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# Brigade Avalon

Brigade Group

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# INTRODUCTION



## For those who thought they had everything.

Turns out, you were only almost right. There's a kind of calm you don't know you're missing until it sits beside you with your morning coffee. A kind of view that doesn't just pull you in, it understands the kind of day you've had. And a home that never tells you who you should be, but somehow knows just who you are. Consider this one of life's happy surprises. The kind you didn't see coming, but wouldn't change a thing about.

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# THE HEART OF AVALON

Named after the land of Arthurian lore where heroes are celebrated for eternity, Avalon is where the mighty come home to rest.

We have ensured that it is worthy of them. That it is worthy of you. Expect excellence.

**Location:** Whitefield  
**Area:** 4 Acres, 14 Guntas  
**Residences:** 3.5 & 4 BHKs,  
206 homes  
3 Towers, 2 B + G + 15 Floors



Artist's Impression

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LOCATION MAP



Not to scale

Indicative Representation



Artist's Impression

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# MASTER PLAN + AMENITIES

## LEGEND

- 01. Entry / Exit
- 02. Arrival Plaza
- 03. Guard Room
- 04. Exit Ramp from Basement
- 05. Clubhouse Drop-Off
- 06. Tower Drop-Off
- 07. Arrival Feature Waterbody
- 08. Courtyard
- 09. Entry Ramp to Basement
- 10. Fire Tender Driveway
- 11. Practice Cricket Pitch
- 12. Seating Plaza
- 13. Kids' Play Area
- 14. Multipurpose play court
- 15. Pet park
- 16. Step-Out Plaza
- 17. Services
- 18. Visitor Car Parking



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# TERRACE PLAN + AMENITIES

## LEGEND

- 01. Passive Recreation Area
- 02. Services
- 03. Fitness Pad
- 04. Calisthenics Court
- 05. Lounge Space
- 06. Reading / hobby
- 07. Tot-Lot
- 08. Zen Court
- 09. Reflexology
- 10. Yoga Deck
- 11. Potted Plants
- 12. Staircase Lobby



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# CLUBHOUSE + AMENITIES

## CLUBHOUSE

Reception & Lounge

Space for Spa

Indoor Sports

Space for Open Café

Badminton Court

Squash Court

Gym with Aerobics

Golf Simulator

Table Tennis Room

Banquet Hall with Pre-function Lobby

Temperature-Controlled Swimming Pool

Party Terrace

Space for Business Centre

Mini Theatre

# FEATURES

## ARRIVAL

The 3-tiered, lobbied entrance provides an extraordinary experience that tells you that you've arrived.

## BUSINESS CENTRE

For the times when work from home needs to look and feel like anything but.

## EV CHARGING

The conveniences of a future-ready home, starting with an EV enabled parking with every home.

## INTERCONNECTED LOBBY

Creative spaces for the cohesive community we're building.

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# SPECIFICATIONS

## FLOORING

### Living / Dining / Family / Foyer

Engineered Marble

### Master Bedroom

Engineered Wood

### Other Bedrooms

Engineered Marble

### Kitchen

Engineered Marble

### Balcony Deck

Wood finish out door Vitrified tiles

### Powder Room

Matt finish Vitrified tiles

### Master Bed Washroom

Matt finish Vitrified tiles

### Other Washroom

Large size Matt finish Vitrified tiles

### Maid's Room & Washroom

Vitrified tiles

### Utility

Matt finish Vitrified tiles

### VRV & Heatpump

Matt finish Vitrified tiles

## KITCHEN

### Counter

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

### Plumbing & Electrical

Plumbing and electrical point provision for water purifier, refrigerator, microwave, washing machine and dish washer. Hot & cold mixer with long body bib cock. Sink provision in kitchen & utility area.

## WINDOWS

### Windows

Aluminium or UPVC windows with SGU, bug screen

## WALL DADO

### Master Bed Washroom

Vitrified tiles up to false ceiling

### Powder Room

Vitrified tiles up to false ceiling

### Other Washroom

Vitrified tiles up to false ceiling

### Maid's Washroom

Vitrified tiles up to 7"

### Kitchen

Provision for Modular Kitchen

## WASHROOM

### CP Fittings

### Grohe / Hansgrohe or equivalent

### Sanitary Fixtures

Grohe / Hansgrohe / Duravit or equivalent

### Accessories

Health faucet, toilet paper holder and the grab bars

### Master Bed Washroom

Imported Marble / Granite counter top with wash basin. Glass partition with door to shower area. Single lever shower mixer ceiling mounted rain shower of 250-300 mm with multiflow handshower.

### Other Washrooms

Imported Marble / Granite counter top with wash basin. Glass partition with door to shower area. Over head rain shower of 180-200 mm with Single level divertor and handshower.

### Maid's Washroom

Jaquar or equivalent, pedestal wash basin.

### False Ceiling

Calcium Silicate Boards or equivalent



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# SPECIFICATIONS

## AIR CONDITIONING

### VRV

VRV system of brand Daikin / Samsung / Mitsubishi / Equivalent

## PAINTING & FINISHES

### Exterior Finish

External texture paint / Scratch Coat with Exterior Emulsion

### Balcony Soffits

PVC false ceiling with wood finish

### Internal Walls

Unit Walls: Premium Acrylic Emulsion Paint

## SECURITY SYSTEM

### CCTV

CCTV for common areas  
(Entry / Exit Points)

## ELECTRICAL

### Power Supply

3 BHK + STUDY – 9 kW, 4 BHK + MAID 12 kW

### Modular Switches

Legrand / Schneider or equivalent

### Balcony

One socket of 6/16 Amps for barbeque counter.

### DG Backup

Apartment 100% DG backup on chargeable basis. Common areas 100% DG backup for lifts, pumps and lighting.

## HEATING SYSTEM (HOT WATER)

### Heat Pump

Heat pump will be provided for individual units of brand AO Smith / Vguard / Jaquar / Racold / Equivalent

## RAILING

### Balcony Railing

SS & Glass Railing with granite sill.

## DOORS

### Main Entry Door

Teak wood frame with designer shutter.

Architrave, both side Veneer with

PU / melamine polish & Digilock

### Bedroom Doors

Pre-Engineered Frames/Pre-Engineered

Shutters, Veneer on both sides finished in

melamine polish

### Washroom Doors

Pre-Engineered Frames / Pre-Engineered

Shutters, Lamineate on one side and Veneer

on one side

### Balcony Door

3-track aluminum powder coated full-height

sliding doors with bug screen

### VRV

Aluminium louver door

### Utility

Powder coated aliminium

(wherever applicable)

## GAS SUPPLY

Provision for gas bank / Piped gas (Gail gas) on subscription basis\*

## TOILET VENTILATION

Inline Exhaust Fan above False Ceiling

## VERTICAL TRANSPORTATION

High Speed Elevators

## HOME AUTOMATIION

IOT Based Smart Switches

Smart Door Lock

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\*on additional cost



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