

Assetz



soho
Gsky

HOME OF THE WORLD CITIZEN



Where people who've seen life, come home to live it.

Life in Soho & Sky is so much larger than life anywhere else. That's because it was inspired by the world's most famous district, New York's Soho – an urban cultural centre that people all over the world flock to experience, but only you get to live in.

Unwind in generously spacious apartments, spilling onto sunlit decks. Soak in the quiet green corners while reveling in world-class luxury amenities. Take leisurely strolls with family and friends. Because people like you, who've seen it all, deserve to have it all.

And across the road from your home, lies an exciting new world to explore. Enjoy exquisite meals at quintessential restaurants, indulge in casual Sunday brunches at a quaint café, linger at exclusive boutique outlets – without ever leaving home.

Experience the vibrant New York lifestyle, right here in Hebbal – poised to become the city's newest landmark.

Hebbal

Where things are always looking up.

Soho & Sky is situated in the lap of convenience – Hebbal, where the best of the city’s establishments are located, just mere metres away.

Owning a home in this burgeoning locale holds not only the promise of a life well-sorted for today, but for the years to come. Having seen a rapid exponential growth spurt, the region is subject to continue on this trajectory, resulting in high residential and economic demand.

With top-notch, internationally recognized brands setting shop in this region, it’s only time before Hebbal becomes the next Whitefield.

Retail

The leading retail entity, Phoenix Marketcity, is said to soon set up shop in North Bangalore, tapping into a larger segment of individuals with disposable incomes.

The proposed development (~1 million sqft land parcel) is said to be of a mixed-use nature, offering retail, commercial, and residential under one roof.

Educational Institutes

North Bangalore is home to some of the city’s most established and in-demand schools. With well-rounded curriculums and hands-on teaching, these schools churn out nothing short of high-achieving students.

- Stonehill International School
- Canadian International School
- Ryan International School
- Vidyashilp Academy
- Trio World Academy

IT

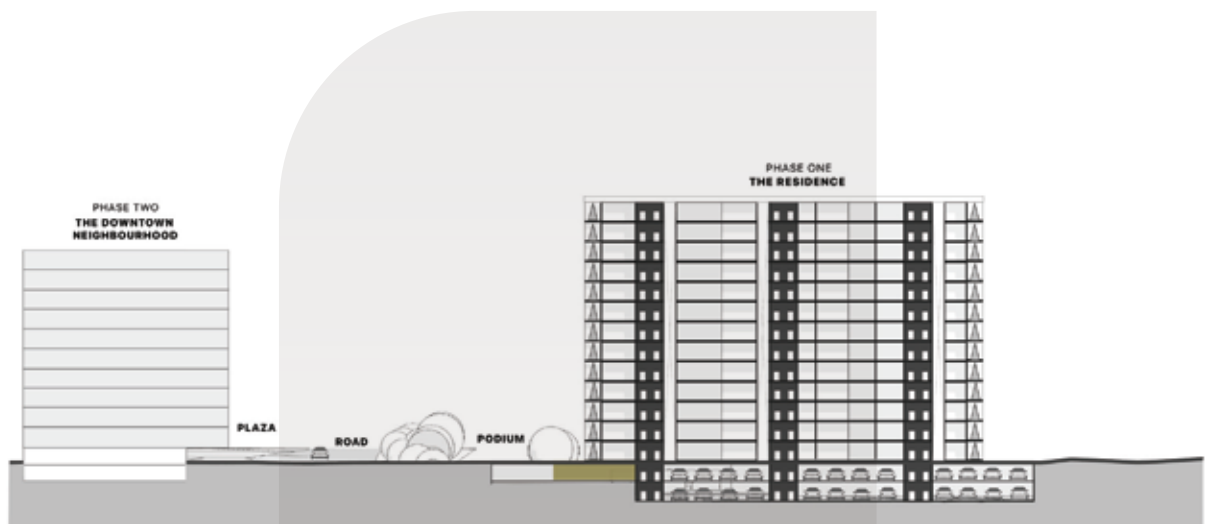
The region will soon play host to the upcoming KIADB Aerospace SEZ and Devanahalli Business Park.

The former has acquired approx. 6300 acres for hardware and software parks, and the latter will consist of two IT parks, an aerospace park, and a science park, giving rise to job demands in the coming future.



There's room for everything except for the ordinary.

There are two types of people in this world, those who have fun doing everything and those who have fun just going with the flow. Soho & Sky caters to both.



Scale 1:100

MIXED-USE DEVELOPMENT

For a life better lived.

The Downtown Neighbourhood

Experience the buzz, the energy, the verve and the joy that make life worth living through sleek restaurants, upscale boutiques, and charming cafés – all just outside your door.



The Residences

Each home comes with great rooms with larger-than-life windows, seamlessly connected to private decks, tastefully designed ancillary spaces, and more.

These homes reflect modern history, which is appropriate because they're designed for people who will create history if they haven't already.





There's art in every brick.

Soho, New York is known for its distinctive architectural style which is being replicated here with astounding results. Sharp structures defining the elevation, its earthy hues offering a unique counterbalance to the exuberant accents of NYC...not to mention the architectural delights on the other side of the door, your side of the door.

People who say less is more have never experienced more.



- | | | |
|--------------------------|-------------------------|------------------------|
| 1. Entry/ Exit | 7. Outdoor Banquet | 13. Multipurpose Court |
| 2. Basement Entry Ramp | 8. Children's Play Area | 14. Party Lawn |
| 3. Visitor Car Parking | 9. Swimming Pool | 15. Clubhouse |
| 4. Services | 10. Outdoor Gym | 16. Basement Ramp Exit |
| 5. Half Basketball Court | 11. Toddlers' Play Area | |
| 6. Pavilion Seating | 12. Skating Rink | |

When you've seen it all, you deserve to have it all.

The inhabitants of this piece of New York are provided with nothing short of everything. From a dip in the pool, to a trip to the spa, to an afternoon of retail therapy, we've accommodated it all. Be it young or old, our myriad of world-class amenities caters to all walks of life.



CGI Artistic Impression

AMENITIES

- Gymnasium
- Fitness studio
- Indoor badminton
- Provision for creche
- Indoor games
- Multipurpose hall
- Spa



- Swimming pools:
Lap/ Leisure pool
Kids' pool
- Skating rink
- Multipurpose Court
- Half basketball court
- Children's play area
- Outdoor gym



There's space for all your life stories.

With vast spaces like a 'great' living room and a master suite, seamlessly blending in with ancillary bedrooms and service rooms, these 3 & 4 BHKs are designed for larger-than-life living.



CGI Artist's Impression

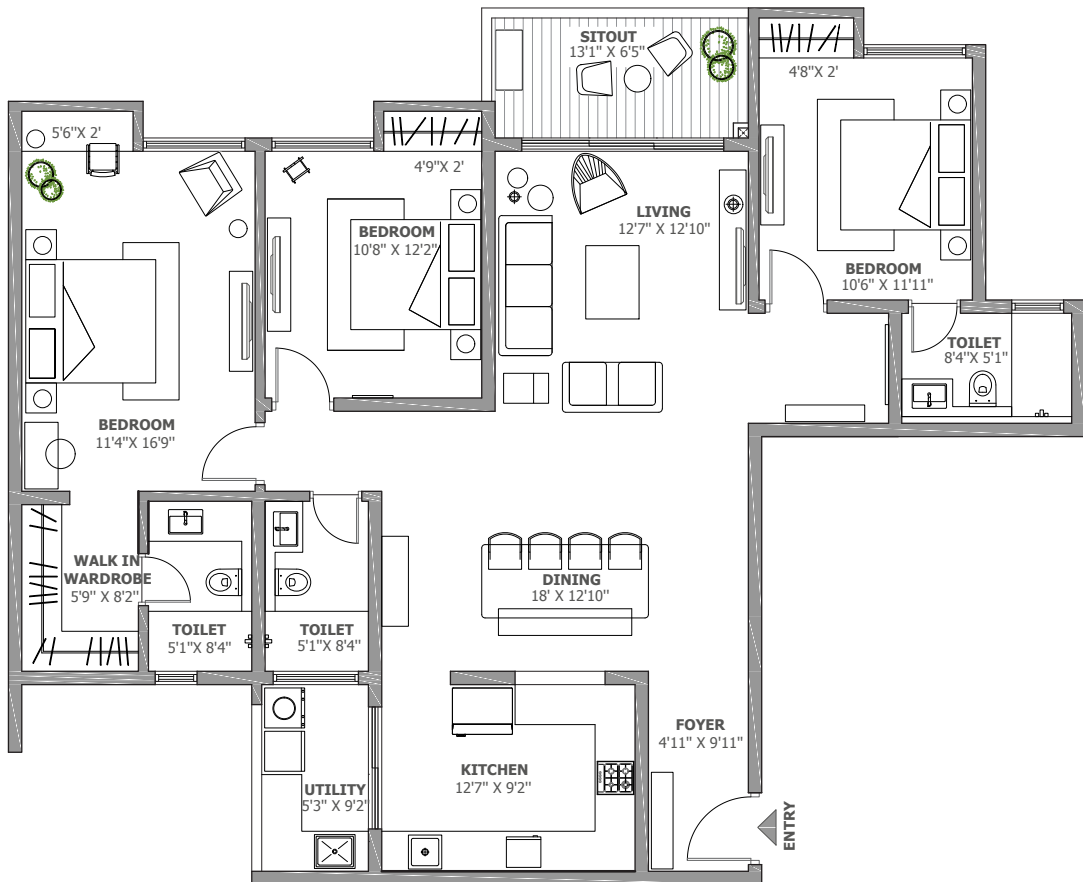


Carpet area as per RERA - 1344.42 SQ FT

CREDAI carpet area - 1420.63 SQ FT

SBUA - 2015 SQ FT

3BHK



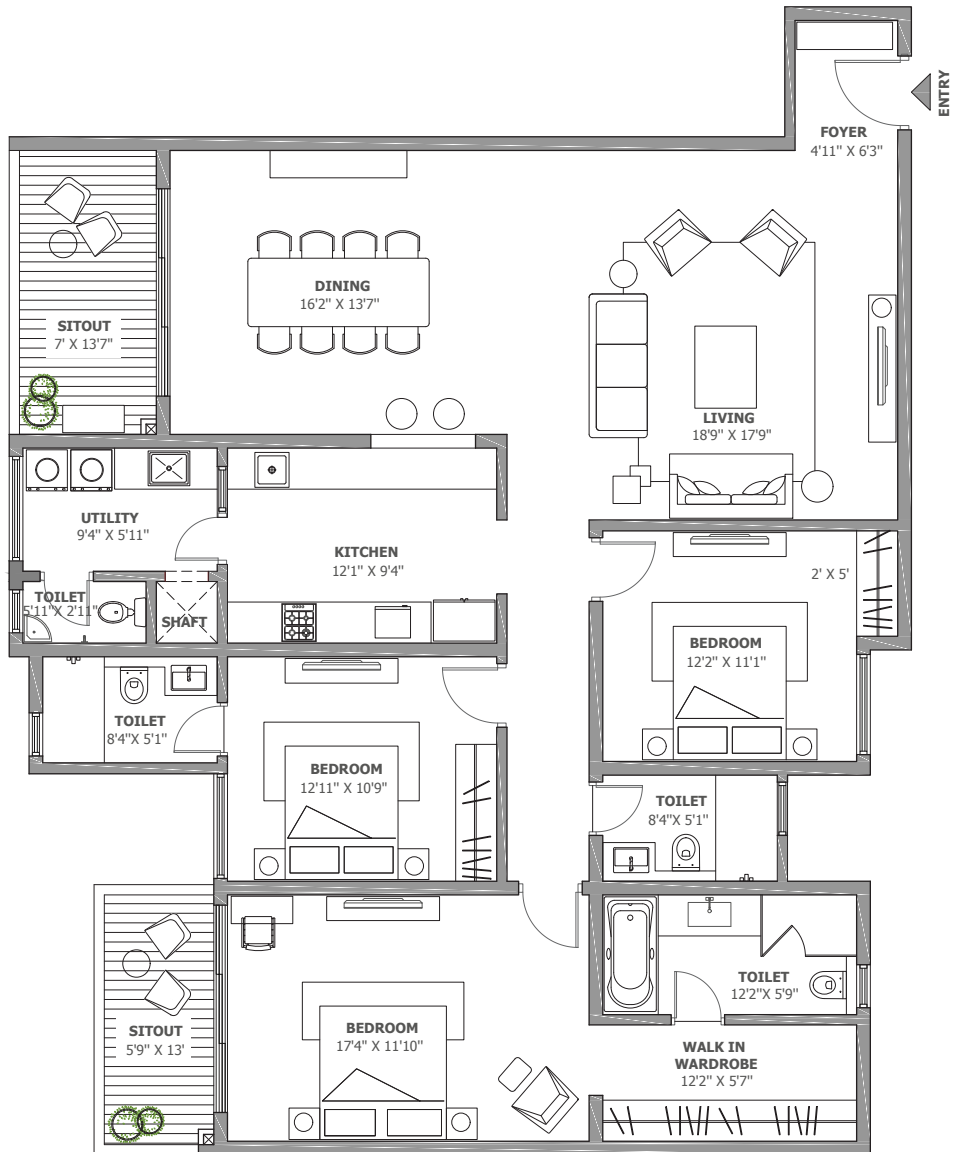


Carpet area as per RERA - 1658.62 SQ FT

CREDAI carpet area - 1748.83 SQ FT

SBUA - 2489 SQ FT

3BHK

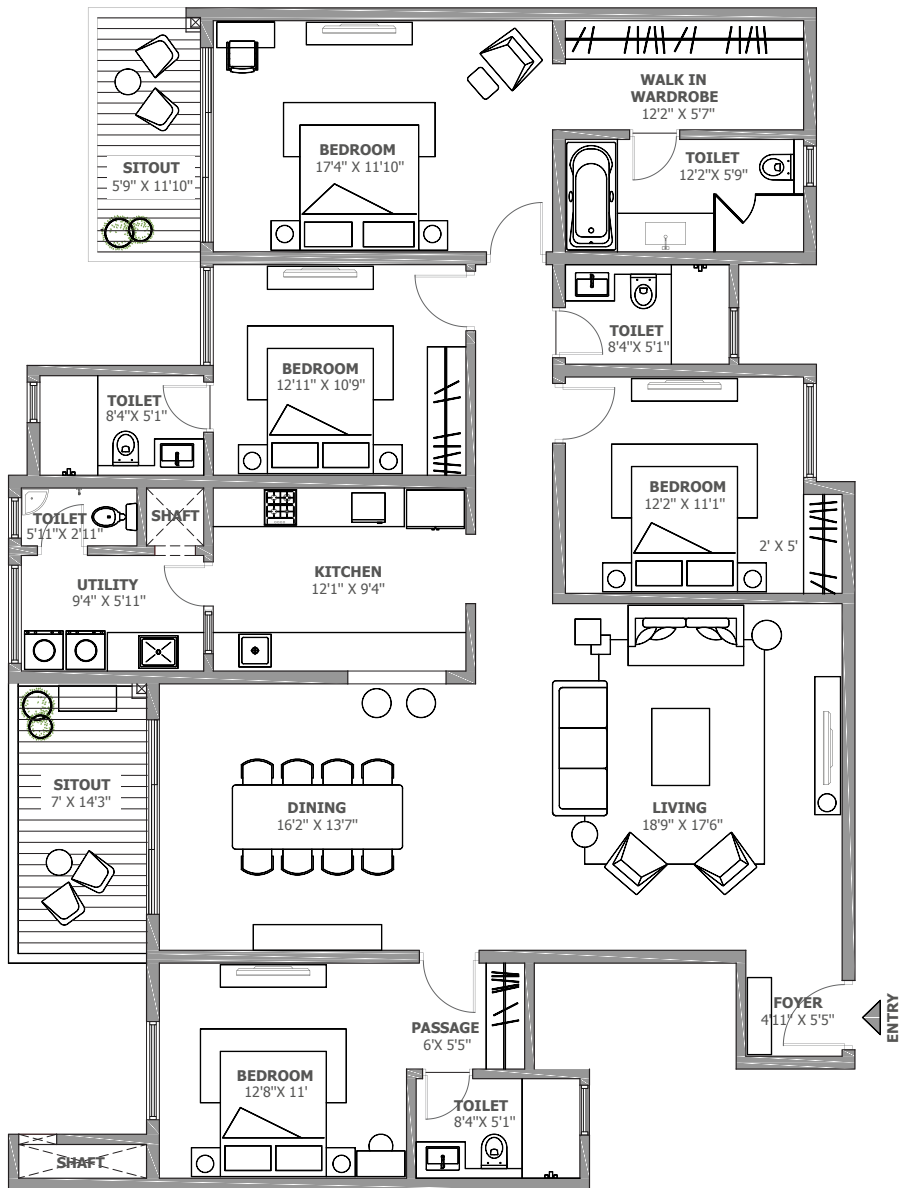


4BHK

Carpet area as per RERA - 1886.39 SQ FT

CREDAI carpet area - 1966.69 SQ FT

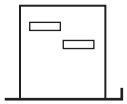
SBUA - 2799 SQ FT



How we're re-creating the world's most fascinating district, brick by brick.

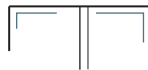
Your home at Soho & Sky is adorned with high-end specifications and internationally sourced fittings and fixtures to give you a sense of luxury living while simultaneously reducing your impact on the environment.

CIVIL



STRUCTURE

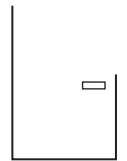
RCC framed structure using block masonry



BALCONY RAILINGS

Parapet wall and MS railings with enamel paint finish

ARCHITECTURE

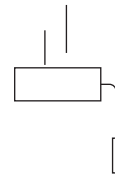


DOORS

Engineered wooden doors

Main Door: Engineered wooden door with veneer finish

Internal & Toilet Doors: Engineered wooden doors with laminate finish

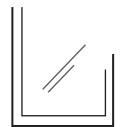


PAINT

Internal Walls: Acrylic emulsion

Ceiling: Oil bound distemper

External Walls: Exterior grade acrylic emulsion



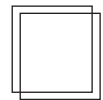
WINDOWS AND SLIDING DOORS

UPVC sliding doors & windows with mosquito net



FALSE CEILING

Toilets: Grid false ceiling with PVC coated tiles



FLOORING AND WALL CLADDING

Living, Dining, and Kitchen: Vitrified tiles

Bedrooms: Laminated wooden flooring

Bathroom: Floor - Anti-skid ceramic tiles
Walls - Ceramic tiles

Balcony: Wooden finish ceramic tiles

Utility: Ceramic tiles

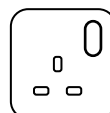


PLUMBING, ELECTRICAL & SERVICES

CP AND SANITARY FITTINGS AND FIXTURES

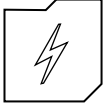
Kohler or equivalent sanitary fixtures & water efficient CP fittings

Jaquar or equivalent make dual flush system



ELECTRICAL FITTINGS

Schneider or equivalent make electrical switches and distribution board



GRID POWER AND BACKUP POWER

EB power:

3BHK- 5kW, 4BHK – 6kW

DG power backup:

50% backup for apartments &
100% backup for lighting circuits,
lifts, and utilities in common areas



SERVICES

Water treatment plant
Sewage treatment plant

Elevators:

2 lifts per core of reputed make

Safety and security:

Common area surveillance

Green Features

WATER CONSERVATION

Multi-piping and dual flush system
for sanitary fittings

Recycled water used for potable
purposes & landscape maintenance

Water efficient fixtures

Rainwater harvesting

Groundwater recharge

ENERGY CONSERVATION

Provision for solar heated water
for selected units

Energy efficient lights in common areas

Timer adjusted streetlights

SOLID WASTE MANAGEMENT



Segregation at source

Organic waste converter



&HOMES

&Homes is an Assetz initiative to redefine the way people live. There is luxury, of course. But you will also find substance, not just show. Every &Home is designed keeping the future in mind which is why their characteristics include environmental sustainability, long-lasting specs, smart features and space-efficient designs, to name a few.



CARBON HEALING HOMES

SPONGE EFFECT

Designed to utilize every drop of water

76% water saving through various measures

Centralised R.O. for drinking water

Water efficient fixtures and dual flush system

Grey and black water treated and reused

ZERO OUT

Zero waste to landfill

Segregation of waste at source

Organic waste converter and wet waste recycling

SMART POWER

Total utilisation of renewable energy sources

Designed according to sun path analysis

Tall windows

Timer controlled LED lights in common areas

CLIMATE CAPSULE

Higher green cover for lower temperatures

75% open space ratio

Minimum displacement of trees

Lower temperatures within the project

Native & water conscious landscape

SPACE EFFICIENT HOMES

~70% carpet area efficiency
Tucked-in wardrobes
Zero redundant space
Well-planned furniture sizes,
electrical layouts and storage

smart HOMES

*Optional

Automated lighting
Automated geysers
Gas leak detection with auto shut-off
Motion sensor lighting

OUTDOOR CONNECTED HOMES

GREEN OPEN SPACES

75% open space ratio

SOCIAL SPACES

12+ urban amenities
16,000 sqft clubhouse
Fitness and social amenities

LUXURY SPEC'ED HOMES

Engineered wooden doors with veneer
finish (International technology)
Vitrified tiles and laminated
wooden flooring
UPVC windows
Kohler or equivalent sanitary fittings
Schneider or equivalent electrical fittings
2 lifts per core of reputed make

CARPENTRY FREE HOMES*

*Optional

Fit-out options such as:
In-built wardrobes
Modular kitchen
High quality vanity

· v a a s t u · COMPLIANT HOMES

Designed according to scientific
principles to maintain harmony
and balance

Quality BUILT homes

MATERIALS

Sourced from reputed
manufacturers

PEOPLE

All our partners are leading experts in
their field such as the reputed
architects who worked on this project.

Structure & MEP consultant:
DesignTree Service Consultants

Master Planner & Architect:
Aedium Design Pvt. Ltd.

DESIGN

Designed to be
aesthetically pleasing

CONSTRUCTION

Partnered with acclaimed
construction companies
Analysis and research before the
building stage
Regular quality control checks

The people who live here have gone down many roads. So, we made some of them shorter.

Soho & Sky is your shortcut to the travel-free life you've always craved. Your homes here sit conveniently among business parks, entertainment, schools, and hospitals. Not to mention, the incredible world right at your doorstep – a world filled with things to do and things to eat, things to discover, and things to remember. A world that the rest of the city envies.

Other distances

Thanisandra	3 Km
Jakkur Aerodrome	3 Km
Sahakar Nagar	5 Km
Hebbal	7 Km
MG Road	14 Km
Yeshwanthpur	14 Km
Kempegowda International Airport	25 Km

Schools

VIBGYOR High School	1 Km
First Steps School	4 Km
Vidyashilp Academy	4 Km
Ryan International School	10 Km
Canadian International School	10 Km

Offices

Manyata Tech Park	3 Km
L&T Tech Park	4 Km
HCL Technologies	4 Km
Bhartiya City	5 Km
Kirloskar Business Park	6 Km

Hospitals

Regal Kidney & Multi-speciality Hospital	4 Km
Cratis Hospital	5 Km
Manipal Hospital	5 Km
Aster CMI Hospital	5 Km
Prolife Multi-speciality Hospital	9 Km

Entertainment

Elements Mall	4 Km
The Druid Garden	4 Km
Decathlon	5 Km
RMZ Galleria	5 Km
Byg Brewski	5 Km







About Assetz

At Assetz, we're committed to creating sustainable homes that have minimal impact on the environment. Every Assetz home is a carbon healing home. Its features include utilising every drop of water, sending zero waste to landfill and ensuring a green cover that helps both you and the environment to breathe. Our team comprises over 200 professionals who bring outstanding expertise to their respective fields. The team also has an 11-year average of rich cross-industry skills across the board. As you've probably guessed by now, we also work with highly respected environmental specialists to make sure every Assetz home is eco-friendly.

Our mission is to balance the need to break through the clutter of a highly competitive market where trends and fashion have a very short shelf life, with the demands of cost and investor confidence. A way to not succumb to this is to conceive architecture that expresses a sort of timelessness – responding to factors that are immutable to the site and the surrounding context and not to passing trends – in order to create something that cannot be replicated elsewhere.

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