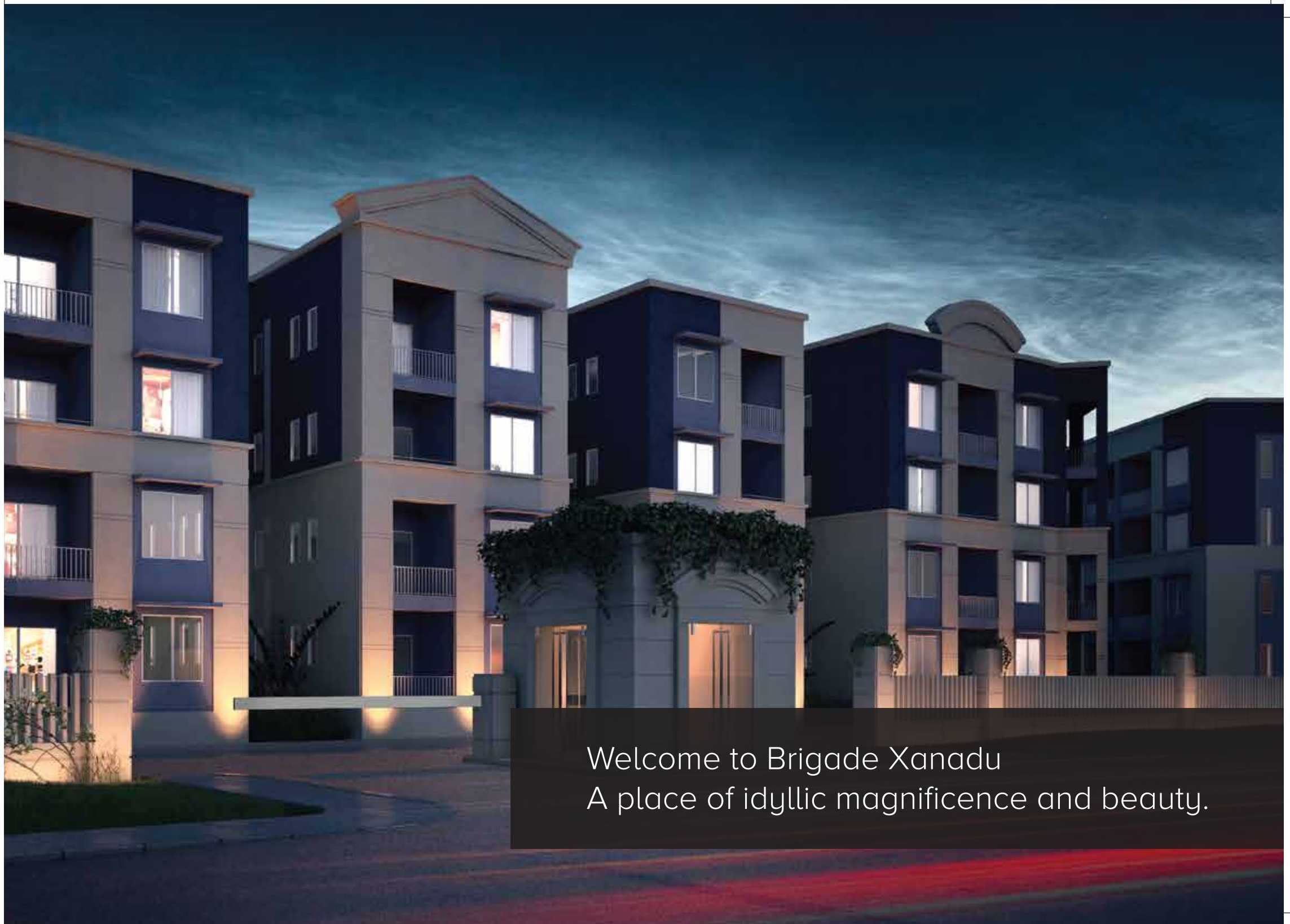




Make space for more in life







Welcome to Brigade Xanadu
A place of idyllic magnificence and beauty.

Come take a seat.
Sit by the window.
Watch the clouds float lazily
Above the endless acres of green,
As a gentle breeze ruffles the curtains.
Welcome to a life close to nature.
At Brigade Xanadu*,
Put life on pause mode
Every morning.

*Xanadu to be pronounced as /Za-na-du/ meaning a place of idyllic magnificence and beauty

Brigade Xanadu*.
Welcome to your space of calm.





Upgrade to a fine life

- Affordable premium homes, just 10 minutes from Anna Nagar.
- Well-connected to Koyambedu bus terminus, Koyambedu Metro rail, Airport & Central Business District.
- 33 acre township with a host of amenities and convenience.
- More than 10 acres of green open space with Balinese landscaping by Tropland Studio, Bali.
- Approx. 1800 Spanish styled homes that maximizes light & ventilation, conceptualized by world renowned architects, Ricardo Bofill & Associates, Spain.
- 2, 3 & 4 bedroom premium homes ranging from 110.6 sq.mt. to 237.9 sq.mt.
- 2787 sq.mt. clubhouse with rooftop swimming pool, gym and indoor games.

Upgrade to Spanish living

Brigade Xanadu combines the charm of Spanish architecture with elements of Indian lifestyle, making it truly a distinct living space. All homes open to beautiful foyers that lead to spacious living rooms forming the central gathering space in the house. Bedrooms with large cross ventilated windows ensure plenty of natural air and light. Spacious kitchens and well-ventilated bath spaces add to the thoughtful design, making your everyday joyful.

Front elevation



Front elevation

BRIGADE^o xanadu



A thriving community of family and friends

Brigade Xanadu gives you enough space to embrace new friendships, nurture strong relationships and also look forward to a life of togetherness. Experience the beauty of belonging to a thriving community that celebrates the everyday life together. Watch your children evolve socially and holistically as they make new friends every day. Spend the weekends at the amphitheatre watching little homemade plays, or potter around the community garden where you can grow your herbs and vegetables together with neighbours. A lifetime of togetherness awaits you at Brigade Xanadu. Open your doors.



Leave the cacophony of the city behind.
Welcome to a township life loaded with amenities.



2787 sq.mt. Clubhouse



Children's play area



Communal
gardening zone



Gazebos



Indoor play courts



Lotus ponds



Gym and Aerobics space



Shopping arcade



Rooftop swimming pool



Coffee shop



Amphitheatre



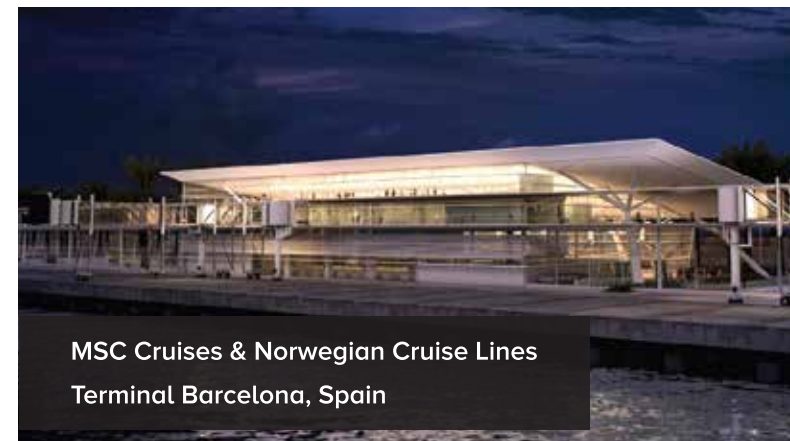
Crèche

Spanish architecture built with air and light

Ricardo Bofill Taller de Arquitectura are world renowned architects from Barcelona who have created some of the best landmarks across the world. The 33 acre township of Brigade Xanadu has been meticulously planned to bring fresh air and sunshine into your everyday life, carefully combining sophisticated design elements that unfold a Spanish story of class, elegance and grandeur. The Ricardo Bofill team of top notch architects, urban planners, interiors, graphic and industrial designers have collaborated to create homes that are just perfect for you. Welcome to a one of a kind Spanish lifestyle in Mogappair.



RICARDO BOFILL



MSC Cruises & Norwegian Cruise Lines
Terminal Barcelona, Spain



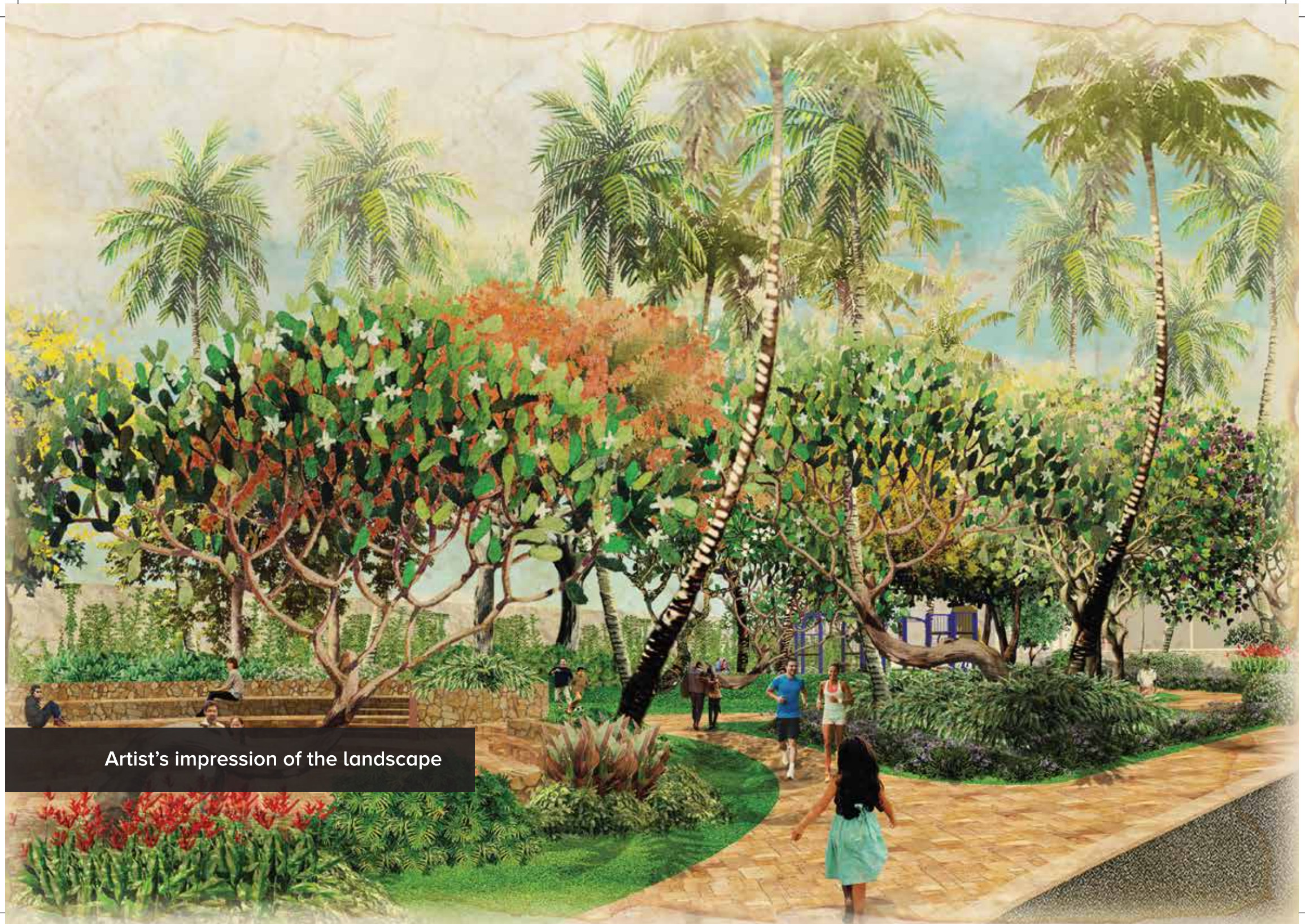
Lazona Kawasaki Plaza, Kawasaki, Japan



3900 Alton Road Miami, USA

Open your doors to miles of landscaped gardens

Step outside your home into an expanse of luscious green scenery. 10 acres of tropical Balinese landscaping beautifully combines the love for open spaces, nature and aesthetics. The heart of Balinese landscape lies in the simplicity of design and cleverness of execution. Tropland Studio, the landscape specialists from Bali have put together an artistic landscaping story for Brigade Xanadu giving the 33 acre township a green heaven that you can sink into everyday.



Artist's impression of the landscape



CLOSE TO ALL THAT YOU NEED

- 10 minutes from Anna Nagar.
- 2.5Km from the Koyambedu Metro Rail station.
- Close to Central Business District areas.
- 4Km from Koyambedu bus junction.
- Strategically located near Ambattur and Porur
- preferred industrial & IT destinations in the city.
- Well connected by road and metro rail to the rest of the city.
- Easy access to industrial areas in Sriperumbudur,
Oragadam and Tada (SriCity).

An infographic with a dark blue background. It features three main colored rectangular areas: a blue area on the left for Business Centers, a tan area in the middle for Educational Institutions, and a light grey area on the right for Restaurants. Each area contains a list of nearby establishments and their distances. At the bottom, there are stylized illustrations of buildings, street lamps, and a road with dashed white lines.

Business Centers

Within 5Km

- HCL technologies - 3Km
- Prince info park - 3.8Km
- Ambit IT Park - 3.8Km
- India land IT Park - 3.5Km
- TCS - 4.5Km

Within 10Km

- Lucas TVS - 5.5Km
- DLF IT Park - 8.5Km
- L&T Infotech - 8.5Km
- HP world IT park - 6.5Km

Educational Institutions

Within 5Km

- The Chennai public school - 3Km
- The schram academy - 4Km
- DAV Boys & Girls school - 3Km
- SBOA school - 5Km
- Dr MGR University - 1.5Km
- Vellammal school - 3Km
- Chinmaya Vidhyalaya - 4.5Km
- Kendriya Vidhyalaya - 3Km

Restaurants

Within 5Km

- KFC - 1.6Km
- Dindigul Thalapakatti - 2Km
- Adyar Ananda Bhavan - 5Km
- Anjappar - 4.5Km
- Flamingo - 5Km
- Pizza Hut - 4.5Km
- Buhari - 1Km

Hospitals

Within 5Km

- Apollo hospitals - 4Km
- Frontier lifeline hospital - 3Km
- MMM hospital - 3Km
- Sundaram medical foundation - 5Km
- New life hospital - 1.2Km

Within 10Km

- JK hospital - 5.5Km
- Ramachandra medical college & hospital - 6.5Km
- MGR medical college & hospital - 6Km

Entertainment & shopping

Within 5Km

- Rohini cinemas - 3Km
- Reliance fresh - 1.5Km
- Spencer's daily - 2Km
- Nilgiris - 1Km

Within 10Km

- Sangam multiplex theatre - 8.5Km
- Vijaya forum mall - 6.5Km
- Ampa skywalk - 6Km
- EGA cinemas - 7.5 Km
- Big bazaar - 6.5Km

*All distances mentioned are approximate.



Clubhouse
Rooftop pool & deck

PHASE-2
To be launched later

PHASE-1



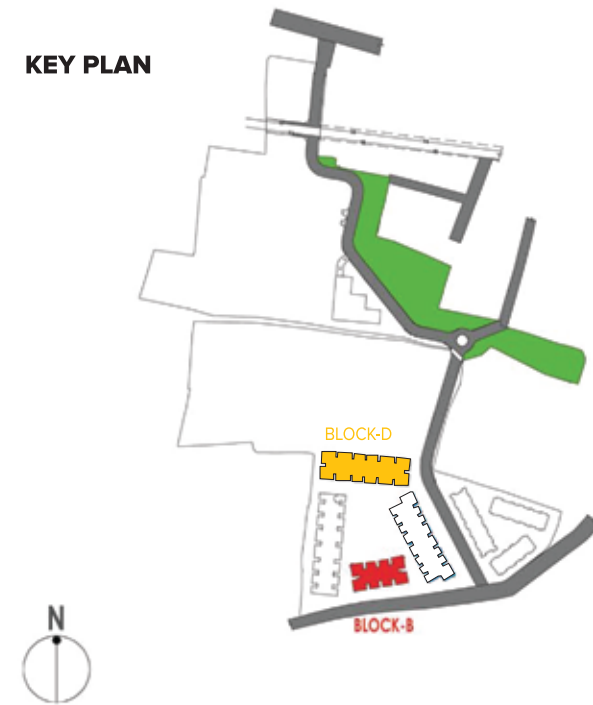
Master Plan

- 33 acre township 2, 3 & 4 bedroom premium homes
- Large open spaces
- Spaciously designed Spanish residences
- 2787 sq.mt. clubhouse with high end amenities
- Close to all that you need

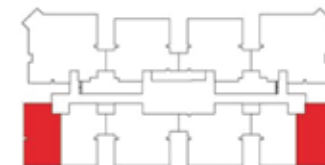


2 BED +2T (VARIATION) UNIT PLAN
SALEABLE AREA - 110.6 Sq.mt.

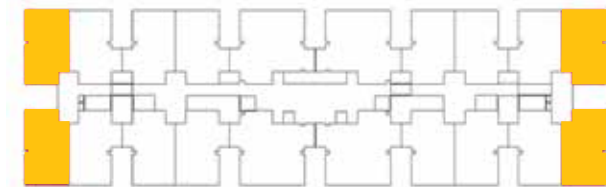
KEY PLAN



BLOCK - B



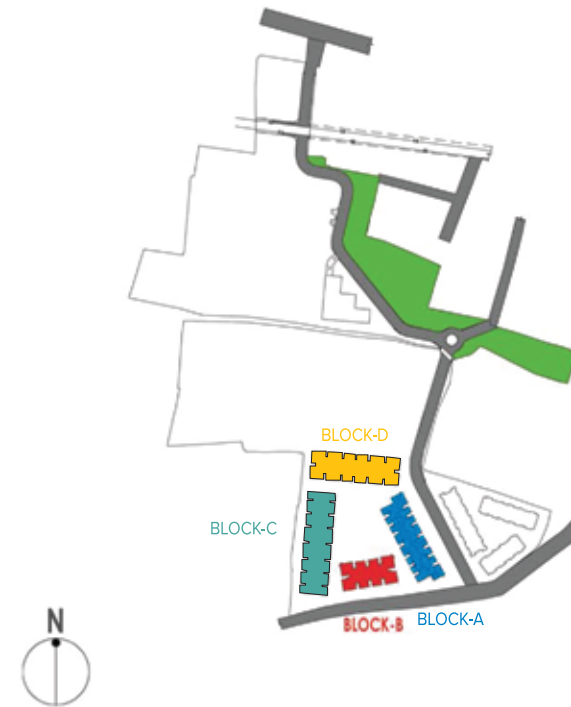
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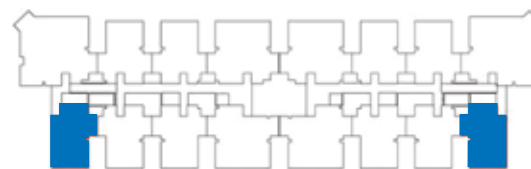


2 BED + 2T UNIT PLAN
SALEABLE AREA - 117.9 Sq.mt.

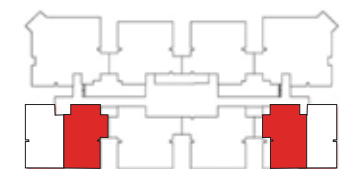
KEY PLAN



BLOCK - A



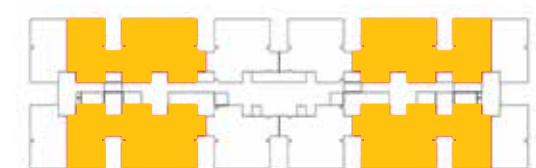
BLOCK - B



BLOCK - C



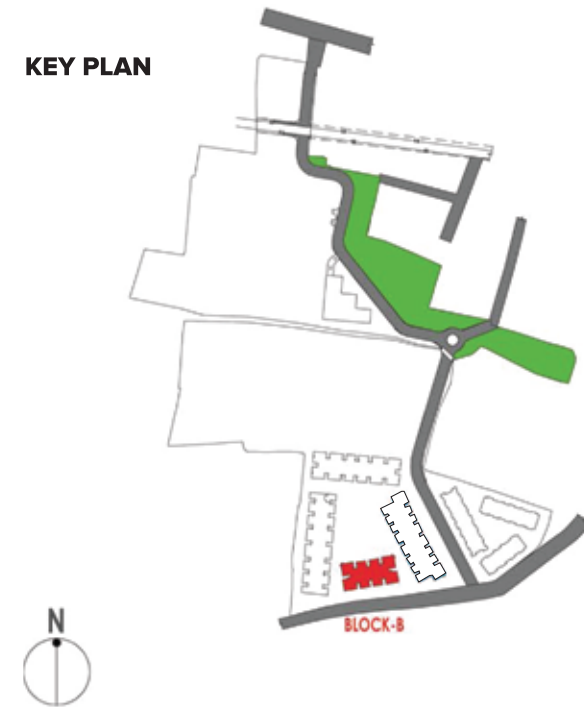
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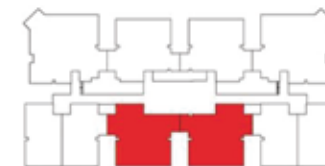


3 BED +2T UNIT PLAN
SALEABLE AREA - 129.1 Sq.mt

KEY PLAN



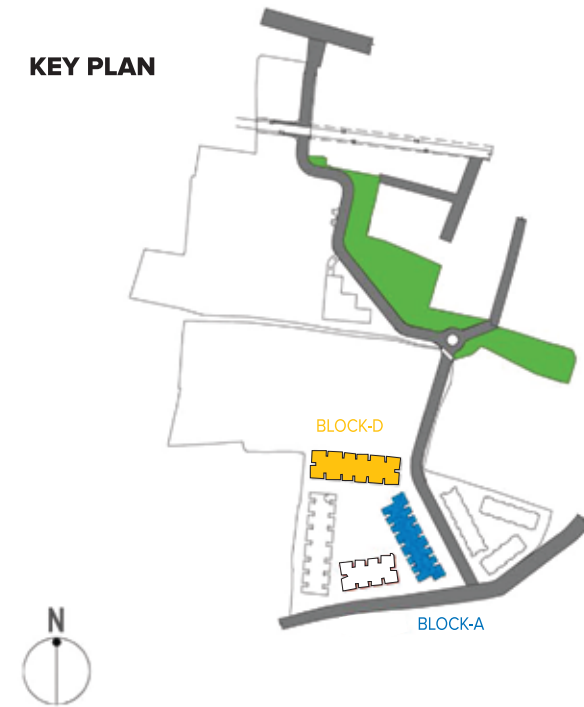
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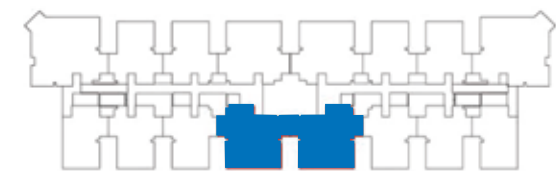


3 BED +3T UNIT PLAN
SALEABLE AREA - 174.7 Sq.mt

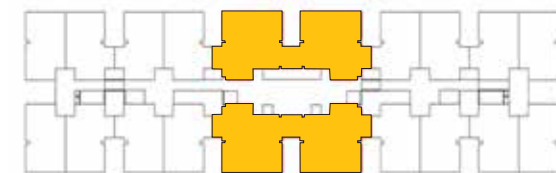
KEY PLAN



BLOCK - A



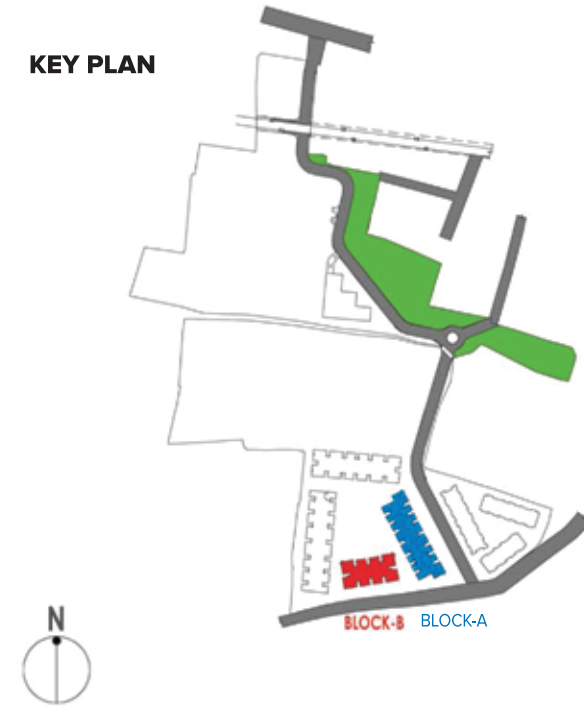
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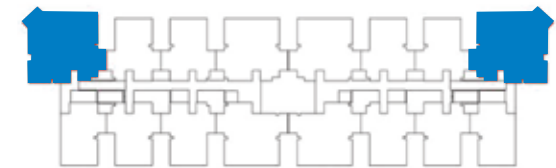


4 BED + 4T + SR UNIT PLAN
 SALEABLE AREA - 239.7 Sq.mt.

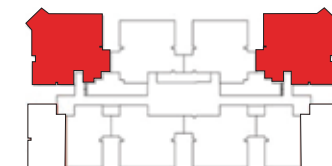
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BLOCK - A



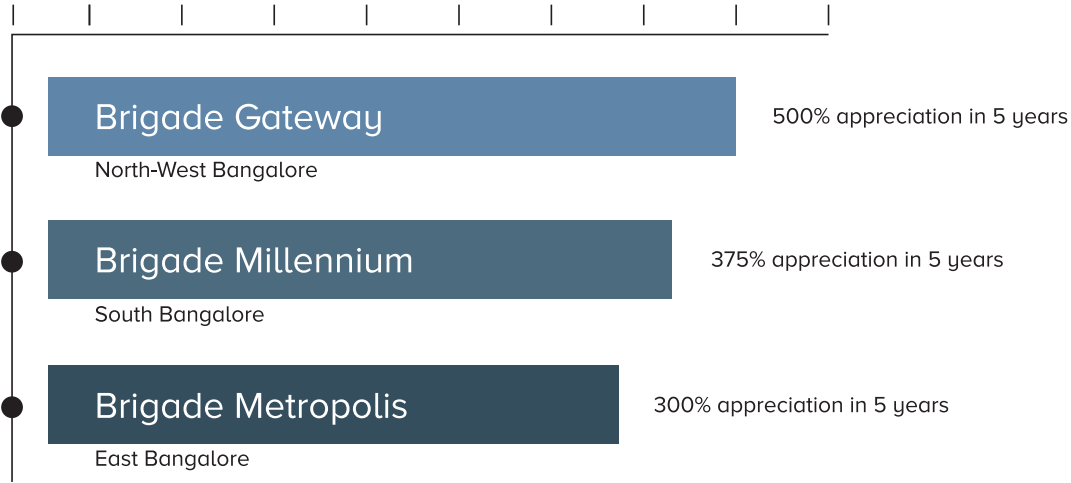
BLOCK - B





Aerial view in the night

Unbeatable
appreciation
of Brigade
properties

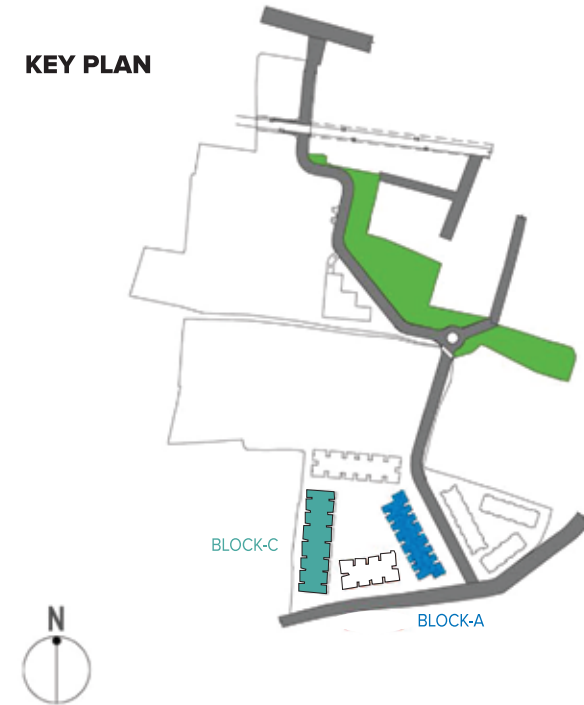


Bangalore | Mysore | Mangalore | Hyderabad | Chikmagalur | Chennai | Kochi | GIFT City, Ahmedabad

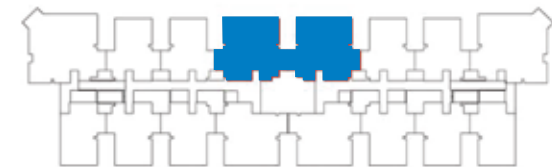


3 BED + 3T + SR UNIT PLAN
SALEABLE AREA - 183.0 Sq.mt.

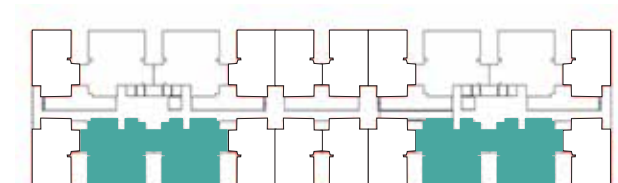
KEY PLAN



BLOCK - A



BLOCK - C





Specifications

- **FLOORING**

Living/Dining: vitrified tiles
Master bedroom: laminated wooden flooring
Other bedrooms: vitrified tiles
Toilet: veramic tiles
Kitchen: vitrified tiles

- **KITCHEN SLAB**

Black granite kitchen counter
Stainless steel & half bowl sink
Provision of water purifier, refrigeration point,
washing machine, dishwasher

- **TOILET**

Kohler/ Jaguar/ Ess Ess or equivalent
Shower partition provided in the master bedroom toilet

- **DOOR & WINDOW**

Main Entry: teakwood frame
with masonite and polished shutter
Toilet Doors: hardwood frame
with flush shutter resin coated and painted finish

- **PAINT**

External: external texture paint
with external grade emulsion
Internal: emulsion paint

- **SWITCHES**

Anchor/ ROMA or equivalent make

- **POWER BACKUP**

4 KW for 4BR, 3KW for 3BR+3T
& 3BR + 2T, 2KW for 2BR, 1 KW for 1 BR

- **SECURITY & AUTOMATION**

Provision for intercom facility
CCTV Camera in common area and basement

DISCLAIMER: The amenities depicted in the master plan and / or the marketing brochure are only indicative and are subject to future variations & changes. The Developer reserves the rights to add or delete any of the amenities or features shown in the 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.

Awards & Accolades

An award-winning brand,
Brigade has developed
premium residences,
luxury apartments,
office buildings, SEZ's,
IT parks, malls, clubs, hotels
and serviced residences.



Brigade Orchards

Brigade Orchards recognized amongst the Top 3 Smart Townships across India by Business World, 2016.



Brigade Group

Brigade Group received India's Top Builders 2016 Award at Construction World Architect & Builder Awards 2016.



Brigade Gateway

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



Orion Mall

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



Brigade Crescent

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



Brigade Exotica

"Luxury Apartment Project of the Year"
- NDTV Property Awards 2015.



Brigade Group

Brigade Group has retained its No. 1 position in the Real Estate Industry category in the 'India's Best companies to work For 2016' survey conducted jointly by Great Place to Work Institute and The Economic Times.



World Trade Center, Bangalore

"The Best Commercial Complex in Bengaluru Zone"
- CREDAI Real Estate Awards Karnataka 2013.



Brigade Caladium

"Best Ultra Luxury Project of the year-
North Bangalore at the Silicon India"
Bangalore Real Estate Awards 2015.



Brigade Sparkle

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



The Brigade Journey

- Everything starts with a promise. The Brigade brand is a symbol of innovation, quality and trust, established over 30 years.
- 30 million square feet of real estate delivered.
- Only brand with a unique multi domain portfolio
150 buildings across residences, apartments, office buildings, SEZs, software parks, malls and hospitality.
- Over 15,000 house warming ceremonies, over 7 crore shopping sprees, over 50,000 brilliant minds at work and over 5 lakh staycations.



World Trade Center,
Brigade Gateway, Bangalore.



BRIGADE

Sales office & model apartment: Brigade Xanadu, Brigade Enterprises Ltd.,

No.1, Chanakyan Main Road, Annamalai Avenue, Mogappair West, Nolambur, Near Sai Baba Temple, Chennai - 600 095

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