9.83 SQ.M / 106 SQ.FT.

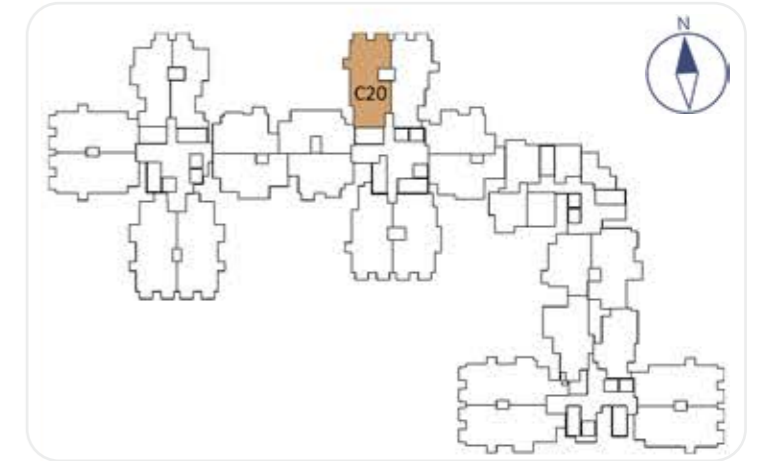
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3BHK 3T

TYPE C20

C0020 - C2120

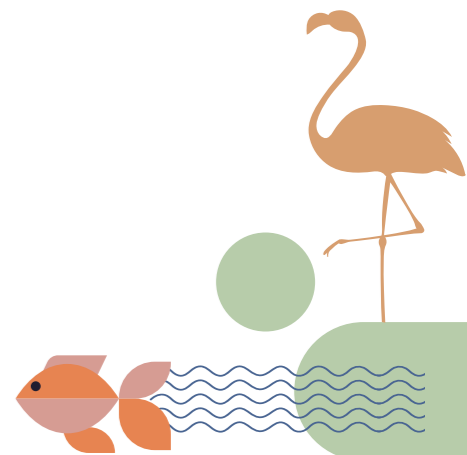


SUPER BUILT-UP AREA
178.28 SQ.M / 1919 SQ.FT.

CARPET AREA
113.74 SQ.M / 1224 SQ.FT.

BALCONY CARPET AREA
9.59 SQ.M / 103 SQ.FT.

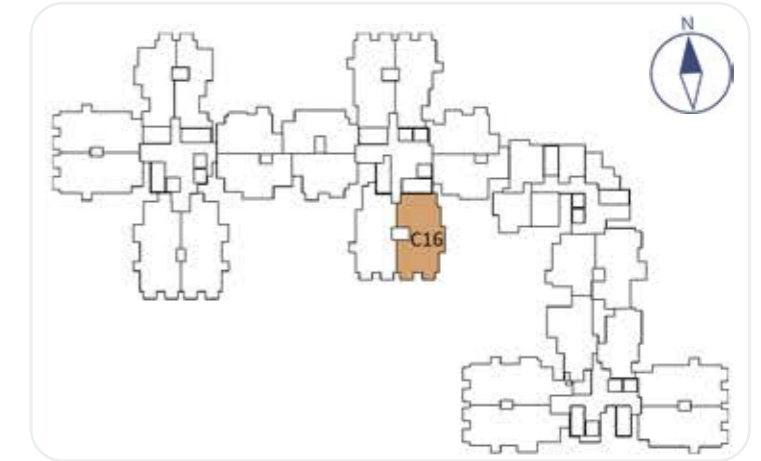
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3BHK 3T

TYPE C16

C0016 - C2116

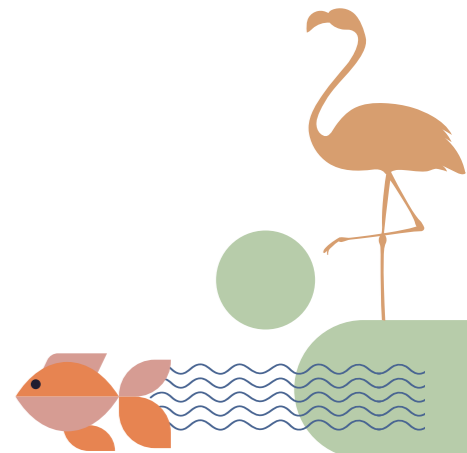


SUPER BUILT-UP AREA
179.03 SQ.M / 1927 SQ.FT.

CARPET AREA
115.11 SQ.M / 1239 SQ.FT.

BALCONY CARPET AREA
9.22 SQ.M / 99 SQ.FT.

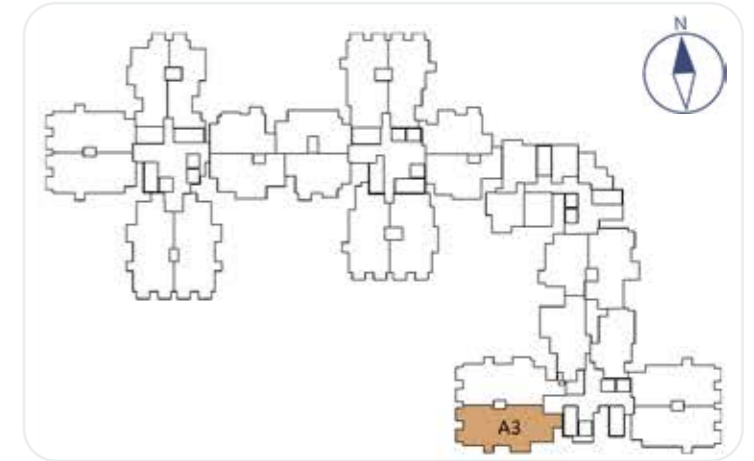
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3BHK 3T REFUGE FLOOR

TYPE A3

A2003

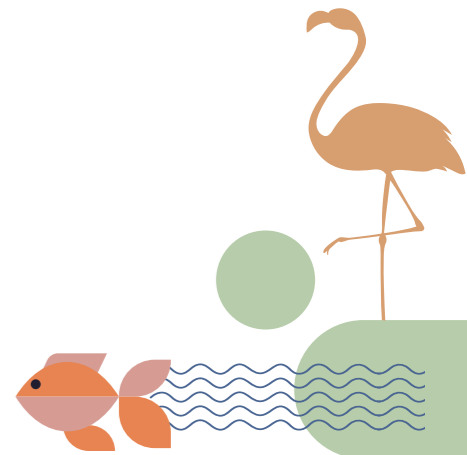


SUPER BUILT-UP AREA
186.69 SQ.M / 2010 SQ.FT.

CARPET AREA
121.04 SQ.M / 1303 SQ.FT.

BALCONY CARPET AREA
9.87 SQ.M / 106 SQ.FT.

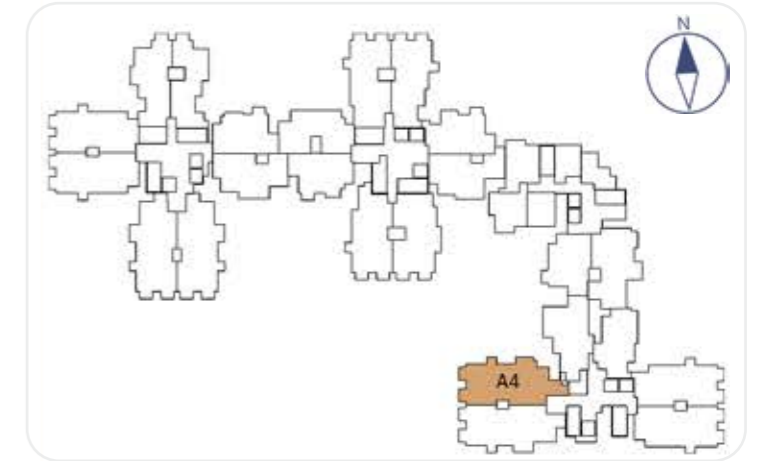
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3BHK 3T + HOME OFFICE/MAID'S ROOM

TYPE A4

A0004 - A2104



SUPER BUILT-UP AREA
200.01 SQ.M / 2153 SQ.FT.

CARPET AREA
130.26 SQ.M / 1402 SQ.FT.

BALCONY CARPET AREA
9.38 SQ.M / 101 SQ.FT.



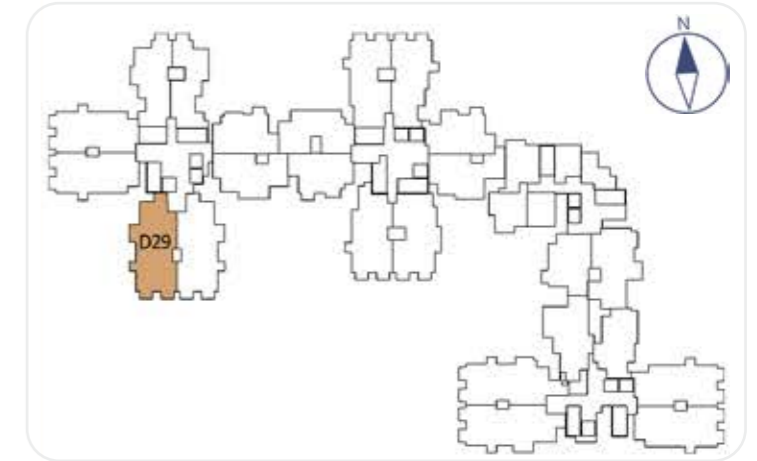
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3BHK 3T + HOME OFFICE/ MAID'S ROOM

TYPE D29

D0029-D2229



SUPER BUILT-UP AREA
200.73 SQ.M / 2161 SQ.FT.

CARPET AREA
131.09 SQ.M / 1411 SQ.FT.

BALCONY CARPET AREA
9.32 SQ.M / 100 SQ.FT.

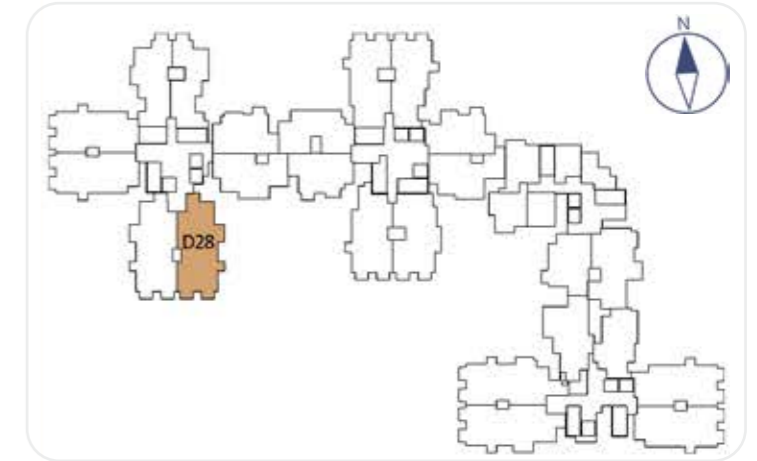
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3BHK 3T + MAID/HOME OFFICE

TYPE D28

D0528-D2228



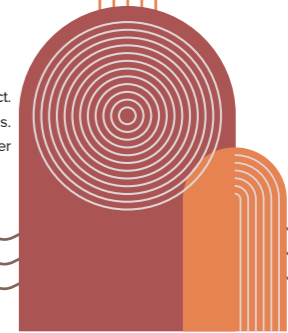
SUPER BUILT-UP AREA
200.73 SQ.M / 2161 SQ.FT.

CARPET AREA
131.09 SQ.M / 1411 SQ.FT.

BALCONY CARPET AREA
9.32 SQ.M / 100 SQ.FT.



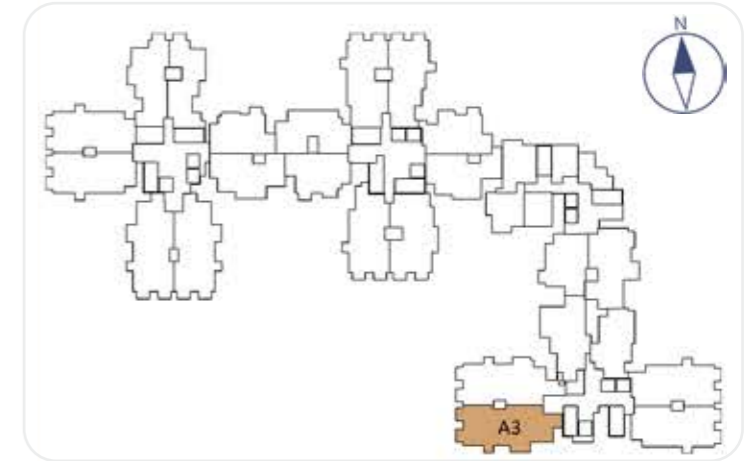
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3BHK 3T + HOME OFFICE/MAID'S ROOM

TYPE A3

A0003 - A1903, A2103

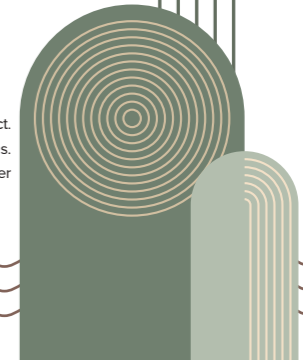


SUPER BUILT-UP AREA
202.41 SQ.M / 2179 SQ.FT.

CARPET AREA
131.76 SQ.M / 1418 SQ.FT.

BALCONY CARPET AREA
9.87 SQ.M / 106 SQ.FT.

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.





Actual shot.

SPECIFICATIONS

COMMON AREA FLOORING

Waiting Lounge / Reception / GF Lobby / Lift

Lobby: Granite / Vitrified Tiles

Staircases: Cement Step Tiles

Other Lift Lobby and Corridors (Upper): Vitrified Tiles

Terrace: Clay Tiles

UNIT FLOORING

Living / Dining / Family / Foyer / Bedrooms /

Kitchen / Utility: Vitrified Tiles

Master Bedroom: Wood finish Vitrified Tiles

Balcony: Wood finish Vitrified Tiles

Toilets: Ceramic Tiles

Maid's Room and Toilet: Vitrified Tiles / Ceramic Tiles

WALL DADO

Kitchen: Provision for Modular Kitchen
(No Granite Slab / No Dado will be provided)

Toilets: Ceramic tile cladding up to false ceiling

KITCHEN

Counter: Provision for Modular Kitchen
(No Counter will be provided)

Plumbing / Electrical:

Plumbing: Provision for Water Purifier / Sink, Instant Geyser, Washing Machine and Dishwasher

Electrical: Studio and 1 BHK - 16 amps - 4 nos & 6 amps - 3 nos
2 and 3 BHK - 16 amps - 4 nos & 6 amps - 5 nos
Common electrical point for Washing machine and Dishwasher

TOILETS

CP Fittings: Jaquar or equivalent (Concealed single lever diverter and master toilet wash basin-provision for basin mixer)

Sanitary Fixtures: Wall mounted EWC (Jaquar /equivalent) with concealed flush tank and same brand health faucet.

DOORS

Main Door/Internal Doors: Hard wood Frame with flush shutter

Balcony Door: UPVC/Aluminium Shutter

Windows: UPVC

PAINTING & FINISHES

Exterior Finish: External paint with external grade emulsion

Unit Internal Ceilings: Emulsion Paint

Unit Walls: Emulsion Paint

ELECTRICAL

Units:

Studio - 2 kW • 1 BHK - 4 kW • 2 BHK - 5 kW
3 BHK - 6 kW

Switches: Anchor Roma Plus or Panasonic / equivalent make

DG BACKUP

100% DG Backup for Common Areas

100% Backup for Units*

VERTICAL TRANSPORTATION

Lifts provided as per design

SECURITY SYSTEM & AUTOMATIONS

CCTV provision for entry/exit points of block at ground floor level only

*At an additional cost.

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MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

The Brigade Group is one of India's leading property developers with over three 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 300+ buildings amounting to over 100 million sq.ft. (9.29 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 of 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 March 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 Retail's first venture 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

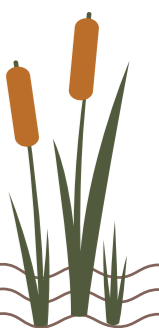
**Apartments
Villas
Integrated Enclaves
Senior Living**



**Offices
Retail Spaces**



**Clubs
Hotels
Convention Centres
Schools**





Our core values



Founders



To UPGRADE TO BRIGADE, call 1800 102 9977

Marketing Office
Brigade Lakecrest
Old Madras Road,
Bengaluru

Registered & Corporate Office
29th & 30th Floor, WTC Bengaluru,
Brigade Gateway Campus, Dr. Rajkumar Road,
Malleswaram-Rajajinagar,
Bengaluru 560055

Dubai Office
902. Nassima Tower,
Sheikh Zayed Rd.
Ph: +971 4355 5504
dubaisales@brigadegroup.com

Singapore Office
Suite: 612, Level 6,
Republic Plaza,
Raffles Place
salesenquiry@brigadegroup.com

Offices also at: CHENNAI • HYDERABAD • MYSURU



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Lakecrest-A3 PRESENTER-VER1-JUNE 2025

