



Assetz

 **Bloom  
& Dell**





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& Dell**







CGI Artist's Impression



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An exclusive community  
of like-minded people.

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CGI Artist's Impression

Homes inspired by nature spanning

**7.7 Acres**

In the better part of an established neighbourhood

**Off Whitefield Road**

(3 mins from East Lalbagh)

Experience the outdoors at every step with

**78% Open Space**

And stay refreshingly active with

**18+ World-Class  
Amenities**

All from the comfort of expertly designed

**3 BHK Spacious  
Apartments**



# Master Plan

Bringing together the best of luxury living for a unique residential experience.

## Legend

- 1** Entry/ Exit
- 2** Driveway
- 3** Car Parking
- 4** Tennis Court
- 5** Basketball Court
- 6** Futsal Court
- 7** Box Cricket
- 8** Yoga Decks
- 9** Sensory Garden
- 10** Leisure Seating Alcoves
- 11** Amphitheatre
- 12** Pet Park
- 13** Swimming Pool
- 14** Children's Play Area
- 15** Party Lawn
- 16** Senior Citizens' Seating Zone
- 17** Reflexology Walkway
- 18** Proposed CDP Road

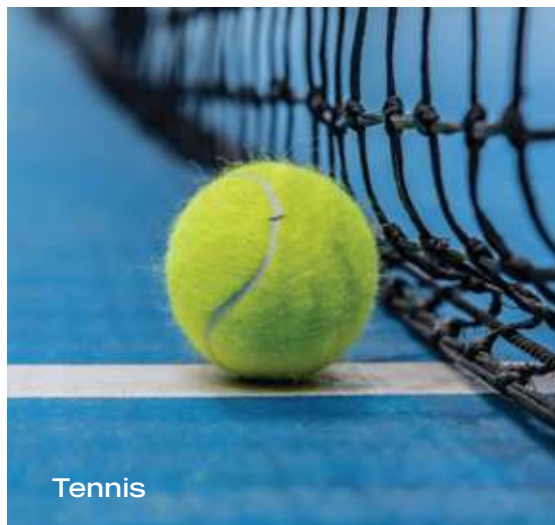






# Amenities

Enjoy a life of action and health with our thoughtfully curated international-standard amenities that will get you up and going!







# 9+

## Sports Amenities



Badminton Court

Tennis Court

Box Cricket

Multipurpose Court –  
Futsal & Basketball

Jogging Track

Table Tennis – 2 nos.

Kids’ Play Area

Swimming Pools –  
1 Regular Pool & 1 Kids’ Pool

Indoor Gymnasium

Party Hall & Pantry

Amphitheatre

Billiards Table

Pool Tables – 2 nos.

Yoga Room

Games Room

Steam Rooms

Pet Park



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Where amenities  
have time to breathe.

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CGI Artist's Impression

# Floor Plans

Wake up to vast spaces filled with the goodness of nature and luxury.



**394** homes  
spread across **7.7** acres

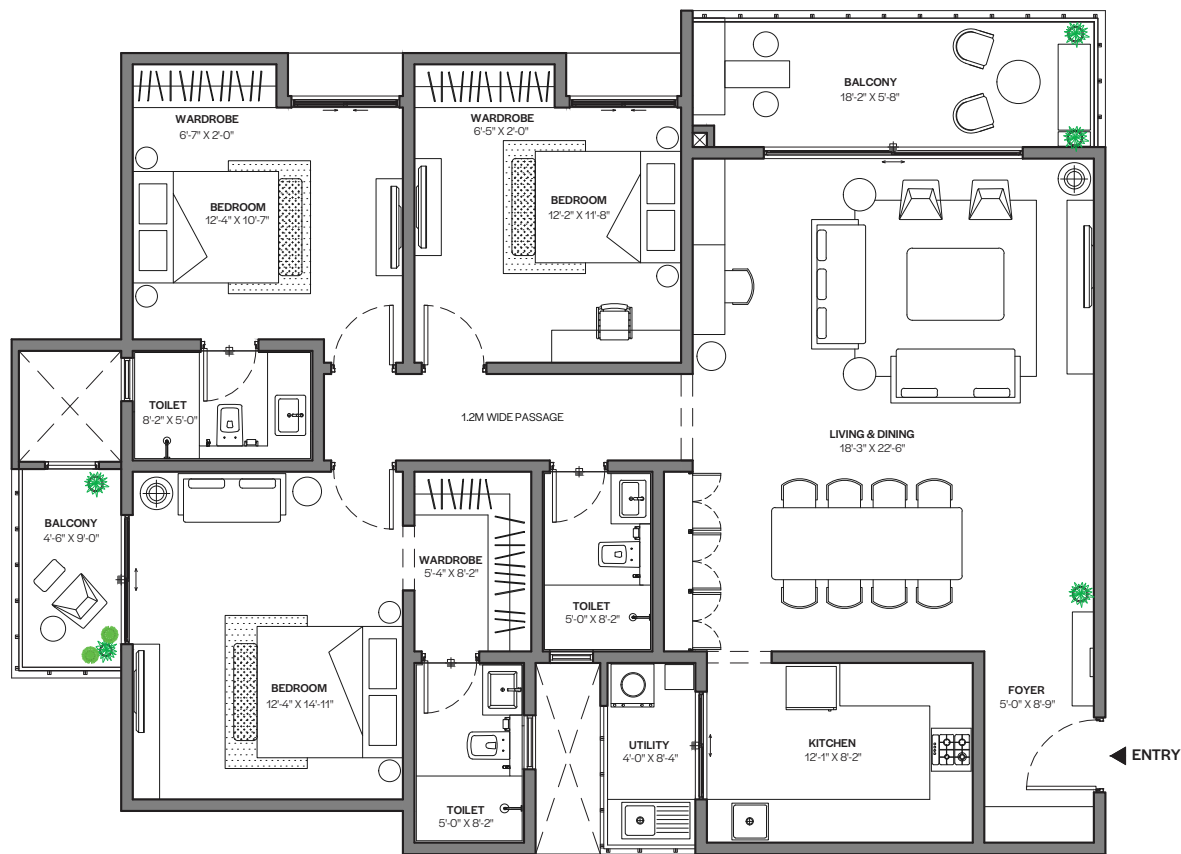


# Type 1

3BHK - 3T

Carpet Area as per RERA:  
1356 SQ FT

Super Built Up Area:  
2039 SQ FT

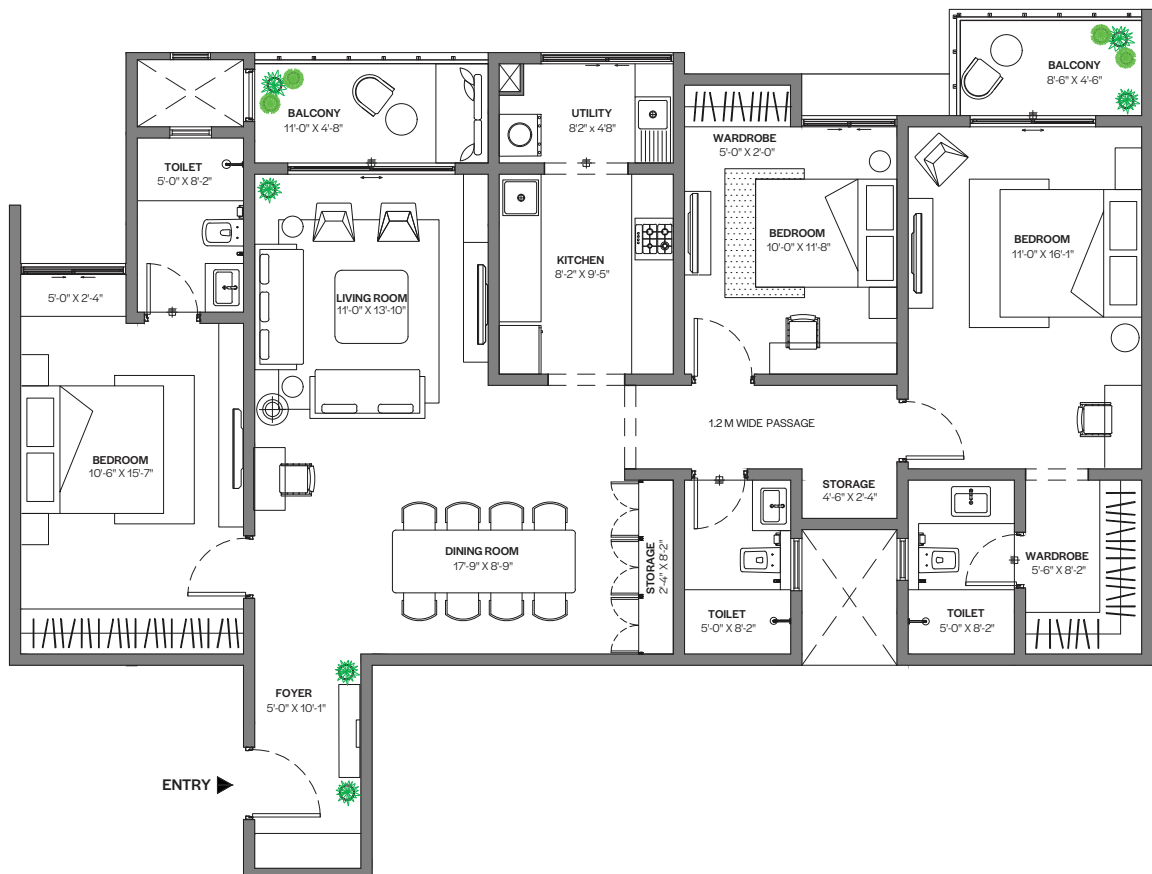


# Type 2

3BHK - 3T

Carpet Area as per RERA:  
1292 SQ FT

Super Built Up Area:  
1839 SQ FT









# Specifications

## CIVIL

### Structure

Seismic resistant RCC structure using system form work with concrete walls in main building & RCC framed structure using concrete blocks for one tower, basement, clubhouse and other amenities.

## ARCHITECTURE

### Doors

Engineered wooden doors.

#### Main Door:

Engineered wooden doors with veneer finish.

#### Bedrooms & Toilet Doors:

Engineered wooden doors with laminate finish.

### Windows, Sliding Doors & Ventilators

#### Windows & Sliding Doors:

3 track UPVC (wooden finish laminated profile) doors and windows with mosquito net.

#### Bathrooms:

Powder coated aluminium windows with architrave profile ventilators.

## Flooring & Wall Cladding

### Living, Dining & Kitchen:

Flat glazed vitrified tiles.

### Master Bedroom:

Laminated wooden flooring.

### Other Bedrooms:

Vitrified tile flooring.

### Bathroom, Balcony & Utility:

Vitrified/ceramic/wooden finish tiles.

## Balcony Railings

### Balcony & Utility:

RCC/concrete blocks parapet with MS top rail/MS Railings with enamel paint finish.

## Paint

### Internal Walls & Ceiling:

Acrylic emulsion.

### External Walls:

Texture finish with exterior grade emulsion.

## False Ceiling

### Toilets:

Grid false ceiling with PVC coated tiles in all bathrooms.



## **PLUMBING, ELECTRICAL & SERVICES**

### **CP & Sanitary Fittings & Fixtures**

Jaquar or equivalent water efficient  
CP & sanitary fixtures.

### **Grid Power & Backup Power**

#### **EB Power:**

3 BHK - 5kW, 4 BHK - 6kW

#### **DG Power Backup:**

50% of EB load for lighting circuits inside  
the apartments and 100% backup for  
common area lighting, lifts, and utilities.

### **Services**

Water treatment plant.  
Sewage treatment plant.

### **Elevators**

Three lifts per core of  
reputed make.

### **Safety & Security**

Common areas under  
CCTV surveillance.



## **GREEN FEATURES**

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### **Water Conservation**

Dual piping system & dual flush  
system for sanitary.  
Recycled water used for landscape  
maintenance.  
Water efficient fixtures.  
Rainwater harvesting.  
Groundwater recharge.

### **Energy Conservation**

Provision for solar heated water in one  
toilet of top 2 floor apartments.  
Energy efficient lights in common areas.  
Energy efficient streetlights/timer  
adjusted streetlights.

### **Solid Waste Management**

Segregation at source.  
Organic waste converter.



&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.



THIS IS A

## CARBON HEALING HOME

### SPONGE EFFECT

#### Designed to utilize every drop of water

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

78% open space ratio  
Minimum displacement of trees  
Lower temperatures within the project  
Native & water conscious landscape





~73% carpet area efficiency  
Tucked-in wardrobes  
Zero redundant space  
Well-planned furniture sizes,  
electrical layouts and storage



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



#### **GREEN OPEN SPACES**

78% open space ratio  
43% landscaped area

#### **SOCIAL SPACES**

18+ urban amenities  
15,000 sqft clubhouse  
Fitness and social amenities



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



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



Designed according to scientific  
principles to maintain harmony  
and balance



#### **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

Landscape Consultant:  
Design MILIEU

Architecture Consultant:  
MAP Architects

#### **DESIGN**

Designed to be  
aesthetically pleasing

#### **CONSTRUCTION**

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



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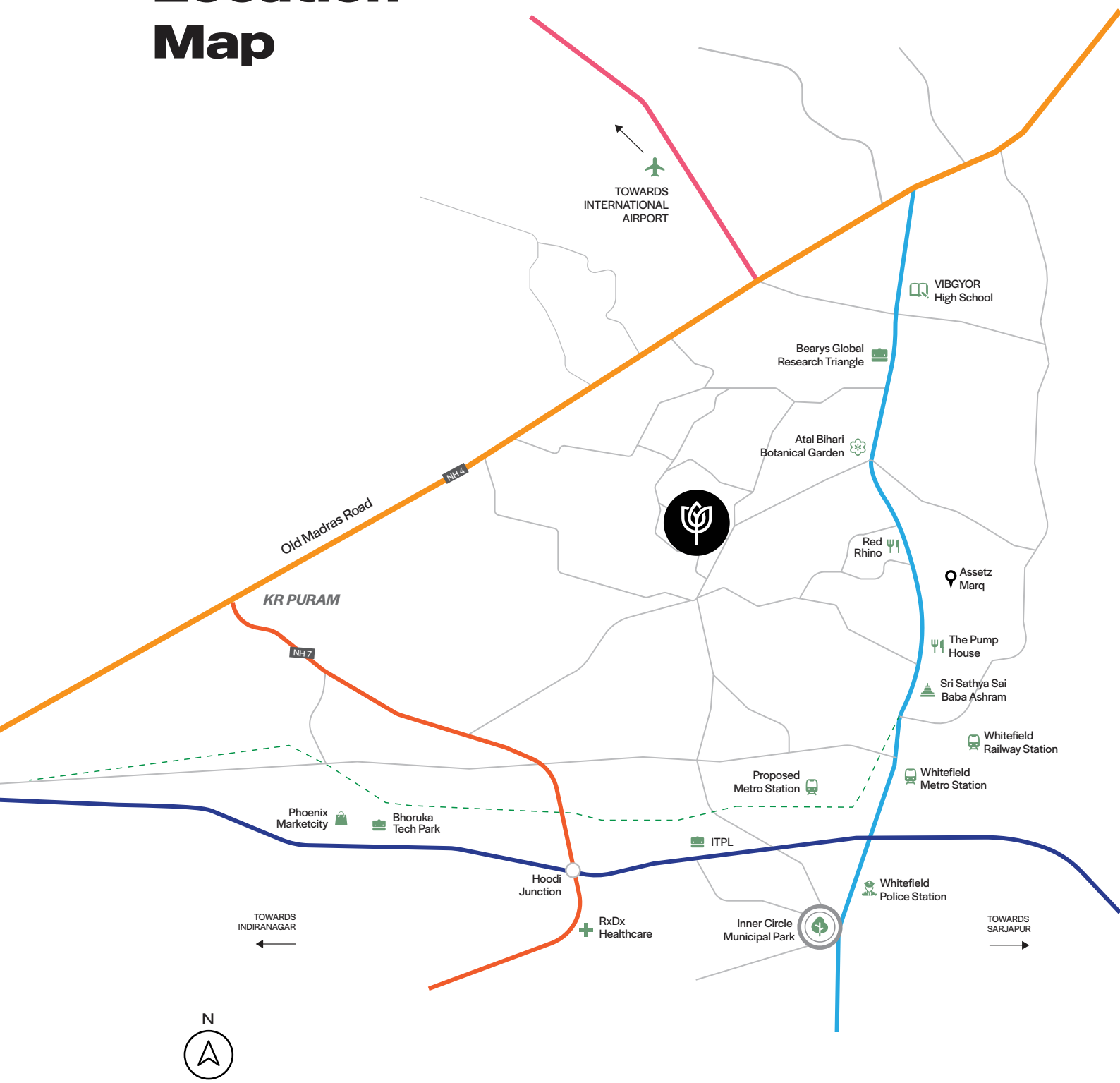
An exclusive address  
just for a select few. And you.

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# Location Map



\*Map not to be scaled.

--- Metro Line  
--- NH 4

--- NH 7  
--- Whitefield Main Rd

--- Whitefield - Hoskote Rd  
--- Budigere Rd

**A privileged location that  
promises endless possibilities  
to work, play and learn.**



Jain Heritage School	4 mins
Chrysalis High School	5 mins
National Public School	7 mins



Miracle Hospital	7 mins
Aaxis Hospital	10 mins
Vydehi Hospital	20 mins



ITPL	15 mins
RMZ Infinity	22 mins
Bagmane Tech Park	28 mins



Orion Uptown Mall	8 mins
Nexus Shantiniketan Mall	20 mins
Phoenix Marketcity	25 mins



Red Rhino	5 mins
The Pump House	7 mins
Biergarten	25 mins



Whitefield Railway Station	10 mins
Kadugodi Metro Station	15 mins
Old Madras Road	25 mins
Airport	50 mins



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Investment Partner

