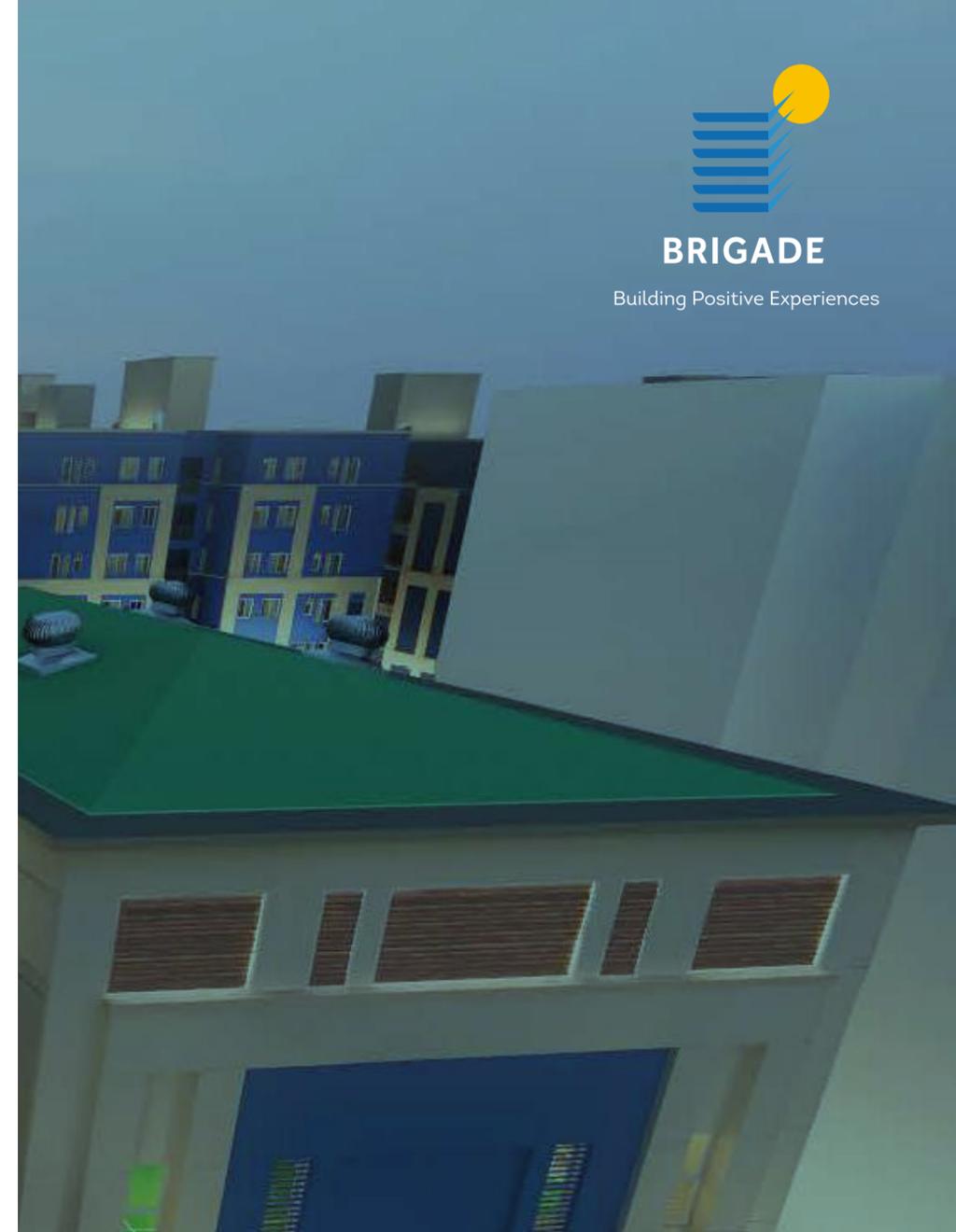


# FIND YOUR PLACE AT CELESTE



BRIGADE

Building Positive Experiences

AND BECOME A PART OF THE  
**33-ACRE SPANISH  
THEMED TOWNSHIP**  
at Brigade Xanadu

# CELESTE

at BRIGADE XANADU

MOGAPPAIR WEST

CREDAI  
BENGALURU



Actual photo of Aspiro shot at site

**Brigade Xanadu** is a **Spanish-inspired** haven for those looking for comfort. Find a home that's a respite from the chaos of city living, while enjoying the connectivity of living well within it.

---

**Presenting Celeste at Brigade Xanadu - your last chance to become part of a vibrant community.**

Premium and spacious **2 & 3 bedroom homes** inspired by Spanish influences, the final phase is created within a **33-acre Spanish-themed township**. 6-storey towers with lush green open spaces, it's an oasis within the city - the perfect balance for the perfect lifestyle.



Actual shot of Aspiro and Club Grande taken at site

## PROJECT HIGHLIGHTS

-  33-acre Spanish-themed township
-  2 & 3 BHK premium homes
-  30,000+ sq. ft. clubhouse with rooftop swimming pool, gymnasium, and many more amenities
-  10+ acres of tropical garden space with intricately crafted landscaping
-  Well-ventilated homes
-  Just 10 mins. from Anna Nagar
-  Large central courtyard with transplanted trees
-  Thoughtfully designed spacious homes set in a G+6 structure

## LOCATION MAP



\*Artistic representation. Map not to scale

## LOCATION HIGHLIGHTS

- 📍 **Celeste at Brigade Xanadu** is conveniently located in Mogappair West, just a 10 minute drive from Anna Nagar.
- 📍 3 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 the financial district.
- 📍 Easy access to prestigious schools, hospitals and premium lifestyle hubs.

# MASTER PLAN



## LEGEND

- |                                |   |
|--------------------------------|---|
| 1 ENTRY/EXIT                   | 15 AROMA GARDEN                                   |
| 1A DROP OFF                    | 16 SERVICES                                       |
| 2 SECURITY ROOM                | 17 CLOCK TOWER                                    |
| 3 GAZEBO                       | 18 CHIMNEY PYLON                                  |
| 4 WATER FEATURE                | 19 COMMERCIAL BLOCK                               |
| 5 SEATING WITH COVERED PERGOLA | 20 SKATING RINK                                   |
| 6 OUTDOOR PARTY AREA           | 21 OUTDOOR GYM                                    |
| 7 PATHWAY                      | 22 BICYCLE STAND                                  |
| 8 REFLEXOLOGY PATH             | 23 YOGA/MEDITATION COURT/<br>SENIOR CITIZEN COURT |
| 9 AMPHITHEATRE                 | 24 FUTSAL COURT                                   |
| 10 COMMUNITY GARDENING AREA    | 25 GOLF PUTTING GREEN                             |
| 11 FIRE TENDER DRIVEWAY        | 26 NET PRACTICE CRICKET PITCH                     |
| 12 OUTDOOR BARBEQUE SPACE      |   |
| 13 CHILDREN'S PLAY AREA        |   |
| 14 BASKETBALL HOOP             |   |

## OSR (OPEN SPACE RESERVATION)

- A** Amphitheatre
- B** Play area
- C** Gathering/seating area
- D** Pathway
- E** Playground

----- OSR (OPEN SPACE RESERVATION)

■ Bicycle track

# BLOCK P - GROUND FLOOR PLAN



 TYPE 1 - 2B + 2T - 98.69 sqm (1062 sft)

 TYPE 2 - 2B + 2T + Study - 119.66 sqm (1288 sft)

 TYPE 3 - 3B + 3T - 152.23 sqm (1639 sft)

 TYPE 4 - 3B + 3T - 153.92 sqm (1657 sft)



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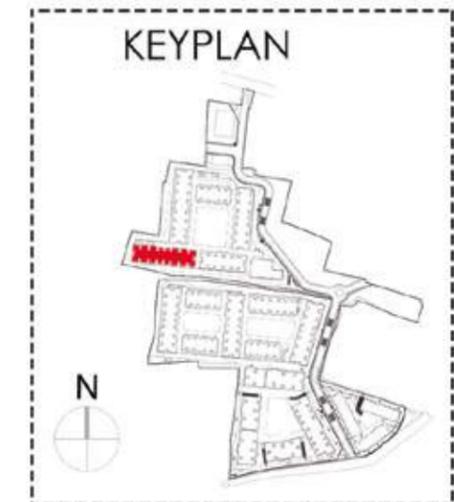
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All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/ Sq.ft) shown is for reference only.

# BLOCK P - FIRST FLOOR PLAN



- TYPE 1 - 2B + 2T - 98.69 sqm (1062 sft)
- TYPE 2 - 2B + 2T + Study - 119.66 sqm (1288 sft)
- TYPE 4 - 3B + 3T - 153.92 sqm (1657 sft)



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# BLOCK P - SECOND - SIXTH FLOOR PLAN



- TYPE 2 - 2B + 2T + Study - 119.66 sqm (1288 sft)
- TYPE 4 - 3B + 3T - 153.92 sqm (1657 sft)
- TYPE 5 - 3B + 3T - 174.45 sqm (1878 sft)

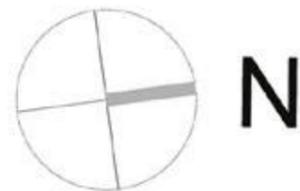


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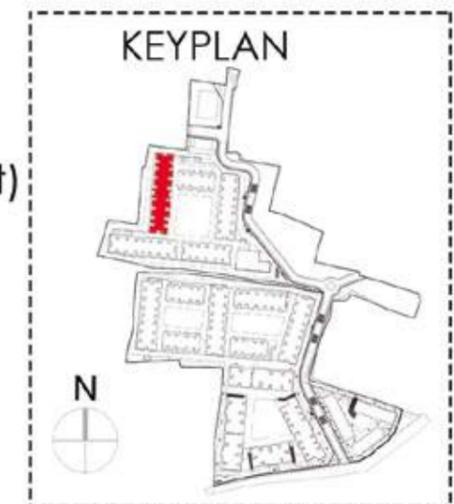
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# BLOCK Q - GROUND FLOOR PLAN



- TYPE 1 - 2B + 2T - 98.69 sqm (1062 sft)
- TYPE 2 - 2B + 2T + Study - 119.66 sqm (1288 sft)
- TYPE 3 - 3B + 3T - 152.23 sqm (1639 sft)
- TYPE 4 - 3B + 3T - 153.92 sqm (1657 sft)

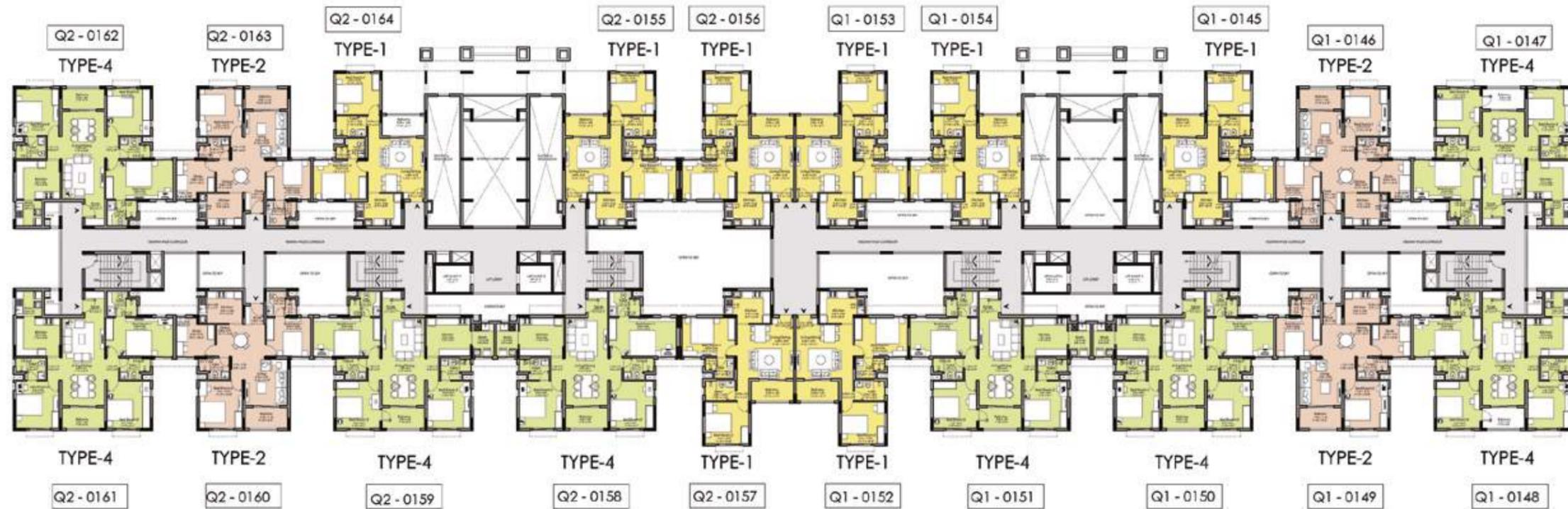


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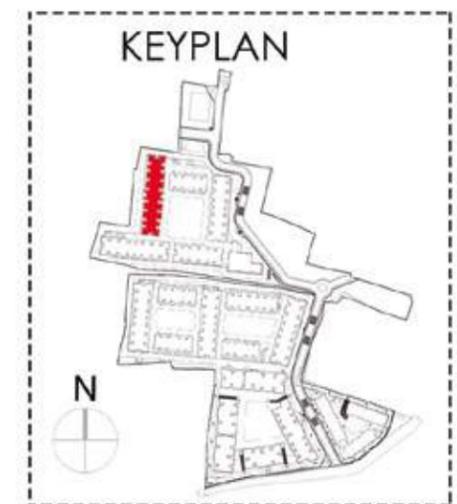
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# BLOCK Q - FIRST FLOOR PLAN



- TYPE 1 - 2B + 2T - 98.69 sqm (1062 sft)
- TYPE 2 - 2B + 2T + Study - 119.66 sqm (1288 sft)
- TYPE 4 - 3B + 3T - 153.92 sqm (1657 sft)



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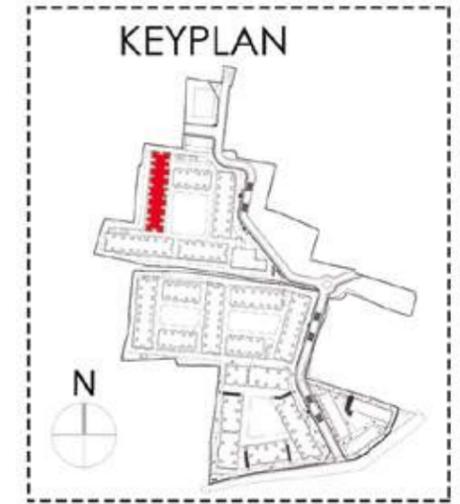
# BLOCK Q - SECOND - SIXTH FLOOR PLAN



- TYPE 1 - 2B + 2T - 98.69 sqm (1062 sft)
- TYPE 2 - 2B + 2T + Study - 119.66 sqm (1288 sft)
- TYPE 4 - 3B + 3T - 153.92 sqm (1657 sft)
- TYPE 5 - 3B + 3T - 174.45 sqm (1878 sft)



**N**

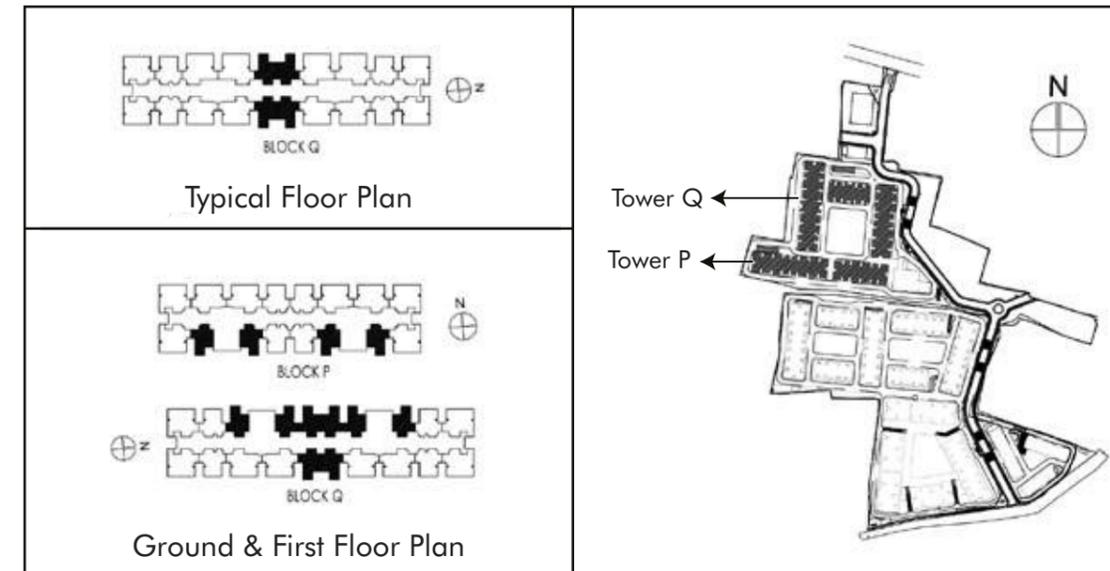


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# 2 BHK + 2 T UNIT



SUPER BUILT UP AREA OF UNIT	CARPET AREA	BALCONY AREA
<b>98.69 SQM / 1062 SQ.FT</b>	<b>63.03 SQ.M / 678 SQ.FT</b>	<b>5.14 SQ.M / 55 SQ.FT</b>

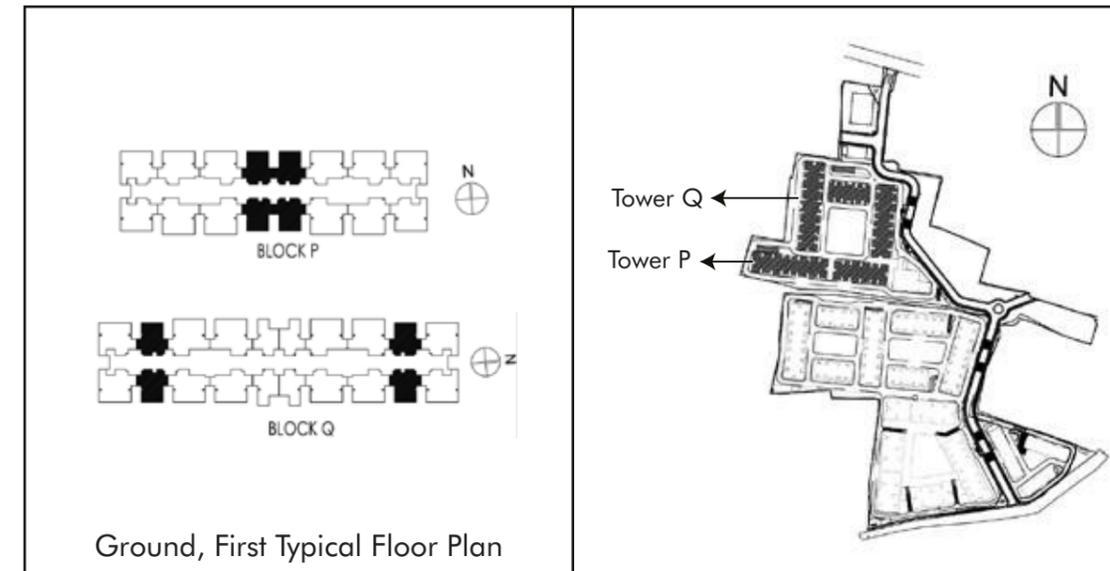
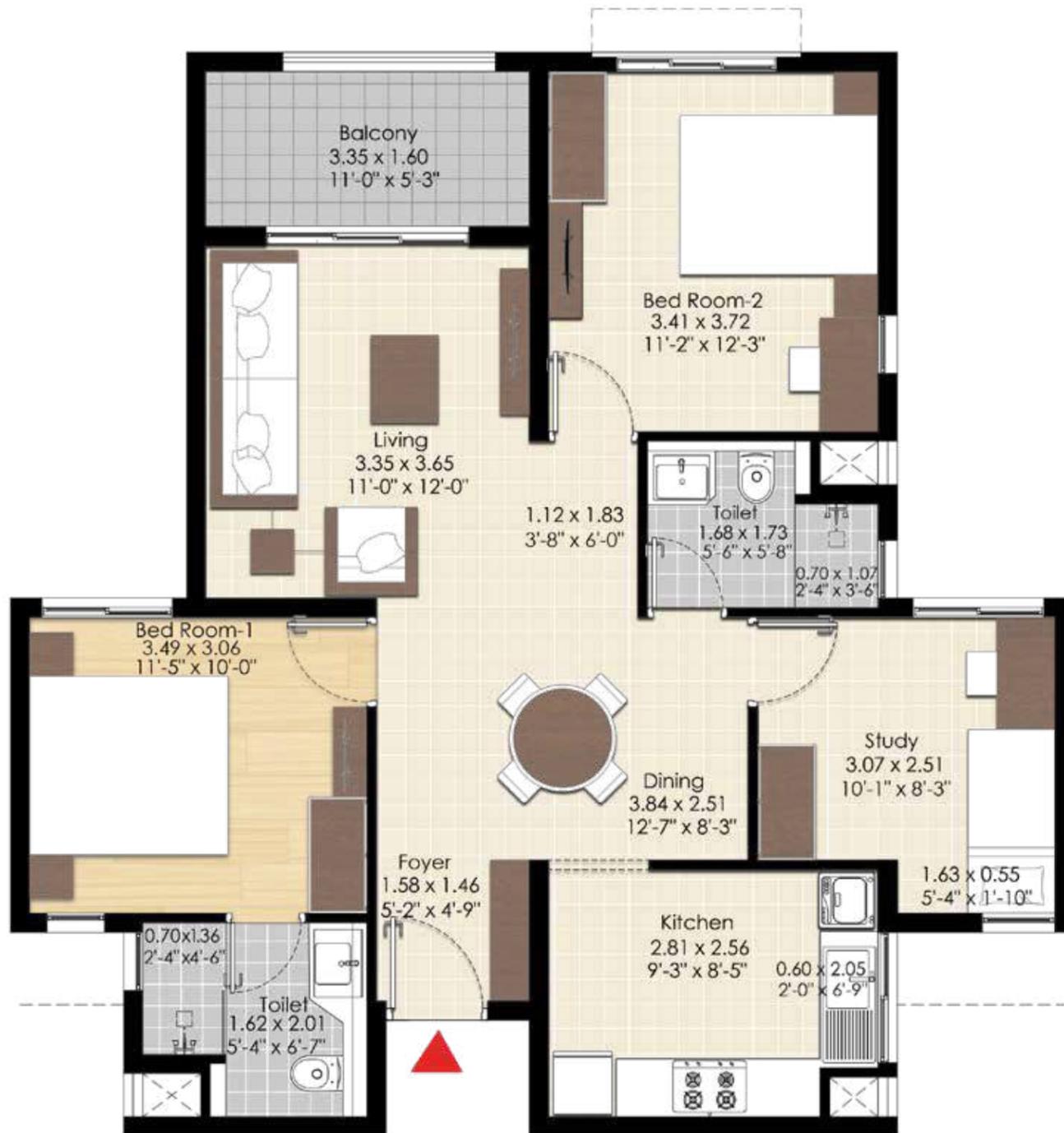
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TNRERA Registration No.TN/29/Building/0018/2021 available on [www.tnrera.in](http://www.tnrera.in)

# 2 BHK + STUDY UNIT



SUPER BUILT UP AREA OF UNIT	CARPET AREA	BALCONY AREA
<b>119.66 SQM / 1288 SQ.FT</b>	<b>77.98 SQ.M / 839 SQ.FT</b>	<b>5.36 SQ.M / 58 SQ.FT</b>

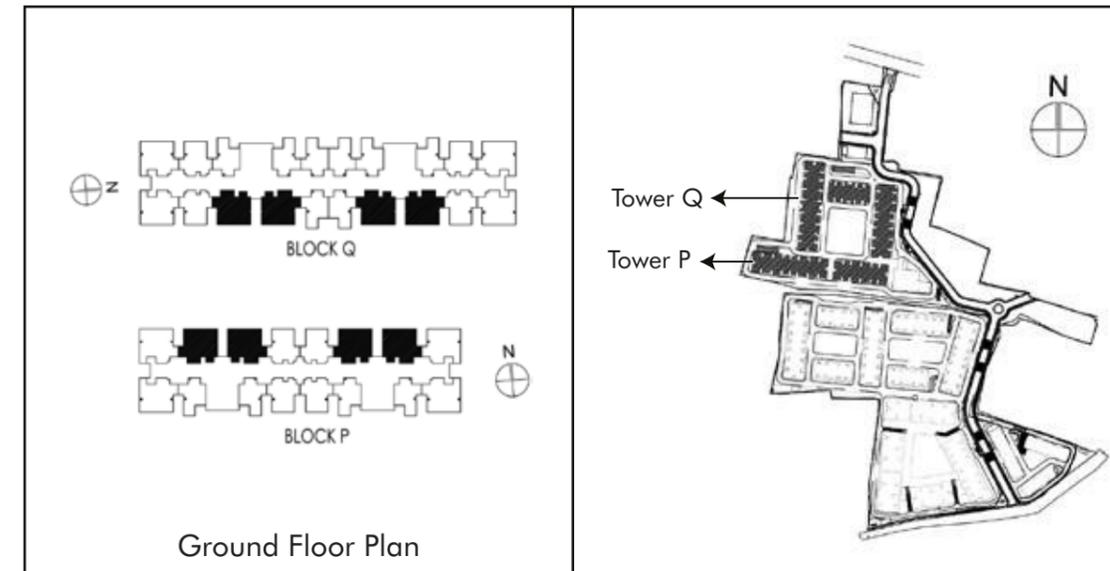
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# 3 BHK + 3 T UNIT



SUPER BUILT UP AREA OF UNIT	CARPET AREA	BALCONY AREA
<b>152.23 SQM / 1639 SQ.FT</b>	<b>101.80 SQ.M / 1095 SQ.FT</b>	<b>5.36 SQ.M / 58 SQ.FT</b>

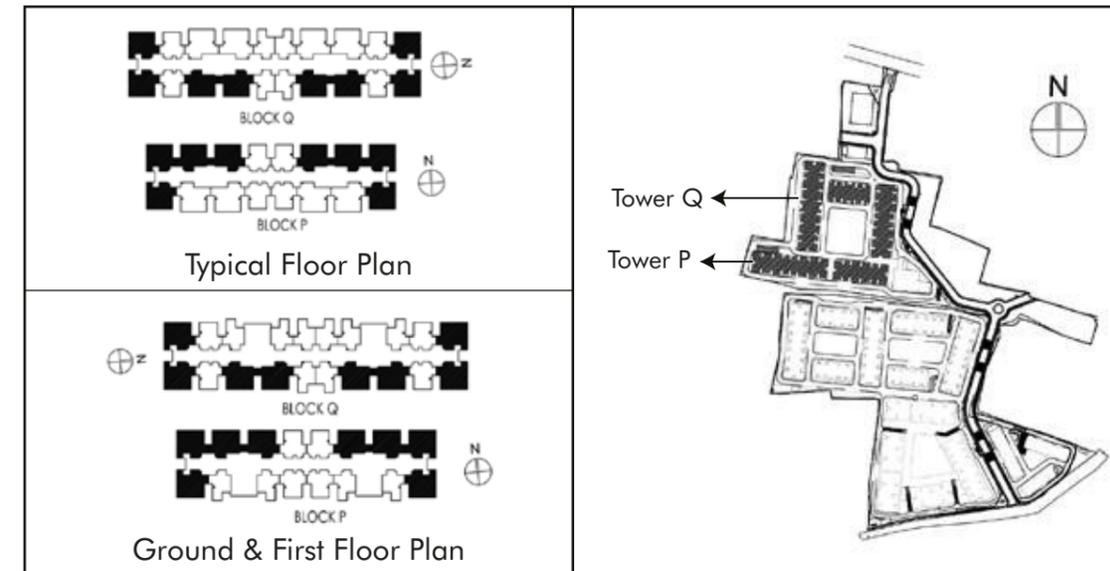
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# 3 BHK + 3 T UNIT



SUPER BUILT UP AREA OF UNIT	CARPET AREA	BALCONY AREA
<b>153.92 SQM / 1657 SQ.FT</b>	<b>102.30 SQ.M / 1101 SQ.FT</b>	<b>5.36 SQ.M / 58 SQ.FT</b>

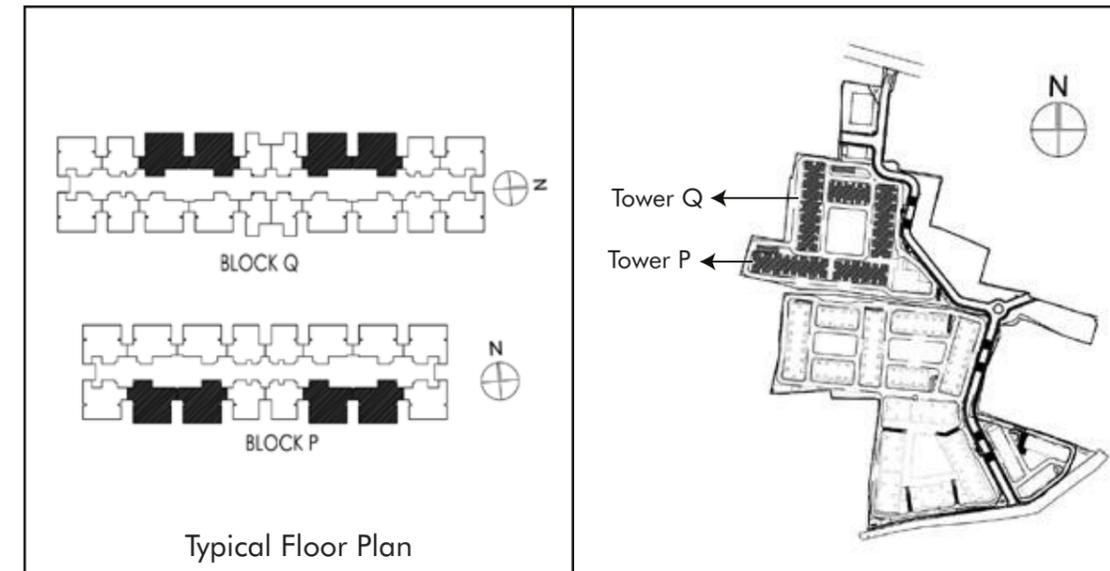
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# 3 BHK + 3 T UNIT



SUPER BUILT UP AREA OF UNIT	CARPET AREA	BALCONY AREA
<b>174.45 SQM / 1878 SQ.FT</b>	<b>118.20 SQ.M / 1272 SQ.FT</b>	<b>5.36 SQ.M / 58 SQ.FT</b>

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## 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



# MULTIPLE DOMAINS

## SINGLE-MINDED COMMITMENT

The Brigade Group is one of India's leading property developers with over three 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, Hyderabad, Chennai and Kochi with developments across the Residential, Commercial, Retail, Hospitality and Education sectors. Since its inception, Brigade has completed 250+ buildings amounting to over 70 million sq. ft 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 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 of 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 March 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 Retail's first venture 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 a 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.

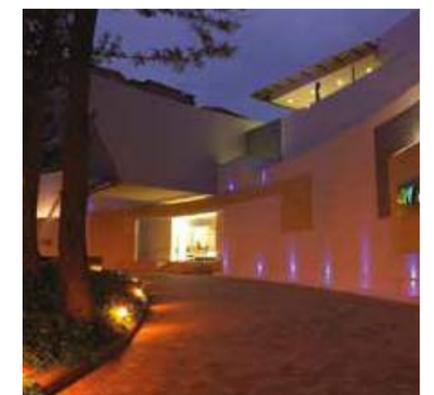
Brigade Real Estate Accelerator Program (REAP), India's first start up accelerator program, is a prelude to the changing trends in the real estate industry, which is standing on the cusp of disruption. REAP brings along innovators and inventors to use technology as a catalyst for creating sustainable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

For 10 years in a row, '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 uncompromising quality of the projects over the years has created a brand of outstanding repute.

**Apartments  
Villas  
Integrated Enclaves**



**Offices  
Retail spaces  
Schools**



**Clubs  
Hotels  
Convention Centres**



### **Great Place to Work 2020**

Brigade Enterprises Ltd. has been recognised as one of India's Top 100 Best Companies to Work For 2020 by the Great Place to Work® Institute and Economic Times.

### **Brigade Group**

Brigade Group received one of 'India's Top Challengers' award at the CWAB Awards 2019.

Brigade Group received the 'Best Developer of the Year' award at the Times Business Awards 2019.

Brigade Hospitality Services Ltd. has been ranked 3rd amongst India's Great Mid-Size Workplaces in 2020 by the Great Place to Work Institute and The Economic Times.

Brigade Group has been awarded 'India's Top Builders 2020' at the Construction World Architects and Builders Awards.

'Lifetime Achievement of the Year' awarded to Mr. M. R. Jaishankar at the Real Estate and Business Excellence Awards 2021. (Partnered by CNN News18)

### **Brigade Residential**

Won the 'Developer of the Year' at the 12<sup>th</sup> Realty Plus Excellence Awards 2020 - South.

### **Brigade Cornerstone Utopia**

Won the 'Smart Project of the Year - National' at the Estate Awards presented by ReMax India and organised by Franchise India.

Won the 'Integrated Township Project of the Year' award at the 11<sup>th</sup> Realty Plus Awards 2019 - South.

### **Brigade Panaroma**

Won the 'Integrated Township Project of the Year' award at the 11<sup>th</sup> Realty Plus Awards 2019 - South.

### **Brigade Mountain View, Mysuru**

Won the award for 'Best Residential Dwelling above 50 units' in Mysuru at the CARE Awards 2019.

### **Brigade Tech Gardens**

Won the 'Best Construction' Awards at the CIDC Vishwakarma Awards 2021.

Won the 'Commercial Project of the Year - South' at the Estate Awards presented by ReMax India and organised by Franchise India.

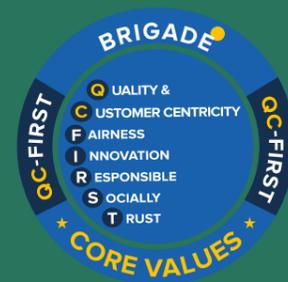
Won the 'Commercial Project of the Year' at the 12<sup>th</sup> Realty Plus Excellence Awards 2020, South.

### **Brigade Orion Mall, Gateway**

Won the 'Retail Property of the Year - South' at the Estate Awards presented by ReMax India and organised by Franchise India.



Our Core Values



Founders



Awarded  
10 years in a row



TO UPGRADE TO BRIGADE, reach us at 1800 102 9977 • email: [salesenquiry@brigadegroup.com](mailto:salesenquiry@brigadegroup.com)

TNRERA Registration No.TN/29/Building/0018/2021 available on [www.tnrera.in](http://www.tnrera.in)  
Phase-1 (Aspiro) OC Received: CC No. Letter No. EC/N-II/19954/2019 Dated: 22.01.2020