



IMPERIA
GRANDE

The central graphic features a golden, stylized winged figure, possibly a Nike or a similar symbol of victory, positioned behind the text. The figure is in a dynamic, upward-reaching pose. The text "IMPERIA" and "GRANDE" is rendered in a large, white, serif font, with "GRANDE" being significantly larger and bolder than "IMPERIA".

LUXURY REIGNS SUPREME



30+ YEARS OF EXCELLENCE

10+ MILLION SQ. FT. BUILT

25+ PROJECTS COMPLETED

10,000+ HAPPY CUSTOMERS

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.

SPORTS

BREN Raceway. 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.

RETAIL

Franchised showrooms of Nolte, one of the largest makers of German kitchens and bedrooms, in 18 key Indian cities.

LIFE SCIENCES

Upcoming 800,000+ sq. ft. (built-up area) integrated ecosystem focused on providing mission-critical infrastructure to India's life science industry.

COMMERCIAL

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

EDUCATION

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



Glimpses of Grandeur


IMPERIA
GRANDE

- ✦ Luxurious 4+1 BHK and 5+1 BHK residences
- ✦ Wing 1 with G+20 floors features the Clubhouse and 1BHK apartments
- ✦ Wings 2 & 3, with G+21 floors, each house 4 & 5 BHK apartments
- ✦ Located at Shubh Enclave, Haralur Road
- ✦ Developed on a vast 16+ acre land, which includes the already-developed Phase 1 - Bren Imperia
- ✦ Exclusive amenities include a Mini Golf course, Football field, and a ~33,000 sq. ft. Clubhouse
- ✦ A total of 327 residences, each thoughtfully designed to embody the essence of luxury living



Between the Unseen and the Uncommon

Set within an expansive 16-acre 30-Guntas property, Imperia Grande epitomises opulent living across 5+ acres of meticulously planned space, carrying forward the tradition of luxury living set forth by its precursor, Bren Imperia.

Unmatched amenities and 4 and 5BHK apartments unseen in projects within a 5km range.

LEGEND

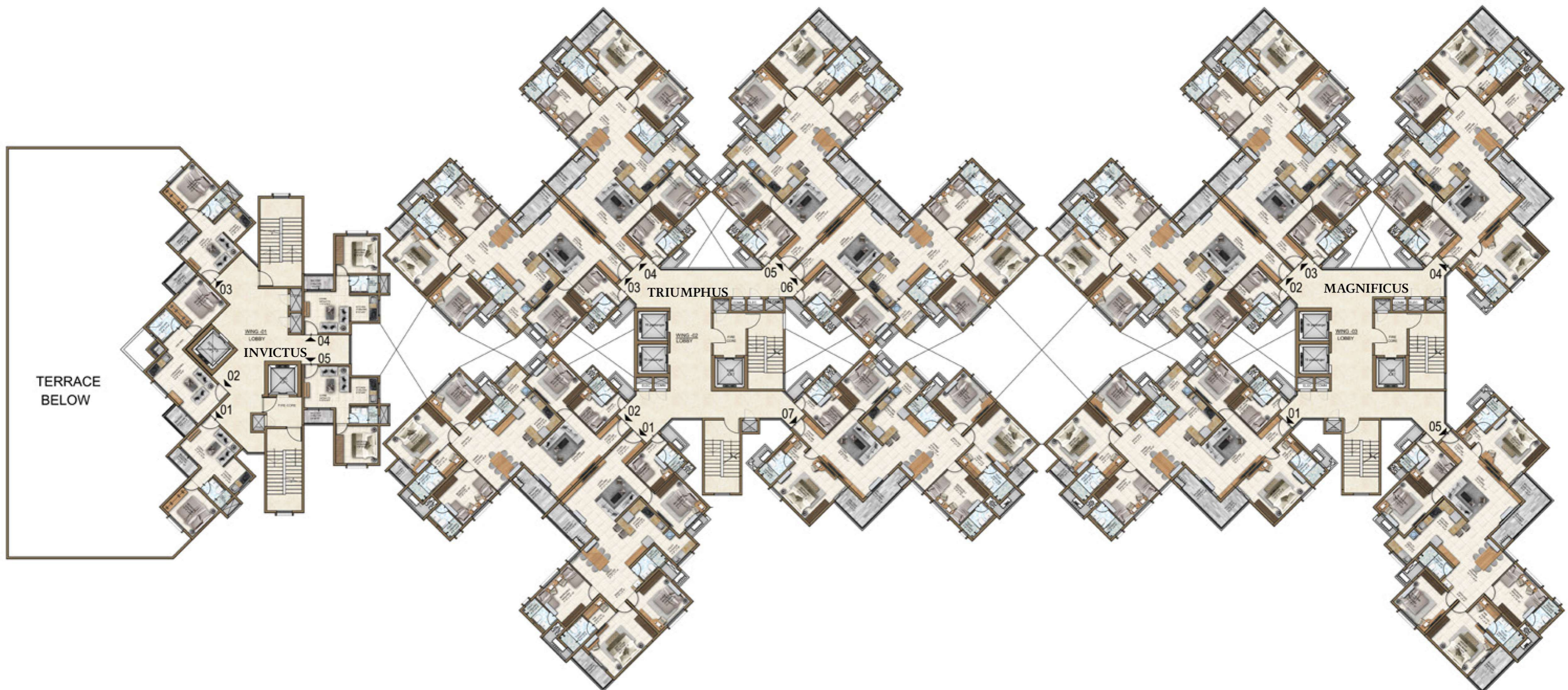
- | | | |
|--------------------------------------|--------------------------------------|---|
| 01. Entry & Exit Gateway | 18. Dry Obelisk | 36. Tennis Court |
| 02. Transformer | 19. Gazebo | 37. Senior citizens Seating [Gazebo] |
| 03. DG Yard | 20. Chess | 38. Children's pool |
| 04. OWC | 21. Out Door Gym | 39. Foot Ball Ground |
| 05. Bus Shelter | 22. Cricket Pitch | 40. Security Rooms |
| 06. Staff Toilet | 23. Stage | 41. Golf Entry Plaza |
| 07. Entry / Exit | 24. Pickle Ball Court(2 nos) | 42. Main Golf Practice Net. |
| 08. Plaza | 25. Cycle Stand(2 nos) | 43. Main Golf Course |
| 09. Senior Citizen's Gathering Space | 26. Tennis Court | 44. Pet's Park |
| 10. Kid's Play Area | 27. Volley Ball Court | 45. Amphi Theatre |
| 11. Toddler's Paly Area | 28. Cycling Track | 46. Basket ball court |
| 12. Toddler's sand pit | 29. Chain Chess | 47. Seating Area |
| 13. Reflexology Park | 30. Wooden Yoga Deck | 48. Main Entry Plaza with central water feature |
| 14. OAT | 31. Children's Fantasia skating Rink | 49. Swimming Pool |
| 15. Yoga Deck | 32. Cricket Pitch | 50. Out Door Party Lawn |
| 16. Fountain | 33. Multipurpose Sports Arena | 51. OWC Room |
| 17. Meditation pavillion(2 nos) | 34. Amphi Theatre seating | 52. Tennis Court |
| | 35. Children's Play area /Open Gym | 53. Transformer yard |



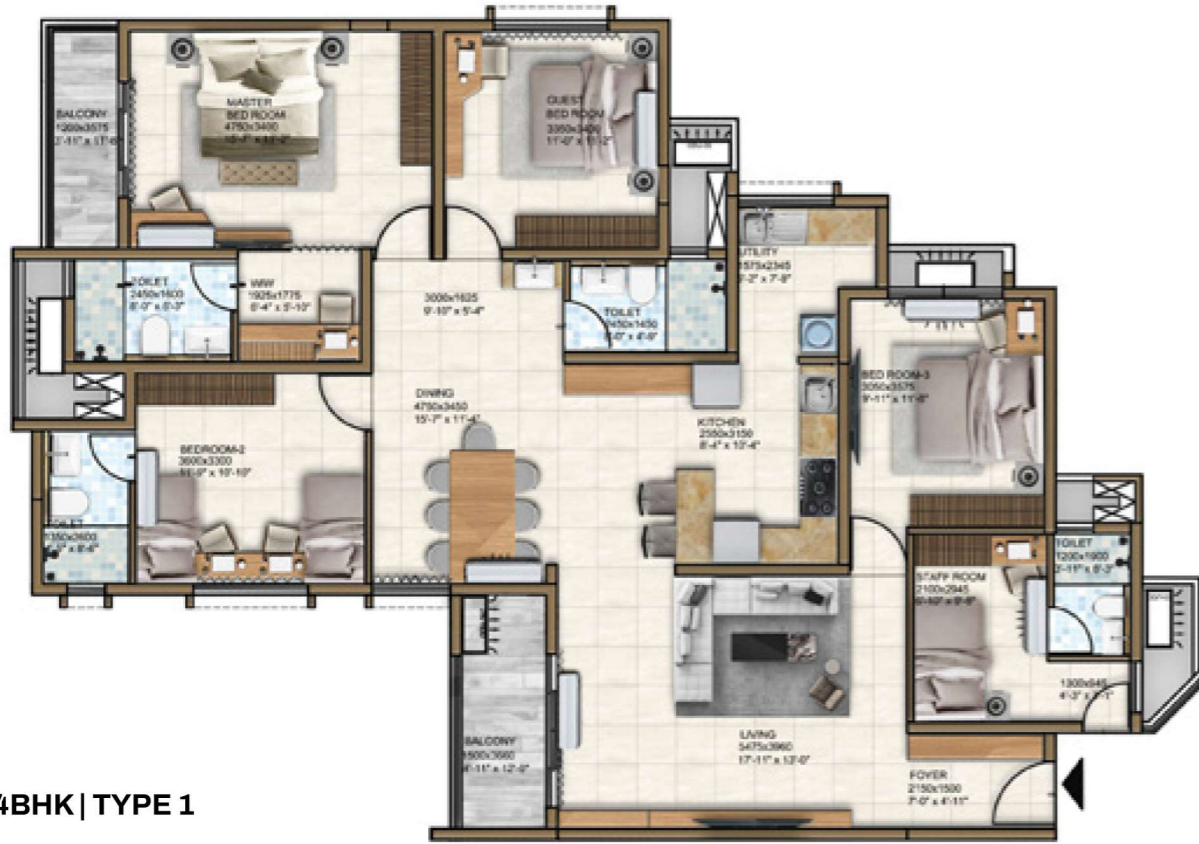
Key Plan

Resembling a fortress with angular designs and impeccable symmetry, our key plan comprises 3 Wings. Wing 1 features the Clubhouse and 1BHK apartments across G+20 Floors. Wings 2 & 3 house spacious 4 & 5HK apartments on each of their G+21 Floors.

Every floor is designed to offer well-spaced apartments, ensuring comfort and exclusivity at every turn.

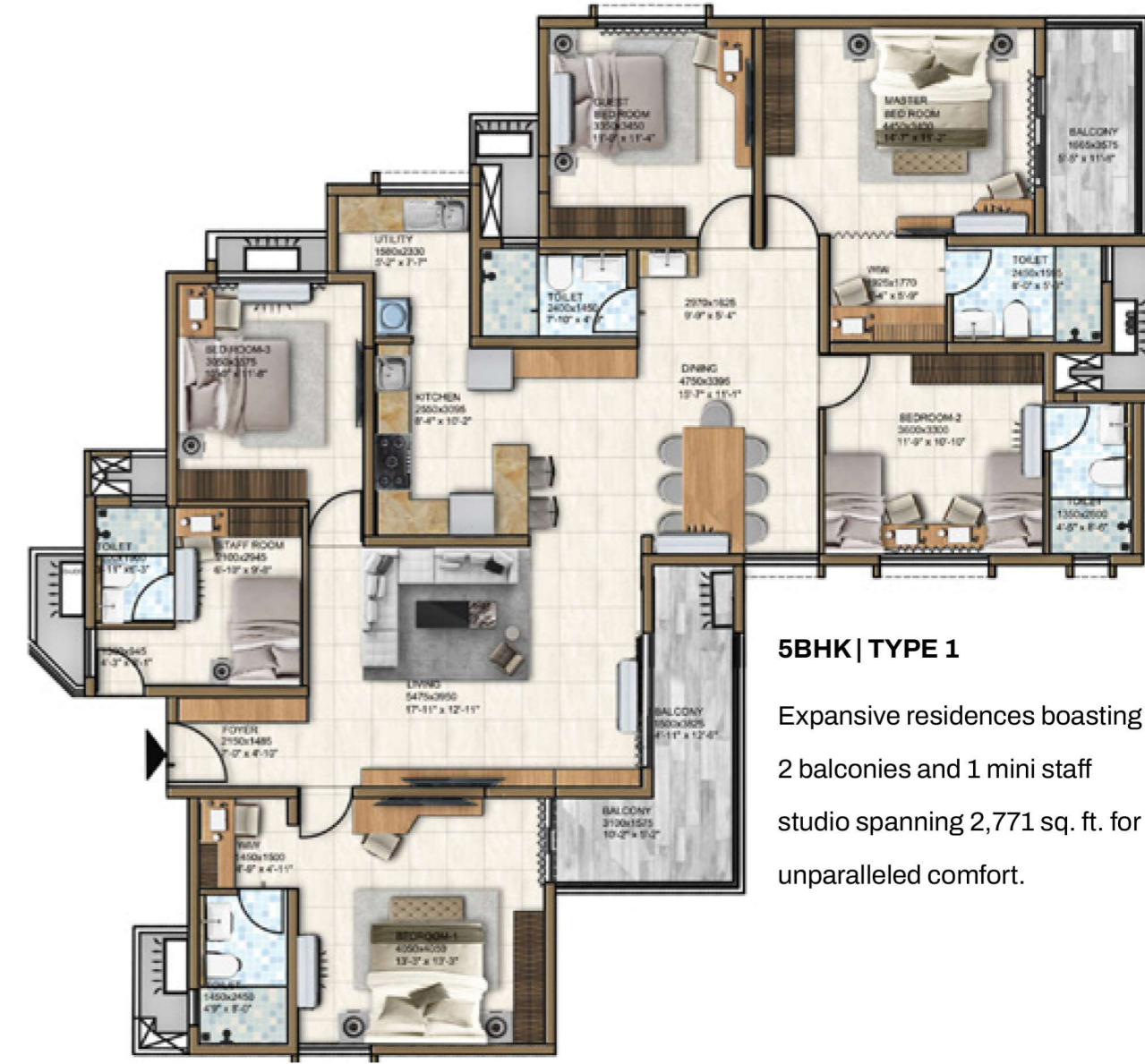


Unit Plans



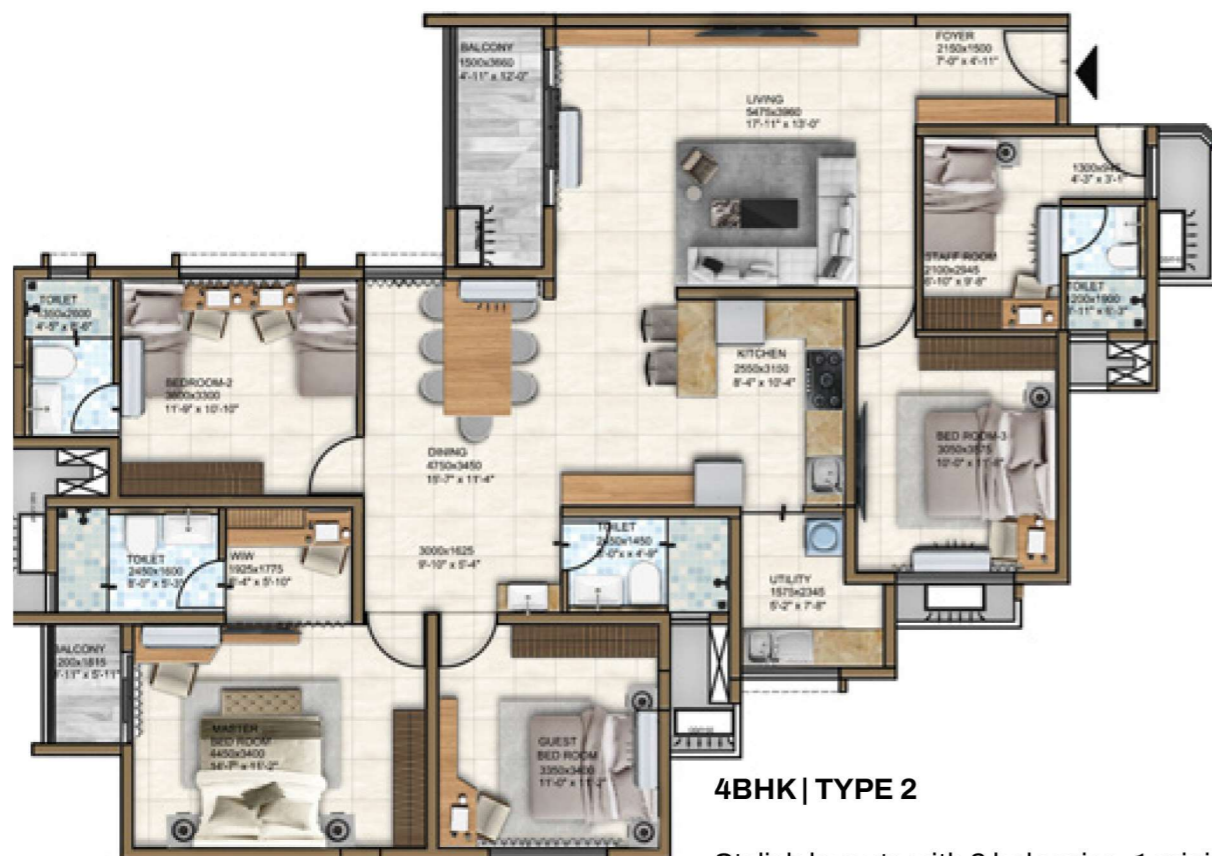
4BHK | TYPE 1

Spacious residences featuring 2 balconies, and 1 mini staff studio spanning 2,316 sq. ft.



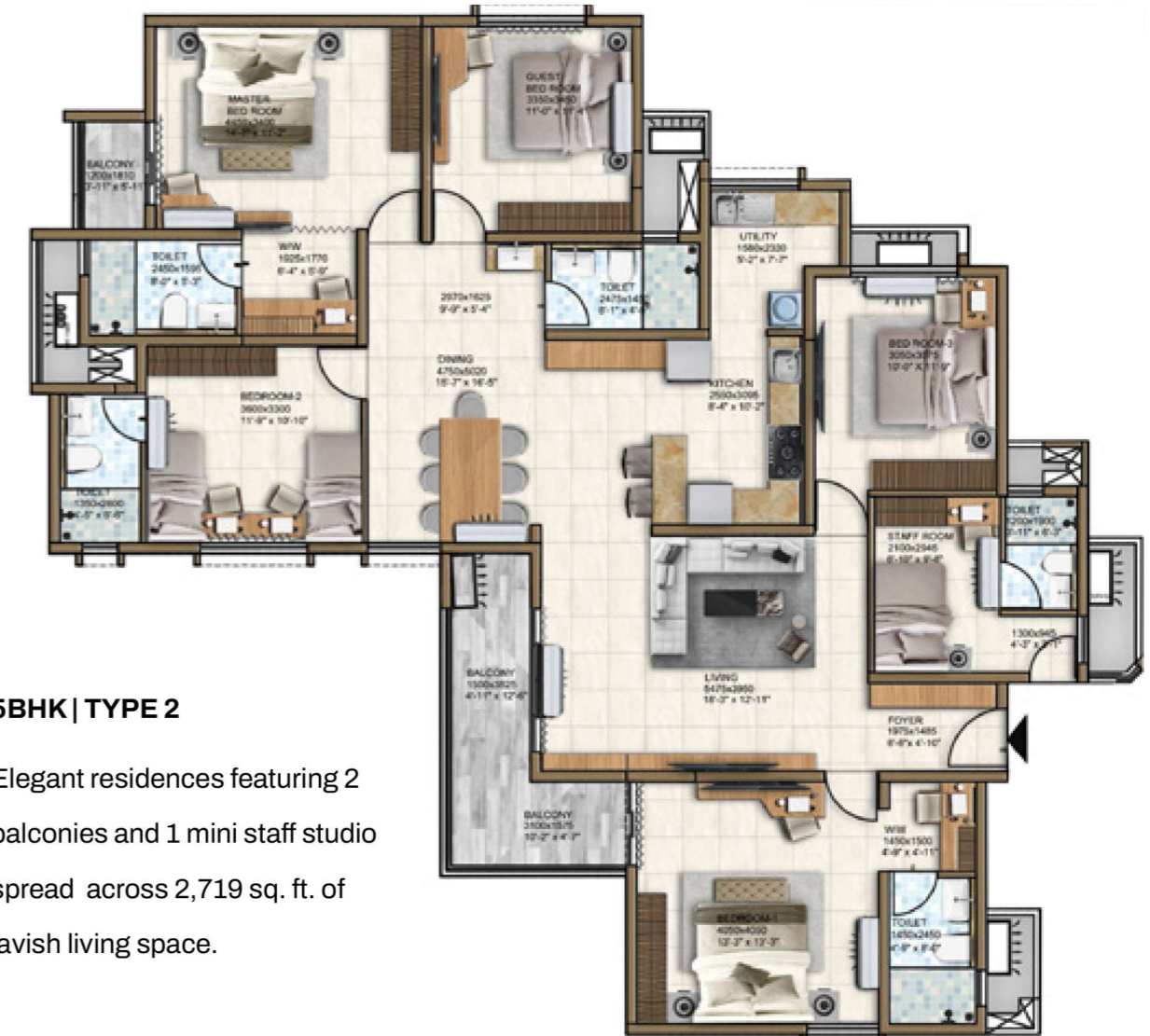
5BHK | TYPE 1

Expansive residences boasting 2 balconies and 1 mini staff studio spanning 2,771 sq. ft. for unparalleled comfort.



4BHK | TYPE 2

Stylish layouts with 2 balconies, 1 mini and staff studio offering 2,273 sq. ft. of luxurious space.




























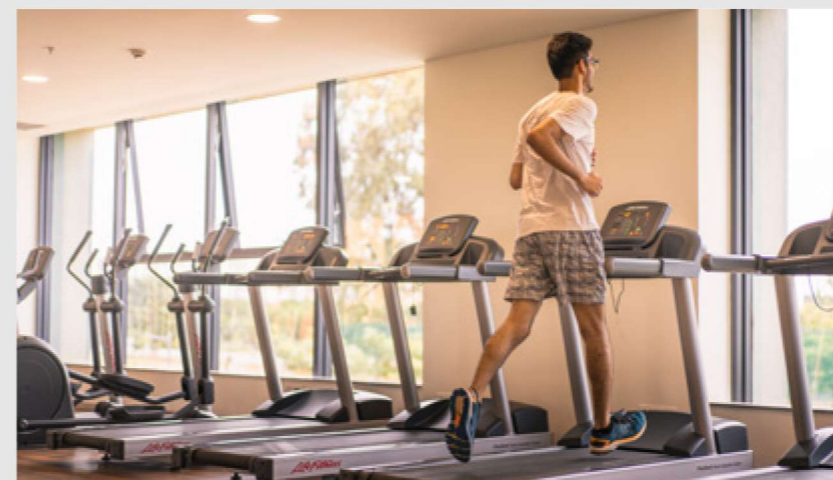
5BHK | TYPE 2

Elegant residences featuring 2 balconies and 1 mini staff studio spread across 2,719 sq. ft. of lavish living space.

Experience the Grande Life

AMENITIES

-  9-hole Mini Golf Putting Green
-  Football Field
-  Senior Citizens' Meetup Space
-  Kids' Play Area
-  Toddlers' Play Area
-  Toddlers' Sandpit
-  Reflexology Park
-  Open-Air Theatre
-  Yoga Deck
-  Fountain
-  Meditation Pavilion (2)
-  Dry Obelisk
-  Gazebo
-  Chess
-  Outdoor Gym
-  Cricket Pitch
-  Stage
-  Pickleball Court (2)
-  Cycle Stand (2)
-  Tennis Courts
-  Volleyball Court
-  Trellis Garden
-  Skating Rink
-  Jogging Track
-  Rock Climbing Wall



AMENITIES AT CLUB HOUSE



GROUND FLOOR-

1. Swimming pool with change rooms / Rest rooms / Lockers
2. Social Kitchen.
3. Creche



FIRST FLOOR

1. Party Hall with Kitchen
2. Pre function Hall
3. Rest Rooms



FOURTH FLOOR-

1. SPA
2. Library & coworking space



SECOND FLOOR-

1. Yoga and Meditation /Aerobics
2. Sports Bar.
3. Gymnasium
4. Rest Rooms



THIRD FLOOR

1. Badminton Court
2. Indoor Games
3. Association Office
4. Rest rooms



FIFTH FLOOR

1. Outdoor Party Space with café

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 Imperia Grande all the more distinct



Adequate and strategically placed electrical points for ACs and TVs



Window grilles for enhanced safety



Tall windows to maximize sunlight



Maintenance-cost-saving machine-room-less elevators



Individual EV charging provision in each car park



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



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



Use of biodegradable materials at project construction sites

- Rainwater pits and sewage treatment plants for water conservation
- Separation of vehicular movement from free zones for enhanced safety
- Preservation of existing trees during construction
- Option for a premium German modular kitchen from Nolte



The Ultimate Assurance

This 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

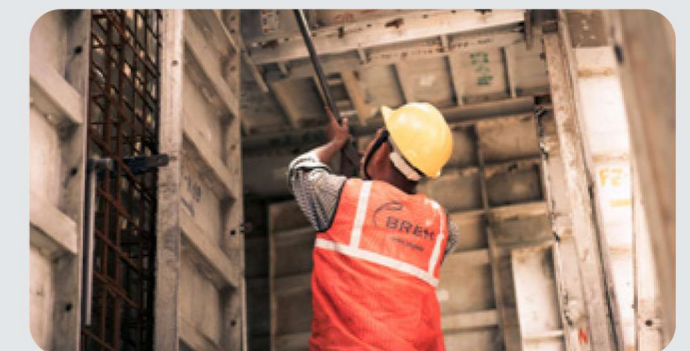
Airport Authority of India NOC

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

2 Basements + Ground + 21 Upper Floors in RCC.

Type of Construction – Aluminium Form Work.

Seismic Zone II Complaint.

PAINTING

Internal Wall and Ceiling – Acrylic Emulsion Paint.

External- Exterior Emulsion Paint with Texture as per design.

ELECTRICAL

Power for Each Flat – 3phase Power supply- 5 BHK-7 KW/4 BHK-7- KW/1BHK- 3 KW

AC – Split AC provision in all the Bedrooms & Living Dining Area.

AC Points Provision– Both Indoor & Outdoor Units locations has been finalized same

needs to be followed.

TV Points & Study Points – Provision made in all the Bedrooms & the Living Area.

Electrical Points in flats – Designed as per the Furniture Layout shared in the Brochure.

Fire resistant electrical wires of reputed make.

Washing Machine & Dish Washer point provision in Utility.

Chimney/Hob point provision in Kitchen.

Light point provision in front of all Main Doors.

Exhaust Fan point provision in all Toilets.

Telephone Points provision – In Living.

100% DG Power Back Up.

One 5 AMP point in all balconies



CAR PARKING

Covered Car Parking in 2 Level of Basements & at Ground floor below W2 AND W3.

Electrical Car Charing points provision for all cars.

BATHROOMS

False Ceiling – Grid Paneled False Ceiling.

Floors & Wall – Vitrified/ Ceramic Flooring for floors & walls up to False Ceiling Level.

Fixtures – Chromium Platted Fittings & Sanitary Fixtures of Reputed / Branded Make.

PLUMBING AND SANITARY

Sanitary Fixtures of Kohler/ Equivalent in all Toilets

Chromium Plated Fitting from Grohe/ kohler / Equivalent In all Toilets and kitchen

Cold 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.

ELEVATORS

5 Passenger Lifts & 3 Service Lifts with Adequate capacity.

Machine room less lifts.



FLOOR FINISHES

Foyer, living, kitchen, dining & All Bedrooms- Glossy Vitrified Tiles

Toilet Flooring-Antiskid/porcelain tiles

Toilets Dado-Glossy vitrified / porcelain Tiles

Toilets-False ceiling with Grid Panels

Utility & Balcony Flooring – Antiskid/Glossy Vitrified/ Porcelain/Ceramic Tiles

BALCONIES

Floors – Vitrified/Ceramic Flooring & Skirting.

Walls & Ceiling – Acrylic Emulsion Paint.

Handrail – Granite Coping with MS Handrail as per design.

STAIRCASE

Steps – Granite threads with Tiled Raisers.

Handrail – MS Handrails.

Walls & Ceiling – Oil Bound Distemper Paint.

COMMON AREA

Flooring – Vitrified/Ceramic Equivalent.

Walls – Oil Bound Distemper Paint.

Ceiling – Oil Bound Distemper Paint.

MS Handrails / Granite Coping with Parapet wall.

External Finish – Waterproof Cement Paint / Exterior Emulsion.

LANDSCAPE, CLUBHOUSE & OUTDOOR AMENITIES

Standard as per the design shared by the Architects.

JOINERY DETAILS



DOORS

Main door frame with threshold - African teakwood/ equivalent/as per design.

Bedroom and toilet door frames - European KD beechwood/ equivalent /as per design.

Main door shutter – Tubular core, MDF with veneer skin on both sides /as per design.

Bedroom door shutter - Tubular Core, MDF with veneer skin on both sides /as per design.

Toilet door shutter - Tubular core, MDF with veneer skin outside and laminate inside

Hardware - Godrej/equivalent/ as per design.

HOME AUTOMATION FEATURES

Water Meters for all the Toilets & Kitchen to check Water Consumption.



WINDOWS AND SLIDING DOORS

Living room, Bedroom Balconies -Premium Aluminium /Equivalent sliding doors with mosquito mesh as per design.

Bedrooms, utility windows – Premium Aluminium/Equivalent sliding windows with Mosquito mesh as per design.

Toilet ventilators –Premium Aluminium ventilators with openable shutter provision

to access the plumbing shaft and provision of Exhaust Fan.



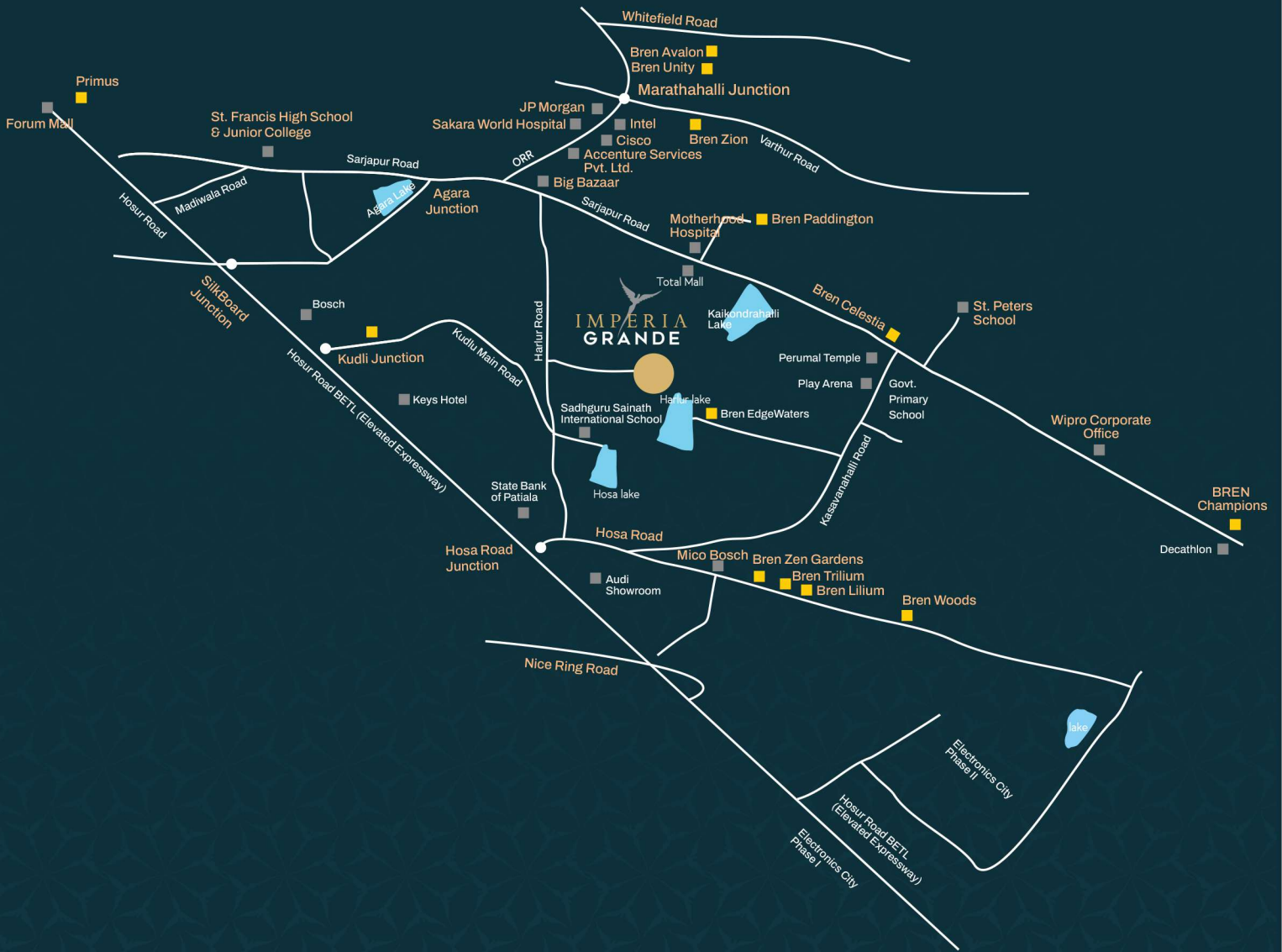
SAFETY GRILLS

All Bedroom & Utility windows to be provided with MS Grills as per design.

Balcony -Ms Railing of adequate height as per design.

[IT'S ALL IN THE DETAILS]

Location Map



A much-coveted address

Located on Haralur Road, Imperia Grande presents unmatched connectivity and convenience. The proximity to key offices, retail destinations, and notable landmarks ensures effortless access to both urban amenities and the serene ambience of the highly-coveted locale.

PRM/KA/RERA/1251/446/PR/030524/006842

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CREDAI
BENGALURU

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