



**BRIGADE**

Building Positive Experiences

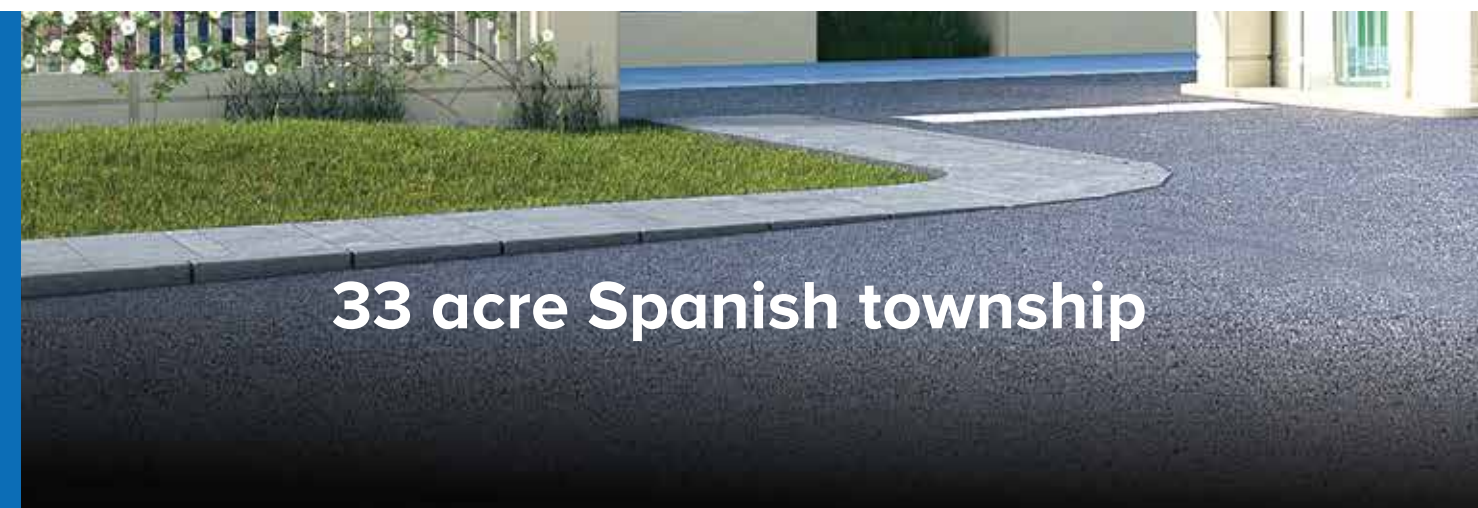


**BRIGADE**

Building Positive Experiences

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  
☎ 1800 102 9977 ✉ salesenquiry@brigadegroup.com 🌐 BrigadeXanadu.com

TN RERA Registration Number TN/02/Building/0016/2017



**33 acre Spanish township**

**BRIGADE**  
**xanadu**  
— MOGAPPAIR WEST —



MASTER PLAN

- ◆ 33 acre township
- ◆ Large open spaces
- ◆ Spaciously designed Spanish residences
- ◆ 30,000 sq.ft. club house with high-end amenities

Phase-2  
Future Development

Phase-1

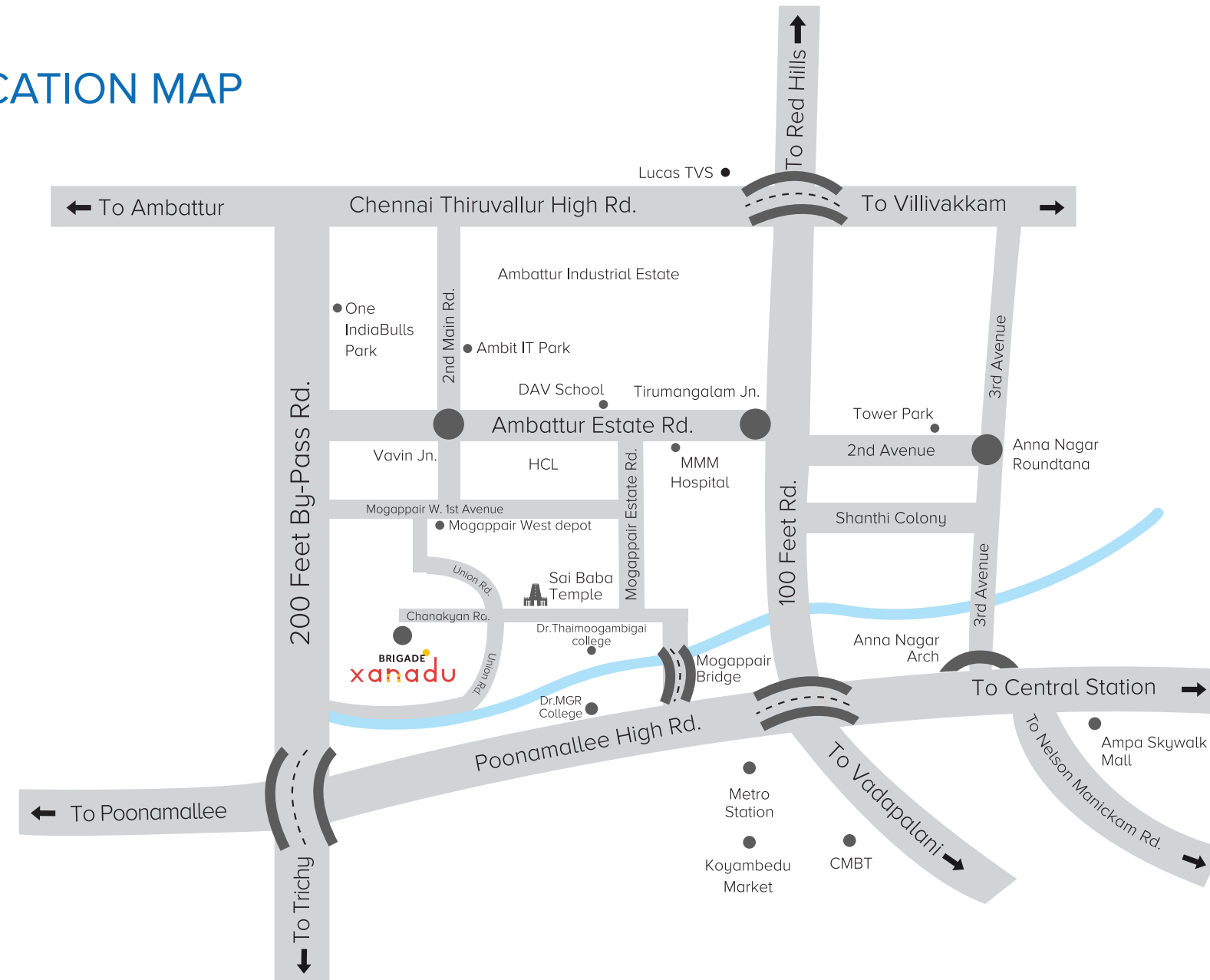
1. Gazebos
2. Community gardening area
3. Reflexology path
4. Lotus pond
5. Playground
6. Clubhouse
7. OSR
8. Sales office
9. Substation

Phase-1

1. Gazebos
2. Community gardening area
3. Reflexology path
4. Lotus pond
5. Playground

TN RERA Registration No.: [TN/02/Building/0016/2017](#) available in [www.tnrera.in](#)  
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## LOCATION MAP



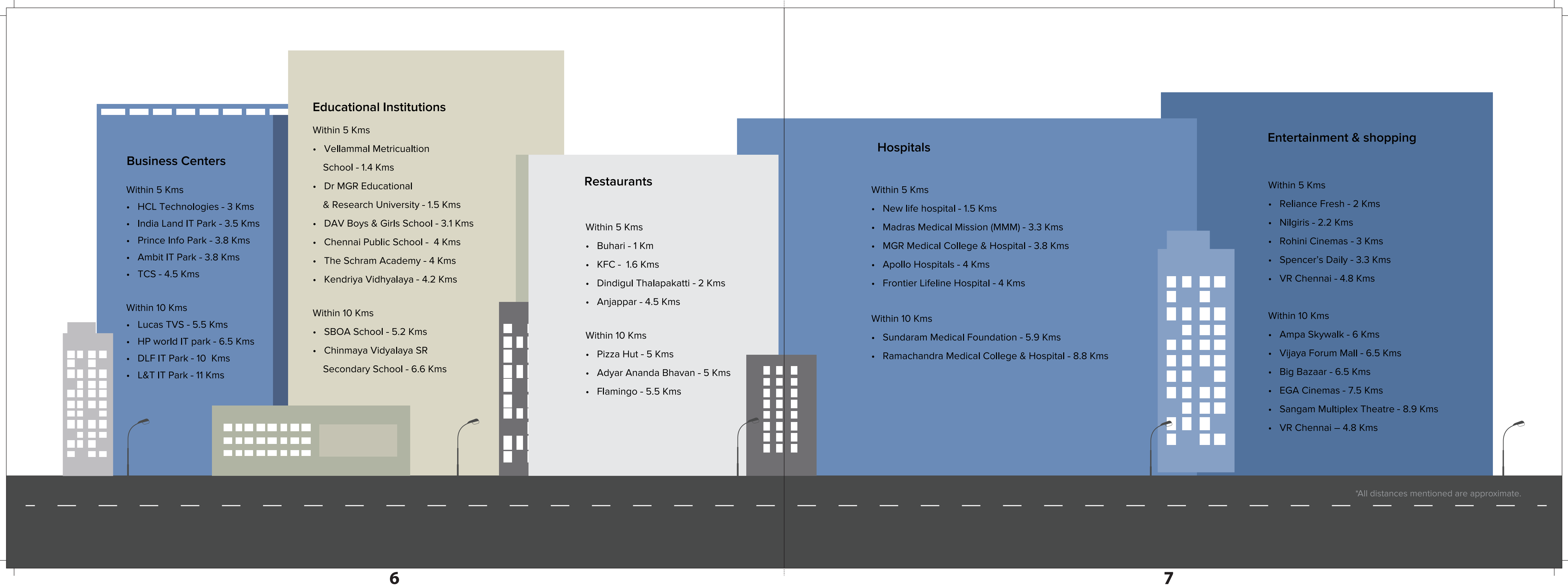
\*Artistic representation. Map not to scale



## CLOSE TO ALL THAT YOU NEED

- ◆ 10 minutes from Anna Nagar.
- ◆ 3.5 Km from the Koyambedu Metro Rail station.
- ◆ Close to Central Business District areas.
- ◆ 4 Km 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).





\*All distances mentioned are approximate.

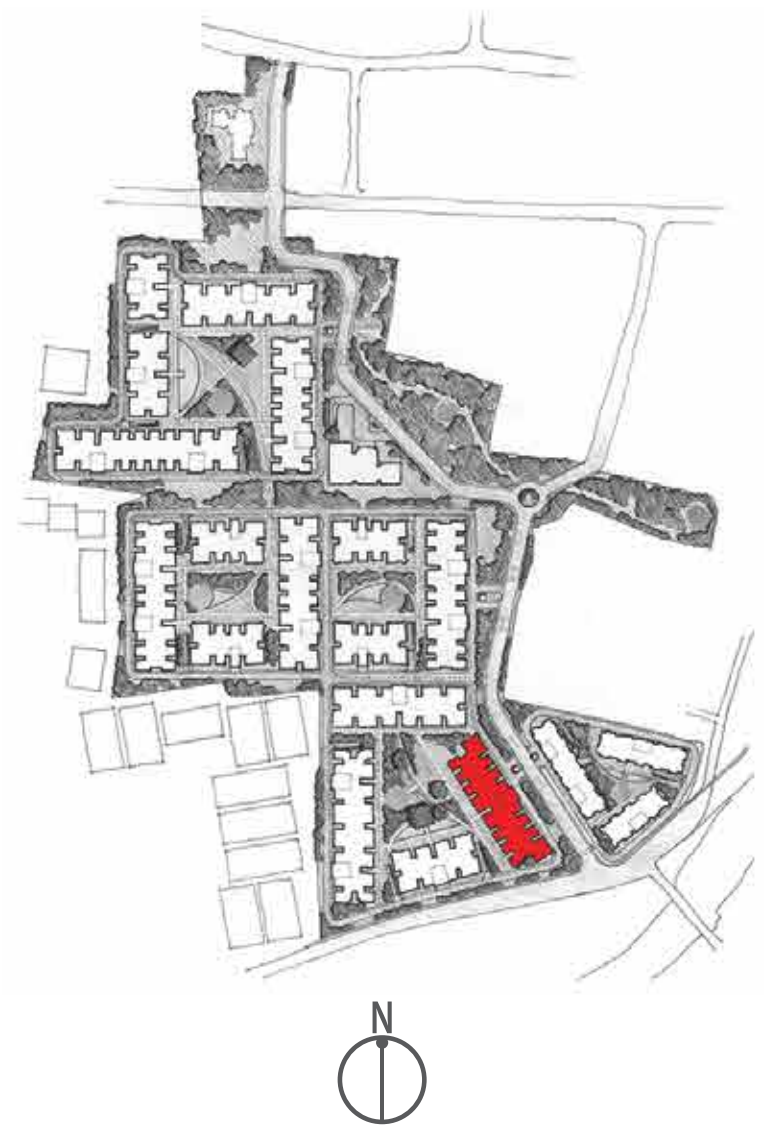


Block A

Ground floor plan



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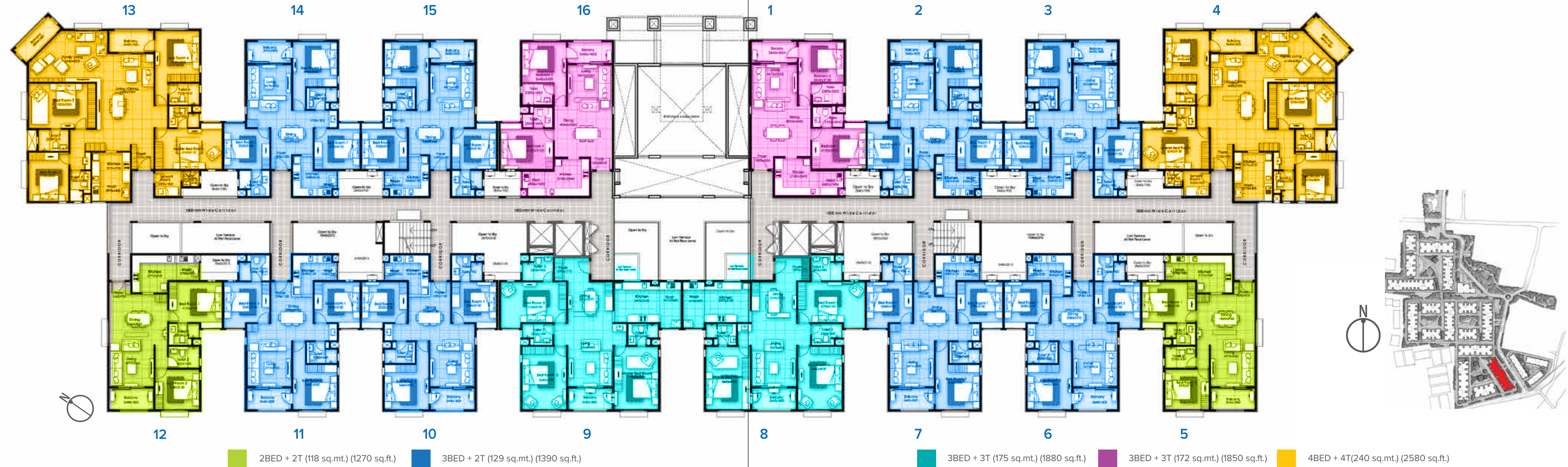


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Block A

First floor plan



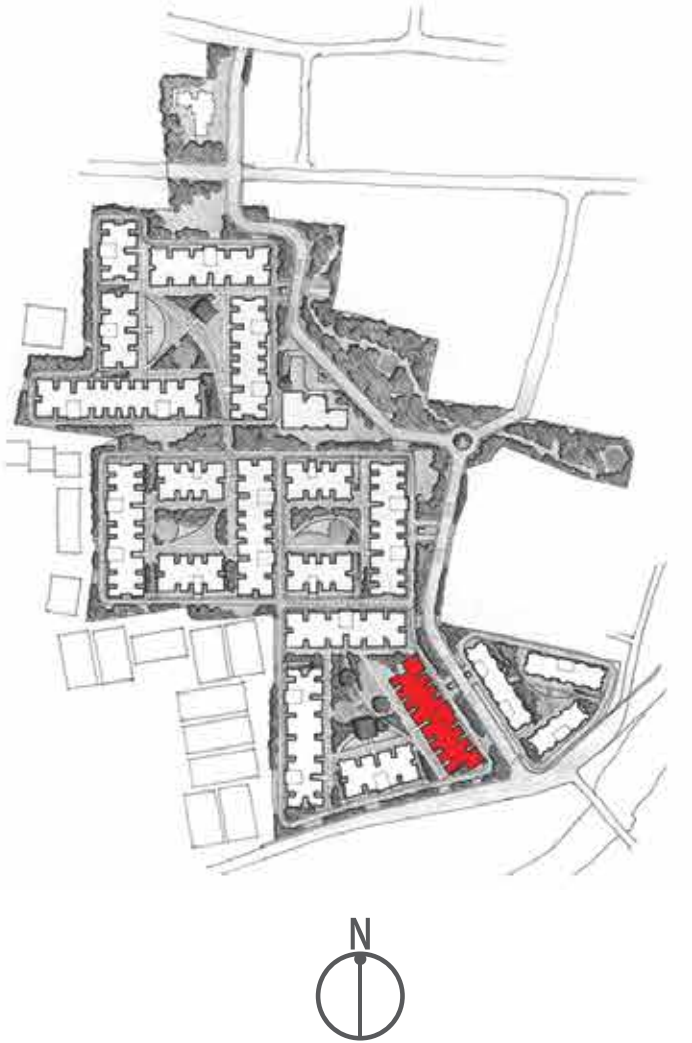
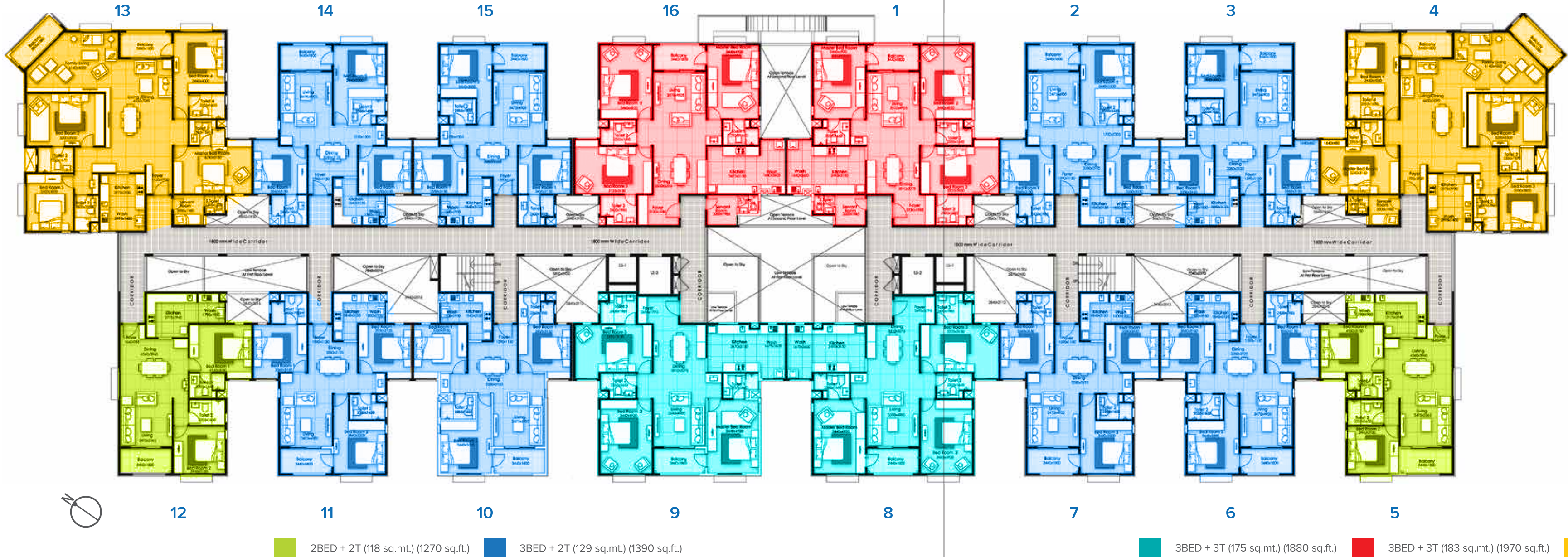
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Block A

Second and Third floor plan



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Block B  
Ground floor plan



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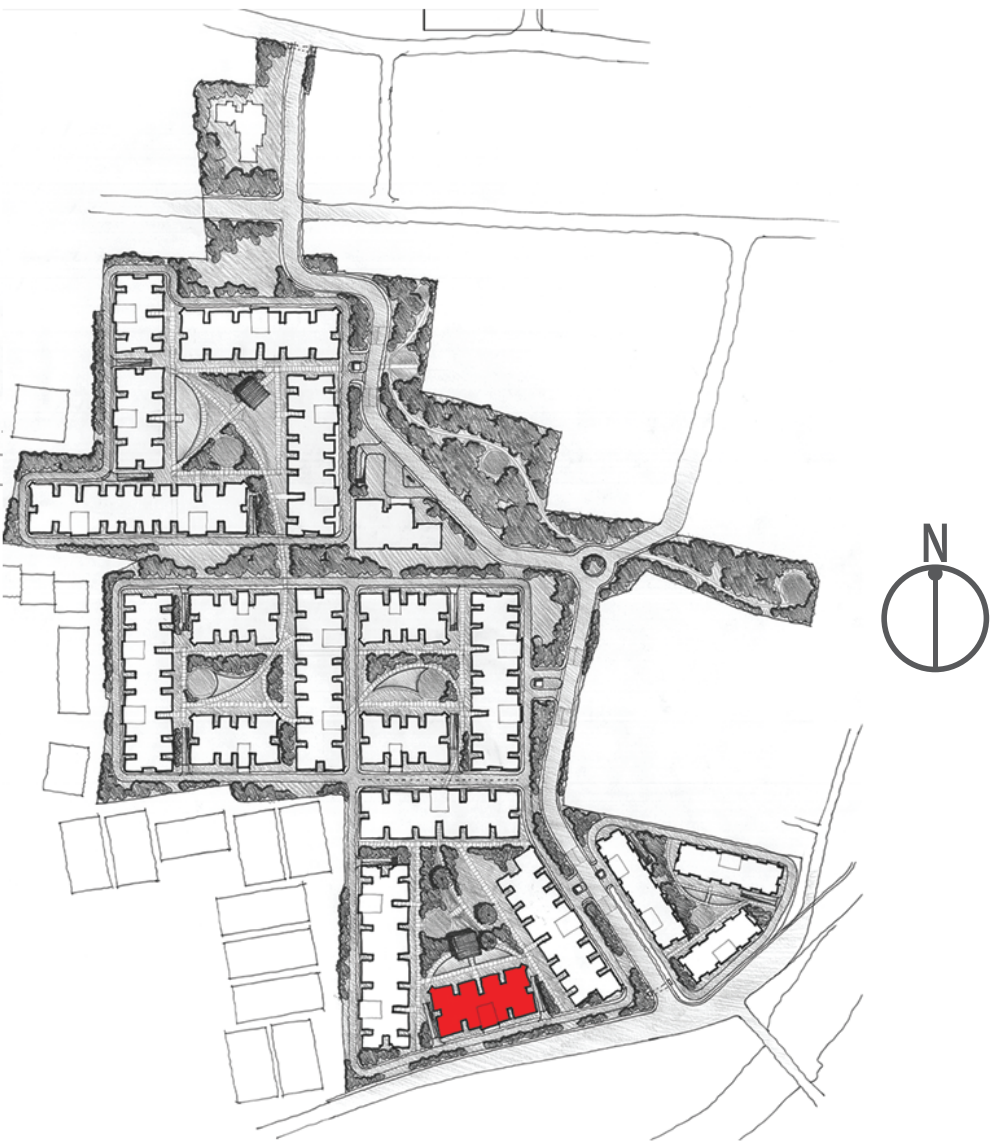
Block B  
First floor plan



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Block B  
Second and Third floor plan



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## Block C

Ground floor plan



2BED + 2T (118 sq.mt.) (1270 sq.ft.)

3BED + 3T (172 sq.mt.) (1850 sq.ft.)

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Block C  
First floor plan



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Block C  
Second and Third floor plan



 2BED + 2T (118 sq.mt.) (1270 sq.ft.)  3BED + 3T (175 sq.mt.) (1880 sq.ft.)  3BED + 3T (183 sq.mt.) (1970 sq.ft.)

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Block D  
Ground floor plan



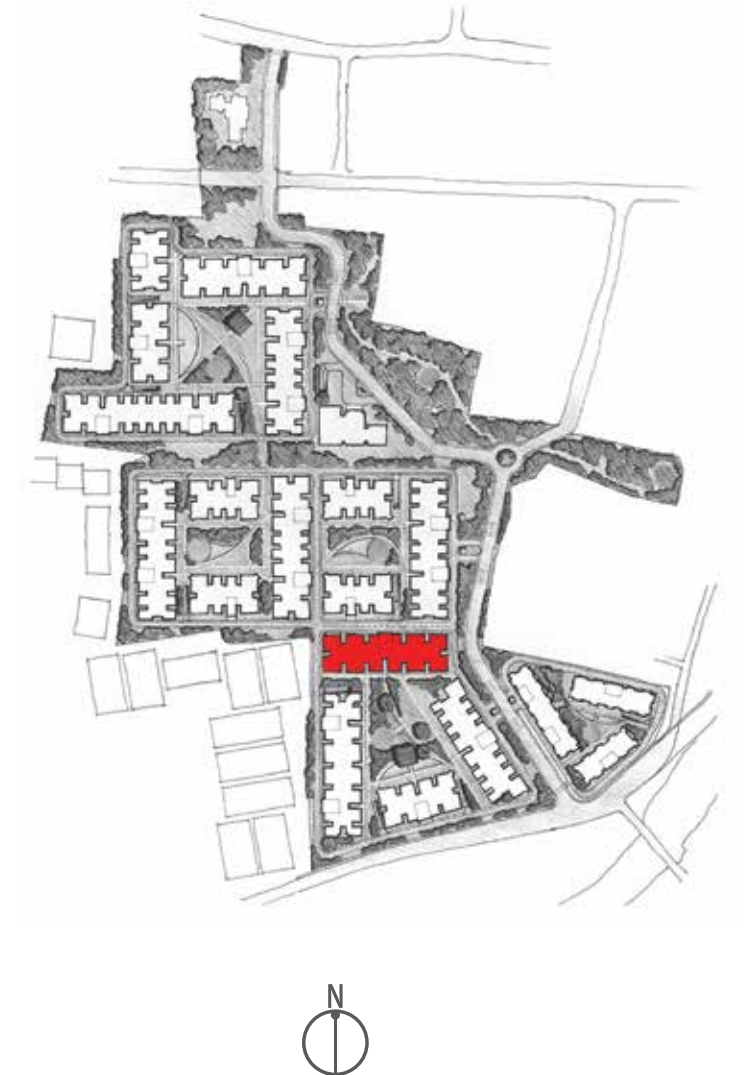
2BED + 2T (111 sq.mt.) (1190 sq.ft.) 2BED + 2T (118 sq.mt.) (1270 sq.ft.) 3BED + 3T (172 sq.mt.) (1850 sq.ft.)

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First floor plan



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## Block D

Second and Third floor plan



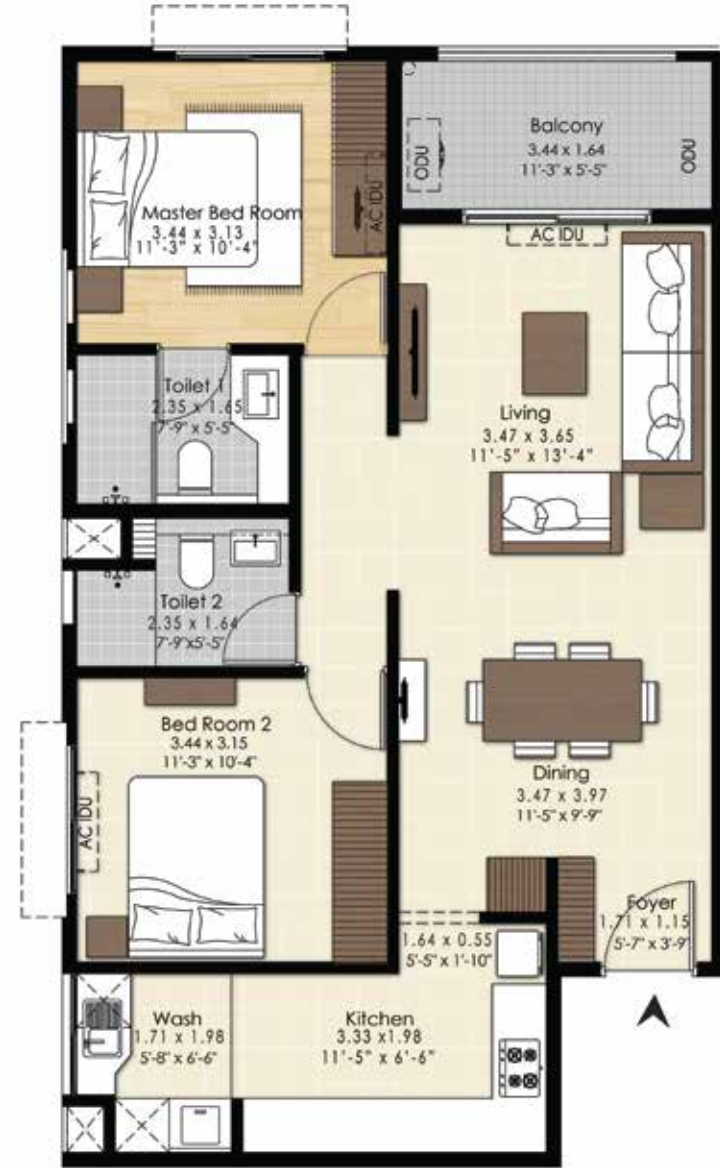
■ 2BED + 2T (111 sq.mt.) (1190 sq.ft.)
 ■ 2BED + 2T (118 sq.mt.) (1270 sq.ft.)
 ■ 3BED + 3T (175 sq.mt.) (1880 sq.ft.)

TN RERA Registration No.: TN/02/Building/0016/2017 available in [www.tnrera.in](http://www.tnrera.in)

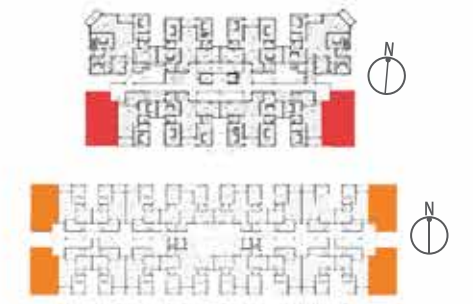
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BLOCK B



BLOCK D

Typical Floor Plan

**2 BEDROOMS + 2 BATHROOMS // 111 sq.mt. (1190 sq.ft.) | Carpet Area - 74 sq.mt. (797 sq.ft.)**

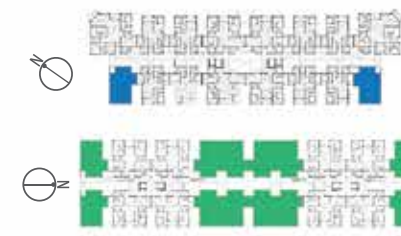
As per Standards of Weights and Measures Act 1 sq.mt. = 10.7639 sq.ft.

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BLOCK A



BLOCK C

BLOCK B



BLOCK D

Typical Floor Plan

**2 BEDROOMS + 2 BATHROOMS // 118 sq.mt. (1270 sq.ft.) | Carpet Area - 81 sq.mt. (872 sq.ft.)**

As per Standards of Weights and Measures Act 1 sq.mt. = 10.7639 sq.ft.

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Actual shot of the 2BHK Living and Dining



Actual shot of the 2BHK Master bedroom



Actual shot of the 2BHK Kitchen

## ★ SPECIFICATIONS

### ◆ FLOORING

Living/Dining: Vitrified tiles  
Master bedroom: Laminated wooden flooring  
Other bedrooms: Vitrified tiles  
Toilet: Antiskid 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/ Ess Ess or equivalent

### ◆ 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 / specifications 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 / specifications 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.

The information herein i.e. the master plan, floor plans, furniture layout and fittings, illustrations and specifications are indicative only and subject to variations. The furniture/fittings are representational and are not part of the standard offering. 1 sq.mt. = 10.76 sq.ft. E&OE.





World Trade Center, Bangalore  
(Actual Image)

World Trade Center, Kochi  
(Operational)

World Trade Center, Chennai  
Hyderabad & Trivandrum  
(Coming Soon)

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



**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.



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



**Brigade Cosmopolis**  
"Best Residential Project in Bengaluru City under Luxury-Segment"  
- CNBC-AWAAZ Real Estate Awards 2016.



**Brigade At No. 7**  
"Best Residential Project in Hyderabad City under Ultra Luxury-Segment"  
- CNBC-AWAAZ Real Estate Awards 2016.



**Brigade Exotica**  
"Luxury Apartment Project of the Year"  
- NDTV Property 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.