



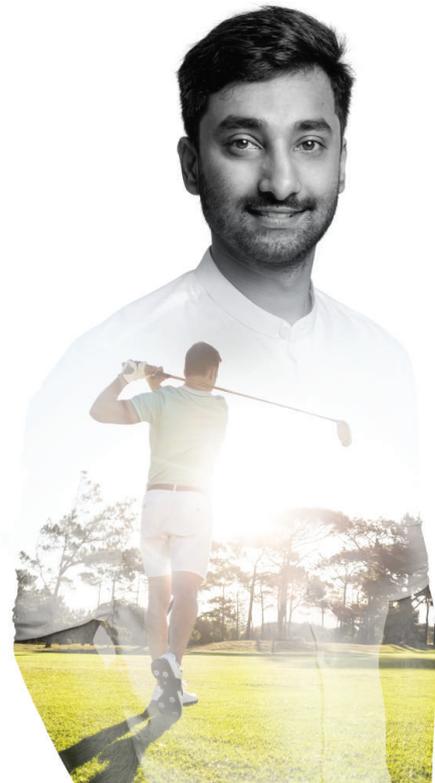
CLASSIC  
**BULWARK**  
VILLAGE



**IMAGINE THE BENGALURU  
OF YESTERYEARS,**

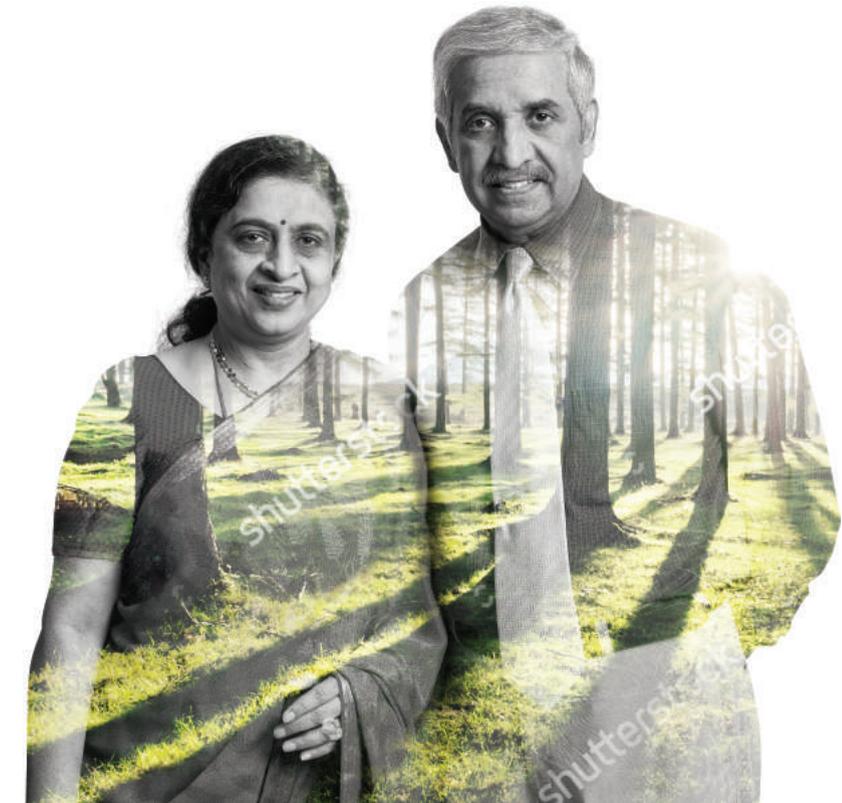
**IN THE GROWTH HUB OF  
TOMORROW...**

NO WONDER THE  
VISIONARIES OF TODAY  
ARE INVESTING THEIR  
DREAMS HERE.



CLASSIC  
**BULWARK**  
VILLAGE

*Premium plotted  
community in  
Devanahalli*





## CLASSIC BULWARK VILLAGE: WHERE VISIONARIES CHOOSE TO INVEST

Have you ever dreamed of spacious gardens pathways, cobbled stoned driveways, landscape so expansive that you would be mistaken to be on a holiday destination? At Classic Bulwark Village, this reality is already shaping up and waiting for investors, explorers and pioneers like you. An initiative from the Classic Group and Total Green Homes, the Bulwark Village is recreating how Bangalore used to be: wide traffic-free streets, green tree-lined pathways, ample space for your kids, room for thought in design even for the elderly, where your dream home will murmur with birdsongs and chime with the breeze.

The name itself harks back to the glorious era where European aristocrats of yore turned land into idylls of luxury. The 'Bulwark' is inspired by the French word BOULEVARD, a type of lush landscaped garden usually surrounded by wide, multi-lane arterial thoroughfare, divided with a median down the center, and roadways along each side designed as slow travel and parking lanes and for bicycle and pedestrian usage. And at Classic Bulwark you'll find every amenity to make not just a great investment option, but also a sanctuary where one day you can build the chateau of your dreams.



# VISIONARIES

**WHO KNOW HOW TO LIVE,  
KNOW WHERE TO LIVE.**

Dr Sathish & Dr Mamata, top doctors of Bengaluru



CLASSIC  
**BULWARK**  
VILLAGE

Gated community of  
eco-luxury plots in  
Devanahalli

This power couple has seen and enjoyed life to the hilt. But when it came to spotting an opportunity to shape their own unique home and future, Dr. Sathish and Dr. Mamata just couldn't see beyond Classic Bulwark Village. A contemporary, fully-equipped eco-luxury community of premium plots, located right in the heart of Devanahalli. With all the privileges that make for an incredible lifestyle, along with the untold investment possibilities that this fast-growing location offers. Call us today and book a guided tour, reserved exclusively for visionaries like you.

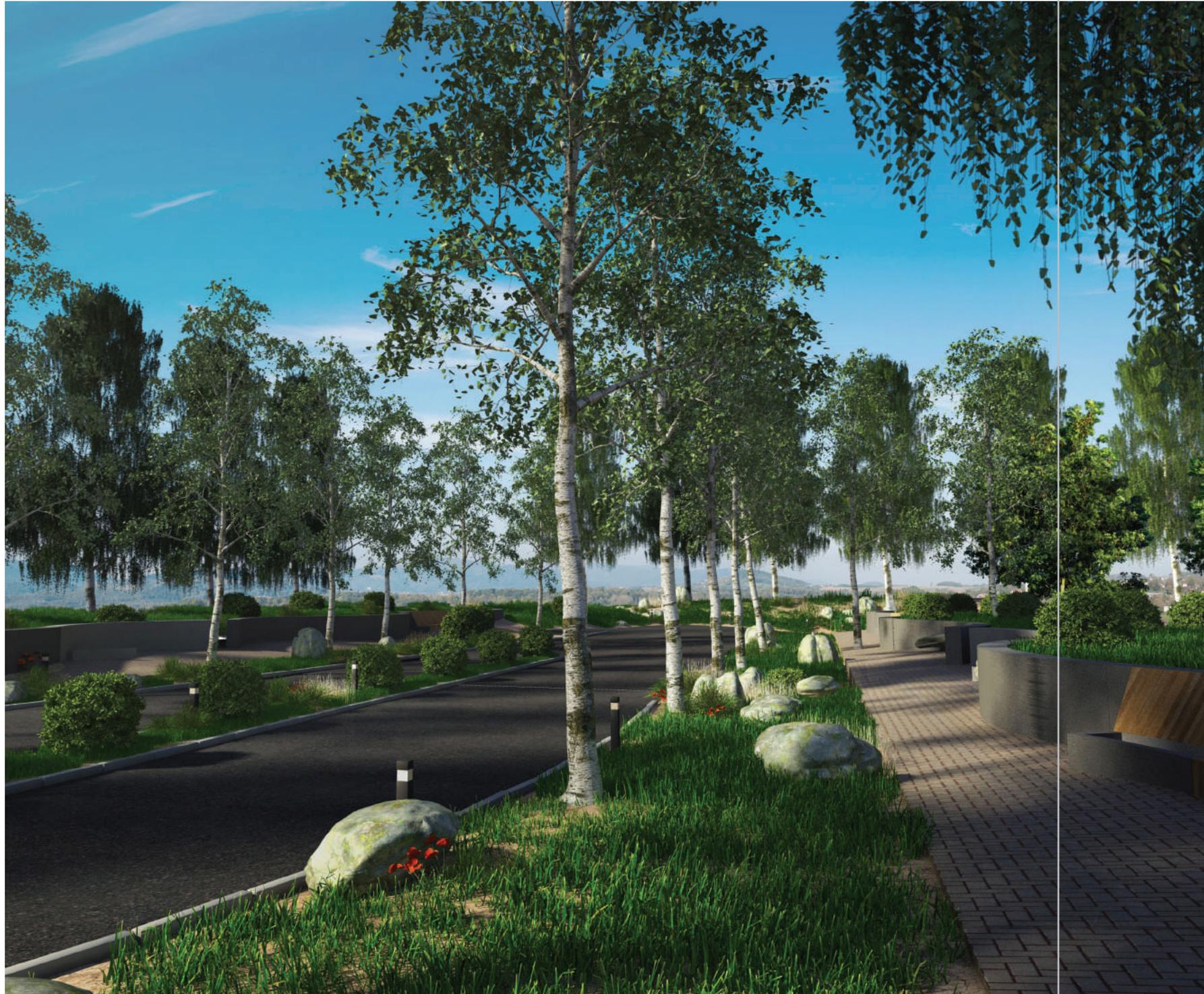
## THE LOCATION: IN THE HEART OF DEVANAHALLI

Sprawling across 45 acres of endless green farmlands right next door to the Bangalore International Airport, Classic Bulwark Village gives you the plotted lifestyle that you always dreamt of, plus every modern amenity and luxury that you can't do without. Residents can enjoy a sunset swim in ultra-luxe clubhouse just a walk away, play a round of tennis, hop over to upcoming malls, drop their kids off to several international schools nearby --- all just a 25 minutes drive away from Hebbal and Whitefield, and right in the heart of the upcoming Aerospace Hardware & Software SEZ.



## DEVANAHALLI, THE LAND OF ANCIENT KINGS... & MODERN EMPIRES

Devanahalli isn't the future. It's the present. And it's growing faster than you thought. A hotbed for investment, and the future capital of top conglomerates like Tata, Wipro, Shell, Boeing, Bombardier and many more. An integrated smart township that is set to be home to 25 lakh citizens, 2 mega-SEZs, scores of schools and hospitals, all by 2020.. No wonder the pioneers of tomorrow are already flocking to invest in Classic Bulwark. A 300-acre project with all the amenities you seek, and a location set to deliver unprecedented ROI for you. A joint venture between Brigade Classic & Bulwark.



## A SELF-SUSTAINED COCOON OF LUXURY, THANKS TO ECO-FRIENDLY URBAN PLANNING AND THOUGHTFUL INFRASTRUCTURE

**Urban planning:** Classic Bulwark has been planned around the natural topography of the land, encompassing a total of 43 acres and over 500 plots of various sizes. At an average density of 2 plots per acre, the community will be spacious and airy. With a mix of plot sizes ranging from 1200 sft to 3000 sft, the community will cater to varying market needs. Facilities have been strategically located and spread out across the community to ensure that no matter where a resident stays, distances are easily bridged.

**Infrastructure:** As an owner you will benefit from a plug and play system in which each site will have a sanitary, water, electrical and a communication connection capped and ready to be connected to a home when needed. As a resident, there is so much more that you will benefit from that is hidden from plain sight. We have envisioned a comprehensive system that is optimised and value-engineered to function efficiently and stand the test of time.



Next door to Airport



Hardware and Software SEZ



500 plots over 45 green acres



30 mins from Hebbal & Whitefield



Pools



Tennis Courts



Schools



Malls



Solar power



Rainwater harvesting



# PIONEERS

**WHO CHANGE MILLIONS OF LIVES,  
KNOW HOW TO CREATE THEIR OWN.**

Renowned physician Dr Manjunath & wife Mrs Shoba



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Every single day, Dr Manjunath touches hundreds of lives through sheer goodwill and great advice. Because when he prescribes something, he means it. And his word attracted many other visionaries to invest their trust with us at Classic Bulwark Village. A contemporary, fully-equipped eco-luxury community of premium plot, located right in the heart of Devanahalli. With all the privileges that make for an incredible lifestyle, along with the untold investment possibilities that this fast-growing location offers. Call us today and book a guided tour, reserved exclusively for pioneers like you.



## THE INDEPENDENT LIFESTYLE YOU SEEK. WITH ALL THE AMENITIES YOU CAN'T LIVE WITHOUT.

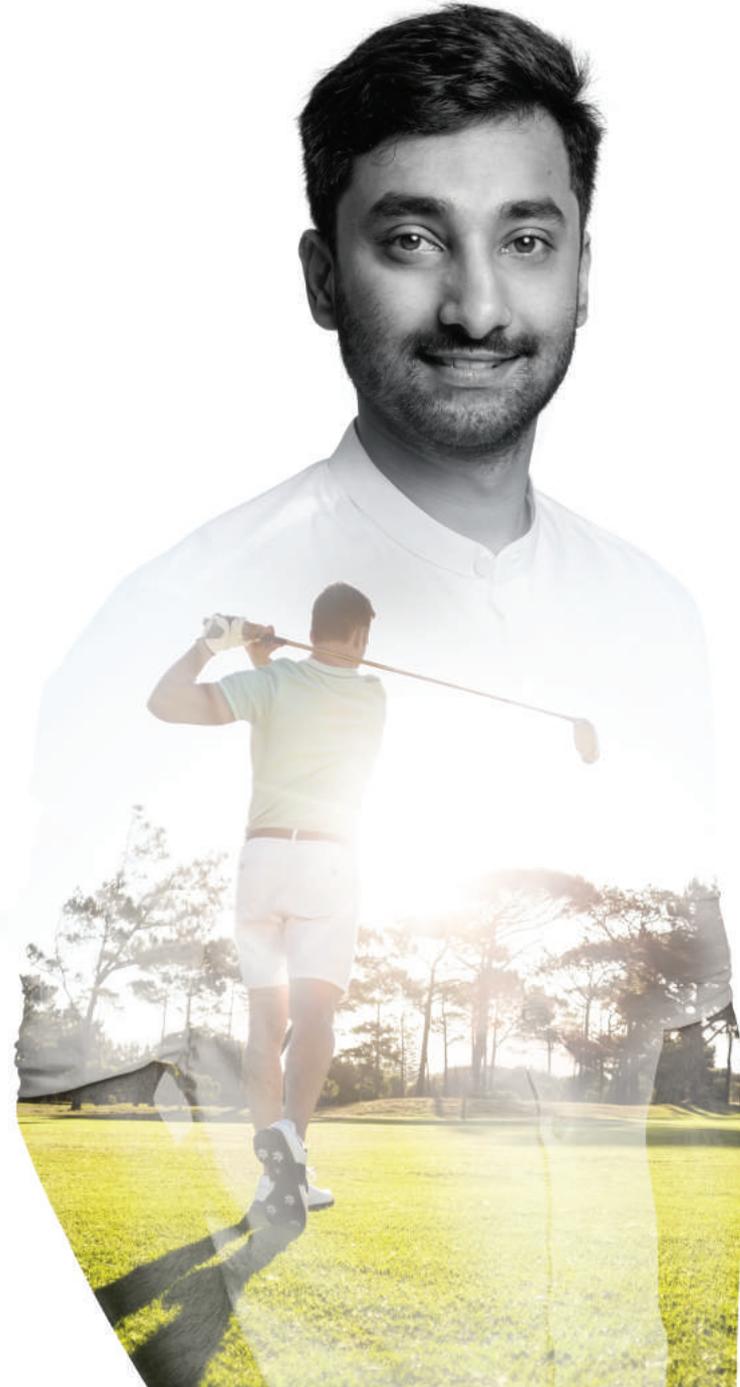
The Classic Bulwark is kitted out with a range of upmarket amenities, such as an extensive clubhouse equipped with indoor and outdoor sports facilities including a swimming pool, a series of gardens, children's play zones spread across the property, an amphitheatre and an eco-pond. With the focus on creating a sustainable community.

- B.I.A.P.A approved layout
- Well-lit, wide asphalted roads
- Round-the-clock security
- Ready power, water, telephone & sewerage connections to all sites
- Fenced boundaries & guarded entrance
- Professionally landscaped gardens, pathways and avenues
- 30'x40' & 60'x40' & varied sizes of plots
- Membership to nearby Clubhouse
- Sportsarena
- International Schools and Hospitals

## EXCLUSIVE ACCESS TO OUR SIGNATURE CLUBHOUSE



As an esteemed Classic Bulwark Village resident, you will enjoy exclusive access to the Signature Club Resort, a serene getaway set within Brigade Orchards – a 130-acre smart township adjoining to our property. Relax and rejuvenate in a 'Green Carpet Experience' as you get away from the hustle and bustle of the city and immerse yourself in the lap of nature. Come experience the finest services and facilities that are specially crafted for your comfort and leisure.



# TRAILBLAZERS

**WHO CHOOSE THE FAST LANE,  
KNOW WHERE THE FUTURE'S HEADING.**

Varun Gowda, Advocate & Member, Supreme Court Bar Association

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He's one of the sharpest legal minds of his generation. And amongst the youngest members of India's top courts. Yes, Varun Gowda has always achieved things faster than ordinary mortals. No wonder he saw the future in Classic Bulwark Village. A contemporary, fully-equipped eco-luxury community of premium plots, located right in the heart of Devanahalli. With all the privileges that make for an incredible lifestyle, along with the untold investment possibilities that this fast-growing location offers. Call us today and book a guided tour, reserved exclusively for trailblazers like you.

A 150-YEAR OLD LEGACY. REFINED WITH EVERY PROJECT WE HAVE CREATED.



**PLOTTED DEVELOPMENTS**

Classic Yash Enclave  
Classic Royal Garden  
Classic Orchards  
Classic Colony  
Classic Hebbagodi Colony  
Classic County  
Classic Champakadma



**COMMERCIAL PROPERTIES**

Classic Center  
Classic Orient



**CLASSIC PROPERTIES**

Classic Ibbani  
Classic Diboor  
Classic Orchards



**DM Purnesh, Managing Director - Classic Group**

A coffee board member and a council member of Indo Italian Chambers of Commerce, India, Mr. Purnesh represents the fourth generation of a coffee planters' family. With his fore thought and great vision, the group has been recognized in varied fields right from Coffee Plantation, Trading, Exports, Retailing to Liquor Distribution, Promotion and retailing and all the way to be considered one of the best high -end-real estate developer. He is also credited for being one of the pioneers of gated community development in Bangalore, launching Classic Orchards 16 years ago.



**Maneesh N. Reddy, Director - Total Green Homes**

Having completed his Bachelor's degree in Manufacturing Engineering, he went on to get his Masters in Finance from NYU (New York University). With over 4 years of experience on Wall Street and finance companies, he found his true calling in Real Estate Development. Learning from some of the best in the business in Bangalore, and with a passion to develop ecologically friendly projects, he realized his dreams, by starting Total Green Homes.



# GAME CHANGERS

**WHO BUILD BUSINESS EMPIRES,  
KNOW EXACTLY WHERE TO INVEST.**

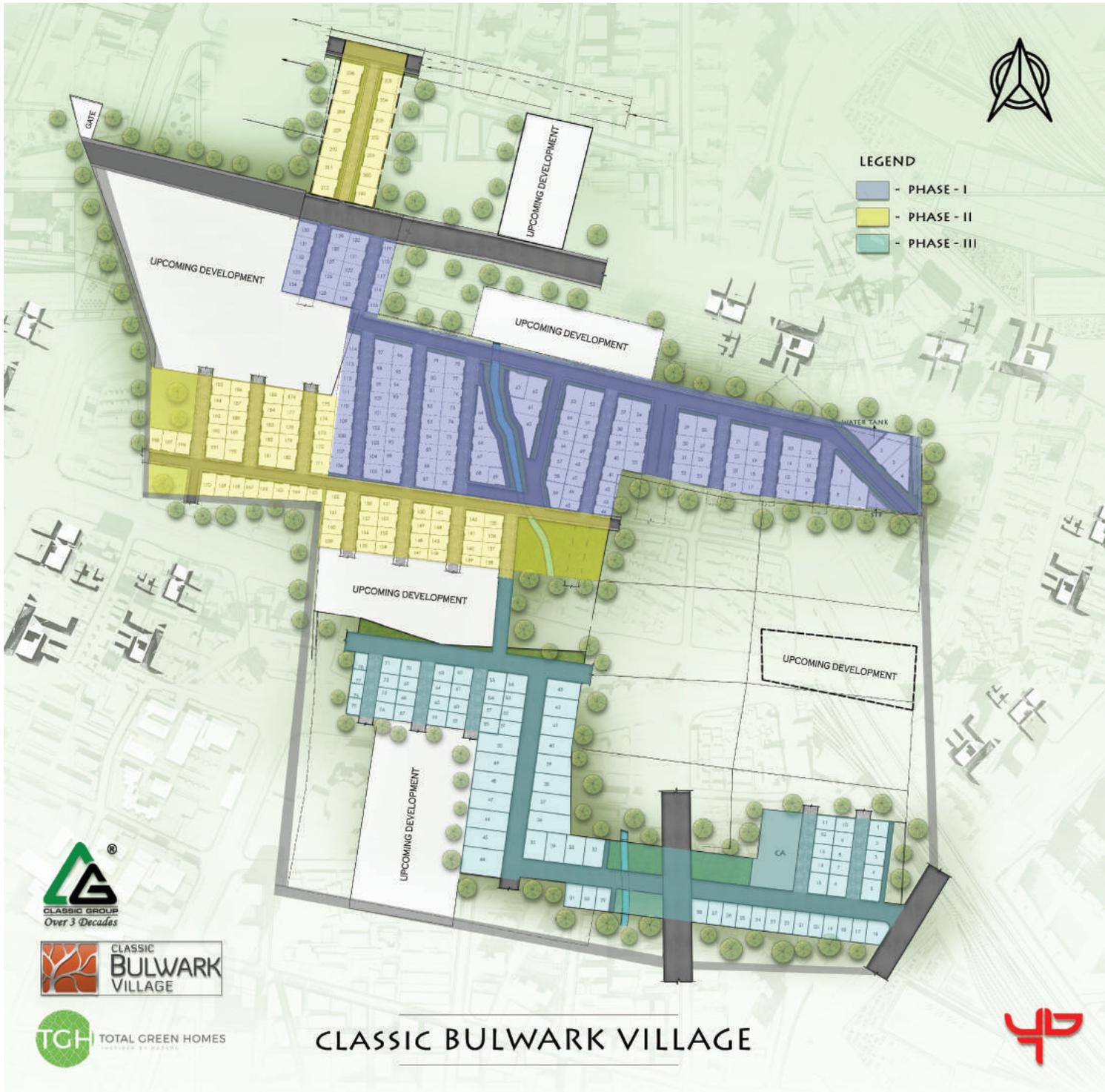
NB Vijaykumar, Chief Executive – Classic Motors



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Whether it's luxury cars or living the good life, NB Vijaykumar is well known in business circles for his discerning eye. Which perhaps explains why he chose to get the best of all worlds, at Classic Bulwark Village. A contemporary, fully-equipped eco-luxury community of premium plot, located right in the heart of Devanahalli. With all the privileges that make for an incredible lifestyle, along with the untold investment possibilities that this fast-growing location offers. Call us today and book a guided tour, reserved exclusively for game changers like you.



TOTAL GREEN HOMES  
INSPIRED BY NATURE

## TOTAL GREEN HOMES: A LEGACY BUILT ON FIVE GENERATIONS OF VALUING & NURTURING THE EARTH

With over 5 generations of experience in the field of eco-friendly agricultural practices and over 3 decades of pioneering in the field of real estate development in Bangalore, Classic Group is proud to present Total Green Homes.

At Total Green Homes, our vision is to identify and develop self-sustainable projects which will not only enrich our environment system but also our customers in the long run. Right from choosing strategic locations, to choosing world leading vendors to work on our projects to adopting world class and recognized Environmental friendly procedures and materials, We at Total Green homes strive to achieve a TOTAL self Sufficient Green Home for our future.

