

The logo for Assetz, featuring the word "Assetz" in a black, sans-serif font with a thin black arc above the letter "z".

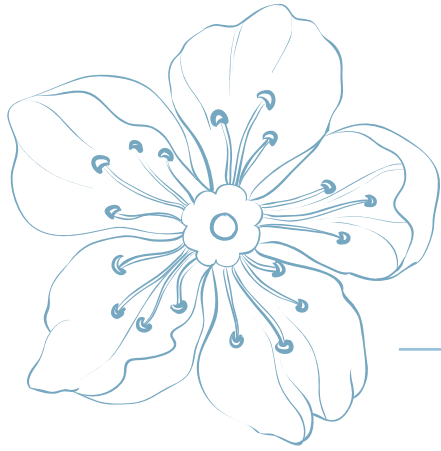
Assetz

A vertical teal bar positioned above the main title.

# atmos & aura

**LUXURY PLOTTED DEVELOPMENT**

*Find your purpose here*



# The pursuit *of happiness.*

This development draws inspiration from the ancient Japanese concept - Ikigai, which means 'Reason for being.'

The idea of Ikigai is to elucidate the purpose of life; The reason we wake up to usher in a new day. It combines four elements - what you love, what you are good at, what the world needs, and what you can be paid for, to arrive at the innate purpose present in us all.

A purpose that some have discovered and some are yet to.

At Assetz Atmos & Aura, we provide spaces designed keeping in mind this ideology, where each individual can live out their life's purpose and discover their true self.



# Master plan

**15.6-acre**

DEVELOPMENT

**244**

PLOTS

**1.5 acres**

OF GREEN + OPEN SPACES



# How are we helping in finding one's Ikigai?

Through a green-filled space.

**70-125 Sqft**

OF SOOTHING GREENS  
WITH EVERY PLOT

We believe the best way to find Ikigai is by creating something that not only serves you, but the community as a whole. For the same reason, each home at Assetz Atmos & Aura comes with a dedicated green space, through which one can discover, create, and give back.



A space to **discover.**  
**create.**  
**give back.**



## *A greener way of life.*

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To elevate the experience of discovering one's Ikigai, each dedicated green space also comes with its own tree, one that you can nurture and grow, and call your own. These native-friendly trees not only add a level of beauty to your surroundings but also help preserve nature and maintain a lower temperature within the project walls.



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Our intention is to promote a greener way of life, one that encourages harmony between man and earth. For you to rediscover your connection with the nature, we have added a canopy of trees on the driveway leading up to your home. Only a life of serenity awaits you here.

# Happiness can be found in unexpected places.

## Like a world-class

CLUBHOUSE

A contemporary structure intricately designed to give the residents an elevated lifestyle experience through a multitude of fitness and social amenities to choose from. At this clubhouse, there is absolutely no limit to luxury.



Dutch gable roof for aesthetics, and natural lighting and ventilation.

Courtyards, verandas, and eave roofs for improved social engagement.



The pool acts as the focal point, connecting the different zones of the clubhouse.

## Explore the full life.

The residents can indulge in an array of lifestyle and fitness amenities, be it a quick lap in the pool, a healthy game of tennis, or a relaxing yoga session to help unwind. There's something for everyone here.



- TERRACE LANDSCAPING
- CHANGING ROOM
- PET PARK
- CHILDREN'S PLAY AREA
- BARBEQUE COUNTER
- CRICKET PITCH
- OUTDOOR GYM
- MULTIPURPOSE COURT

- SENIOR CITIZEN PARK
- SWIMMING POOL
- OPEN YOGA TERRACE
- GYMNASIUM
- BOARD GAME ROOM
- POOL TABLE ROOM
- TABLE TENNIS ROOM
- PARTY HALL WITH PANTRY



## *Less time commuting, more time communing with those around.*

The project has a space dedicated for a commercial block, catering to the basic requirements of the residents. One can find everything they need, be it a fully-equipped supermarket, a 24/7 ATM, or an in-campus clinic.



Note - All the amenities mentioned under the commercial block is provisional and is subject to vary.



# Leaving no stone unturned.

Every part of this luxury development has been planned in detail, ensuring life here to be both luxurious, as well as sustainable by causing minimal disruption to the natural topography of the land.

## INFRASTRUCTURE

### ROADS AND PATHWAYS



- 12m wide internal road laid with asphalt for the driveway
- 9m wide internal road laid with asphalt for the driveway
- Concrete perforated slabs on pedestrian pathways along the road
- Stormwater gutter drain along the driveway
- Landscaped avenue plantation on either side of the road

## ELECTRICAL, PLUMBING & SERVICES

### ELECTRICAL



- 100% DG backup for the common service areas
- Underground fibre optic provision for data and voice
- Underground power lines to distribute power through feeder pillar
- Provision to lay cable lines from feeder pillars to individual plots

### PLUMBING



- Underground sanitary lines connected to STP
- Underground piped water lines
- Irrigation network for garden areas

### SERVICES



- Sewage treatment plant
- Water treatment plant with underground sump tank

### SAFETY AND SECURITY



- 24/7 security with boom barriers
- Peripheral boundary
- Individual street security with cameras



## GREEN FEATURES

### WATER CONSERVATION



- Treated water used for landscape irrigation
- Recharge pit for rainwater harvesting
- Drip irrigation for garden areas

### ENERGY CONSERVATION



- Energy efficient fixtures for common service areas
- Timer adjusted streetlights
- Clubhouse roof design – more natural ventilation, reduced energy costs

### SOIL CONSERVATION

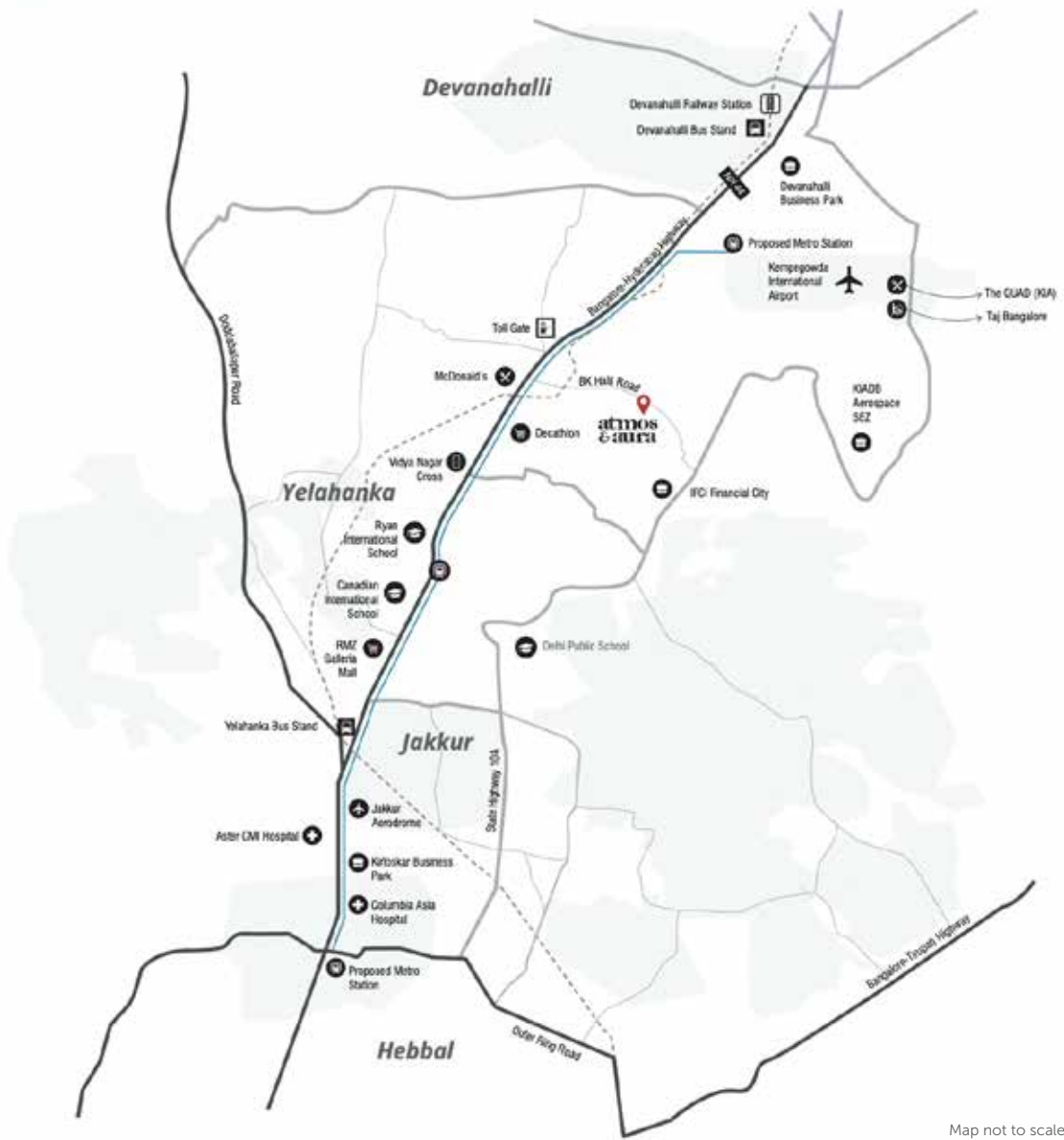


- Preservation of topsoil
- Nutrient retention for healthy plant life
- Reduced soil erosion
- Good water retention

### LANDSCAPED FEATURES



- Urban green areas
- Sustainable trees for each plot
- Avenue plantation for internal and public roads
- Low maintenance plants on either side of the road



Map not to scale

The project is located in North Bangalore, a region that has much to offer, with its array of business parks, social hubs, educational institutes, and reputed hospitals.

#### Within 5 KM

- ITC Factory
- Decathlon
- McDonald's
- Marriott International
- Upcoming Metro Line

#### Within 10 KM

- Kempegowda Intl. Airport
- Delhi Public School
- IFCI Financial City
- KIADB Hardware Park
- Prestige Tech Cloud
- KIADB Aerospace SEZ
- Clarks Exotica
- Sir M. Visvesvaraya Institute of Technology

#### Within 15 KM

- Cytecure Hospital
- Canadian Intl. School
- Vidyashilp Academy
- Ryan Intl. School
- Stonehill Intl. School
- RMZ Galleria
- Devanahalli
- Yelahanka

#### Within 20 KM

- Kirloskar Business Park
- Columbia Asia Hospital
- Byg Brewski
- Amrutahalli Sahakara Nagar Hebbal



Proposed metro from KR Puram via Hebbal to KIA

Disclaimer: ETA as per Google Maps. May vary depending on the time of day and mode of transport.



## *About Assetz*

Our mission is to balance the need to break through the clutter of a highly competitive market where trends have a very short shelf life, with the demands of cost and investor confidence. A way to not succumb to this is to respond to factors that are immutable to the site and the surrounding context and not to passing trends.

### **Assetz Property Group**

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### **Assetz Atmos & Aura**

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