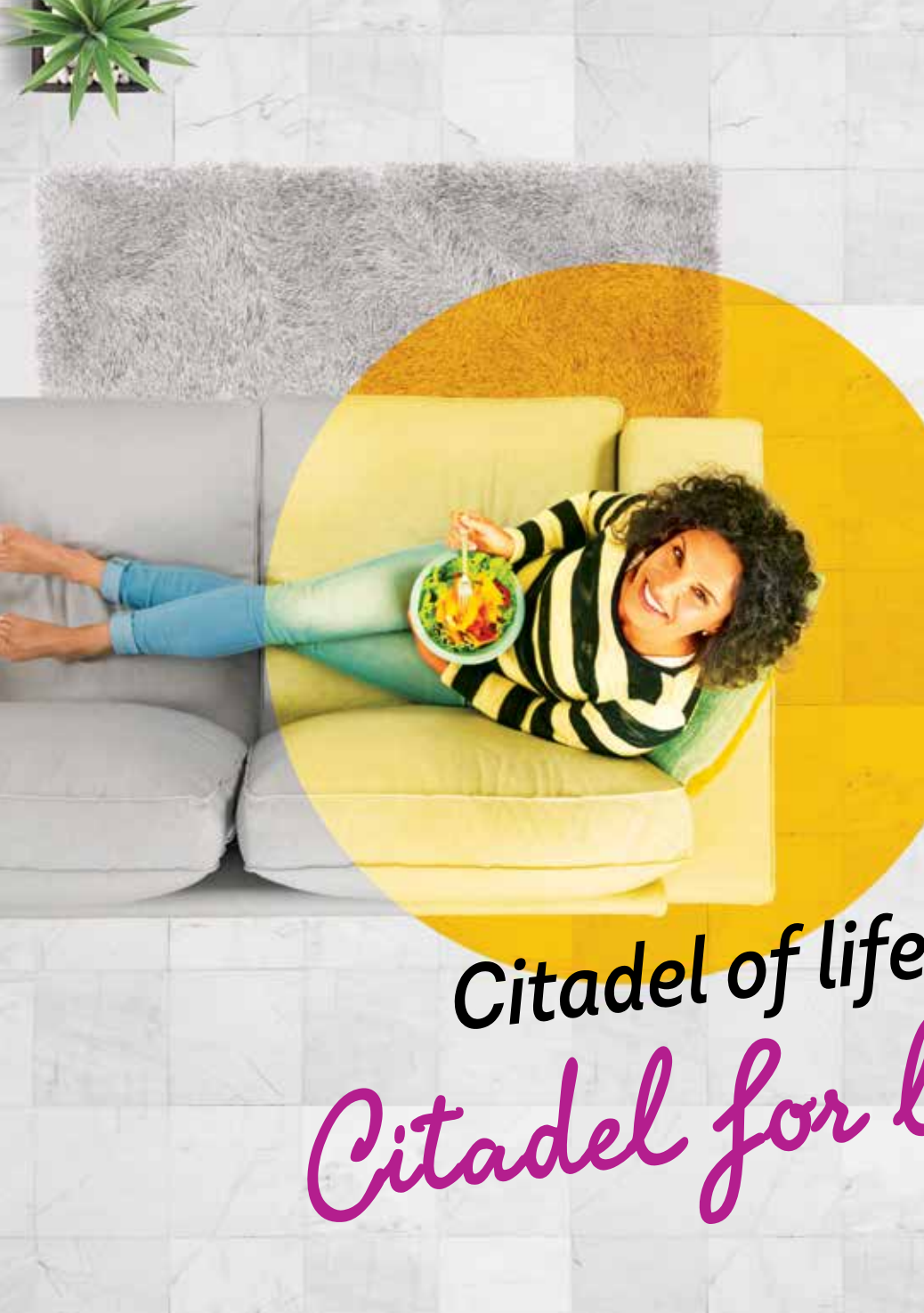




BRIGADE

Building Positive Experiences



Citadel of life

Citadel for life!

*Introducing
Luxurious 2 & 3 BHK Homes at Hyderabad*

BRIGADE
CITADEL
MOTI NAGAR

Phase 1 - TS RERA No.: P02200002237 • Phase 2 - TS RERA No.: P02200002392
Phase 3 - TS RERA No.: P02200002548

Discover your Citadel within

There are spaces. And then there are soul spaces. Spaces for every member of the family to connect with themselves. Brigade Citadel is so much more than a home. It is all about the joy of discovering that nook that vibes with you. It is a celebration of 'Home' within a home. A place that lets you be 'YOU'!

CITADEL OF LUXURIES

- Vaastu compliant
- 53,000 Sq.ft. spacious clubhouse
 - Lavish central courtyard
 - A big banyan tree-seating area
 - Spacious interiors
- Lavish double height entrance lobbies
 - Aesthetic and lush landscaping
 - Excellent connectivity



Artist's impression



Artist's impression

Project features are subject to change

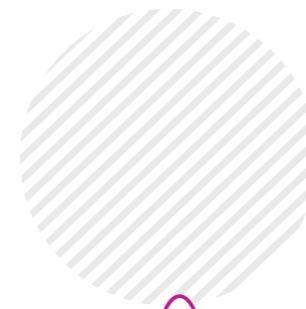



Artist's impression


Project features are subject to change

**Luxurious
2 & 3 BHK Homes**

Each home is designed to maximise space while inviting in abundant natural light and ventilation, thus creating those immaculate spaces that virtually breathe. Spread over 11 acres, everything from the thoughtful array of amenities, sprawling outdoors along with a 100-year-old banyan tree, the thoughtful architecture and the vibrant like-minded community around you will be an emphatic celebration of life.



 53,000 SQ.FT. SPACIOUS CLUBHOUSE

 EAST & WEST FACING HOMES

 LAVISH CENTRAL COURTYARD

 BANYAN TREE SEATING AREA

 EXCELLENT CONNECTIVITY



Artist's impression of the Living Room



Artist's impression of the spacious Master Bedroom

Project features are subject to change

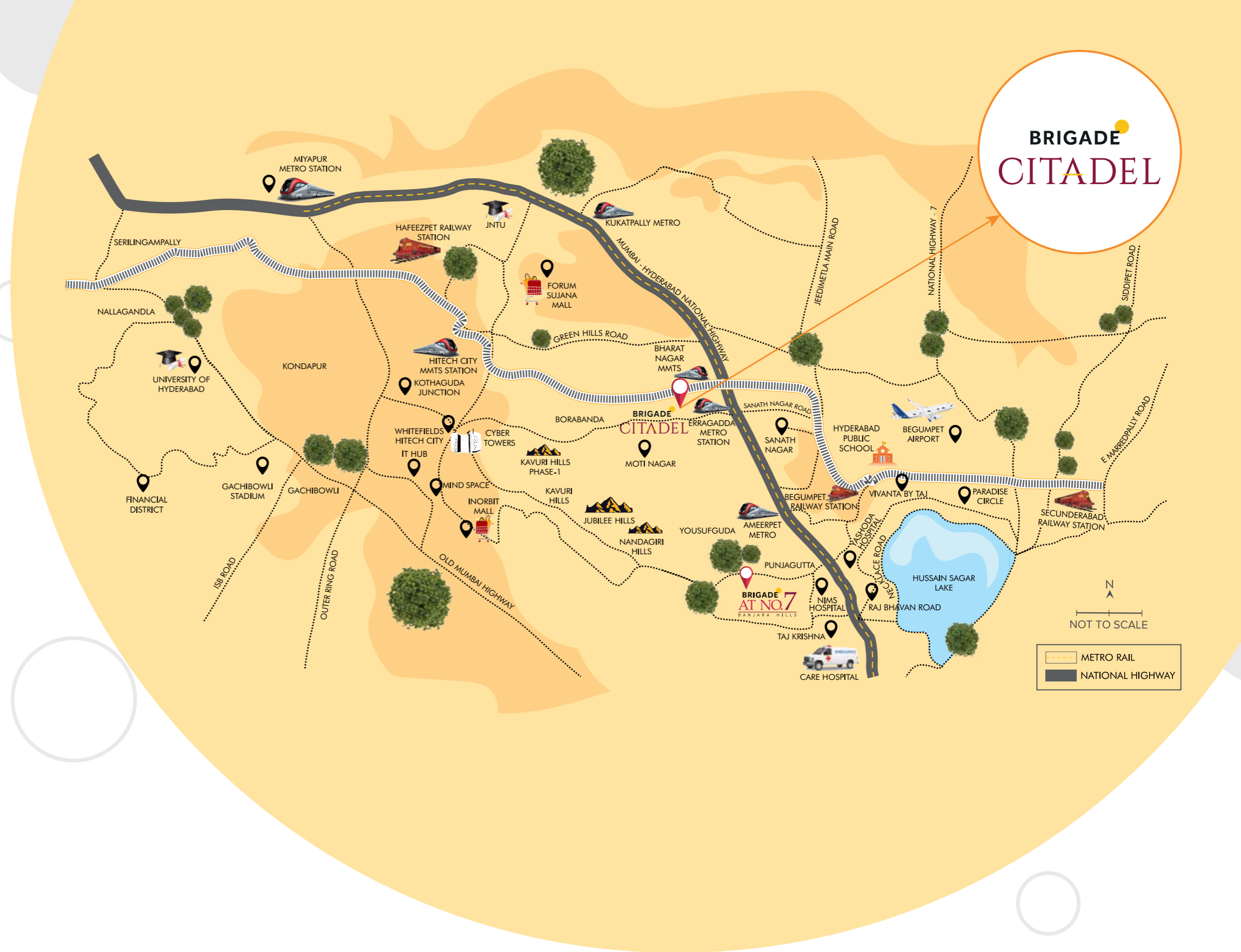


Artist's Impression of the Double height Entrance Lobby

Project features are subject to change

Closer to Everything
Closer to Life

- Conveniently located between Bharat Nagar and Erragadda Metro Stations
- Well-connected to IT Hubs & offices, popular schools and entertainment centers
- Proximity to HITEC City, Kondapur, Ameerpet, Begumpet, Banjara Hills, Kukatpally, Erragadda and Yousufguda
- Excellent connectivity to the International Airport via the ORR and other intercity roads



SCHOOLS		COLLEGES		HOSPITALS	
Don Bosco School, Moti Nagar	1 Km	Sri Chaitanya Jr. College, SR Nagar	3 Km	Aster Prime Hospital	4 Km
The Creek Planet School, Moosapet	3.5 Km	Narayana Jr. College, SR Nagar	3 Km	OMNI Hospitals	4 Km
Bhashyam Public School, SR Nagar	4 Km	JNTU, KPHB	6 Km	Yashoda Hospital	6 Km
Genesis School, Kukatpally	4 Km	St. Mary's College, Yousufguda	4.5 Km	NIMS	6 Km
DAV School, Kukatpally	6 Km			LOTUS Hospitals	8 Km
Meridian School, Ayyappa Society Rd	7 Km				
Meridian School, Kukatpally	8 Km				
Hyderabad Public School, Begumpet	5 Km				

SOCIAL LIFE AND SHOPPING		COMMUTING CONNECTIVITY	
DMart	2 Km	Erragadda Metro Station	2 Mins
Metro Cash & Carry	3 Km	Bharath Nagar Metro Station	5 Mins
Big Bazaar	4 Km	Bus Stop	2 Mins
PVR Next Galleria	5 Km	Begumpet Railway Station	5 Km
Hyderabad Central Mall	5 Km	Secunderabad Railway Station	10 Km
Manjeera Majestic	8 Km		
Forum Sujana Mall	9 Km		
GVK Mall	6 Km		

Master Plan



Amenities



1. Entry & Exit
2. Water Feature
3. Bus Bay
4. Multipurpose Lawn
5. Drop-off Area
6. Banyan Tree - Seating Area
7. Transformer Yard
8. Driveway



9. Jogging Track
10. Outdoor Gym
11. Cricket Practice Net
12. Basketball Practice Court
13. Play Lawn
14. Emergency Driveway



15. Pathway
16. Children's Play Area
17. Seating Plaza
18. Skating Rink
19. Urban Plaza
20. Amphitheatre



21. Stage
22. Seating Plaza
23. Flea / Farmers' Market
24. Terrace Pool

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All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only.

53,000 Sq.ft. clubhouse

Clubhouse Amenities



Artist's impression of the Clubhouse

- ✓ Reception Lobby
- ✓ Multipurpose Hall
- ✓ Children's Play Area*
- ✓ ATM*
- ✓ Convenience Store*
- ✓ Physiotherapy*
- ✓ Clinic*
- ✓ Pharmacy*
- ✓ Salon*
- ✓ Recreation Centre
- ✓ Association Office
- ✓ Business Centre
- ✓ Gym
- ✓ Aerobics
- ✓ Yoga & Meditation
- ✓ Steam Bath
- ✓ Swimming Pool/Kids' Pool
- ✓ Display Kitchen*
- ✓ AV Room
- ✓ Badminton Courts
- ✓ Squash Courts
- ✓ Table Tennis
- ✓ Pool Table
- ✓ Indoor Games
- ✓ Party Hall

*Space has been provisioned

CITADEL BLOCK PLANS

Aspen Block

-  1793 Sft. (3 BHK)
-  1583 Sft. (3 BHK)
-  1366 Sft. (2 BHK)
-  1174 Sft. (2 BHK)



KEY PLAN

BLOCK-A1
2nd TO 15th FLOOR PLAN (TYPICAL FLOOR PLAN)

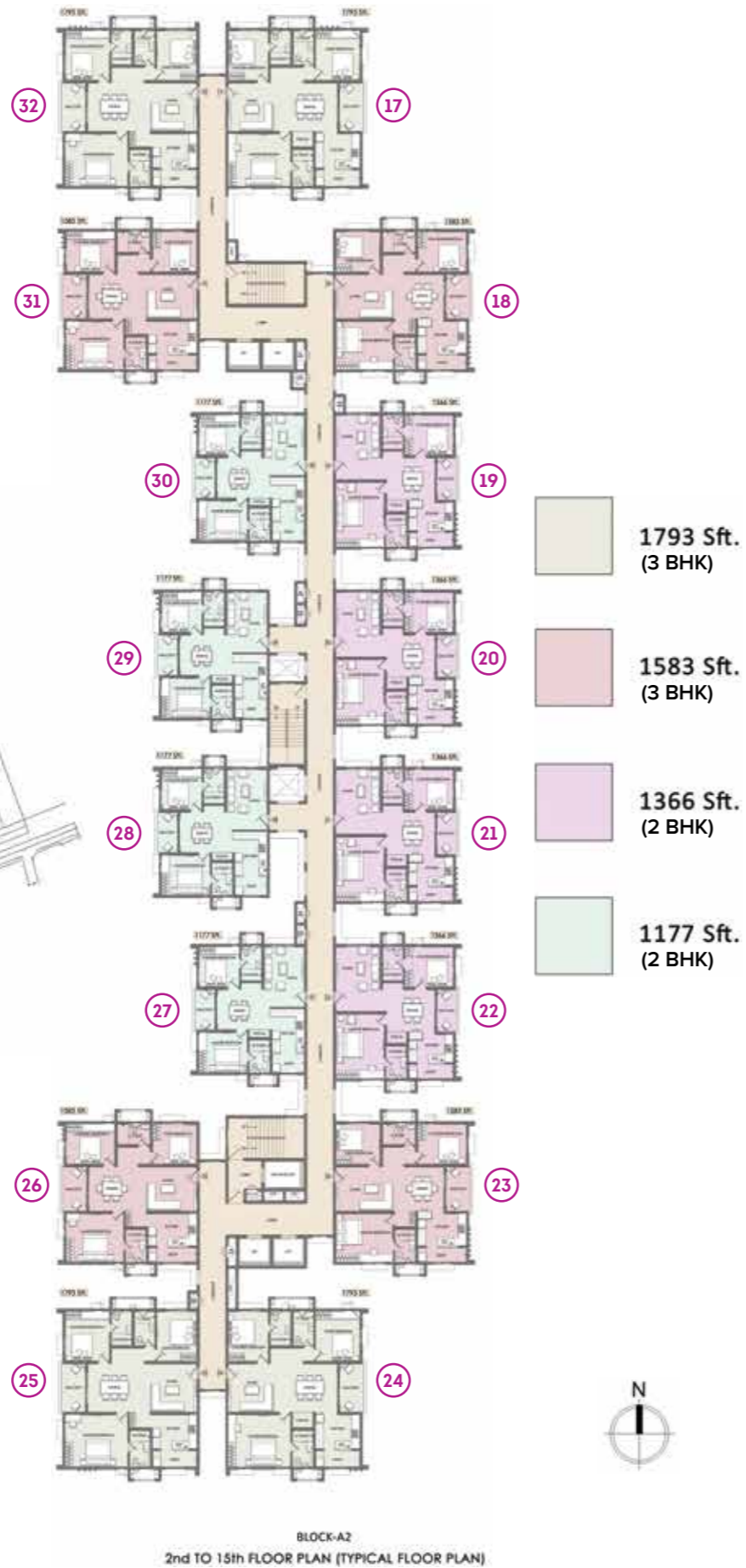


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Austin Block



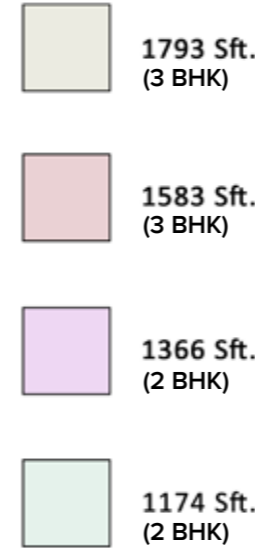
KEY PLAN



BLOCK-A2
2nd TO 15th FLOOR PLAN (TYPICAL FLOOR PLAN)



Bolton Block



BLOCK-B
2nd TO 15th FLOOR PLAN (TYPICAL FLOOR PLAN)



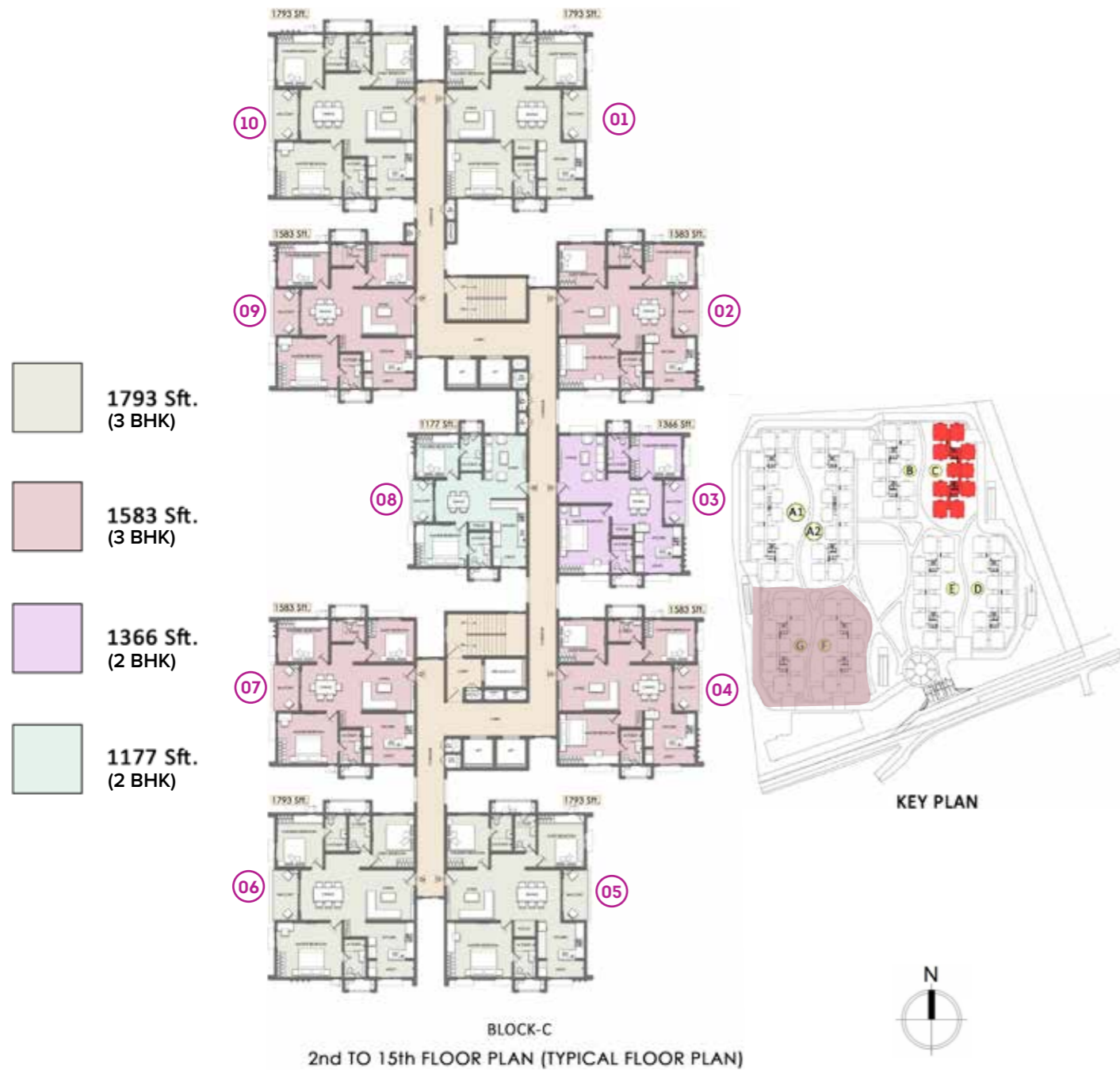
KEY PLAN



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Croft Block





Desmond Block



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Elgin Block

-  1793 Sft. (3 BHK)
-  1583 Sft. (3 BHK)
-  1366 Sft. (2 BHK)
-  1174 Sft. (2 BHK)



BLOCK-E

2nd TO 15th FLOOR PLAN (TYPICAL FLOOR PLAN)

CITADEL UNIT PLANS

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Unit Plan

2 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA

1,177 Sq.ft.

UNIT CARPET AREA

758 Sq.ft.

BALCONY CARPET AREA

48 Sq.ft.

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Unit Plan

2 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA

1,174 Sq.ft.

UNIT CARPET AREA

767 Sq.ft.

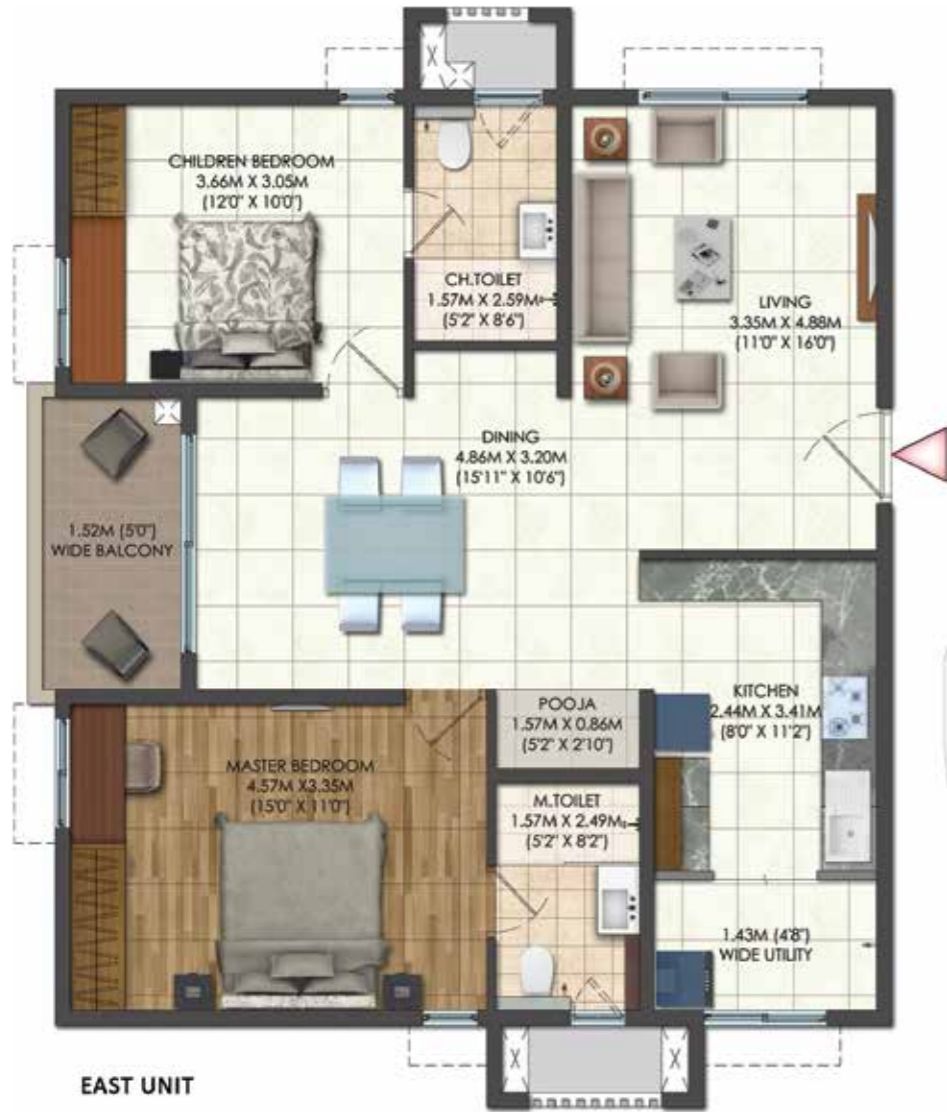
BALCONY CARPET AREA

39 Sq.ft.

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Unit Plan

2 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA

1,366 Sq.ft.

UNIT CARPET AREA

892 Sq.ft.

BALCONY CARPET AREA

51 Sq.ft.

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Unit Plan

2 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA

1,366 sq.ft.

UNIT CARPET AREA

892 Sq.ft.

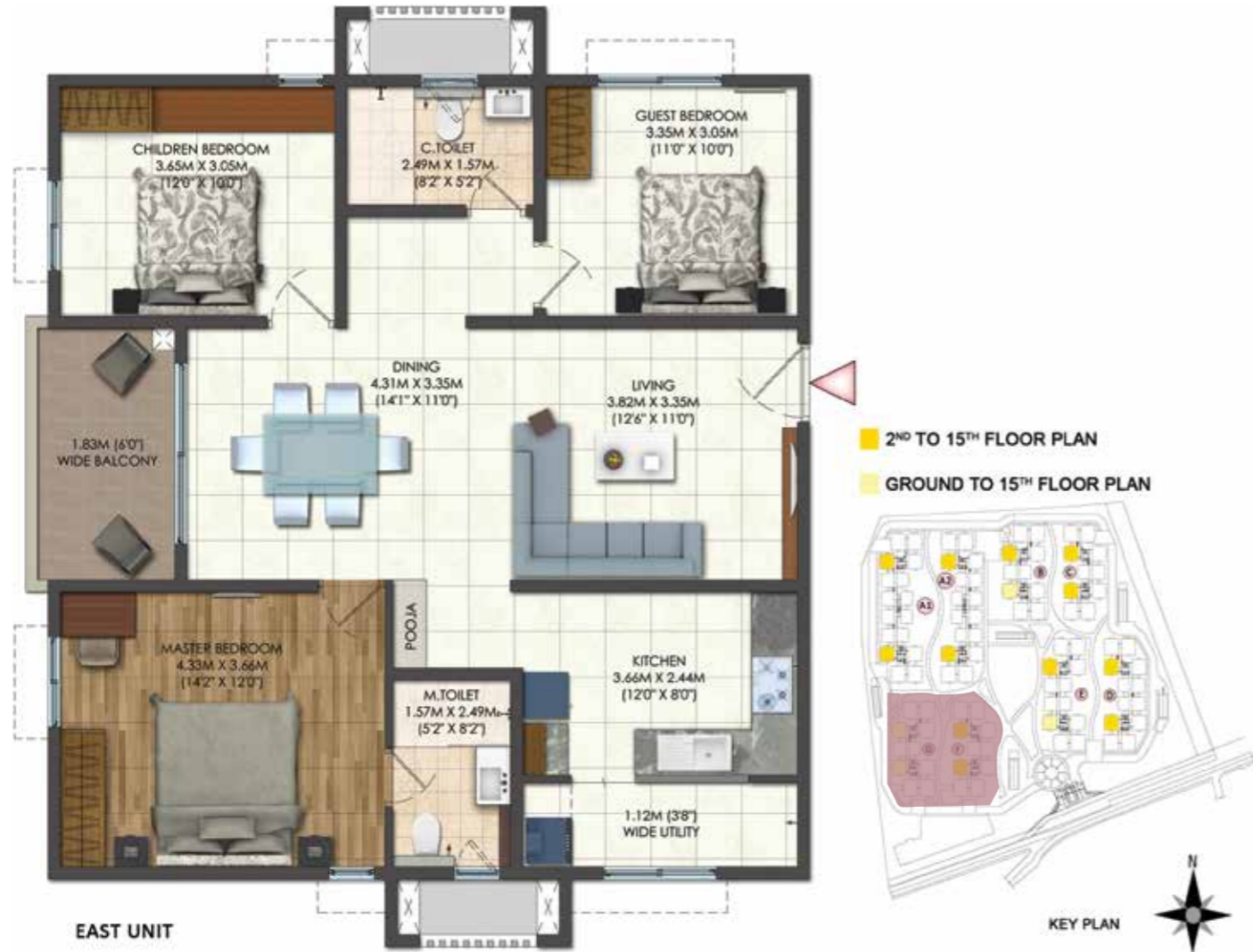
BALCONY CARPET AREA

51 Sq.ft.

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Unit Plan

3 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA

1,583 Sq.ft.

UNIT CARPET AREA

1,030 Sq.ft.

BALCONY CARPET AREA

65 Sq.ft.

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Unit Plan

3 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA

1,583 Sq.ft.

UNIT CARPET AREA

1,030 Sq.ft.

BALCONY CARPET AREA

65 Sq.ft.

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Unit Plan

3 Bedrooms + 3 Toilets



SUPER BUILT-UP AREA

1,793 Sq.ft.

UNIT CARPET AREA

1,174 Sq.ft.

BALCONY CARPET AREA

71 Sq.ft.

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Unit Plan

3 Bedrooms + 3 Toilets



SUPER BUILT-UP AREA

1,793 Sq.ft.

UNIT CARPET AREA

1,174 Sq.ft.

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SPECIFICATIONS

FLOORING:

Living / Dining / Family / Foyer: Vitrified Tiles

BEDROOM:

Master Bedroom: Wood Finish Vitrified Tiles

Other Bedrooms: Vitrified Tiles

KITCHEN & UTILITY:

Flooring: Vitrified Tiles

Counter: Provision for Modular Kitchen

Plumbing / Electrical: Plumbing point provision for water purifier/sink and washing machine

Electrical point provision for Water Purifier, Refrigerator, Microwave, Washing Machine, Instant Geyser, Hob, Chimney and Mixer

BATHROOM:

Master Bedroom Toilet: Ceramic Tiles

Other Toilets: Ceramic Tiles

CP Fittings: Jaquar or equivalent

Sanitary Fixtures: Jaquar/Parryware or equivalent
(Wall mounted EWC with concealed cistern)

BALCONY/DECK:

Flooring: Anti-skid Ceramic Tiles

DOORS:

Main Door: Teakwood frame, flush shutter with both side veneer with teak finish and architrave

Bedroom Doors: Hardwood frame, masonite skin shutter finished with PU paint and architrave

Toilet Doors: Hardwood frame, laminate finish shutter and architrave

Windows: UPVC/Aluminium with bug screen

PAINTING & FINISHES:

Exterior Finish: External texture paint in combination with external emulsion as per design

Common area including lift lobby walls and ceiling: Emulsion Paint

Staircase, utility area and service area walls and ceiling: OBD

Unit Walls: Emulsion Paint

Unit Ceiling: Acrylic Emulsion Paint

Basement Walls and Ceiling: Cement Paint

ELECTRICAL:

Modular Switches: Anchor Roma or equivalent make

2 BHK: 4 kW, 3 BHK: 6 kW

DG Backup: 3 kW for 3 BHK, 2 kW for 2 BHK

100% backup for emergency power of lifts, pumps and lighting in common area

MISCELLANEOUS:

Vertical Transportation: Lifts provided as per design (OTIS/Fujitec/Schindler or equivalent)

Security System: Provision for intercom facility (Handset in customer scope)



**ANOTHER OF OUR
GLITTERING JEWELS
IN THE CITY
OF PEARLS**

Brigade's flagship project in Hyderabad, Brigade At No.7, Banjara Hills, boasts of the finest lifestyle amenities at the most luxurious location in town. With only 55 homes spread over a sprawling 3.1 acres, these premium residences pride themselves for introducing the city to the Brigade way of life.



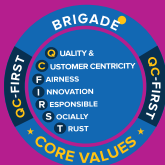
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BRIGADE

Building Positive Experiences

Our Core Values



Founders



Awarded
10 years in a row



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