

THE
BIG *plus*
IS HERE

EBONY
AT

BRIGADE
ORCHARDS
MIXED-USE TOWNSHIP
Near Aerospace Park, Devanahalli

WELCOME TO EBONY,

WHERE EVERYTHING IS A

BIG *plus*



Step into a world where luxury meets thoughtful living.

At **Ebony**, every detail has been designed to add value to your lifestyle. We have added a bit more

to what you've always aspired for:

more space, more amenities, and a curated community,

making these limited edition homes a

Big Plus to anything you've seen before.



SPACE *plus*

Enjoy extra-spacious living areas that gives
you the freedom to stretch, relax, and unwind.

Crafted to redefine comfort, these homes
offer room to grow, bond, and thrive.

3 & 4 bed homes (1657sq.ft. to 2365sq.ft.)



COMMUNITY *plus*



Live amongst like-minded neighbours who
value an incremental lifestyle and share
a vision for quality living.

A blend of elegance and warmth,
where relationships and memories thrive.

CONNECTIVITY *plus*

5 Minutes to STRR

Reach your destination faster.

15 Minutes to KIADB

Live at the heart of Bengaluru's growth corridor.

15 Minutes to Bengaluru International Airport

Stay connected to the world.

30 minutes to Hebbal and Budigere Cross

Closer for work and weekends alike.

Devanahalli

Experience serene living in one of
Bengaluru's most promising neighbourhoods.





Thoughtfully curated amenities that
cater to every need, from fitness to leisure,
ensuring a lifestyle of
convenience and wellness.
A haven of greenery and open spaces,
bringing nature closer to your doorstep.

AMENITIES *plus*

LIFESTYLE *plus*

At Ebony,

it's not just about owning a home,

it's about living the life you deserve.

With limited-edition apartments,

every square foot speaks of elegance, functionality,

and an unparalleled lifestyle.





COME,
FIND YOUR *plus* !

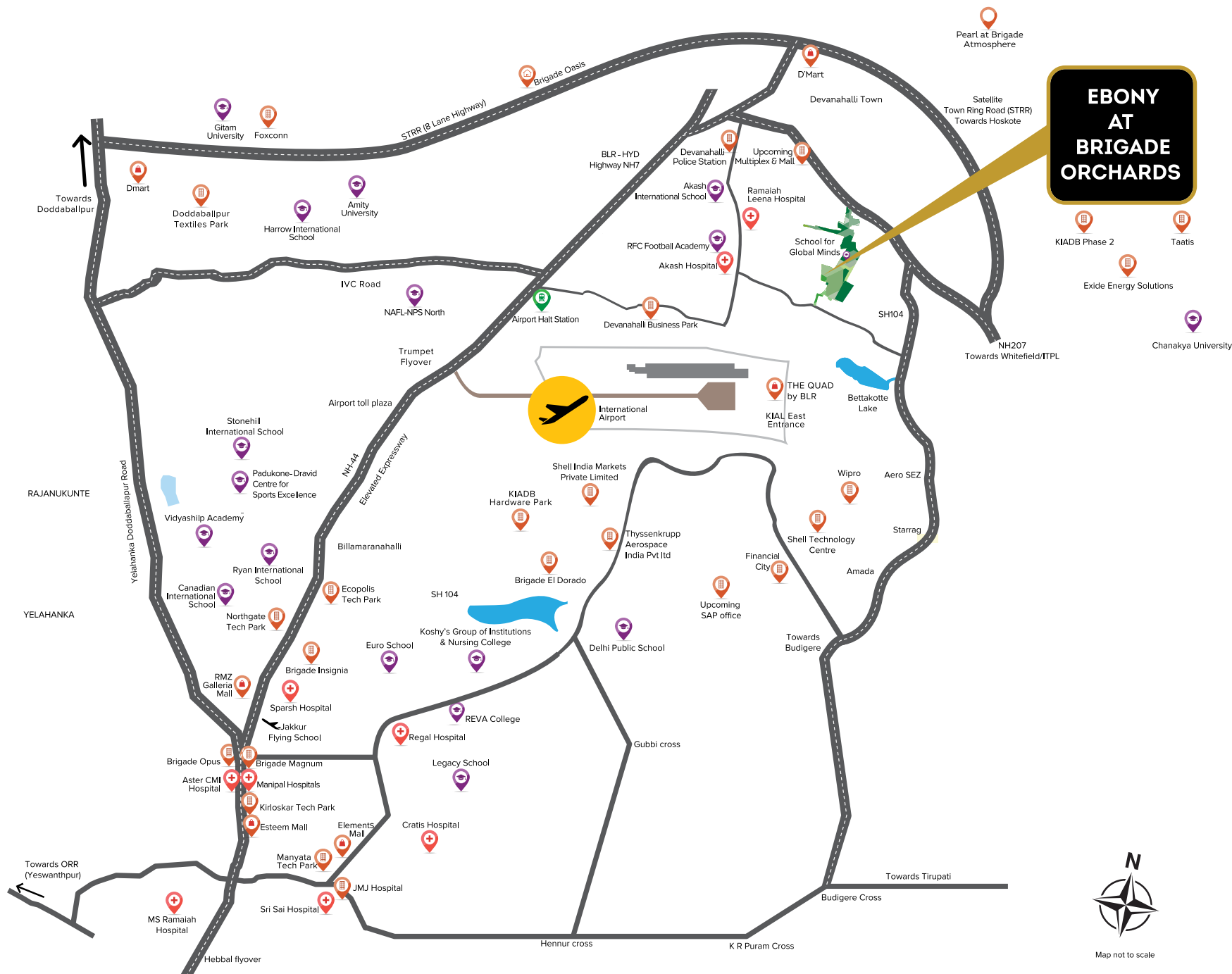
Discover the **'Plus'** side of life.

Explore Ebony today and
see how it's truly incremental in every way.





LOCATION MAP



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How large should a community be?

The simple answer is as large as possible.

Imagine this, a **135-acre** smart integrated, award-winning township featuring **80 acres** of lush greenery, ready commercial and retail space, a top-notch sports arena, the School for Global Minds, Ramaiah Hospital, a coveted Signature Club Resort, fine dining restaurants, a buzzing hypermarket and over **80 lifestyle amenities**. Come, join the eclectic community of families already residing.



THE BIG LOCATION PLUS. CLOSE TO ALL FACILITIES.



SCHOOLS AND EDUCATIONAL INSTITUTIONS

- School for Global Minds - 2 mins
- Akash International School Bangalore - 8 mins
- NAFL - NPS North - 20 mins
- Harrow School - 25 mins
- Stonehill International School - 30 mins
- Ryan International School - 30 mins
- Reva College - 30 mins
- Vidyashilp Academy - 30 mins
- Euro School - 30 mins



HOSPITALS

- Ramaiah Medical Centre - 2 mins
- Ramaiah Leena Hospital - 5 mins
- New Manasa Hospital - 6 mins
- Akash Hospital - 9 mins
- Sparsh Hospital - 30 mins
- Motherhood Hospital - 35 mins
- Aster CMI Hospital - 35 mins



ENTERTAINMENT VENUES

- Upcoming Forum Mall - 15 mins
- RMZ Galleria Mall - 30 mins
- Garuda Mall - 30 mins
- Bhartiya Mall of Bengaluru - 35 mins
- Elements Mall - 35 mins
- Phoenix Mall of Asia - 40 mins

HOTELS & RESORTS

- Signature Club Resort - 2 mins
- JW Marriott near Nandi Hills - 20 mins
- Clarks Exotica Convention Resort & Spa - 25 mins
- The Windflower Prakruthi - 30 mins
- Ramanashree California Resort - 30 mins



BUSINESS & IT PARKS

- Devanahalli Business Park - 10 mins
- KIADB Aerospace Park SEZ - 18 mins
- Prestige Tech Cloud - 20 mins
- Sattva Horizon - 25 mins
- Northgate Tech Park - 25 mins
- Foxconn - 30 mins
- Brigade Magnum Tech Park - 30 mins
- Brigade Opus - 30 mins
- Kirloskar Tech Park - 30 mins
- Manyata Tech Park - 35 mins
- L&T Tech Park - 40 mins
- Bhartiya Centre of Information Technology - 40 mins



TOWNSHIP MASTER PLAN





ARTIST'S IMPRESSION

MASTER PLAN

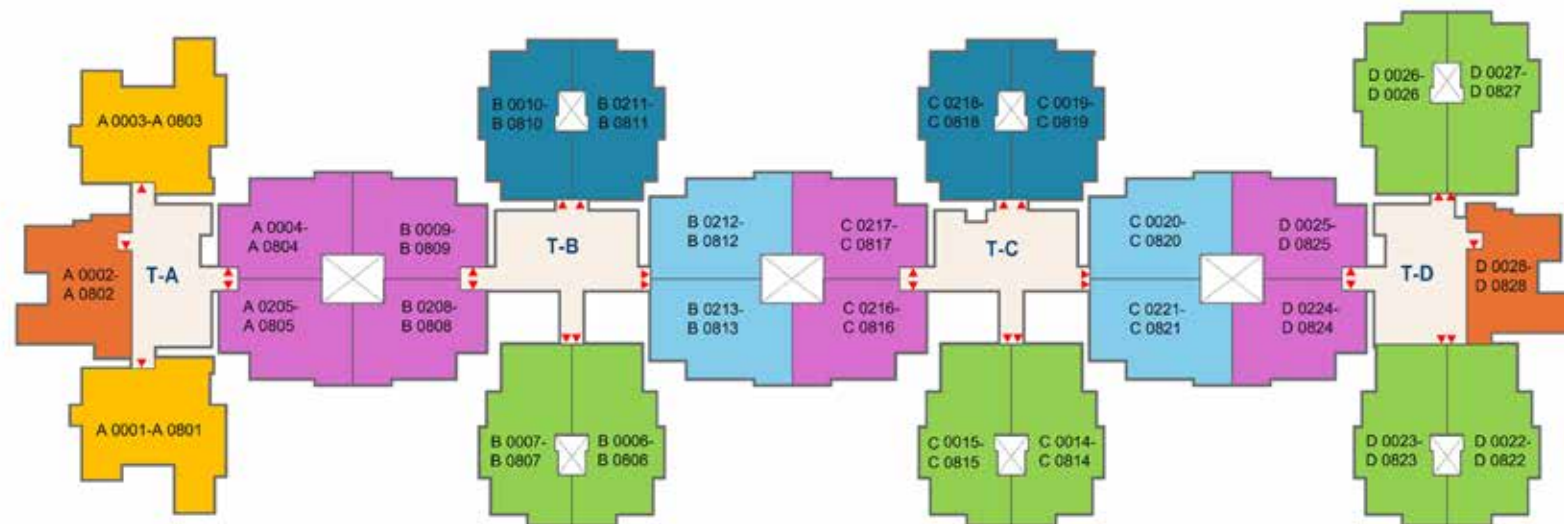
MASTER PLAN



LEGENDS:

- 01. ENTRANCE PORTAL & SECURITY KIOSK
- 02. FIRE DRIVEWAY
- 03. JOGGING TRACK
- 04. GRAND ENTRANCE PLAZA
- 05. WAITING ZONE
- 06. DROP-OFF PLAZA - TOWER MAIN ENTRY/EXIT
- 07. BASEMENT ENTRY/EXIT
- 08. VISITOR PARKING
- 09. KIDS' PLAY AREA
- 10. TOT-LOT
- 11. NANNY'S CORNER
- 12. OUTDOOR GYM
- 13. ELDERS' SEATING COURT
- 14. REFLEXOLOGY WALKWAY
- 15. SEATING COURT
- 16. SPILL-OVER PARTY DECK
- 17. PAVILION
- 18. PLUMERIA COURT
- 19. ZEN GARDEN COURTS
- 20. TRANSFORMER YARD
- 21. OWC ROOM
- 22. TOWER SECONDARY ENTRY/EXIT
- 23. PERIPHERAL PLANTING & TREE LINED AVENUE
- 24. PET PARK

TYPICAL DISTRIBUTION PLAN



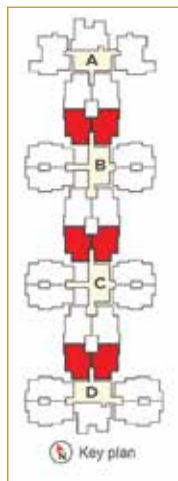
TYOLOGY	SBA	COLOUR CODING	SERIES
3 BHK	1657		4,5,8,9,16,17,24 & 25
3 BHK	1821		12,13,20 & 21
3 BHK	1846		10,11,18 & 19
3 BHK	1829 & 1897		2 & 28
3.5 BHK	2014		6,7,14,15,22,23,26 & 27
4.5 BHK	2365		1 & 3

UNIT PLANS

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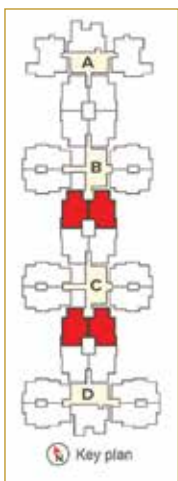


UNIT TYPE - A1
3-BED (1657 sq. ft.)



TYPE - A1		
	SQM	SFT
SUPER BUILT UP AREA	153.96	1657
UNIT CARPET AREA	97.98	1055
BALCONY CARPET AREA	7.01	75
UNIT DISTRIBUTION	B0009-B0809 D0025-D0825 B0308-B0808 C0216-C0816 C0317-C0817 D0224-D0824	

UNIT TYPE - B
3-BED (1821 sq. ft.)



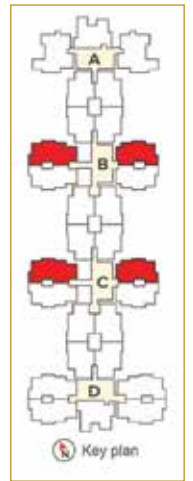
TYPE - B		
	SQM	SFT
SUPER BUILT UP AREA	169.21	1821
UNIT CARPET AREA	107.74	1160
BALCONY CARPET AREA	8.2	88
UNIT DISTRIBUTION	C0020-C0820 B0213-B0813 C0221-C0821 B0312-B0812	

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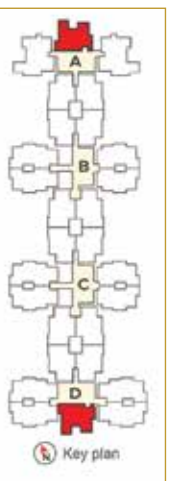
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UNIT TYPE - C
3-BED (1846 sq. ft.)



TYPE - C		
	SQM	SFT
SUPER BUILT UP AREA	171.53	1846
UNIT CARPET AREA	110	1184
BALCONY CARPET AREA	7.70	83
UNIT DISTRIBUTION	B0007 C0015 B0010-B0810 C0318-C0818	

UNIT TYPE - D
3-BED (1897 sq. ft.)



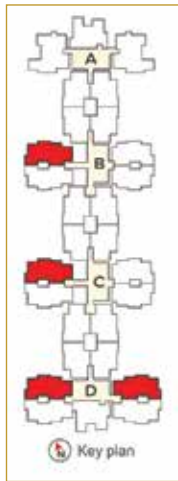
TYPE - D		
	SQM	SFT
SUPER BUILT UP AREA	176.28	1897
UNIT CARPET AREA	110.66	1191
BALCONY CARPET AREA	8.11	87
UNIT DISTRIBUTION	A0102-A0802 D0128-D0828	

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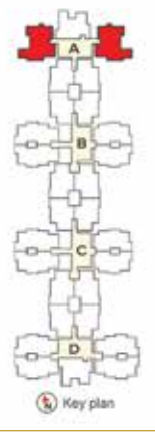
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UNIT TYPE - E
3-BED + HOME OFFICE (2014 sq. ft.)



TYPE - E		
	SQM	SFT
SUPER BUILT UP AREA	187.12	2014
UNIT CARPET AREA	121.42	1307
BALCONY CARPET AREA	7.70	83
UNIT DISTRIBUTION	D0023-D0823 D0026-D0826 B0207-B0807 C0215-C0815	

UNIT TYPE - F
4-BED + HOME OFFICE (2365 sq. ft.)



TYPE - F		
	SQM	SFT
SUPER BUILT UP AREA	219.72	2365
UNIT CARPET AREA	140.51	1512
BALCONY CARPET AREA	9.08	98
UNIT DISTRIBUTION	A0001-A0801 A0003-A0803	

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Internal amenities:

Indoor gym

Multipurpose hall

Deck area (Multipurpose hall spill-out area)

Indoor games

External amenities:

Kids' play area

Tot-lot

Nanny's corner

Outdoor gym

Elders' seating court

Reflexology walkway

Multi-use interactive seating court

Spill-over party deck

Seating pavilion

Plumeria court

Zen garden courts

Pet park





SPECIFICATIONS

COMMON AREAS FLOORING

Waiting Lounge / Reception / GF Lobby / Lift Lobby:

Granite / Vitrified tiles

Staircases (Ground to First Floor):

Granite / Vitrified tiles

Staircases (All Other Levels):

Vitrified tiles / Concrete step tiles / IPS flooring

Other Lift Lobby and Corridors (Upper Levels):

Vitrified tiles

Terrace: Clay tiles / Industrial tiles

UNITS FLOORING

Foyer / Living / Dining / Bedrooms / Kitchen / Utility:

Vitrified tiles

Master Bedroom: Wood-finish vitrified tiles

Balcony: Wood-finish vitrified tiles / Anti-skid ceramic tiles

Toilets: Anti-skid ceramic tiles

Home Office: Vitrified tiles

Toilet: Anti-skid ceramic tiles

WALL DADO

Kitchen: No dado will be provided

Toilets: Ceramic tiles up to false ceiling

KITCHEN

Counter: Provision for modular kitchen (no counter or sink will be provided)

Plumbing: Water inlet / drain provision for water purifier, sink, washing machine and dishwasher

Electrical: As per design

DOORS

Main Door: Hardwood frame with flush shutter and veneer

Internal Doors: Hardwood frame with flush shutter

Balcony Door: UPVC / Aluminium

TOILETS

CP Fittings: Grohe / Kohler / equivalent

Sanitary Fixtures: Wall-mounted EWC with concealed flush tank (Grohe / Duravit / Kohler or equivalent) and counter-mounted wash basin (Grohe / Duravit / Kohler or equivalent) in the master toilet

WINDOWS

UPVC / Aluminium with bug screen

PAINTING & FINISHES

Exterior Finish: Combination of exterior texture paint with exterior-grade emulsion

Unit Internal Ceilings: Acrylic emulsion paint

Unit Walls: Acrylic emulsion paint

ELECTRICAL

3 BHK 3T (Small): 6 kW

3 BHK 3T (Large): 6 kW

3 BHK 3T + Home Office: 6 kW

4 BHK 4T + Home Office: 8 kW

Switches:

Modular switches (Anchor / equivalent)

DG Backup:

100% DG backup for common areas and 100% backup for units (at additional cost)

VERTICAL TRANSPORTATION:

Lifts provided as per design

SECURITY SYSTEM:

CCTV provision at main security & tower lobbies



Brigade Group

Recognised for being amongst India's Best Workplaces in the Real Estate industry for 14 years in a row, at the 'Great Place To Work' 2024

Brigade Group

Recognised as one of 'India's Top Builders - National Category' at the Construction World Architect and Builder Awards (CWAB) 2022

Brigade Orchards - North Bengaluru

Won the 'Residential Project - Township' at The Economic Times Real Estate Awards 2022 - South

Brigade El Dorado - North Bengaluru

Received the prestigious 'Pradhan Mantri Awas Yojana' award under the Affordable Housing projects at the PMAY - Empowering India Awards 2022

MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.



Brigade Group is one of India's leading property developers with nearly four decades of expertise in building positive experiences for all stakeholders. Instituted in 1986, the company has developed many landmark buildings and transformed the skyline of cities across South India, namely – Bengaluru, Mysuru, Mangaluru, Chikmagalur, Hyderabad, Chennai, Kochi, and GIFT City, Gandhinagar with developments across the Residential, Commercial, Retail, Hospitality and Education sectors. Since its inception, Brigade has completed 280+ buildings amounting to over 90 million Sq.ft. (8.3 million sq.mt.) of developed space across a diverse real estate portfolio.

Brigade assures best-in-class design and top-of-the-line facilities that exude elegance and sophistication. The residential developments include villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and mixed-use lifestyle enclaves, plotted developments and townships. Over the years, the projects have been one-of-a-kind in the sector, for example, Brigade developed Brigade Gateway, Bengaluru's first lifestyle enclave and Brigade Exotica, one of the tallest residential buildings in Bengaluru.

Brigade is among the few developers that also enjoys a reputation for developing Grade A Commercial properties. The license owners of the World Trade Center across South India, the Group's commercial spaces have top international clients operating out of them. Brigade also entered the co-working space with 'BuzzWorks' in 2019. The commercial segment has seen consistent growth over the last few years with over 5 million sq.ft. of office spaces under development.

Brigade's first venture into large format retail was the iconic, world-class Orion Mall at Brigade Gateway, subsequently expanding with Orion Avenue and Orion Uptown. Brigade's Hospitality offerings include star hotels, recreational clubs, convention centres and The Baking Company, a unique patisserie.

Brigade is the founder of The Indian Music Experience (IME) – a monumental and philanthropic initiative that is India's only hi-tech interactive music museum. It was conceived to give back to society and sensitise the present generation to the rich culture of Indian music. The Group contributes in numerous ways towards community development, health, education, and the environment. Through the Brigade Foundation, the brand has successfully opened three schools in its name, offering holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; revived public recreational spots like lakes and parks, to name a few.

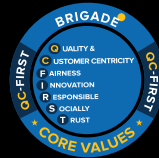
Brigade Real Estate Accelerator Program (REAP), Asia's first startup accelerator program, is a prelude to the changing trends in the real estate industry, which is standing on the cusp of disruption. REAP brings along innovators and inventors to use technology as a catalyst for creating sustainable and scalable businesses in the real estate industry.

'Great Place to Work Institute' has rated the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mindset combined with the uncompromising quality of the projects over the years has created a brand of outstanding repute.

For more information, please visit www.brigadegroup.com



Our Core Values



Founders of



To UPGRADE TO BRIGADE, call 1800 102 9977

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salesenquiry@brigadegroup.com

OFFICES ALSO AT: CHENNAI | HYDERABAD | MYSURU

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