



**WELCOME TO
THE FINEST LIFESTYLE**
in Chennai



BONITO

at **BRIGADE XANADU**

MOGAPPAIR WEST

THE FINEST TOWNSHIP IN *Chennai*

“*For those who
appreciate the
difference between
ordinary and extraordinary*”





33 acre Spanish themed township for an exceptional lifestyle



Bonito at Brigade Xanadu offers **680 Spanish styled homes** set in a G+6 structure



Over 30,000 sq.ft. operational clubhouse with rooftop swimming pool, gym, indoor games and a plethora of amenities



Just 10 mins. from Anna Nagar. Exceptional connectivity to Koyambedu Bus Terminus, Koyambedu Metro Rail, Airport and Central Business District



Sprawling lush green open space with intricately curated **landscaping**



2, 2.5 & 3 bedroom premium homes 1062 sq.ft. to 1978 sq.ft. SBA



Master PLAN

LEGEND:

- | | |
|------------------------------|----------------------------|
| 1 Drop off | 15 Basketball hoop |
| 2 Security room | 16 Services |
| 3 Gazebo | 17 Bicycle stand |
| 4 Water feature | 18 Aroma garden |
| 5 Tree plaza | 19 Outdoor barbeque space |
| 6 Pergola | 20 Outdoor party area |
| 7 Spill out area | 21 Multipurpose court |
| 8 Pathway | 22 Cricket practice net |
| 9 Reflexology path | |
| 10 Amphitheater | OSR |
| 11 Gathering / festive plaza | A Amphitheater |
| 12 Fire tender driveway | B Play area |
| 13 Seating plaza | C Gathering / seating area |
| 14 Children play area | D Pathway |
| | E Playground |
| | Bicycle track |



Location MAP



The illustration features a tall, modern building with a distinctive spiral staircase on its exterior. A person in an orange shirt and dark pants is walking on a path in the foreground. In the background, a person is riding a bicycle. The scene is set against a light blue sky with white clouds and a lush green landscape with various plants and trees.

THE SWEET SPOT *of Anna Nagar*

Strategically located just 10 minutes from Anna Nagar,
Bonito at Brigade Xanadu is just a stone's throw away
from all that you need.



2.5 km from Koyambedu Metro Station &
4 km from Koyambedu Bus Terminus



Strategically located **near Ambattur and Porur**,
preferred industrial and IT destinations in the city



Well connected by road and **metro rail**
to the rest of the city



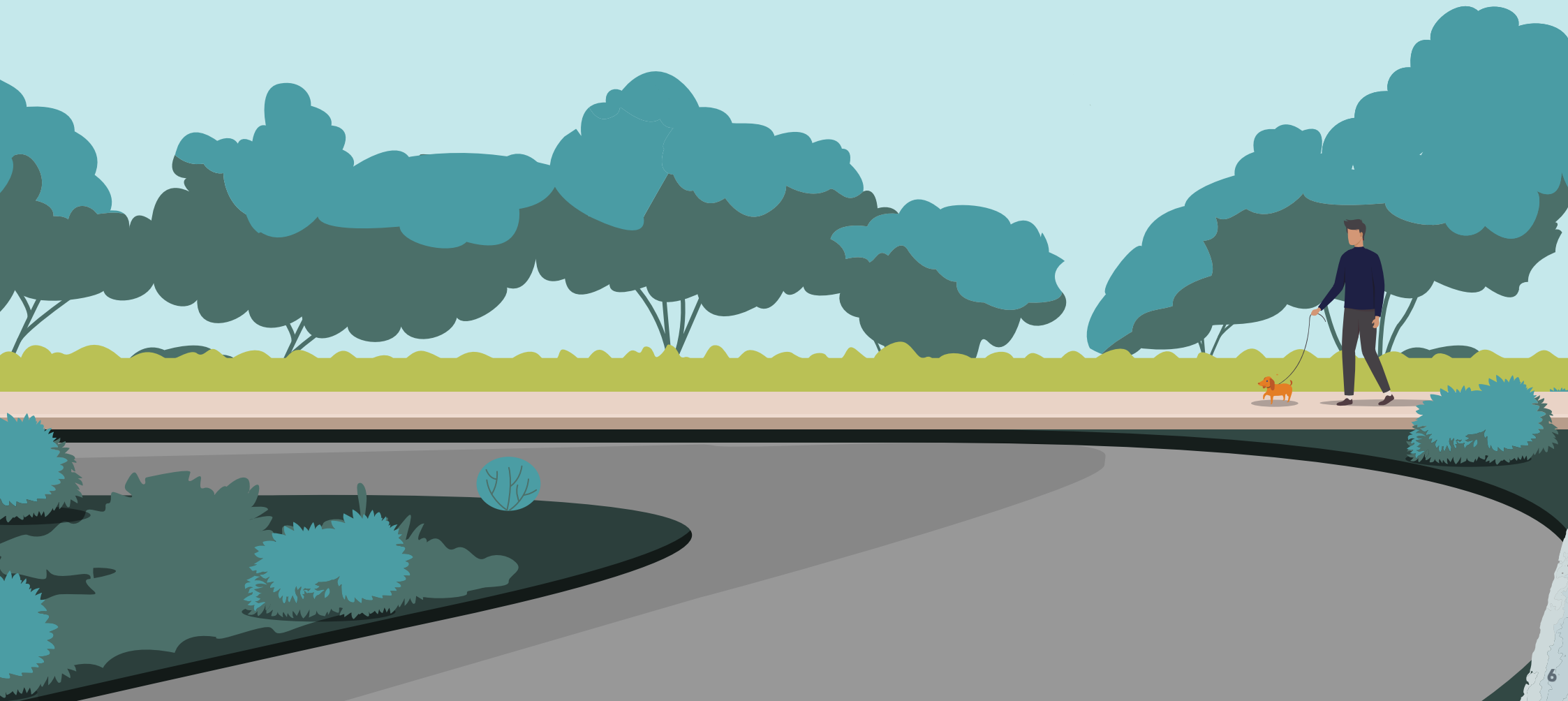
Close to **Central Business District areas**



Easily accessible from
Poonamallee High Road and Anna Nagar West



Quick access to **Sriperumbudur,**
Oragadam, Tada and other industrial zones



Business CENTERS

WITHIN 5 KM

- *HCL Technologies* - 3 km
- *India Land IT Park* - 3.5 km
- *Prince Info Park* - 3.8 km
- *Ambit IT Park* - 3.8 km
- *TCS* - 4.5 km

WITHIN 10 KM

- *Lucas TVS* - 5.5 km
- *HP World IT park* - 6.5 km
- *DLF IT Park* - 10 km
- *L&T IT Park* - 11 km

Educational INSTITUTIONS

WITHIN 5 KM

- *Velammal Matriculation School* - 1.4 km
- *Dr MGR Educational & Research University* - 1.5 km
- *DAV Boys & Girls School* - 3.1 km
- *Chennai Public School* - 4 km
- *The Schram Academy* - 4 km
- *Kendriya Vidyalaya* - 4.2 km

WITHIN 10 KM

- *SBOA School* - 5.2 km
- *Chinmaya Vidyalaya SR Secondary School* - 6.6 km

Restaurants

WITHIN 5 KM

- *Buhari* - 1 km
- *KFC* - 1.6 km
- *Dindigul Thalapakatti* - 2 km
- *Anjappar* - 4.5 km

WITHIN 10 KM

- *Pizza Hut* - 5 km
- *Adyar Ananda Bhavan* - 5 km
- *Flamingo* - 5.5 km



Hospitals

WITHIN 5 KM

- *New Life hospital* - 1.5 km
- *Madras Medical Mission (MMM)* - 3.3 km
- *MGR Medical College & Hospital* - 3.8 km
- *Apollo Hospitals* - 4 km
- *Frontier Lifeline Hospital* - 4 km

WITHIN 10 KM

- *Sundaram Medical Foundation* - 5.9 km
- *Ramachandra Medical College
& Hospital* - 8.8 km

Entertainment & SHOPPING

WITHIN 5 KM

- *Reliance Fresh* - 2 km
- *Nilgiris* - 2.2 km
- *Rohini Cinemas* - 3 km
- *Spencer's Daily* - 3.3 km

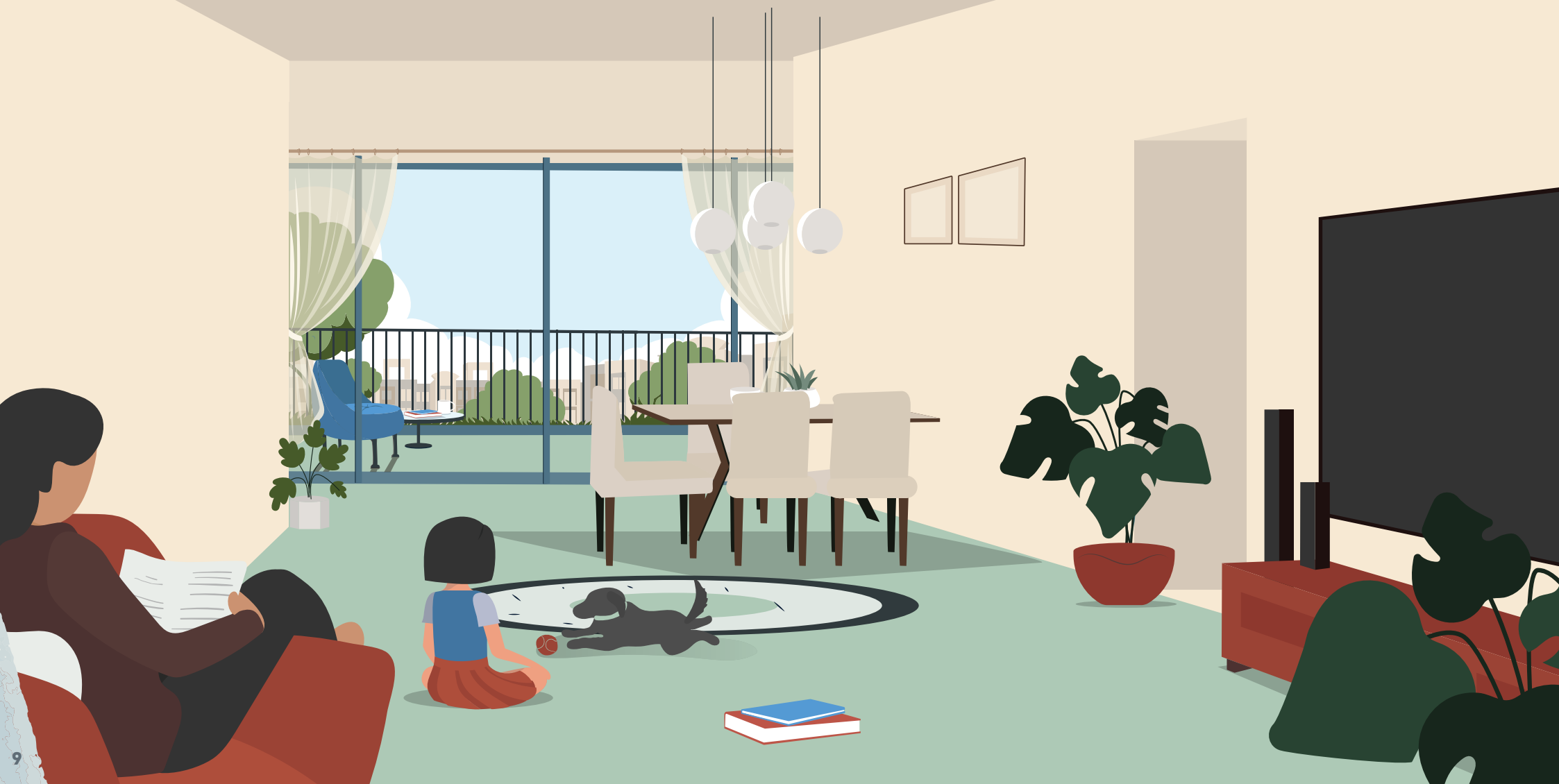
WITHIN 10 KM

- *Ampa Skywalk* - 6 km
- *Vijaya Forum Mall* - 6.5 km
- *Big Bazaar* - 6.5 km
- *EGA Cinemas* - 7.5 km
- *Sangam Multiplex Theatre* - 8.9 km



AN INDIAN STORY WITH *a Spanish twist*

A perfect blend of vernacular function and Spanish design



Your new home at Bonito carefully combines the functionality of an Indian home and the style of Spanish architecture - inside and out.

Beautiful Spanish façades and tropical landscapes invite you into the township.

As you walk through acres of green and arrive at your door, your new home welcomes you with:



Expansive living rooms
for family gatherings



Large windows
for abundant light
& fresh air



Spacious functional
kitchens designed
for Indian cooking



Well ventilated
bath spaces



EVERYTHING YOU WISHED *for and more*

Experience an extravagant lifestyle with a 30,000+ sq.ft. operational clubhouse, rooftop swimming pool and a plethora of other inviting amenities that will satiate your senses in every way.





Over 30,000 sq.ft. operational clubhouse



Rooftop swimming pool



Gymnasium & aerobics space



Indoor play courts



Banquet hall



Children's play area



Gazebos



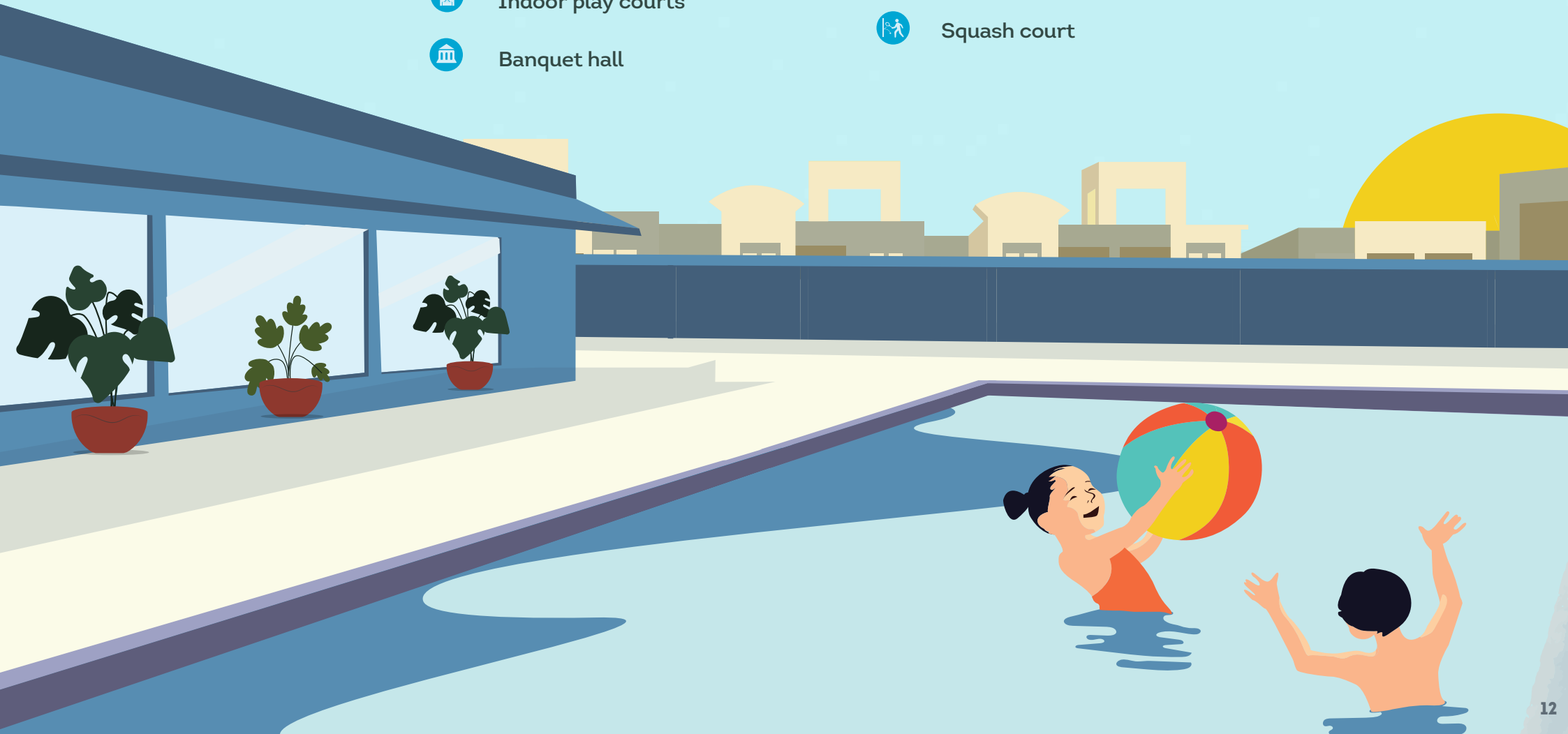
Shopping arcade



Badminton court



Squash court



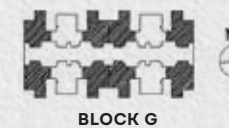
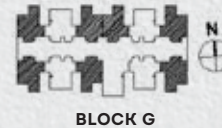
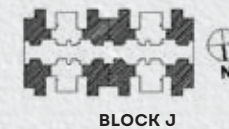
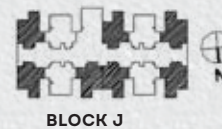
Unit PLANS





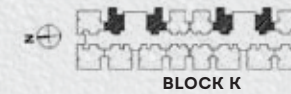
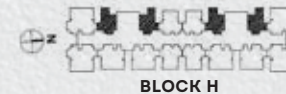
Unit PLAN

TYPE 1
2BHK + 2T



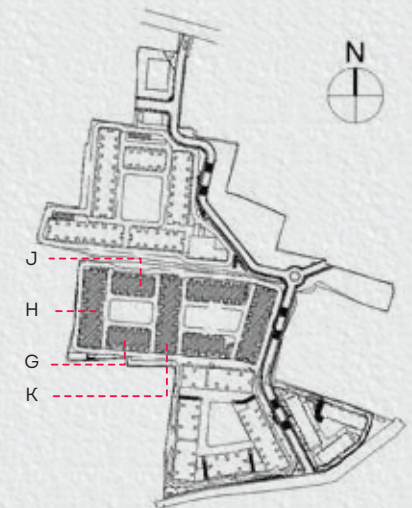
Ground & First Floor Plan

Typical Floor Plan



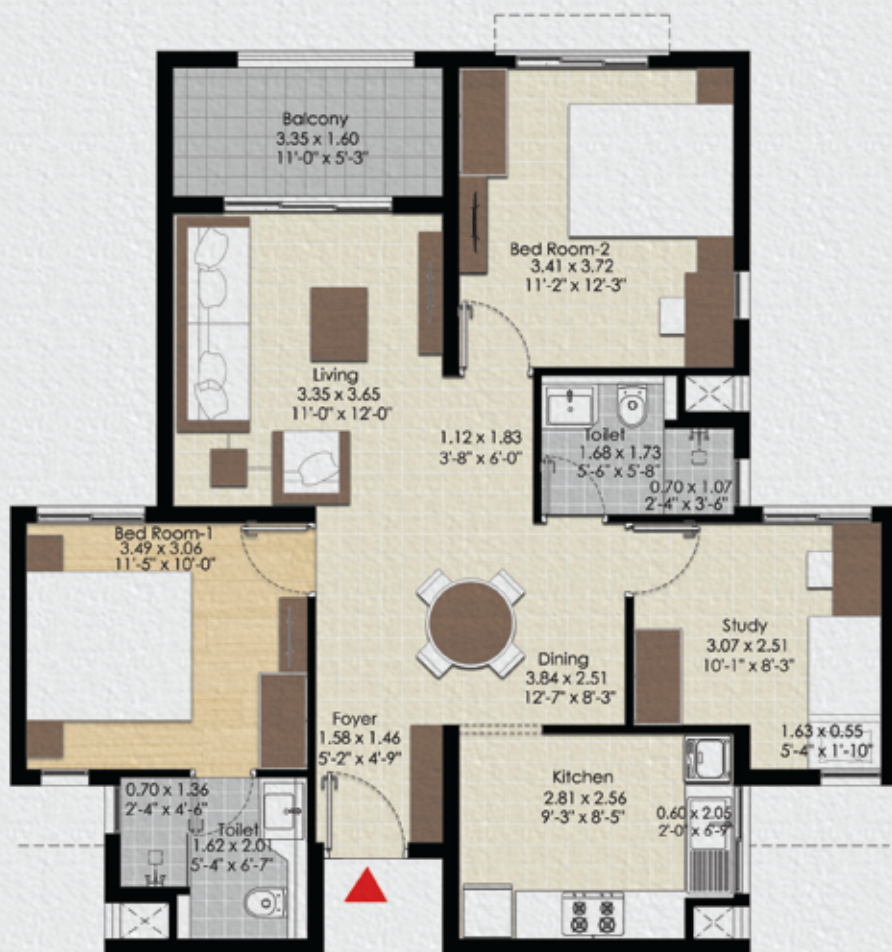
Ground & First Floor Plan

Ground & First Floor Plan



SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
98.69 SQ.M./ 1062 SQ.FT.	63.03 SQ.M./ 678 SQ.FT.	5.14 SQ.M./ 55 SQ.FT.

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE.

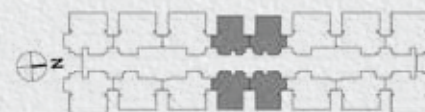


Unit PLAN

TYPE 2
2BHK + 2T + STUDY



BLOCK K



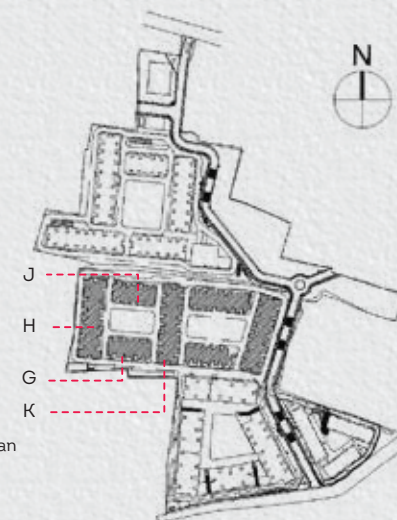
BLOCK H

Ground, First & Typical Floor Plan



BLOCK G&J

Ground, First & Typical Floor Plan



SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
119.66 SQ.M./ 1288 SQ.FT.	77.98 SQ.M./ 839 SQ.FT.	5.36 SQ.M./ 58 SQ.FT.

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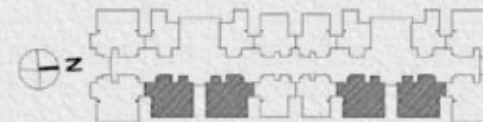


Unit PLAN

TYPE 3
3BHK + 3T

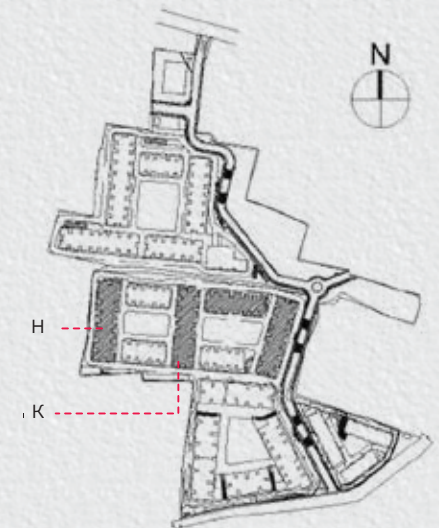


BLOCK K



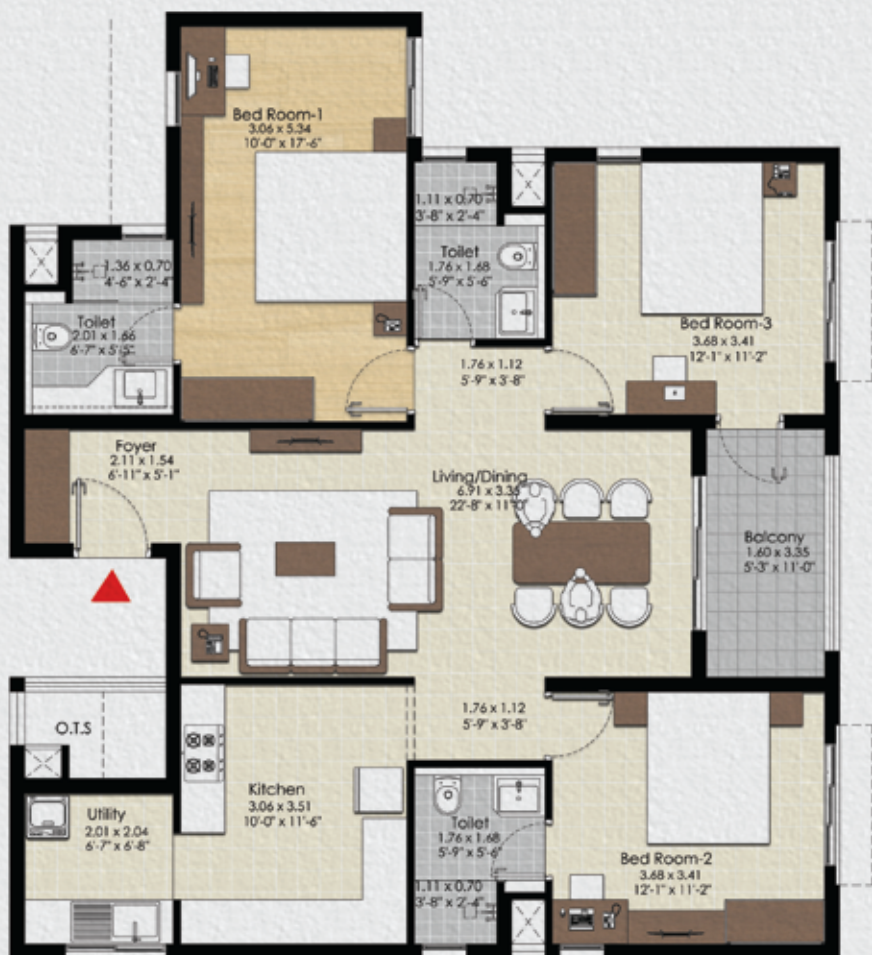
BLOCK H

Ground Floor Plan



SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
152.23 SQ. M / 1639 SQ. FT	101.80 SQ. M / 1095 SQ. FT	5.36 SQ. M / 58 SQ. FT

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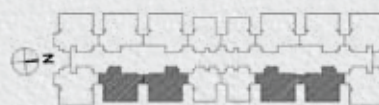


Unit PLAN

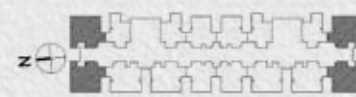
TYPE 4
3BHK + 3T



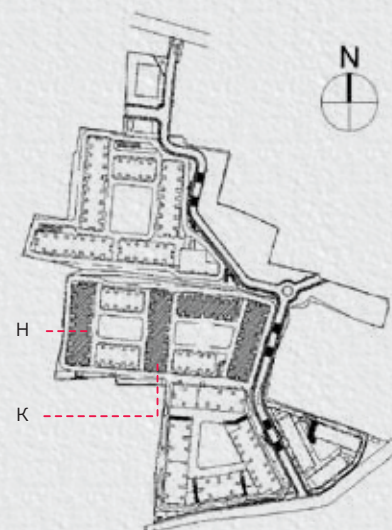
BLOCK K
First & Typical Floor Plan



BLOCK H
First & Typical Floor Plan

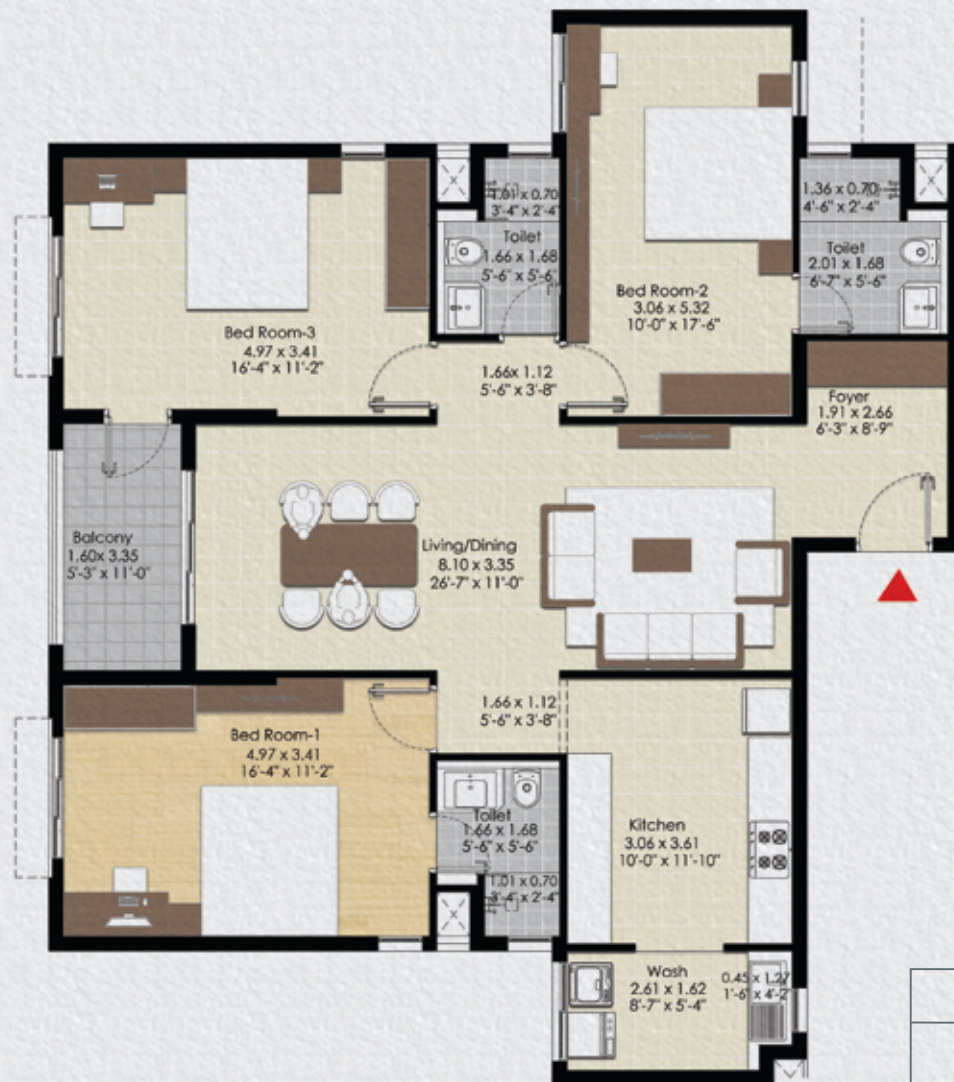


BLOCK K
Ground Floor Plan



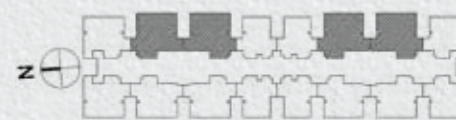
SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
153.92 SQ.M./ 1657 SQ.FT.	102.30 SQ.M./ 1101 SQ.FT.	5.36 SQ.M./ 58 SQ.FT.

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Unit PLAN

TYPE 5
3BHK + 3T

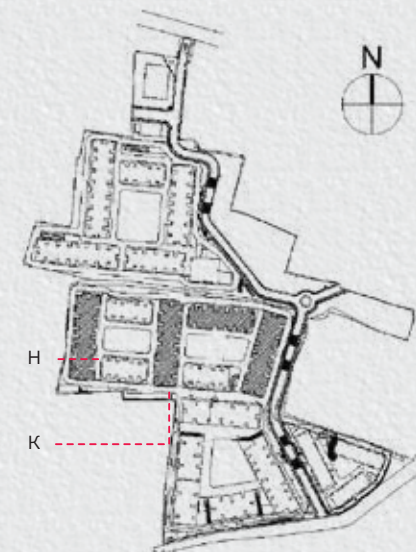


BLOCK K



BLOCK H

Typical Floor Plan



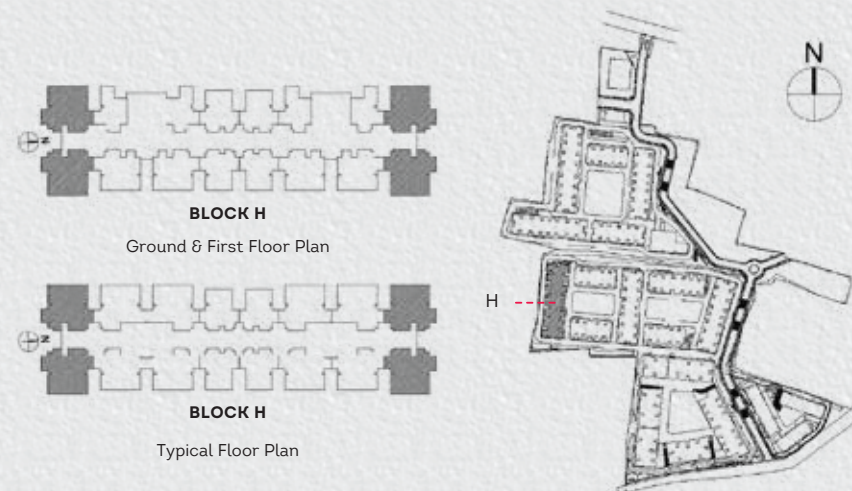
SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
174.45 SQ.M./ 1878 SQ.FT.	118.20 SQ.M./ 1272 SQ.FT.	5.36 SQ.M./ 58 SQ.FT.

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Unit PLAN

TYPE 6
3BHK + 3T + MAID'S ROOM



SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
183.77 SQ.M./ 1978 SQ.FT.	124.49 SQ.M./ 1340 SQ.FT.	5.36 SQ.M./ 58 SQ.FT.

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Specifications

FLOORING

LIVING/ DINING/ FAMILY/ FOYER: VITRIFIED TILES

MASTER BEDROOM: LAMINATED WOODEN FLOORING

OTHER BEDROOMS: VITRIFIED TILES

TOILET: CERAMIC TILES

KITCHEN: VITRIFIED TILES

KITCHEN

PROVISION FOR MODULAR KITCHEN

ELECTRICAL PROVISION FOR WATER PURIFIER, REFRIGERATION,

MICROWAVE, WASHING MACHINE,

FOOD PROCESSOR AND DISHWASHER

BATHROOM

CP FITTINGS: KOHLER/ JAQUAR/ ESS ESS OR EQUIVALENT

GRANITE COUNTER IN MASTER BEDROOM BATHROOM

DOORS & WINDOWS

MAIN ENTRY: TEAKWOOD FRAME WITH DESIGN SHUTTER

TOILET DOORS: PRE-ENGINEERED FRAME WITH SHUTTER

PAINT

EXTERNAL WALLS: EXTERNAL TEXTURE PAINT

WITH EXTERNAL GRADE EMULSION

INTERNAL WALLS: EMULSION PAINT

SWITCHES

ANCHOR/ ROMA OR EQUIVALENT MAKE

POWER BACKUP

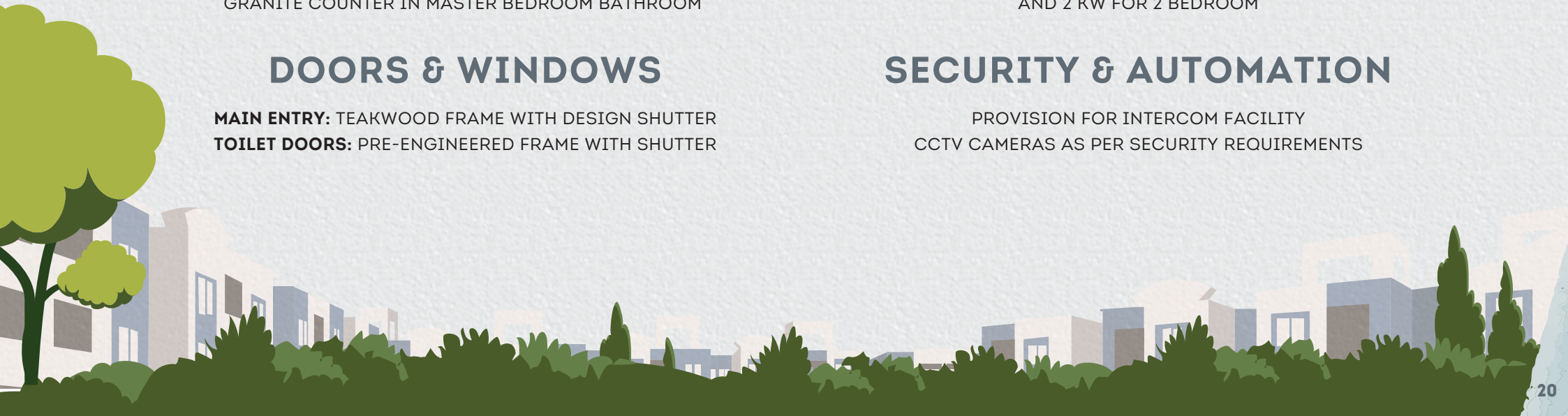
3 KW FOR 3 BEDROOM

AND 2 KW FOR 2 BEDROOM

SECURITY & AUTOMATION

PROVISION FOR INTERCOM FACILITY

CCTV CAMERAS AS PER SECURITY REQUIREMENTS



Brought TO YOU BY BRIGADE

Brigade is one of India's leading developers with over three decades of experience in building positive experiences for all its stakeholders. We have transformed the city skylines of Bengaluru, Mysuru, Mangaluru, Hyderabad, Chennai, Kochi and Ahmedabad with our developments across Residential, Offices, Retail, Hospitality and Education sectors.

Brigade's residential portfolio includes villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and mixed-use lifestyle enclaves & townships. Brigade is among the few developers who also enjoy a reputation of developing Grade A commercial properties. We are the license owners of the World Trade Center across South India, while our commercial spaces have top international clients operating out of them. Brigade's retail projects include Orion Mall, Orion Avenue Mall and Orion Uptown Mall. Brigade's hospitality offerings include star hotels, recreational clubs and convention centres, Celebrations Catering & Events and The Baking Company. Since its inception in 1986, Brigade has completed over 250 buildings amounting to 66 million sq.ft. of developed space in residential, offices, retail and hospitality sectors across 7 cities. We have been consistently ranked among the 100 Best Places to Work in India by the Great Place To Work Institute for 9 years in a row.

The Group has also been socially responsible and has vastly contributed to society. This responsible attitude and innovative mindset combined with uncompromising quality of projects over the years, has created a reputed brand.

A showcase

OF QUALITY & TRUST FROM RECENT YEARS



Brigade Group received the Best Developer of the Year Award at the *Times Business Awards 2019*



Brigade was recognised as the Best Place to work in the real estate category for the 9th year in a row by *Great Place to Work Institute 2019*



Brigade Cornerstone Utopia won the Integrated Township Project of the Year Award at the *11th Realty Plus Awards 2019 - South*



Brigade Panorama won the award for Excellence in Delivery at the *11th Realty Plus Awards 2019 – South*



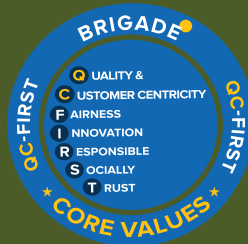
Brigade Orchards won the 'Smart Township Project of The Year' Award at the *6th Annual Silicon India Bengaluru Real Estate Awards 2018*



Brigade Exotica won the National award for Luxury Apartment Project of the Year at the *NDTV Property Awards 2015*



Our core values



Founders



Awarded
10 years in a row



TO UPGRADE TO BRIGADE, reach us at 1800 102 9977 • email: salesenquiry@brigadegroup.com • BrigadeXanadu.com

Site Marketing Office:

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available at www.tnrera.in