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BREN NORTHERN LIGHTS  
Site Office: Sy. No. 8 (P)  
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Yelahanka Hobli,  
Bangalore North

PRM/KA/RERA/1251/309/PR/190207/002365

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# EVERYDAY IS BRIGHT AND BEAUTIFUL

LIFEPODS AT JAKKUR

**BREN**  
**Northern Lights**

2, 1.5 AND 1 BHK APARTMENTS



Bren is not just about creating homes, workspaces and retail spaces.

It is a way of thinking, and creating - always.

Our approach, Brennovation, drives our philosophy of development, as we continually innovate to enhance customer experience and quality standards.

With expertise that stretches back three decades, in just four years we have built homes for over 9000 residents, delivering more than 3 million sq.ft.

Whether it's architectural design, construction or finding the best properties, at the heart of our approach is the customer, understanding the needs of people and putting them first in whatever we do.

# THE BREN WAY

# BREN Northern Lights

The Krishnans



Tara & Dev



Moyna



Named after the Aurora Borealis, the atmospheric phenomenon near the Arctic Circle, Bren Northern Lights is all about simple, stylish and active living - close to nature.

## LIFEPODS

2, 1.5 AND 1 BHK APARTMENTS IN 9 TOWERS



*- DESIGN AT WORK -  
Inner walls are designed without  
any offsets. Apt plumbing & electrical  
points for various appliances.  
Most apartments are Vaastu engaged.  
Apartments on the ground floor have  
additional entrances. And more...*

# LIFEPODS MORE THAN A HOME. AN EXPERIENCE FOR LIFE.

Our 2, 1.5 and 1 BHK apartments are designed to give you a space that's complete. The well-planned area allows you to adapt the space to any lifestyle, whether it's for the family, the parents or the solitary individual. Youthful and contemporary styling allows you to bring to life a home that's warm, convenient and has everything you need.



# DESIGN

# PLAN

# PLAN

# DESIGN

Bren Northern Lights is designed to be a community of well-planned apartments on 6+ acres of land nestled in the middle of a verdant space that's beautifully placed - close to Jakkur Lake, tucked away from busy roads, and yet quickly accessible.

The project offers holistic living with 2, 1.5 and 1 BHK apartments in 9 towers, each of 9 floors. In total, there are 716 apartments with 816 car parks.

*The project is compliant with PMAY norms\**



designed keeping in mind individuals, families and their needs

# LET'S TALK

clean, smart and modern design

# ABOUT THE

6 metre fire driveway

# MANY LITTLE

50% is the structure, podium and courtyard, the rest is pure earth

# THINGS

elderly, disabled and child friendly design

Clubhouse and SportsZone North

Residential blocks

Central courtyard with open, landscaped space

Gardens

SportsZone South

Proposed 60 feet road connects to Kogilu cross

Open play area

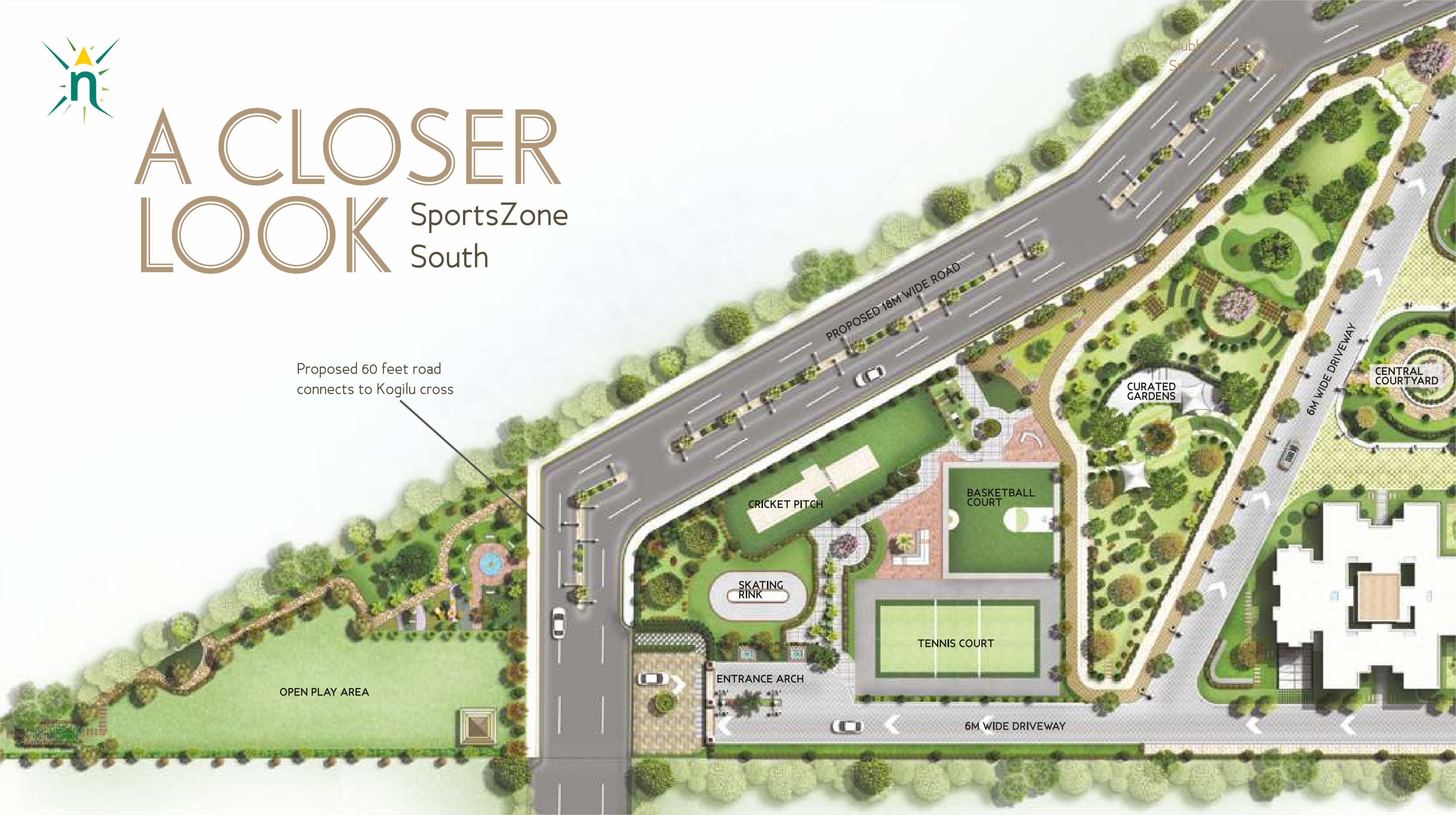




Clubhouse and Sports Zone North

# A CLOSER LOOK SportsZone South

Proposed 60 feet road connects to Kogilu cross



CRICKET PITCH

BASKETBALL COURT

SKATING RINK

TENNIS COURT

ENTRANCE ARCH

6M WIDE DRIVEWAY

CURATED GARDENS

CENTRAL COURTYARD

OPEN PLAY AREA

PROPOSED 18M WIDE ROAD

6M WIDE DRIVEWAY



# A FRIEND OF THE



THE CURATED OUTDOORS.  
Open garden spaces where  
Herbs, Aromatic plants, Fruit  
trees and Vegetable plants  
flourish, adding organic  
beauty and value to the place  
you call home. These are set  
amidst landscaped and natural  
spaces with community areas  
and sitouts.



# EARTH







# GROOVE IN THE CLUBHOUSE

The Clubhouse is designed for active days, engaging evenings and pleasant nights - bringing friends and family together.

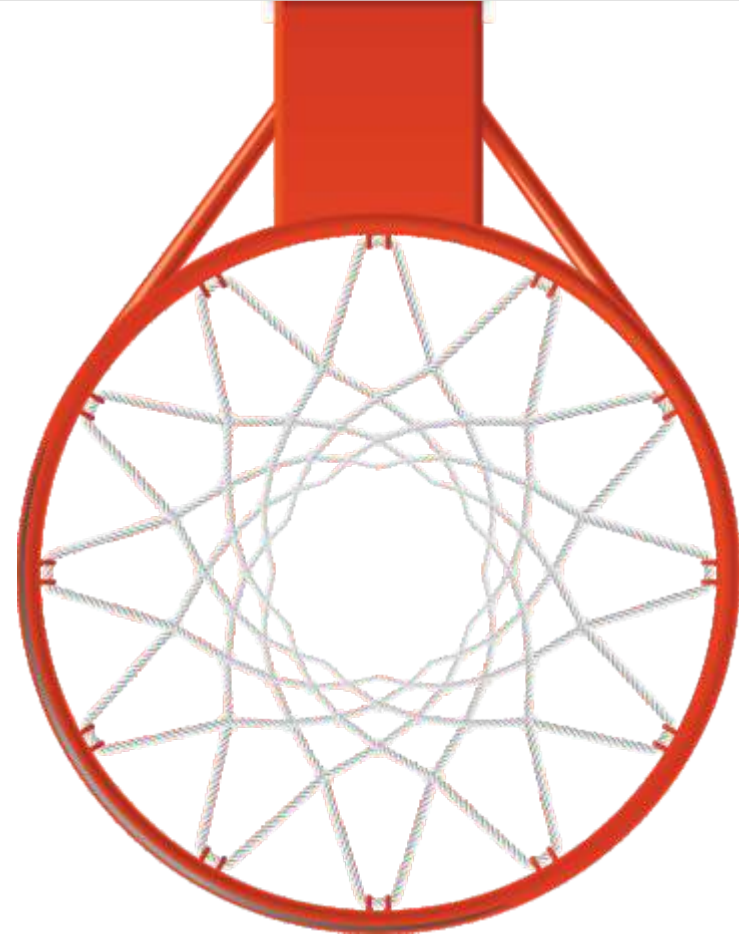
DO THINGS  
YOU'VE

NEVER DONE  
BEFORE

- Gymnasium
- Badminton Courts
- Table Tennis
- Billiards
- Meditation Space
- Party Hall with a pantry



# GET ACTIVE OUTSIDE



Swimming Pool . Basketball Court . Netted Cricket Pitch . Playzone

Spread across the property are two SportsZones,  
with special spaces for those to pursue a health  
and fitness regime, or pure physical fun.



Tennis Court . Skating Rink . Cycling Track . Jogging Track





# REACH ME. GO ANYWHERE.

Bren Northern Lights is near Kogilu Cross close to the 100 acre Jakkur Lake, and is placed amidst sparse development, open air and a pocket of greenery.

Just a stone's throw away from the National Highway, the property offers unhindered access, via the Ring Road, to other parts of the city. A proposed, connecting 60 feet road will reduce the 4 km commuting distance to Kogilu Cross to just 1 km.

## THE BEAUTY OF NORTH BANGALORE.

The joy of north Bangalore lies in the well-planned development, which means a perfect balance of lakes, green spaces and habitation. Just a half hour away from Kempegowda International Airport, the region is home to upscale tech parks hosting many corporates, the Indian Air Force, private aerodromes, and numerous schools and hospitals.



*Discover*  
**BRENNOVATION.**

A host of innovative practices, from industry-defining build quality to exclusive features included in the project and every home.



# *Built with* BRENNOVATION ENGINEERING A NEW LEVEL

**The Aluminium Formwork System** is perhaps the most versatile modern construction technique, currently being used by some of the world's most progressive companies.

Free flowing concrete is allowed into pre-defined aluminium sections which are precisely engineered to the project's architectural design needs, accounting for all amenities and features of the space.

The technique results in monolithic walls and slabs which are consistent, homogenous and crack free.

Since there are no construction joints, which occur with typical masonry blockwork, walls meet at perfect angles, virtually eliminating offsets, skewed walls and misaligned corners. Given its precise nature, the wall's default finish is excellent, which means no additional plastering.

Furthermore:  
The structure gains-higher seismic resistance,  
Eliminates seepage, which means negligible maintenance, and enhances structural longevity by leaps.  
Ultimately, all of this means a beautiful and long lasting home of world-class build quality.  
THIS IS THE HEART OF BRENNOVATION.

THIS PROVEN, WORLD-CLASS CONSTRUCTION TECHNOLOGY HAS SEVERAL ADVANTAGES OVER CONVENTIONAL METHODS.

# OF BUILD QUALITY



# Experience

# BRENNNOVATION.



*LED lighting  
in all common areas  
for 50% savings on  
electricity  
consumption*



*Machine room-less  
elevators that save  
on maintenance  
costs with 40%  
lower power  
consumption*



*Clean-energy outdoor  
lighting with solar-  
powered lamps that  
save 50% on power  
costs*

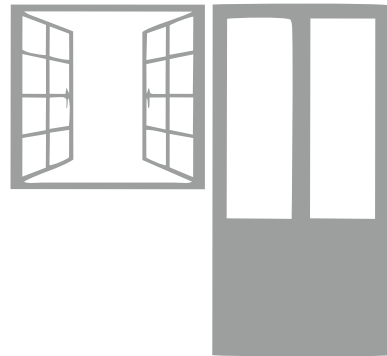


*Safety for everyone  
with vehicular  
movement separated  
from free zones for  
children and the elderly*



*The Bren Safe mark guarantees you a hassle-free ownership experience. It stands for 100% clear titles and statutory approvals, as well as industry-leading quality standards.*

# SPECIFICATIONS



## DOORS & WINDOWS

**Main Door** – Air-dried African Teak frame with Flush Door

**Internal doors / Toilet doors** - Pre-moulded frames with Flush Shutters

**Windows** - Powder coated Aluminium with Mosquito mesh in Living / Bedrooms

**Ventilators** - Powder-coated Aluminium with provision for Exhaust

## FLOORING FINISHES

**Living / Dining / Master Bed room / Children Bedroom**

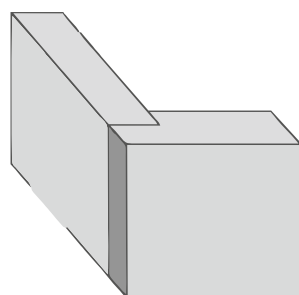
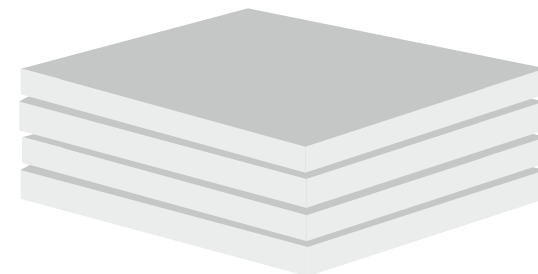
**Kitchen** –Vitrified Tiles (600 x 600 mm)

**All Balconies / Utility** - Rustic Ceramic Tiles (300 x 300 mm)

**All Toilets** - Ceramic Tiles (300 x 300 mm)

**Entrance Lobby** - For Ground Floor – Granite / For Upper floors – Rustic Vitrified Tiles (600 x 600 mm)

**Staircase** – Granite for all floors



## DADO FINISHES

**All Toilets** - Ceramic Tiles (600 x 300 mm) up to 7' height

**Kitchen** - Ceramic Tiles (600 x 300 mm) – up to 2' height from counter level



## ELECTRICAL

Power for each flat - **2 BHK – 4 KW / 1 BHK – 3 KW**

DG Backup for each flat - **1 KW / 100% for Common areas**

**Fire resistance Electrical wires** – Anchor / Salzar / Polycab

TV & Telephone points for Living & all Bedrooms

AC points for all Bedrooms

Switch Plates / Switches - Modular Switches – Anchor / Salzer

Exhaust fan points in all toilets

Geysers points in all toilets

Water Purifier point in Kitchen

Washing machine point in Utility

Chimney / Hob point in Kitchen

One light point in front of all Main door of the flats



## COUNTERS

**For Kitchen** - 20 mm Granite platform with Single bowl & Single drain board of Futura / Nirali / Equivalent



## PLUMBING & SANITARY

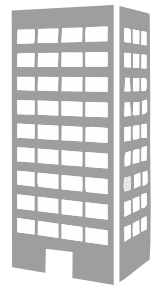
**Sanitary wares** – Jaguar / Hindware / Cera / equivalent

**CP Fittings** - Jaguar / Cera / equivalent

**Hot & cold water provision** - For all washbasins in Toilets

**Kitchen Sink** – Only Cold water provision

# SPECIFICATIONS



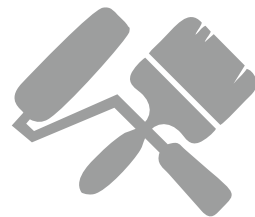
## STRUCTURE

**Earthquake resistance** - Seismic zone II compliant RCC structure using pre-engineered Aluminium Wallform Technology



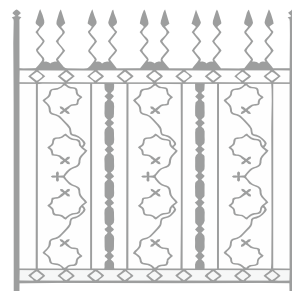
## ELEVATORS

2 Nos. of 10-Passenger lift of Kone / Johnson / OTIS / equivalent per block



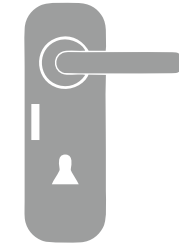
## PAINTING

**Living / Dining / Bedrooms / Toilets** - Oil Bound Distemper  
**Staircase / Lobbies / All Ceilings including inside flats** - Oil Bound Distemper  
**Exterior walls / Balconies** - Weatherproof Cement Paint  
**MS Grills** - Enamel paint



## RAILING & GRILLS

**All Balconies** - MS Railing  
**Staircases** - MS Railing  
**Window / Balcony** - Safety MS Grills for all Ground Floor Flats only



## HARDWARE

**Premium Quality Hardware** - Godrej / equivalent



## CLUBHOUSE FACILITIES

Treadmill - 6 nos. Cross Trainer - 5 nos. Cycles - 5 nos. Bench Press with weights - 3 nos. Multigym of reputed brand - 2 nos. Party hall with Pantry - 2 nos. Badminton Court - 2 nos. Table Tennis - 1 no. Billiards table - 1 no. Indoor games for Kids  
Swimming pool with Toddler pool - max. depth 4'



## LANDSCAPE

Avenue trees / flower beds / lawns / Play area etc.



## OUTDOOR ACTIVITIES

Practice Basketball Court - 1 no  
Practice Cricket Pitch - 1 no  
Tennis Court - 1 no  
Skating Rink - 1 no  
Cycling Track - 1 no  
Jogging Track - 1 no  
Meditation Centre - 1 no  
Open Amphitheatre - 1 no  
Open Banquet Area - 1 no  
Children's Play area - 2 nos





the luxury of space

ON GOING PROJECTS



16 acres of an elevated urban lifestyle with 80% open space. Space enough for a memorable childhood, for family reunions, for living life to its fullest. All set in the lush green property of Bren Imperia. The landscaped boulevards, the football field, the 9-hole putting green, the imposing clubhouse and the expansive, luxurious interiors of the 2 & 3 BHK lifestyle homes - everything at Bren Imperia commands a lifestyle larger than life.

**Highlights:** Football field | 2 Basketball courts | 2 Amphitheatres | 2 Swimming pools | Gym | 2 Badminton courts & much more

RERA Registration No: PRM/KA/RERA/1251/446/PR/170907/000390



2 & 3 BHK lifestyle homes

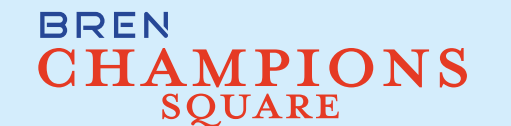


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HAVE IT ALL, WITH HOMES FOR CHAMPIONS

Keep the things you love to do nearer than ever before. Get used to walking to work and to play. Get used to cricket practice at 7 am, and school at 8 am. Get used to leaving work at 7pm and cooking a delectable meal by 8pm. With the best of everything right in your neighbourhood, get used to a life where you can have it all.

**Highlights:** Cricket practice net | Outdoor activity zone | Barbeque area | Basketball practice nets | Clubhouse & much more.



ON SARJAPUR ROAD, OPP. DECATHLON  
2 & 3 BHK CHAMPION HOMES



RERA Registration No: PRM/KA/RERA/1251/446/PR/170907/000368

LESS IS MORE. SMALL COMMUNITY. BIG LIFESTYLE.

Bren Starlight embodies good living, with a perfect blend of convenience and comfort. Situated on the well-connected Old Madras Road, you get the advantage of exceptional access, with the amenities that add health and convenience to your lifestyle.

**Highlights:** Trellis garden | Table-tennis table | Pool table | Indoor badminton court | Gymnasium | Skating area for kids | Cycling track | Dribble court & much more.



Premium 2 & 3 BHK Homes

# COMPLETED PROJECTS

PROMISES DELIVERED, ON TIME.



**BREN**  
**EdgeWaters**  
Off Sarjapur Road, Near Wipro



**BREN**  
**WOODS**  
Near Electronics City



**BREN**  
**Trillium**  
Off Hosa Road



**BREN**  
**PADDDINGTON**  
Off Sarjapur Road, Near Total Mall



**BREN**  
**PALMS**  
Near Electronic City, off Hosur Road



**BREN**  
**Celestia**  
On Sarjapur Road



**BREN**  
**AVALON**  
Marathalli, Near Bagmane Tech park



**BREN**  
**unity**  
Marathahalli