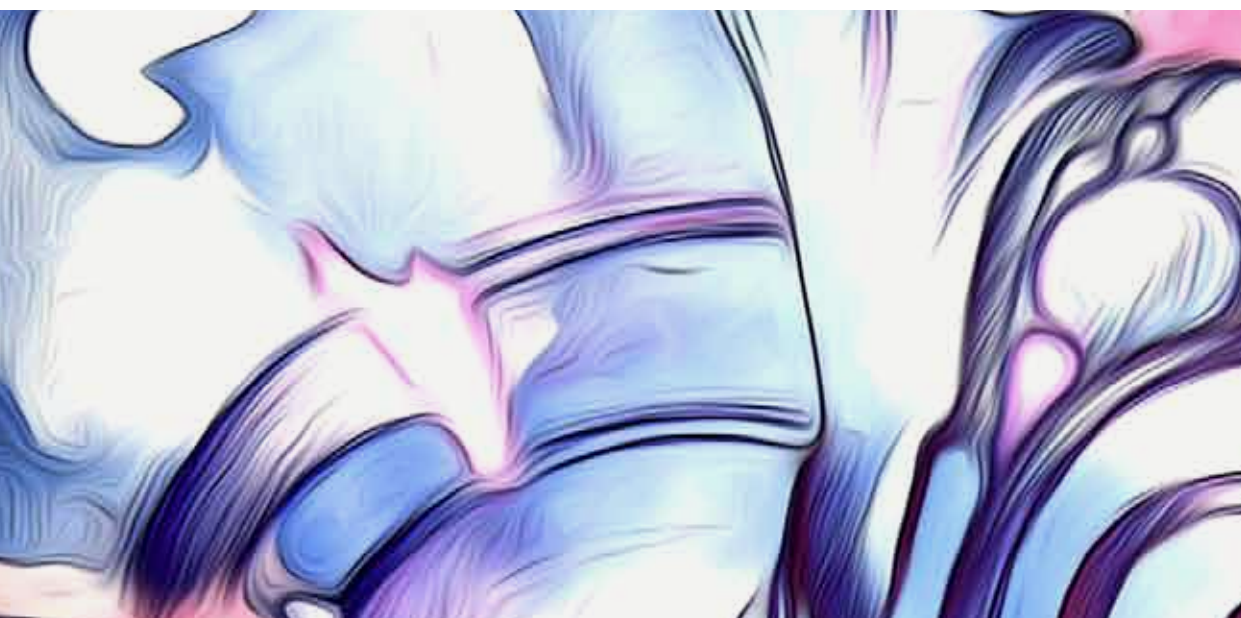
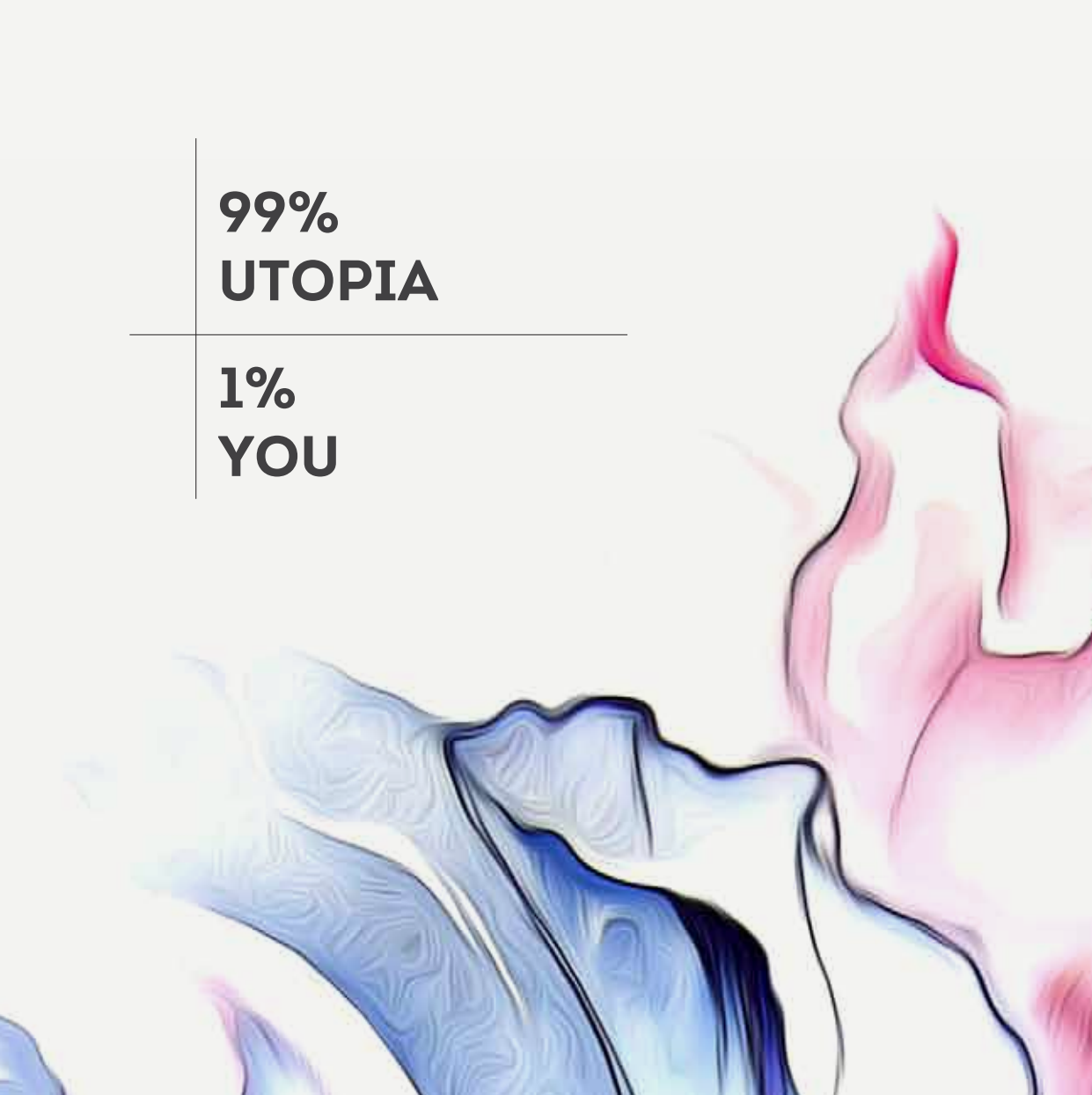


**99%**  
**UTOPIA**

**1%**  
**YOU**



**BRIGADE**

**ATMOSPHERE**

**DEVANAHALLI**



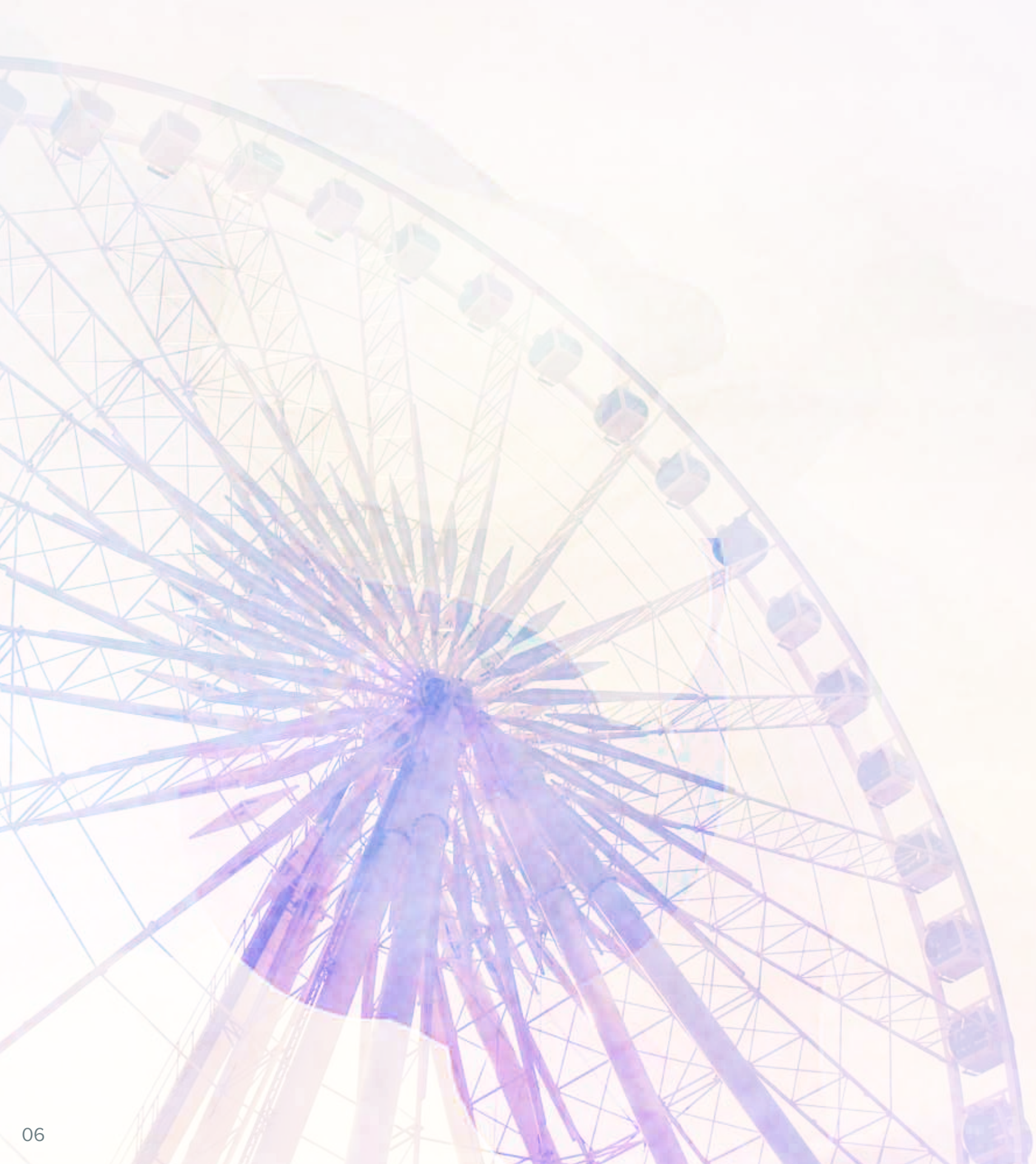
**BRIGADE**  
**ATMOSPHERE**  
DEVANAHALLI

Overview	
Courtyard villas	8
Architecture	10
Living spaces	12
Lifestyle amenities	14
Specifications	16
Location	24
Master plan	26
Floor plans	30
Brigade Group	32
	38




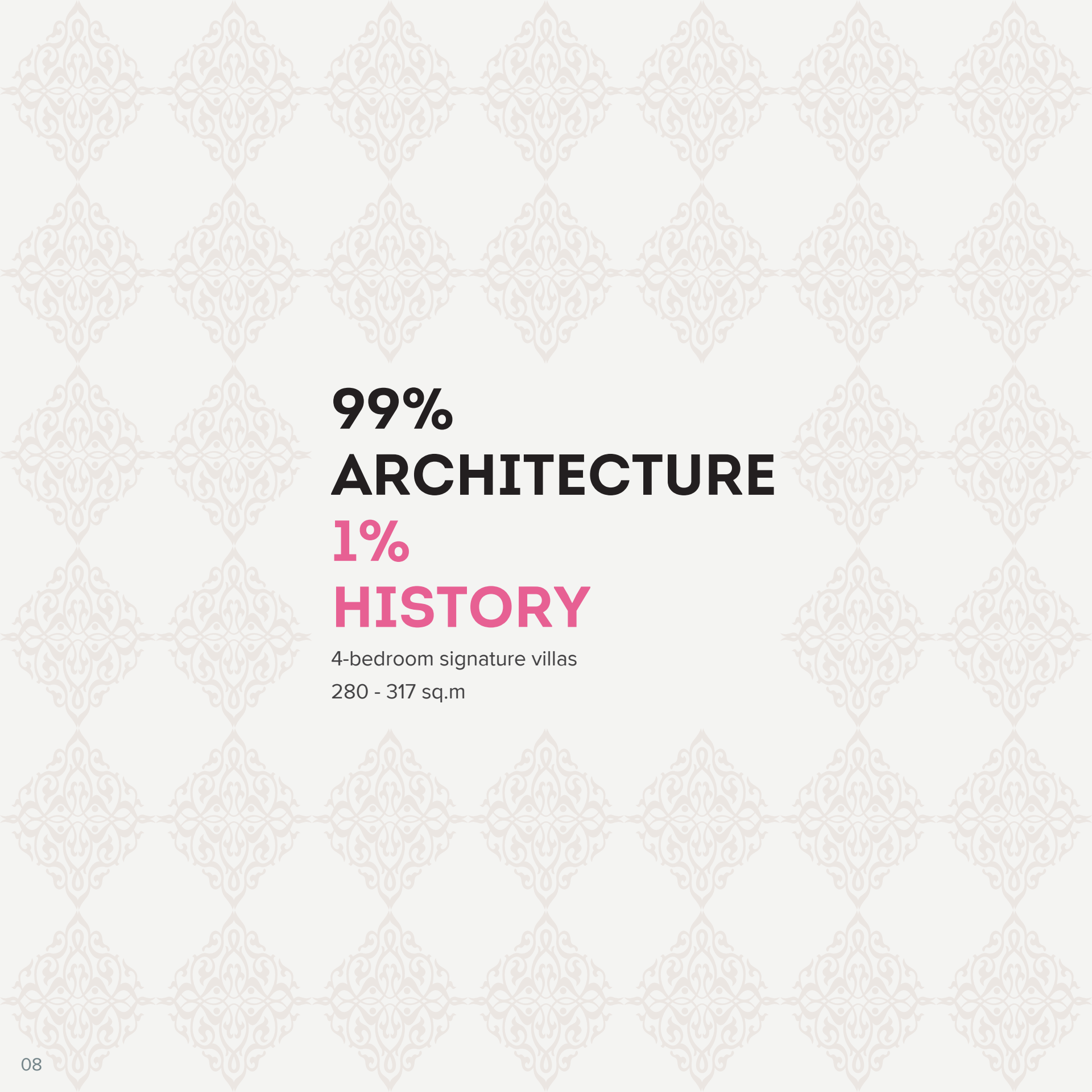






Time has a  
wonderful  
way of showing us  
what really  
matters.

Margaret Peters



# 99% ARCHITECTURE 1% HISTORY

4-bedroom signature villas  
280 - 317 sq.m

Through the centuries, courtyard homes were part of human civilizations. With urbanization, the concept of courtyard homes faded into oblivion.

[Brigade Atmosphere](#), courtyard villas designed to bring back that wonderful 1% which made life so much more meaningful.

An idyllic setting to celebrate the many different hues of happiness with your family, in the harmonious embrace of nature.







# 99% POETRY 1% MEMORY

A fountain of fresh air.

The epicentre of togetherness.

Summer's playground. The winter calm.

Autumn. Or spring. A space for all seasons.

And every mood in between.

Courtyard homes.

A way of life, long forgotten.

Beginning to bloom, once again.

Like the flowers of spring.





A truly unique residential layout of 109 villas.

A cluster of 8 villas,

surrounding a beautiful courtyard.

A series of clusters,

connected by a Central Boulevard.

Each Courtyard Villa, a fine example

of what luxury ought to be.

The contemporary aesthetics resonating

across the different levels of the villa,

to create a 'residence of understated luxury'.



### **A balanced, rustic lifestyle**

Spread out as intimate clusters

across 18 acres of picturesque landscape,

Brigade Atmosphere offers an ideal lifestyle

with the right mix of private, semi-private,

and public spaces.

The unique cluster layout of Brigade Atmosphere

ensures optimal utilization of space for recreation

while creating a sense of intimacy and harmony.







### **Refined community living**

The clusters are connected to each other,  
and to social amenities like the clubhouse,  
through a Central Boulevard that meanders  
across the project,  
acting as the keystone of community life  
at Brigade Atmosphere.

Cobbled stone pathways,  
branching out from the Central Boulevard,  
lead up to individual villas.



Discover a new rhythm to life.

Wake up to the sound of chirping birds.

Start your day with a refreshing dip

in the cool waters of the pool.

Ignite your afternoons,

reading poetry at the library.

Enjoy a game of basketball in the evening,

and watch it bring out the child in you.

The clubhouse might just become

your second home.

**99% FUN  
1% REMINISCENCE**







### **A world of amenities**

Convenience Store

Multipurpose Hall

Children's Play Area

Guest rooms

Library

Amphitheatre

Health Club

Gymnasium

Space for Aerobics

Swimming pool

Badminton Court

Table Tennis Room

Billiards

Board Games Room

Pantry, kitchen, store room





"A loving atmosphere  
in your home is the  
foundation for your life."

Dalai Lama





## SPECIFICATIONS

### STRUCTURE

RCC Framed Structure with Solid Block Masonry

### PAINTING

External finishes – Textured paint

Internal wall & ceiling – Acrylic emulsion paint

### FLOORING

Foyer/ Living/ Dining/Family & Common areas:

Imported Vitrified tiles - Rustic finish

Kitchen: Superior quality vitrified tiles

Utility: Antiskid ceramic tiles

Staircase: Wooden / Leather finish granite

Master Bed room: Laminated Wood

Other Bedrooms: Superior quality vitrified tiles

Balconies / Sit Outs / Terraces: Kota stone / Clay tiles

Toilets: Antiskid vitrified tiles

### KITCHEN

Black granite counter with Single Bowl

stainless steel sink with drain board

Vitrified tile dado 2'0" above the granite counter

### UTILITY

Black granite counter with Double bowl

stainless steel sink & drain board

Vitrified tile dado 2'0" above the granite counter

Provision for Washing machine & Dish Washer

### DOORS AND WINDOWS

Entrance Door – Polished teak wood frame and Hard Wood shutter

Internal Doors – Hard wood frame with Teak finish flush shutter

Toilet Doors – Hard wood frame with flush shutter

Doors to Deck/Balconies – 3 Track Aluminium (wood finish) frames with glazed sliding/fixic shutters and provision for mesh

Windows – 3 Track Aluminium(wood finish) frames with glazed /fixed shutters and provision for mesh

### TOILETS (Except Servant's toilet)

Chromium plated fittings – Jaquar or equivalent

Chromium plated Accessories

Ceramic Fittings – Kohler or equivalent

Bath Tub only in Master Toilet

### SERVICES

DG back up

Video door phone

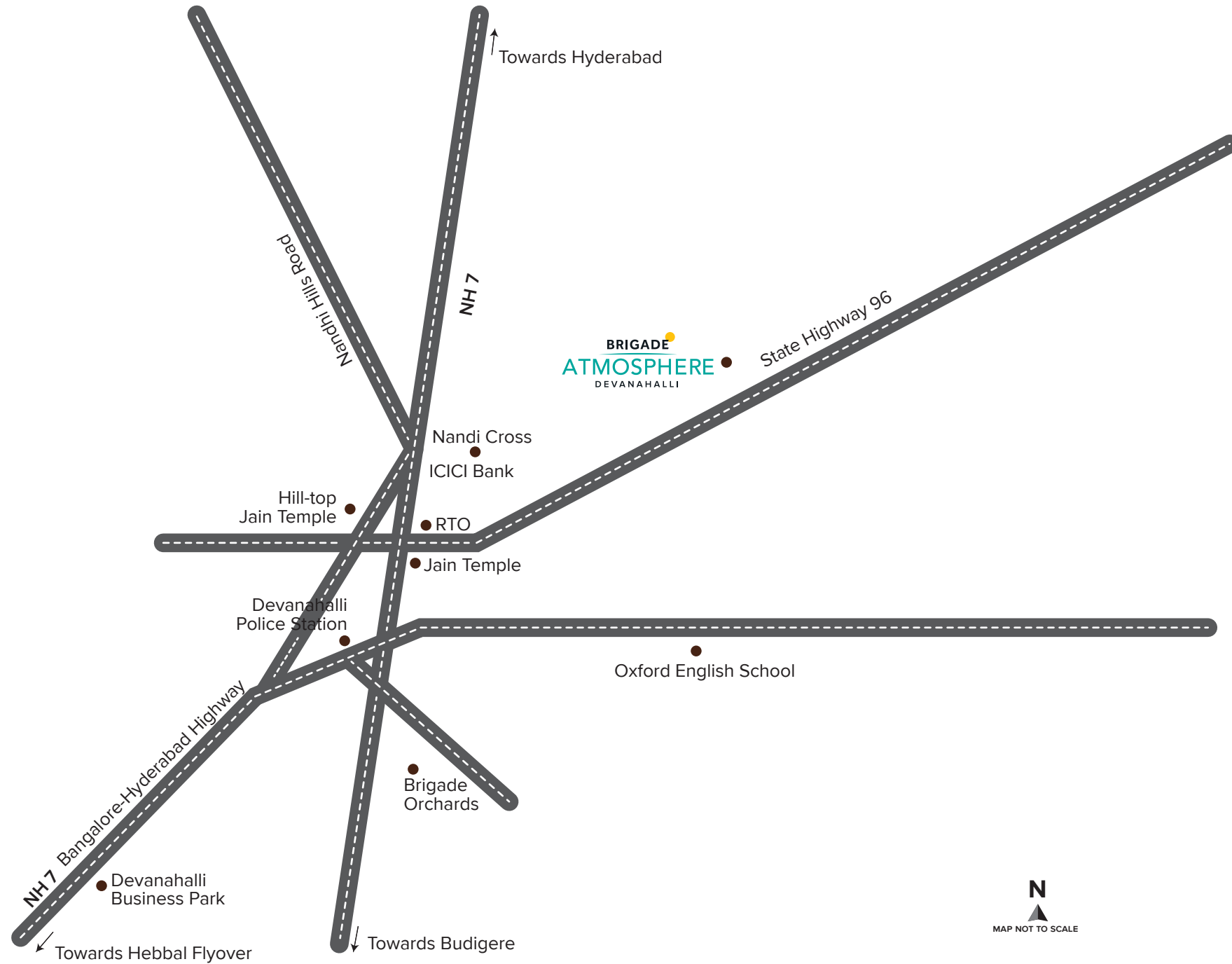
Split A/C provision in Living/Dining/Family & Bedrooms

Geyser provisions in all toilets

ELECTRICAL – Concealed Conduit with copper wiringt



# LOCATION MAP



# 99% PRIVILEGE 1% PRIDE

Devanahalli. God's village.

An oasis of green, beautiful and sublime.

Now also a high-growth corridor.

An investment gold-mine.

International Airport. Upcoming SEZs.

Enviably social infrastructure and corporate offices.

A city of the future. Your home today.







# MASTER PLAN



- 1. Entry
- 2. Exit
- 3. 6.0 m wide driveway
- 4. Landscape court
- 5. Visitors carpark
- 6. 4.0 m wide driveway
- 7. Parks and open spaces
- 8. Clubhouse
- 9. Parking
- 10. Civic amenities

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.



# VILLA - TYPE A

4-bedroom | 3410 sq.ft.



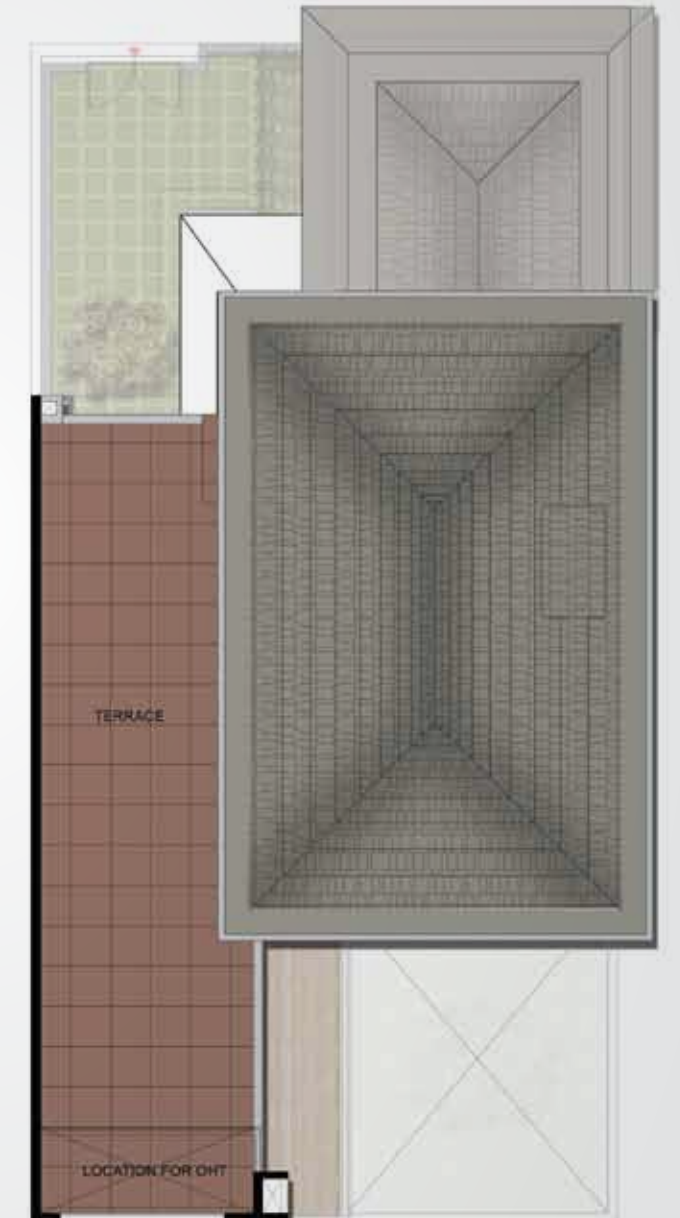
Ground floor plan



First floor plan



Second floor plan



Terrace floor plan





# VILLA - TYPE B

4-bedroom | 3090 sq.ft.



Ground floor plan



First floor plan



Second floor plan



Terrace floor plan





# VILLA - TYPE C

4-bedroom | 3050 sq.ft.



KEY PLAN



KEY PLAN



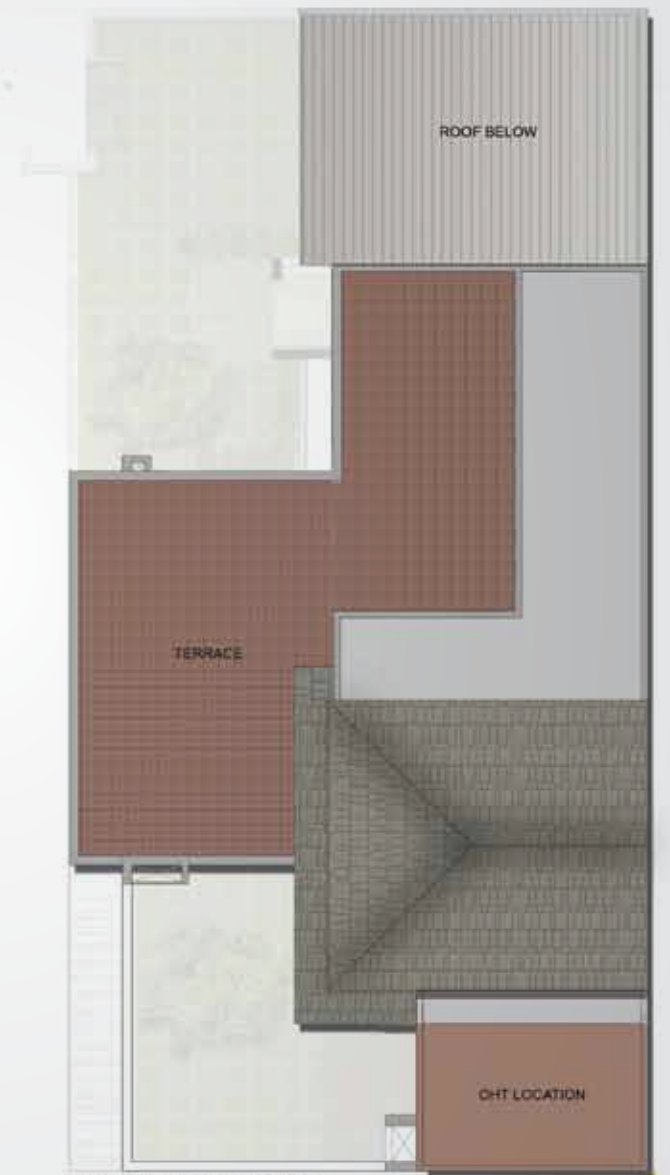
Ground floor plan



First floor plan



Second floor plan



Terrace floor plan





An award-winning brand, Brigade has developed premium residences, luxury apartments, office buildings, SEZs, software parks, malls, clubs, spas, hotels and serviced residences.

**Brigade Sparkle**  
 "Best Dwelling below 1500 sq.ft. (Residential) in South Karnataka"  
 - CREDAI Real Estate Awards 2015

**Brigade Crescent**  
 "Luxury Apartment Project of the Year in CBD - Bangalore"  
 - Annual Silicon India Bangalore Real Estate Awards 2014

**World Trade Center, Bangalore**  
 "The Best Commercial Complex in Bengaluru Zone"  
 - CREDAI Real Estate Awards Karnataka 2013.

**Brigade Group**  
 Selected as one of **India's Best Companies to Work For** in 2015 by The Economic Times and Great Place to Work Institute, for the fourth consecutive year.

**Brigade Group**  
 Conferred the "Platinum Award of Excellence" by Construction World in 2012, for being recognized as one of India's Top Ten Builders for 5 consecutive years (2007 - 2011)

**Orion Mall**  
 Winner of 4 awards at ET Now  
 - Asia Retail Congress 2012 Awards.

**Brigade Gateway**  
 "The Best Theme Based Township of the Year"  
 - CREDAI Real Estate Awards 2012.

**Brigade Gateway**  
 "Integrated Township of the Year"  
 - Realty Plus Excellence Awards 2013 - South.

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

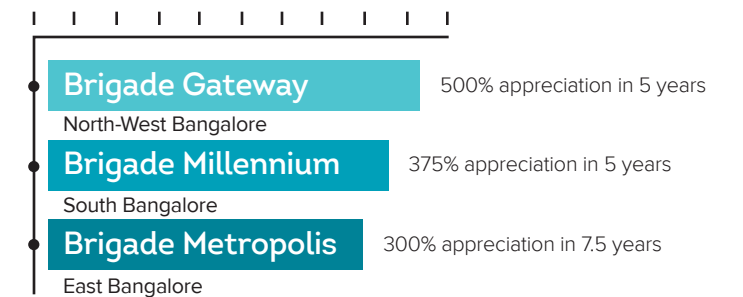


Convention Centres



Schools

## Unbeatable appreciation of Brigade properties



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

Conditions apply





**BRIGADE**

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Also visit us at Experience Center: Ground Level, WTC, Brigade Gateway Campus, Dr. Rajkumar Road,  
Malleswaram-Rajajinagar, Bangalore.