



**EARTH &  
ESSENCE**

**the nature of you**

Introducing homes and lifestyles  
connected to nature.



# the connected life



Row House Front View  
CGI Artist's Impression

The Earth & Essence environs and homes are placed in a quiet enclave just off Bangalore International Airport Road, and it is set across 16.8 rolling acres, divided into 4 phases of development.

The Phase 1 of Earth & Essence brings to life the philosophy around which it is created. We do this through homes that are built keeping in mind the natural flow of the land and adhering to it in a way that offers you natural light, fresh air and soothing scenes of greens — a whole new level of living. In phase 1 of this alfresco lifestyle offering, we present 75 row houses ranging in size from 3, 4 and 5 BHK.

# masterplan



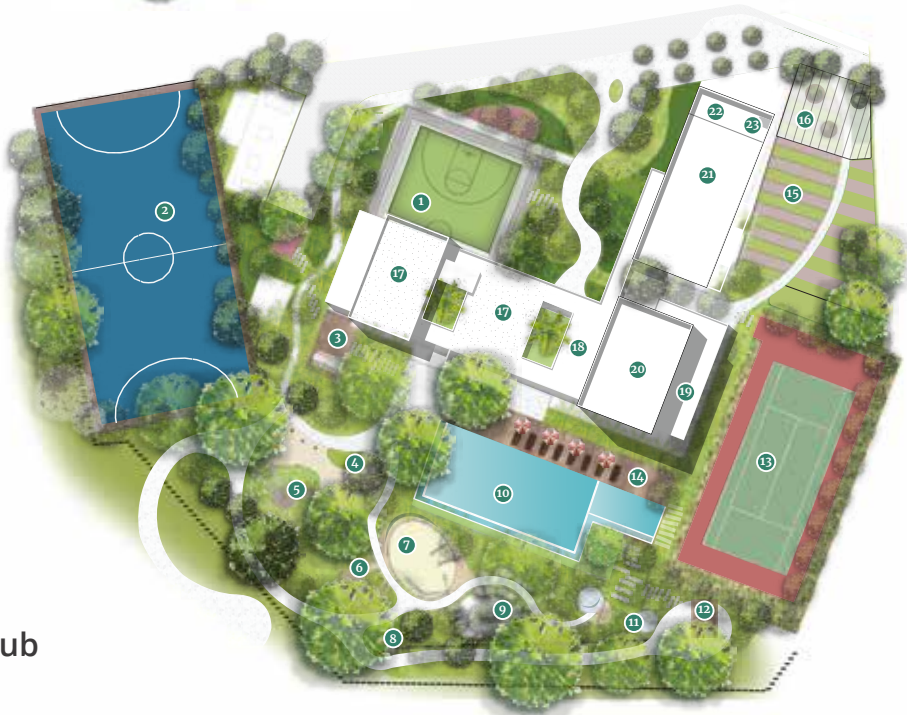
Community spaces



The central landscape area  
**13,000 sq ft**

A large part of this green is laid charmingly along the central area of Phase 1. This area has been crafted for play, relaxation and pleasure.

- 1 Dialogue nooks
- 2 Jungle gym nets
- 3 Forest lounge
- 4 Fireplace with seating
- 5 Sand pit with concrete stepped seating
- 6 Pollinator meadow
- 7 Open lawn



The Earth Club  
**1.5 Acres**

At the Earth Club, we have

- |                         |                    |   |
|-------------------------|--------------------|---|
| 1 Half basketball court | 9 Sprinkler plaza  | 17 Multipurpose hall + Indoor games             |
| 2 Futsal field          | 10 Infinity pool   | 18 Lounge                                       |
| 3 Community dining      | 11 Trampoline      | 19 Spa + Changing rooms + Showers + Steam rooms |
| 4 Interactive pipe      | 12 Tree house      | 20 Gym  |
| 5 Slide playground      | 13 Tennis court    | 21 Badminton court                              |
| 6 Swings                | 14 Pool deck       | 22 Supermarket                                  |
| 7 Sand pit              | 15 Organic farm    | 23 ATM  |
| 8 Zipline               | 16 Farmers' market |   |



# The Earth Club

~ Growing, connecting and living ~



*Infinity Pool View  
CGI Artist's Impression*

# 3 BHK Type A

RERA Carpet Area

2,356 sq ft

CREDAI Carpet Area

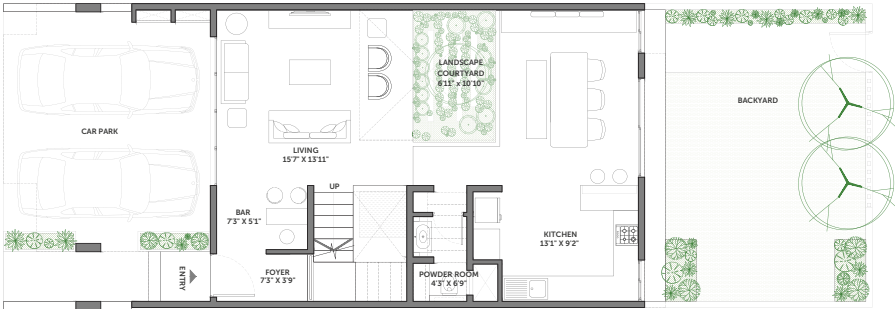
2,446 sq ft

SBUA

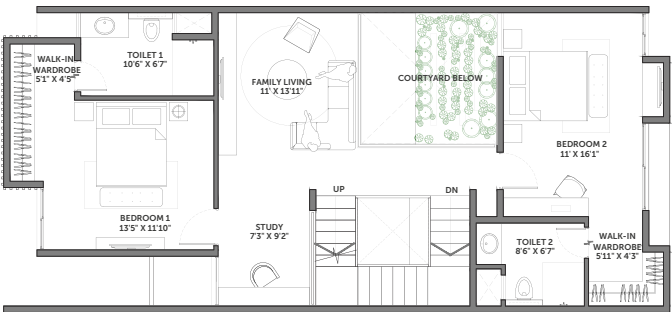
3,027 sq ft



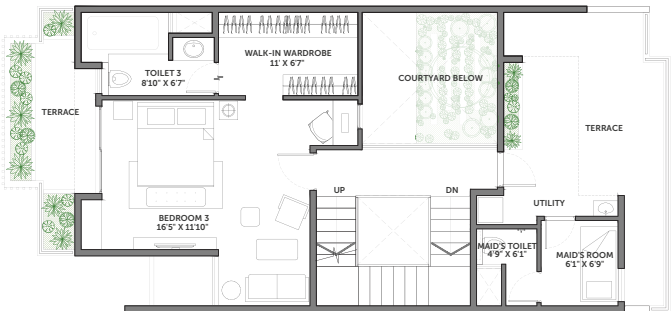
Ground Floor



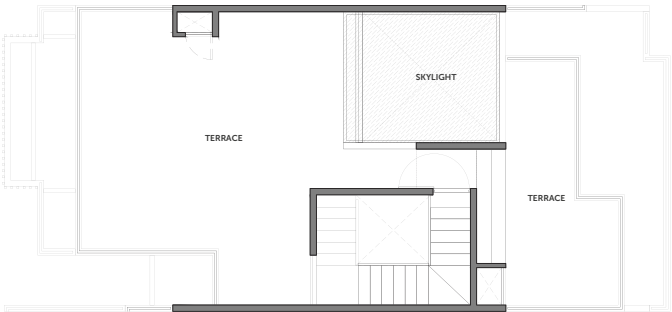
First Floor



Second Floor



Terrace





# 3 BHK Type B

RERA Carpet Area

2,300 sq ft

CREDAI Carpet Area

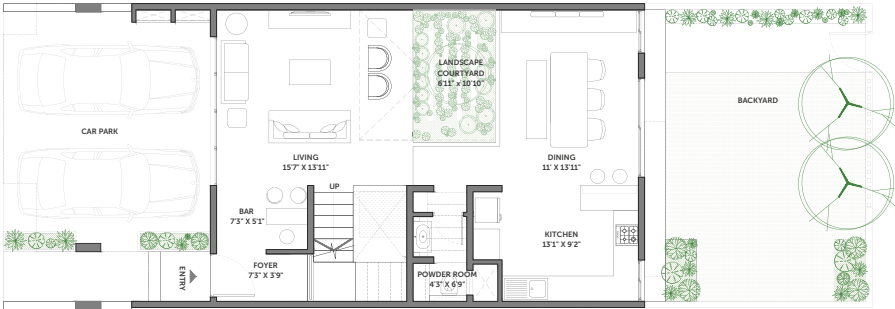
2,351 sq ft

SBUA

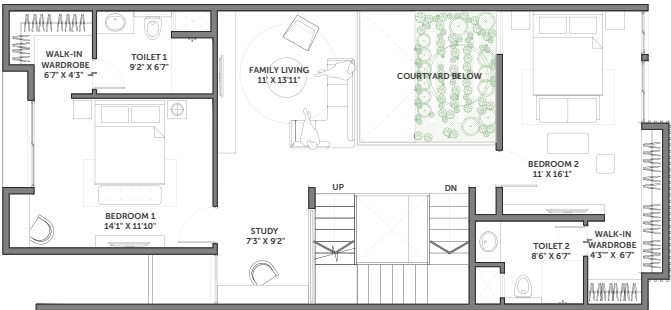
2,932 sq ft



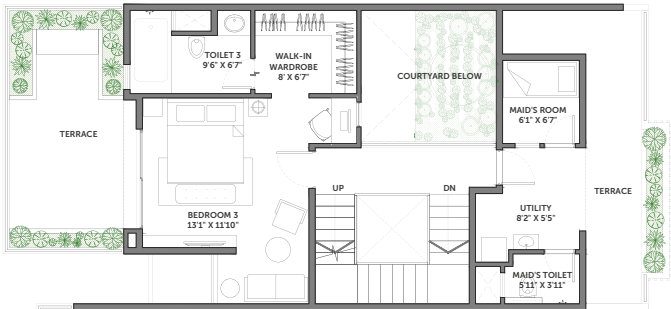
Ground Floor



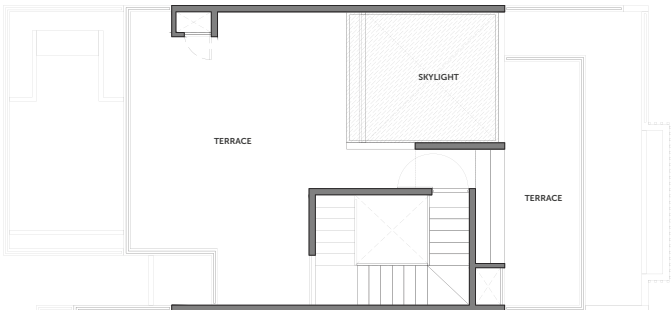
First Floor



Second Floor



Terrace



# 4 BHK Type A

RERA Carpet Area

2,685 sq ft

CREDAI Carpet Area

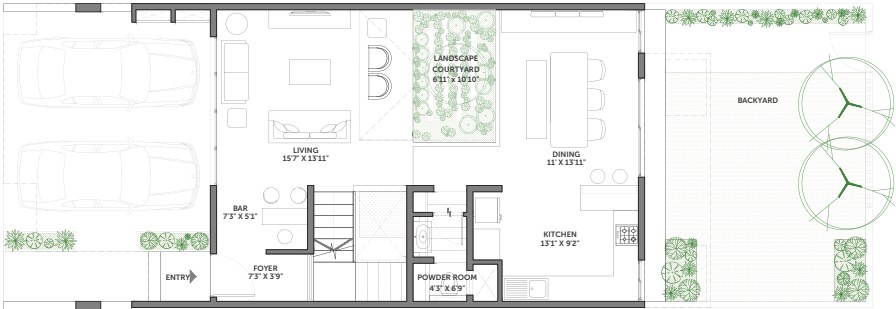
2,787 sq ft

SBUA

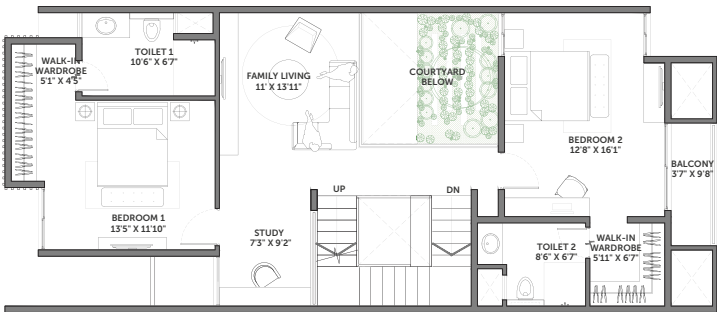
3,358 sq ft



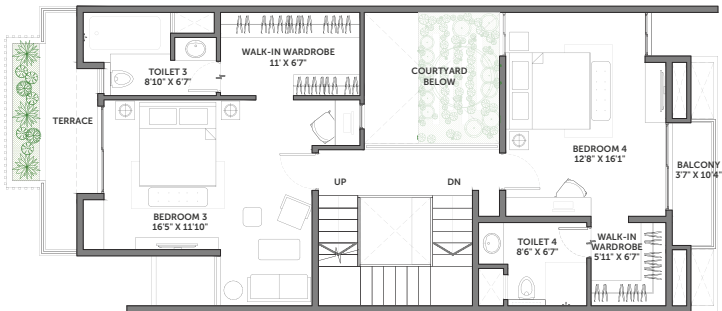
Ground Floor



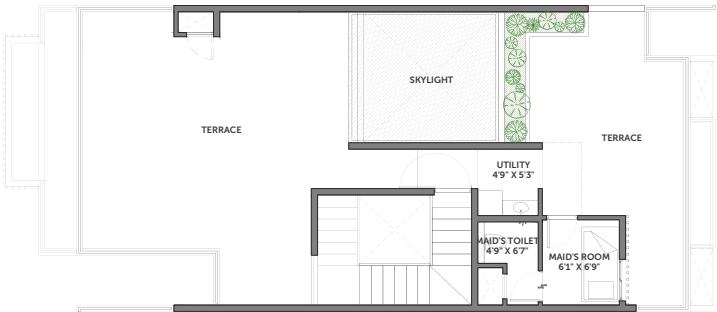
First Floor



Second Floor



Terrace



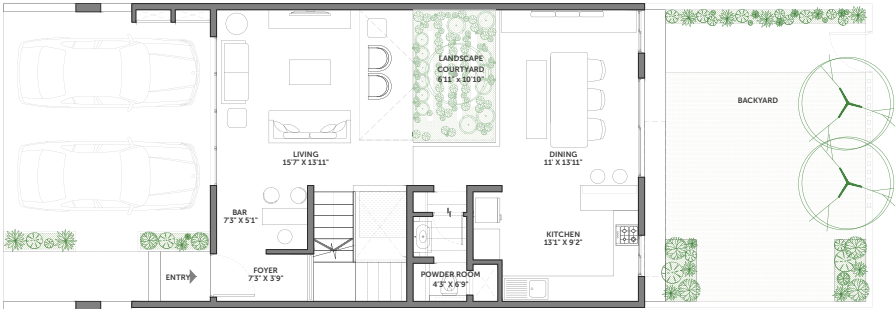


# 4 BHK Type B

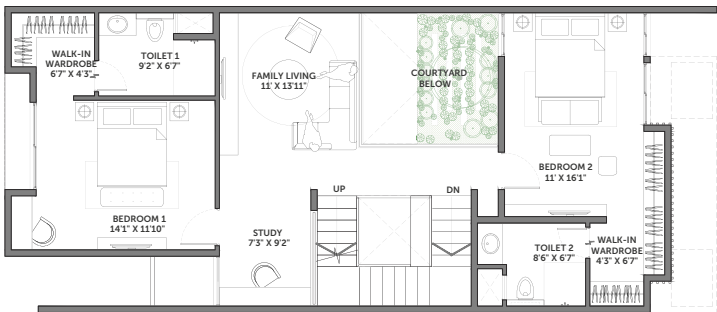
RERA Carpet Area 2,606 sq ft    CREDAI Carpet Area 2,685 sq ft    SBUA 3,275 sqft



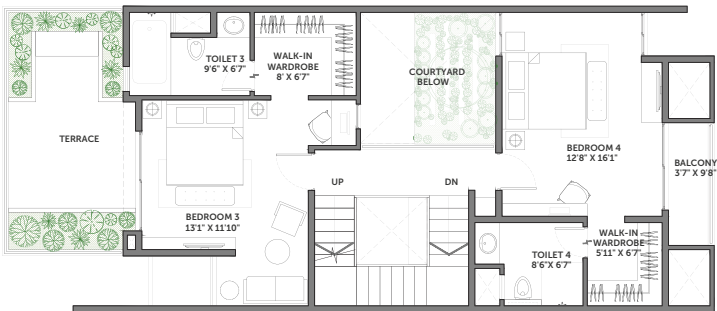
Ground Floor



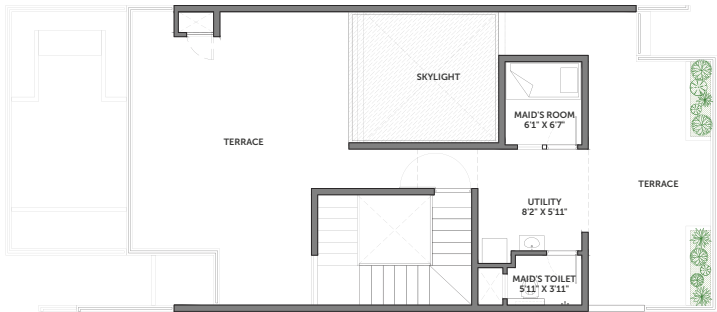
First Floor



Second Floor



Terrace

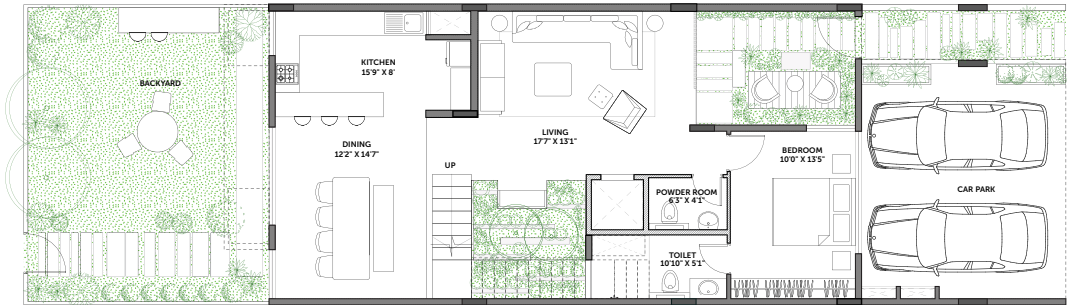


# 5 BHK Type A

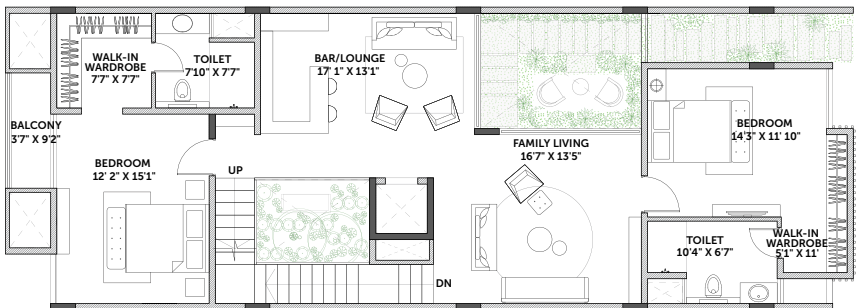
RERA Carpet Area 3,375 sq ft    CREDAI Carpet Area 3,376 sq ft    SBUA 4,120 sq ft



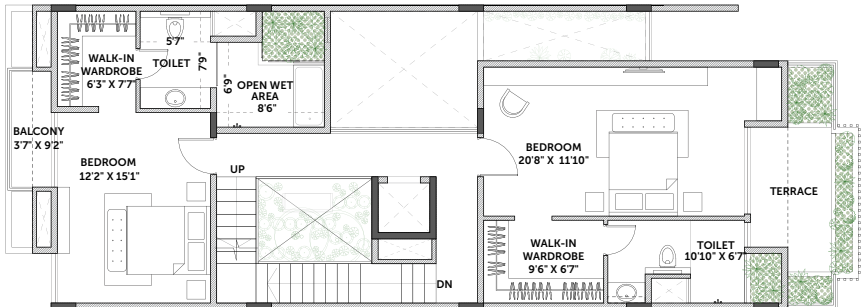
Ground Floor



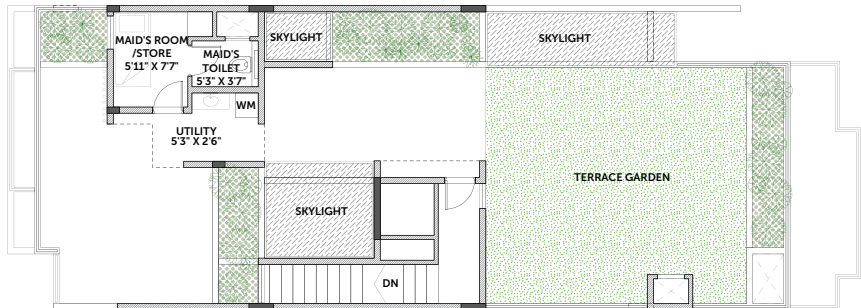
First Floor



Second Floor



Terrace



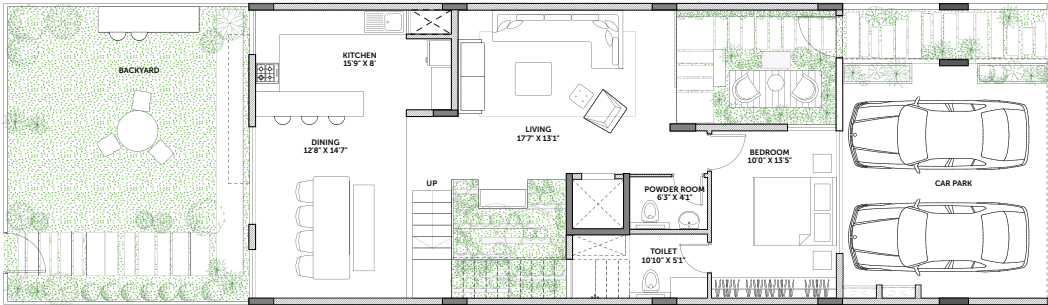


# 5 BHK Type B

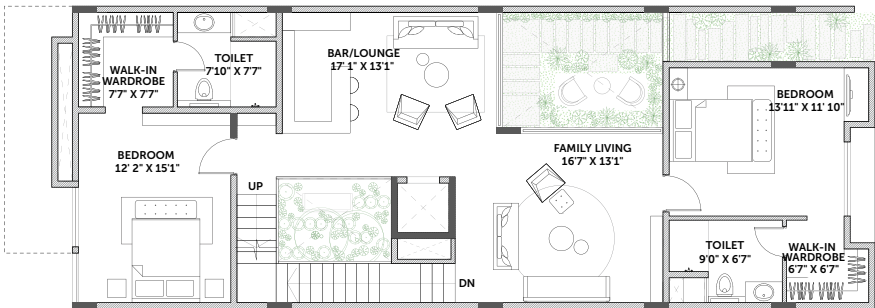
RERA Carpet Area 3,356 sq ft    CREDAI Carpet Area 3,400 sq ft    SBUA 4,125 sq ft



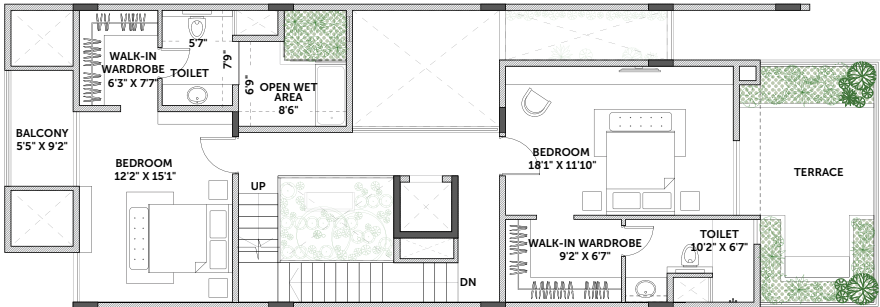
Ground Floor



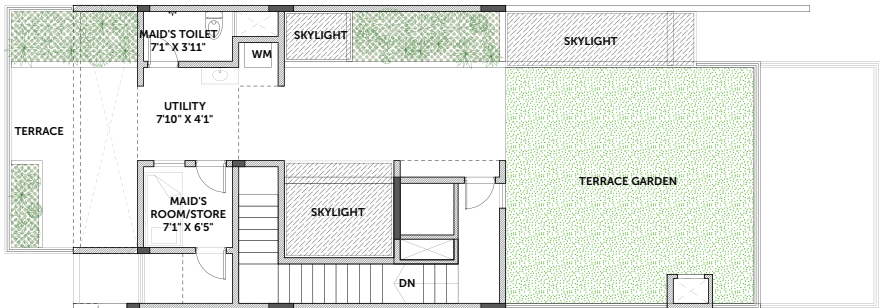
First Floor



Second Floor



Terrace



# specifications

## Civil

### Structure

Seismic resistant RCC structure using system formwork with concrete walls / RCC framed structure using concrete blocks in main building. RCC framed structure using concrete blocks for clubhouse.

## Architecture

### Doors

#### ALL DOORS

European make engineered wooden doors.

Full width jamb  
(with architrave)

Yale / European or equivalent hardware.

Acoustic EPDM gasket  
(for noise reduction)

#### MAIN DOOR

8 feet height engineered wooden doors with polished veneer.

#### INTERNAL AND TOILET DOORS

Engineered wooden doors with laminate finish.

Note: The above door specifications are not applicable to maid's room and toilet, and the terrace door.

### Windows

UPVC windows

### Floor & Wall Cladding

#### LIVING, DINING, KITCHEN, FAMILY AND LIBRARY

Marble finish / Concrete finish / Wooden finish vitrified tiles

#### ALL BEDROOMS

Laminated wooden flooring

#### BATHROOMS

##### Floor

Slip resistant ceramic tiles

##### Walls

Ceramic tiles

#### BALCONY

Wooden finish ceramic tiles

#### STAIRCASE (INTERNAL)

Granite tread

#### MAID'S ROOM

Ceramic tiles

### False Ceiling

#### BATHROOMS

Grid false ceiling with PVC coated tiles

Note: Excluding maid's toilet

### Paint

#### INTERNAL WALLS

Acrylic emulsion

#### EXTERNAL WALLS

Exterior grade acrylic emulsion

#### CEILING

Finished with acrylic emulsion

### Railings

#### BALCONY + STAIRCASE (INTERNAL)

MS railings with enamel paint finish

## Plumbing, Electrical & Services

### CP, Sanitary Fittings & Fixtures

Kohler or equivalent water efficient CP fixtures and sanitary fittings.

Jaquar or equivalent make dual flush system.

Soft close seat covers for EWC

### Electrical Fittings

Schneider switches or equivalent

Telephone + data cabling through FTTH

Schneider or equivalent make distribution boards.

RCCB incomer with overload and earth leakage protection.

### Grid Power & Backup Power

#### EB POWER

3 BHK - 7 KW, 4 BHK - 9 KW, 5 BHK - 12 KW

#### DG POWER BACKUP

3 BHK - 3 KW, 4 BHK - 3.5 KW, 5 BHK - 4 KW & common areas - 100% back up.

### Services

Water treatment plant

Sewage treatment plan

Organic waste convertor

### Safety & Security

Common area surveillance

### Elevators

Provision in select units

## Green Features

### Water Conservation

Dual piping system & dual flush system for sanitary

All landscape maintained through recycled water.

Water efficient fixtures

Rain water harvesting

Ground water recharge

### Energy Conservation

Solar heated water for select bathrooms.

Energy efficient lights in common areas.

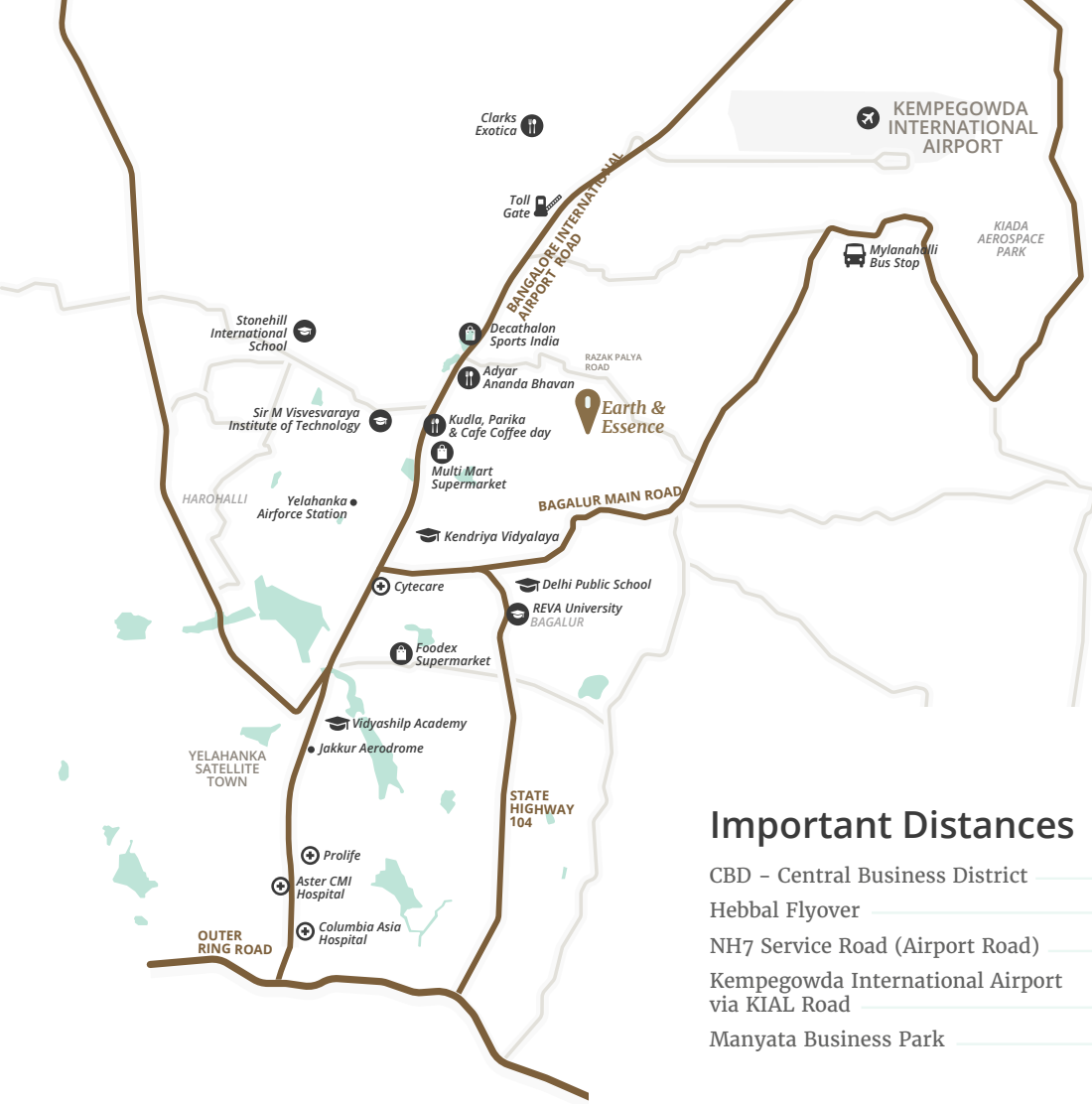
Timer adjusted street lights

### Solid Waste Management

Segregation at source

Organic waste convertor





## Important Distances

CBD – Central Business District	23 km
Hebbal Flyover	16 km
NH7 Service Road (Airport Road)	4 km
Kempegowda International Airport via KIAL Road	17 km
Manyata Business Park	19 km

Earth & Essence is located in the upcoming hub of North Bangalore. A short and pleasant drive off the Bangalore International Airport Road will lead you to your new neighbourhood where there are no looming skyscrapers, just calm and wide open spaces.



**Assetz Property Group**

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**Earth & Essence**

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**PRM/KA/RERA/1251/309/PR/180621/001907**

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