

The logo for Assetz, featuring the word "Assetz" in a bold, sans-serif font with a thin black arc above the letters "s" and "e".

Assetz

The main brand name "atmos & aura" in a large, bold, black serif font. The word "atmos" is on the top line and "& aura" is on the bottom line.

**atmos
& aura**

RESPONSIBLE LIVING



CGI Artist's Impression

**atmos
& aura**
RESPONSIBLE LIVING

BEAUTIFULLY CRAFTED
HOMES FOR CONSCIOUS
LUXURY LIVING

Studio, 2 & 3 BHK | Shettigere, Off Airport (BIAL) Road

15 ACRES

~75% OPEN SPACE

72% AVG. FLOOR EFFICIENCY

CARBON HEALING HOMES

SMART HOMES



CGI Artist's Impression

THERE'S A WHOLE LOT OF BEAUTIFUL IN THE BLUEPRINT

Master plan

- | | | |
|----------------------------------|--------------------------|---------------------------------|
| 01. Entry/ Exit | 07. Swimming Pools | • Pool Table |
| 02. Provision for Organic Garden | • Lap Pool | • Indoor Badminton |
| 03. Recreational Club | • Leisure Pool | • Provision for Creche |
| • Yoga room | • Kids' Pool | • Amphitheatre |
| • Gym | 08. Multi-purpose Court | 12. Kids' Play Area |
| 04. Multi-purpose Hall | 09. Tennis Court | 13. Indoor/ Outdoor Work Spaces |
| 05. Steam and Changing Room | 10. Cricket Practice Net | 14. Outdoor Reading Nook |
| 06. Provision for Salon and Spa | 11. Sports Club | 15. Visitors Parking |
| | • Table Tennis | |





THE OUTDOORS ARE AS EXCITING AS THE INDOORS

Life is different when you have spaces to connect with the outdoors, rediscover your love for sports or simply take a stroll among the trees. At Atmos & Aura, life is rich, expansive, and full of options.

Common Amenities

Swimming pools*

- *Lap pool*
- *Leisure pool*
- *Kids' pool*

Children's play area*

Tennis court**

Cricket practice net**

Provision for organic garden**

Multi-purpose court**

Indoor and outdoor workspaces**

Outdoor reading nook**

Amphitheatre**

Clubhouse Amenities*

Gymnasium

Steam and changing room

Provision for salon and spa

Multi-purpose hall

Yoga room

Table tennis

Indoor badminton

Provision for creche

Pool table

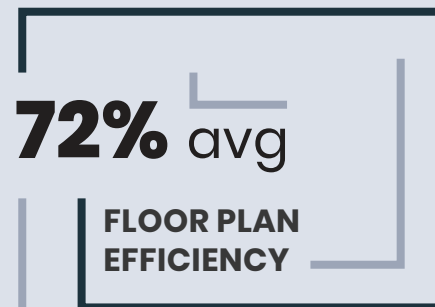
*To be handed over with phase 1.

**To be handed over with later phases.



LUXURIOUS, SPACIOUS, CONVENIENT HOMES

There are 1146 apartments*, you can choose from studios, 2 BHKs and 3 BHKs. Each is designed for pleasure and serenity, as well as efficiency.



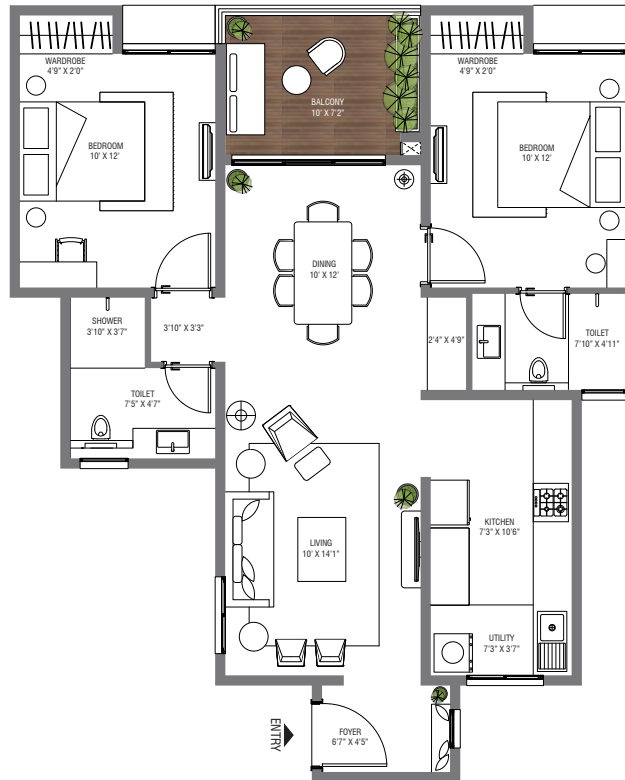
*To be handed over in phases.

2BHK - 2T (UNIT B1 P)

CREDAI CARPET AREA - 853 SQFT

RERA CARPET AREA - 797 SQFT

SALEABLE AREA - 1172 SQFT

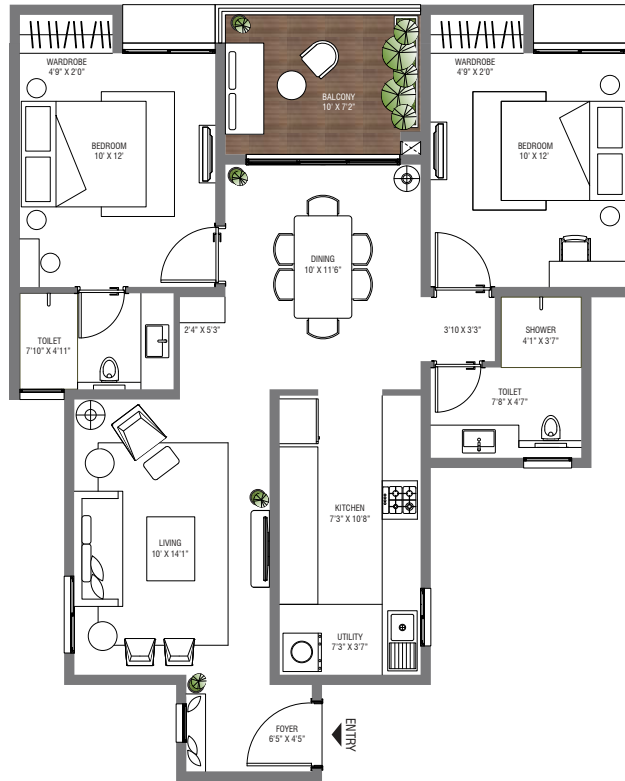


2BHK - 2T (UNIT B1 S)

CREDAI CARPET AREA - 852 SQFT

RERA CARPET AREA - 799 SQFT

SALEABLE AREA - 1177 SQFT

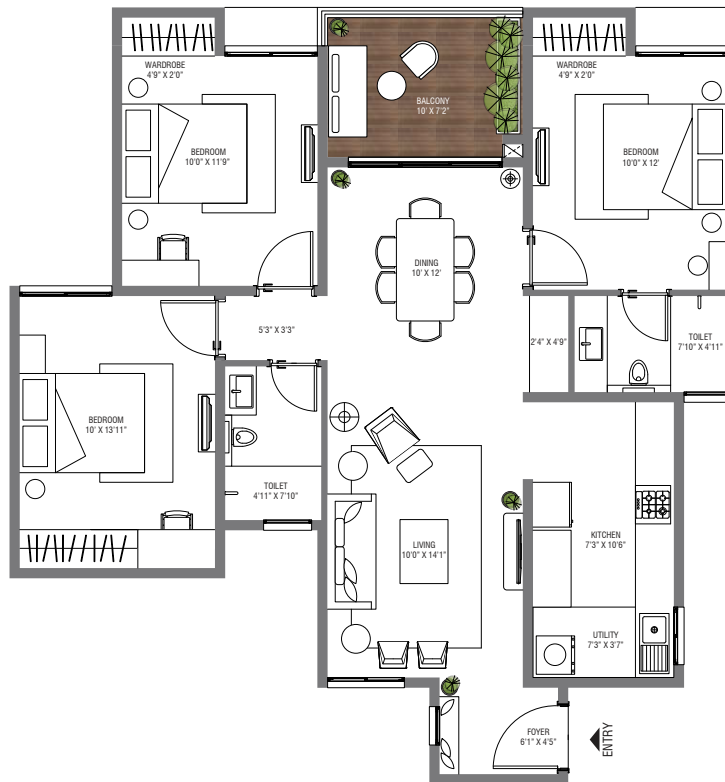


3BHK - 2T (UNIT B1 R)

CREDAI CARPET AREA - 985 SQFT

RERA CARPET AREA - 935 SQFT

SALEABLE AREA - 1361 SQFT

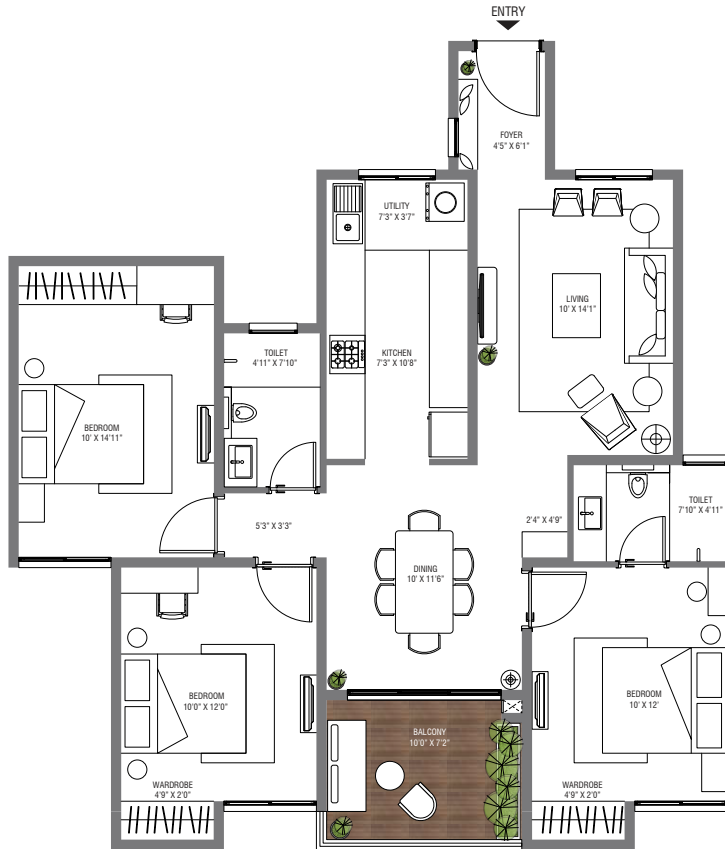


3BHK - 2T (UNIT B1 W)

CREDAI CARPET AREA - 994 SQFT

RERA CARPET AREA - 946 SQFT

SALEABLE AREA - 1370 SQFT



3BHK - 3T (UNIT B1 N)

CREDAI CARPET AREA - 1117 SQFT

RERA CARPET AREA - 1056 SQFT

SALEABLE AREA - 1549 SQFT

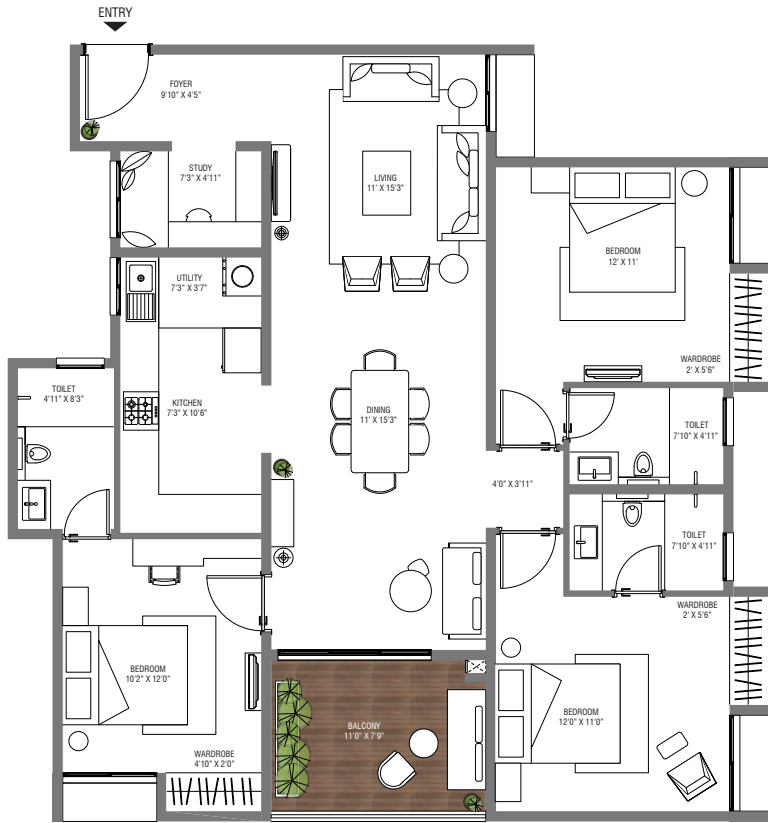


3BHK - 3T (UNIT B1 G)

CREDAI CARPET AREA - 1194 SQFT

RERA CARPET AREA - 1142 SQFT

SALEABLE AREA - 1645 SQFT



CARBON HEALING HOMES

- ~81% water savings
- Zero waste to landfill
- Renewable energy
- Ample green spaces

LUXURY specced HOMES

Best in class fittings and fixtures

smart HOMES

- Automated lighting and geysers
- Motion sensor lighting
- Gas leak detection

CARPENTRY FREE HOMES

Pre-fitted wardrobes, vanity
and kitchen (Optional)

&HOMES

Homes that eliminate 'or'
from your vocabulary and
replace it with '&'. Homes
that give you everything you
dreamed of and more.

SPACE EFFICIENT HOMES

- 72% avg. floor efficiency
- Minimum redundant spaces

OUTDOOR connected HOMES

- ~75% open space
- Urban amenities

Quality BUILT homes

- Stringent construction practices
- Partnered with the best in the industry

· v a a s t u · COMPLIANT HOMES

Designed according to
scientific principles to maintain
harmony and balance



CGI Artist's Impression

This is a

CARBON HEALING HOME

To live in a carbon healing home is to give back to the earth that gives so much to you. By utilising every drop of water, exploring natural energy sources, sending zero waste to landfill and ensuring a green cover that helps both you and the environment to breathe.

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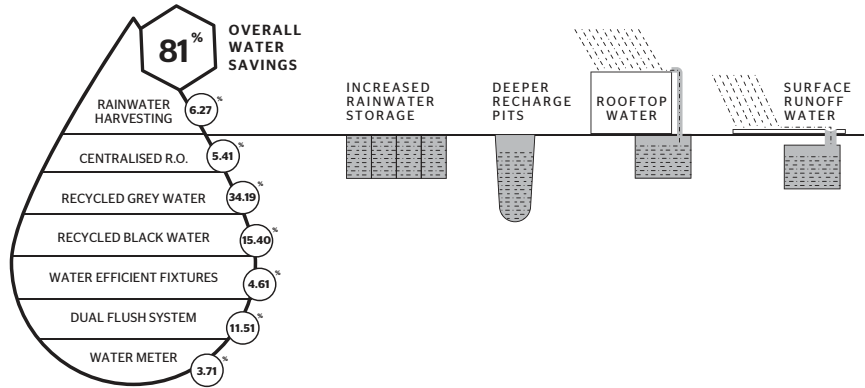
Every carbon healing home
has four key features.



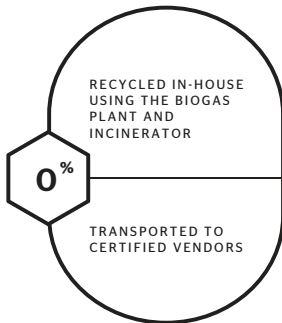
SPONGE EFFECT

Designed to utilize every drop of water

These homes save 256 KL of water every single day - which is equal to the daily demand of 2390 people. In a year, they save 90 million litres.



1



ZERO OUT

Zero waste to landfill

Responsible waste management ensures that 2.33 tonnes of waste are diverted from the landfill every day. The biogas digester uses 1 tonne of waste to generate 167kWh units of electricity.

2

3



SMART POWER

Total utilisation of renewable energy sources

Here, power is generated from both solar panels and a biogas plant. In addition, the project is designed according to sun path analysis and to maximise natural light for less dependency on the artificial.

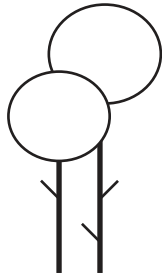
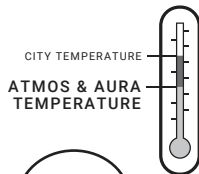


DESIGNED ACCORDING TO SUN PATH ANALYSIS

8 FT TALL WINDOWS FOR MORE NATURAL LIGHT

TIMER CONTROLLED LED LIGHTS IN COMMON AREAS

POWER GENERATED FROM SOLAR PANELS AND BIOGAS PLANT*



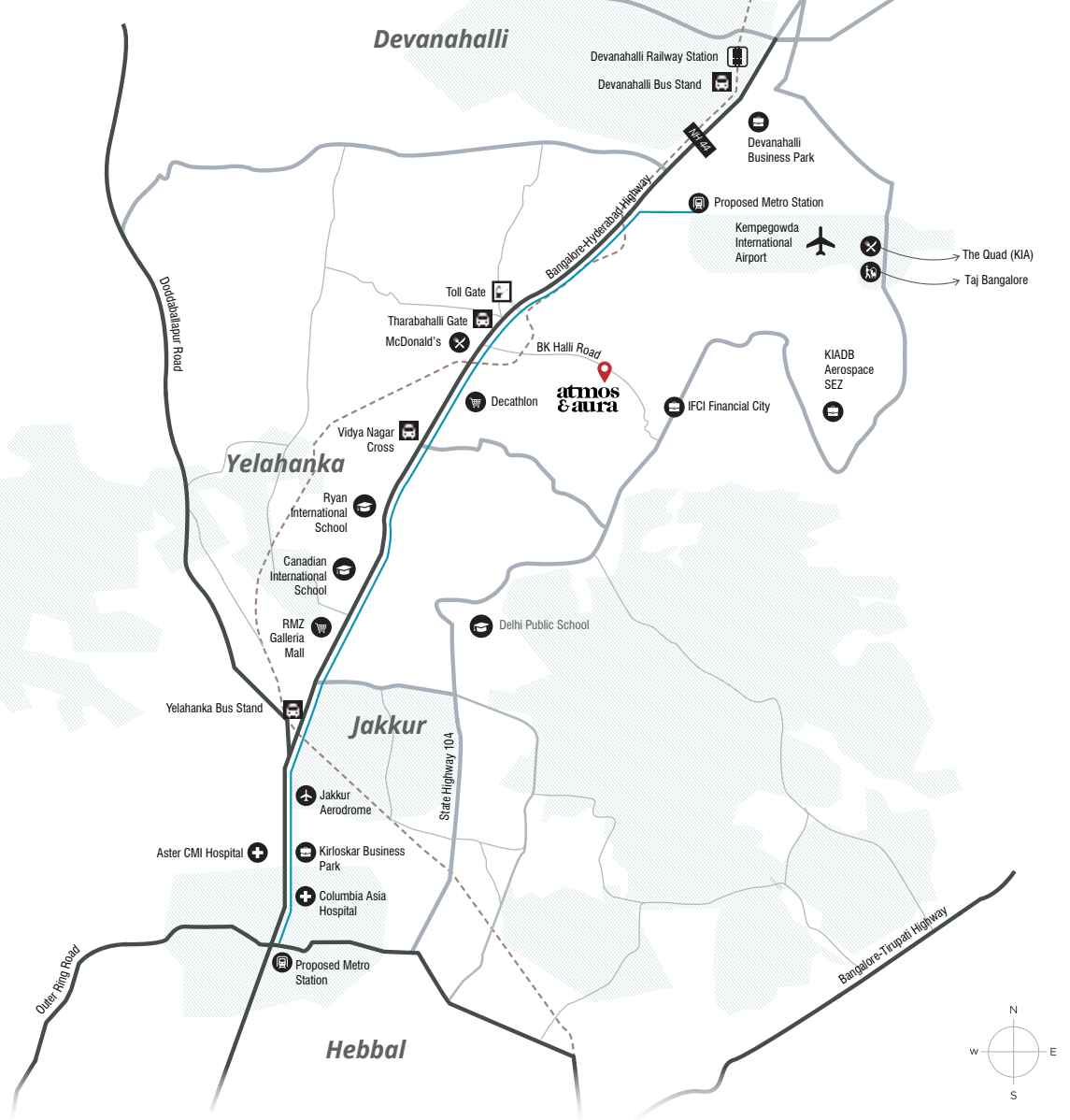
CLIMATE CAPSULE

Higher green cover for lower temperatures

With acres of greenery, Atmos & Aura also has a considerably lower temperature than the city beyond its walls.

4

*Solar energy only for top two floors. Biogas plant to power only clubhouse amenities and common areas.



Map not to scale

THE ROAD HOME IS TOO SHORT FOR LONG DRIVES

Right at the heart of Bangalore's fastest-growing area, Atmos & Aura is located 8 km from the Bangalore International Airport, close to some of the best hospitals, most sought after schools and the most buzzing malls in the city.

As you begin to dream of a life at Atmos & Aura, you begin to see the advantages of living in the Bangalore Aeropolis. With meticulously-planned infrastructure, new constructions and greenery, it's a life you always wanted but didn't believe possible.

Important distances

ITC Factory - 4 km
 Decathlon - 5 km
 Taj Bangalore - 7 km
 Kempegowda International Airport - 8 km
 The Quad (KIA) - 8 km
 Delhi Public School - 9 km

KIADB Aerospace SEZ - 9 km
 Cytecare Cancer Hospital - 11 km
 Devanahalli Railway Station - 11 km
 Ryan International School - 13 km
 Canadian International School - 14 km
 RMZ Galleria Mall - 17 km

Devanahalli Business Park - 18 km
 Columbia Asia Hospital - 19 km
 Kirloskar Business Park - 19 km
 Aster CMI Hospital - 19 km
 Manyata Tech Park - 24 km
 CBD - 29 km

 Proposed metro from K.R Puram via Hebbal to KIA

Disclaimer: Distances (rounded off) as per Google Maps.



Assetz Property Group

#2/1, Embassy Icon Annexe, Infantry Road,
Bangalore, Karnataka - 560001

T: +91 85 4897 7977

Assetz Atmos & Aura

Sy. No. 86/1-5, 82/1, 87 and 173/2,
Doddajala Village, Jala Hobli, North Taluk,
Bangalore - 562157

www.assetzproperty.com/atmosandaura

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