

BREN 
Aspera

Beautiful Stories. Beautiful Living.



Cut to the chase

BREN 
Aspera
Beautiful Stories. Beautiful Living.



Premium 3 BHK apartments measuring 1563 sq ft - 1682 sq ft super built-up area
Located at Old Madras Road
4 Acres 15 Gunthas with over 60% open space
2 Residential Towers - Featuring 26 Floors
Clubhouse Neon
Swimming Pool, Bren Fitness Studio, 2 Badminton Courts, Veggie Lawn,
Social Kitchen, Banquet Hall, and more
Built with the Aluminium Formwork System for more carpet area and better finish
Loaded with exclusive Brennovation features and technology



TO THE DREAMERS,
THE BIG FISH, THE ONES WHO HAVE
BEEN TOLD TOO OFTEN
“YOU’RE TOO BIG FOR YOUR BOOTS.”
TO THOSE WHO, LIVING IN A WORLD
OF **“REALISTICALLY SPEAKING...”**
BANTER, MANIFEST THE **WHAT IFs.**
ALL YOUR LIFE, YOU’VE KNOWN THAT
ASPIRATIONS NEVER REALLY DID
COME IN A SIZE OR WITH A LIMIT.
THE WORD HAS ALWAYS MEANT
GO! FOR YOU. THAT KEEPING THEM
ALIVE WILL, EVENTUALLY, ALWAYS
LEAD TO ONE THING:
EXTRAORDINARY LIVING.
WELCOME TO BREN ASPERA.



Neighbourhood of dreams

Nurture that feeling of bliss. Surround yourself with calm. Nourish each dream. Bren Aspera offers spacious apartments, meticulously designed to allow more air, sunshine, and joy into your lives.

Experience a strong sense of community and a vibrant cosmopolitan charm at Bren Aspera

“The biggest adventure you can ever take is to live the life of your dreams.” - Oprah Winfrey

There's always a bigger picture

With two towers - Achieve and Believe with premium 3 BHK apartments, flanked by Clubhouse Neon on one side, and encompassed by carefully transplanted trees, Bren Aspera is designed for a life full of fresh possibilities.



- | | | | | |
|---------------------------|------------------------|------------------------------|-----------------------|---------------------------|
| 1. ENTRY | 6. SURFACE PARKING | 11. PARTY LAWN WITH OAT | 16. MULTIPURPOSE LAWN | 21. TREE COURT WITH SWING |
| 2. EXIT | 7. BASEMENT ENTRY RAMP | 12. PET PARK | 17. VEGGIE LAWN | 22. DG YARD |
| 3. CLUBHOUSE RETAIL ENTRY | 8. BASEMENT EXIT RAMP | 13. KIDS PLAY AREA | 18. VOLLEYBALL COURT | 23. SECURITY CABIN |
| 4. CLUBHOUSE ENTRY | 9. FIRE DRIVEWAY RAMP | 14. CYCLE PATHWAY WITH STAND | 19. ELDERS ZONE | 24. OWC AND SWM |
| 5. RESIDENTIAL ENTRY | 10. SWIMMING POOL | 15. BASKETBALL/TENNIS COURT | 20. FLORAL GARDEN | |



Get acquainted with next-level design

A collection of 4 types of premium 3 BHK apartments, thoughtfully designed to accommodate contemporary living.

The main door to every apartment opens to a foyer – a wonderful extension to your house.

Kitchens come with an adjoining utility to help you stay organised.

Strategically located switchboards and power outlets ensure a hassle-free setting-up of work desks and entertainment spaces.

Niche provisions in walls for AC conduits provide easy AC installation.

Wide windows and French balcony doors welcome sunlight and fresh air into your home.





08



01



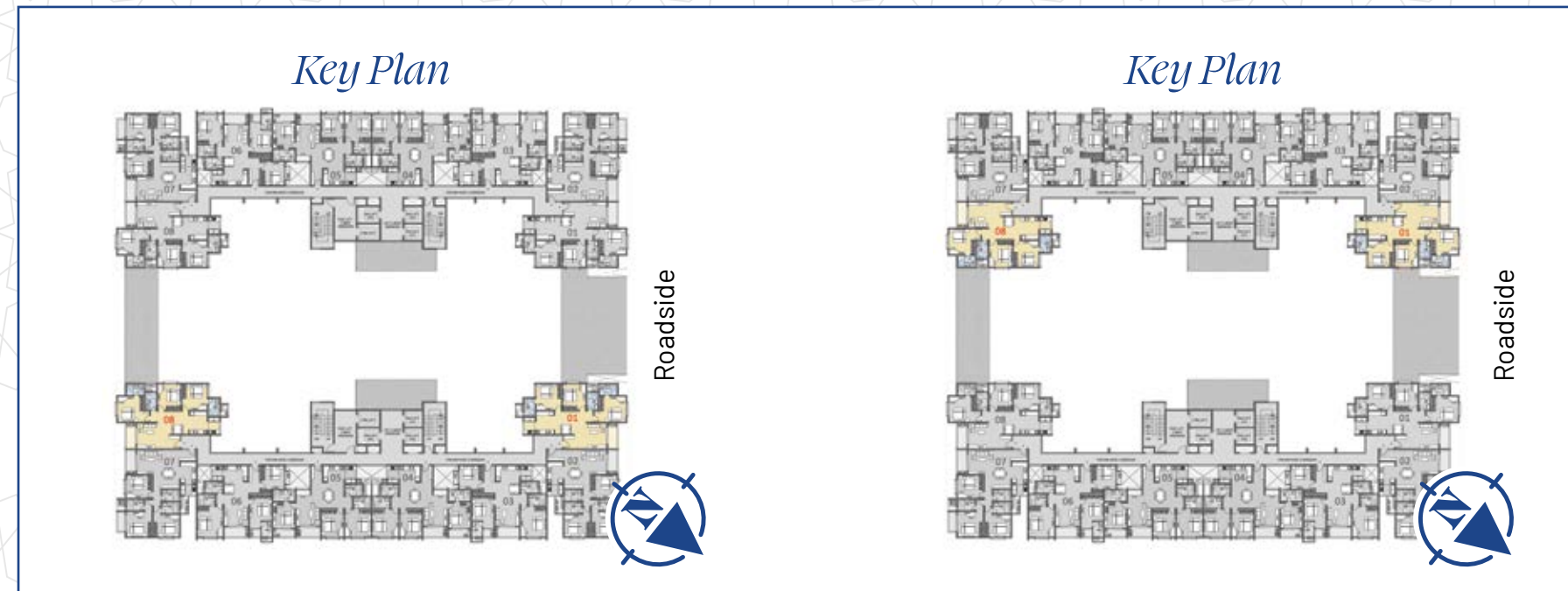
08



01



TYPE A - 1 & 8: 1627 sq ft
A spacious 3 BHK unit with a super built-up area of 1627 sq ft.



TYPE B - 1 & 8: 1627 sq ft
A spacious 3 BHK unit with a super built-up area of 1627 sq ft.



07



02



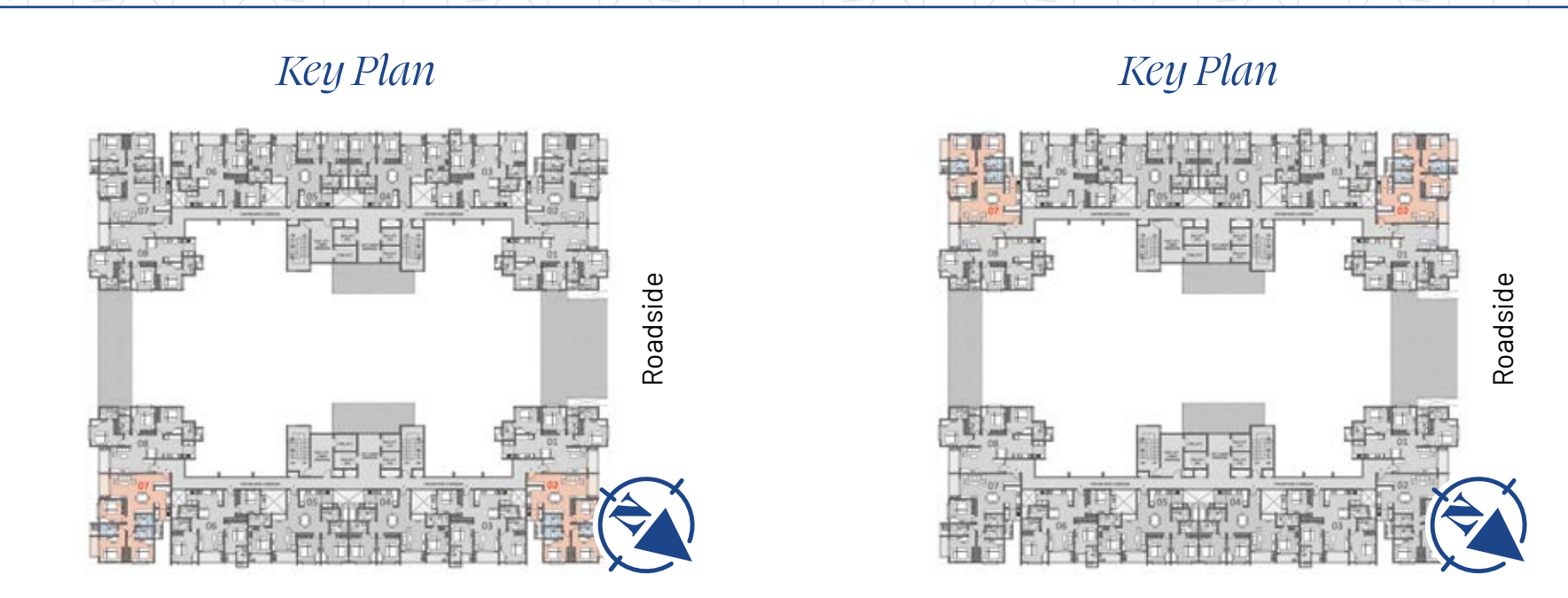
07



02



TYPE A - 2 & 7: 1682 sq ft
A spacious 3 BHK unit with a super built-up area of 1682 sq ft.



TYPE B - 2 & 7: 1682 sq ft
A spacious 3 BHK unit with a super built-up area of 1682 sq ft.



06



03



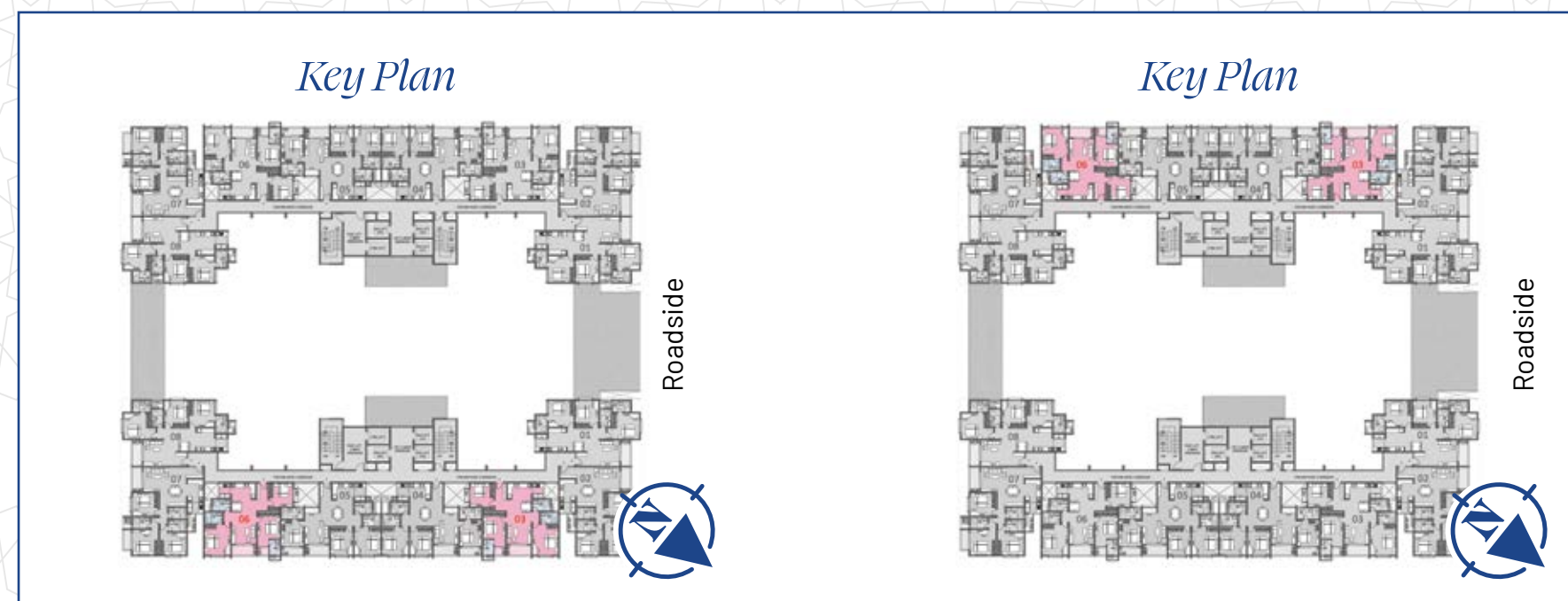
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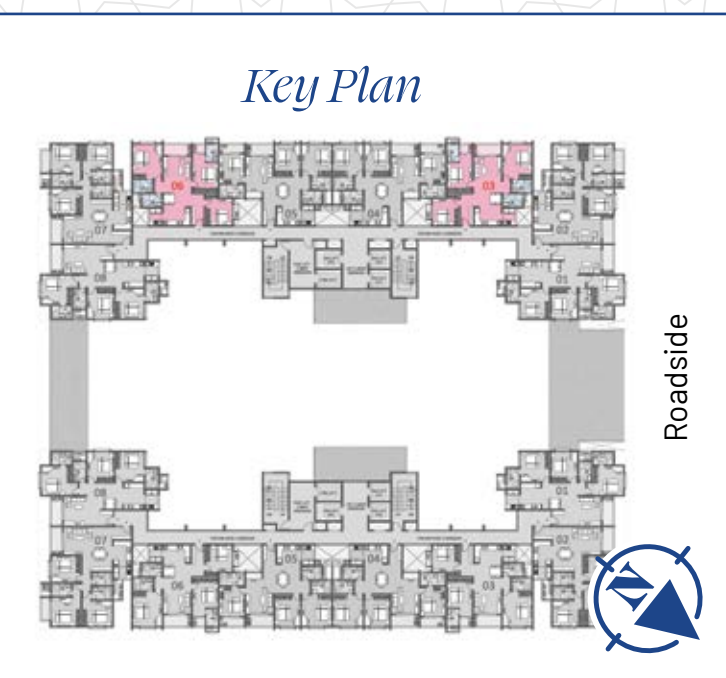
03



TYPE A - 3 & 6: 1563 sq ft
 A spacious 3 BHK unit with a super
 built-up area of 1563 sq ft.



TYPE B - 3 & 6: 1563 sq ft
 A spacious 3 BHK unit with a super
 built-up area of 1563 sq ft.





05



04



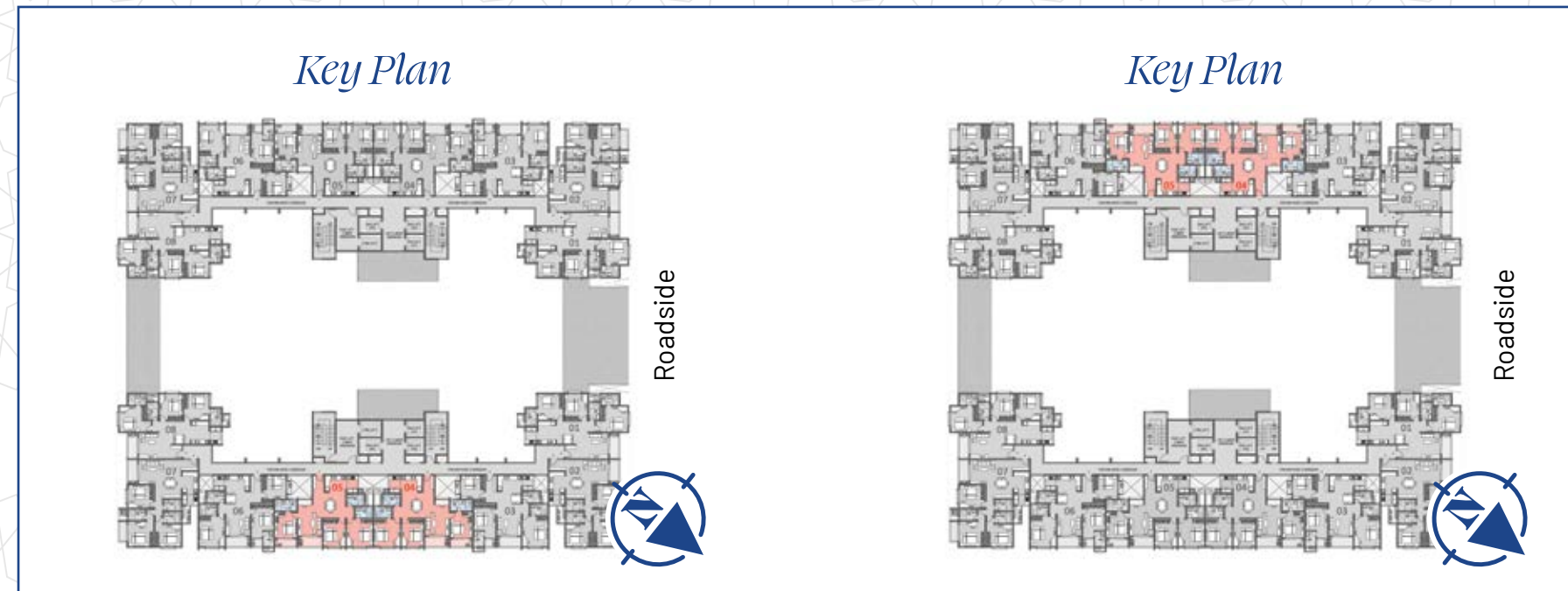
05



04



TYPE A - 4 & 5: 1680 sq ft
 A spacious 3 BHK unit with a super built-up area of 1680 sq ft.



TYPE B - 4 & 5: 1680 sq ft
 A spacious 3 BHK unit with a super built-up area of 1680 sq ft.

It's wonderful to be on time. Always.



Be on time for that early morning yoga class, your office, and picking up the kids from soccer practice. Be on time for a scrumptious home-cooked dinner with family. That's what a convenient location does for you. It gives you more time for things that really matter.

SCHOOLS

- Auxilium School
- Sishu Griha Junior School
- New Baldwin International School
- Royal Cambridge Bangalore Kids School
- National Public School
- VIBGYOR
- New Indus Valley School
- Lake Montfort School
- Brilliant National School

HOSPITALS

- Sathya Sai Hospital
- East Point Multi-Speciality Hospital
- Manipal Hospital
- Cloudnine
- Vydehi Hospital

BUSINESS PARKS

- Bren I Park
- RMZ Infinty
- International tech Park
- Bagmane Tech Park
- H M Tech Park
- GR Tech Park
- BGRT Tech Park

RETAILS

- Decathlon
- Big Bazaar ITPL
- Shoppers Stop
- D Mart
- Royal Oak



CLUBHOUSE
NEON

Welcome to the high life

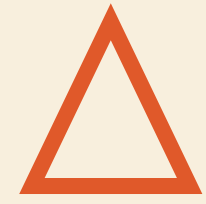
From a luxurious day at the Spa that takes you to a zen-like state of mind, to a host of activities that help you live your most active life, Clubhouse Neon comes loaded with exclusive amenities and introduces you to like-minded people.

Break into a sweat at the state-of-the-art Gym, challenge your buddies to a round of Badminton, score a game at the double-height Squash Court, spend rainy afternoons at the Snooker Table or hit pause and get in touch with your inner self at the Yoga Space.

Look forward to exciting culinary cook-offs at the Open Social Kitchen with an outdoor lounge.

And, if you happen to be in the mood to celebrate, there's a spacious Banquet Hall fully equipped with a pantry to entertain all your guests.

Clubhouse Neon surrounds you with everything you need to live a wholesome and enriching life.



An ode to adventure, discovery, and luxury

Acres of space carefully planned for boisterous play and complete relaxation. Bren Aspera is brimming over with exciting activities that serve as a refreshing break from everyday stresses and help you connect with the community. And yourself.



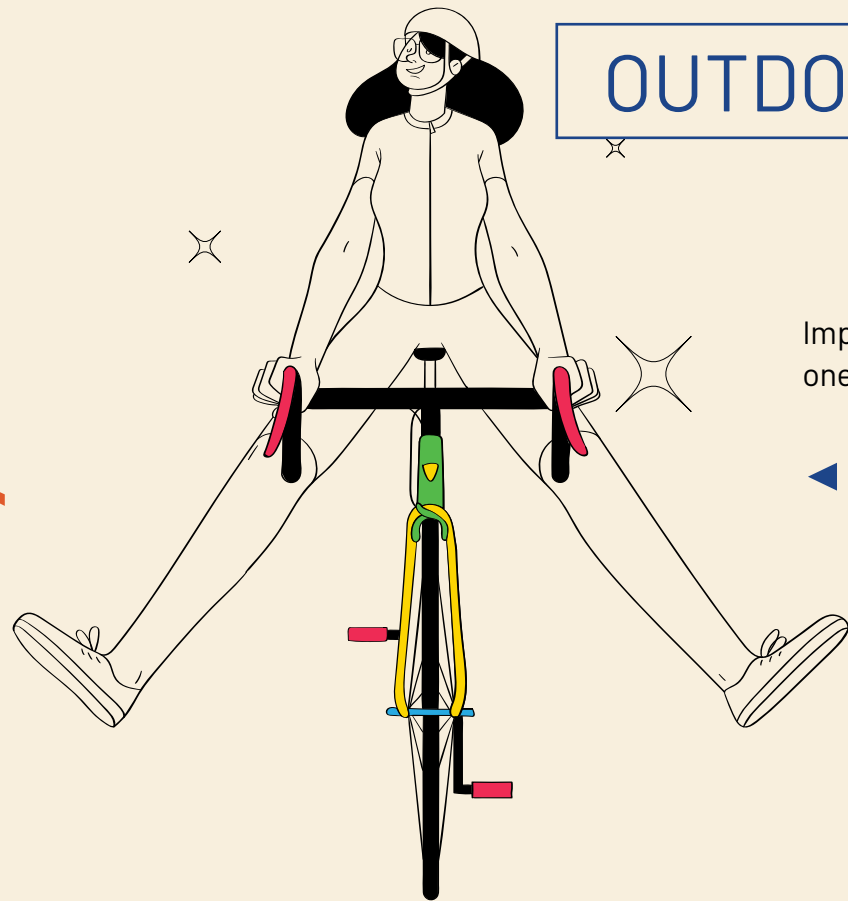
- ▲ Grand reception lobby
- ▲ Social kitchen with an outdoor lounge
- ▲ Multipurpose hall with pantry and buffet area
- ▲ Party lawn
- ▲ OAT

Party like a VIP



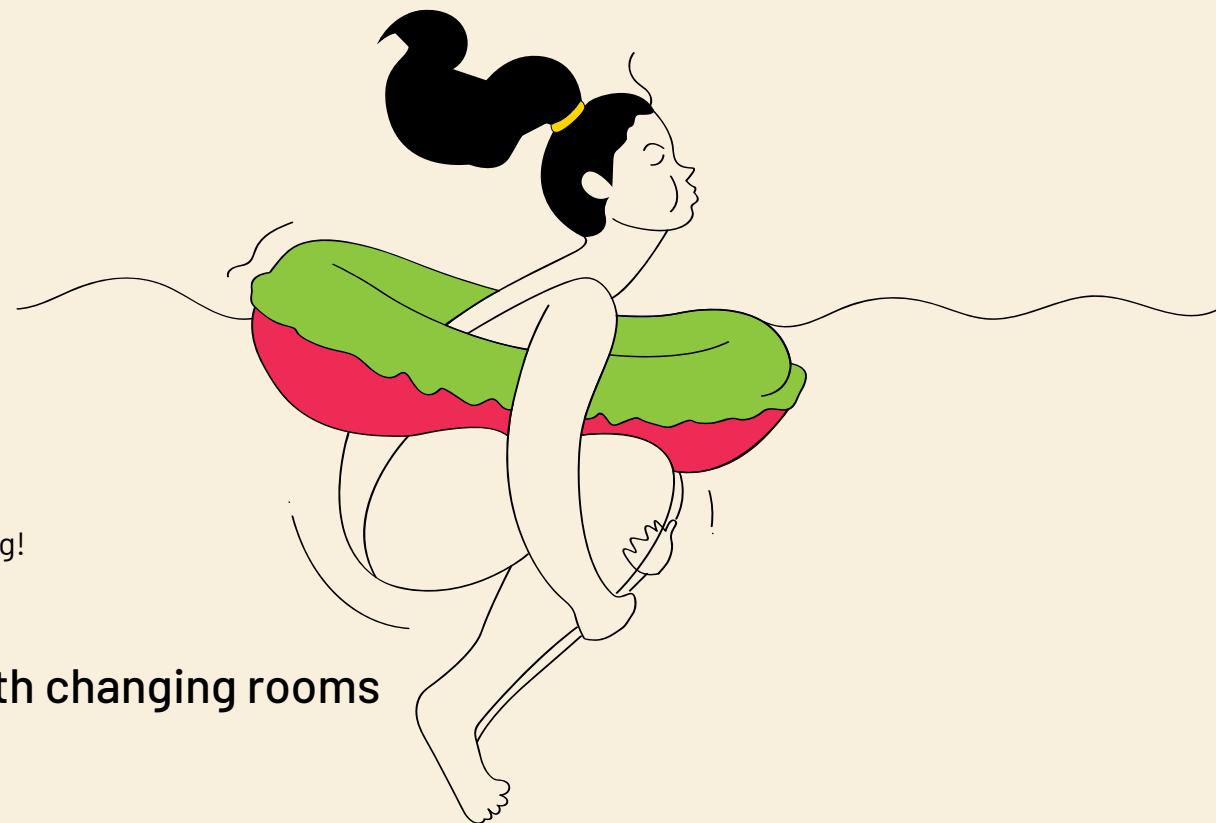
Meet your fitness goals

OUTDOOR



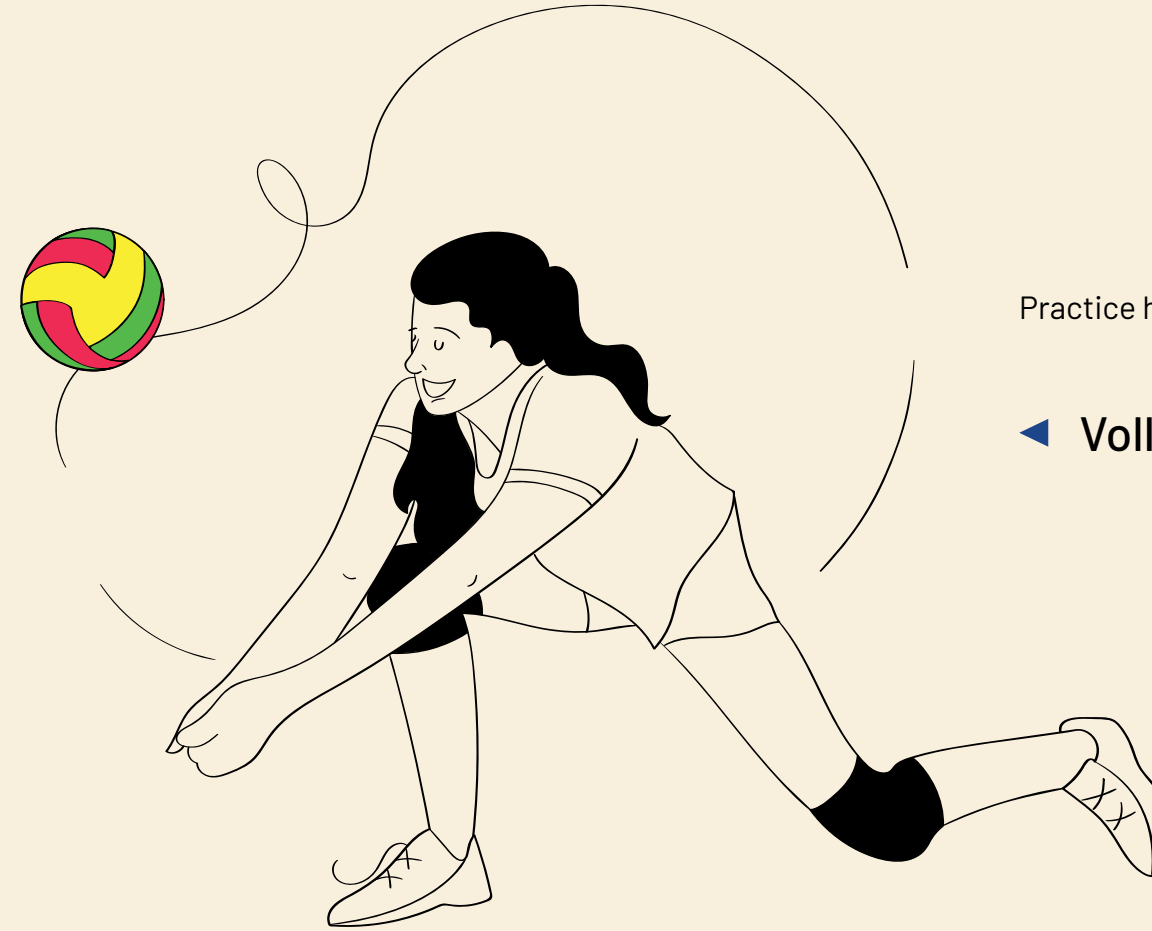
Improve your mood, one ride at a time.

◀ Cycling pathway, with stand



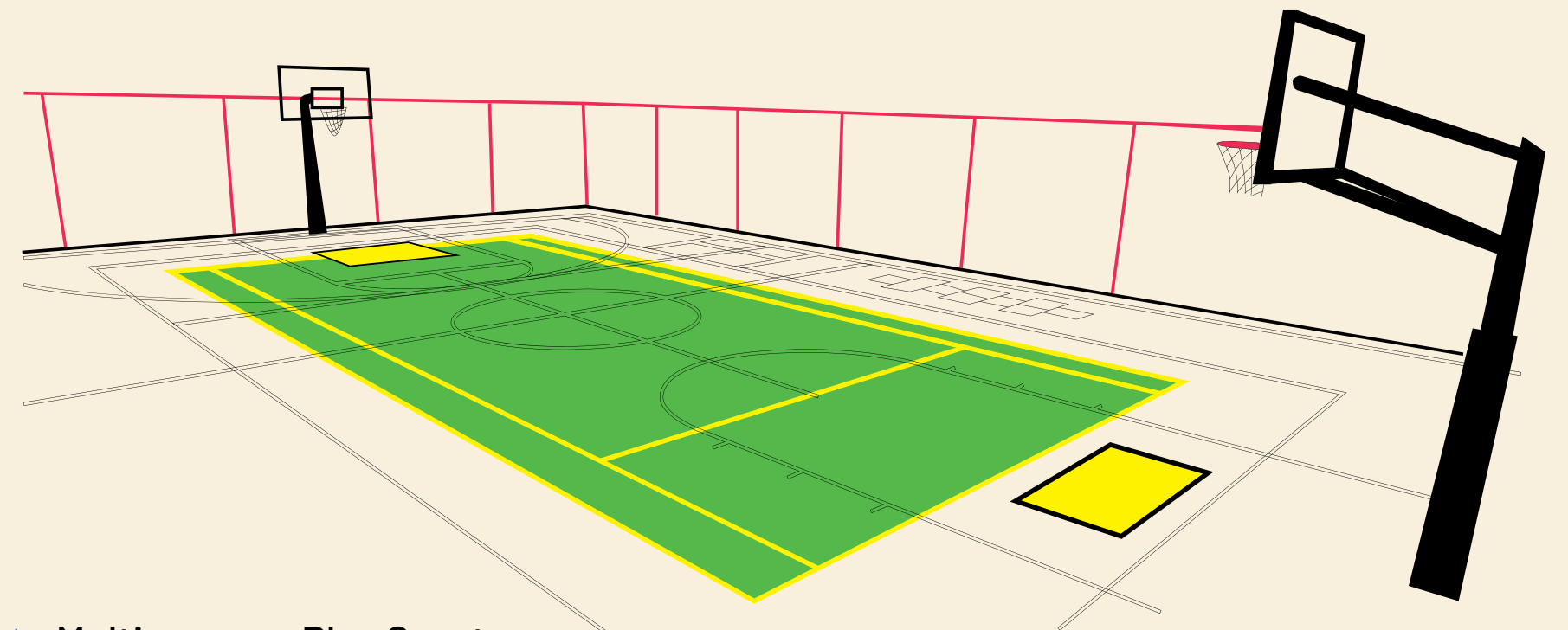
Meditative and ever-so refreshing!

▶ Swimming Pool with changing rooms



Practice hard for an easy game

◀ Volleyball Court



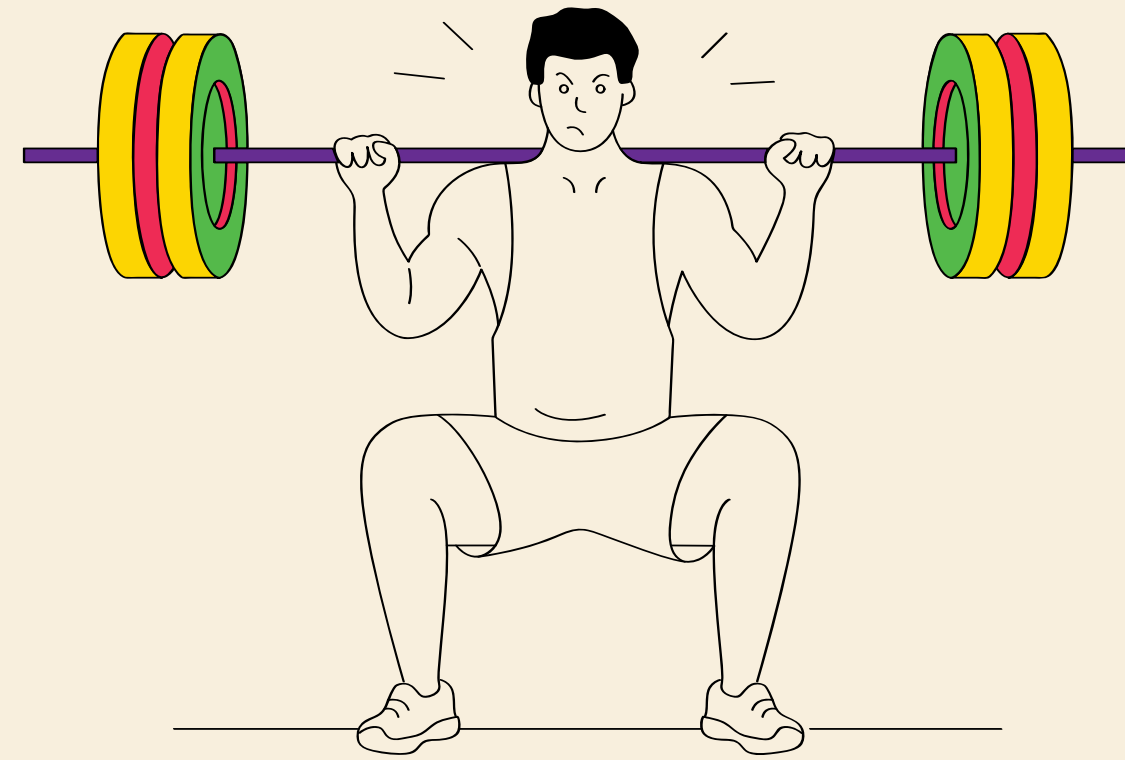
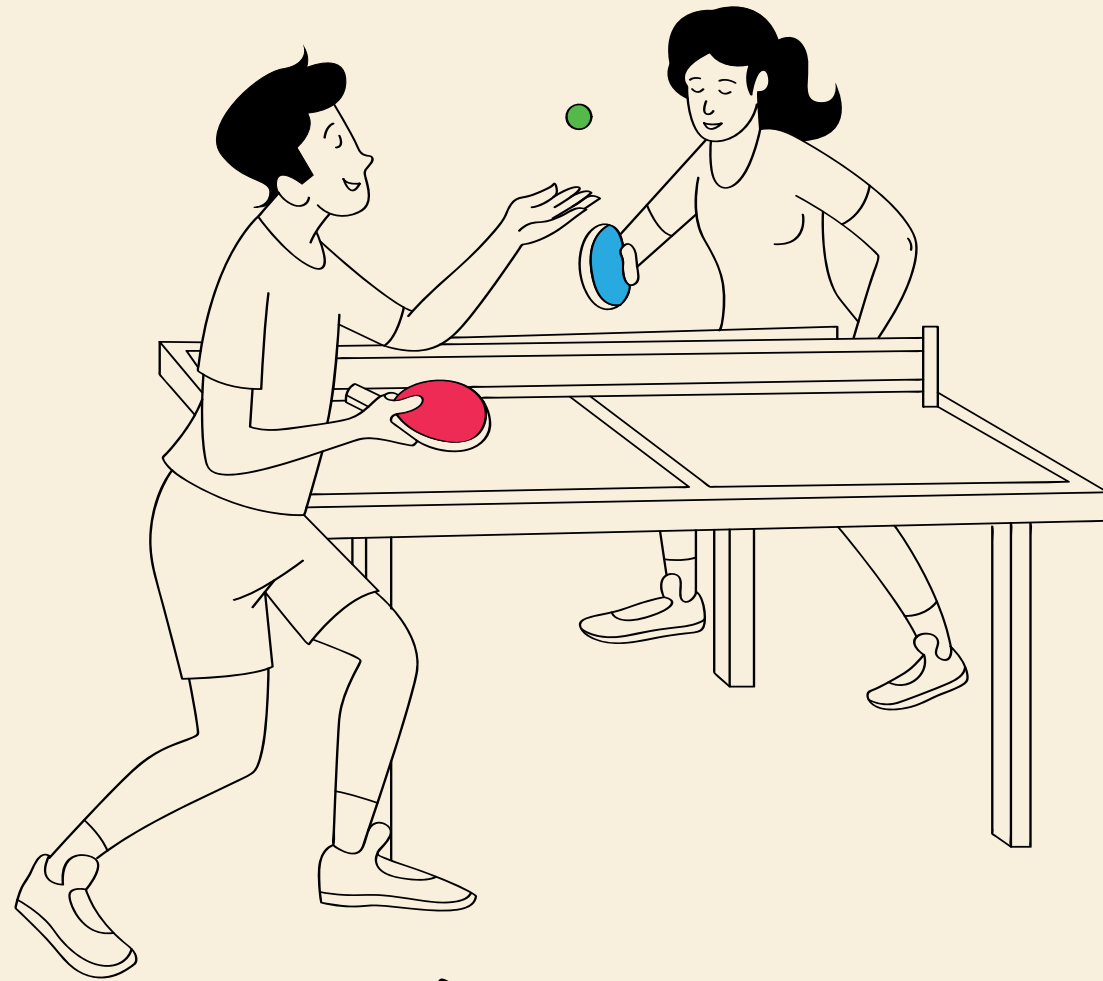
▲ Multipurpose Play Court

SPORTS/FITNESS

INDOOR

Happiness is the sound of a ping pong ball.

► Table Tennis

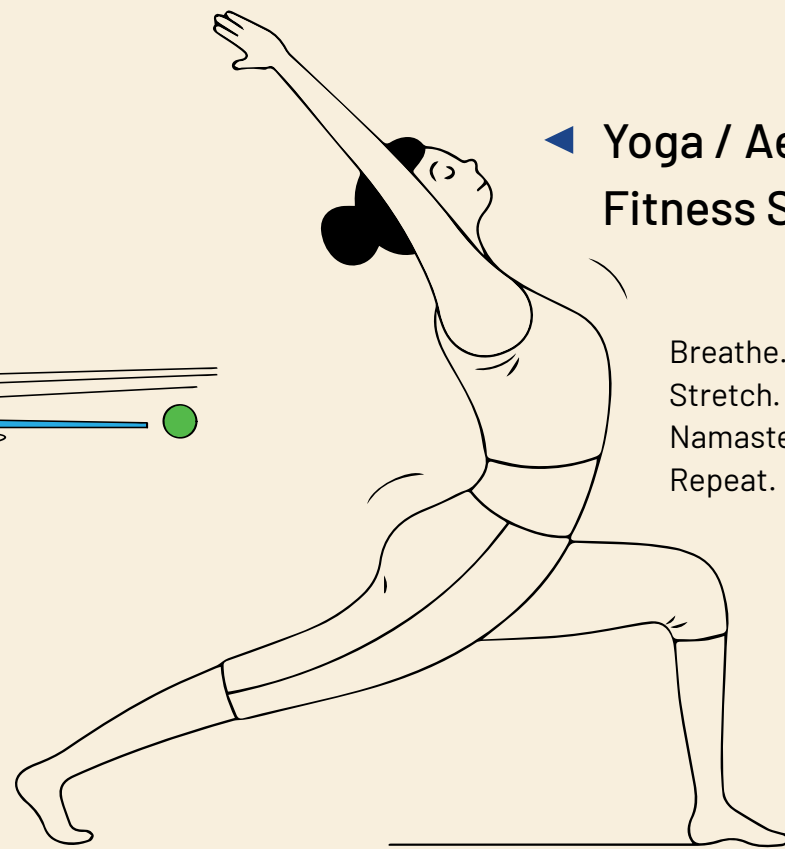


The only one who can beat you, is you.

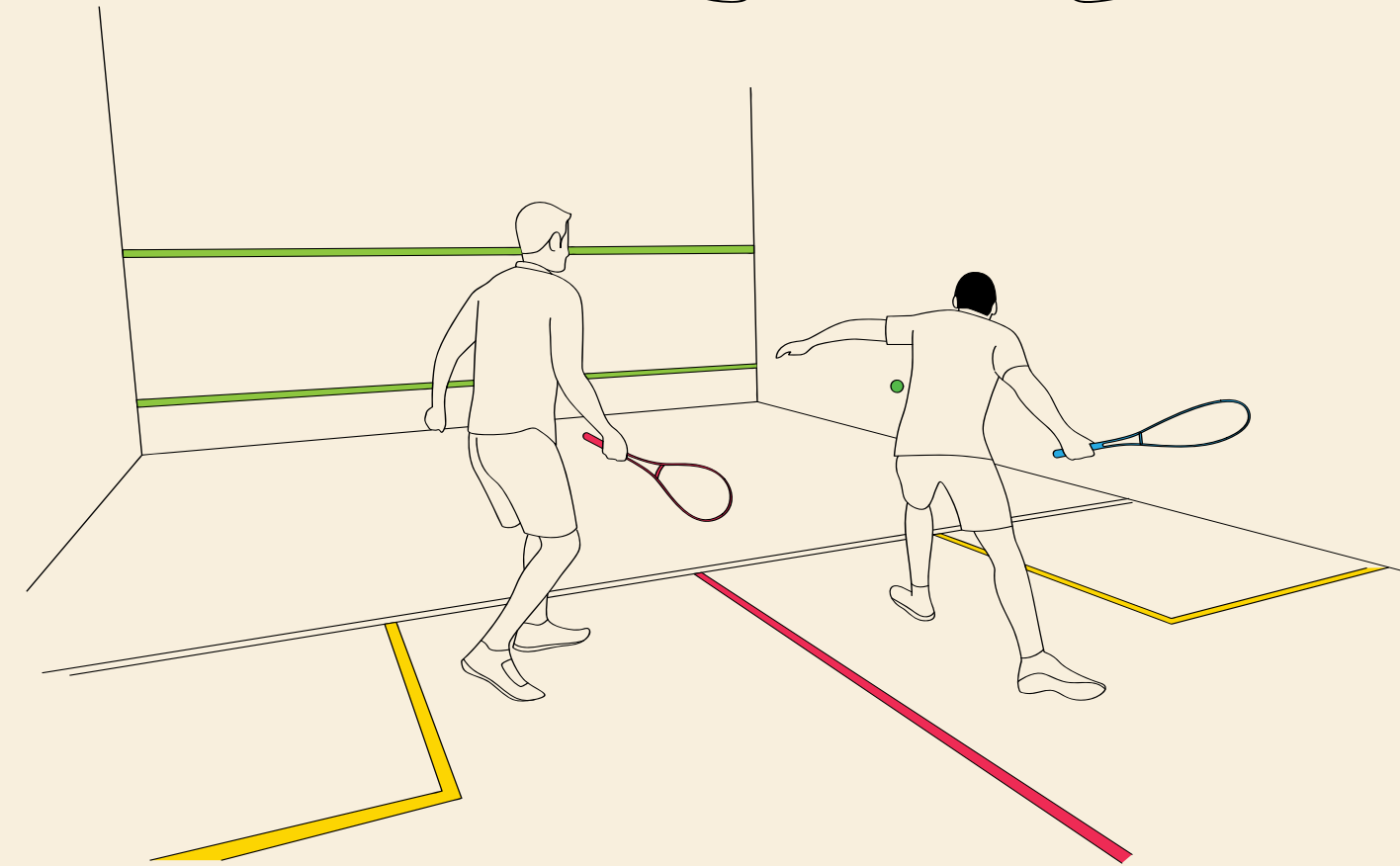
◀ Bren Fitness Studio

◀ Yoga / Aerobics / Fitness Studio

Breathe.
Stretch.
Namaste.
Repeat.



► Board Games

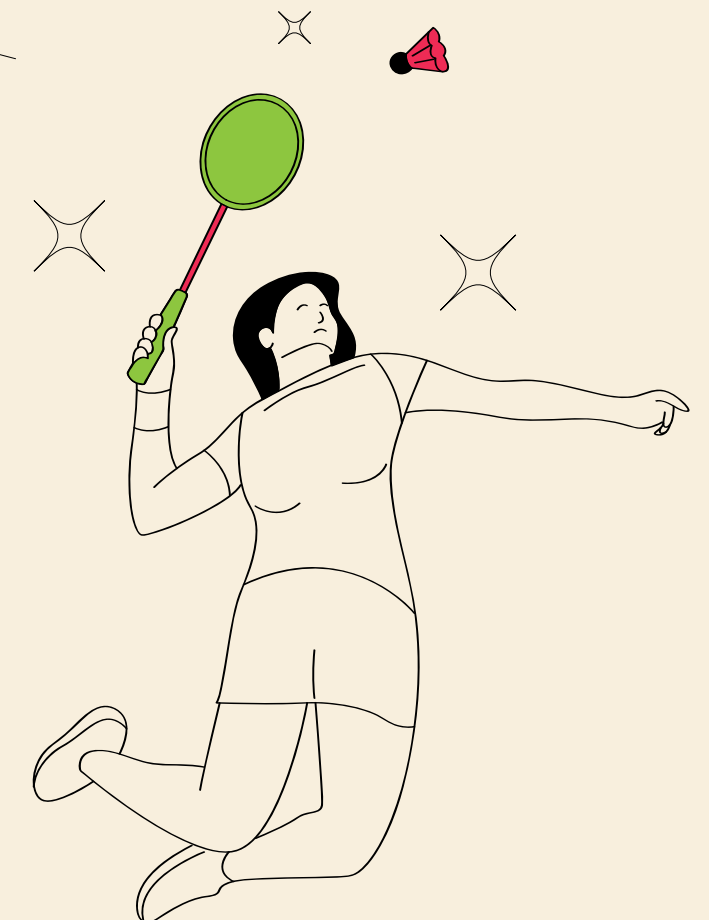


It's time to squash your competitors!

▲ Double-height Squash Court with viewing gallery

You put the BAD in badminton.

▼ 2 double-height Badminton Courts with open balconies



We've got you covered

CONVENIENCE

- ▶ Salon
- ▶ Pharmacy
- ▶ Retail Space

*space provision only



Verdant luxury

GREEN SPACES

- ▶ Floral Garden
- ▶ Pet's Park
- ▶ Veggie Lawn



Savour the moment

WELLNESS

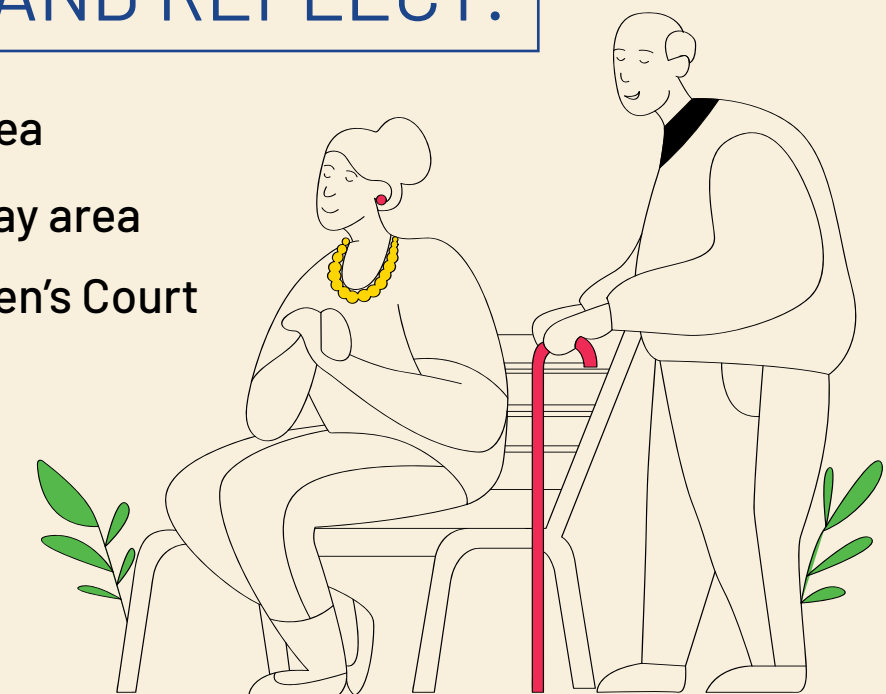
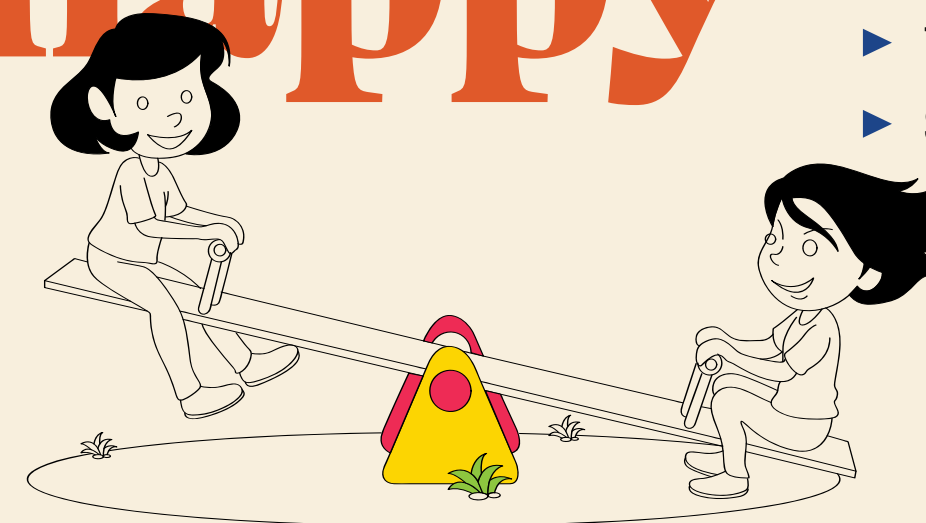
- ▶ Spa with Massage
- ▶ Steam Rooms
- ▶ Reflexology Path



Now everyone's happy

SAFE SPACES TO PLAY. AND REFLECT.

- ▶ Kids Play area
- ▶ Toddler's Play area
- ▶ Senior Citizen's Court



▶ Play Park for Kids

▶ Walkways

Standing by what matters

Bren Aspera unites your home with all the facilities that nourish it. Right from the apartment, and the complex, to the land which nurtures it. Bren recognises and honours how everything is connected together in a delicate symbiosis. And that is the reason why it fuses innovation, design, and quality together for a beautiful coexistence.

For now, and for generations to come.
This is the Bren way.



BRENNNOVATION

Brennovation is what happens
when innovation gets an adrenalin rush

It is the guiding principle behind everything we build. A perfect blend of functionality, design, quality, service, and best-in-class practices. It is the constant effort we make to improve efficiencies. To push boundaries. Question norms. All with a single motive - to give you an extraordinary living experience. For now and for generations to come.

Bren Aspera features smart well-thought-out spaces, meticulously designed to help you achieve more in life. More fresh air, more sunshine, more time to spend with your family, loads of modern conveniences to make life stress-free, and most importantly, more space to make memories in. Isn't that what homes are for?

Envisioned for tomorrow

10+ BRENNNOVATION features designed for living in comfort and keeping up with the times.



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 Katha
- Fire Department NOC
- Airport Authority of India NOC
- Ministry of Environment and Forests approval
- Tax paid receipts, up-to-date
- RERA Approved

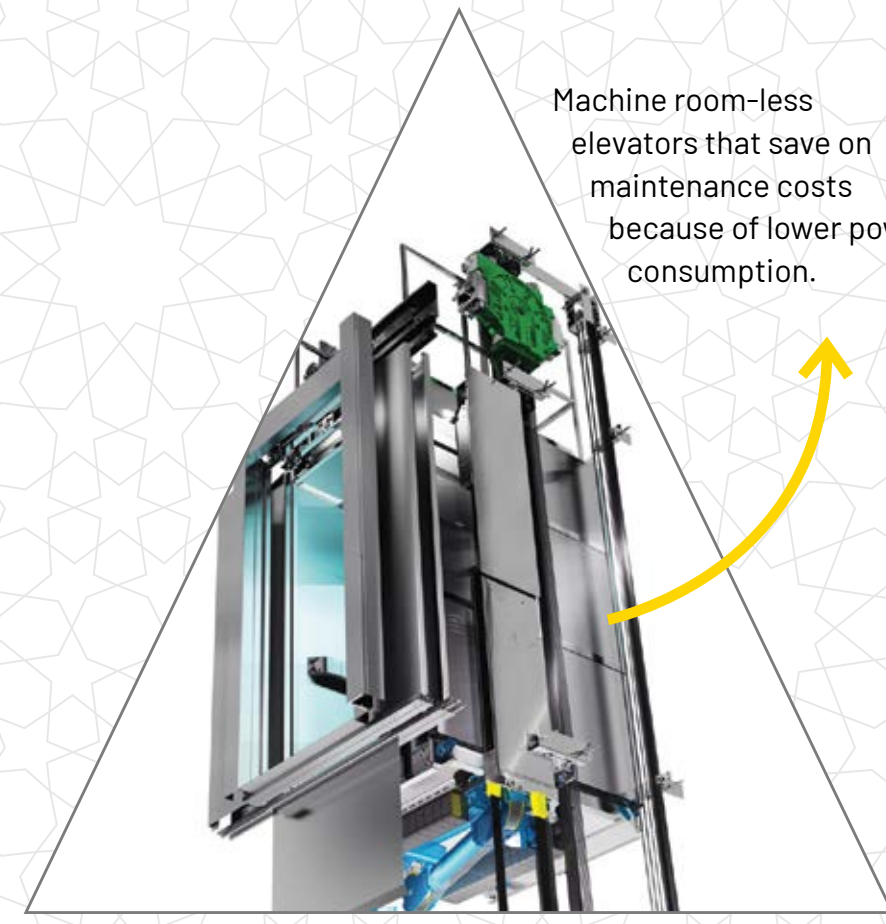
Build quality. The Aluminium Formwork System is perhaps the most versatile modern construction technique, currently being used by some of the world's most progressive companies. The process ensures an excellent finish and best of all - an increase in carpet area.



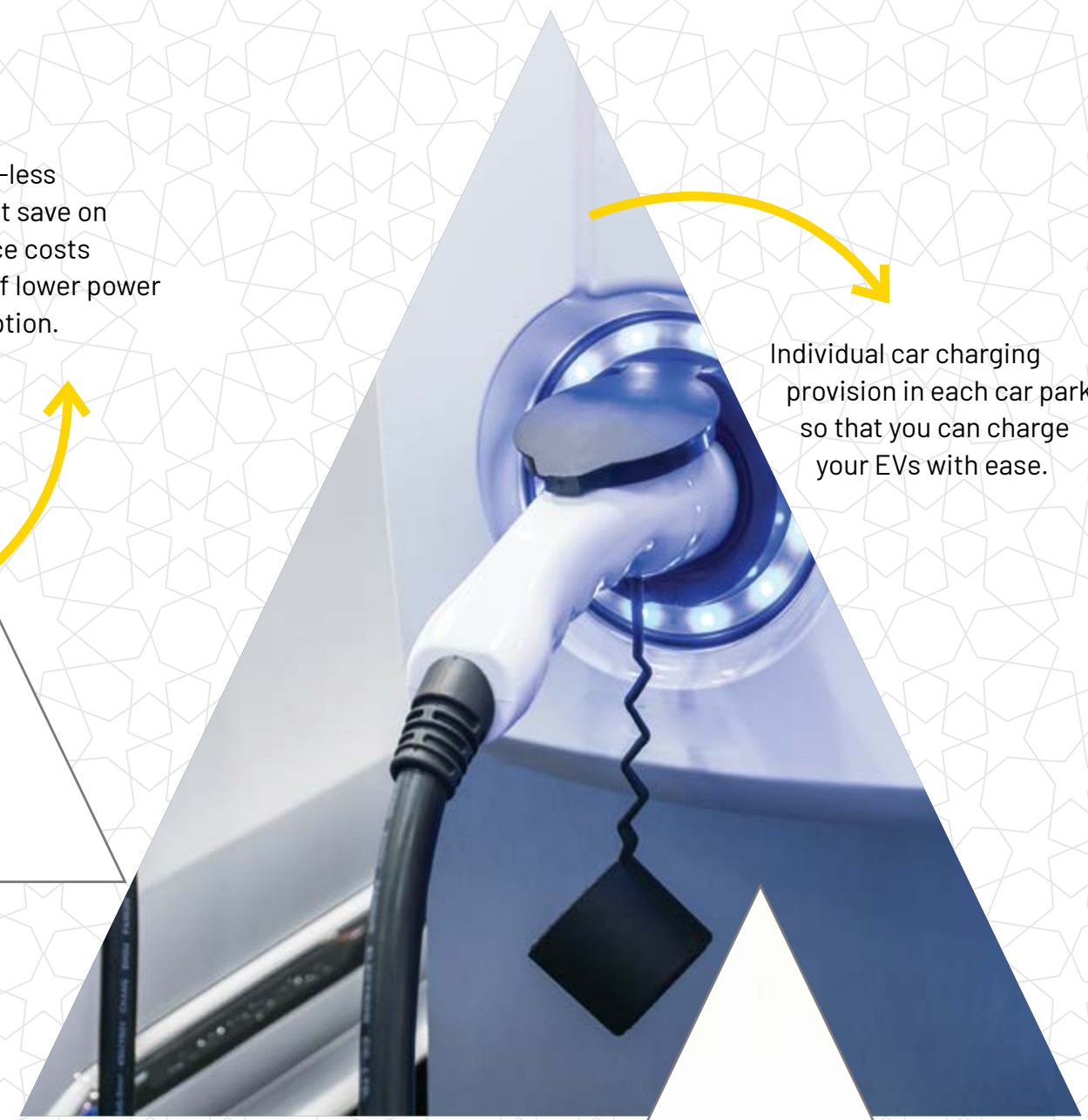
Adequate, strategically placed electrical points for convenient installation of your ACs and televisions.



Machine room-less elevators that save on maintenance costs because of lower power consumption.



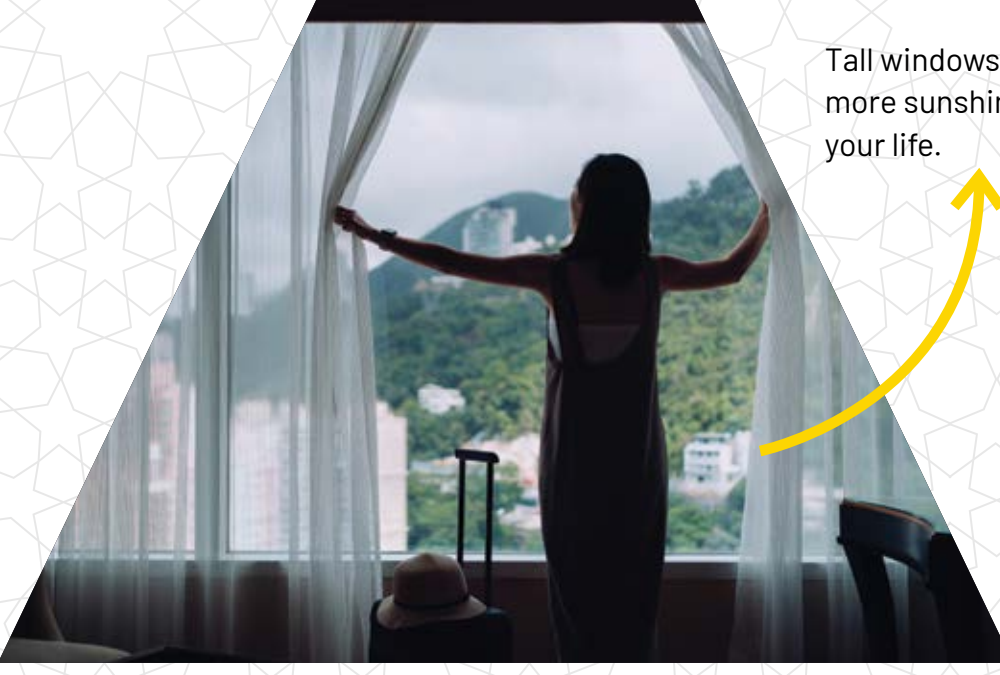
Individual car charging provision in each car park so that you can charge your EVs with ease.



Grilles on every window, for better safety.



Tall windows to allow more sunshine into your life.



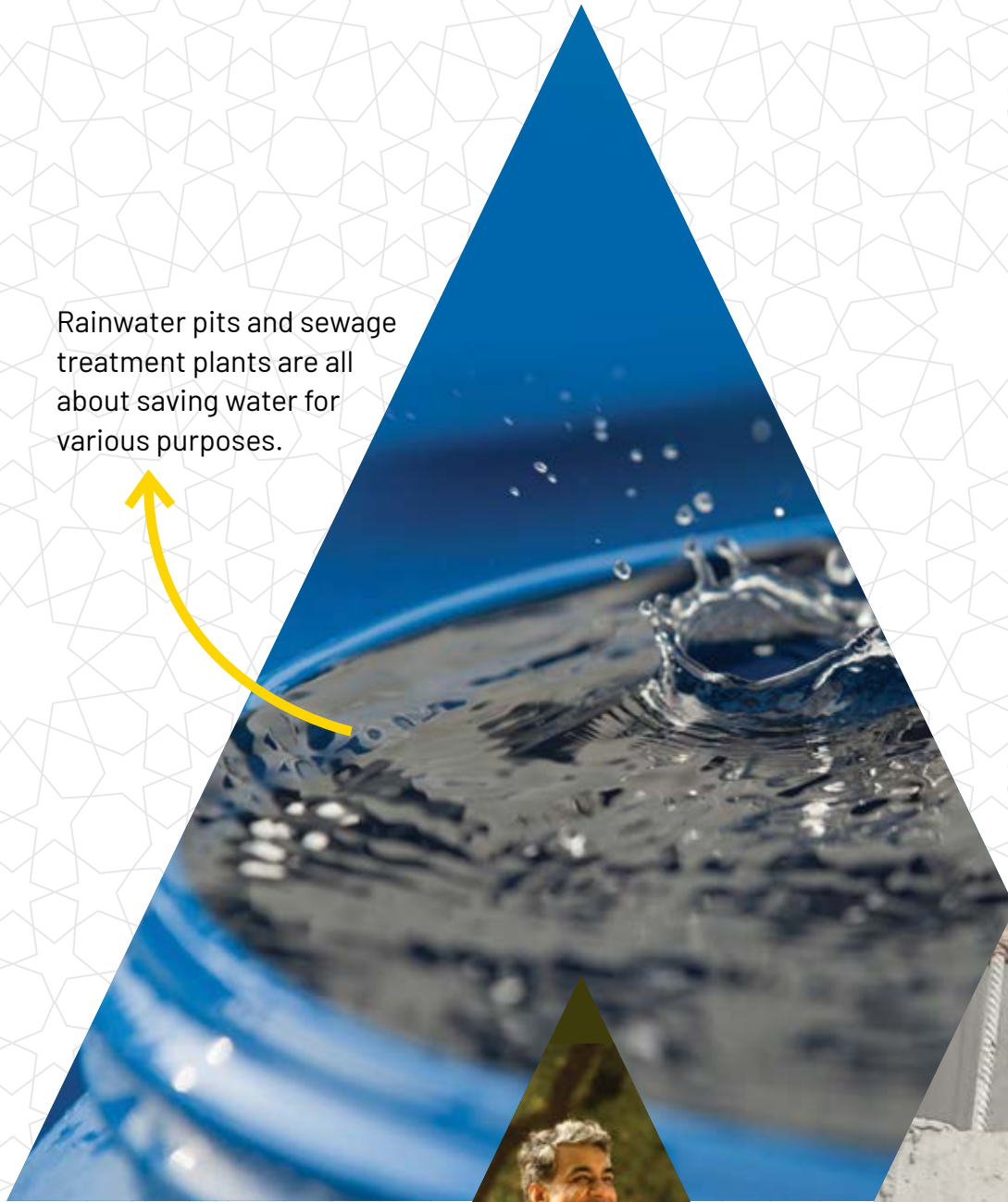
A combination of solar and conventional lights for surfaces and common areas that cuts down the electricity expenditure.



Ultrasonic Technology smart water meter in each inlet to help monitor water consumption and track supply. This app-based meter sends you an alert when it detects a leakage, enables you to shut the inlet remotely and also lets you pay your bills directly.



Rainwater pits and sewage treatment plants are all about saving water for various purposes.



Biodegradable materials made from natural fibre are used at project construction sites.



Sensitive social design, with vehicular movement separated from free zones for the safety of children and the elderly.



We push to keep projects natural, including existing trees in site planning, and protecting them during construction. We need more green, sooner.



BRENNOVATION+

MAKE GERMANY'S FAVOURITE KITCHEN, YOUR KITCHEN



A great optional feature, to make the experience of Bren Aspera living even more convenient and beautiful.

Bren Aspera provides an option of installing a premium German modular kitchen from Nolte - a brand that is globally recognised for its precise craftsmanship and exceptional high quality.



SPECIFICATIONS



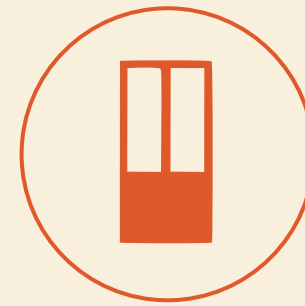
STRUCTURE

Seismic Zone II compliant RCC structure using pre-engineered Aluminium Forms



CAR PARKING

Covered car parking in basements 1, 2 & ground floor



DOORS

Main door frame - Wooden frame as per the design with threshold
Bedroom and toilet door frame - Wooden frame as per the design
Main door shutter - tubular core MDF with laminate skin on both sides
Bedroom door shutter - tubular core MDF with laminate skin on both sides
Toilet door shutter - tubular core MDF with laminate skin outside and laminate inside
Hardware - Godrej/equivalent



BALCONIES

Flooring and skirting - antiskid/glossy vitrified/porcelain/ceramic tiles
Walls and ceiling - acrylic emulsion paint
Railings - MS handrail of adequate height

SAFETY GRILLS

All Bedroom windows & utility - MS Grills



STAIRCASE

Staircases with granite/vitrified tile threads and tiled risers
Railings - MS handrails
Painting - oil-bound distemper paint for walls and ceilings



COMMON AREA

Flooring - antiskid vitrified/ceramic tiles
Painting - oil-bound distemper paint for walls and ceiling
External finish - textured exterior emulsion paint



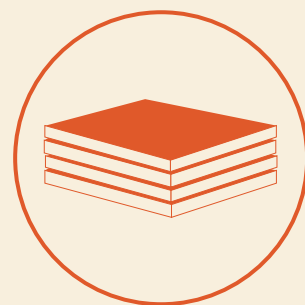
LANDSCAPE, CLUBHOUSE, NEON, AND AMENITIES

Social Kitchen with outdoor lounge
2 Badminton Courts
2 Cricket Practice Pitches
Multipurpose Hall with pantry and buffet area
Bren Fitness Studio
Squash Court with viewing gallery
Spa with massage and steam
Table Tennis
Snooker
Swimming Pool with changing rooms
Outdoor Gymnasium
Volleyball
Yoga/Aerobics space
2 Kids Play Area
Senior Citizens' Court
Cycling Path with stand
Reflexology Path
Walkways
Floral Garden
Veggie Lawn
Pet Park



ELECTRICAL

Geyser provision in utility all the toilets
Water purifier provision in utility
Split AC provisions in all bedrooms and living/dining room
TV points in all bedrooms and living room
5 kW three-phase power supply in each flat
Generator backup for each flat
Fire-resistant electrical wires of reputed make
Exhaust fan points in all toilets
Telephone point in living room

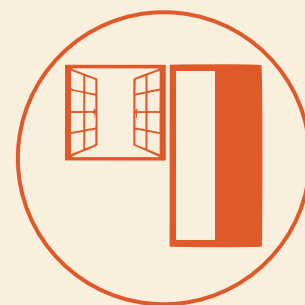


FLOOR AND CEILING FINISHES

Foyer, living, dining, kitchen, and bedrooms - glossy vitrified tiles

Utility - antiskid/glossy vitrified/porcelain/ceramic tiles

Painting - acrylic emulsion paint on walls and ceiling



WINDOWS AND SLIDING DOORS

Living room & bedroom balconies - UPVC sliding doors with mosquito mesh of selected colour and finish

Bedrooms, utility windows - UPVC sliding windows with mosquito mesh in selected colour and finish

Toilet ventilators - UPVC openable shutters of selected colour & finish as per design, also used for service access to plumbing shaft and provision for exhaust fan



AUTOMATION FEATURES

Toilets and kitchen - water consumption meters



SANITARY

False ceiling with grid paneling in toilets

Antiskid vitrified/Porcelain tiles on all toilet floors

Glossy vitrified/Porcelain tiles on all toilet walls up to the false ceiling

Chromium-plated fittings of Grohe/equivalent

Sanitary fixtures of Kohler/equivalent

Cold water provision for all toilets



ELEVATORS

Machine-room-less 3 passenger, and 1 service lift

[IT'S ALL IN THE DETAILS]

MANY PROJECTS. ONE PROMISE.

CREATE . PROGRESS Bren is not just about building homes. It is a way of thinking - to create enduring, resilient spaces that resonate with not only the people who interact within them, but with the times.

With over 3 decades of expertise in property development, Bren is driven by a desire to innovate and push boundaries, putting people first and constantly evolving to embrace a more conscious way of life, based on a keen awareness of the spaces that surround us.

RESIDENTIAL . WORKSPACES . RETAIL . SPORTS



NEW & ONGOING

- Zahara by Bren - off Sarjapur Road
- Northern Lights - Jakkur
- SOHO by Bren - Kanakapura Main Road
- Imperia Grande - Haralur Road

LIVE WITH BRENNOVATION

COMPLETED PROJECTS

- Imperia - Haralur Road
- Champions Square - On Sarjapur Road
- Starlight - Old Madras Road
- Edgewater - off Sarjapur Road
- Palms - near Kudlu Gate
- Woods - near Electronic City
- Celestia - On Sarjapur Road
- Trillium - off Hosur Road
- Paddington - Hosa Road
- Avalon - Marathahalli
- Unity - Marathahalli

PROMISES DELIVERED, ON TIME

NICE Ring Road

We're always around

No matter where you are in Bangalore, you can never be too far away from one of our projects. We have been perfecting the art of creating premium homes for almost 4 decades now.

But to us, our journey has only just begun.



Bren Northern Lights
Jakkur Lake
Bangalore - Hyderabad Hwy



Aavalahalli

Bren Starlight




Bren Aspera



Karthik Nagar

Bren Avalon

Bren Unity

 Bren Corporation

Old Madras Road
Marathahalli
Outer Ring Road

 Bren Corporation

Koramangala

Bren Paddington

Whitefield Main Road



Bren Celestia
Sarjapur

Bren Champions Square



Bren Imperia
Bren Zahara
Bren Edgewater

Haralur

Ambalipura - Sarjapur Road

Rayasandra

Bren SOHO

Bren Palms

Bren Trillium

Bren Woods





reasons
~~26 floors~~
to smile

Lifestyle

Neighbourhood

Connections

Green spaces

Balance

Peace

Perspective

Happiness

Pride

Family

Opportunity

Safety

Legacy

Attractions

Culture

Community

Harmony

Security

Expertise

Progress

Dream

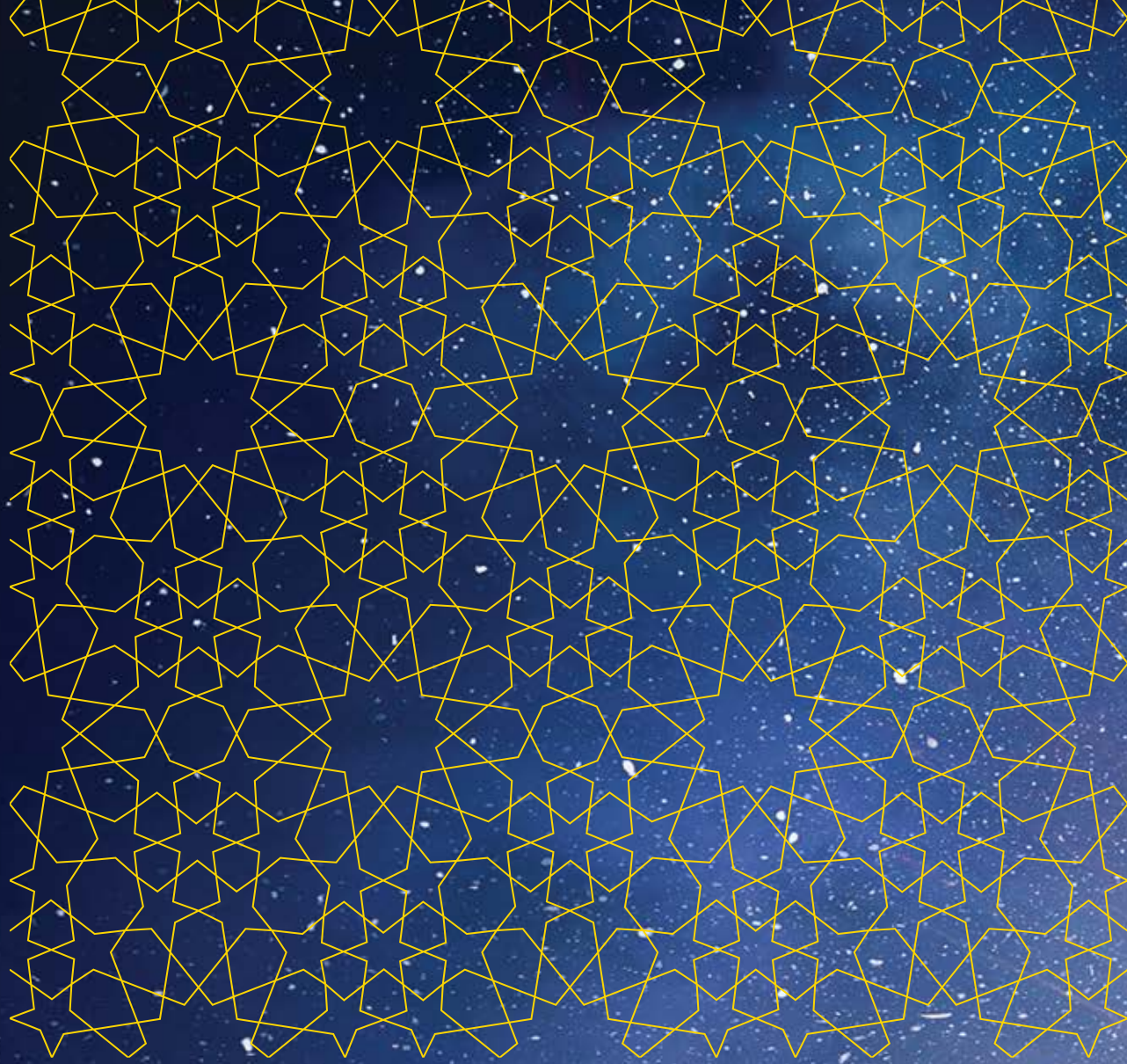
Revitalisation

Future

Fulfillment

Accomplishment

Innovation



PRM/KA/RERA/1251/310/PR/300622/005028

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CREDAI
BENGALURU

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