



sora
& saki



KIADB HARDWARE & IT PARK



●●
Introducing

the first eco-luxury project of
special economic zone.



A community of exclusive 3 BHK Eco-luxury Apartments

Thoughtfully designed units to give you higher carpet area efficiency.



BIG
BALCONY
HOMES



Spacious

120 - 160 sq.ft.

living balconies that are an extension of your world indoors.





Some things we should
never compromise



74%
OPEN SPACE



A touch of extraordinary
in every corner



UNIT PLANS

LARGE
3 BHKS

1670 & 1785
SQ.FT.

HIGH CARPET AREA EFFICIENCY
~75%



3 BHK

TYPE 1

1670 SQ.FT.

SBUA

1279 SQ.FT.

TOTAL CARPET AREA (RERA + BALCONY)



3 BHK

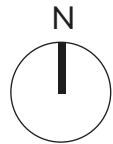
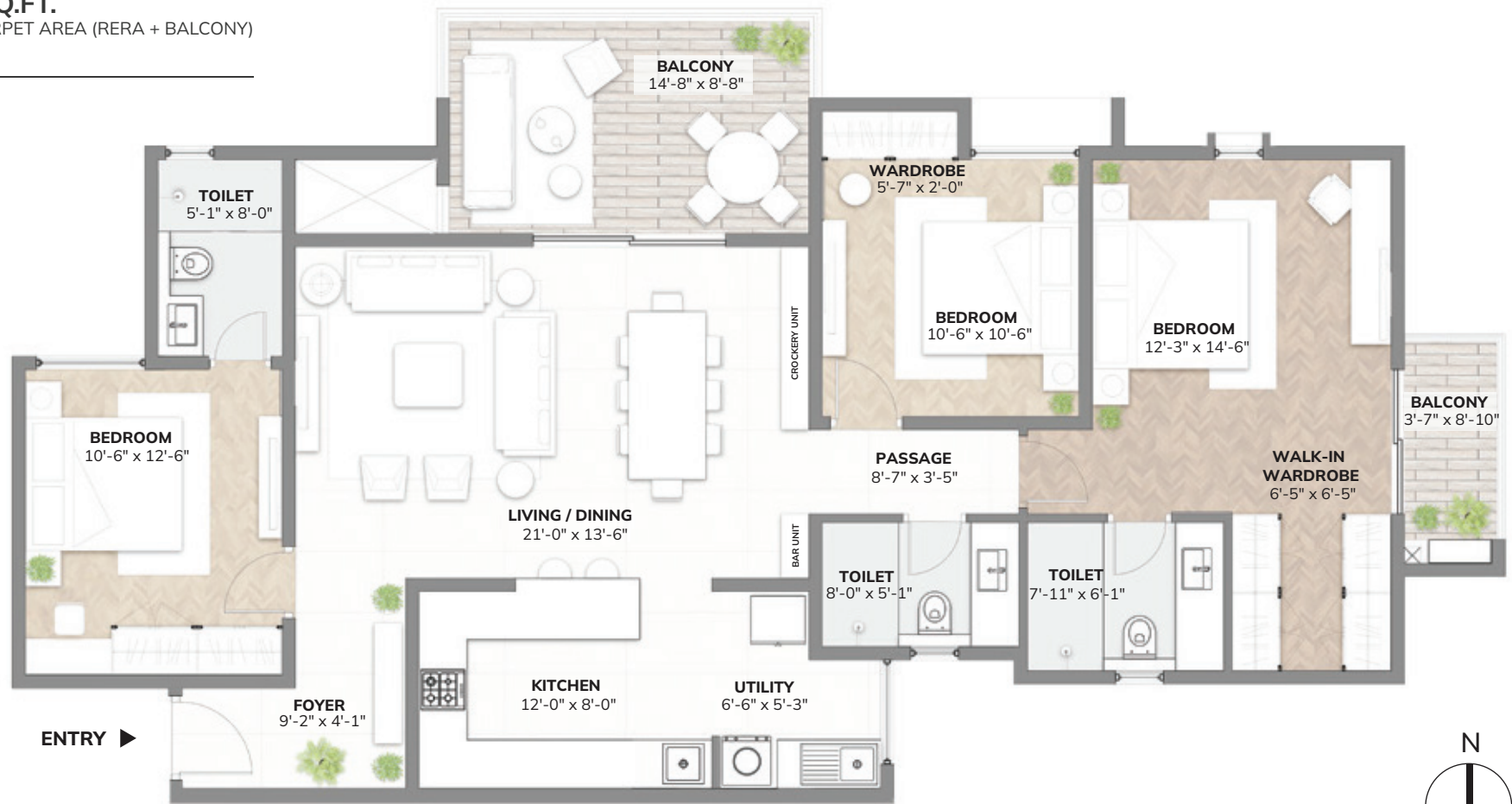
TYPE 2

1785 SQ.FT.

SBUA

1362 SQ.FT.

TOTAL CARPET AREA (RERA + BALCONY)





Luxury lies in every detail

Carefully selected materials for your living and bedroom.



Disclaimer: The information, visuals, and creative depictions provided here are artistic impressions and for general information only. Actual design, materials, and other aspects may change due to design variations, site conditions, and other factors.



Finest details, expertly handpicked.

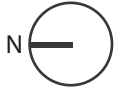
Bathroom Material Palette



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Master Plan



LEGEND

- | | | | | |
|---------------|--------------------|-------------------|----------------|-----------------|
| 1 Entry | 3 Futsal Field | 5 Tennis Court | 7 Party Lawn | 9 Swimming Pool |
| 2 Box Cricket | 4 Basketball Court | 6 Kids' Play Area | 8 Amphitheatre | 10 Exit |

••
Revel in **25+**
world-class
amenities.

1. Squash Court
 2. Futsal Court
 3. Basketball Court
 4. Tennis Court
 5. Box Cricket
 6. Children's Play Area
 7. Amphitheatre
 8. Jogging Track
 9. Badminton Court
 10. Swimming Pools
- & more...**



Note: Amenities to be handed over phase-wise.

CGI Artist's Impression



Located in

KIADB Hardware & IT Park

The game changer in the region.



●●
North Bangalore,
where luxury meets growth.

2980 ACRES

of prime special economic zone
designated by Karnataka Industrial
Area Development Board

400+

companies have been assigned
land in the area

250-ACRES

of land allocated for
residential development

100+ COMPANIES ALREADY OPERATIONAL



wipro aerospace



NATIONAL
CRICKET ACADEMY



Collins Aerospace
An RTX Business





The time to invest is now!

Great future growth potential.



KIADB Hardware & IT Park

Designed to accommodate a multitude of IT and Aerospace manufacturing companies like Boeing, Thyssenkrupp, Shell and Amazon with opportunities for vast number of employment.



Infrastructure & Connectivity

The SEZ is connected to key locations of the city with multiple access points to well-planned roads such as NH 44, Bagalur Main Road and more. Also the upcoming Phase III of Namma Metro till the airport is in progress to facilitate the growing area.



Smart City Initiatives

With multiple tech parks and office campuses slated for completion by 2025, the authorities are implementing modern technological solutions like connected public transportation, smart vehicular managements and more, to drive economic growth and improve quality of life.



Green Initiatives

The government development plans for the region include a plethora of parks and other pockets of green spread across the SEZ's ample open spaces to improve environmental sustainability.



Industrial & Commercial Growth

KIADB adds to the developmental growth of North Bangalore where once only Manyata Tech Park was the sole player. This ensures expansion of the region with significant economic investments that will only fuel employment and residential demand.



Future Ready Connectivity



ROADS

Conveniently accessible by road, with good-quality highways (NH 44) connecting it to the heart of Bengaluru and neighboring regions.



AIRPORT

The newly expanded Kempegowda International Airport located at a distance of 11 km, boosts the area's economy with national and international access.



METRO

As part of the BMRCL expansion plans, the new Phase III of Namma Metro has five lines. Of these, two lines are proposed in North Bengaluru, one connecting the KIADB Aerospace Park to Nagawara (25 km).



TRAIN

Nearest Yelahanka Railway Station (8.6 km) provides good connectivity from Bagalur with other parts of the city as well as other cities.



BUS

The proposed bus depot by the BMTCL is another significant development that will elevate Bagalur's transportation infrastructure.



The Neighbourhood





Location that has it all for every aspect of your life

- KIAL **15 Mins**
- OIA **15 Mins**
- Byg Brewski **15 Mins**
- Devanahalli Business Park **20 Mins**
- Canadian International School **20 Mins**
- Stonehill International School **23 Mins**
- Phoenix Mall of Asia **26 Mins**
- Manipal Hospital **29 Mins**
- Hebbal Flyover **30 Mins**
- Manyata Tech Park **30 Mins**



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

MAP NOT TO SCALE



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 300 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

COMMERCIAL

WAREHOUSING

30+

RESIDENTIAL PROJECTS

27,000,000+ SQ. FT.

DEVELOPED + ONGOING

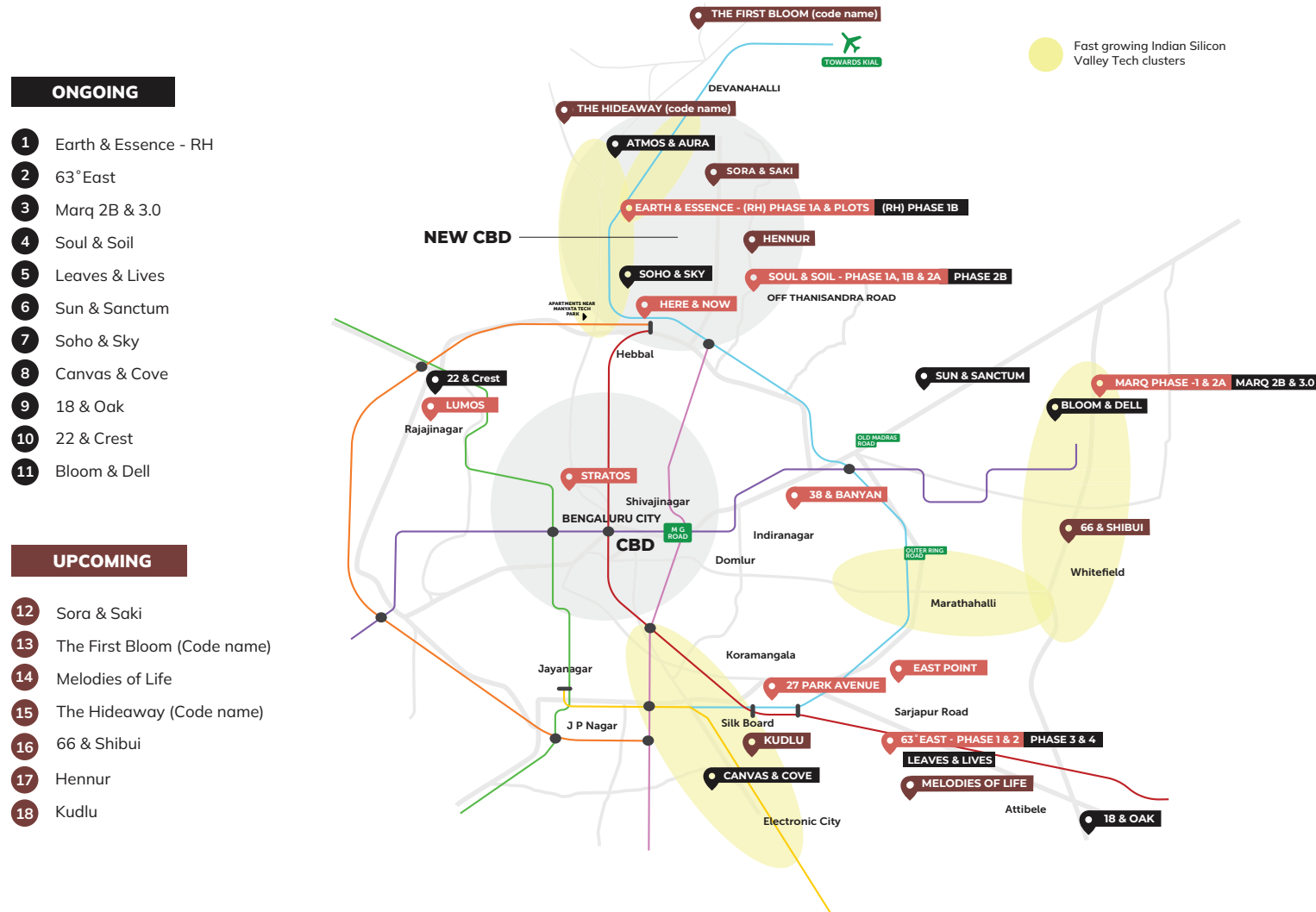
15,800+ UNITS

DELIVERED + UNDERWAY



Presence Across Bangalore

30+ 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

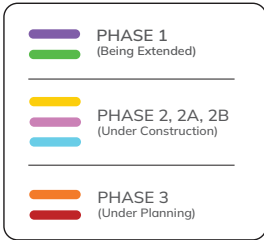
UPCOMING

- 12 Sora & Saki
- 13 The First Bloom (Code name)
- 14 Melodies of Life
- 15 The Hideaway (Code name)
- 16 66 & Shibui
- 17 Hennur
- 18 Kudlu

COMPLETED

- 19 27 Park Avenue
- 20 East Point
- 21 Lumos
- 22 Stratos
- 23 Here & Now
- 24 Marq - Phase 1
- 25 38 & Banyan
- 26 Atmos & Aura (Plots)
- 27 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



The logo for Assetz, featuring a white curved line above the word "Assetz" in a bold, sans-serif font.The logo for sora & saki, featuring a stylized white 'S' icon followed by the text "sora & saki" in a lowercase, sans-serif font.

In association with

The logo for Fairlark, featuring a stylized white 'F' icon followed by the word "Fairlark" in a bold, sans-serif font.

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