

Assetz



CGI Artist's Impression

63°EAST
LUXURY ECO HOMES

 TOWER B



Aerial View

CGI Artist's Impression

The Full Life.

A residential space designed for a wholesome community lifestyle that includes healthy living and social activities combined with luxury eco-friendly homes; caring not just for your family, but also for the environment.

A Self-sustained Township.

Spread over a land area of

26 Acres

A thoughtfully built township with

68% Open Space

Fitness, social & conveniences

25+ Amenities

And living spaces that include

Studio, 2 & 3 BHKs

Master Plan



CGI Artist's Impression

Legend:

01 Entry & Exit

02 Clubhouse (Main Block)

03 Swimming Pool

04 Basketball Court

05 Clubhouse (Extended Block)

06 Tennis Court

07 Skating Rink

08 Futsal Court

09 Volleyball Court

10 Yoga Deck

11 Organic Farming Space

Amenities

At 63° East, there are over 25 amenities that follow global standard facilities along with design sensibilities to make sure you wake up to a healthy life.

~40,000 SQ FT Clubhouse



Futsal Court + Skating Rink & Volleyball Court

CGI Artist's Impression

GO SOCIAL



Futsal Court**



5 Swimming Pools****



Squash Court*



3 Badminton Courts*



Tennis Court**



Steam Room & Changing Rooms*



Pool Tables*



Volleyball Court**



2 Gymnasiums***



Basketball Court**



Table Tennis*



Dedicated Cycling Path*



Dedicated Walking Path*



Skating Rink**



Yoga Deck*



Aerobics Studio*



Billiards*

CONVENIENCE



Space For Laundromat**



Amphitheatre**



Workspace (Indoor** & Outdoor*)



Library**



Organic Farming Space**



Provision For Spa*



Provision For Café**



Game Room**



Kids Play Area*



Party Hall With Pantry*



Terrace With Seating & Provision For Barbeque*



Provision For Salon*



Bus Bays For Children*



Space For Department Store**



Crèche*



Space For ATM**

* Amenity to be provided with the handover of Tower B.

** Amenity to be provided with completion of later project phases.

*** Only one gymnasium to be provided with the handover of Tower B.

**** Only two regular and one kids swimming pool to be provided with the handover of Tower B.



Yoga Deck

CGI Artist's Impression

GO GREEN



Water Conservation



Energy Conservation



Solid Waste Management



Low Maintenance Landscape

DESIGN IQ



Ample Light



Ample Wind Circulation



Tucked in Wardrobes

TECHNOLOGY



Cable



Internet



Telephone



A/V intercom



Wifi



Surveillance

Floor Plans



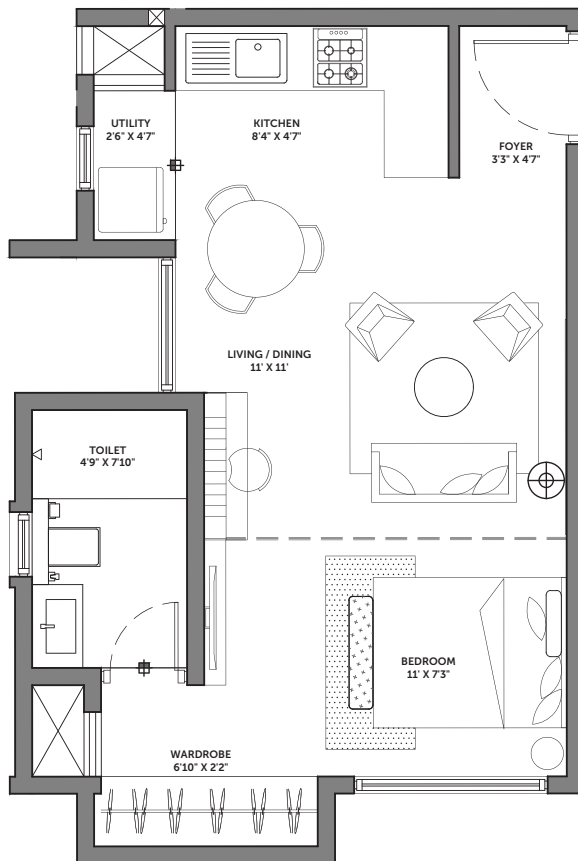
Homes at 63° East have been designed to incorporate optimal use of space to offer efficiently planned areas that are luxurious and filled with natural light and healthy air circulation.

Studio Unit - Type A

Carpet Area as per RERA: **345 SQ FT**

CREDAI Carpet Area: **336 SQ FT**

Super Built Up Area: **474 SQ FT**

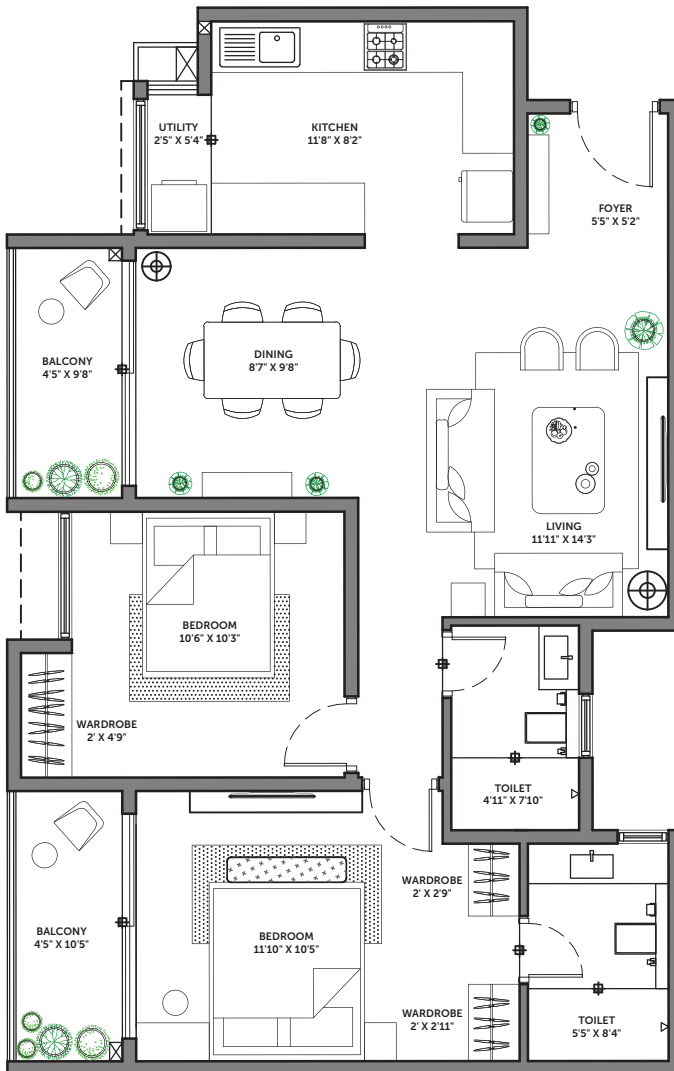


2BHK - Type E

Carpet Area as per RERA: **794 SQ FT**

CREDAI Carpet Area: **857 SQ FT**

Super Built Up Area: **1159 SQ FT**

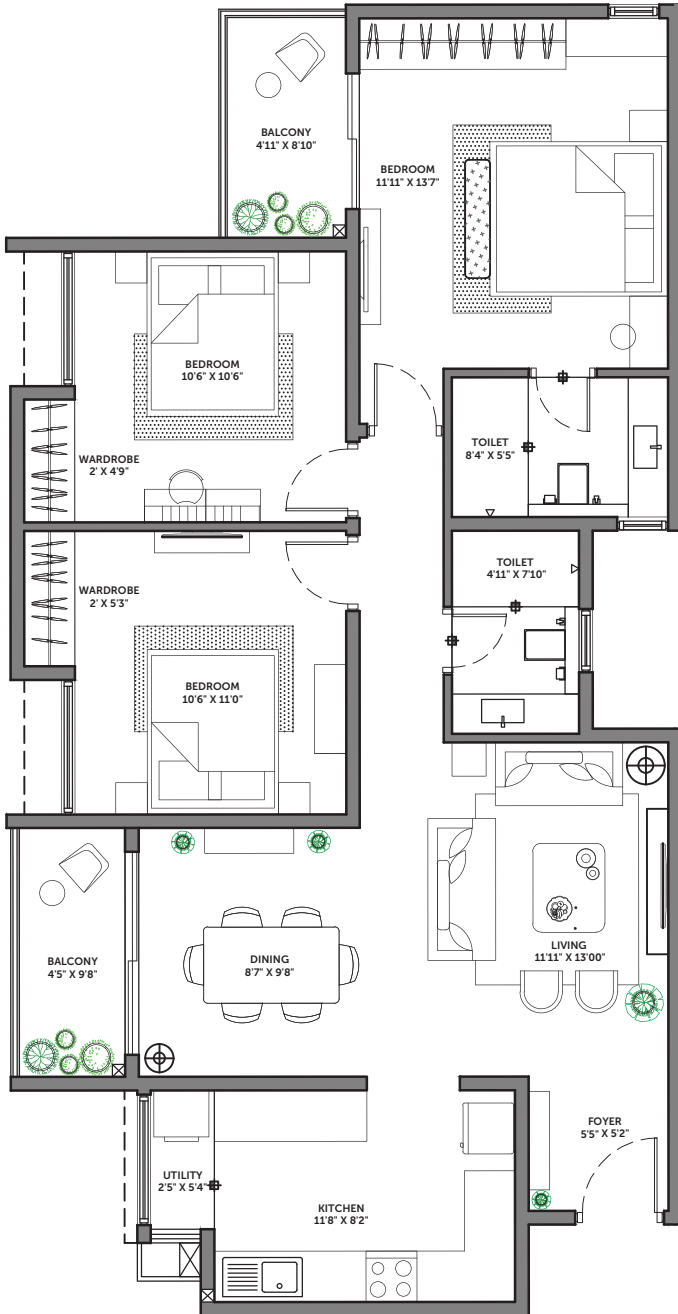


3BHK - Type J

Carpet Area as per RERA: **955 SQ FT**

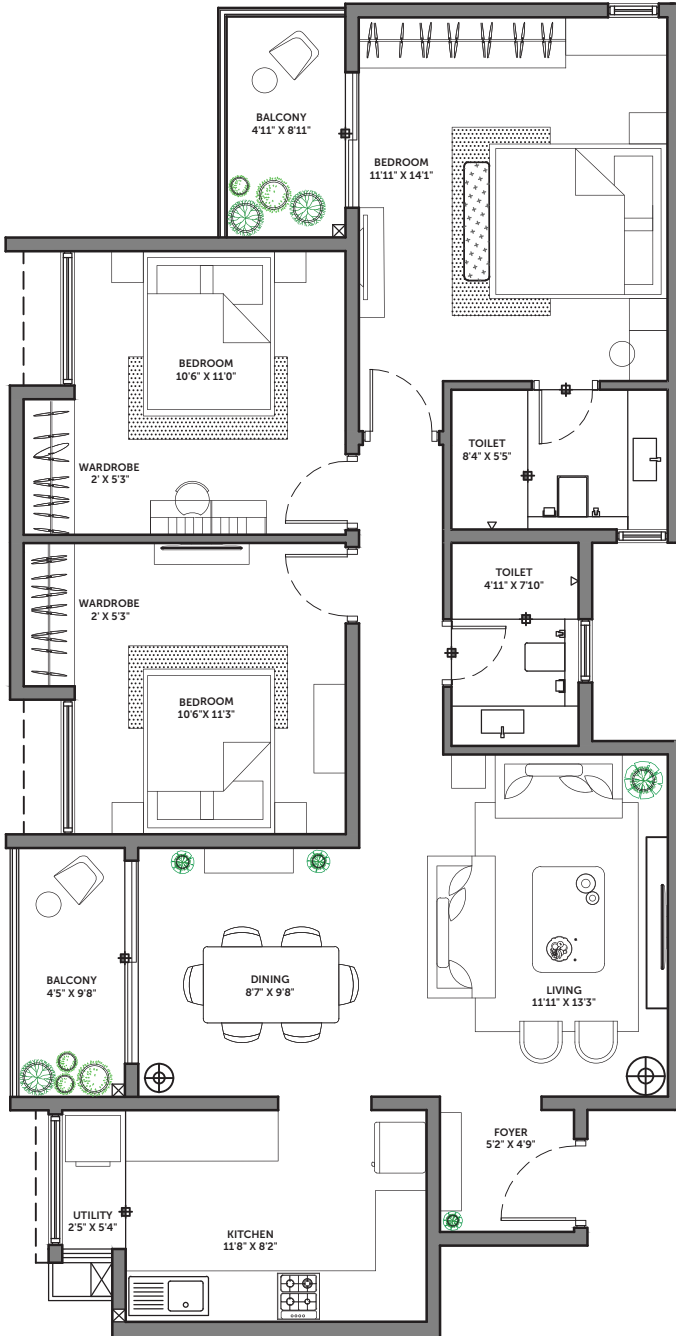
CREDAI Carpet Area: **1007 SQ FT**

Super Built Up Area: **1370 SQ FT**



3BHK - Type H

Carpet Area as per RERA: **972 SQ FT**
CREDAI Carpet Area: **1025 SQ FT**
Super Built Up Area: **1396 SQ FT**



Specifications

CIVIL

STRUCTURE

Seismic resistant RCC structure using system formwork with concrete walls in main building & RCC framed structure using concrete blocks for basements, clubhouse & other amenities.

ARCHITECTURE

DOORS

European make engineered wooden doors.

Main Door

8 feet height engineered wooden doors with veneer and polish.

Internal & Toilet Doors

Engineered wooden doors with laminate finish.

- Yale/ European or equivalent hardware's for all doors.
- Acoustic EPDM gasket (for noise reduction) for all doors.

WINDOWS

3 track UPVC windows with SS mosquito mesh.

FLOORING AND WALL CLADDING

Vitrified tiles or equivalent flooring.

Living, Dining, Kitchen & Bedrooms

Vitrified tiles

Bathroom & Balcony

Ceramic tiles

Master Bedroom

Laminated wooden flooring.

INTERNAL RAILINGS

Balcony

MS railings with enamel paint finish.

PAINT

Internal Walls & Ceiling

Acrylic emulsion

External Walls

Exterior grade acrylic emulsion.

FALSE CEILING

Grid false ceiling with PVC coated tiles and shadow channels in all bathrooms.

PLUMBING, ELECTRICAL & SERVICES

CP AND SANITARY FITTINGS & FIXTURES

Jaquar or equivalent water efficient CP fixtures and sanitary fittings.

Soft close seat covers for EWC.

GRID POWER AND BACKUP POWER

EB Power

Studio unit - 2 KW,
2 BHK - 4 KW & 3 BHK - 5 KW

DG Power Backup

Studio unit - 1 KW,
2 BHK - 1.5 KW, 3 BHK - 2 KW & common areas - 100% backup for lighting circuits, lifts and utilities.

SERVICES

Provision for piped natural gas (PNG).

Water treatment plant.

Sewage treatment plant.

Organic waste convertor.

ELEVATORS

Two elevators of 10 passenger capacity & one elevator of 13 passenger capacity per core.

SAFETY AND SECURITY

Common area surveillance.

Fire rated doors at fire escape staircases.

GREEN FEATURES

WATER CONSERVATION

Dual piping system & dual flush system for sanitary.

Landscape maintained through recycled water.

Water efficient fixtures.

Rainwater harvesting.

Groundwater recharge.

ENERGY CONSERVATION

Solar heated water provision for select unit bathrooms (top two floors).

Energy efficient lights in common areas.

Timer adjusted street lights.

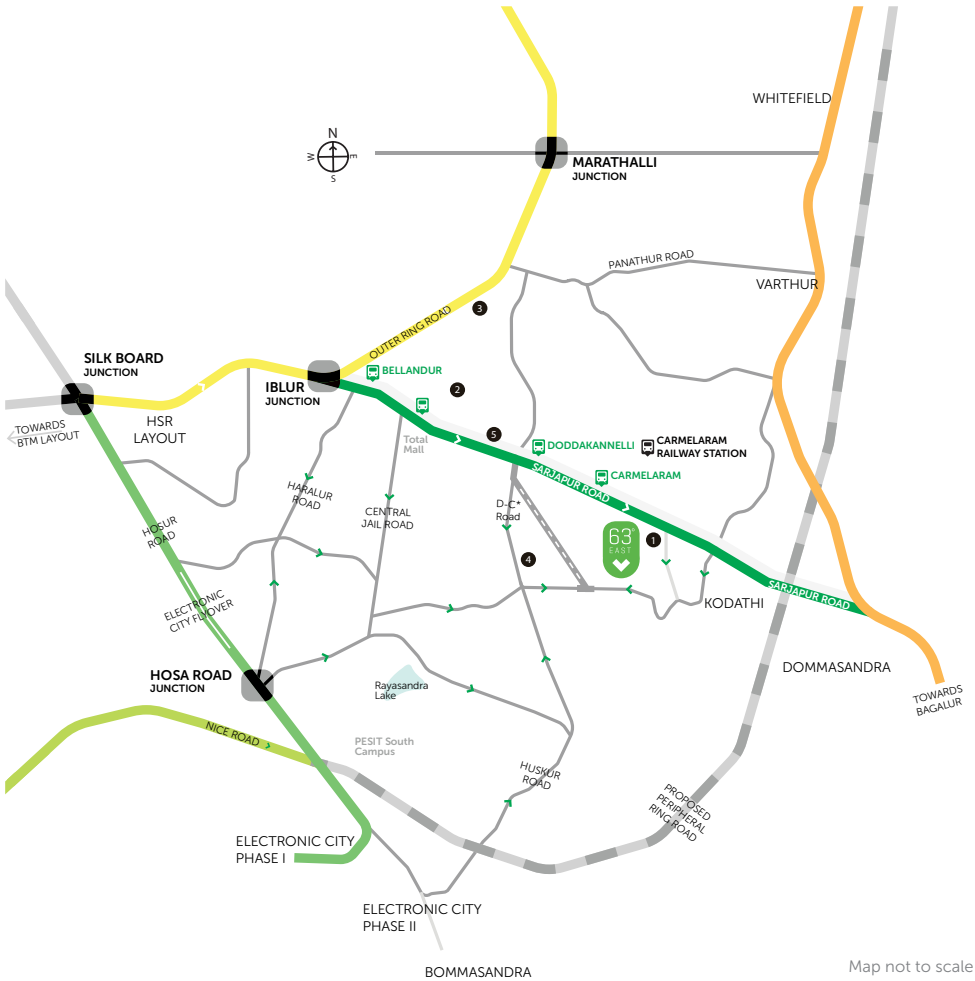
SOLID WASTE MANAGEMENT

Segregation at source.

Organic waste convertor room.

Know Your Location

Strategically located in the midst of BDA's comprehensive development plan, Sarjapur Road is getting increasingly connected through phase 3 of the Bengaluru Metro. Being one among the important hubs of the city, your home is in close proximity to everything you need.



LEGEND:

1 Decathlon

3 RMZ Ecospace

5 BYG Brewski

2 Wipro

4 Primus Public School

--- Proposed PRR

Proposed Metro Phase III

Assetz 63° East

--- Proposed 100 ft. Road

Railway Station

D-C* Road
Doddakannelli - Chikkanayakana Halli Road

--- State Highway 35

--- Sarjapur Road

--- Outer Ring Road

--- NICE Road

PRM/KA/RERA/1251/446/PR/190504/002547

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Assetz 63° East

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