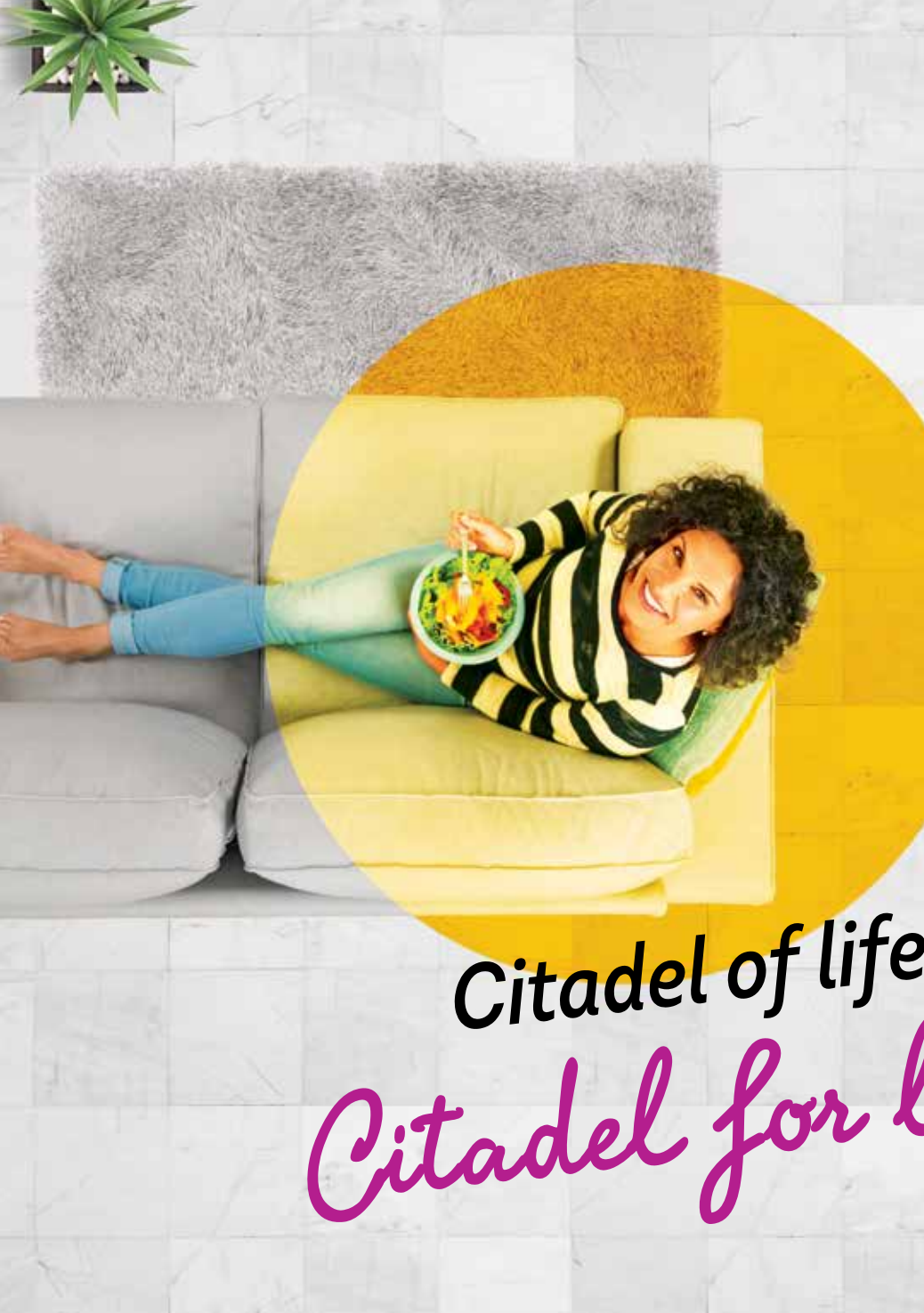




**BRIGADE**

Building Positive Experiences



**Citadel of life**

*Citadel for life!*

*Introducing*

*Luxurious 2 & 3 BHK Homes at Hyderabad*

**BRIGADE**  
**CITADEL**  
MOTI NAGAR

Phase 1 - TS RERA No.: P02200002237 • Phase 2 - TS RERA No.: P02200002392  
Phase 3 - TS RERA No.: P02200002548 • Phase 4 - TS RERA No.: P02200004085

***Building  
Positive Experiences  
Since 1986***

At Brigade, we have always believed in crafting iconic landmarks and transforming the way communities live, work and play. As one of South India's leading property developers with projects across Residential, Offices, Retail, Hospitality and Education, we at Brigade stand for trust, reliability and value-driven innovation. It is our 'customer first' ethos that has led to the development of many landmarks while transforming the city skyline of Bengaluru, Chennai, Chikmagalur, Kochi, Mangaluru and Mysuru.

Now, we are here to create many more positive experiences in Moti Nagar, Hyderabad!

Actual shot of the world-class Sports Arena at Brigade Orchards, Bengaluru



Artist's impression of World Trade Center, Chennai



Actual shot of Signature Club Resort at Brigade Orchards, Bengaluru



Actual shot of Orion Mall at Brigade Gateway, Bengaluru

# Scaling New Heights

**2007**

**Brigade Goes Public**

- Brigade achieves a successful IPO
- Ties up with hospitality majors Starwood, Accor and Intercontinental Hotels

**2009**

**Taking New Strides**

Homestead Residences with 126 keys

**2010**

**WTC Bengaluru**

South India's tallest building with 32 floors.

**2011**

**Building More Value**

- Launch of Sheraton Grand Bangalore Hotel
- Launch of value homes at Brigade Meadows, a 60+ acre integrated enclave
- Launch of Brigade Orchards

**2012**

**Investment Platform of ₹1,500 Cr with GIC Singapore**

- MOU signed with GIFT City, India's 1<sup>st</sup> smart city
- Announcement of development of 10 Holiday Inn Express Hotels across South India

**2014**

**Rising Higher**

- Launch of World Trade Center Kochi
- Launch of Brigade REAP India's 1<sup>st</sup> Real Estate Accelerator Programme
- Completion of 30 projects in the 30<sup>th</sup> year

**2016**

**Signature Club Resort**

Commenced operations

**2017**

**Towards Greater Heights**

- Launch of Holiday Inn Chennai
- Launch of Brigade's 1<sup>st</sup> residential project in Chennai - Brigade Xanadu

**2006**

**Brigade Gateway**

A one-of-a-kind mixed-use enclave space with 1,250+ apartments.

**2020**

**Brigade Standing Tall**

- Launch of Brigade Residences at WTC Chennai
- Recognised as a 'Great Place to Work' for 10 years in a row

**2019**

**Towards New Horizons**

- Launch of integrated townships - Brigade Cornerstone Utopia and Brigade El Dorado in Bengaluru
- Launch of 'BuzzWorks' in the co-working segment with plan of 2,500+ seats across cities

**2018**

**9 New Launches, Including 4 Customer Centric Initiatives**

- Launch of Independent Living for Seniors - 2 thoughtfully designed properties in North & East Bengaluru
- Launch of BRIGADE PLUS Easy Home Packages, OneBrigade (Official Mobile App) and Here4You, apart from 3 new real estate projects

## Discover your Citadel within

There are spaces. And then there are soul spaces. Spaces for every member of the family to connect with themselves. Brigade Citadel is so much more than a home. It is all about the joy of discovering that nook that vibes with you. It is a celebration of 'Home' within a home. A place that lets you be 'YOU'!

### CITADEL OF LUXURIES

- Vaastu compliant
- 53,000 Sq.ft. spacious clubhouse
  - Lavish central courtyard
  - A big banyan tree-seating area
  - Spacious interiors
- Lavish double height entrance lobbies
  - Aesthetic and lush landscaping
  - Excellent connectivity



Artist's impression



Artist's impression

Project features are subject to change

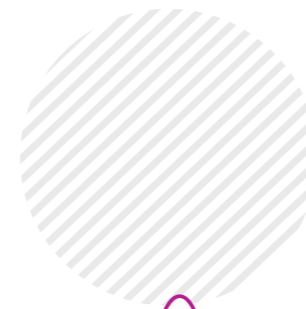


Artist's impression

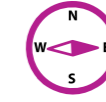
Project features are subject to change

**Luxurious  
2 & 3 BHK Homes**

Each home is designed to maximise space while inviting in abundant natural light and ventilation, thus creating those immaculate spaces that virtually breathe. Spread over 11 acres, everything from the thoughtful array of amenities, sprawling outdoors along with a 100-year-old banyan tree, the thoughtful architecture and the vibrant like-minded community around you will be an emphatic celebration of life.



**53,000 SQ.FT. SPACIOUS  
CLUBHOUSE**



**EAST & WEST  
FACING HOMES**



**LAVISH CENTRAL  
COURTYARD**



**BANYAN TREE  
SEATING AREA**



**EXCELLENT  
CONNECTIVITY**



Artist's impression of the Living Room



Artist's impression of the spacious Master Bedroom

Project features are subject to change

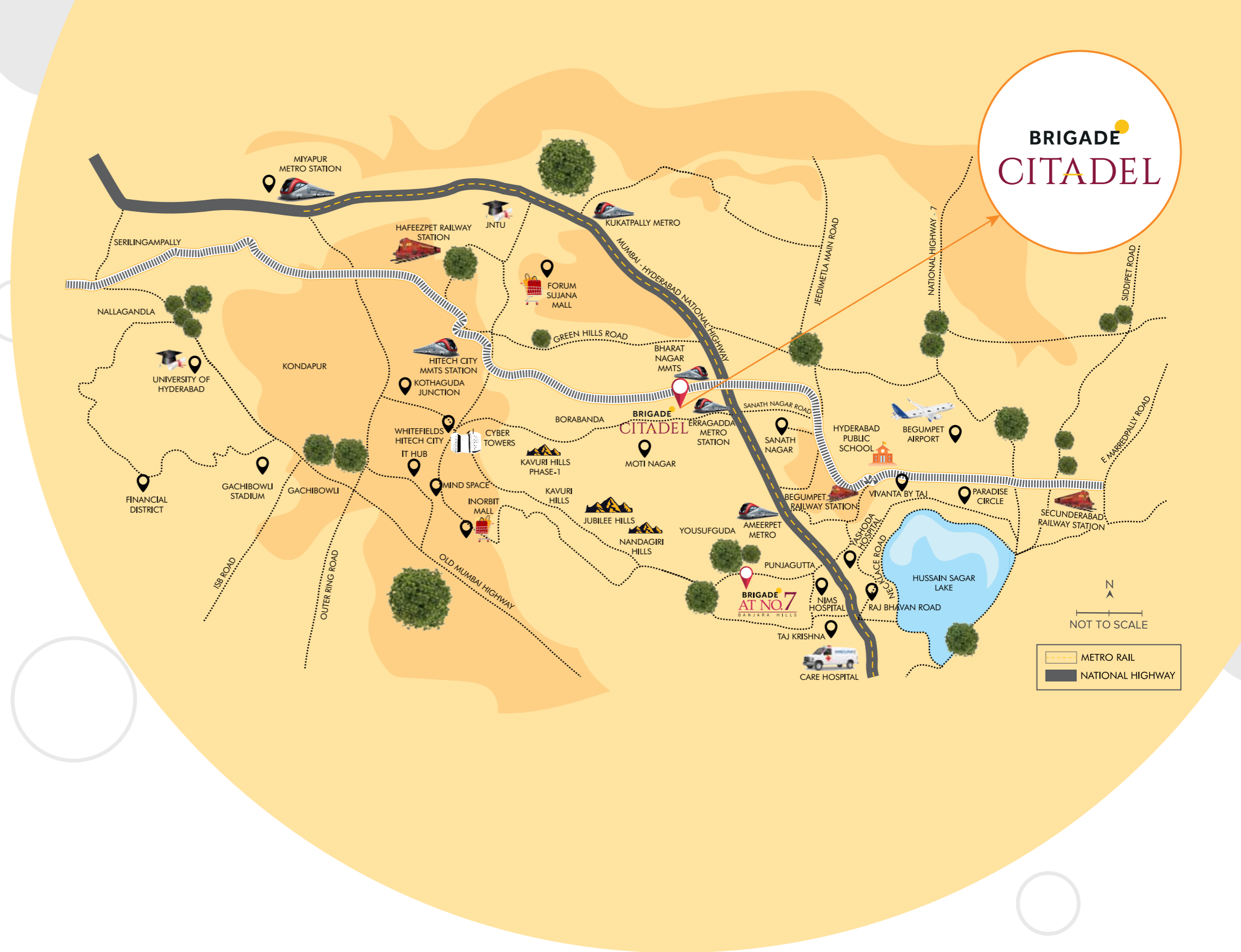


Artist's Impression of the Double height Entrance Lobby

Project features are subject to change

**Closer to Everything**  
**Closer to Life**

- Conveniently located between Bharat Nagar and Erragadda Metro Stations
- Well-connected to IT Hubs & offices, popular schools and entertainment centers
- Proximity toHITEC City, Kondapur, Ameerpet, Begumpet, Banjara Hills, Kukatpally, Erragadda and Yousufguda
- Excellent connectivity to the International Airport via the ORR and other intercity roads



SCHOOLS		COLLEGES		HOSPITALS	
Don Bosco School, Moti Nagar	1 Km	Sri Chaitanya Jr. College, SR Nagar	3 Km	Aster Prime Hospital	4 Km
The Creek Planet School, Moosapet	3.5 Km	Narayana Jr. College, SR Nagar	3 Km	OMNI Hospitals	4 Km
Bhashyam Public School, SR Nagar	4 Km	JNTU, KPHB	6 Km	Yashoda Hospital	6 Km
Genesis School, Kukatpally	4 Km	St. Mary's College, Yousufguda	4.5 Km	NIMS	6 Km
DAV School, Kukatpally	6 Km			LOTUS Hospitals	8 Km
Meridian School, Ayyappa Society Rd	7 Km				
Meridian School, Kukatpally	8 Km				
Hyderabad Public School, Begumpet	5 Km				

SOCIAL LIFE AND SHOPPING		COMMUTING CONNECTIVITY	
DMart	2 Km	Erragadda Metro Station	2 Mins
Metro Cash & Carry	3 Km	Bharath Nagar Metro Station	5 Mins
Big Bazaar	4 Km	Bus Stop	2 Mins
PVR Next Galleria	5 Km	Begumpet Railway Station	5 Km
Hyderabad Central Mall	5 Km	Secunderabad Railway Station	10 Km
Manjeera Majestic	8 Km		
Forum Sujana Mall	9 Km		
GVK Mall	6 Km		



# Master Plan



# Amenities

1. Entry & Exit
  2. Water Feature
  3. Bus Bay
  4. Multipurpose Lawn
  5. Drop-off Area
  6. Banyan Tree - Seating Area
  7. Transformer Yard
  8. Driveway
- 
9. Jogging Track
  10. Skating Rink
  11. Seating Plaza
  12. Children's Play Area
  13. Urban Plaza
  14. Cricket Practice Net
- 
15. Amphitheatre + Stage
  16. Multipurpose Lawn
  17. Emergency Driveway
  18. Flea / Farmers' Market
  19. Play Lawn
  20. Outdoor Gym
- 
21. Basketball Practice Court
  22. Feature Wall
  23. Sculpture Court
  24. Terrace Pool
- Tot Lot

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53,000 Sq.ft. clubhouse

## Clubhouse Amenities



Artist's impression of the Clubhouse

- ✓ Reception Lobby
- ✓ Multipurpose Hall
- ✓ Children's Play Area\*
- ✓ ATM\*
- ✓ Convenience Store\*
- ✓ Physiotherapy\*
- ✓ Clinic\*
- ✓ Pharmacy\*
- ✓ Salon\*
- ✓ Recreation Centre
- ✓ Association Office
- ✓ Business Centre
- ✓ Gym
- ✓ Aerobics
- ✓ Yoga & Meditation
- ✓ Steam Bath
- ✓ Swimming Pool/Kids' Pool
- ✓ Display Kitchen\*
- ✓ AV Room
- ✓ Badminton Courts
- ✓ Squash Courts
- ✓ Table Tennis
- ✓ Pool Table
- ✓ Indoor Games
- ✓ Party Hall

\*Space has been provisioned

# CITADEL BLOCK PLANS

## Aspen Block

-  1793 Sft.  
(3 BHK)
-  1583 Sft.  
(3 BHK)
-  1366 Sft.  
(2 BHK)
-  1174 Sft.  
(2 BHK)



KEY PLAN

BLOCK-A1  
2nd TO 15th FLOOR PLAN (TYPICAL FLOOR PLAN)

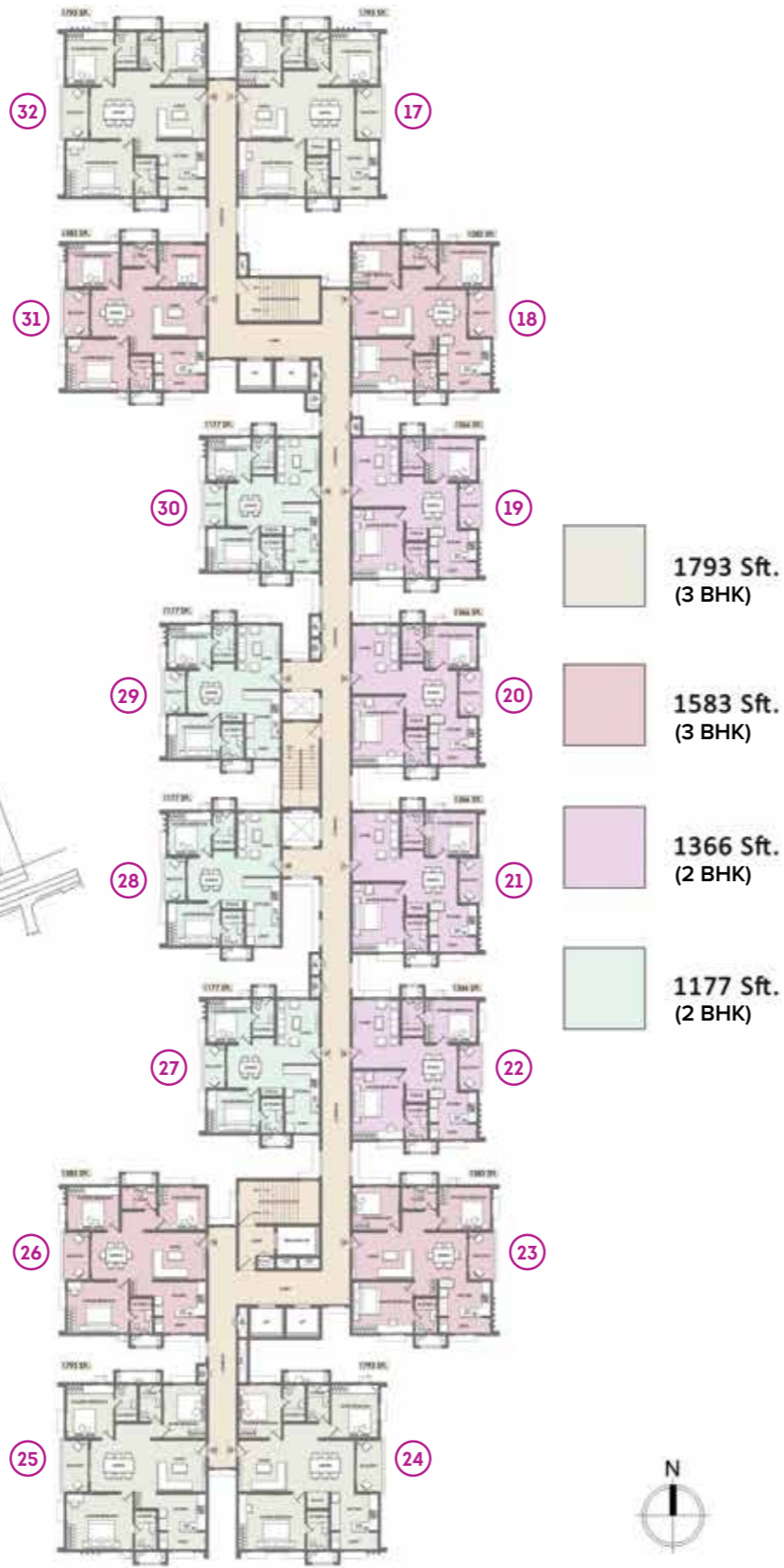


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**Austin Block**



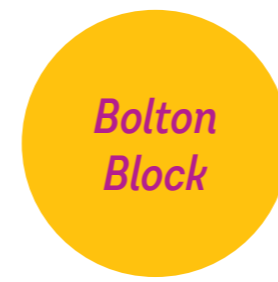
**KEY PLAN**



**BLOCK-A2  
2nd TO 15th FLOOR PLAN [TYPICAL FLOOR PLAN]**



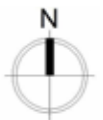
**Bolton Block**



**BLOCK-B  
2nd TO 15th FLOOR PLAN [TYPICAL FLOOR PLAN]**



**KEY PLAN**



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# Croft Block



# Desmond Block



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**Elgin Block**



**Florence Block**



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**Greenhill  
Block**



# CITADEL UNIT PLANS

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**Unit Plan**

**2 Bedrooms + 2 Toilets**



**SUPER BUILT-UP AREA**

**1,177 Sq.ft.**

**UNIT CARPET AREA**

**758 Sq.ft.**

**BALCONY CARPET AREA**

**48 Sq.ft.**

**Unit Plan**

**2 Bedrooms + 2 Toilets**



**SUPER BUILT-UP AREA**

**1,174 Sq.ft.**

**UNIT CARPET AREA**

**767 Sq.ft.**

**BALCONY CARPET AREA**

**39 Sq.ft.**

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**Unit Plan**

**2 Bedrooms + 2 Toilets**



**SUPER BUILT-UP AREA**

1,366 Sq.ft.

**UNIT CARPET AREA**

892 Sq.ft.

**BALCONY CARPET AREA**

51 Sq.ft.

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**Unit Plan**

**2 Bedrooms + 2 Toilets**



**SUPER BUILT-UP AREA**

1,366 sq.ft.

**UNIT CARPET AREA**

892 Sq.ft.

**BALCONY CARPET AREA**

51 Sq.ft.

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**Unit Plan**

**3 Bedrooms + 2 Toilets**



**SUPER BUILT-UP AREA**

**1,583 Sq.ft.**

**UNIT CARPET AREA**

**1,030 Sq.ft.**

**BALCONY CARPET AREA**

**65 Sq.ft.**

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**Unit Plan**

**3 Bedrooms + 2 Toilets**



**SUPER BUILT-UP AREA**

**1,583 Sq.ft.**

**UNIT CARPET AREA**

**1,030 Sq.ft.**

**BALCONY CARPET AREA**

**65 Sq.ft.**

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**Unit Plan**

**3 Bedrooms + 3 Toilets**



**SUPER BUILT-UP AREA**

**1,793 Sq.ft.**

**UNIT CARPET AREA**

**1,174 Sq.ft.**

**BALCONY CARPET AREA**

**71 Sq.ft.**

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# SPECIFICATIONS

## FLOORING:

Living / Dining / Family / Foyer: Vitrified Tiles

## BEDROOM:

Master Bedroom: Wood Finish Vitrified Tiles

Other Bedrooms: Vitrified Tiles

## KITCHEN & UTILITY:

Flooring: Vitrified Tiles

Counter: Provision for Modular Kitchen

Plumbing / Electrical: Plumbing point provision for water purifier/sink and washing machine

Electrical point provision for Water Purifier, Refrigerator, Microwave, Washing Machine, Instant Geyser, Hob, Chimney and Mixer

## BATHROOM:

Master Bedroom Toilet: Ceramic Tiles

Other Toilets: Ceramic Tiles

CP Fittings: Jaquar or equivalent

Sanitary Fixtures: Jaquar/Parryware or equivalent (Wall mounted EWC with concealed cistern)

## BALCONY/DECK:

Flooring: Anti-skid Ceramic Tiles

## DOORS:

Main Door: Teakwood frame, flush shutter with both side veneer with teak finish and architrave

Bedroom Doors: Hardwood frame, masonite skin shutter finished with PU paint and architrave

Toilet Doors: Hardwood frame, laminate finish shutter and architrave

Windows: UPVC/Aluminium with bug screen

## PAINTING & FINISHES:

Exterior Finish: External texture paint in combination with external emulsion as per design

Common area including lift lobby walls and ceiling: Emulsion Paint

Staircase, utility area and service area walls and ceiling: OBD

Unit Walls: Emulsion Paint

Unit Ceiling: Acrylic Emulsion Paint

Basement Walls and Ceiling: Cement Paint

## ELECTRICAL:

Modular Switches: Anchor Roma or equivalent make

2 BHK: 4 kW, 3 BHK: 6 kW

DG Backup: 3 kW for 3 BHK, 2 kW for 2 BHK

100% backup for emergency power of lifts, pumps and lighting in common area

## MISCELLANEOUS:

Vertical Transportation: Lifts provided as per design (OTIS/Fujitec/Schindler or equivalent)

Security System: Provision for intercom facility (Handset in customer scope)



Actual shot of Brigade At No.7

**ANOTHER OF OUR  
GLITTERING JEWELS  
IN THE CITY  
OF PEARLS**

Brigade's flagship project in Hyderabad, Brigade At No.7, Banjara Hills, boasts of the finest lifestyle amenities at the most luxurious location in town. With only 55 homes spread over a sprawling 3.1 acres, these premium residences pride themselves for introducing the city to the Brigade way of life.



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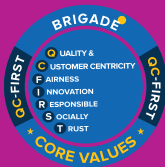




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