



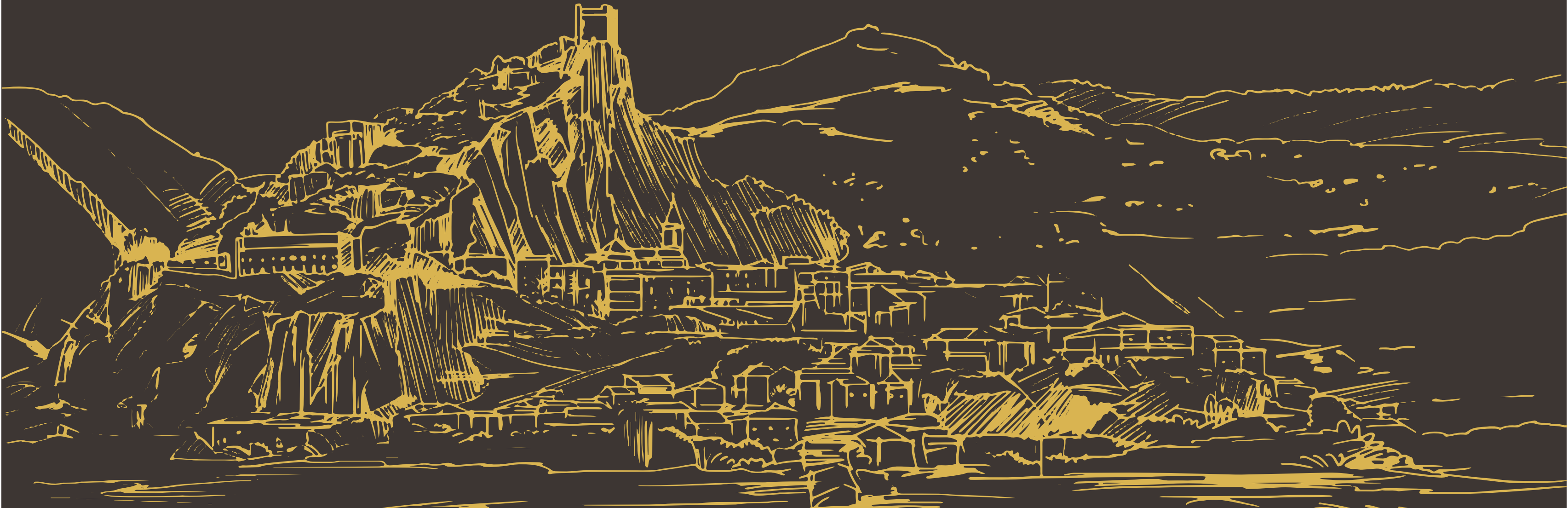
— • YOUR LEGACY • —

— BY —



BREN ZAHARA HIGHLIGHTS

- Premium 3 BHK apartments measuring 1668 sq ft – 1792 sq ft super built-up area
- Design inspired by Mediterranean aesthetics
- Located just off Sarjapur Road
- 4.975 acres with over 80% open space
- Infinity Pool, Yoga Space, Co-working Cafe, Clubhouses, Gymnasium, Jogging Track, 2 Badminton Courts, Banquet Hall, Pets Park and more
- 4 Residential Towers, Clubhouse Dali, Clubhouse Salsa
- Built with Aluminium Formwork System that provides more carpet area against conventional construction



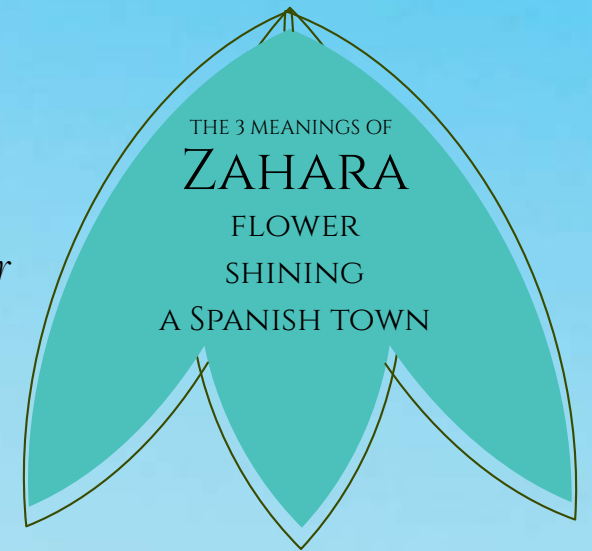
A SPANISH REVERIE

Nestled on a hill that rolls with olive groves and overlooking a serene lake, Zahara de la Sierra, a pristine white town of Southern Spain, has inspired Bren Zahara.

Bren Zahara is a well planned community that offers two experiences: the much-needed peace one desires after a hard day's work, while it also comes alive with joyous activities encouraging residents to bond and celebrate life.



Floral motifs and design accents serve as a reminder that nature surrounds us here at all times

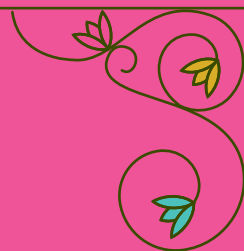
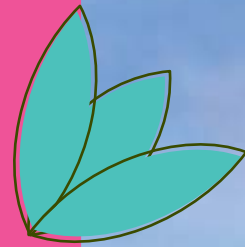


YOUR FORTRESS FOR LIFE

Located just off Sarjapur Road, Bren Zahara is reminiscent of the Spanish fortress-like town.

4 majestic towers with 17 floors, Bren Zahara provides a fresh new perspective by letting you rise above the everyday din of city life.

Luxuriate in premium 3 BHK apartments measuring 1668 sq ft – 1792 sq ft super built-up area, crafted exclusively for those who cherish the finer things in life.





TAKES YOU PLACES

Bren Zahara gives you the advantage of being close to nature yet never being too far away from city comforts.

With a pleasant tree-lined neighbourhood, tucked away from the main road, with plenty of fresh air and light, fed by a nearby lake.



AZALEA



BEGONIA



CLAVEL



DAMIANA

THE 4 RESIDENTIAL TOWERS, ARE NAMED AFTER 4 SPANISH FLOWERS



NEVER TOO FAR

Located just off Sarjapur Road, the heart of the IT sector, major IT Parks are easily accessible. Bren Zahara is within easy reach of well reputed schools, healthcare facilities that provide round the clock medical services, banks, malls, gyms, restaurants and spas. Kudlu Gate Metro Station, presently under construction, is also in close proximity.



OUR PROJECTS AROUND BREN ZAHARA AND SARJAPUR ROAD

Bren Edgewaters - opposite Bren Zahara
Bren Celestia - 4 km
Bren Paddington - 5.5 km
Bren Imperia - 5.8 km
Bren Palms - 6.1 km
Bren Champions Square - 6.4 km

OFFICES

Bren Mercury - 3.7 km
Wipro Limited - 4.1 km
RGA Tech Park - 6.3 km
New Wipro Campus - 8.7 km

RETAIL

Total Mall - 3.5 km
Decathlon - 6.7 km

HOSPITALS

Narayana Multispeciality Hospital - 3.9 km
Motherhood Hospital - 4 km
Columbia Asia - 4.3 km
Sakra Hospital - 7.7 km
Apollo Spectra Hospital - 10 km

SCHOOLS

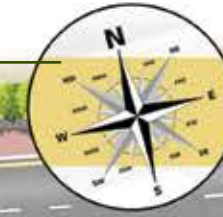
The Amaatra Academy - 1.9 km
The Cambridge International School - 2.7 km
BRS Global School - 3.2 km
Orchids - The International School - 3.6 km
Vibgyor - 4.7 km
Sishu Griha Academy (2022) - 13 km

OTHERS

Shell Petrol Pump - 0.8 km
Kudlu Gate Metro Station (upcoming) - 7 km



THE GREAT DESIGN



1. ENTRY AND EXIT GATES
2. ENTRANCE PLAZA
3. DRIVEWAYS
4. ENTRY/EXIT RAMPS
5. RESIDENTIAL WING – AZALEA
6. RESIDENTIAL WING – BEGONIA
7. RESIDENTIAL WING – CLAVEL
8. RESIDENTIAL WING – DAMIANA
9. CLUBHOUSE DALI
10. OUTDOOR GYM
11. YOGA SPACE
12. DRY OBELISK
13. AMPHITHEATRE

14. BACKDROP WALL FOR OAT
15. CENTRAL WATER FEATURE
16. SENIOR CITIZEN'S COURT
17. CHILDREN'S PLAY AREA
18. SANDPIT
19. PETS PARK
20. CRICKET PRACTICE PITCH
21. MULTIPURPOSE PLAY COURT
22. CYCLING PATHWAY, WITH STAND
23. BEACH VOLLEYBALL COURT
24. DG YARD
25. PARTY LAWN
26. BARBECUE DECK

27. INFINITY POOL
28. KIDS POOL
29. POOL DECK
30. OPEN BADMINTON COURT
31. SEATING COURT
32. CLUBHOUSE SALSA
33. SURFACE CAR PARKING
34. IRIS BLOCK
35. PEDESTRIAN PATH
36. PATHWAY / JOGGING TRACK
37. MEDITATION SPACE
38. PLAY AREAS FOR TODDLERS
39. BASEMENT FIRE ESCAPE STAIRCASE
40. TRANSFORMER YARD
41. BASEMENT VENTILATION SHAFT



Spread across 4.975 acres, with over 80% open space, Bren Zahara takes you a step closer to nature, and more importantly, to yourself.

There are 4 residential towers – Azalea, Begonia, Clavel, and Damiana with premium 3 BHK apartments.

There are also 2 Clubhouses - Dali and Salsa that add convenience, entertainment and relaxation to your life.

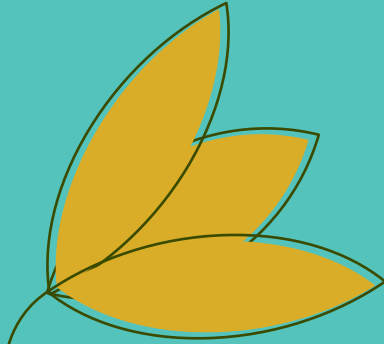
Tall arched gateways, date palms rustling in the breeze, fresh white-washed facades, both our Clubhouses are deeply inspired by Mediterranean aesthetics.

CLUBHOUSE



The heart of the whole community, Dali provides ample avenues for recreation. Curl up with a book from the library, socialise with likeminded people, break a sweat at the state-of-the-art Bren Fitness Studio, treat yourself to a day of indulgence at the spa, get your work done at the Co-working Cafe, surround yourself with activities, or spend a day doing nothing at all.

Dali also adds convenience to everyday life with a departmental store, a salon, and a crèche to help parents balance work and family.



DALI SPACES

- Departmental Store
- Co-working Cafe (with restrooms and kitchen)
- Indoor Games Room
- Squash Court
- Crèche
- Gymnasium (Bren Fitness Studio)
- Steam and Massage Room
- Yoga/Aerobics Space
- Salon
- Owners Association Room



Spanish artist Salvador Dali, one of the most notable figures of the Surrealist movement, ushered in a new generation of imaginative expression with his highly unusual paintings and sculptures. Perhaps his most famous painting is The Persistence of Memory (1931), depicting melting clocks.

CLUBHOUSE SALSA



Salsa offers an open lawn and a double height banquet hall equipped with a fully functional kitchen space and restrooms – a perfect backdrop for all your celebrations.

Apart from open and closed Badminton Courts, Salsa also features an Infinity Pool on the terrace. Let the lines separating reality from reverie blur as the waters, the sky and the pristine Mediterranean inspired structures all spill into each other and emerge as one.



SALSA SPACES

Banquet Hall (with restrooms and kitchen space)

Open and closed Badminton Courts

Infinity Pool on the terrace (with open shower spaces, restrooms and changing rooms)

FOR A LIFE THAT'S EXTRAORDINARY

Nurture your inner calm, stretch, and practice breathing at the Yoga Space, take a refreshing dip at the pool, join your buddies for a round of Beach Volleyball, teach the little one how to ride a bicycle, take your furry friends out to the Pets Park, there is hardly a dull moment at Bren Zahara.

ENTERTAINMENT AND HOSPITALITY

To celebrate the big achievements and the “just because”.

BANQUET HALL WITH A KITCHEN

PARTY LAWN

BARBECUE DECK

AMPHITHEATRE

POOL DECK





SPORTS/FITNESS

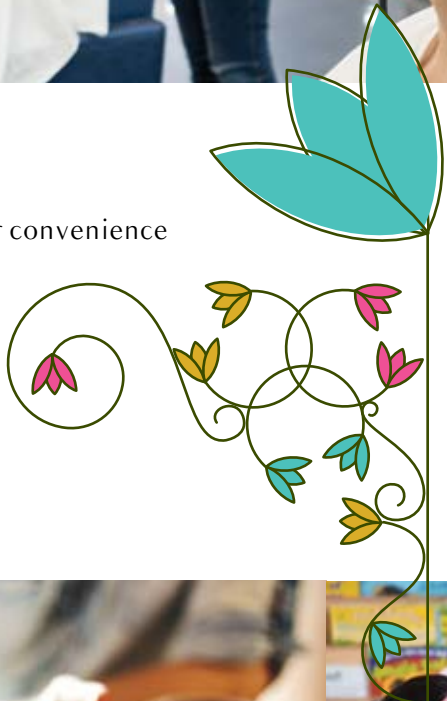
Staying fit made fun for all.

- INFINITY POOL
- CRICKET PRACTICE PITCH
- BEACH VOLLEYBALL COURT
- SQUASH COURT
- INDOOR AND OUTDOOR BADMINTON COURTS
- GYMNASIUM WITH LOCKERS AND TOILETS
- OUTDOOR GYMNASIUM
- YOGA/AEROBICS SPACE
- TABLE TENNIS
- CHES AND CARROM
- POOL TABLE



SERVICES

Keeping your convenience in mind.



- CRÈCHE FOR LITTLE ONES
- CO-WORKING CAFE
- DEPARTMENTAL STORE
- UNISEX SALON



SPACES FOR THE YOUNG AND THE YOUNG AT HEART

Safe spaces designated for children
and the elderly.

KIDS POOL

PLAY AREAS FOR TODDLERS

SENIOR CITIZENS COURT

CYCLING PATHWAY, WITH STAND

MULTIPURPOSE PLAY COURT



GREEN SPACES

Since we could all do with more
green in our lives.

PALM GARDEN WITH
LAWN

PETS PARK



WELLNESS

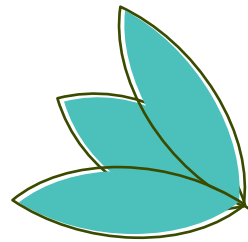
Care and calm that isn't just
skin deep.

STEAM AND MASSAGE ROOM

REFLEXOLOGY PATH

MEDITATION SPACE





THAT'S THE PLAN

All Zahara apartments have been meticulously planned for a contemporary lifestyle. There's a foyer near the entrance; use it to leave your shoes, sanitise your belongings or personalise the space with your favourite works of art. The bedrooms come with niches for wardrobes. Switchboards have been strategically placed in more than one location to help conveniently set up work desks. Well-planned power outlets also make it possible for you to convert the third bedroom into an entertainment space.

Zahara has 4 types of 3 BHK apartments with these super built-up areas:

Type 1 – 1724 sq ft Type 2 – 1792 sq ft

Type 3 – 1668 sq ft Type 4 – 1784 sq ft

The 4 types are distributed amongst the towers as follows:

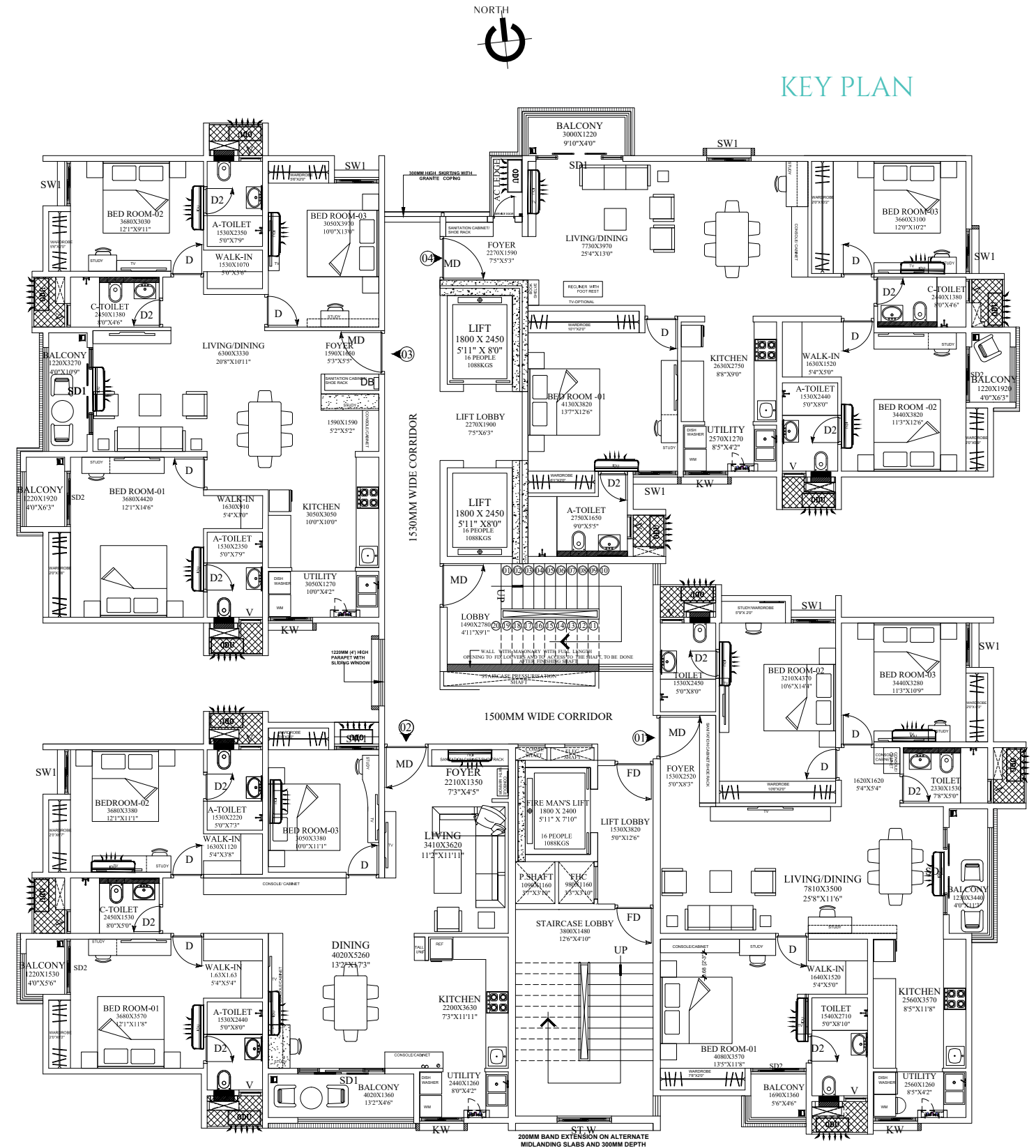
Towers Azalea and Begonia have 17 of each Type

Tower Clavel has 17 of Type 2, 3, 4 and 14 of Type 1

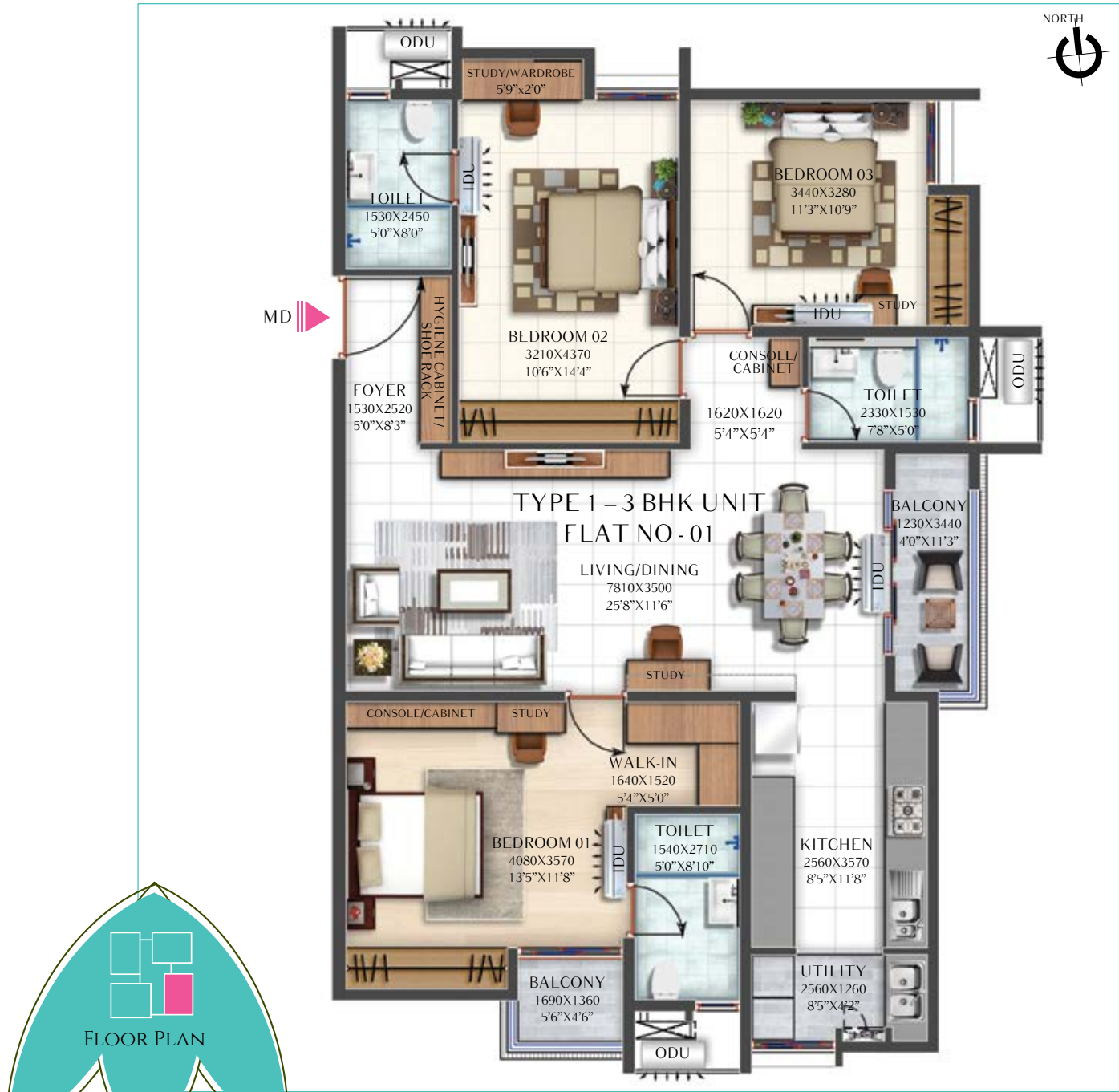
Tower Damiana has 17 of Type 1, 3, 4 and 14 of Type 2

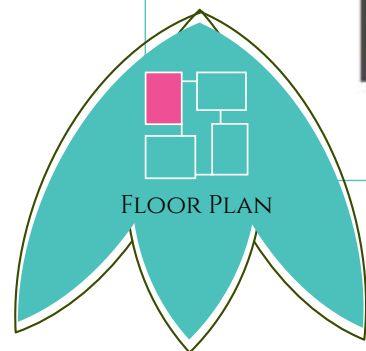
Out of the 3 washrooms, two are attached to bedrooms while the third is common. There's a spacious walk-in closet to help you organise clothing and accessories. The Master Bedroom is in the South West and the kitchen is in the South East. We offer premium modular kitchen options and there are niche provisions in walls for AC conduiting, so you can install your ACs with no extra work. To allow more sunshine and fresh air into your home there's also a large sit-out balcony with tall sliding French doors.

The doors and windows come in a warm walnut wood finish and the floors feature double-charged vitrified tiles.



THE FLOOR PLAN FOR EACH TYPE

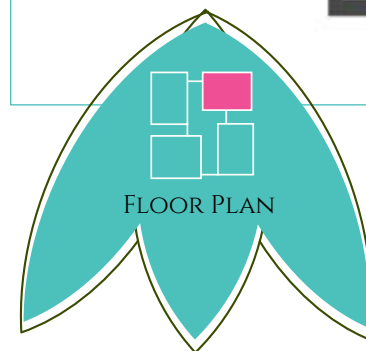
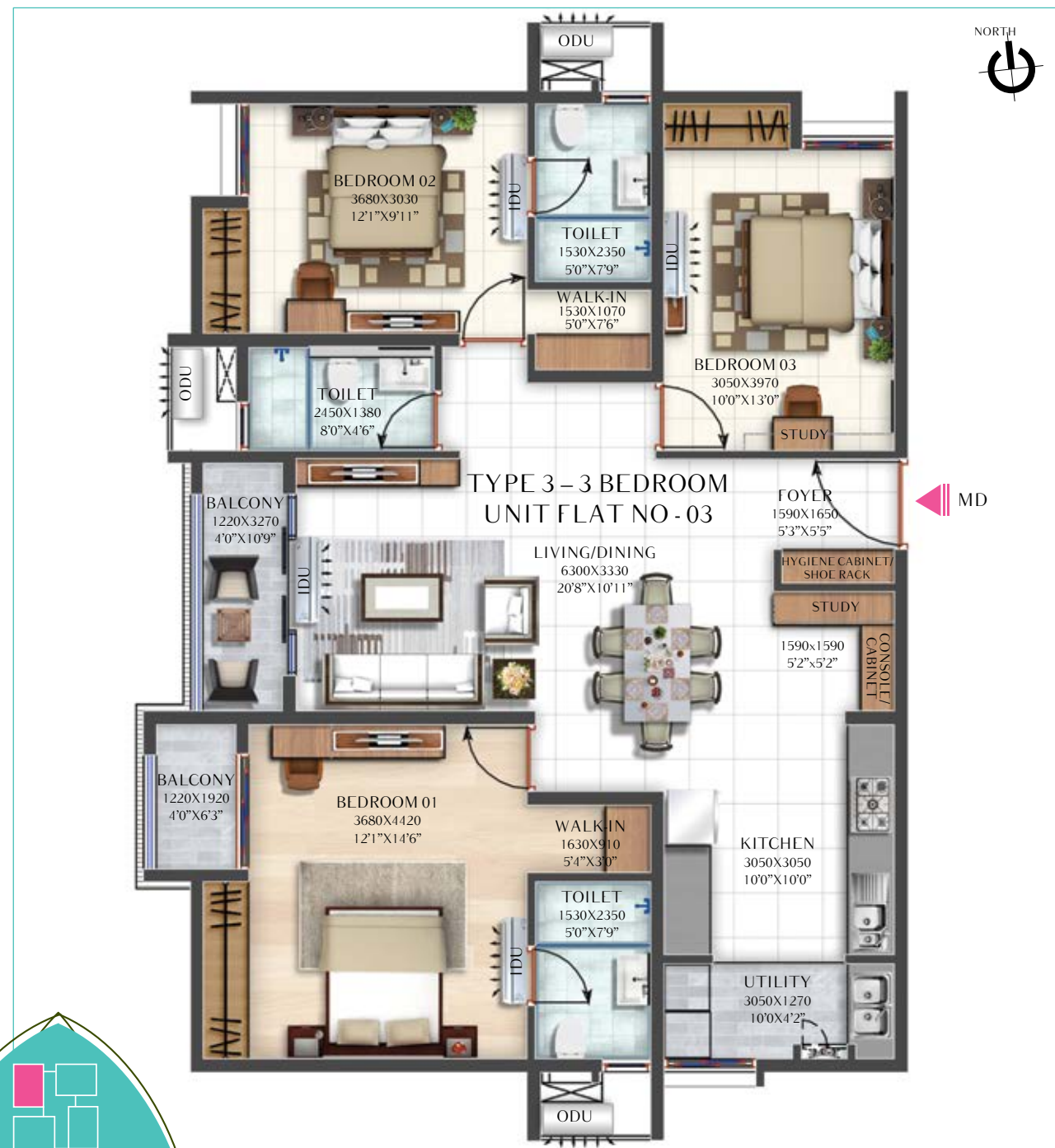




FLOOR PLAN

TYPE 3 – EAST FACING

- A spacious 3 BHK unit with a super built-up area of 1668 sq ft.
- Two bedrooms come with walk-in wardrobe spaces.
- Master Bedroom also has a balcony.



FLOOR PLAN

TYPE 4 – WEST FACING

- A spacious 3 BHK unit with a super built-up area of 1784 sq ft.
- Has a foyer space.
- Master Bedroom comes with a walk-in wardrobe space.



IT'S ALL IN THE DETAILS



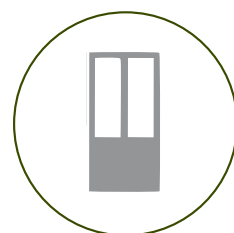
STRUCTURE

Seismic Zone II compliant
RCC structure using pre-
engineered Aluminium Forms



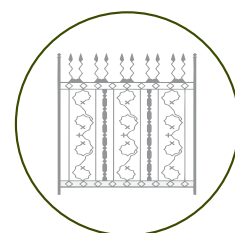
CAR PARKING

Basement and stilt parking
Open to sky surface parking
Stack car parking options
wherever feasible



DOORS

Main door frame with
threshold - African
teakwood/equivalent
Bedroom and toilet door
frames - European KD
beechwood/equivalent
Main door shutter – tubular
core MDF with veneer skin
on both sides
Bedroom door shutter -
tubular core MDF with
veneer skin on both sides
Toilet door shutter - tubular
core MDF with veneer skin
outside and laminate inside
Hardware - Godrej/
equivalent



RAILINGS & GRILLS

Balcony - MS railing of
adequate height
Bedroom windows, utility -
MS grills



PAINTING

Internal wall and ceiling -
acrylic emulsion paint
External - exterior emulsion
paint with texture



COMMON AREA

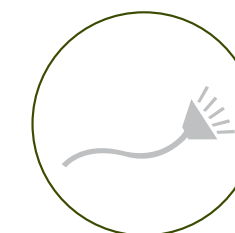
Flooring - antiskid vitrified/
ceramic tiles
Painting - acrylic emulsion
paint for walls and ceiling
Granite coping for parapets
Granite flooring for all
staircases



AMENITIES

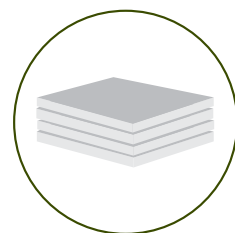
CLUBHOUSE SALSA
Banquet Hall with pantry
and toilets
Party lawn
Outdoor Barbecue/buffet
areas
Open and closed
Badminton Courts
Infinity Pool and Kids' Pool

CLUBHOUSE DALI
Departmental Store
Co-working Café with
pantry
Crèche
Salon
Steam and Massage Room
Multigym
Bren Fitness Studio
Yoga/Aerobics Deck
Squash Court
Indoor Games Room



ELECTRICAL

5KW, 3 Phase power
supply
2KW Generator backup for
each flat
Fire resistant electrical
wires of reputed make
AC provisions in all
bedrooms and living room
TV points in all bedrooms
and living room
Telephone points in living
room



FLOOR AND CEILING FINISHES

Foyer, living room, kitchen,
and all bedrooms - glossy
vitrified tiles
Toilet flooring - antiskid
porcelain tiles
Toilet dado - porcelain tiles
up to false ceiling
Utility and balcony
flooring – antiskid
porcelain/ceramic tiles
Toilet ceiling - false ceiling
with grid panels



WINDOWS AND SLIDING DOORS

Living room, bedroom
balconies - wooden coloured
UPVC sliding doors with
fibre mosquito mesh
Bedrooms, utility windows
- wooden coloured UPVC
sliding window with fibre
mosquito mesh
Toilet ventilators - wooden
coloured UPVC with
shutters, openable to access
the plumbing shaft; provision
for exhaust fan



PLUMBING AND SANITARY

Sanitary fixtures from Kohler/
equivalent
Chromium plated fittings from
Grohe/equivalent
Utility - SS single bowl sink
with drain board
Hot and cold water provision
in all toilets
Instant geyser provision
in utility
Water purifier provision
in utility



ELEVATORS

2 Passenger, 1 Service in
each wing

A PLACE WHICH CARES

A home is not just the apartment, the tower, the complex, or the property. It's the community as well, and all the facilities that make it work as beautifully as it should for a lifetime.

This is innovation, design and quality coming together.

This is the Bren way.



BRENNOVATION

* Brennovation is quality, innovation and design coming together to make every home special. The Brennovation team is constantly in the process of creation; forever innovating and looking for better solutions, so that when you move into your new apartment, you feel truly at home.

Bren Zahara has been similarly planned, and the safety of each individual, the wellbeing of every family, and the welfare of our community are our foremost concern.



INNOVATING THE FUTURE

18 BRENNOVATION features that place Bren Zahara in a league of its own.



The Bren Safe mark guarantees you a hassle-free ownership experience. It stands for 100% clear titles and statutory approvals, as well as industry-leading quality standards.

BBMP/BDA approved

BESCOM approval

BWSSB NOC

KSPCB NOC

Compliance with requirements such as
Sewage Treatment Plant & Rain Water
Harvesting

Clear Title

Checked and verified by leading lawyers

Clear Property Katha

Fire Department NOC

Airport Authority of India NOC

Ministry of Environment and Forests approval

Assured Quality

Planning and design by leading architects
Certification by leading structural engineers
Quality checks of all incoming materials
Landscaping by leading landscaping architects

Tax paid receipts, up-to-date

CREDAI accreditation

Indian Green Building Council member

RERA Approved



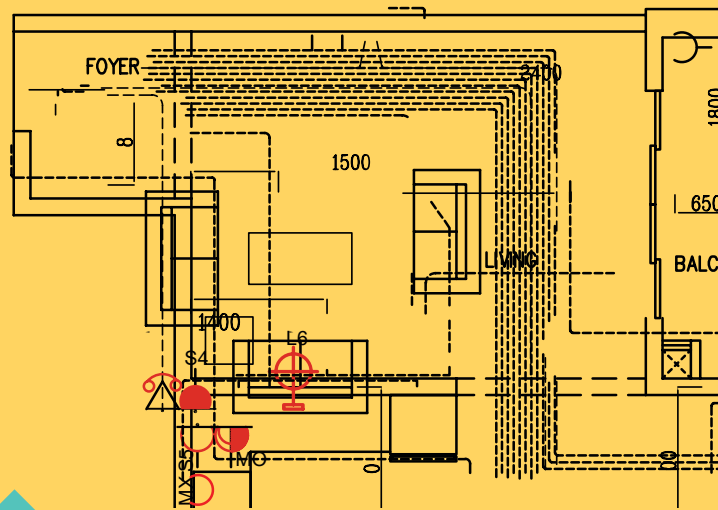
We employ widespread rainwater pits, and install holistic sewage treatment plants, all to save water.



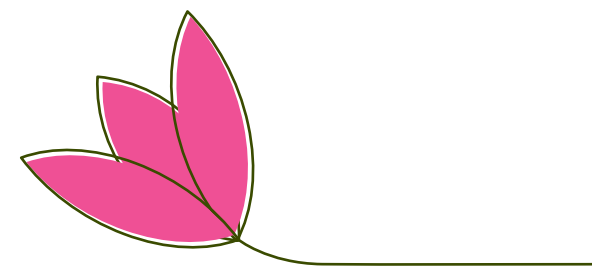
The Aluminium Formwork System is perhaps the most versatile modern construction technique, currently being used by some of the world's most progressive companies. This process offers an excellent finish and provides an increase in carpet area.



The floors feature double-charged vitrified tiles of larger size which are thicker than standard tiles, and are made by merging two layers.



Strategically placed adequate electrical points for convenient installation of your ACs and TVs.



To improve the quality of life you can't just think and plan, you do it in a way that you can feel it, taste it, appreciate it.



Grills on every window to be provided for better safety.



Tall windows to allow more sunshine into your life.



Vehicular movement separated from free zones for the safety of children and the elderly.



Biodegradable materials made from natural fibre are used at project construction sites.



We push to keep projects natural, including existing trees in site planning, and protecting them during construction. We need more green, sooner.



An option of installing a premium German modular kitchen is offered.



Individual car charging point in each car park so that you can charge your EVs with ease. A separate sub-meter is also provided for you to track your power consumption.

*We provide only the 15 amps socket.



Centralised heat pumps and solar power that provide hot water directly to your taps, helping you cut energy consumption. It's time to bid farewell to bulky old geysers.



A combination of solar and conventional lights for surfaces and common areas that cuts down the electricity expenditure.



Ultrasonic Technology smart water meter in each inlet to help monitor water consumption and track supply. This app-based meter sends you an alert when it detects a leakage, enables you to shut the inlet remotely and also lets you pay your bills directly.



Machine room-less elevators that save on maintenance costs because of lower power consumption.



Stack parking option is provided in the basement, wherever feasible, thanks to generous slab heights.

*These special services will be handed over to the owners association, and will require annual maintenance charges.

OTHER BREN PROJECTS



BREN
Northern Lights
JAKKUR

Northern Lights
2, 1.5, 1 BHK homes
32 lakh onwards
716 lifepod units
Completion by June 2022



BREN
IMPERIA
Haralur Road



Imperia
2 & 3 BHK homes
99.4 lakh onwards
16 acres of a luxurious urban lifestyle

OC RECEIVED
READY TO MOVE IN



**BREN
STARLIGHT**
On Old Madras Road

Starlight
2 & 3 BHK homes
77 lakh onwards
194 families, 20+ modern amenities

OC RECEIVED
READY TO MOVE IN

**BREN
CHAMPIONS
SQUARE**
On Sarjapur Road

Champions
2 & 3 BHK homes
93 lakh onwards
Opposite New Wipro Campus and
Decathlon

OC RECEIVED
READY TO MOVE IN



BREN
EdgeWaters
Off Sarjapur Road

BREN
WOODS
Near Electronic City

BREN
Trillium
life. in its element.
Hosa Road

BREN
PALMS
Near Kudlu Gate

BREN
Celestia
On Sarjapur Road

BREN
PADDINGTON
Off Sarjapur Road

BREN
AVALON
Marathahalli

BREN
unity
Marathahalli





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BY



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