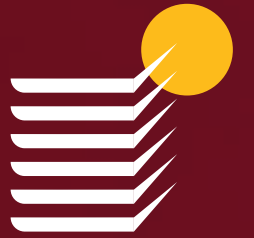


**THE GOOD LIFE
DOESN'T GET
BETTER THAN THIS.**



BRIGADE

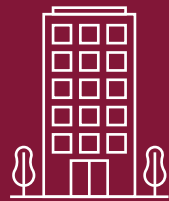
Building Positive Experiences

DESTINO

at **BRIGADE XANADU**

MOGAPPAIR WEST

HIGHLIGHTS OF THE BRIGADE XANADU LIFE



33 acre Spanish themed township for an exceptional lifestyle.



Destino at Brigade Xanadu offers thoughtfully designed compact homes set in a G+6 structure.



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



Just 10 mins.
from Anna Nagar.



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



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

MASTER PLAN



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 CHILDRENS 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

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.

LOCATION MAP



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 financial district.

Easy access to good schools, international hospitals and premium lifestyle hubs.



THE VERY DEFINITION OF AN EXOTIC HOME.

Destino boasts an architectural style only ever seen in Spanish boutique homes.



Spacious 1 BHK
apartments, 682 sq. ft. SBA



Large sized central
courtyard



Wide range of outdoor
and indoor amenities



Over 30,000+ sq.ft.
operational clubhouse

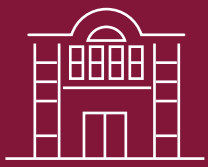


Well-ventilated
homes

AMENITIES IN THE TOWNSHIP



YOUR EVERY DESIRE FULFILLED.



Over 30,000+ sq. ft.
operational
clubhouse



Rooftop
swimming pool



Gymnasium &
aerobics space



Indoor
play courts



Banquet halls



Jogging Track



Amphitheatre



Children's
play area



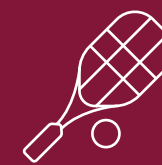
Gazebos



Shopping
arcade



Badminton
courts



Squash court

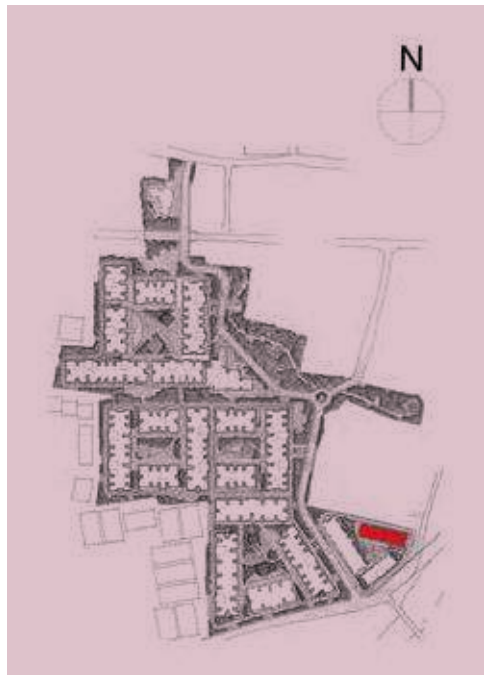


Aroma Garden



Party Area

TYPICAL FLOOR PLAN (GROUND FLOOR)



1 BED+ 1 T (63.33SQ.M) (682 SQ.FT)

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TYPICAL FLOOR PLAN (FIRST FLOOR)



1 BED+ 1 T (63.33SQ.M) (682 SQ.FT)

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TYPICAL FLOOR PLAN (2ND TO 6TH)

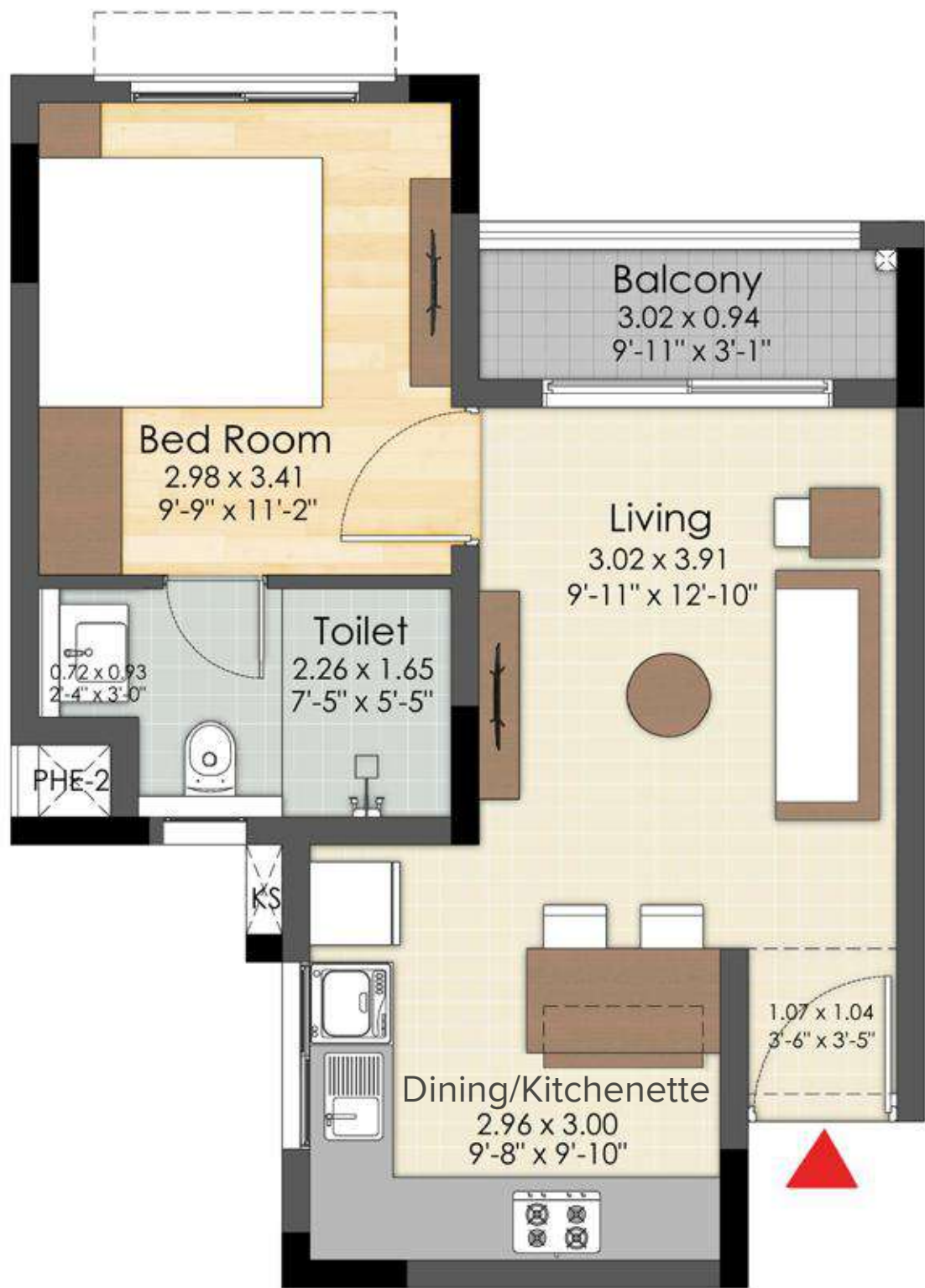


1 BED+ 1 T (63.33SQ.M) (682 SQ.FT)

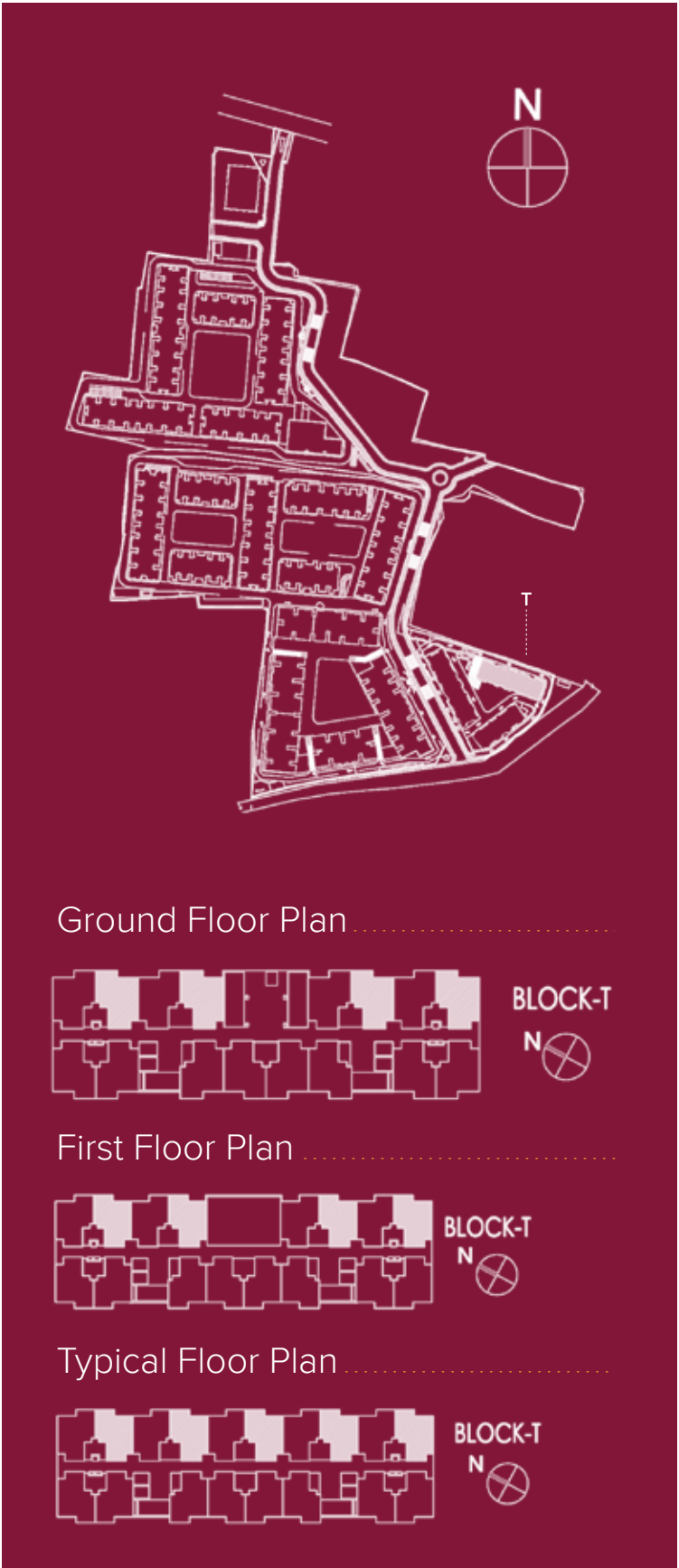
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UNIT PLAN



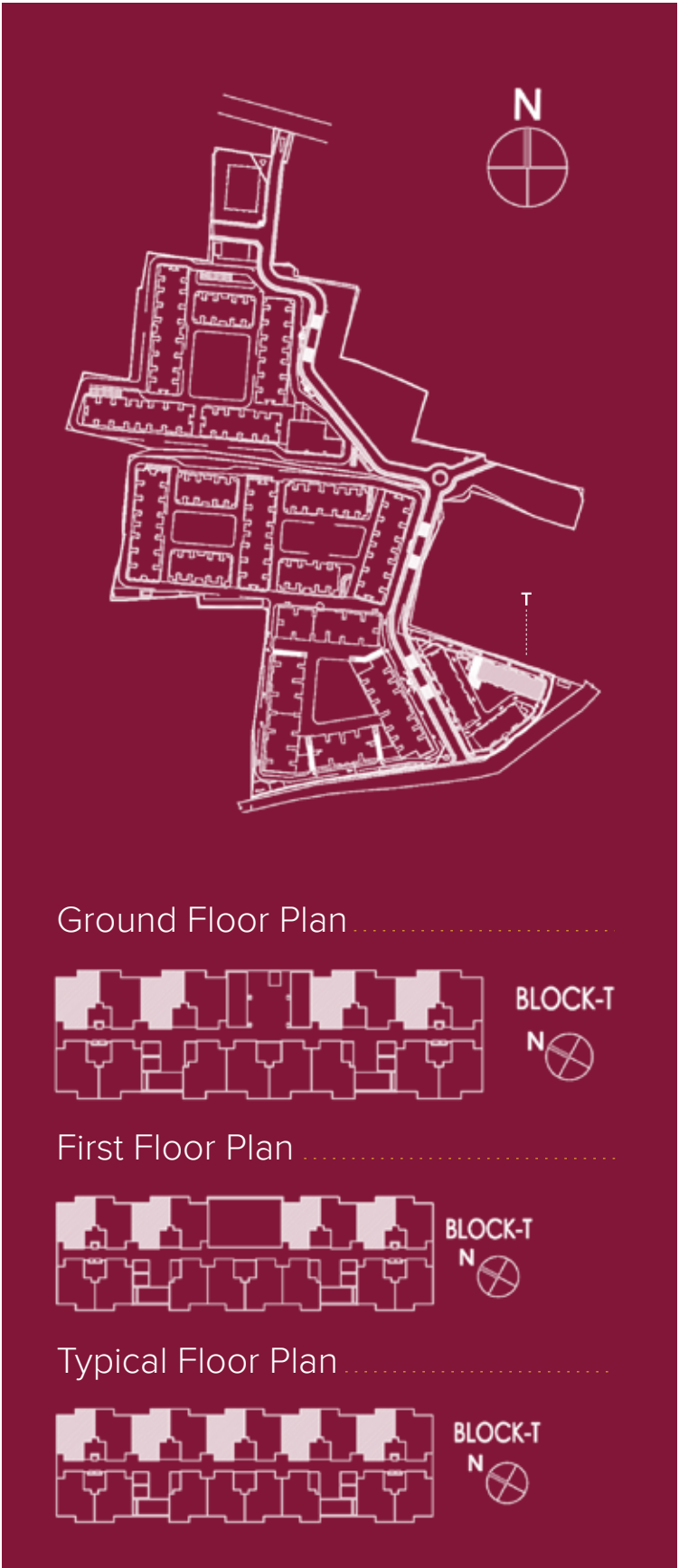
SUPER BUILT-UP AREA	CARPET AREA	BALCONY/ UTILITY AREA
63.33 SQ.M./ 682 SQ.FT.	36.57 SQ.M./ 393.64 SQ.FT.	2.81 SQ.M./ 30.25 SQ.FT.



UNIT PLAN



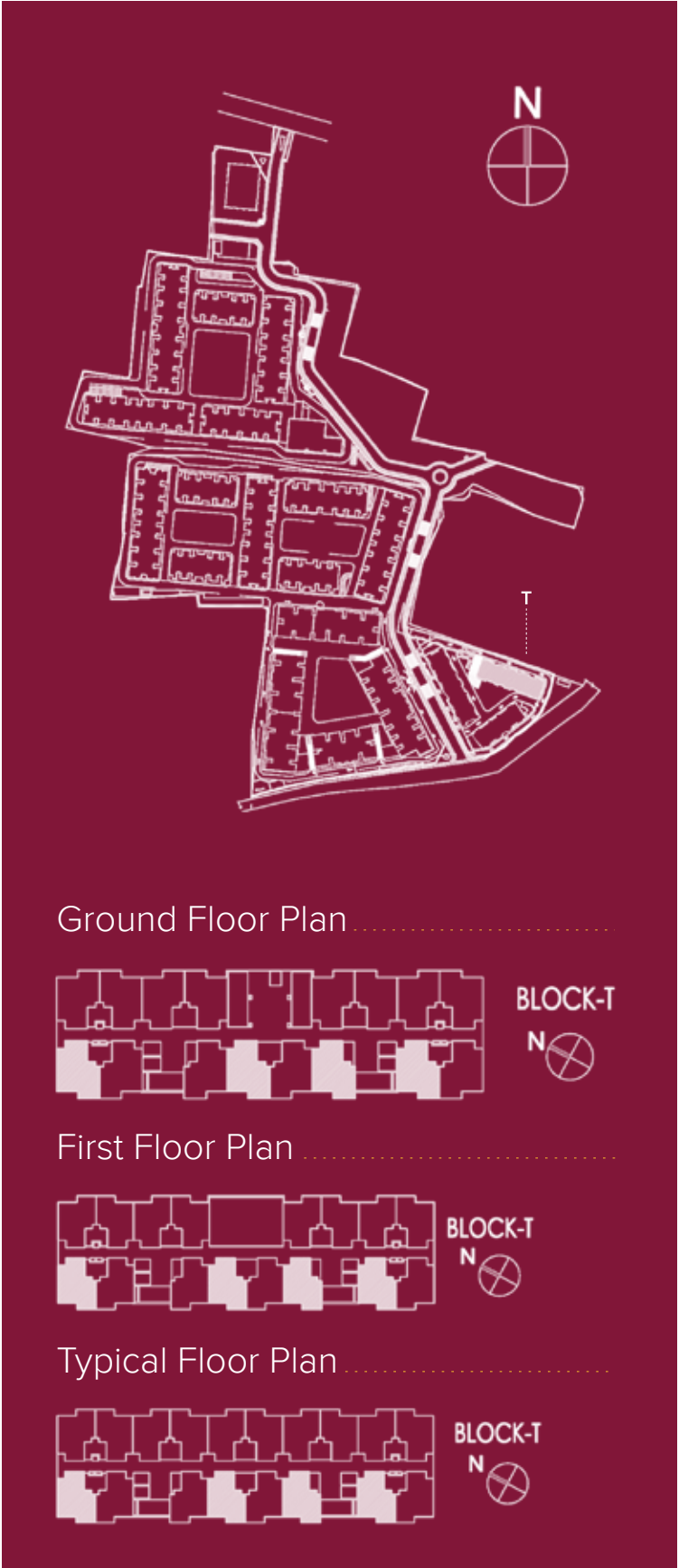
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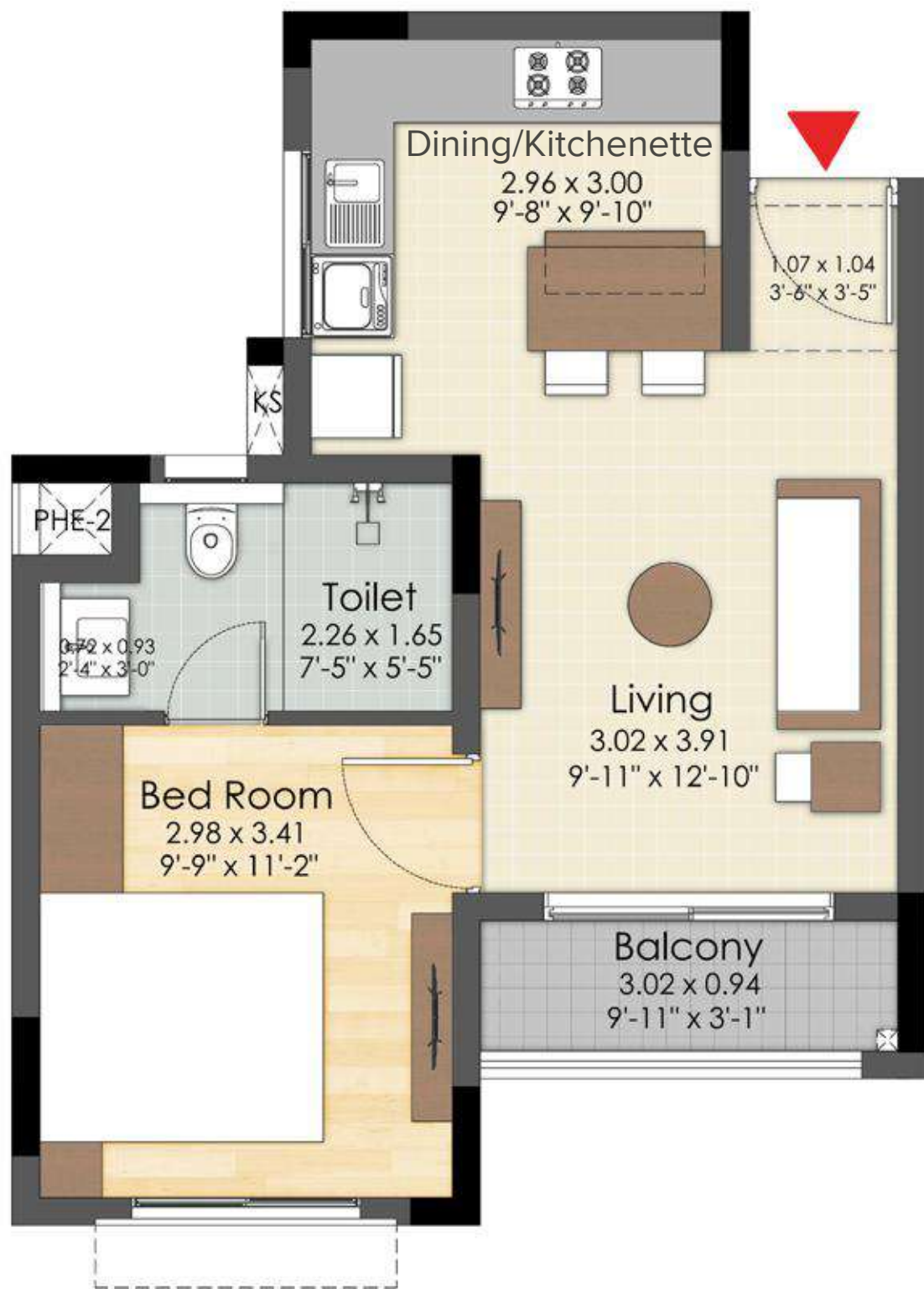
UNIT PLAN



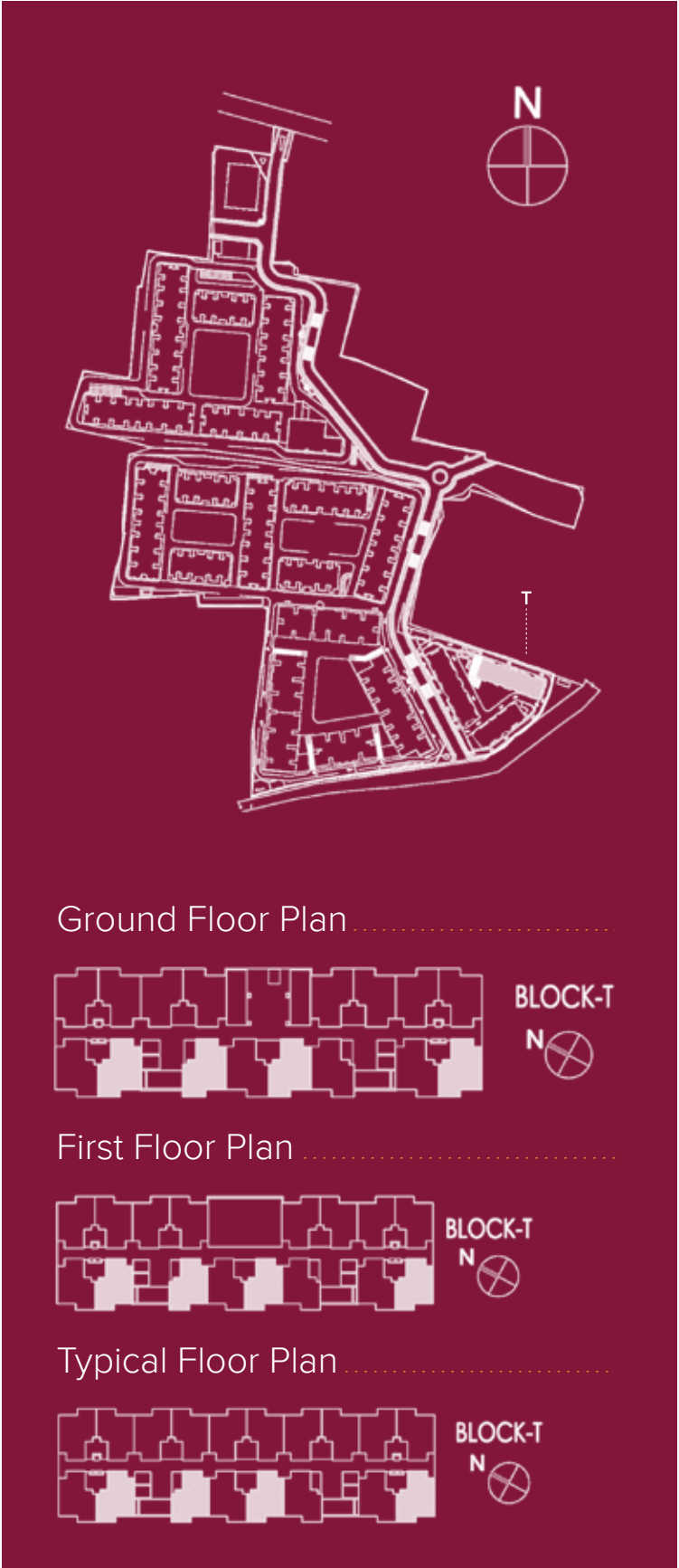
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UNIT PLAN



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.



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



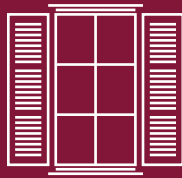
KITCHEN

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



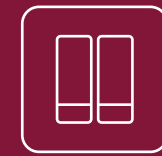
DOORS & WINDOWS

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

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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.

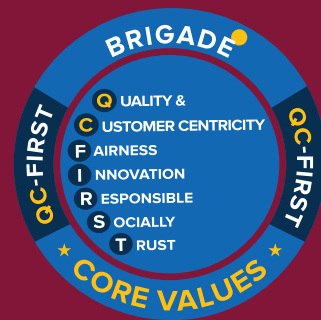
Needless to say, our portfolio spans developments across all sectors of the construction industry. Our vast residential portfolio includes villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and, mixed-use lifestyle enclaves 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.



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

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Ph: +971 4 3555504 dubaisales@brigadegroup.com

Offices also at: BENGALURU • HYDERABAD • KOCHI • MYSURU

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