

Assetz



**canvas
& COVE**

ECO-LUXURY LIVING



CGI Artist's Impression



THESE LUXURY HOMES BY THE
LAKE ARE DESIGNED TO
REDESIGN THE FUTURE.

STUDIO, 2 & 3 BHK
OFF HOSUR MAIN ROAD (BEGUR LAKEFRONT)

CARBON HEALING HOMES

5 ACRES OF PARK

SMART HOMES

~71% HIGH CARPET AREA EFFICIENCY*

URBAN AMENITIES

* RERA Carpet Area + Balcony



TOTAL GREEN SPACE (8.5 ACRES)
WATERFRONT PARK (5 ACRES)

CGI Artist's Impression

THERE'S A WHOLE LOT OF BEAUTIFUL IN THE BLUEPRINT.

Master Plan

- | | | |
|-------------------------|-------------------------------------|---------------------------|
| 1. Main entry/exit | 8. Indoor badminton | 15. Tennis court |
| 2. Visitors car parking | 9. Swimming pool | 16. Basketball court |
| 3. Security check point | 10. Organic garden / orchard | 17. Beachfront volleyball |
| 4. Basement entry | 11. Wooded area (camping / bonfire) | |
| 5. Basement exit | 12. Children's play area | |
| 6. Clubhouse - 1 | 13. Skating rink | |
| 7. Clubhouse - 2 | 14. Futsal court | |



Note: The render is conceptual and is proposed for illustrative purposes only. The orientation, size, and design of the amenities will be subject to change as per construction requirements.



CGI Artist's Impression

THERE'S ROOM FOR BOTH QUIET MINDS AND WILD HEARTS.

From leisurely strolls under leafy trees to impromptu skits at the outdoor amphitheatre, your new home has something for everyone.

Common Amenities

- Swimming pools
- Skating rink*
- Futsal court*
- Tennis court*
- Basketball court*
- Beach volleyball*
- Provision for organic garden/ orchard*
- Wooded area with provision for camping/ bonfire*
- Children's play area*
- Pet corner**
- Outdoor gym**
- Sand play pit**
- Cricket practice nets**

Clubhouse Amenities

- Gymnasium
- Fitness studio
- Indoor badminton
- Provision for creche
- Indoor games
- Multipurpose hall

*Amenities will be shared between Phase - 1 & 2.

**Amenity will be shared between Phase - 1 & 2 and will be handed over with Phase 2.



CGI Artist's Impression

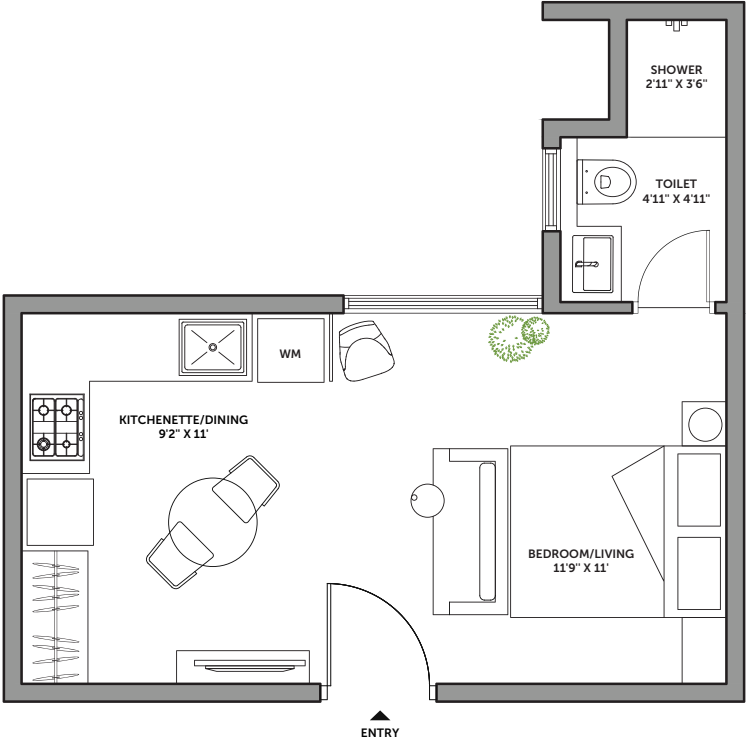
WE REMEMBERED ALL THE FORGETTABLE DETAILS THAT MAKE A HOME UNFORGETTABLE.

There are 1340* apartments.
You can choose from studios, 2 BHKs and 3 BHKs.
Each is designed for pleasure and serenity,
as well as efficiency.

Studio

376 SQ FT
SBUA

265.66 SQ FT
TOTAL CARPET AREA (RERA)



2 BHK

983 SQ FT
SBUA

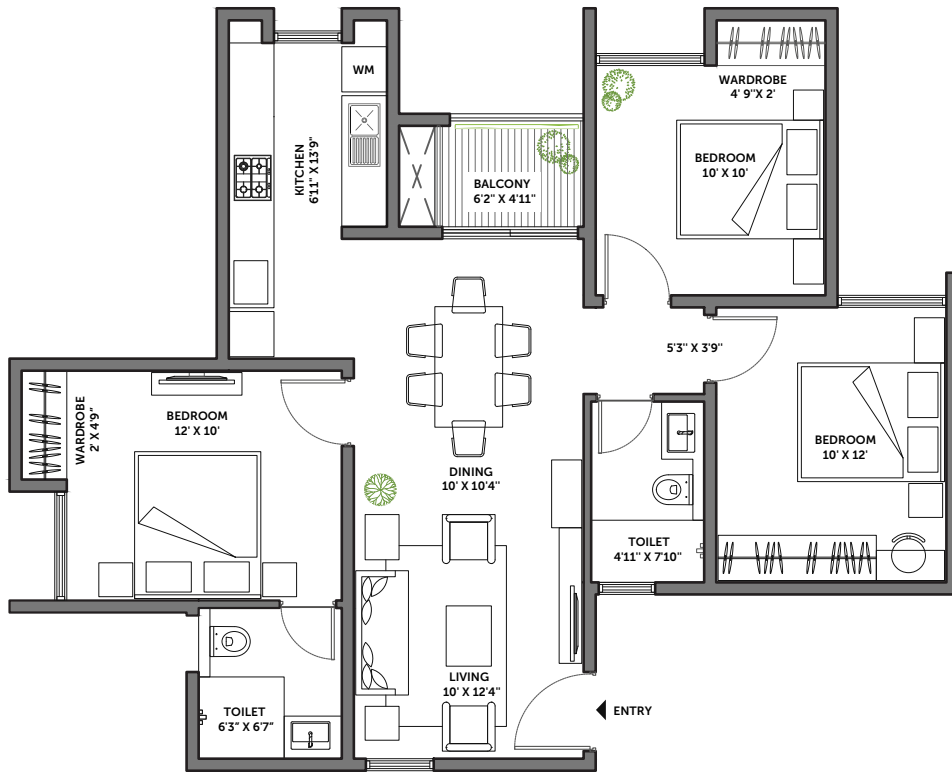
712.5 SQ FT
TOTAL CARPET AREA (RERA + BALCONY)



3 BHK

1164 SQ FT
SBUA

837.01 SQ FT
TOTAL CARPET AREA (RERA + BALCONY)



SPECIFICATION

CIVIL

Structure

RCC structure using system formwork with concrete shear walls in super structure and RCC framed structure with block masonry in basement and clubhouse

ARCHITECTURE

Doors

Main door:

Engineered wooden doors with veneer finish

Internal & toilet doors:

Engineered wooden doors with laminate finish

Windows, Sliding Doors & Ventilators

Windows & sliding doors:

Laminated profile UPVC sliding doors & windows with SS mosquito nets

Bathrooms:

Powder coated aluminium ventilators – fixed/openable with provision for exhaust fan

Balcony Railings

MS railings with enamel paint finish

Flooring & Wall Cladding

Living, dining & kitchen:

Vitrified tiles

Bedrooms:

Master bedroom – Laminated wooden flooring
Other bedrooms – Vitrified tile flooring

Bathrooms:

Floor – Anti-skid/wooden finish ceramic tiles
Walls – Ceramic tiles

Balcony:

Wooden finish ceramic tiles

Paint

Internal walls:

Acrylic emulsion

External walls:

Exterior grade acrylic emulsion

Ceiling:

Oil bound distemper

Balcony Railings

MS railings with enamel paint finish

False Ceiling

Toilets:

Grid false ceiling with PVC coated tiles

PLUMBING, ELECTRICAL & SERVICES

CP, Sanitary Fittings & Fixtures

Jaquar or equivalent sanitary fixtures and water efficient CP fittings

Electrical Fittings

Schneider or equivalent make electrical switches and distribution board

Grid Power & Backup Power

EB power:

Studio - 2 kW
1 BHK - 3 kW
2 BHK - 4 kW
3 BHK - 6 kW

DG power backup:

Studio - 1 kW, 1 BHK - 1.5 kW, 2 BHK - 1.5 kW, 3 BHK - 2 kW for lighting circuits inside the apartments & 100% backup for lighting circuits, lifts and utilities in common areas

Services

Water treatment plant
Sewage treatment plant

Elevators

3 lifts per floor of reputed make

Safety & Security

CCTV surveillance provided in basement lift lobby, ground floor lobby, clubhouse entry and along the boundary

CARBON HEALING HOMES

Water savings | Waste management | Renewable energy | Ample green spaces

LUXURY SPEC'ED 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

SPACE EFFICIENT HOMES

~71% floor plan efficiency | Minimal redundant spaces

OUTDOOR CONNECTED HOMES

~85% open spaces | 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

Every carbon healing home is designed to give back to the earth through four very special features.

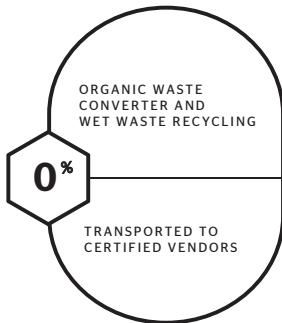
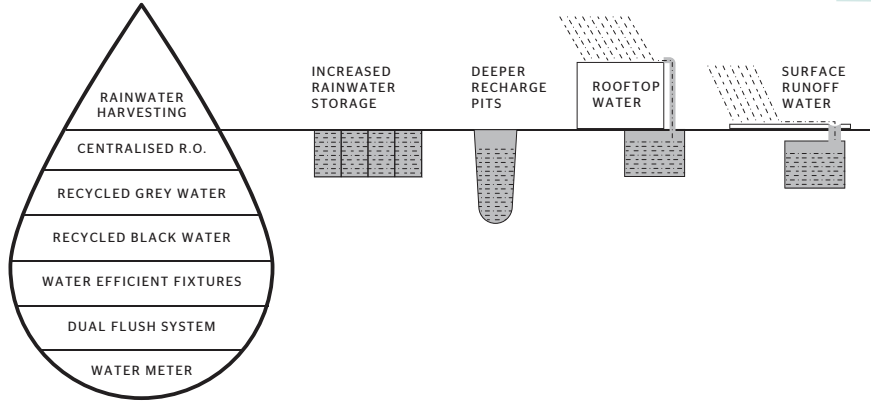
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SPONGE EFFECT

Designed to utilize every drop of water

These homes incorporate substantial water-saving measures, resulting in significant water conservation over the course of a year.



ZERO OUT

Zero waste to landfill

Responsible waste management leads to significant reductions in landfill waste, while also generating a moderate amount of electricity from processed waste materials.

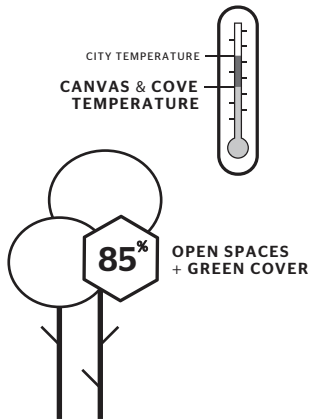
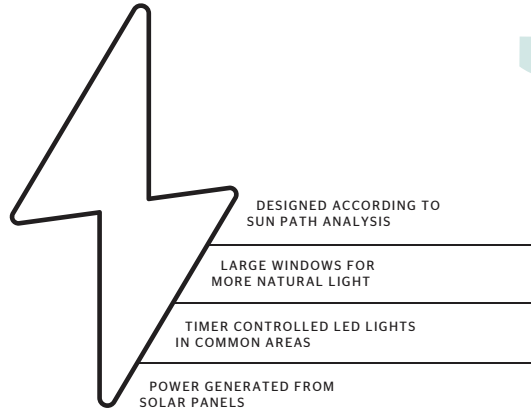
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SMART POWER

Total utilisation of renewable energy sources

Here, power is efficiently generated from solar panels. In addition, the project is designed as per sun path analysis to maximize natural light for less dependency on artificial sources.



CLIMATE CAPSULE

Higher green cover for lower temperatures

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

4



Map not to scale

THE ROAD HOME IS TOO SHORT FOR LONG DRIVES.

Canvas & Cove is strategically located to be close to well, everything. Just 2.5 km from Hosur Main Road, near the city's best schools, hospitals, malls, and IT parks.

Important distances

- 03 km from Basapura Road Metro Station
- 04 km from Singasandra Metro Station
- 06 km from Electronic City
- 07 km from Koramangala
- 08 km from JP Nagar
- 09 km from Jayanagar
- 10 km from Sarjapur
- 15 km from MG Road
- 15 km from Indiranagar
- 48 km from the Airport



Retail

- 07 km - Total Mall
- 09 km - Vega City Mall
- 10 km - Central Mall
- 11 km - Decathlon



Schools & Colleges

- 01 km - Eurokids Preschool
- 02 km - Little Elly Preschool
- 03 km - Kidzee Preschool
- 04 km - Bangalore Culinary Institute
- 04 km - Oxford College
- 06 km - Vibgyor High School



Hospitals

- 03 km - Jayashree Multispeciality Hospital
- 06 km - Narayana Multispeciality Hospital
- 07 km - Apollo Hospital
- 09 km - Columbia Asia Hospital



IT Parks

- 07 km - Infosys
- 12 km - Wipro
- 13 km - RMZ Ecospace
- 14 km - RGA Tech Park
- 14 km - Vrindavan TechVillage



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Assetz Canvas & Cove

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www.assetzproperty.com/canvasandcove

PRM/KA/RERA/1251/310/PR/251023/006347

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