



EXPLORERS ARE WE

BRIGADE
ETERNIA
— YELAHANKA MAIN ROAD —



THE LURE OF NORTH BENGALURU

North Bengaluru has emerged as one of the most sought-after residential destinations and for good reason. With seamless access to the Kempegowda International Airport and major highways, North Bengaluru ensures convenient travel within and beyond the city. The region boasts a rapidly developing social and civic infrastructure, including top-tier educational institutions, world-class hospitals, and bustling commercial hubs. Proximity to key IT parks and tech corridors makes North Bengaluru a prime choice for working professionals. Unlike other parts of the city, North Bengaluru offers expansive green spaces and a less congested, pollution-free atmosphere, perfect for families and nature lovers.



WELCOME TO A WORLD OF WONDER AT BRIGADE ETERNIA

Step into a world where joy knows no bounds. Here, every corner is a discovery, from curious playgrounds to lush urban paths, each turn sparking your imagination. Wander down charming, winding alleys, dance your way along cobbled paths and revel in the splendour of the Clubhouse. Uncover a treasure trove of thoughtfully designed amenities at every step, opening the door to a universe of endless possibilities.

EVERY TIME YOU
MOVE, THE HORIZON SHIFTS.

A PLACE OF INFINITE POSSIBILITIES

Located in Yelahanka, Brigade Eternia offers premium homes with stunning views. The urban window view runs through the project offering a grand spectacle till the end. At the heart of the project, encounter a courtyard, thoughtfully designed to shape a large central vista serving as a vibrant, multi-functional hub where people of all ages can stay active and connected.



Located in the heart of
Yelahanka



Spacious 3 and
4-bedroom homes with
expansive decks



Grand Central
Courtyard with
amenities for all ages



20 mins to
Hebbal and
Airport



A PLACE TO MARVEL AT LIFE

Whether you're looking for a place to relax, stay active, or build memories with loved ones, Brigade Eternia has it all. Immerse in the experience and the lifestyle you've always dreamt of against a backdrop of nature and recreation. From the moment you step in, you'll feel a sense of calm as you pass through the entry portal, leading you to a 100+ year-old Peepal tree. This magnificent tree stands as a silent storyteller, witnessing generations and symbolizing the beauty of time. The podium-level seating provides cozy nooks for relaxation, social interaction and quiet moments. With minimal land alteration, keeping the site's natural topography and with the planting of 100+ native trees, Brigade Eternia is designed to enrich the landscape.



GROWING UP GAMIFIED

Brigade Eternia is a land where kids grow up surrounded by exciting adventures and learning. The fun begins at the toddler zone, in a safe and engaging space that helps little ones develop confidence, balance and motor skills.

A tot lot play area for children encourages imagination, social interaction and movement in a space that is welcoming and inclusive. For growing kids, there is a dedicated zone that fosters mind-body coordination, cognitive thinking, balance and movement.



A DYNAMIC LIFE FOR TEENS

"Not all those who wander are lost." This holds especially true during the tender, yet tumultuous years of adolescence. Brigade Eternia is a dynamic and ever-evolving landscape, where every step leads to new discoveries. Everywhere you look, magic and mystery are etched.

A multipurpose court and cricket practice pitch serve as a space for casual games and friendly matches. For sports enthusiasts, whether it's a quick game of pickleball, skating or basketball, there's an active life to be discovered.



A LIFE OF SELF DISCOVERY BEGINS

For today's youth, exploration is about challenging boundaries and discovering who they truly are. Every adventure becomes a chapter in their journey of growth and freedom. With skating rinks, an outdoor gymnasium, a dedicated fitness area for bodyweight and strength training, Brigade Eternia offers the perfect haven for self-expression, fitness and social experiences.



AN IDYLLIC SECOND CHILDHOOD

Brigade Eternia is more than just a place to live—it's a vision for the future of community living, where creativity and innovation come together to create a truly enriching experience. Seniors can enjoy meditation spaces, movement areas and structured walkways designed to enhance stability, mobility and strength.







CLOSE TO THE BEST THINGS IN LIFE

Nestled in the heart of a vibrant and serene location, Brigade Eternia offers the perfect blend of urban convenience and tranquil living. Situated just moments away from key landmarks, it ensures easy access to schools, shopping centres, healthcare facilities and entertainment hubs while providing a peaceful retreat from the bustle of city life.



1. CHRYSALIS HIGH SCHOOL
2. MALLYA ADITI INTERNATIONAL SCHOOL
3. NITTE MEENAKSHI INSTITUTE OF TECHNOLOGY
4. VIDYASHILP
5. CANADIAN INTERNATIONAL SCHOOL
6. RYAN INTERNATIONAL SCHOOL
7. NATIONAL PUBLIC SCHOOL
8. MANIPAL ACADEMY OF HIGHER EDUCATION



1. MOTHERHOOD HOSPITAL
2. RAINBOW HOSPITAL
3. SPARSH HOSPITAL
4. MANIPAL HOSPITAL, NORTH (UPCOMING)
5. CYTECARE
6. ASTER CMI HOSPITAL
7. MANIPAL HOSPITAL, HEBBAL



1. BAGMANE SIERRA BUSINESS DISTRICT
2. NORTHGATE OFFICE PARK
3. L & T BUSINESS PARK
4. SATTVA HORIZON
5. KIRLOS KAR BUSINESS PARK
6. HINDUJA ECOPOLIS
7. MANYATA TECH PARK



1. THE GALLERIA MALL
2. MALL OF ASIA
3. BHARTIYA MALL OF BENGALURU
4. PADUKONE - DRAVID CENTRE FOR SPORTS EXCELLENCE
5. FOUR SEASONS HOTEL
6. DECATHLON



HOSPITAL



HOTELS AND ENTERTAINMENT



SCHOOL



TECH PARKS AND OFFICE SPACES



Map not to scale

MASTER PLAN

- | | | | | | |
|-----------------|-----------------------|--------------------------|-------------------------------|---------------------|---------------|
| 1 ENTRY PORTAL | 5 VISITOR CAR PARKING | 9 KIDS' PLAY AREA | 13 SENSORY GARDEN | 17 FIRE DRIVEWAY | 21 TREE GROVE |
| 2 FICUS GROVE | 6 CENTRAL PLAZA | 10 STEPPED SEATING PLAZA | 14 BASKETBALL DRIBBLING COURT | 18 SENIORS' PLAZA | 22 PET PARK |
| 3 DRIVEWAY | 7 TINY TOTS' HAVEN | 11 KIDS' PLAZA | 15 PICKLEBALL COURT | 19 TRAIL | |
| 4 ARRIVAL COURT | 8 TOT LOT | 12 SKATING PLAZA | 16 OUTDOOR GYM | 20 MULTI-PLAY COURT | |



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 is 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 and OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.



CLUBHOUSE AMENITIES

- ✦ Arrival Lounge
- ✦ Banquet Halls
- ✦ Crèche*
- ✦ Indoor Games
- ✦ Badminton Courts
- ✦ Table Tennis
- ✦ Squash Court
- ✦ Pool Table
- ✦ Reading Corner
- ✦ Miniplex
- ✦ Multipurpose/Activity Room
- ✦ Gym
- ✦ Fitness Terrace
- ✦ Outdoor Café*
- ✦ Party Terrace
- ✦ Swimming Pool
- ✦ Kids' Pool

The plan sanction for the clubhouse is in process. *Space provisioned.





SPECIFICATIONS

COMMON AREA FLOORING

Waiting Lounge / Reception / GF Lobby / Lift Lobby:

Granite / Vitrified tiles

Staircases (Ground to First Floor):

Granite / Vitrified tiles

Staircases (All Other Levels):

Vitrified tiles / Concrete step tiles

Other Lift Lobby and Corridors (Upper Levels):

Vitrified tiles

Terrace: Clay tiles / High solar reflective index tiles

UNIT FLOORING

Foyer / Living / Dining / Bedrooms / Kitchen / Utility:

Large-size vitrified tiles

Master Bedroom: Wood-finish vitrified tiles

Balcony: Wood-finish vitrified tiles

Toilets: Anti-skid vitrified tiles

Maid's Room: Matt-finished vitrified tiles

Maid's Room Toilet: Anti-skid ceramic tiles

WALL DADO

Kitchen: No dado will be provided

Toilets: Vitrified tiles up to the false ceiling

KITCHEN

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

Plumbing: Water inlet / drain provision for instant geyser, water purifier, sink, and washing machine. Dishwasher provision for all units except 1 BHK and 2.5 BHK.

Electrical: Provision for hob, chimney, refrigerator, mixer/grinder, microwave, water purifier, and washing machine. Dishwasher provision for all units except 1 BHK and 2.5 BHK.

DOORS

Main Door: Hardwood frame with polished architrave

Flush shutter with both-side polished veneer

Internal Doors: Bedroom door frame – Hardwood frame with polished architrave

Bedroom door shutter – Flush shutter with both-side polished veneer

Toilet Doors: Toilet door frame – Hardwood frame with polished architrave

Toilet door shutter – Flush shutter with one-side veneer and laminate on the other side

Balcony Door: UPVC / Aluminium with bug screen

WINDOWS

UPVC / Aluminium with bug screen and safety grills

TOILETS

CP Fittings: Grohe / Kohler / Toto or equivalent

Sanitary Fixtures: Wall-mounted EWC with concealed flush tank (Grohe / Duravit / Kohler or equivalent) and counter-mounted wash basin (Grohe / Duravit / Kohler or equivalent) in the master toilet

Accessories: Toilet roll holder – Jaquar or equivalent

PAINTING and FINISHES

Exterior Finish: Combination of exterior texture paint with exterior-grade emulsion

Unit Internal Ceilings: Acrylic emulsion paint

Unit Walls: Acrylic emulsion paint

ELECTRICAL

1 BHK: 2 kW

2 BHK: 3 kW

2.5 BHK: 4 kW

3 BHK 2T: 5 kW

3 BHK 3T and 3 BHK + Study + Powder: 6 kW

4 BHK: 8 kW

Modular switches: Panasonic Vision / Legrand or equivalent

DG BACKUP

100% DG backup for common areas and units

VERTICAL TRANSPORTATION

Lifts provided as per design

SECURITY SYSTEM

CCTV provision at main security, tower and basement lobbies and basement entry/exit ramps

Provision for intercom facility and video door phone



A QUEST FOR A BETTER WORLD

BIODIVERSITY



- Dense plantation
- Plantation of native/fruit bearing species
- Attention to Heat Island effects to minimise impacts on microclimate and local biodiversity

WASTE MANAGEMENT



- Minimum waste to landfills
- Efficient waste management systems
- Provision for source segregation and storage
- Compost reused for plantations

SOIL CONSERVATION



- Topsoil conservation and reuse for landscape formation
- Minimal soil cutting
- Storm water control measures to reduce soil erosion

MATERIALS AND RESOURCES



- Preference to locally available, ecofriendly, certified green materials
- Utilisation of alternate recycled materials to reduce dependency on fresh resources
- Optimum structural design

GREEN PARKING FACILITY



- Provision for EV charging
- Forced ventilation at basements

RENEWABLE ENERGY



- Solar water heaters
- Solar PV panels for common area lighting

SUSTAINABLE DESIGN



- Passive architecture for best utilisation of natural daylight and ventilation in dwelling units and common areas
- Universal design with provisions such as rest rooms and preferred car parking for differently abled and elderly people
- Enhanced connectivity with interior and exterior environment for better health and well-being of the residents

ENERGY CONSERVATION



- Optimum design of building envelope for enhanced energy performance
- LED lighting system at common areas
- VFD based lifts and motors
- Timer/sensor based lighting in common areas
- Efficient pumps
- Smart energy metering

WATER MANAGEMENT



- Installation of water efficient plumbing fixtures
- Smart water metering
- Sewage treatment plant
- Efficient use of treated water for flushing and landscaping
- Efficient rainwater harvesting system to store and reuse rainwater for domestic purposes and recharge ground water
- Efficient landscape design comprising of lesser turf area and more of native and fruit/vegetable bearing plants
- Installation of drip irrigation, sprinkler, pressure regulating device and central shut off valve to ensure efficient irrigation

AWARDS AND ACCOLADES

Brigade Group

Recognised for being amongst India's Best Workplaces in the Real Estate industry for 14 years in a row, at the 'Great Place To Work' 2024

Brigade Group

Recognised as one of 'India's Top Builders - National Category' at the Construction World Architect and Builder Awards (CWAB) 2022

Brigade El Dorado - North Bengaluru

Received the prestigious 'Pradhan Mantri Awas Yojana' award at the PMAY - Empowering India Awards 2022

Brigade Orchards - North Bengaluru

Won the 'Residential Project - Township' at The Economic Times Real Estate Awards 2022 - South

MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.



Brigade Group is one of India's leading property developers with nearly four 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, Chikmagalur, Hyderabad, Chennai, Kochi, and GIFT City, Gandhinagar with developments across the Residential, Commercial, Retail, Hospitality and Education sectors. Since its inception, Brigade has completed 280+ buildings amounting to over 90 million Sq.ft. (8.3 million sq.mt.) 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, plotted developments 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 for 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 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's first venture into large format retail 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 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), Asia's first startup 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.

'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 the uncompromising quality of the projects over the years has created a brand of outstanding repute.

For more information, please visit www.brigadegroup.com



Our Core Values



Founders of



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