BRIGADE
Believe in Better

BRIGADE
LUMINA
Tumkur Road



Welcome to a lifestyle defined by its residents.

Refined living.
Defined by you.

The LUMINARIES

Brigade Lumina Presents

The Luminaries.

They take the stage.
But the roles, ah the roles,
they create their own.

Leaders...lone wolves...
knights of the round table...
ready to conquer worlds...
and feel at home.

Everything's play...
and being winners...
par for the course.

You'll know them
not by what they possess
but by how they live.

They are the Luminaries.

Artist's Impression.

The STRATEGISTS.

Precision is second nature to them.
In work, in schedules,
in the way the day moves.

Morning starts in the study,
quick calls before the school drop-off.
Afternoons belong to meetings,
evenings to games on the terrace.
They switch gears without missing a beat.
Around here, nothing is left to chance.





Actual shot of model flat.

WHERE DEALS ARE CLOSED BEFORE SUNRISE!

Where the first deal of the day is struck before sunrise.
Ideas flow faster than the inbox refreshes.
And the chair is never cold for long.



CURATORS *of* EVERYDAY JOYS!

They network like
others collect rare editions.

The long table is anchored at one end
by the city skyline.
Conversations cross over,
some leaning towards the kitchen,
others breaking off at the balcony.

By the time the night's over,
the ideas are already bigger than
the room they started in.



Actual shot of model flat.

WHERE FUTURES ARE SEASONED.

Where the guest list is as curated as the menu,
the conversations spill past the plates.
And no one leaves with the same ideas they came with.

The EXPLORERS.

They rise before the city does.
The coffee's brewing while
the first emails are sent from the study.
By 7, the bikes are at the door.
Ready for the warm-up lap.

By 9, helmets are traded for headsets.
The balcony becomes the reset
between calls.

For these campfire guitarists,
the line between work, life, and play
isn't blurred; it's optimised.





Actual shot of model flat.

STORIES NEED ROOM TO UNFOLD.

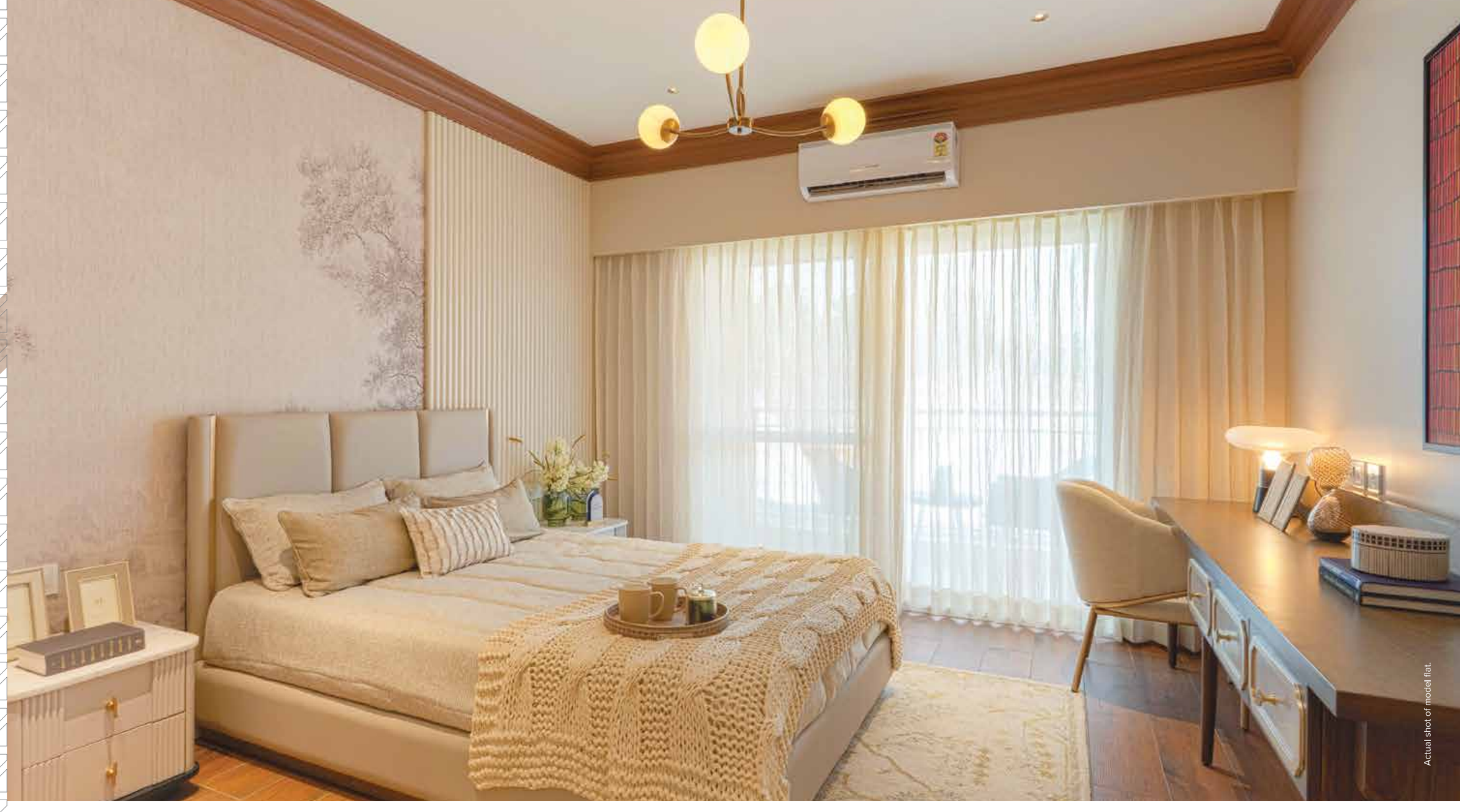
Between school and the playground, imagination finds its own space, fantastic stories from the day blending happily with the ones being dreamt.



A BENCHMARK DEFINED BY ITS RESIDENTS.

Some projects are remembered for their skyline.
Others, for their address.
This one will be remembered for its people.

The ones who set the pace, sharpen the standard, and make every space feel like it belongs to something bigger.
That's what Brigade Lumina was built for.



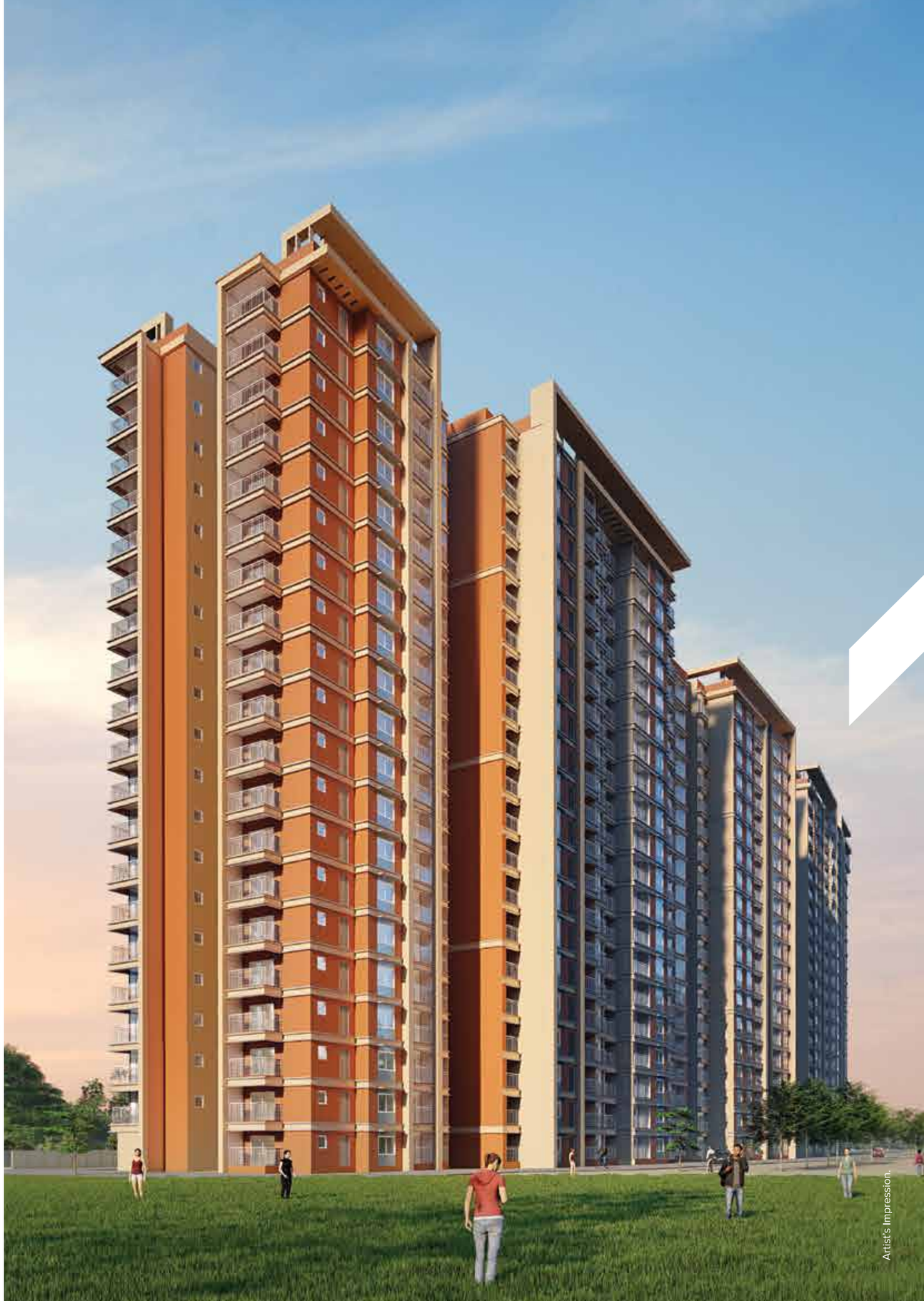
Actual shot of model flat.

TAKING OVER THE WORLD. REHEARSED HERE FIRST.

Here breathes ambition and serenity, in a wide space echoing shared dreams.
Details blend into plans, warm tones mirroring the drive to build and create together.
It's less like a room and more like a canvas for grand ideas.







Artist's Impression.

LOCATION MAP



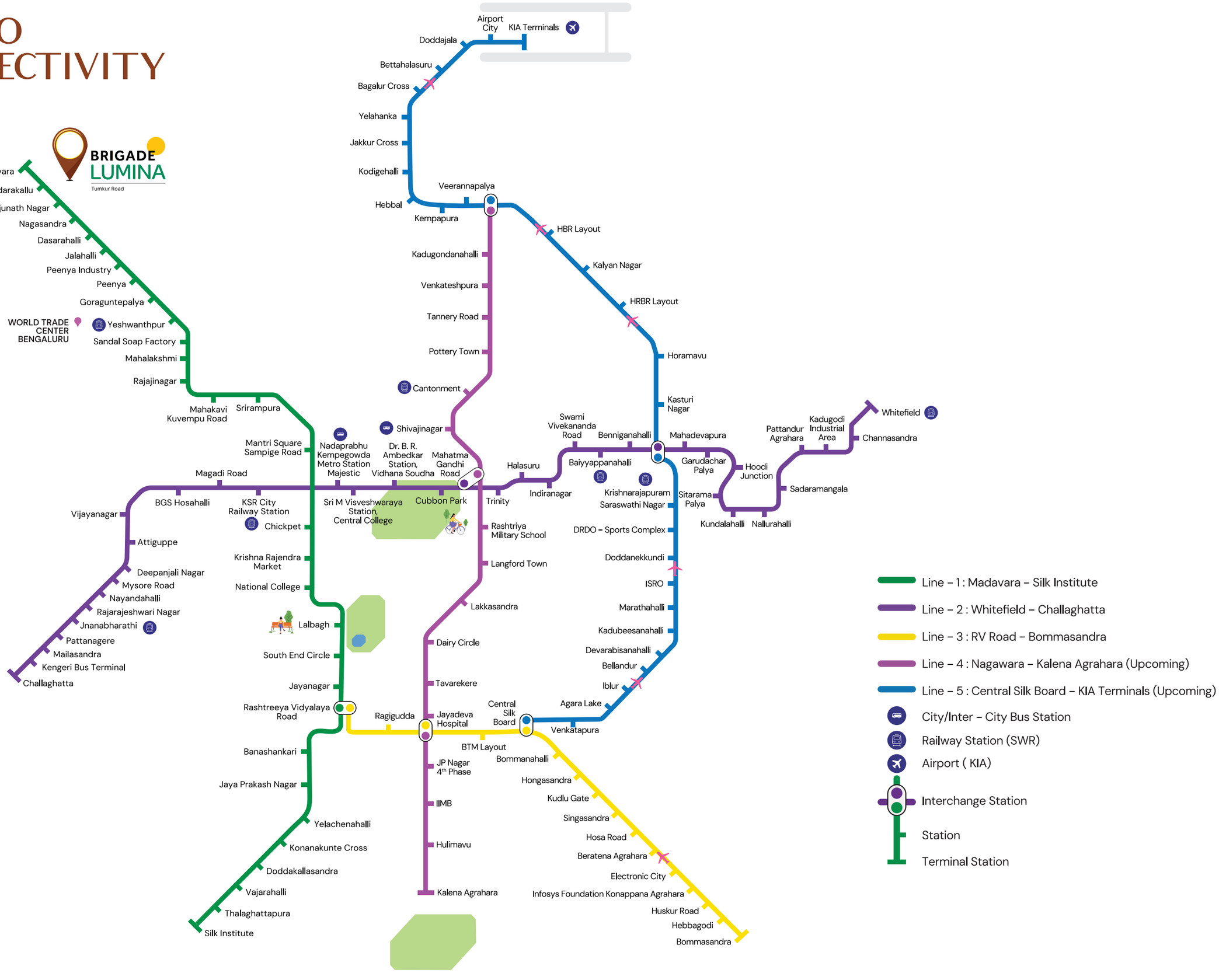
CONNECTED BY PURPOSE, DESIGNED FOR LIFE.

Strategically located along Tumkur Road's thriving industrial corridor, Brigade Lumina places you at the intersection of growth and connectivity. With seamless access to IKEA, the metro, and key hubs across the city, it offers the rare advantage of being well-connected yet distinctly exclusive.

This is a location where urban convenience meets thoughtful design where every detail reflects refined simplicity, and everyday living flows effortlessly. At Brigade Lumina, you don't just live close to everything that matters, you belong to a space that quietly stands apart.

- Namma Metro Green Line
- Hospitals
- Educational Institutes
- Entertainment Hubs

METRO CONNECTIVITY



MASTER PLAN

Legend

01. Entrance gateway with security cabin
02. Entry to club stilt parking
03. Entry to clubhouse
04. Fire driveway
05. Pedestrian pathway
06. Entry to clubhouse upper level and celebration lawns
07. Celebration lawns
08. Seating deck with pergola
09. Exit from basement
10. Seating decks
11. Driveway
12. Tower entry area
13. Visitor parking
14. Services
15. Focal sculpture
16. Reflexology path
17. Entry to basement
18. Focal tree at roundabout
19. Pedestrian pathway 2.4m wide
20. Sculpture
21. Seating plaza
22. Futsal
23. Basketball practice court
24. Pickleball court
25. Pet park
26. Swimming pool
27. Jacuzzi with island seating
28. Kids' pool
29. Outdoor showers
30. Change rooms
31. Kids' play area
32. Pergola with seating
33. Outdoor gym
34. Tot-lot
35. Sunken seating



N

NOT TO SCALE

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Artist's Impression.

Clubhouse

Seating Deck with Pergola

Artist's impression.



Swimming Pool

Artist's impression

Artist's Impression

Aerial View of Amenities



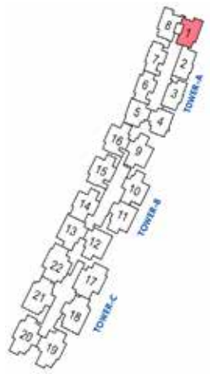
FLOOR PLANS

UNIT: A0001 - A1901

2 BHK + 2 WASHROOM







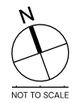
	SQM	SFT
SUPER BUILT-UP AREA	106.87	1150
UNIT CARPET AREA	69.37	747
BALCONY CARPET AREA	3.92	42

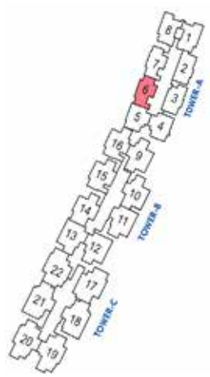
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UNIT: A0106 - A1906

2 BHK + 2 WASHROOM





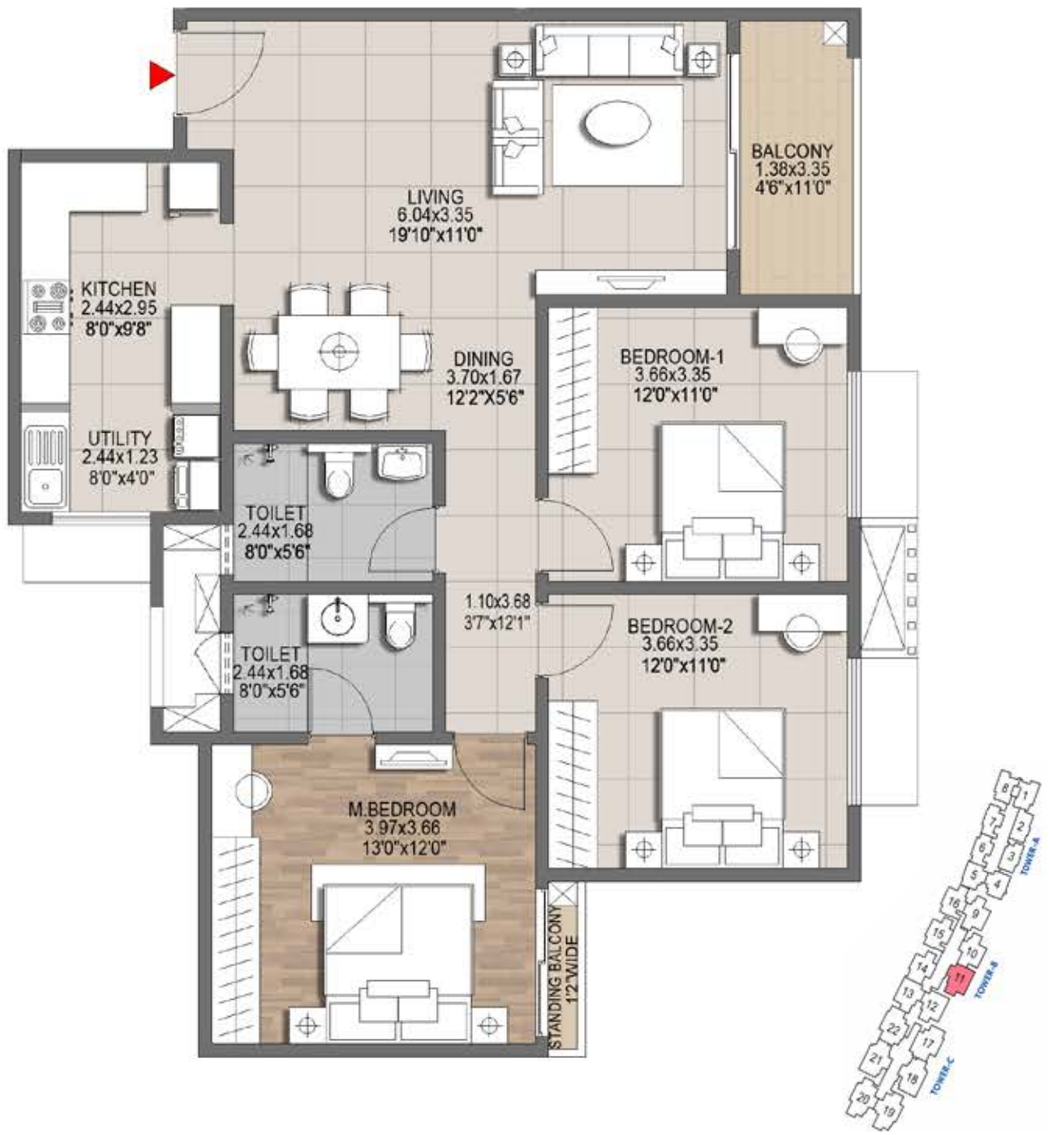


	SQM	SFT
SUPER BUILT-UP AREA	105.12	1132
UNIT CARPET AREA	68.50	737
BALCONY CARPET AREA	3.92	42

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UNIT: B0011 - B1811

3 BHK + 2 WASHROOM

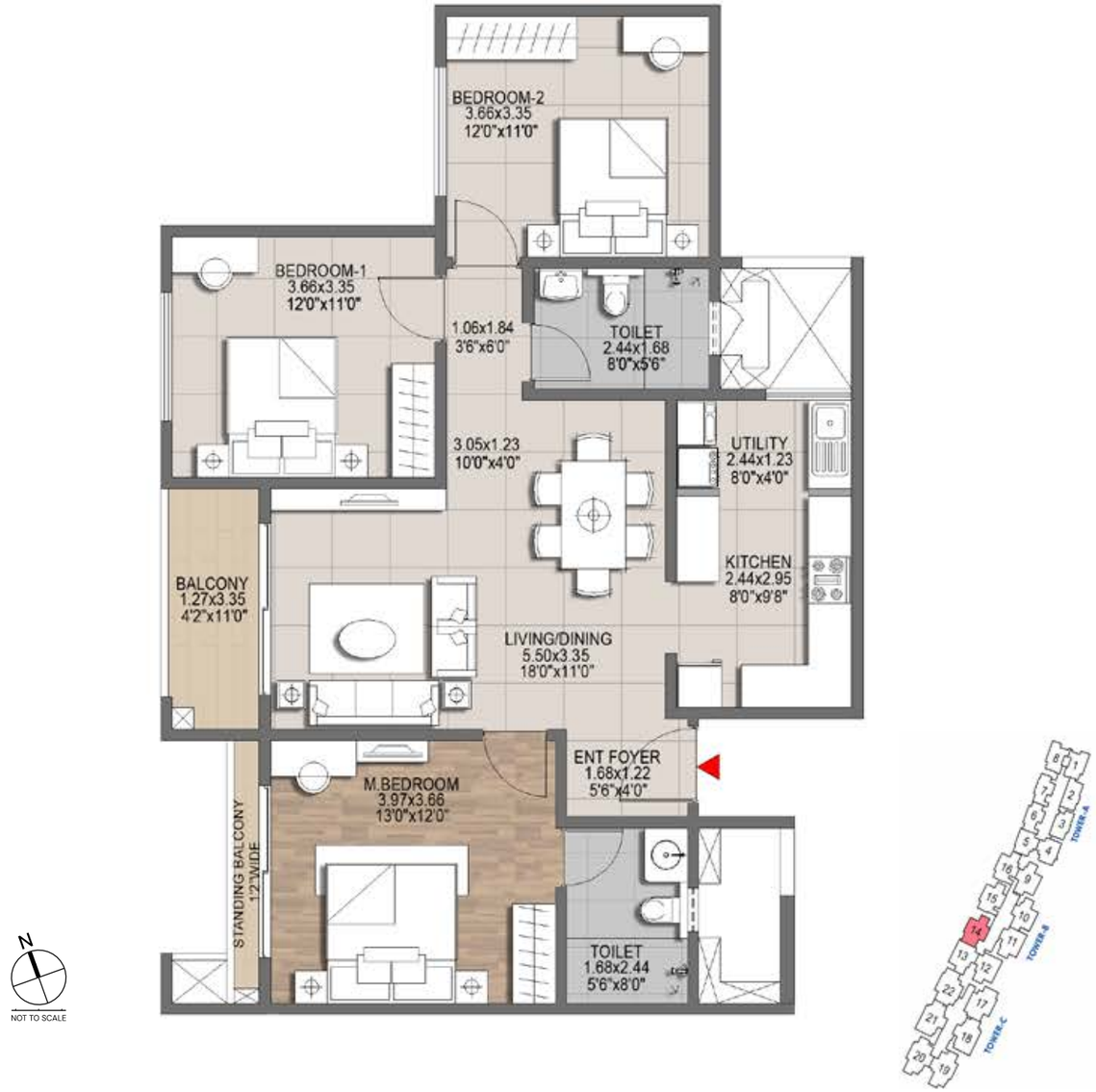


	SQM	SFT
SUPER BUILT-UP AREA	141.52	1523
UNIT CARPET AREA	93.87	1010
BALCONY CARPET AREA	5.12	55

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UNIT: B0214 - B1814

3 BHK + 2 WASHROOM



	SQM	SFT
SUPER BUILT-UP AREA	134.77	1451
UNIT CARPET AREA	88.37	951
BALCONY CARPET AREA	5.34	57

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UNIT: C0019 - C1919

3 BHK + 3 WASHROOM



	SQM	SFT
SUPER BUILT-UP AREA	166.15	1788
UNIT CARPET AREA	103.74	1117
BALCONY CARPET AREA	11.37	122

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UNIT: C0120 - C1920

3 BHK + 3 WASHROOM



	SQM	SFT
SUPER BUILT-UP AREA	166.36	1791
UNIT CARPET AREA	103.90	1118
BALCONY CARPET AREA	11.41	123

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SPECIFICATIONS

COMMON AREA FLOORING

Waiting Lounge / Reception GF Lobby / Lift Lobby	:	Vitrified tiles
Staircases	:	Concrete step tiles / Restile
Other Lift Lobby and Corridors (Upper)	:	Vitrified tiles
Terrace	:	Clay tiles / SRI tiles

UNIT FLOORING

Living / Dining / Family / Foyer Bedrooms / Kitchen / Utility	:	Vitrified tiles
Master Bedroom	:	Wood finish vitrified tiles
Balcony	:	Wood finish vitrified tiles
Washrooms	:	Vitrified tiles

WALL DADO

Kitchen	:	Provision for modular kitchen (no granite slab / no dado will be provided)
Washrooms	:	Vitrified tile cladding up to the false ceiling

KITCHEN

Counter	:	Provision for modular kitchen (no counter will be provided)
Plumbing	:	Provision for water purifier / sink, instant geyser, washing machine, and dishwasher
Electrical	:	Studio and 1 BHK – 16 amps – 4 nos. & 6 amps – 3 nos. 2 and 3 BHK – 16 amps – 4 nos. & 6 amps – 5 nos. Common electrical point for washing machine and dishwasher

WASHROOMS

CP Fittings	:	Jaquar or equivalent (concealed single lever diverter and master washroom wash basin provision for basin mixer)
Sanitary Fixtures	:	Wall-mounted EWC (Jaquar / equivalent) with concealed flush tank and same brand health faucet

DOORS

Main Door / Internal Doors	:	Hardwood frame with flush shutter
Balcony Door	:	uPVC
Windows	:	uPVC

PAINTING & FINISHES

Exterior Finish	:	External paint with external grade emulsion
Unit Internal Ceilings	:	Emulsion paint
Unit Walls	:	Emulsion paint

ELECTRICAL

Units	:	2 BHK – 4 kW 3 BHK – 6 kW
SWITCHES	:	GreatWhite / Panasonic / equivalent make

DG BACKUP

: 100% DG backup for common areas
100% backup for units*

VERTICAL TRANSPORTATION

: Lifts provided as per design

SECURITY SYSTEMS

: CCTV provision for entry / exit points of the block at the ground floor level only

*At an additional cost.

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AIMING FOR NET ZERO.

Up to 5.5% Net Zero ENERGY
residential demand reduction.
(100% common area lighting met through renewables)

Up to 65% WATER
met through on-site sustainable sources.

Up to 38% embodied CARBON
mitigated from baseline.

Up to 86% WASTE
diverted from landfill through responsible management.

MULTIPLE DOMAINS.
SINGLE-MINDED COMMITMENT.

The Brigade Group is one of India's leading property developers with over three 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, Chikkamagaluru, Hyderabad, Chennai, Kochi, and GIFT City, Gandhinagar with developments across the Residential, Commercial, Retail, Hospitality, and Education sectors. Since its inception, Brigade has completed 300+ buildings amounting to over 100 million sq.ft. (9.29 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 March 2019. The commercial segment has seen consistent growth over the last few years with over 5 million sq.ft. of office spaces under development.

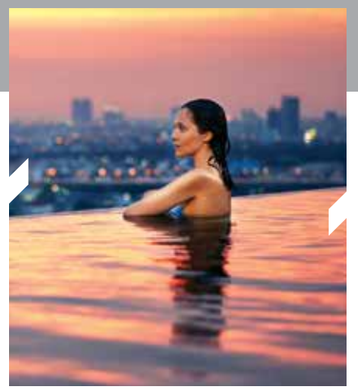
Brigade Retail's first venture was the iconic, world-class Orion Mall at Brigade Gateway, subsequently expanding with Orion Avenue and Orion Uptown. Brigade's Hospitality offerings include star hotels, recreational clubs, convention centres, and The Baking Company, a unique patisserie.

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 BrigadeGroup.com



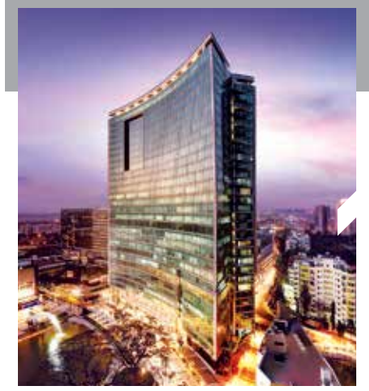


APARTMENTS

VILLAS

INTEGRATED ENCLAVES

SENIOR LIVING



OFFICES

RETAIL SPACES

HOTELS

INDUSTRIAL PARKS



CLUBS

CONVENTION CENTERS

SCHOOLS







NET ZERO EMISSION BY 2045

DEEPENING OUR SUSTAINABILITY COMMITMENT.

At Brigade Group, our core philosophy centers around shaping a radiant future with responsibility and care.

Every project we embark on is infused with deep reverence for our invaluable natural resources, and each initiative resonates outward to foster positive societal transformation. We don't merely design buildings; we architect a thriving tomorrow.

Brigade's journey towards a 'Net Zero Carbon Footprint by 2045' began with a comprehensive assessment of our carbon emissions.
We are implementing extensive decarbonisation strategies, such as reducing energy consumption and transitioning to clean energy, which not only mitigates climate change but also creates numerous opportunities for sustainable growth. We are committed to preserving and enhancing biodiversity through green building designs, urban greening projects, and conservation efforts that protect the local ecosystem.

To know more about our sustainability milestones and goals, visit BrigadeGroup.com

AWARDS & ACCOLADES.

Brigade Group

Recognised for being amongst India's Best Workplaces in the Real Estate industry
for 15 years in a row, at the 'Great Place To Work' 2025.

Named in the Forbes India Developers A-List 2025.

Recognized as the "Best Commercial High Rise Architecture India"
by Asia Pacific Property Awards Architecture in Association with Grohe 2025.

Recognised under two categories - India's Wealth Creators and Top Builders
at the Construction World Architect and Builder Awards (CWAB) 2025.

Honoured with two prestigious wins at the Global Real Estate Brand Awards (GREBA) 2025.

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

Brigade Twin Towers, Bengaluru

Named as Iconic Property of the Year 2025 – Commercial.

Brigade Tech Gardens, Bengaluru

Brigade Group won an award in the category of Commercial High-Rise Development
for Brigade Tech Gardens at The Asia Pacific Property Awards 2023-24.

Brigade El Dorado, Bengaluru

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

Brigade Orchards, Bengaluru

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

Brigade Palmgrove, Mysuru

Won the 'Premium Villa Project of the Year' award at the NDTV Property Awards.

Brigade World Trade Center, Chennai

WTC Chennai won the award for Environmental, Social & Governance (ESG).
WTC was also declared the winner in the Safety & Security category.

Brigade Citadel, Hyderabad

CII-SR EHS Excellence Awards
Brigade Citadel received the Gold Award for Excellence in EHS practices.

BRIGADE

Believe in Better

Our Core Values



Founders

indian music EXPERIENCE MUSEUM

To **UPGRADE TO BRIGADE**, reach us on **1800 102 9977** • **BrigadeLumina.com**

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CREDAI BENGALURU

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