



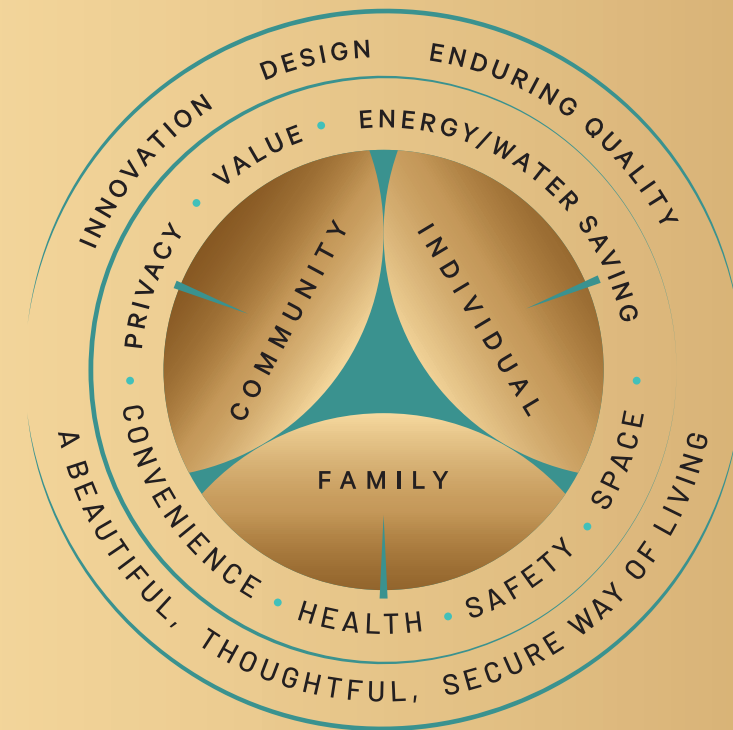
BREN AVAANA

KANAKAPURA MAIN ROAD





With over three decades of expertise in property development, BREN leads with innovation while prioritising community and the environment. Our dedication to ingenuity, precision, and a people-first ethos shapes homes as centres of endless possibilities, where design and quality blend seamlessly for generations to come. This is the BREN way.



30 + YEARS OF EXCELLENCE

10 + MILLION SQ. FT. BUILT

25 + PROJECTS COMPLETED

10,000 + HAPPY CUSTOMERS

RESIDENTIAL

16 Residential projects in prime well-connected locations. 1,000,000+ sq. ft. of built-up area. 6,500 premium apartments.

COMMERCIAL

Tech parks, Offices, Hybrid spaces. 4 completed, over 2.5 Million sq. ft. of ongoing and upcoming assets in key locations.

SPORTS



Spread over 100 acres. 4.1km FIA Grade-2 racetrack, along with a separate dragstrip and an R&D centre with a dynamic test pad.

EDUCATION

One of Bangalore's iconic educational institutions founded in 1978, with a rich and reputed legacy of educational excellence.



SISHU GRIHA



BREN
A V A A N A

Where life comes abloom

Premium 3BHK apartments ranging from 1,515 sqft to 1,660 sqft super built-up area

4+ Acres with over 55% open space

Prime location on Kanakapura Main Road

3 Residential Towers – featuring G+23 Floors

G+2 Commercial block ideal for retail stores

Multi-storey Club Gardenia - Multi-purpose/ Party Hall, Creche, Co-working Café, Gymnasium, Yoga/ Aerobics/ Fitness Studio, Double-height Squash Court with Viewing Gallery, and more

Swimming Pool with Changing Rooms, Party Lawn with Open-air Theatre, Pet Park, Volleyball Court, Pickleball Court, Elders' Zone with Outdoor Gym, Community Vegetable Garden Area, Reflexology Path, and more

A total of 327 apartments, comprising 4 premium 2BHK and 323 spacious 3 BHK units, with 5 units on each floor

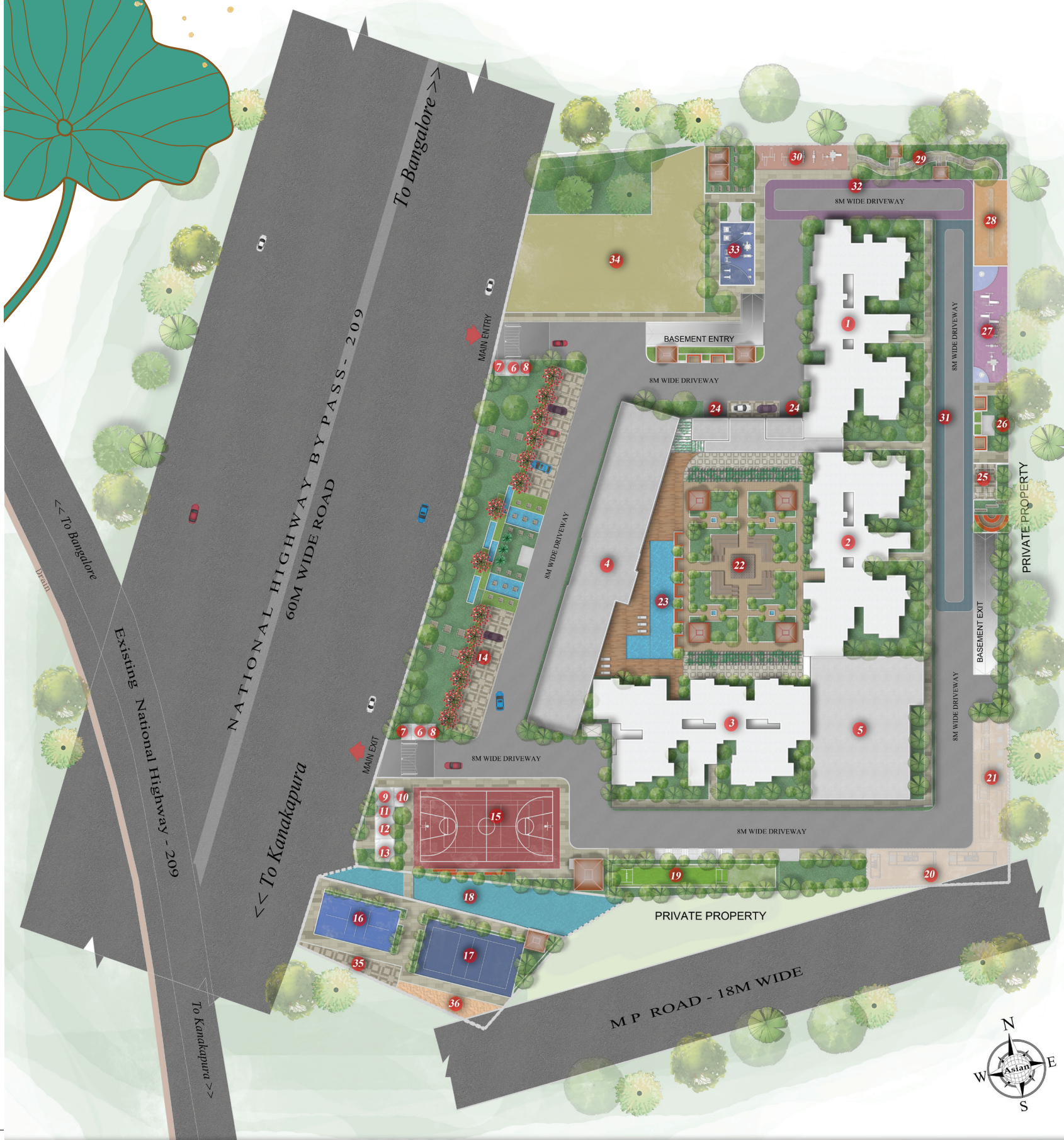


Nurturing togetherness

The three striking residential towers provide a telling backdrop to the meticulously planned project, designed to foster meaningful connections and enriching interactions. Here, you will find sprawling recreational spaces, sports facilities, serene walking trails, and a vibrant multi-storey clubhouse, complemented by the thoughtful inclusion of a community vegetable garden and more.

Legends

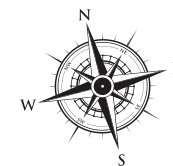
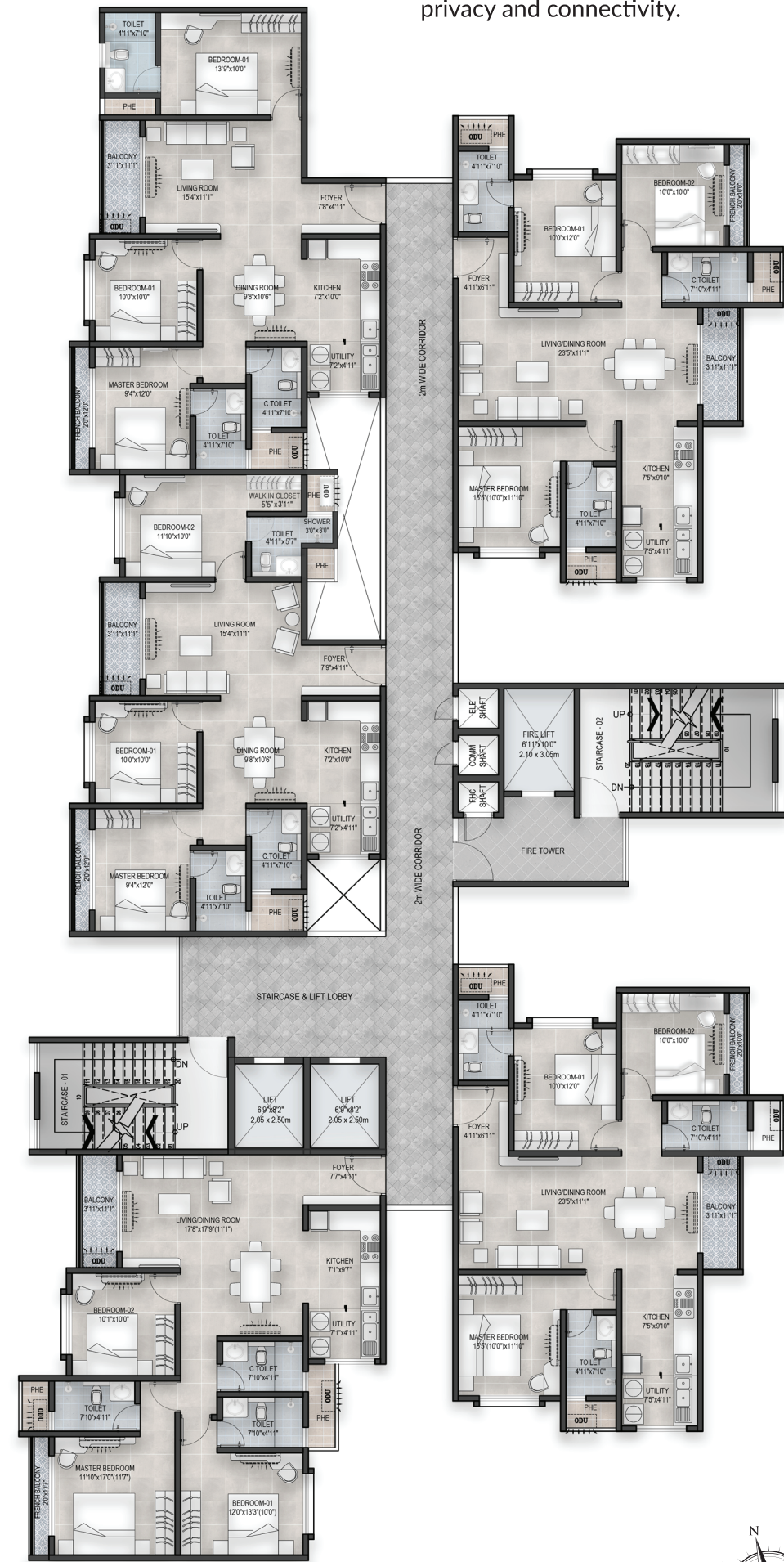
1. WING A - IRIS
2. WING B - JASMINE
3. WING C - FRANGIPANI
4. COMMERCIAL BLOCK
5. CLUBHOUSE
6. SECURITY CABIN
7. CCTV ROOM
8. TOILET
9. STORE ROOM/ RESTROOM FOR STAFF
10. LADIES' WASHROOM
11. GENTS' WASHROOM
12. DRY WASTE
13. OWC
14. PARKING
15. MULTIPURPOSE COURT
16. VOLLEYBALL COURT
17. PICKLEBALL COURT
18. HALLA
19. CRICKET PITCH
20. TRANSFORMER YARD
21. DG YARD
22. OPEN-AIR THEATRE WITH LANDSCAPING
23. SWIMMING POOL
24. DRIVEWAY TO GROUND FLOOR
25. CYCLE STAND
26. COMMUNITY VEGETABLE GARDEN
27. KIDS' PLAY AREA
28. SKATING RINK
29. REFLEXOLOGY PARK
30. TODDLERS' PLAY AREA
31. KIDS' CYCLING TRACK
32. TODDLERS' CYCLING TRACK
33. OUTDOOR GYM
34. CIVIC AMENITIES
35. PET WASH
36. PET PARK



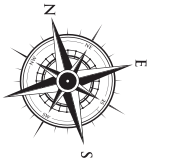
Key Plans

Every floor is meticulously designed to prioritise discretion, optimal use of space, and accessibility — a seamless blend of privacy and connectivity.

WING A & B



WING C



Key Plans

WING C

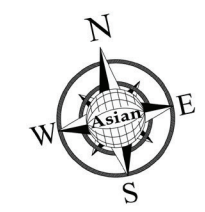
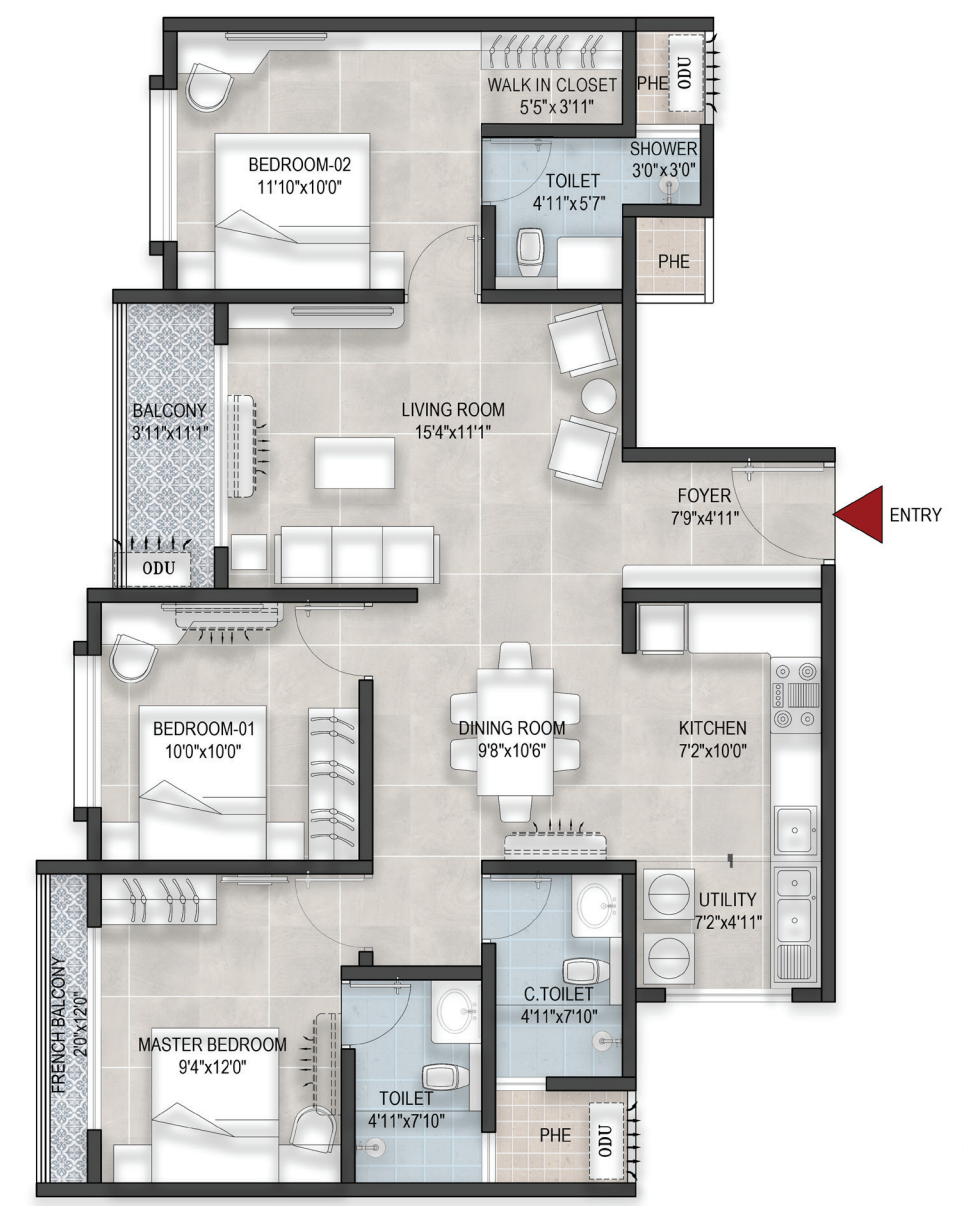
Unit Plans

Our six distinct 3BHK unit plans harmonise comfort and refinement with practicality, ensuring an elevated living experience.



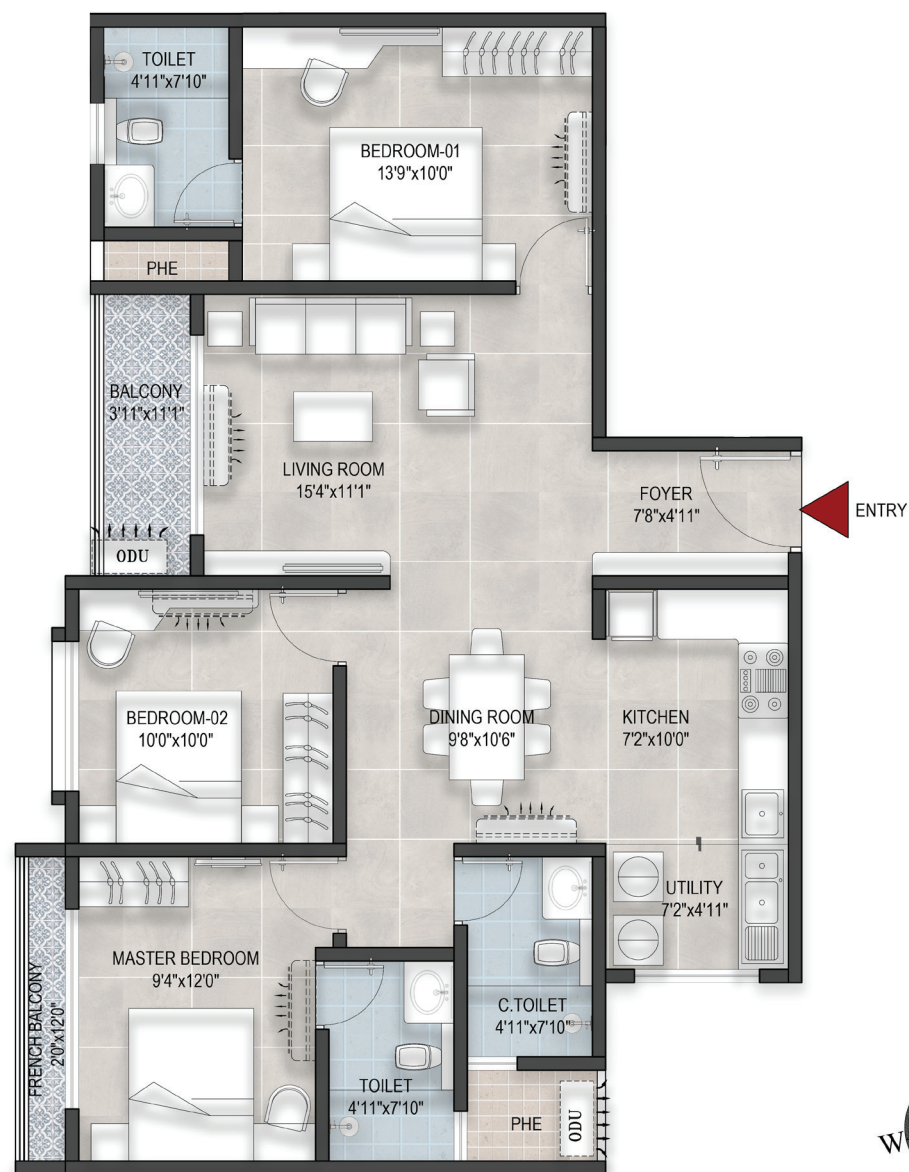
FLOOR PLAN - TYPE 01-WING A, B | 1,618 sq. ft.

A spacious 3 BHK unit with a super built-up area of 1,618 sq ft.



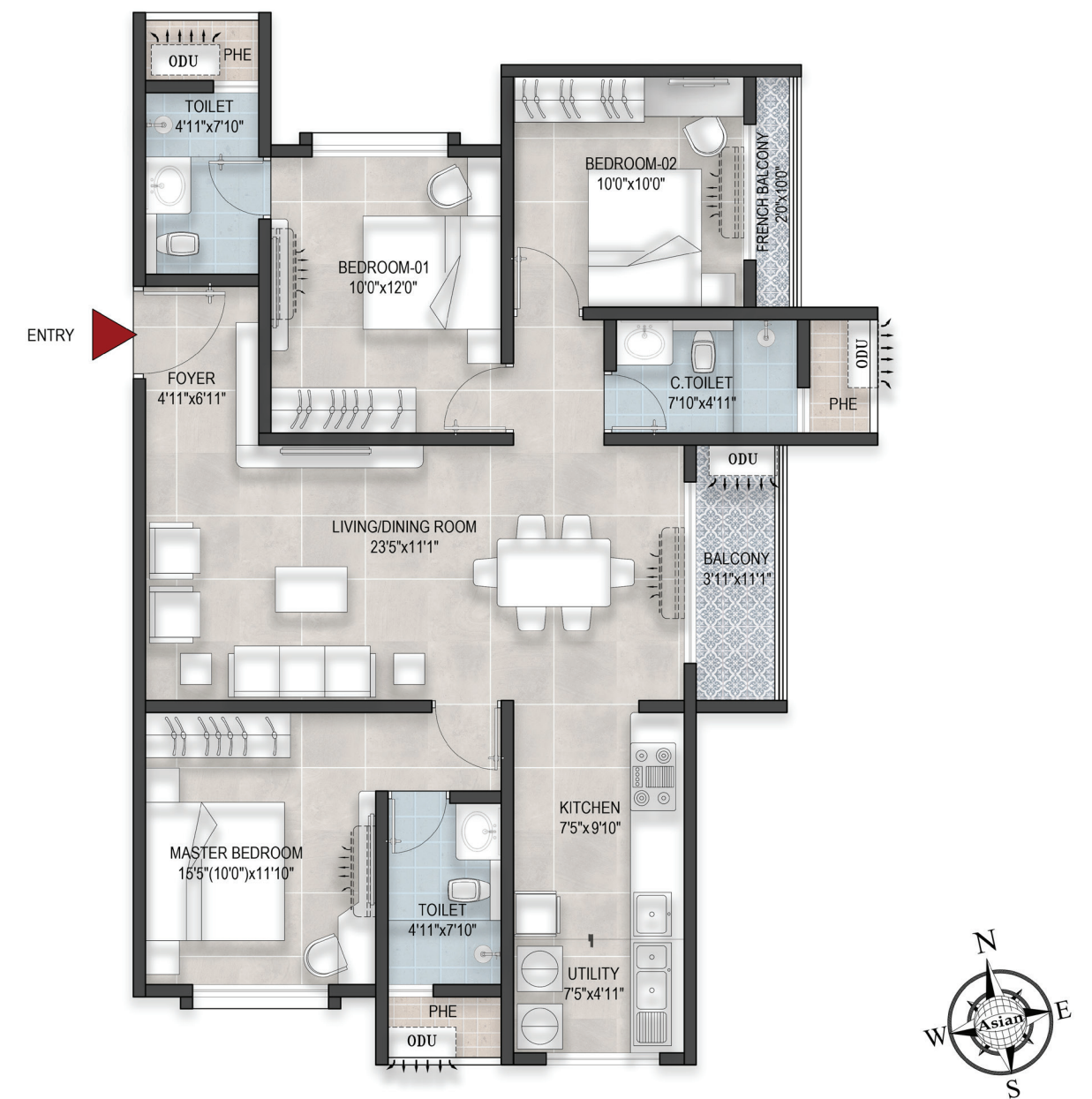
FLOOR PLAN - TYPE 02-WING A, B | 1,530 sq. ft.

An expansive 3 BHK unit with a super built-up area of 1,530 sq ft.



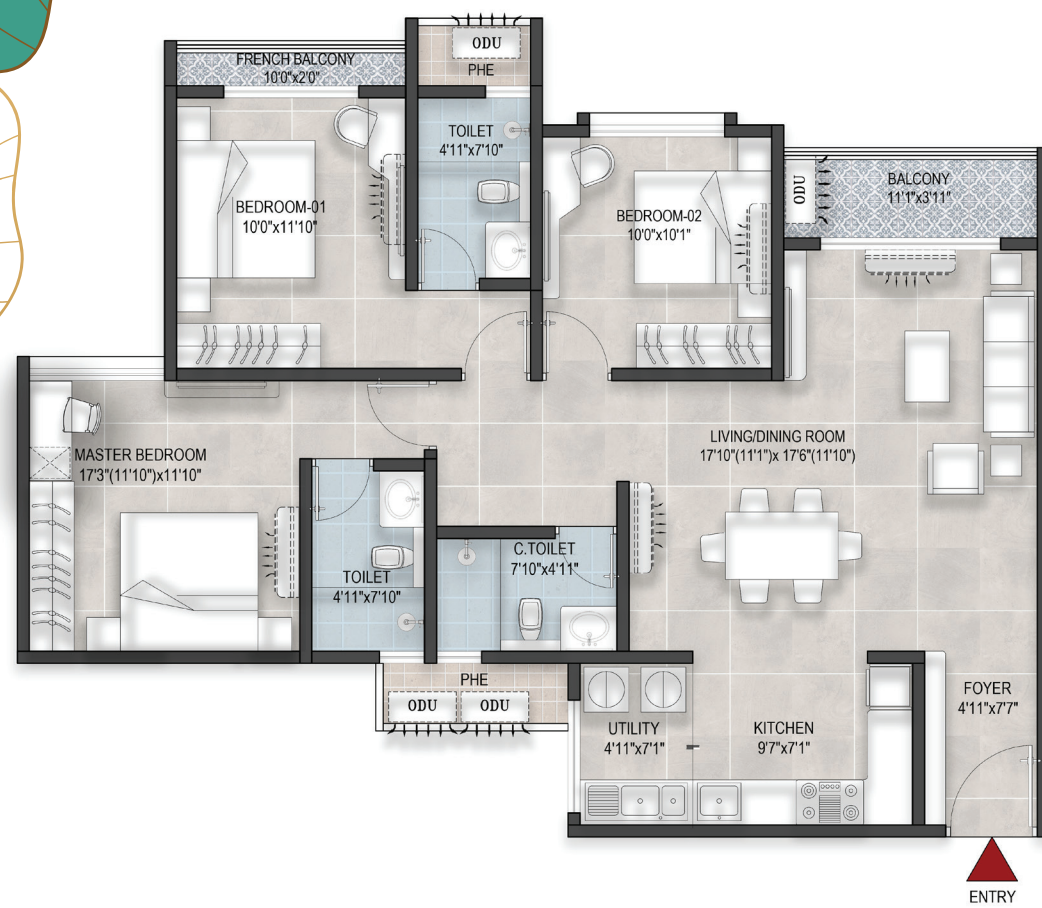
FLOOR PLAN - TYPE O3-WING A, B | 1,515 sq. ft.

An expansive 3 BHK unit with a super built-up area of 1,515 sq ft.



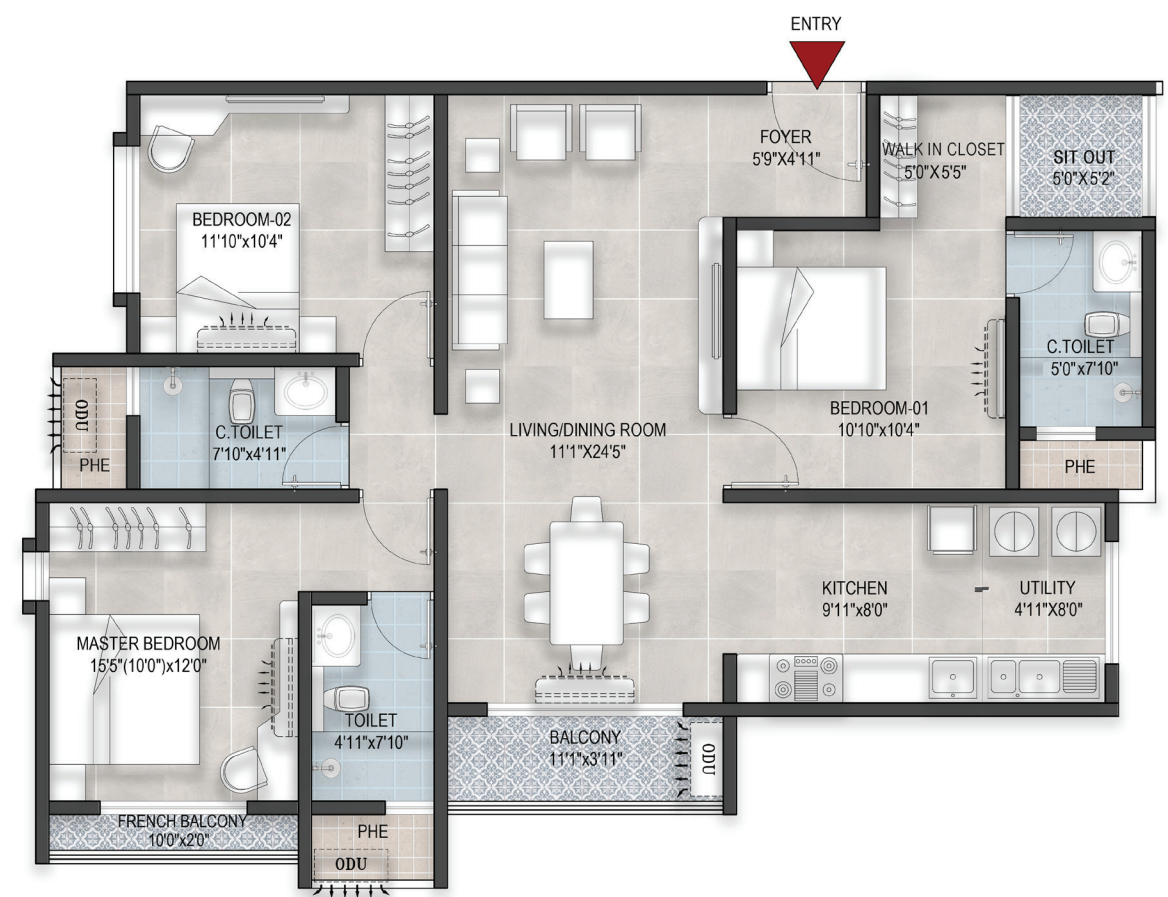
FLOOR PLAN - TYPE O4-WING A, B | 1,535 sq. ft.

An expansive 3 BHK unit with a super built-up area of 1,535 sq ft.



FLOOR PLAN - TYPE 05-WING C | 1,660 sq. ft.

A spacious 3 BHK unit with a super built-up area of 1,660 sq ft.



FLOOR PLAN - TYPE 06-WING C | 1,575 sq. ft.

An expansive 3 BHK unit with a super built-up area of 1,575 sq ft.



With four floors of meticulously curated amenities, Club Gardenia offers a holistic approach to relaxation, recreation, and rejuvenation, where every detail is tailored to enrich the harmonious living experience – for individuals, families, and the community alike.



A decorative illustration at the bottom of the page featuring three stylized lotus leaves and seed pods. The central leaf is a solid teal color, while the two flanking leaves are outlined in gold. Small gold seed pods are scattered around the leaves.

This detailed floor plan illustrates the layout of the first floor, featuring a central multi-purpose hall and several specialized rooms. The plan includes the following areas:

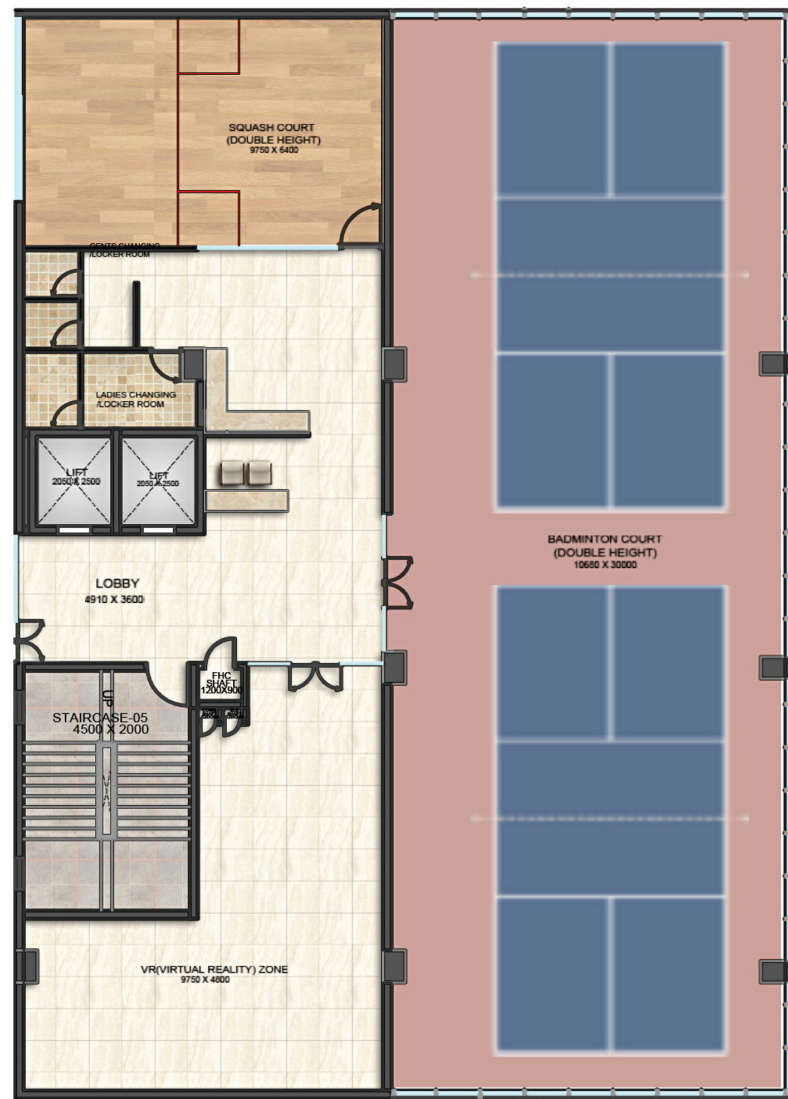
- RECEPTION LOBBY** (7550 X 11480): A large open area at the top left.
- CRECHE**: Located to the right of the reception lobby.
- RESTING ROOM**: Situated at the top right corner.
- LADIES** and **GENTS** (825 X 1260): Restrooms located below the reception lobby.
- LOBBY** (4910 X 3650): A smaller lobby area to the left of the multi-purpose hall.
- MULTI-PURPOSE HALL** (13160 X 15330): The central large hall containing eight round tables.
- BUFFET AREA** (5005 X 6345): Located to the left of the multi-purpose hall.
- KITCHEN** (5930 X 4800): Situated at the bottom left.
- HAND WASH** (3590 X 2400): A dedicated handwashing area.
- CHANGE ROOM**: Located at the bottom center.
- STAGE** (10690 X 3925): A stage area at the bottom right.

1st Floor Plan Details:

- Gymnasium:** 13110 X 11595. Contains treadmills, ellipticals, free weights, and cardio equipment.
- Yoga / Aerobics Room:** 10010 X 9050. Open area for yoga and group fitness classes.
- Indoor Games Room (Top):** 5020 X 11910. Features pool tables and seating.
- Indoor Games Room (Bottom):** 9750 X 4800. Features pool tables and seating.
- Lobby:** 4910 X 3600. Central gathering area with reception desk.
- Reception:** 1200 X 600. Front desk area.
- Spa Area:**
 - Male Spa:** 2330 X 1790
 - Female Spa:** 4400 X 1900
 - Steam:** 2400 X 4000 (Male)
 - Steam:** 2900 X 2500 (Female)
 - Massage:** 2900 X 4200 (Male)
 - Massage:** 2900 X 4200 (Female)
 - CH RM:** 1900 X 1200 (Male)
 - CH RM:** 1900 X 1200 (Female)
- Restrooms:**
 - Toilet:** 1000 X 1100 (Male)
 - Toilet:** 1000 X 1100 (Female)
 - Lavatories:** 360 X 1900 (Male)
 - Lavatories:** 360 X 1900 (Female)
 - Gents:** 360 X 1900
- Other:** L.C. (Linen Closet), SH (Shower), and various storage areas.

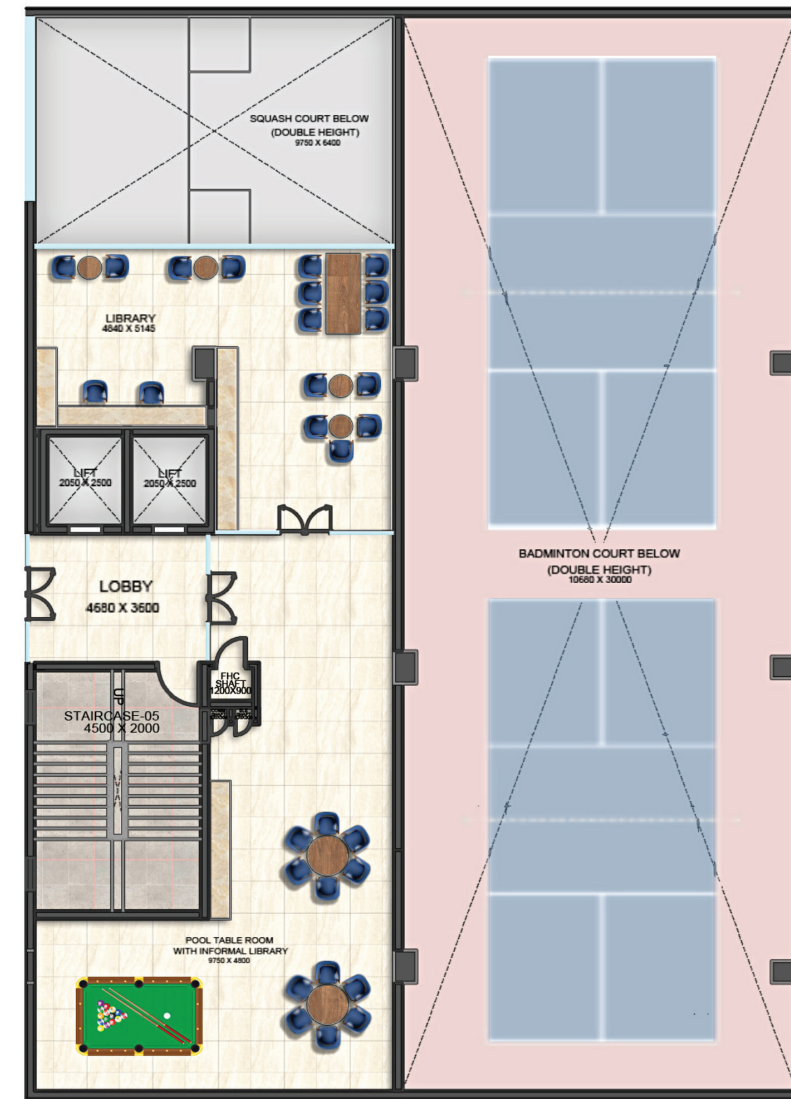
THIRD FLOOR

Double-height Squash Court with
Viewing Gallery
Double-height Badminton Courts (2)
Multi-purpose VR Room
Changing Room with Lockers



FOURTH FLOOR

Casual Reading
Space with Pool Table
Casual Co-working
Café



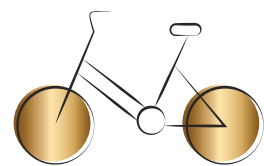
A bouquet of belonging

Beyond the clubhouse lies a vibrant outdoor space where you will find the spirit of community intertwining with nature's charming allure.

Outdoor Amenities



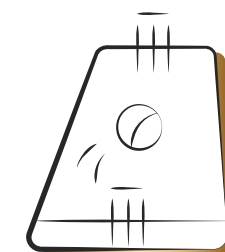
Swimming Pool with Changing Rooms & Toilets



Cycling Track



Kids' Play Area



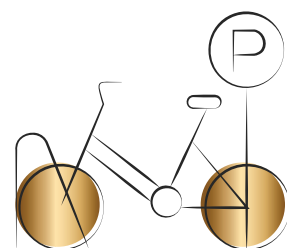
Cricket Practice Pitch with Running Length



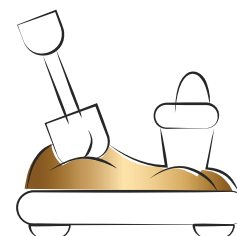
Reflexology Path



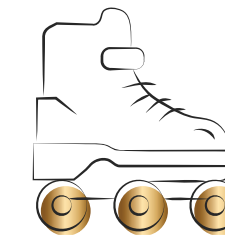
Party Lawn with Open-Air Theatre



Cycle Stand



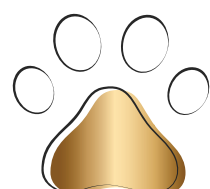
Toddlers' Play Area



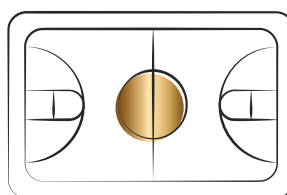
Skating Rink



Pedestrian Walkway



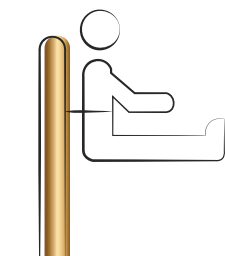
Pet Park



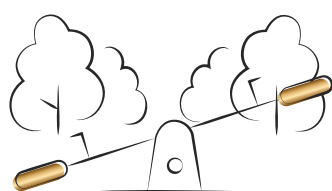
Multi-Purpose Play Court



Volleyball Court



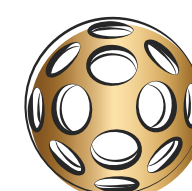
Senior Citizens' Zone with Outdoor Gym



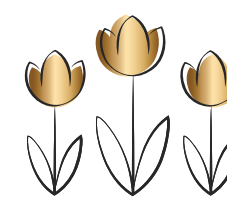
Theme Play Park for Kids



Community Vegetable Garden Area



Pickleball Court



Floral Garden with Trees

BRENNOVATION

Through the seamless fusion of functionality, cutting-edge design, uncompromising quality, exceptional service, and industry-leading practices, BREN is committed to enhancing efficiency, pushing boundaries, and challenging conventions, all with one singular aim: to provide you with an extraordinary living experience that will endure for generations to come.

10+ BRENNOVATION features that make Bren Avaana all the more special



Tall windows to maximize sunlight



Window grilles for enhanced safety



Use of biodegradable materials at project construction sites



Maintenance-cost-saving machine-room-less elevators



Smart water meters with leak detection, remote control, and direct bill payment option



A combination of solar and conventional lights for cost-effective lighting



Adequate and strategically placed electrical points for ACs and TVs



The Ultimate Assurance

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.

Assured Quality

Planning and design by leading architects
Certification by leading structural engineers
Quality checks of all incoming materials
Landscaping by leading landscaping architects
Compliance with essential standards such as

Sewage Treatment

Plant & Rain Water Harvesting

CREDAI accreditation

BBMP/BDA approved

BESCOM approval

BWSSB NOC

KSPCB NOC

Clear Title

Checked and verified by leading lawyers

Clear Property Khata

Fire Department NOC

Airport Authority of India NOC

Ministry of Environment and Forests approval

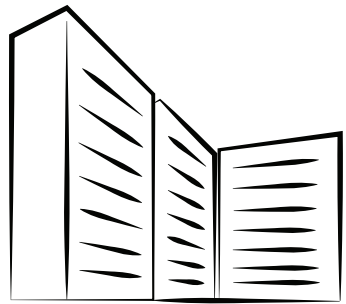
Tax paid receipts, up-to-date

RERA Approved

Build quality. The Aluminium Formwork System is perhaps the most versatile modern construction technique, currently being used by some of the world's most progressive companies. The process ensures an excellent finish and best of all – an increase in carpet area.

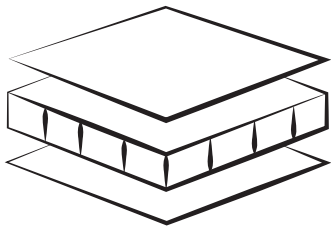


Specifications



STRUCTURE

Seismic Zone II Compliant
RCC Structure using built
using pre-engineered
Aluminium Form Works.



FLOOR AND CEILING FINISHES

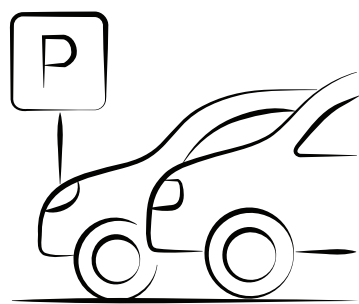
Foyer, Living, Kitchen, Dining & All
bedrooms – Glossy / Matt Vitrified
tiles.

Toilet Flooring – Antiskid Vitrified
Tiles.

Toilets Dado- Glossy Vitrified Tiles
up to false ceiling

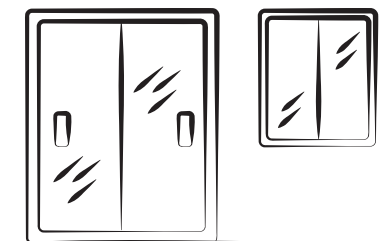
Toilets – False ceiling with Grid
Panels.

Utility & Balcony Flooring –
Antiskid / Matt finish Vitrified.



CAR PARKING

Covered Parking in Basement,
Ground Floor & First Floor.

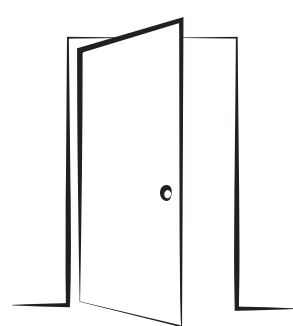


WINDOWS AND SLIDING DOORS

Living & Bedroom Balconies –
Aluminum Sliding doors with
Mosquito mesh of selected colour &
finish as per design.

All bedroom & Utility – Aluminum
Sliding window with Mosquito mesh
of selected colour & finish as per
design.

Toilet Ventilators – Aluminum
Openable shutters of selected colour
& finish as per design, also used for
service access to plumbing shaft and
provision for Exhaust fan.



DOORS

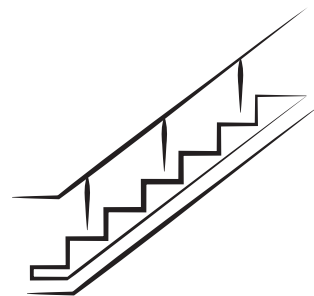
Main door Frame – Wooden Frame
as per the design with threshold.

Bedroom & Toilet door Frame –
Wooden Frame as per design.

Main door Shutters – Tubular core
with both sides Veneer skin.

Bedroom door shutters - Tubular
core with both sides Veneer skin.

Toilet door Shutters - Tubular core
with one side Laminate skin (inside)
and Veneer skin (outside).

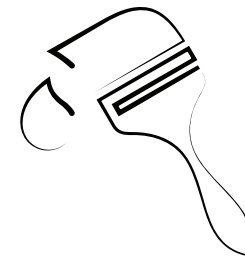


MS WORKS

Balcony – MS Railing of adequate
height as per design.

All bedroom Windows & Utility –
MS Grills as per design.

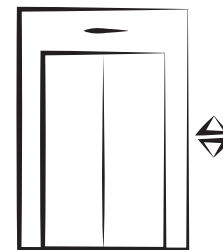
Staircase railing- MS Railing



PAINTING

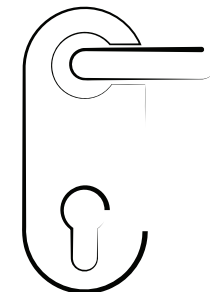
Internal Wall and ceiling -
Acrylic Emulsion paint.

External – Exterior Emulsion
paint with Texture as per design.



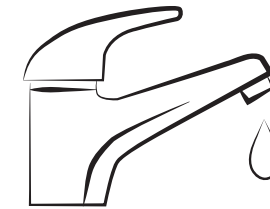
ELEVATORS

3 lifts (2 Passenger & 1 service)
in each wing of adequate
capacity.



HARDWARE

Godrej / equivalent



PLUMBING & SANITARY

Sanitary Fixtures of Kohler /
equivalent in all Toilets.

Chromium plated fittings Grohe /
equivalent in all Toilets and Kitchen.

Cold-Hot water provision for all
Toilets.

Plug point provision for geyser in all
the Toilets.

Plug point provision for geyser in
Utility.

Plug point provision for water
purifier in Utility.

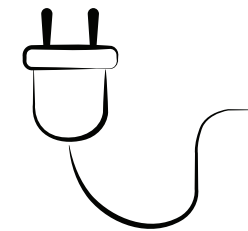


COMMON AREA

Flooring – Antiskid Vitrified tiles.

Painting – Oil bound distemper paint
for Walls and Ceiling.

Staircases – Granite/vitrified tile
threads with Tiled Raisers.



ELECTRICAL

AC Provisions in all bedrooms &
Living / Dining.

5KW - 3 Phase power supply for
Each Flat.

Generator backup for Each Flat.

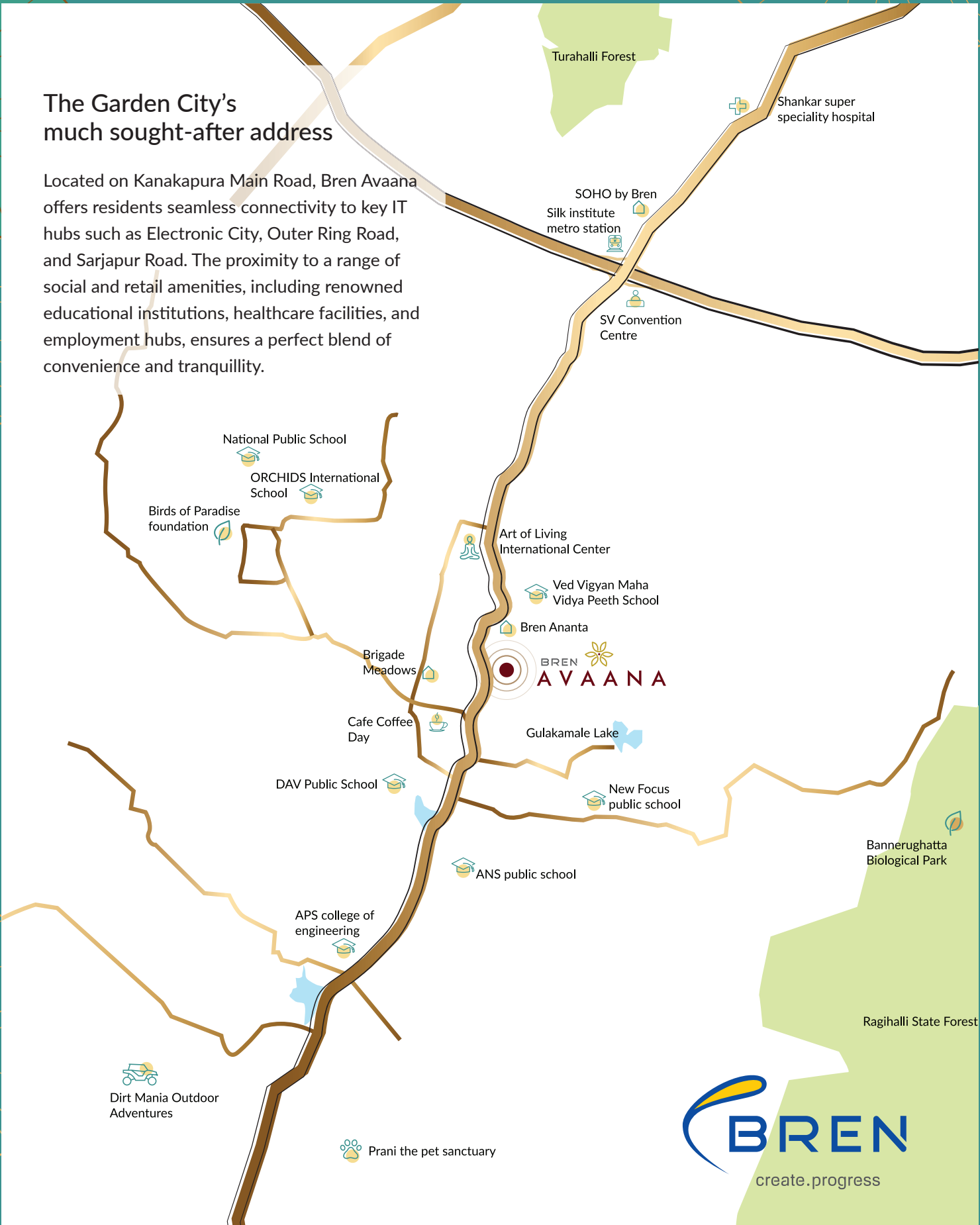
Fire resistant Electrical wires of
reputed make.

TV points in all Bedrooms and Living.

Telephone points in Living room.

The Garden City's much sought-after address

Located on Kanakapura Main Road, Bren Avaana offers residents seamless connectivity to key IT hubs such as Electronic City, Outer Ring Road, and Sarjapur Road. The proximity to a range of social and retail amenities, including renowned educational institutions, healthcare facilities, and employment hubs, ensures a perfect blend of convenience and tranquillity.



PRM/KA/RERA/1251/310/PR/180924/007029

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CREDAI
BENGALURU

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