

**THE GOOD LIFE
DOESN'T GET
BETTER THAN THIS.**



BRIGADE

Building Positive Experiences

DESTINO

at **BRIGADE XANADU**

MOGAPPAIR WEST

CHENNAI'S FINEST TOWNSHIP

Presenting Brigade Xanadu,
a sprawling haven offering
respite from the chaos of city
life, located well within city
limits for the added benefit of
great connectivity.



DESTINO

at **BRIGADE XANADU**

MOGAPPAIR WEST

The one-bedroom homes at Destino, each measuring 682 sq. ft., are spaciouly sized and comfortably large. The Spanish style homes are spread out in a 6-storey tower (ground plus 6 floors) surrounded on all sides by lush green open spaces, a sight only made prettier by the beautiful Spanish facades of neighbouring buildings.

HIGHLIGHTS OF THE BRIGADE XANADU LIFE



33 acre Spanish themed township for an exceptional lifestyle.



Thoughtfully designed compact homes set in a G+6 structure.



30,000+ sq. ft. operational clubhouse with rooftop swimming pool, gymnasium, among many other amenities.



10+ acres of tropical garden space with intricately curated landscaping.



Just 10 mins. from Anna Nagar.



Well-ventilated homes



1 BHK, 682 sq. ft. SBA premium homes.



Large sized central courtyard

MASTER PLAN



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

LEGEND:

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

 OSR

Bicycle track

A FINE LOCATION FOR CHENNAI'S FINEST TOWNSHIP.

Destino 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 rest of the city.

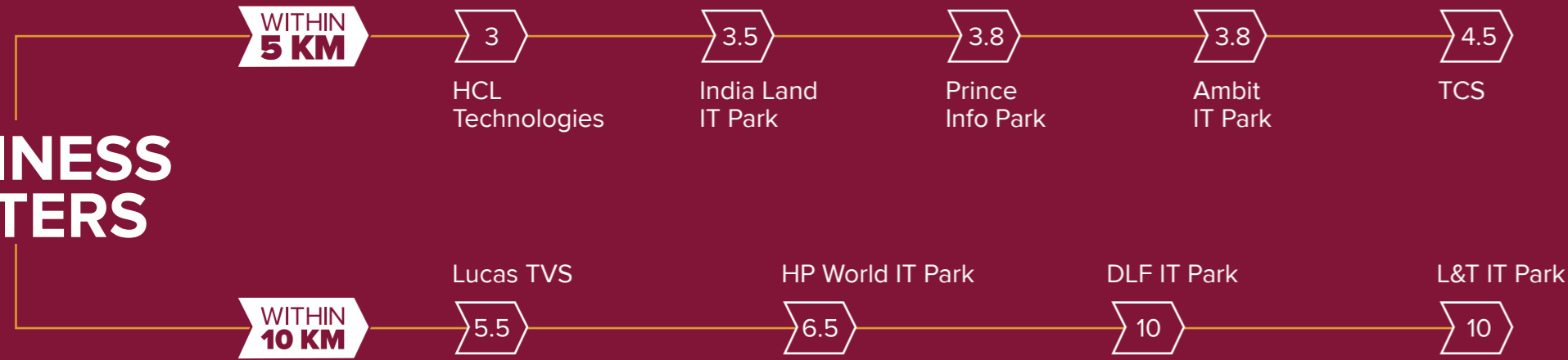
Close to financial district.

Easy access to a prestigious school, specialty hospital and premium lifestyle hubs.

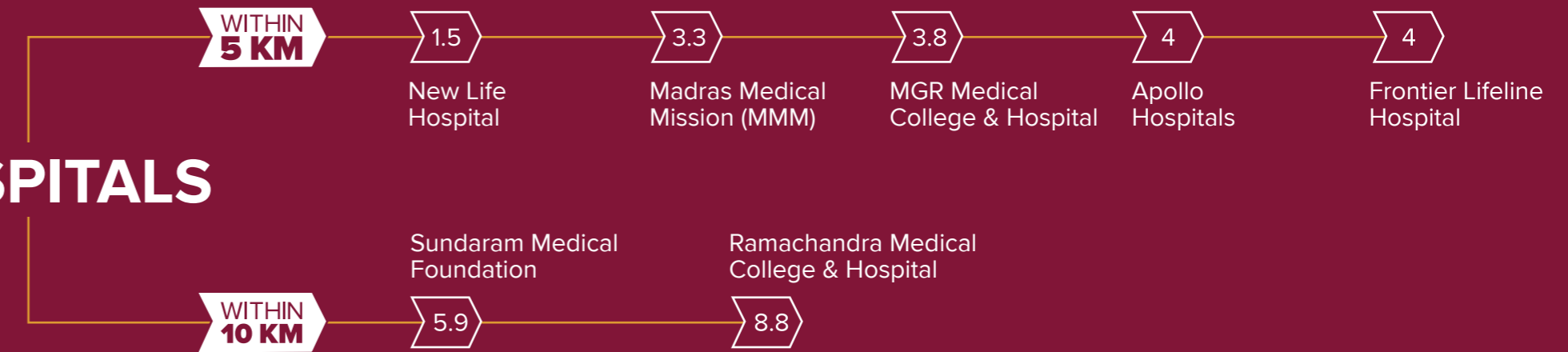


- ◆ School
- ▲ Hospital
- Colleges
- ◆ Offices
- Others

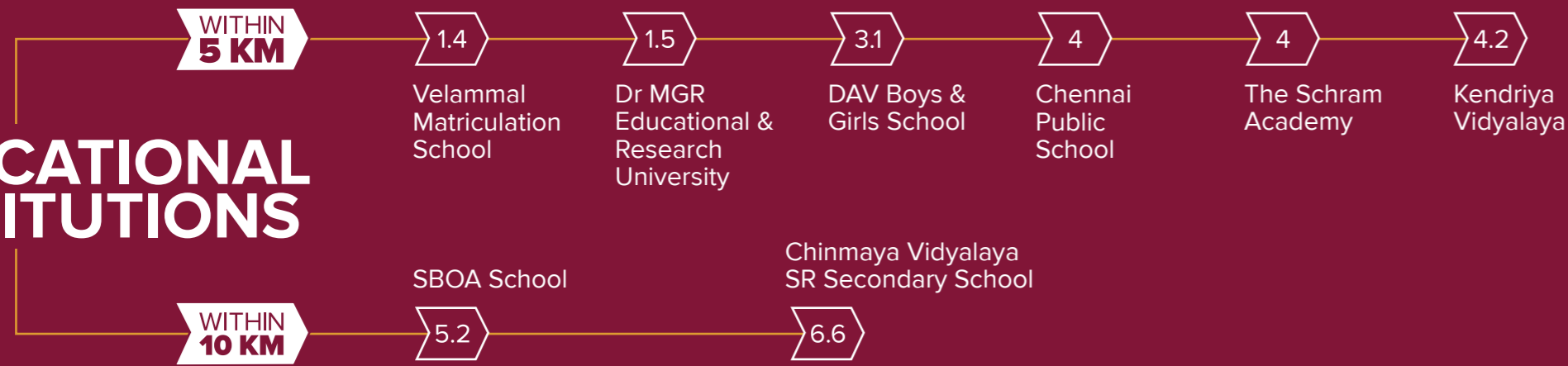
BUSINESS CENTERS



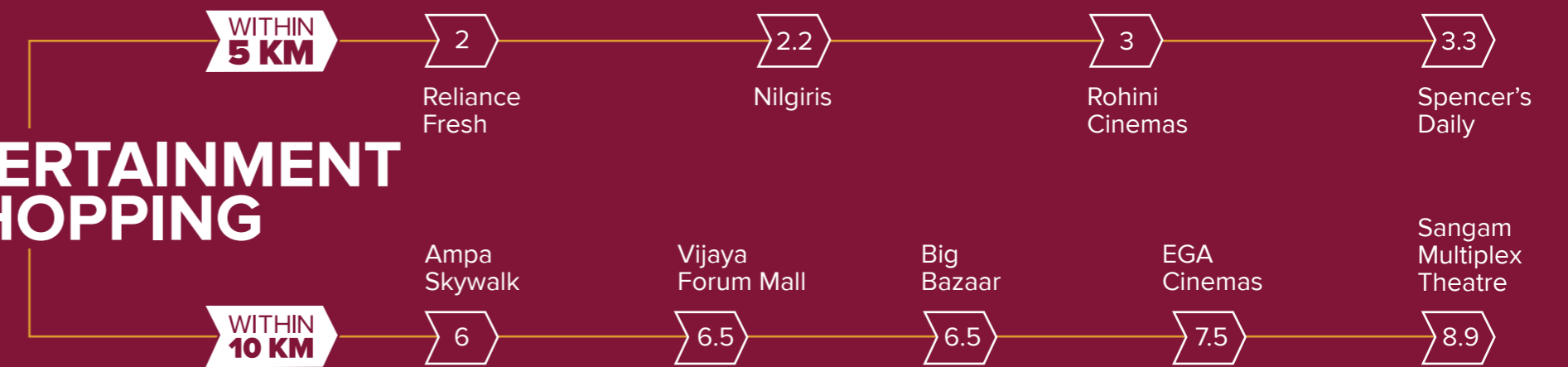
HOSPITALS



EDUCATIONAL INSTITUTIONS



ENTERTAINMENT & SHOPPING





YOUR EVERY DESIRE FULFILLED.

Residency at Destino comes with access to a 30,000+ sq ft clubhouse that offers truly exclusive amenities. You can start the day with a relaxing swim in the tastefully situated, rooftop swimming pool. Or if you prefer a bit of action, a thrilling game of squash.

For those who enjoy lounging around, there are more leisurely options like sitting out in one of the many gazebos. You will find the clubhouse unique for the abundance of Social Spaces. The cafes, banquet halls, lawns and gazebos which combined contribute to an active and varied social life that comes without venturing far from home.

AMENITIES



Over 30,000 sq. ft. operational clubhouse



Rooftop swimming pool



Jogging track



Gymnasium & aerobics space



Indoor play courts



Aroma garden



Banquet halls



Children's play area



Amphitheatre



Gazebos



Shopping arcade



Party area



Badminton courts



Squash court



SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
63.33 SQ.M./ 682 SQ.FT.	36.57 SQ.M./ 393.64 SQ.FT.	2.81 SQ.M./ 30.25 SQ.FT.

UNIT PLAN

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.

TN RERA Registration No. TN/29/Building/0198/2020 available on www.tnrera.in



Ground Floor Plan



First Floor Plan



Typical Floor Plan



UNIT PLAN

SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
63.33 SQ.M./ 682 SQ.FT.	36.57 SQ.M./ 393.64 SQ.FT.	2.81 SQ.M./ 30.25 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.

TN RERA Registration No. TN/29/Building/0198/2020 available on www.tnrera.in



UNIT PLAN

SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
63.33 SQ.M./ 682 SQ.FT.	36.57 SQ.M./ 393.64 SQ.FT.	2.81 SQ.M./ 30.25 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.

TN RERA Registration No. TN/29/Building/0198/2020 available on www.tnrera.in



Ground Floor Plan



First Floor Plan



Typical Floor Plan



UNIT PLAN

SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
63.33 SQ.M./ 682 SQ.FT.	36.57 SQ.M./ 393.64 SQ.FT.	2.81 SQ.M./ 30.25 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.

TN RERA Registration No. TN/29/Building/0198/2020 available on www.tnrera.in

SPECIFICATIONS



FLOORING

Living/ dining/ family/ foyer: Vitrified tiles
 Master bedroom: Laminated wooden flooring
 Other bedrooms: Vitrified tiles
 Toilet: Ceramic tiles | Kitchen: Vitrified tiles
 same as living



KITCHEN

Provision for modular kitchen, electrical
 provision for water purifier, refrigeration,
 microwave, washing machine, food
 processor and dishwasher



BATHROOM

CP fittings: Jaquar/ ess ess
 or equivalent in master
 bedroom & bathroom



DOORS & WINDOWS

Main entry: Teakwood frame with design shutter
 Toilet doors: Pre-engineered frame with shutter
 Bedroom doors: Pre-engineered frame with shutter



PAINT

External walls: External texture
 paint with external grade emulsion as per design
 Internal walls: Emulsion paint



SWITCHES

Anchor/Roma or
 equivalent make



POWER BACKUP

50% Power back up



SECURITY & AUTOMATION

Provision for intercom facility
 CCTV cameras as per security requirements



BROUGHT TO YOU BY BRIGADE

As one of India's leading developers, Brigade Group has over three decades of experience in building positive experiences for all its stakeholders. Over the years we have transformed the city skylines of Bengaluru, Mysuru, Mangaluru, Hyderabad, Chennai, Kochi and Ahmedabad with developments across residential, office, retail, hospitality and education sectors.

Needless to say, our portfolio spans developments across all sectors of the real estate industry. Our vast residential portfolio includes villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and, mixed-use lifestyle enclaves and townships. Some of our better known retail projects include Orion Mall, Orion Avenue Mall and Orion Uptown Mall. Adding to our long list of accomplishments are hospitality offerings such as star hotels, recreational clubs and convention centres, The Baking Company, and Celebrations Catering & Events.

Brigade Group takes great pride in its reputation for developing Grade A commercial properties which very few developers can claim. We also take pride in being license owners for World Trade Center across South India. We enjoy other illustrious associations with an international clientele that operates out of our commercial spaces.

As a matter of principle Brigade Group has always prioritised social responsibility and the need for giving back to society. Ultimately we believe the winning combination of responsible behaviour, an innovative mindset and an uncompromising attitude towards building quality projects, has cemented our reputation as one of India's leading developers.

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.

TN RERA Registration No. TN/29/Building/0198/2020 available on www.tnrera.in



A SHOWCASE OF QUALITY & TRUST FROM RECENT YEARS

Great Place to Work 2020

Brigade was recognised as the Best Place to work in the real estate category for the 10th year in a row by the Great Place To Work Institute

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 was awarded as one of the Hot 50 Brands in Bengaluru under the Large Enterprise category at the Bengaluru Brand Summit 2018 by Paul Writer

Brigade Orchards

Won the 'Smart Township Project of The Year' award at the 6th Annual Siliconindia Bengaluru Real Estate Awards 2018

Brigade Exotica

Won the 'Best Residential Project' at the CIA World Construction & Infra Awards 2018

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 Palmgrove, Mysuru

Won the 'Premium Villa Project of the Year' award at the NDTV Property Awards 2018

Brigade Mountain View, Mysuru

Won the award for Best Residential Dwellings above 50 units in Mysuru at the CARE Awards 2019



Aerial View

Artist Impression



Master Bedroom

Artist Impression



Living Area

Artist Impression

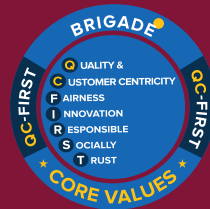


Elevation View

Artist Impression



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:
Brigade Xanadu
No.1, Chanakyan Main Road,
Annamalai Avenue, Mogappair West,
Nolambur, Near Sai Baba Temple,
Chennai – 600095

Registered & Regional Office:
Holiday Inn Chennai,
No. 110, Rajiv Gandhi Salai,
OMR, Thiruvanimiyur,
Chennai - 600041

Dubai:
Brigade Enterprises Ltd.,
708, Atrium Centre, Bank Street, Bur Dubai
Ph: +971 4 3555504
dubaisales@brigadegroup.com

Offices also at: BENGALURU • HYDERABAD • KOCHI • MYSURU

TN RERA Registration No.: TN/29/Building/0198/2020
available on www.tnrera.in