

**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.

#### 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




**30** + YEARS OF EXCELLENCE

**10** + MILLION SQ. FT. BUILT

**25** + PROJECTS COMPLETED

**10,000** + HAPPY CUSTOMERS



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

4.7 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

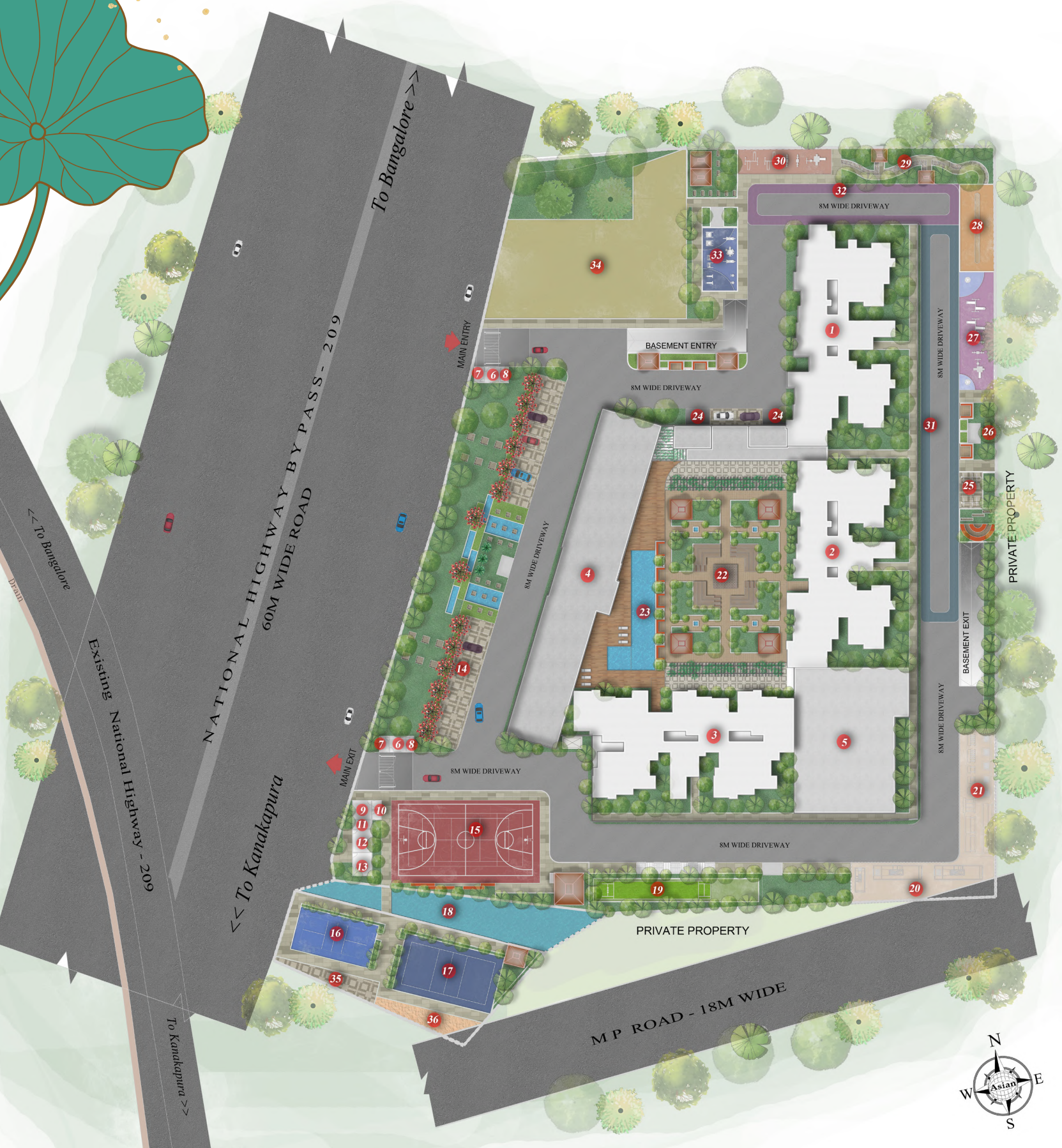
Swimming Pool with Changing Rooms, Party Lawn with Open-air Theatre, Pet Park, Volleyball Court, Pickleball Court, Elders' Zone with Outdoor Gym, Community Vegetable Garden Area, Reflexology Path, and more

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

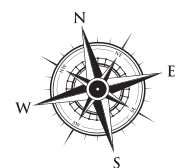
WING A & B



TYPICAL FLOOR PLAN - WING A & B



Each floor is thoughtfully designed with an exquisite attention to detail, creating a refined balance between privacy, space efficiency, and accessibility. The seamless integration of these elements fosters an environment where elegance and connectivity coexist effortlessly, offering both tranquility and harmony in every corner.





## WING C



TYPICAL FLOOR PLAN - WING C

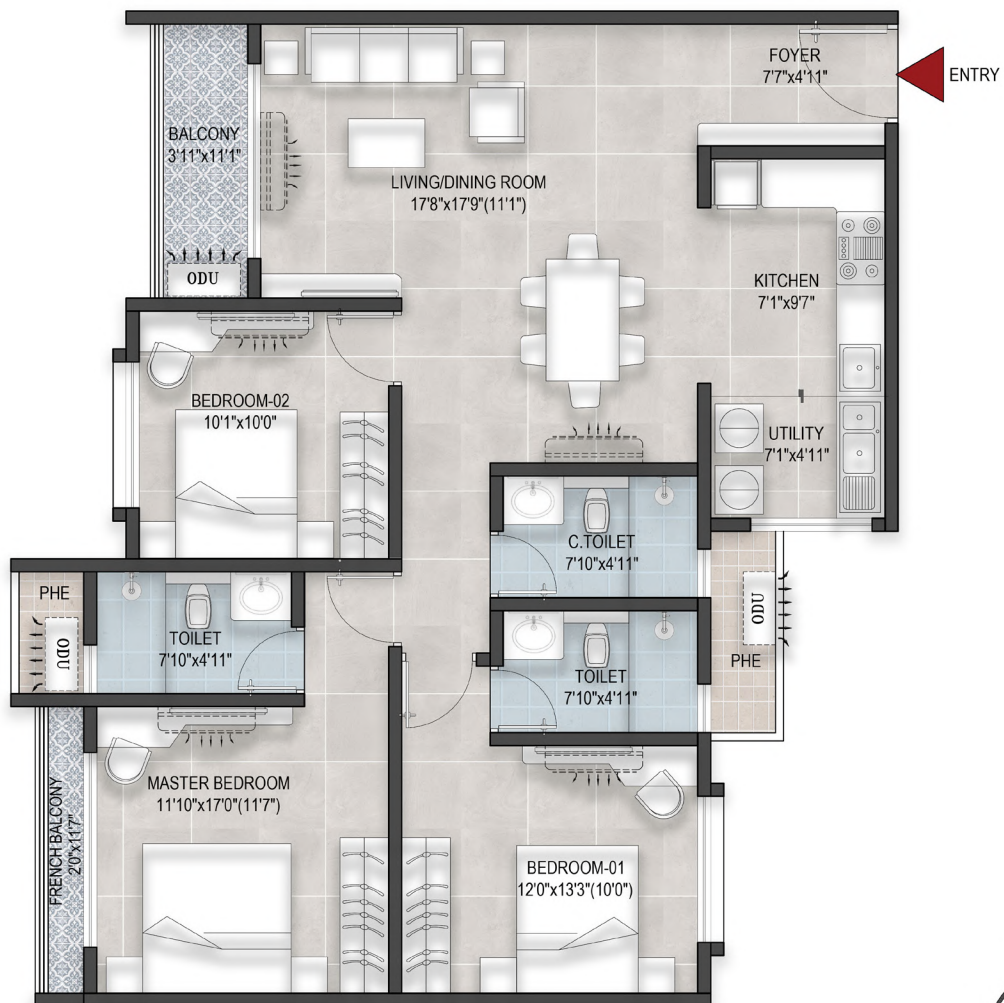


Every aspect of this design has been carefully considered. The space exudes a sense of purpose, where functionality meets beauty in perfect harmony. Every choice, every line, and every feature has been meticulously crafted to provide an experience that is both inspiring and practical.



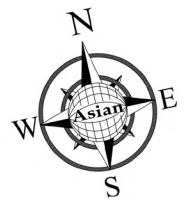
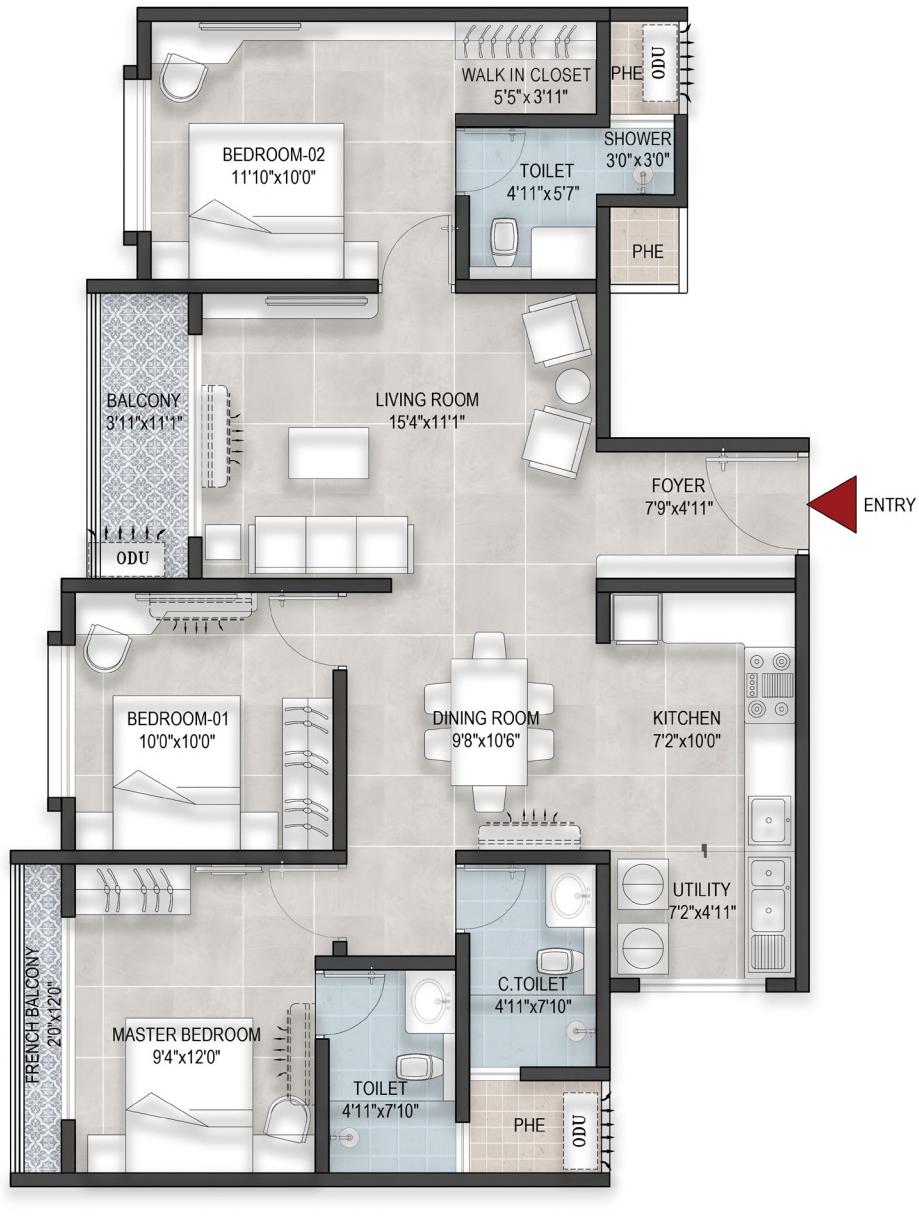
# Unit Plans

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.**

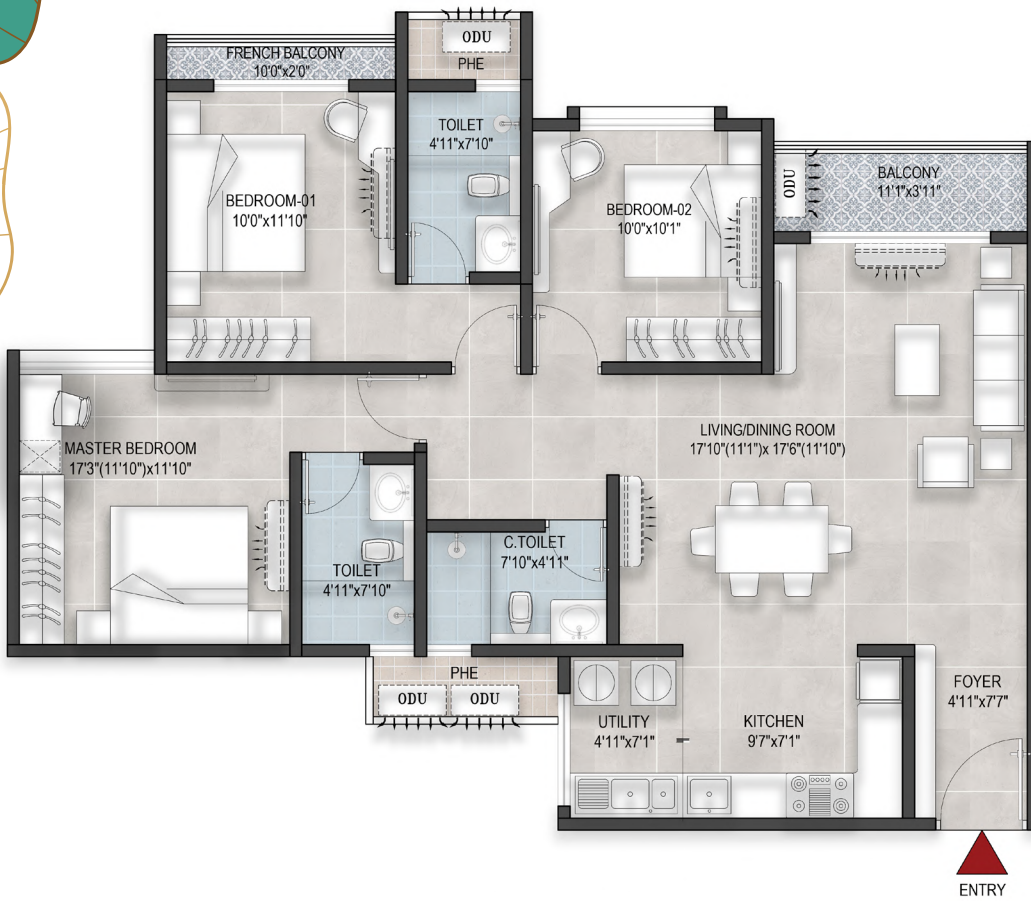
An expansive 3 BHK unit with a super built-up area of 1,515 sq ft.



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

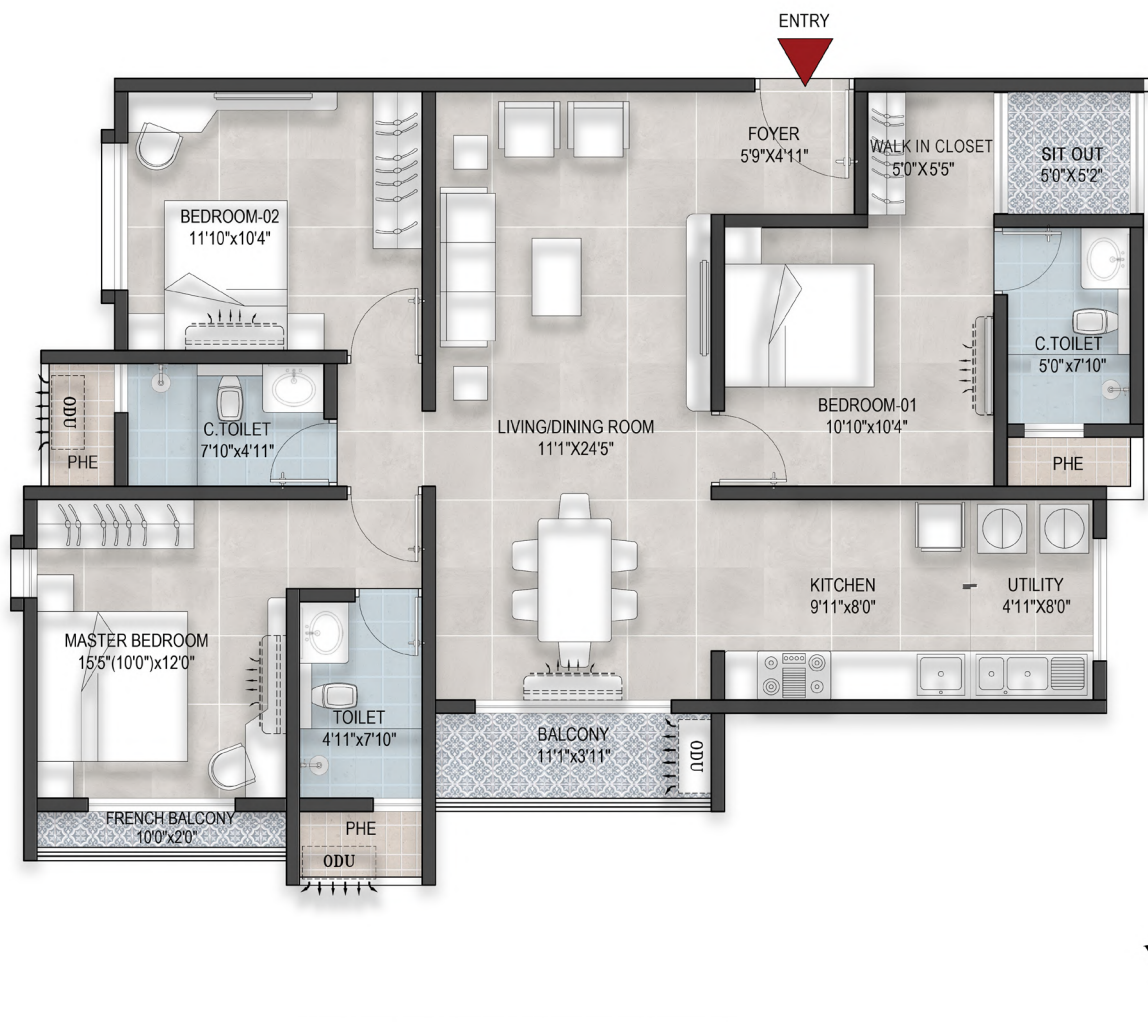
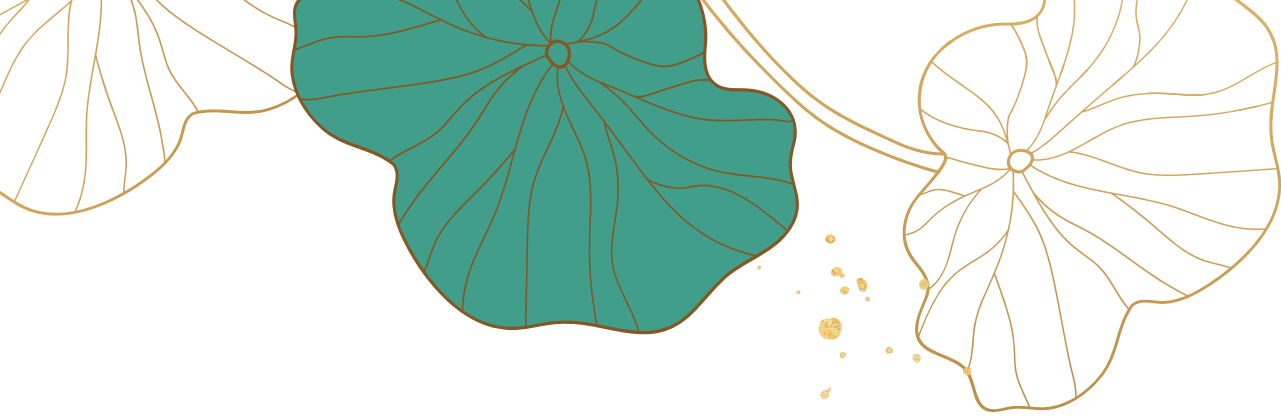
An expansive 3 BHK unit with a super built-up area of 1,535 sq ft.





**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.



*Club*   
GARDENIA



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.

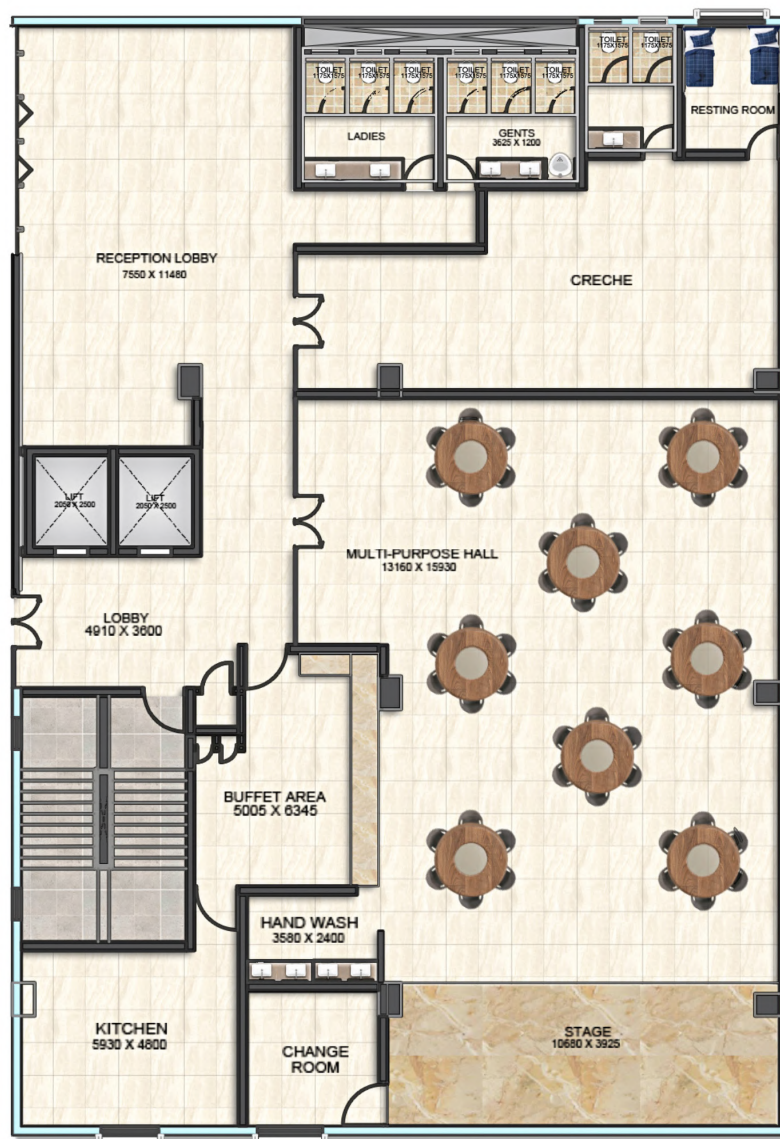


# AMENITY BLOCK

## *Amenities*

### FIRST FLOOR

- Grand Reception Lobby
- Multi-purpose/ Party Hall with adjacent outdoor area
- Kitchen
- Buffet Area
- Changing Room
- Creche with Toilets & Sleeping Rooms
- Toilets





## SECOND FLOOR

Gymnasium

Yoga/ Aerobics/ Fitness Studio

Indoor Games Room (Table Tennis & Board Games)

Massage Rooms for Men and Women

Steam Rooms for Men and Women

Changing Rooms & Toilets



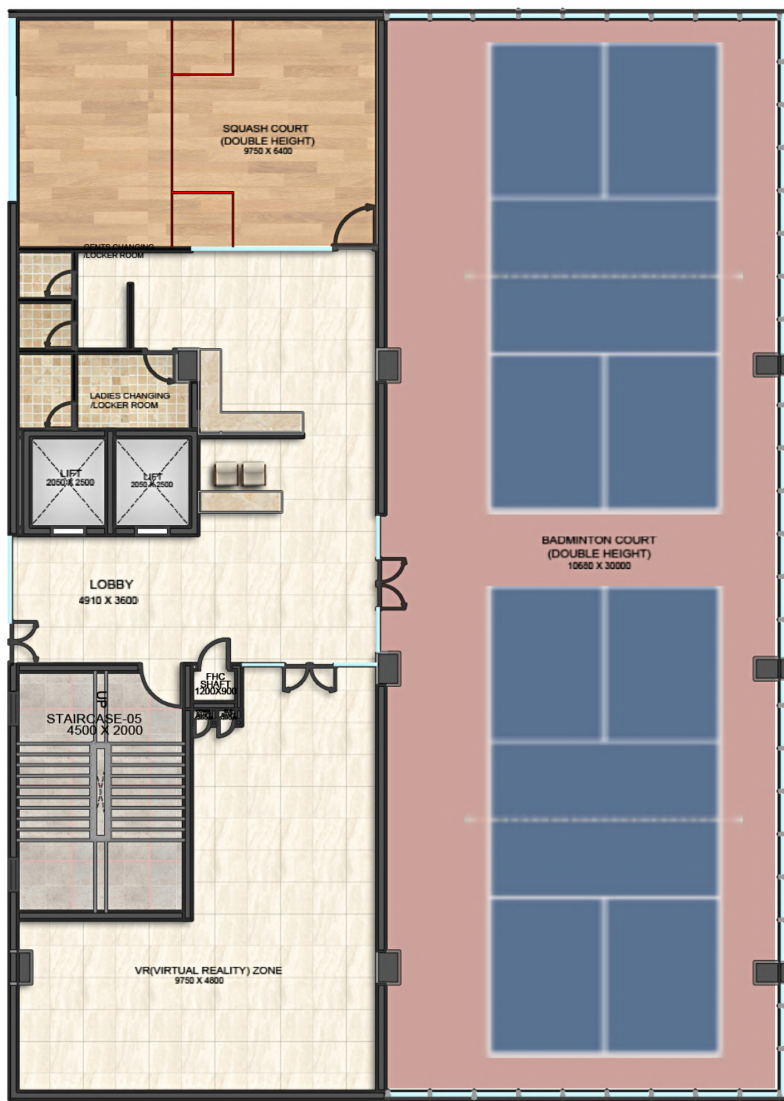
### THIRD FLOOR

Double-height Squash Court with Viewing Gallery

Double-height Badminton Courts (2)

Multi-purpose VR Room

Changing Room with Lockers

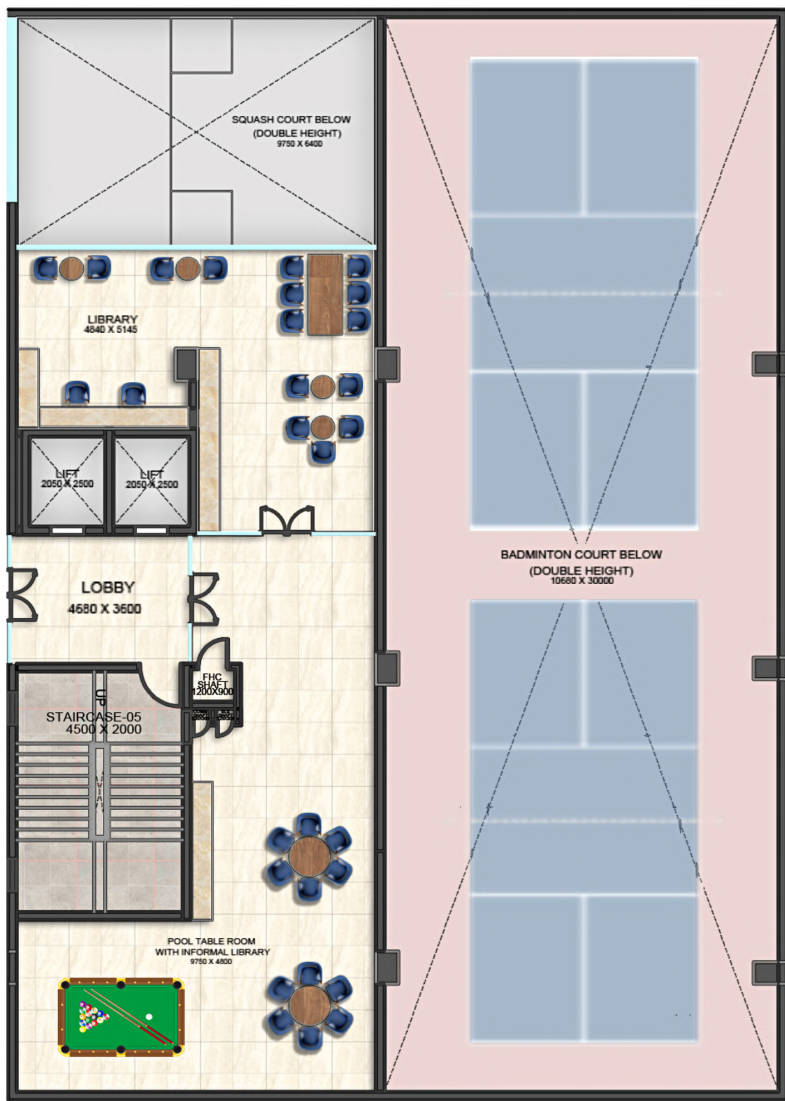




## FOURTH FLOOR

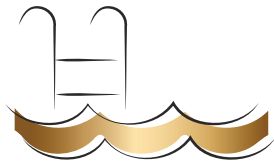
Casual Reading  
Space with Pool Table

Casual Co-working  
Café

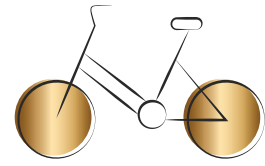


# *A bouquet of belonging*

## *Outdoor Amenities*



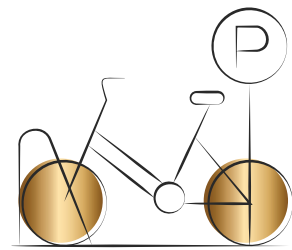
Swimming Pool with  
Changing Rooms & Toilets



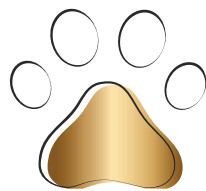
Cycling Track



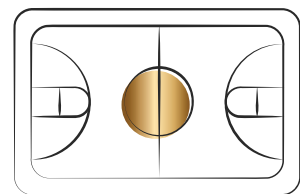
Party Lawn with  
Open-Air Theatre



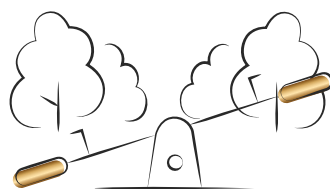
Cycle Stand



Pet Park



Multi-Purpose  
Play Court



Theme Play Park  
for Kids



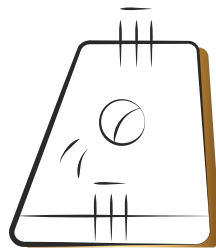
Community  
Vegetable  
Garden Area



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



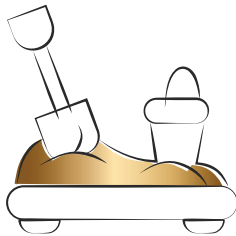
Kids' Play Area



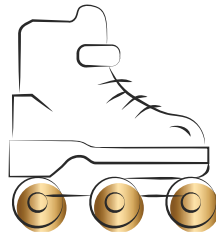
Cricket Practice Pitch with Running Length



Reflexology Path



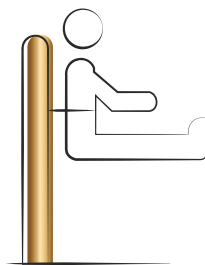
Toddlers' Play Area



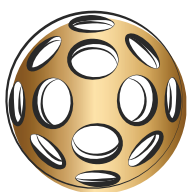
Skating Rink



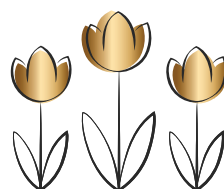
Volleyball Court



Senior Citizens' Zone with Outdoor Gym



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

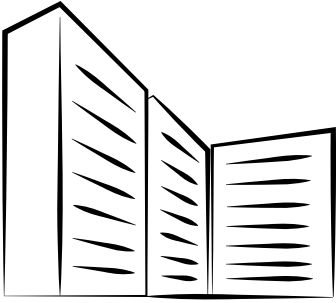
Tax paid receipts, up-to-date

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.

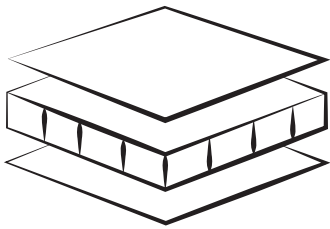


# Specifications



## STRUCTURE

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



## FLOOR AND CEILING FINISHES

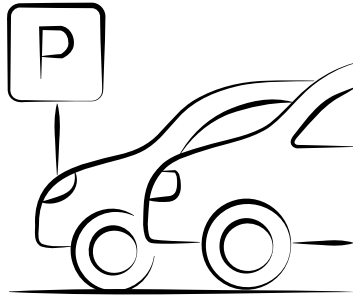
Foyer, Living, Kitchen, Dining & All  
bedrooms - Glossy / Matt Vitrified  
tiles.

Toilet Flooring - Antiskid Vitrified  
Tiles.

Toilets Dado- Glossy Vitrified Tiles  
up to false ceiling

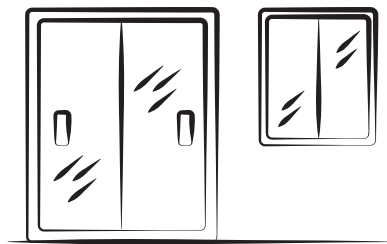
Toilets - False ceiling with Grid  
Panels.

Utility & Balcony Flooring -  
Antiskid / Matt finish Vitrified.



## CAR PARKING

Covered Parking in Basement,  
Ground Floor & First Floor.

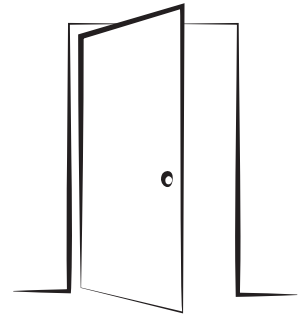


## WINDOWS AND SLIDING DOORS

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

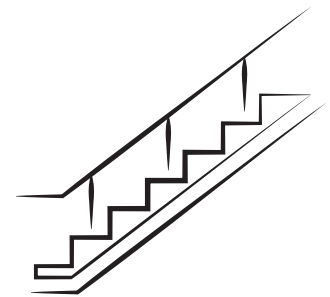
Main door Frame - Wooden Frame  
as per the design with threshold.

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

Main door Shutters - Tubular core  
with both sides Veneer.

Bedroom door shutters - Tubular  
core with both sides Veneer.

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

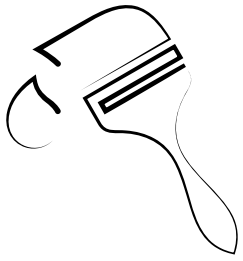


## MS WORKS

Balcony - MS Railing of adequate  
height as per design.

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

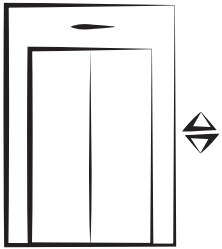
Staircase railing- MS Railing



### PAINTING

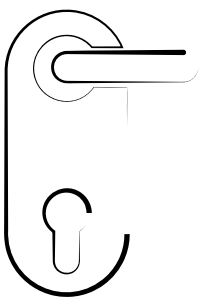
Internal Wall and ceiling - Acrylic Emulsion paint.

External - Exterior Emulsion paint with Texture as per design.



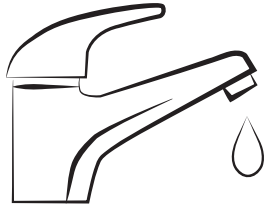
### ELEVATORS

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.

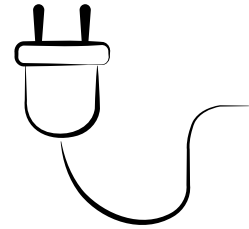


### COMMON AREA

Flooring - Antiskid Vitrified tiles.

Painting - Oil bound distemper paint for Walls and Ceiling.

Staircases - Granite for Treads & Vitrified space tiles for Risers.



### ELECTRICAL

AC Provisions in all bedrooms & Living / Dining.

5KW - 3 Phase power supply for Each Flat.

Generator backup for Each Flat.

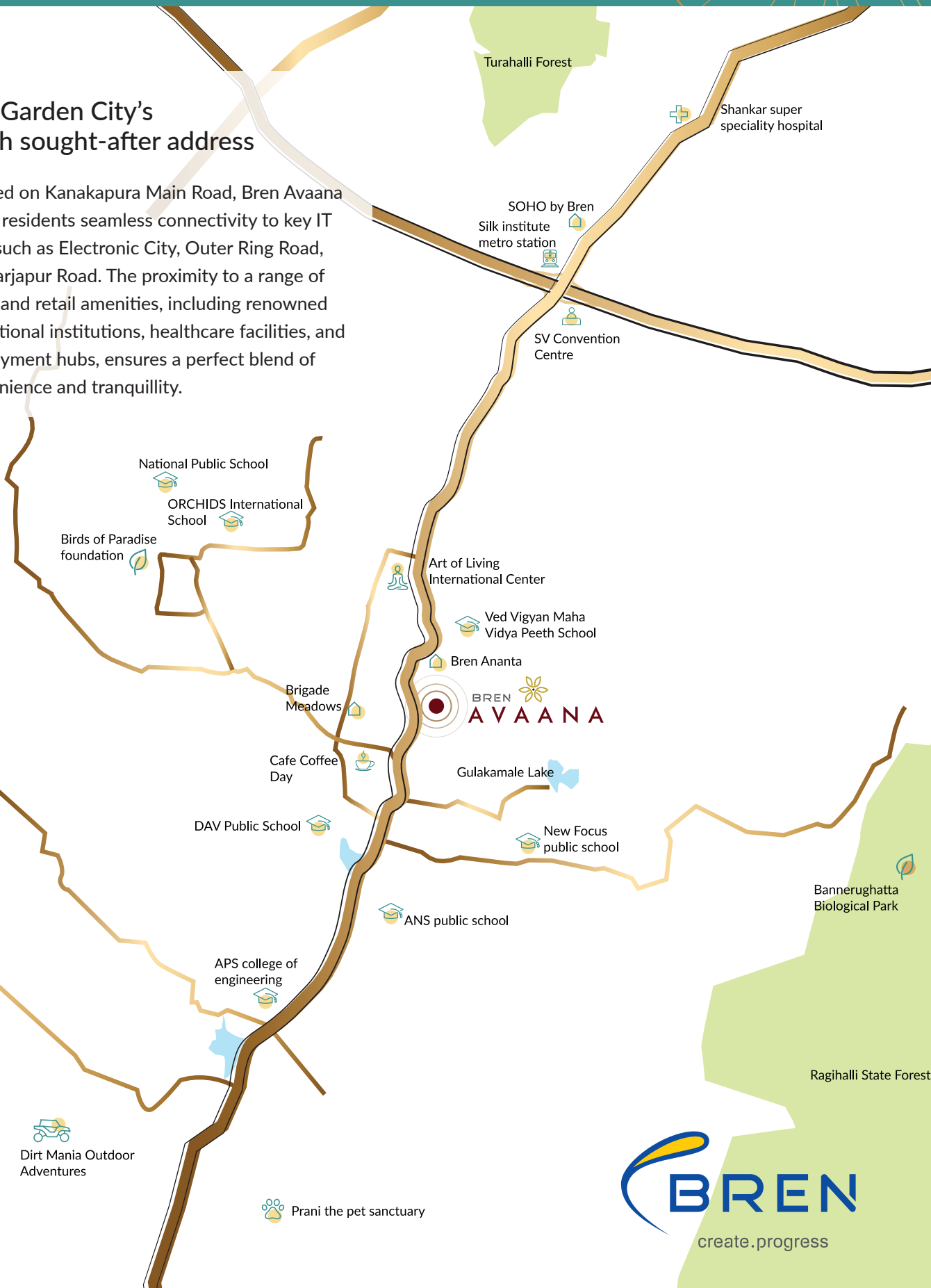
Fire resistant Electrical wires of reputed make.

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

| Email: [Sales-Doubledelight@bren.com](mailto:Sales-Doubledelight@bren.com) | [bren.com](http://bren.com)

**CREDAI**  
BENGALURU

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