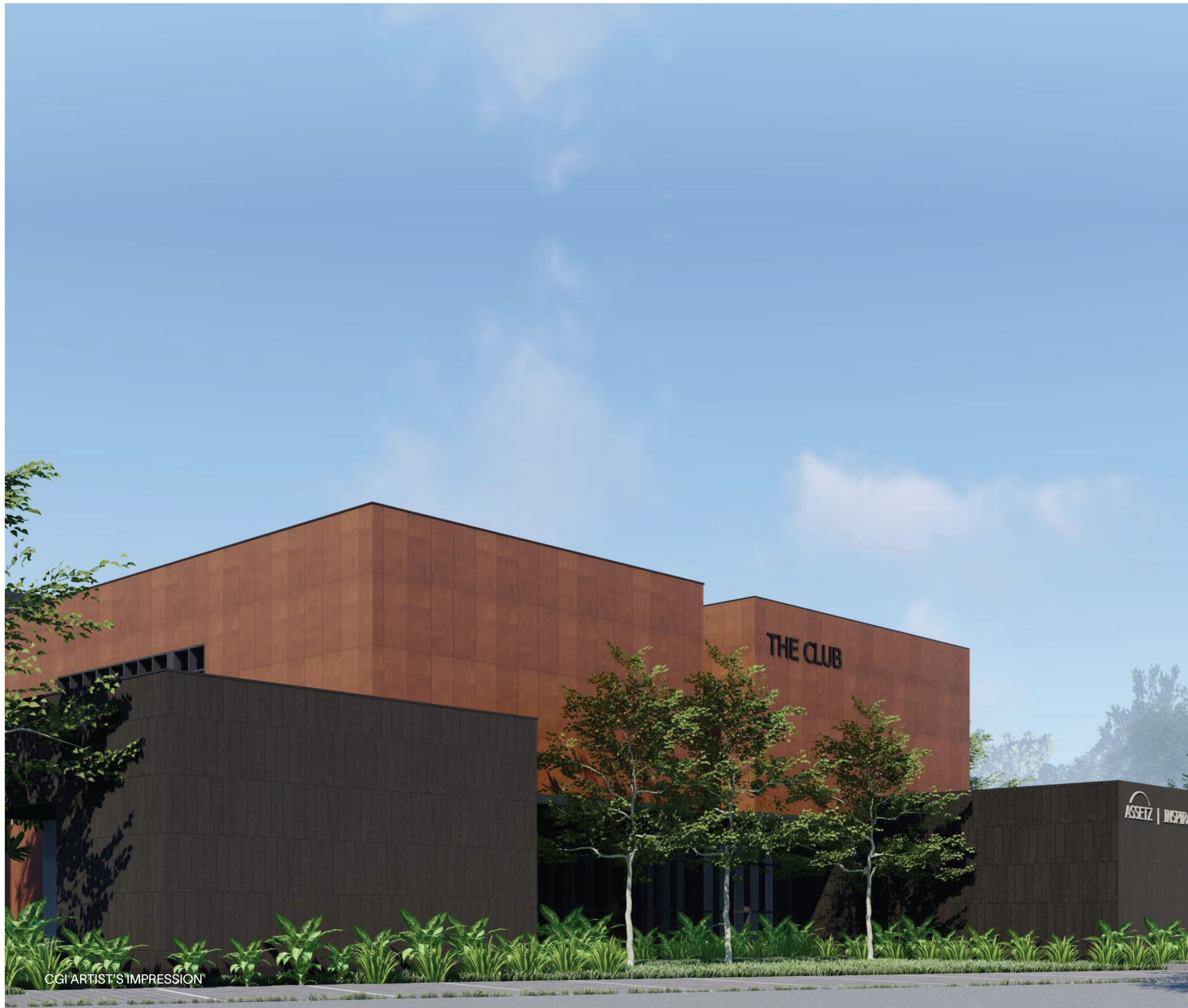


Assetz



melodies of life

LIFESTYLE PLOTTED DEVELOPMENT

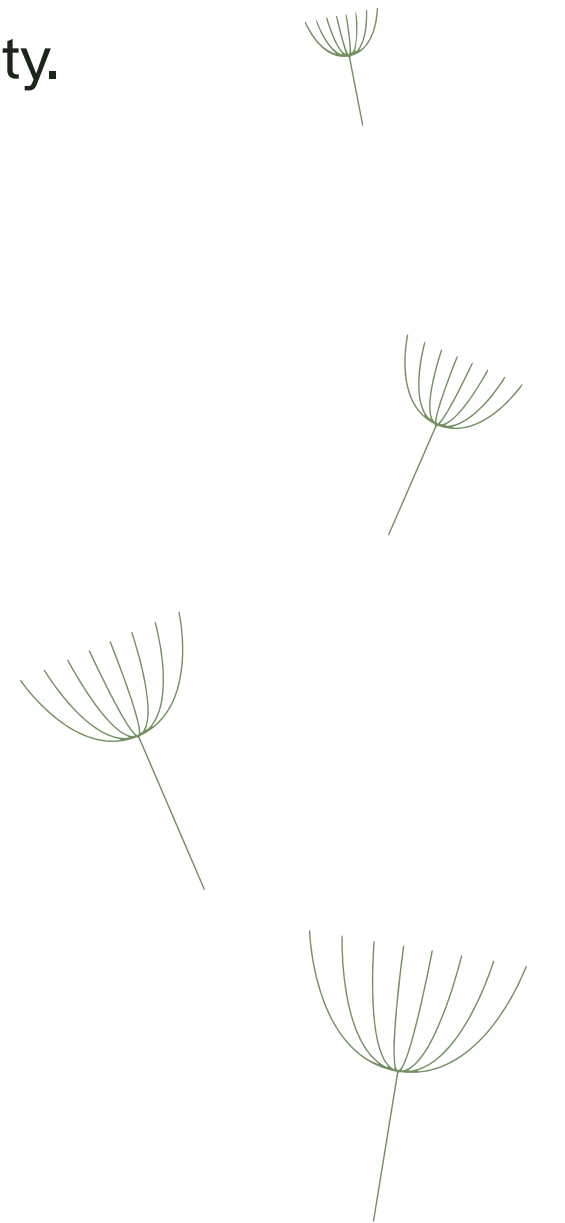


CGI ARTIST'S IMPRESSION



Introducing 39 Acres

of refined living surrounded by
nature and excellent connectivity.



Located in Southeast Bangalore

A destination for those seeking a harmonious blend of modern accessibility and scenic beauty.



Why invest in Southeast Bengaluru?

An attractive investment destination.



Thriving IT Hubs

15+ IT Parks



Prime Strategic Location

Seamlessly connected to key areas like Outer Ring Road, Electronic City, Whitefield, and Sarjapur Road.



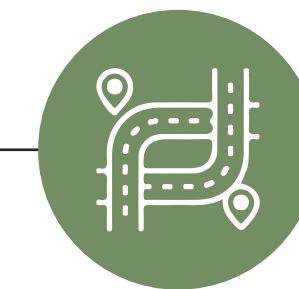
Sought-after Residential Destination

One of Bengaluru's largest and preferred residential market.



Well-planned Social Infrastructure

Reputed educational institutes, healthcare, entertainment hubs and more.



Future Ready Connectivity

Upcoming Peripheral Ring Road (PRR), and Satellite Town Ring Road (STRR).

Connects you to what connects you

Project offers dual entry and exit points which can be accessed via Hosa Road and Doddamara Road.

A quick 12-minute drive to upcoming Hosa Road Metro Station.

Just 14 minutes from Nice Road Junction.

Proximity to burgeoning city hotspots like Electronic City, Koramangala, and HSR Layout.

Future ready with an upcoming Peripheral Ring Road and Satellite Town Ring Road.

10-minute drive to Sarjapur Main Road.



A Grand Welcome to Serene Living

At the entrance of the property stands a spectacular gateway decorated with luxurious landscaping. As you pass through, be prepared to be captivated by the seamless blend of elegant design and lush foliage, setting the tone for the beauty that awaits.

CGI ARTIST'S IMPRESSION

FOR INTERNAL CIRCULATION ONLY

The Roundabout

Upon arriving through the entryway, discover the stunning Roundabout that is a centerpiece of picturesque landscaping which enhances the overall aesthetics and experience of the property.



The Heart of Your Community: The Clubhouse

Boasting top-notch amenities and elegant interiors, this luxurious clubhouse serves as the heartbeat of this picturesque community.

CLUBHOUSE AMENITIES



LOUNGE



BOARD GAMES



PARTY HALL WITH SPILL
OVER AREA



STEAM & SAUNA ROOM.



TABLE TENNIS



YOGA SPACE



BILLIARDS & POOL TABLE ROOM



LIBRARY & CAFÉ



SWIMMING POOL & DECK



BADMINTON COURT



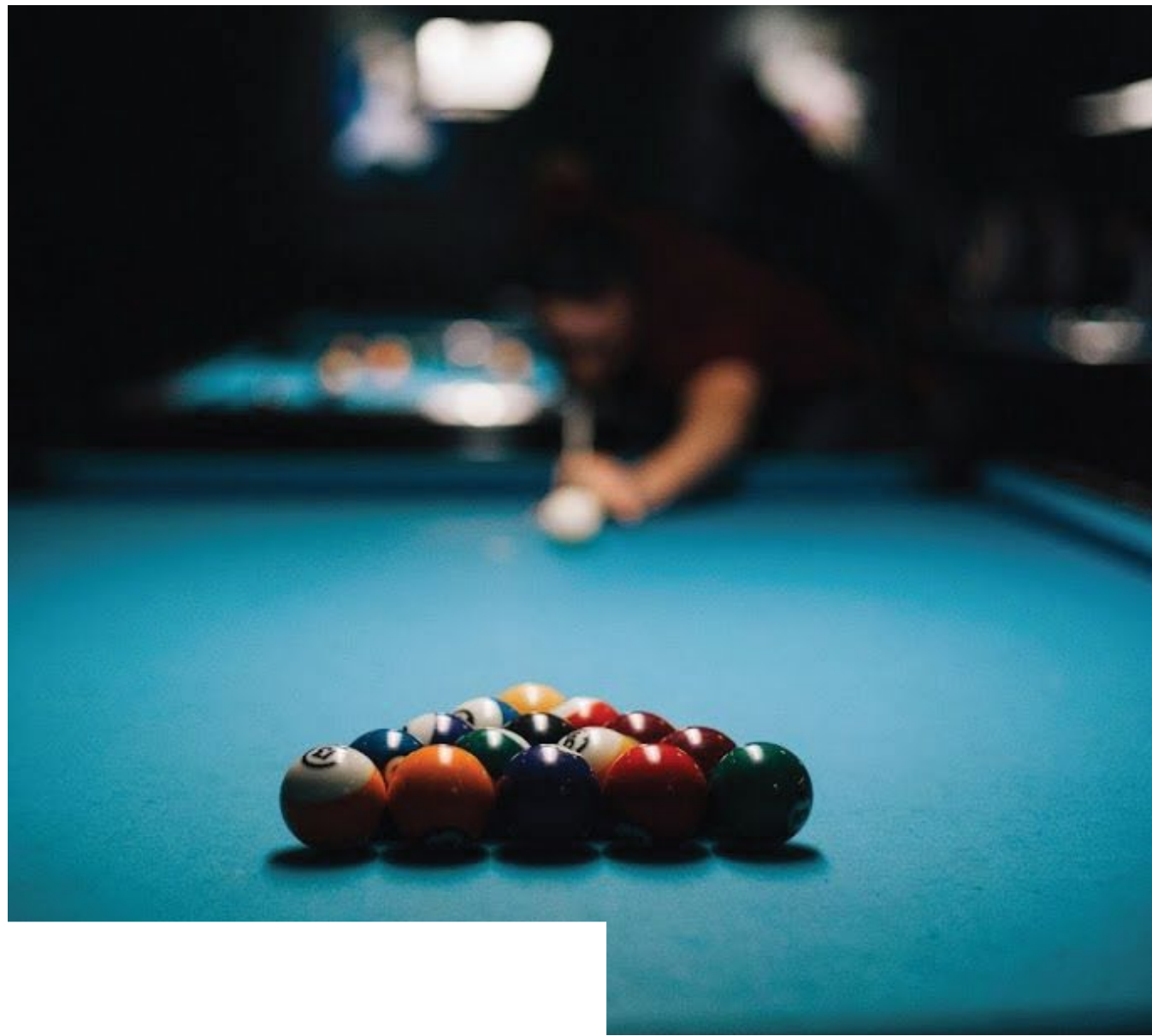
GYMNASIUM

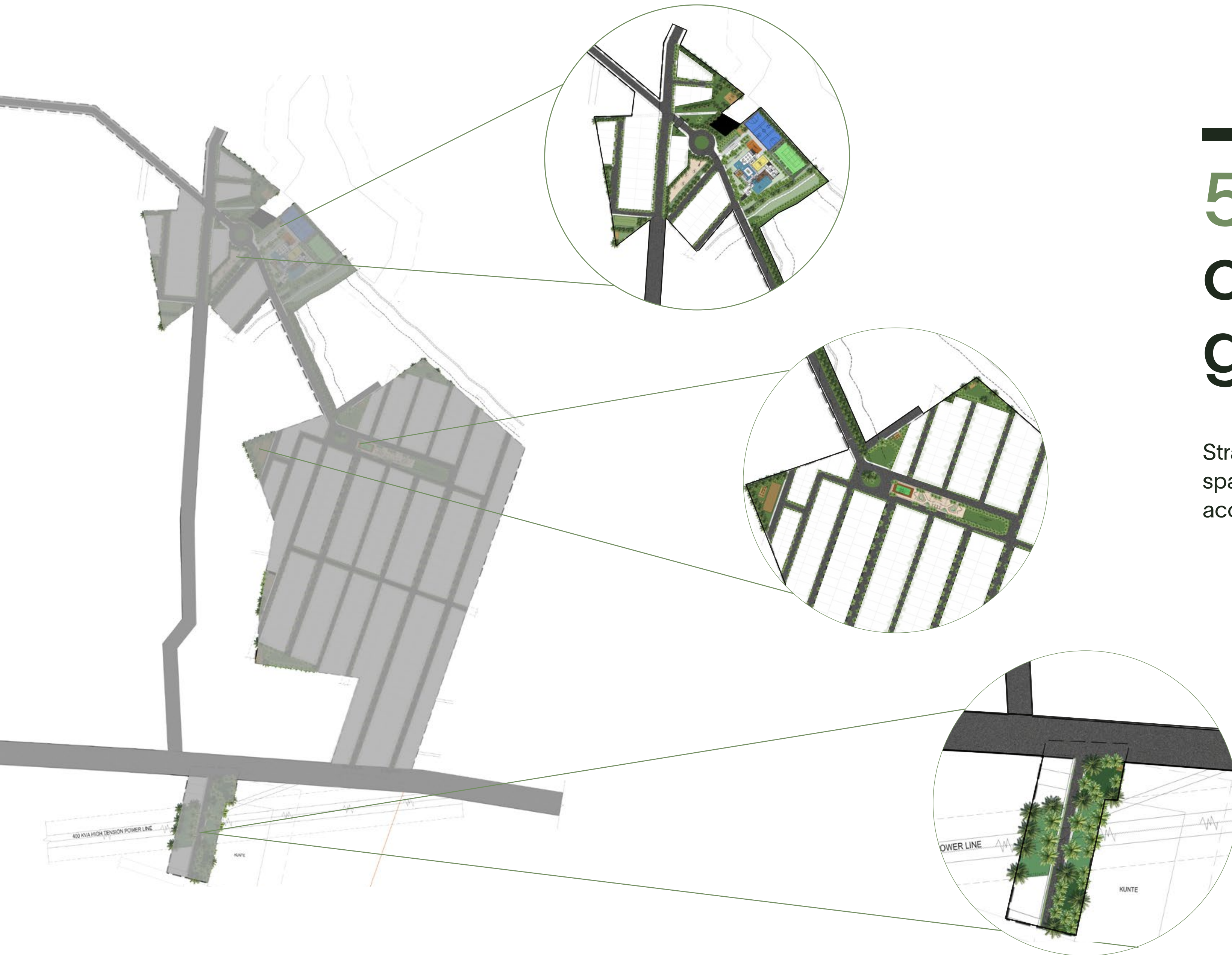
Designed for Recreation and Relaxation

Melodies of Life offers an impressive array of outdoor amenities for residents to relax and unwind or exercise and stay active.

OUTDOOR AMENITIES

-  CENTRAL ISLAND
-  TENNIS COURT
-  PADEL TENNIS COURT
-  PET PARK
-  MULTIPURPOSE COURT
-  AMPHITHEATER
-  CHILDREN'S PARK
-  MIYAWAKI FOREST
-  BOX CRICKET
-  SENIOR CITIZEN GARDEN
-  OUTDOOR GYM





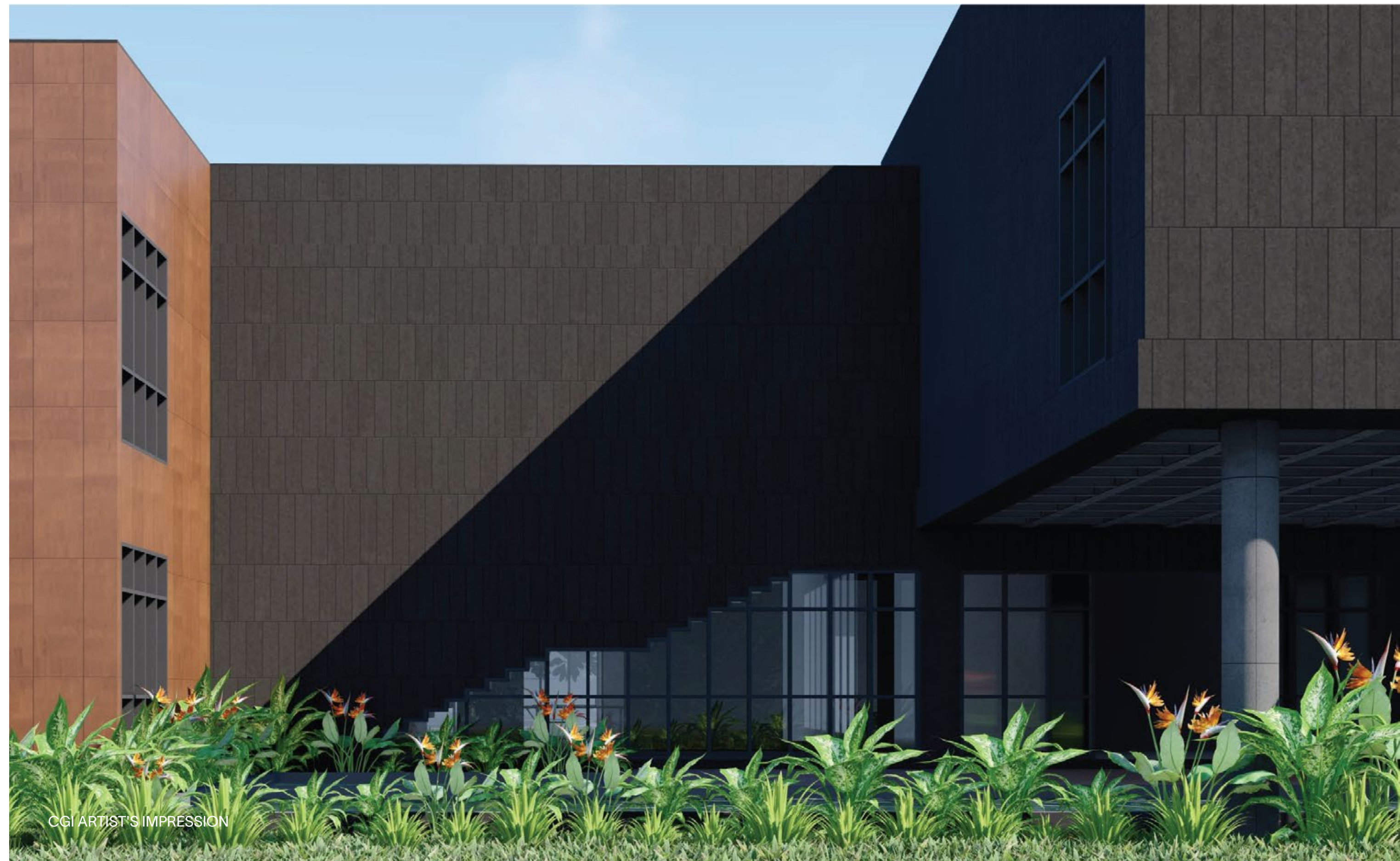
— — — — —

5.5 acres of open and green spaces

Strategic distribution of amenities and park spaces across the development for better accessibility.

Natural beauty as far as the eye can see.

- **45%**
Open Space
- **15%**
Green Cover
- **0.5 Acre**
Miyawaki Forest
- **1000+**
Trees
- A plethora of
Native Species



CGI ARTIST'S IMPRESSION



What does it mean to be amidst

1000+ trees



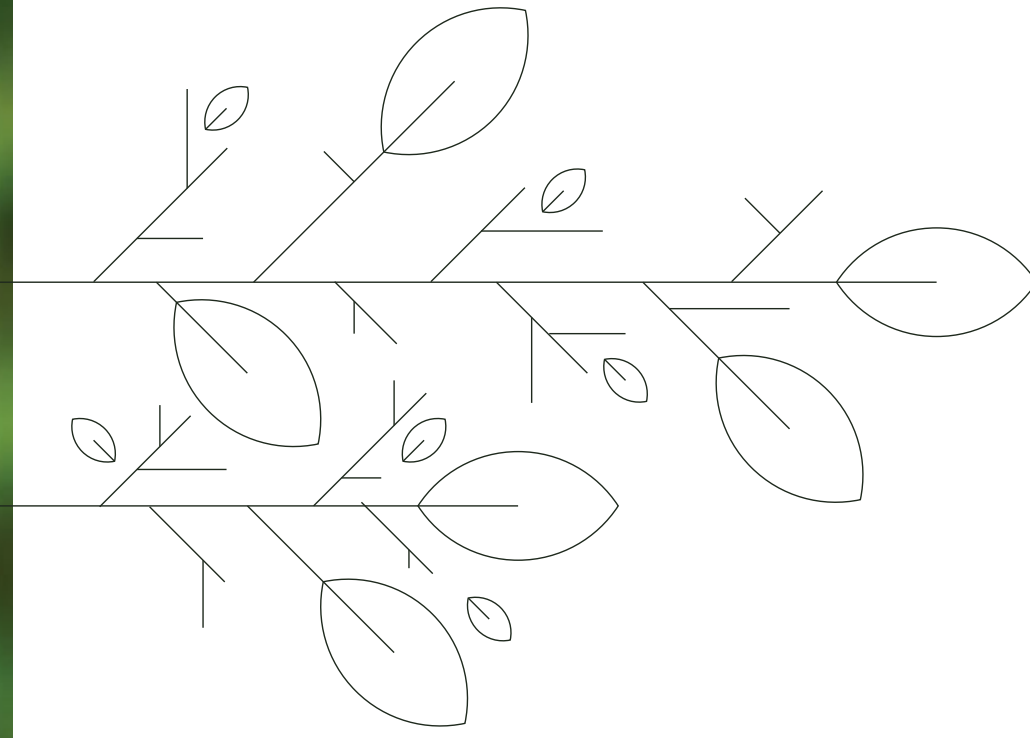


Improved air quality

For decades, studies have shown that living near a dense cover of trees leads to fresher air, better mental health and a happier life.



STOCK IMAGE



Biodiversity

Leaving a forest untouched brings all kinds of life. The micro forest inside Melodies of Life will soon invite a wide variety of local species of flora and fauna.



Better Temperature Regulation

With the trees continuously replenishing the air, the atmosphere will remain cooler and the air will remain crisper.

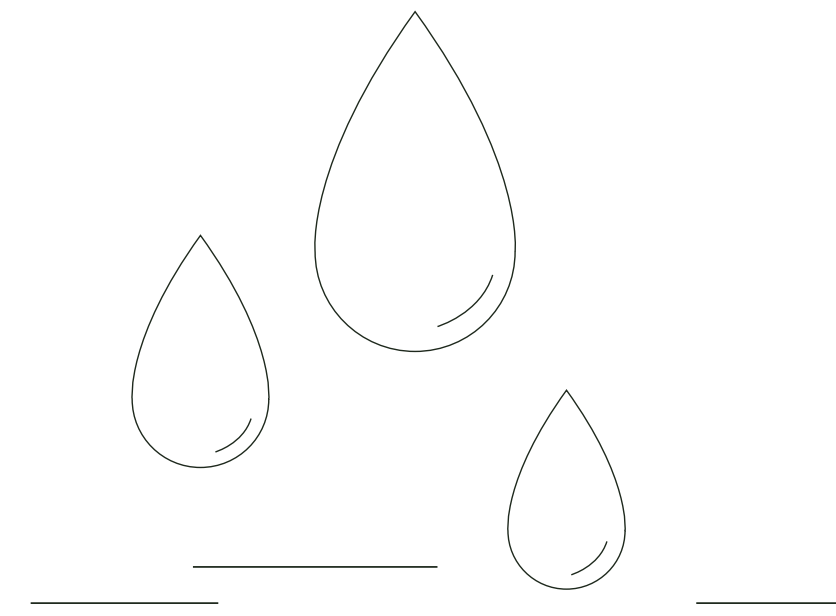


STOCK IMAGE

FOR INTERNAL CIRCULATION ONLY



STOCK IMAGE



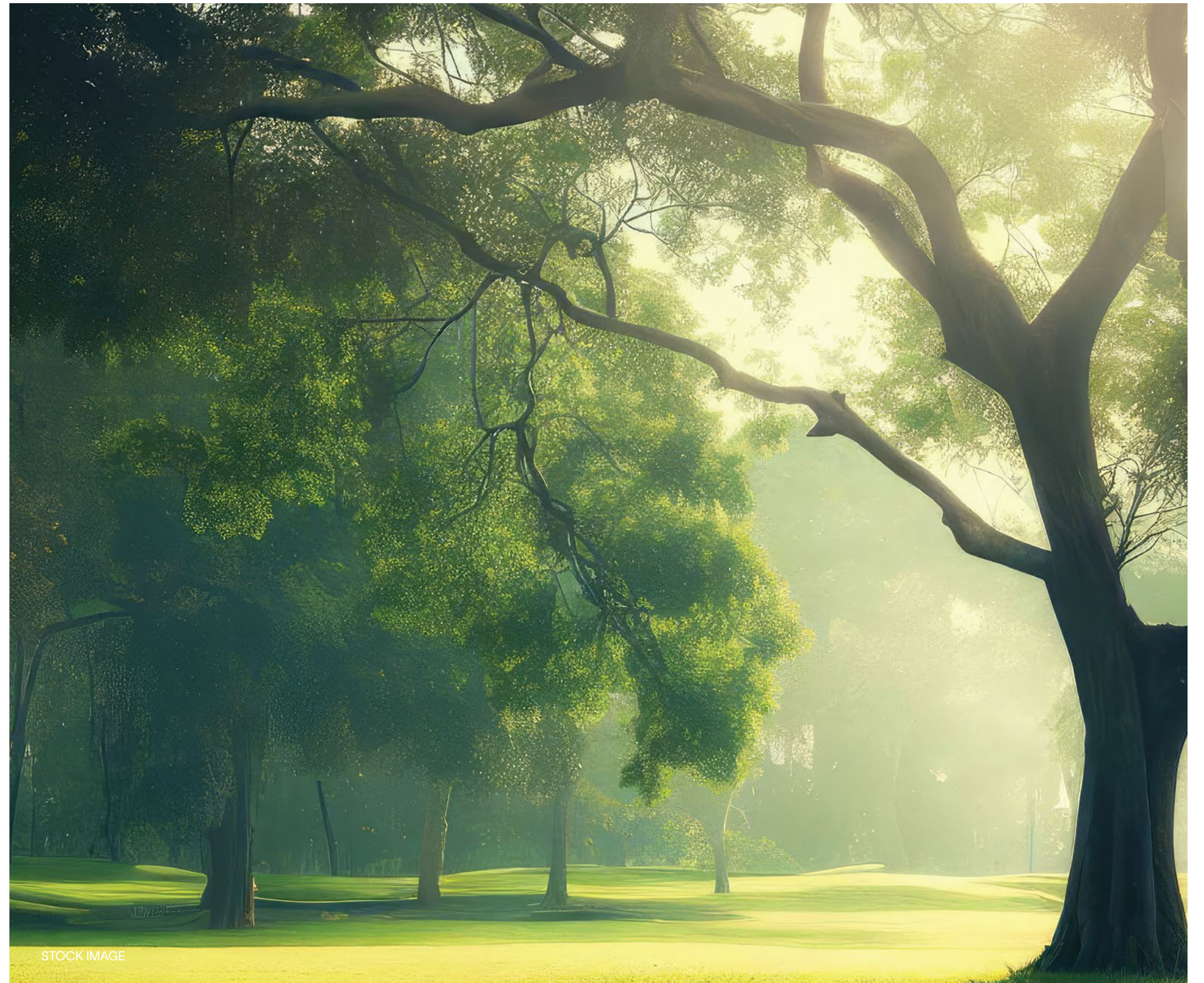
Water Conservation

Water in the property is collected, treated and re-purposed to serve as a sustainable resource, furthering our conservation efforts.



Scenic Views

As far as the eye can see, you'll see a lovely cover of green, making for a picturesque backdrop and a serene mental picture.

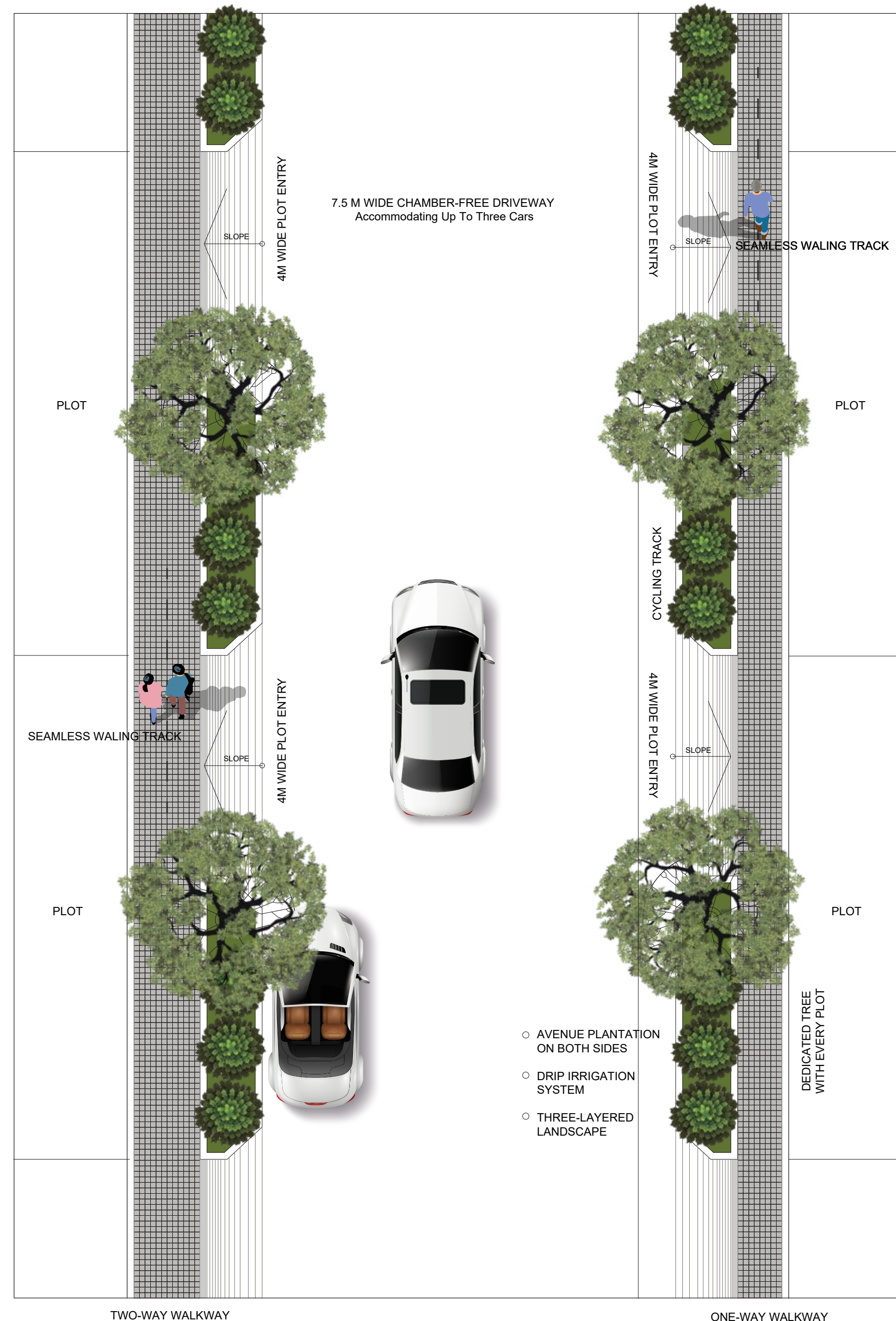


STOCK IMAGE

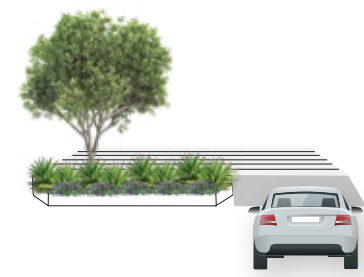
Easy movement, improved living.

Enjoy seamless traffic, ample parking,
and easy access with well-planned
12m and 9m wide internal roads,
enhancing safety and effortless
movement within the community.

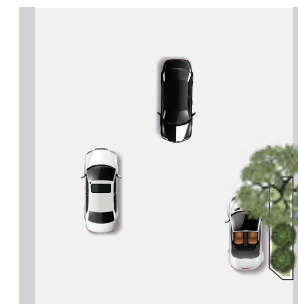




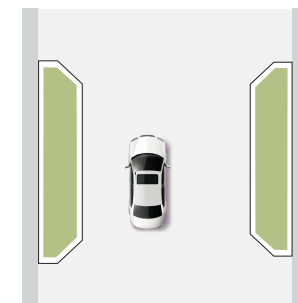
12M Road Design



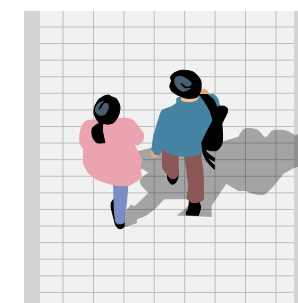
PLOT ENTRY
A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.



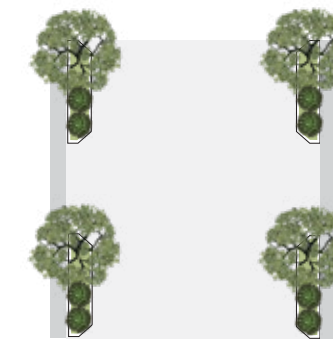
VEHICULAR MOVEMENT
~7.5-meter-wide concrete driveway accommodating two-way vehicular movement along with ample space for one car to be parked.



CHAMBER-FREE DRIVEWAYS
All chambers are planned below walkways or landscape areas.



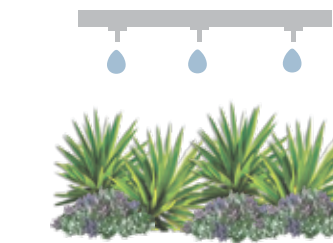
SEAMLESS WALKWAYS
Walkways are designed to ensure seamless walking by minimizing level differences at regular intervals.



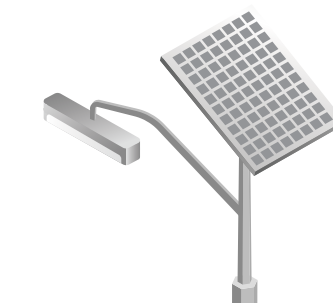
AVENUE PLANTATION
Avenue plantation on both sides of the road designed to accommodate larger trees for enhanced privacy.



THREE-TIERED LANDSCAPE
Aesthetically designed three-tiered landscaping that seamlessly blends tall and low shrubs with a dedicated tree for a touch of nature right at your doorstep.

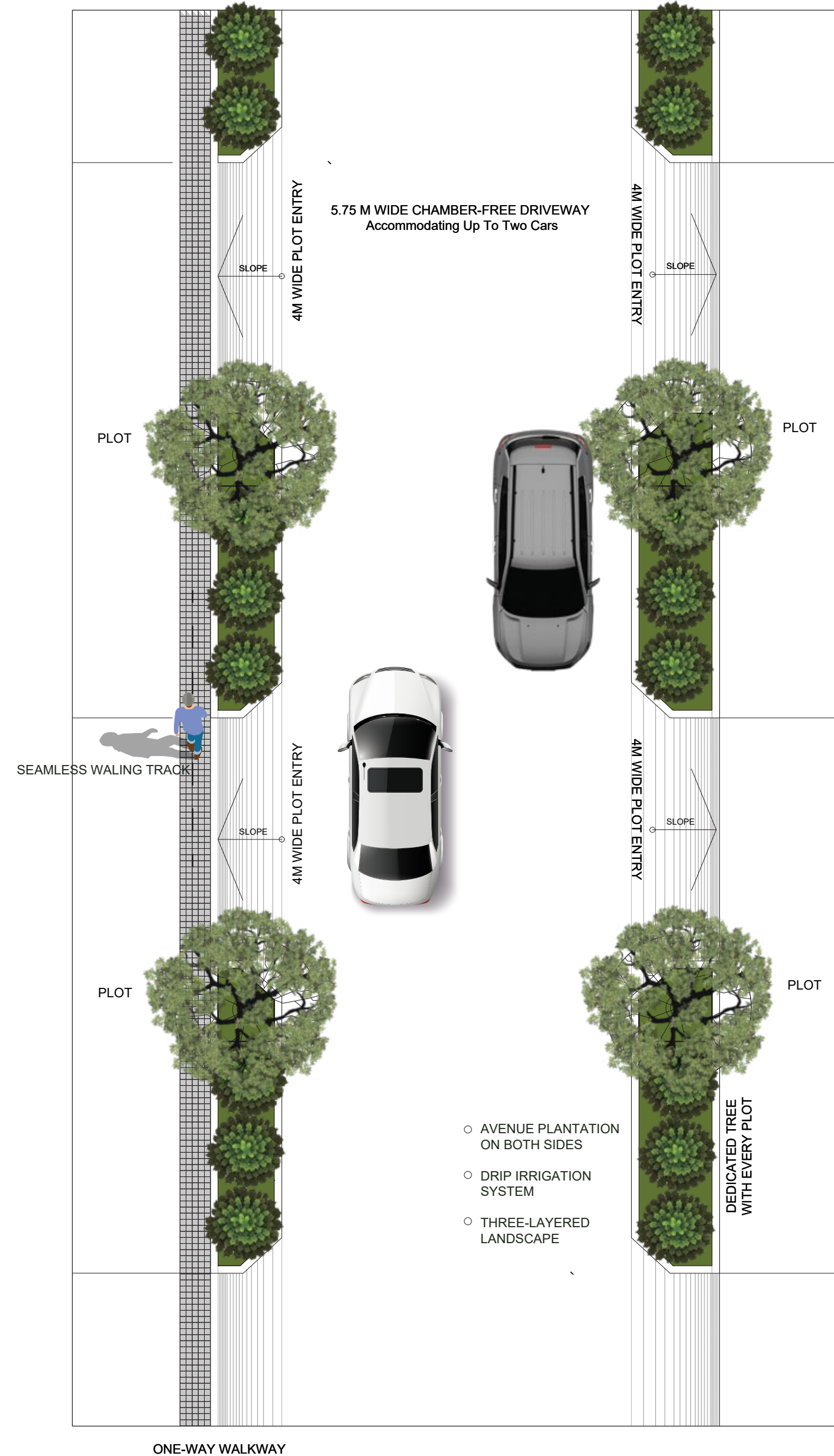


DRIP IRRIGATION
Drip irrigation system for hassle-free landscape maintenance.

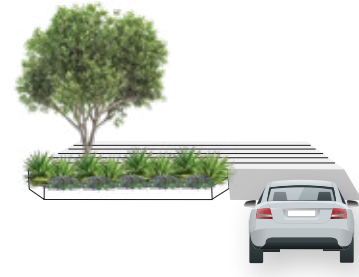


ENERGY EFFICIENT LIGHTING
A combination of solar-powered and electrical streetlights planned at regular intervals.

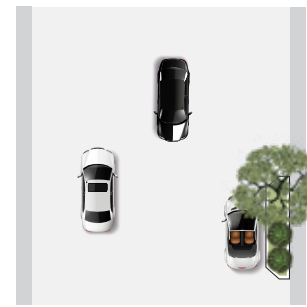




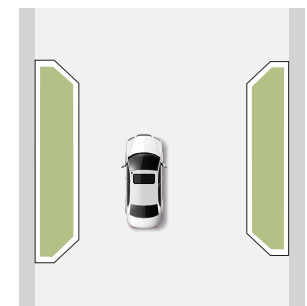
9M Road Design



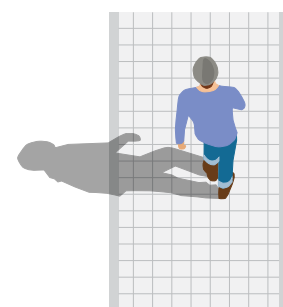
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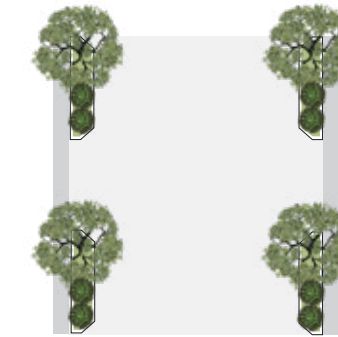
VEHICULAR MOVEMENT
5.75-meter-wide concrete driveway accommodating two-way vehicular movement.



CHAMBER-FREE DRIVEWAYS
All chambers are planned below walkways or landscape areas.



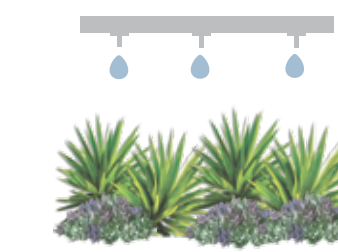
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Thoughtfully planned infrastructure because every detail matters



WATER CONSERVATION

- Treated water used for landscape irrigation.
- Recharge pit for rainwater harvesting.



ENERGY CONSERVATION

- Energy-efficient fixtures for common areas.
- Timer-controlled streetlights.
- Clubhouse with ample natural lighting and ventilation.



LANDSCAPE FEATURES

- Common green spaces.
- Specimen tree with each plot.
- Avenue plantation for internal and masterplan roads.
- Low maintenance plants along the roadside.



ELECTRICAL

- LED light fixtures in the common areas.
- 100% DG Backup for the common service areas.
- Underground conduits provision for fibre cables.
- Underground power lines to distribute power from the transformer yard up to the feeder pillar.
- Provision to lay electric cable lines from feeder pillars to individual plots.



PLUMBING

- Underground sanitary line network from STP till the plot entry.
- Underground water supply lines till the plot entry.
- Drip irrigation network for majority of the common landscape areas.



SERVICES

- Sewage treatment plant.
- Centralized underground sump supplying treated water.
- Overhead water tank for domestic water supply till the plot entry.
- Organic waste converter.



SAFETY AND SECURITY

- Security cabin with boom carriers.
- Peripheral boundary with Entry and Exit signages.
- CCTV surveillance at the entry and exit points, service yard, and kids' play area.



ROADS AND PATHWAYS

- Internal roads with concrete finish.
- Pedestrian pathways along the driveway with paver finish.
- Road & plots with signages & plot numbering.
- Each plot will have a defined access from the approach road, finished in concrete/paver.

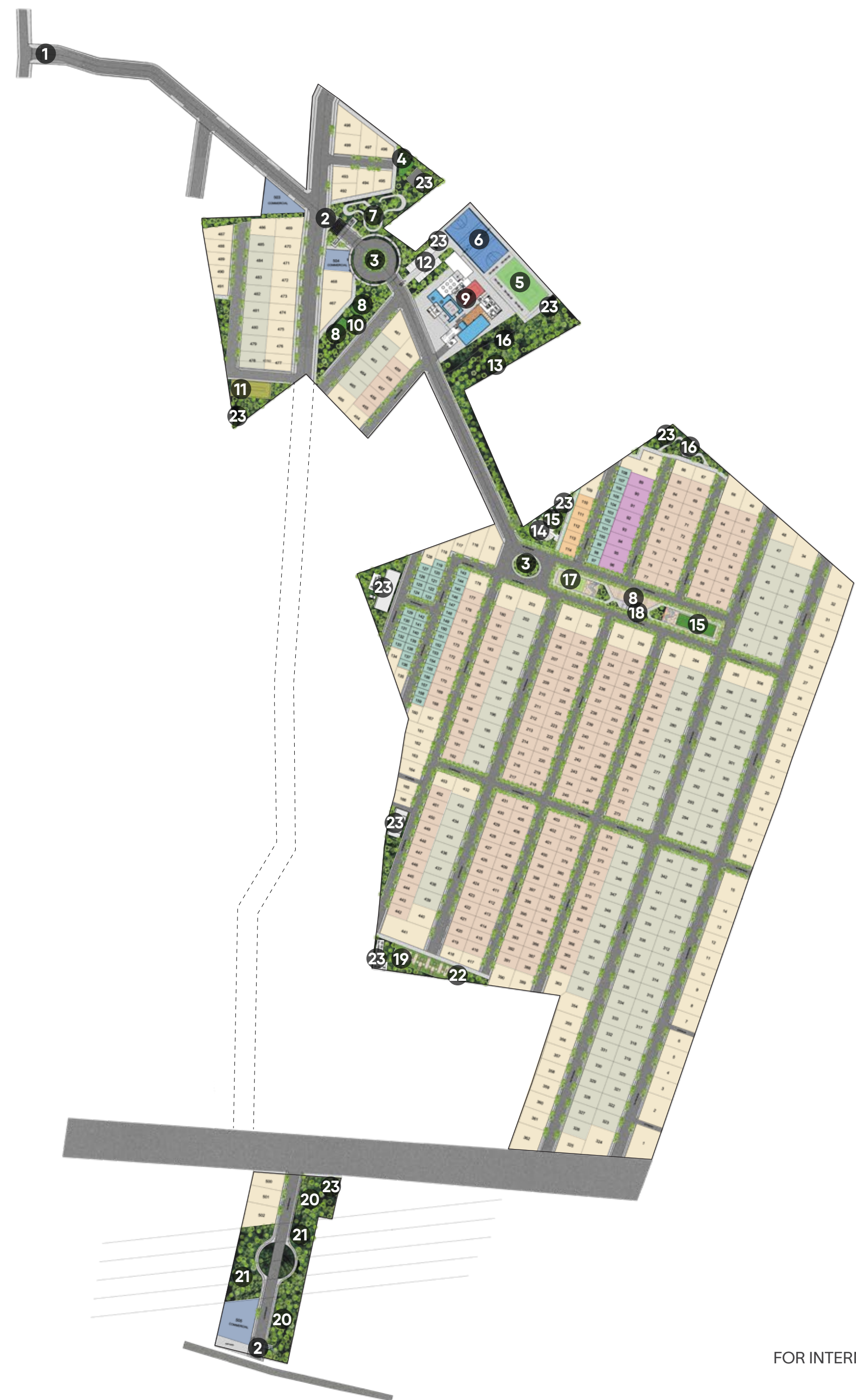
Master Plan

Legend

- | | | |
|----------------------|------------------------|----------------------|
| 1 Entry/Exit | 9 Club House | 17 Padel Tennis |
| 2 Entrance Archway | 10 Community Seating | 18 Garden Pavilion |
| 3 Roundabout | 11 Box Cricket | 19 Leisure Park |
| 4 Pet Park | 12 Parking | 20 Miyawaki |
| 5 Tennis Court | 13 Bird Watching Zone | 21 Avenue Plantation |
| 6 Multipurpose Court | 14 Amphitheatre | 22 Outdoor Gym |
| 7 Open Park | 15 Multipurpose Lawn | 23 Services |
| 8 Kids Play Area | 16 Senior Citizen Park | |

- | | | | | | | |
|---------|---------|---------|---------|---------|--------------|------------|
| 40'x60' | 30'x60' | 30'x50' | 30'x40' | 20'x30' | Unique Plots | Commercial |
|---------|---------|---------|---------|---------|--------------|------------|

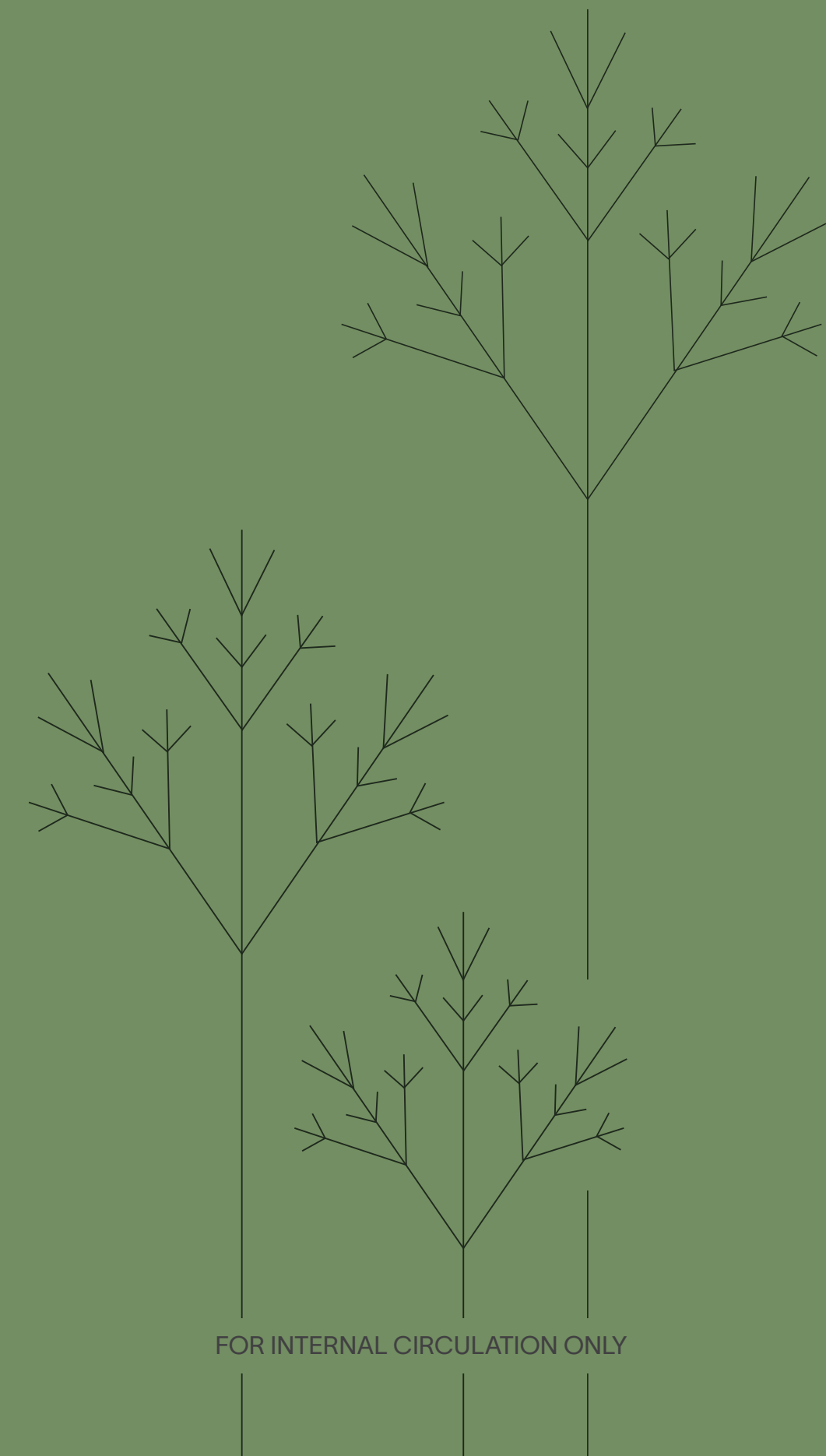
Note: The sizes mentioned above are consolidated for ease of categorization and may have minor variations.



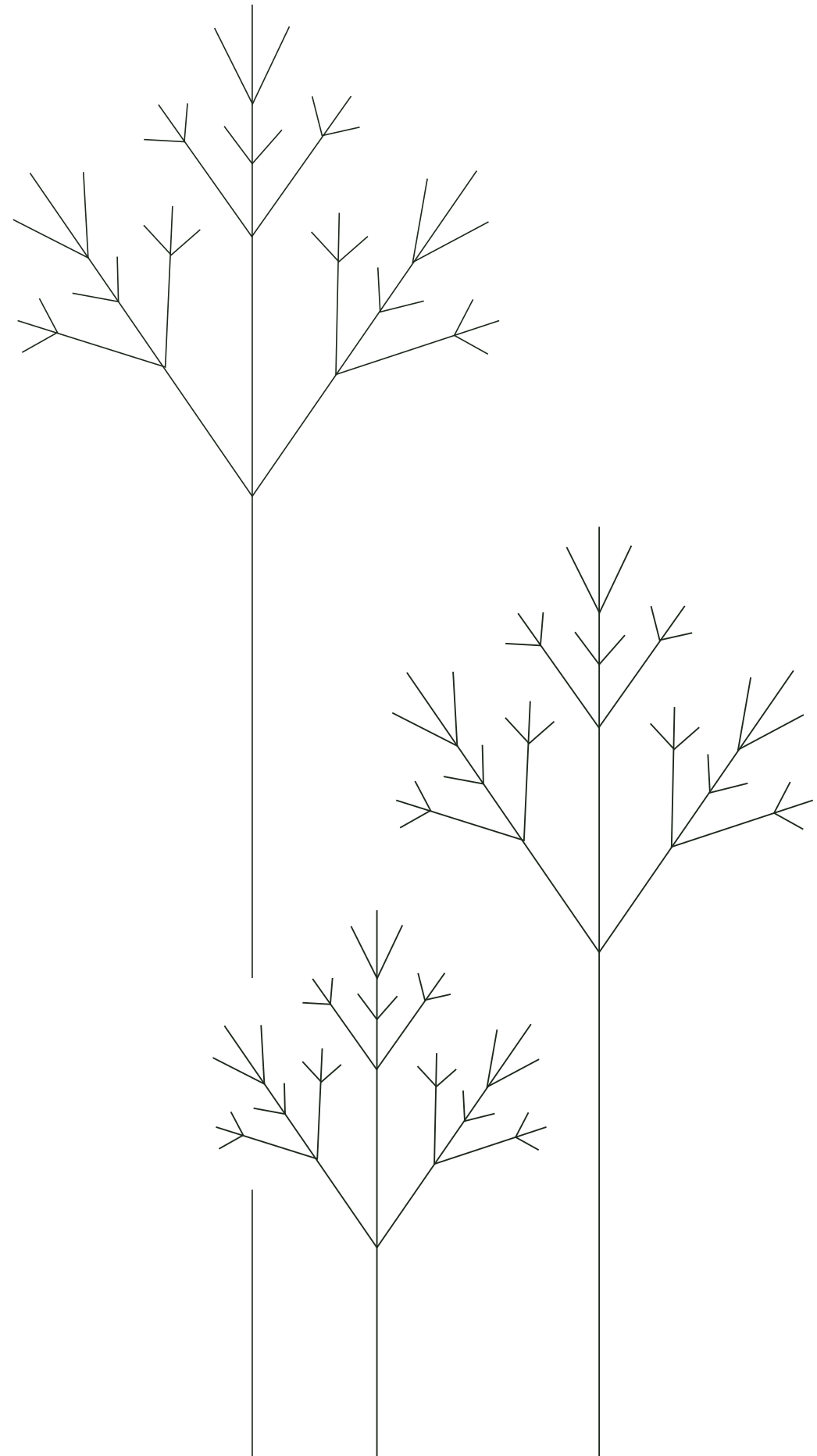


Plot Range

1500 – 3000 SQFT



FOR INTERNAL CIRCULATION ONLY



— **Prices starting from**
₹1.71 Cr onwards*

About Assetz



Every square inch of an Assetz property reflects our “Better Design” philosophy. Here you will find homes that let in tons of natural light, where space is intelligently managed, and every amenity is of the highest quality. By nurturing the greenery all around, we create living spaces that are cherished forever.

Our team comprises over 250 professionals who bring outstanding expertise to their respective fields. The team also has a 12-year average of rich cross-industry skills across the board.

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.

WHO ARE WE



INNOVATION +
DESIGN +
QUALITY

Assetz Property Group was formed in 2006. Headquartered in Singapore, Assetz has three growing business verticals.

RESIDENTIAL

COMMERICAL

WAREHOUSING

30+

RESIDENTIAL PROJECTS

27,000,000 SQ. FT.

DEVELOPED + ONGOING

15,800+

UNITS IN BENGALURU

Presence across Bengaluru

20+ projects completed and ongoing in high job-growth tech clusters, in key economic corridors of Bangalore.

ONGOING

- 1 Earth & Essence - RH
- 2 63°East
- 3 Marq 2B & 3.0
- 4 Soul & Soil
- 5 Leaves & Lives
- 6 Sun & Sanctum
- 7 Soho & Sky
- 8 Canvas & Cove
- 9 18 & Oak
- 10 22 & Crest
- 11 Bloom & Dell
- 12 Melodies of Life

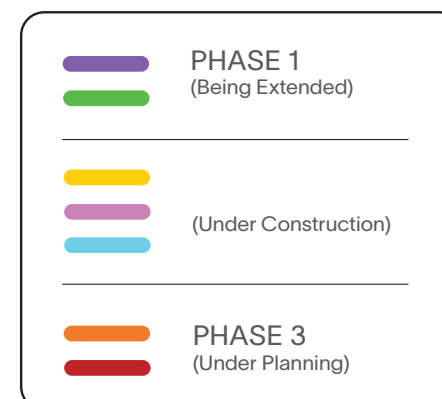
UPCOMING

- 13 Miwa (Code name)
- 14 The First Bloom (Code name)
- 15 The Hideaway (Code name)
- 16 One-Of-A-Kind (Code name)
- 17 Hennur
- 18 Sarjapur
- 19 Kudlu

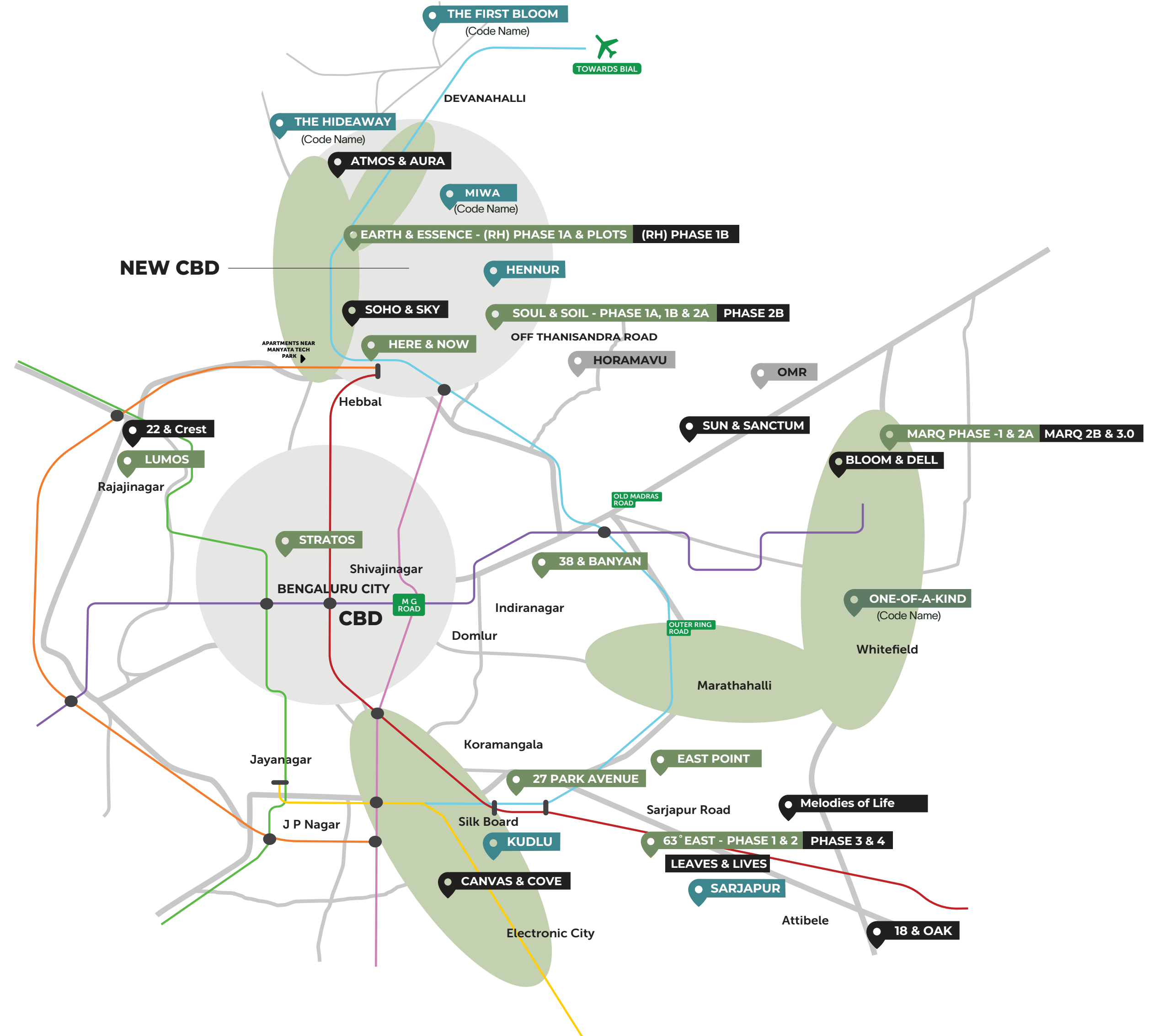
COMPLETED

- 20 27 Park Avenue
- 21 East Point
- 22 Lumos
- 23 Stratos
- 24 Here & Now
- 25 Marq - Phase 1
- 26 38 & Banyan
- 27 Atmos & Aura (Plots)
- 28 Earth & Essence (Plots)
- 1P Earth & Essence (RH) - Phase 1A
- 2P 63°East - Phase 1 & 2
- 3P Soul & Soil - Phase 1A, 1B & 2A
- 4P Marq 2A

BENGALURU METRO

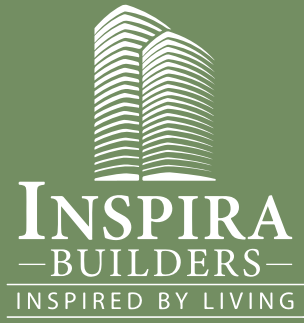


Fast growing Indian Silicon Valley Tech clusters





No.30, Crescent Road,
Bangalore 560 001.
Ph: 78295 54411



No.35, Ground floor
Kasturba crossroad, Off Lavelle Road,
Bangalore - 560001



K.G. Choodasandra Village &
Rayasandra Village, Sarjapura Hobli,
Anekal Taluk, Bangalore - 560035

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