

Assetz



sora  
& saki



KIADB HARDWARE & IT PARK



●●

# Introducing

the first eco-luxury project of  
special economic zone.

Assetz  
SORA & SAKI

Assetz

Fairlark

sora & saki



# 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

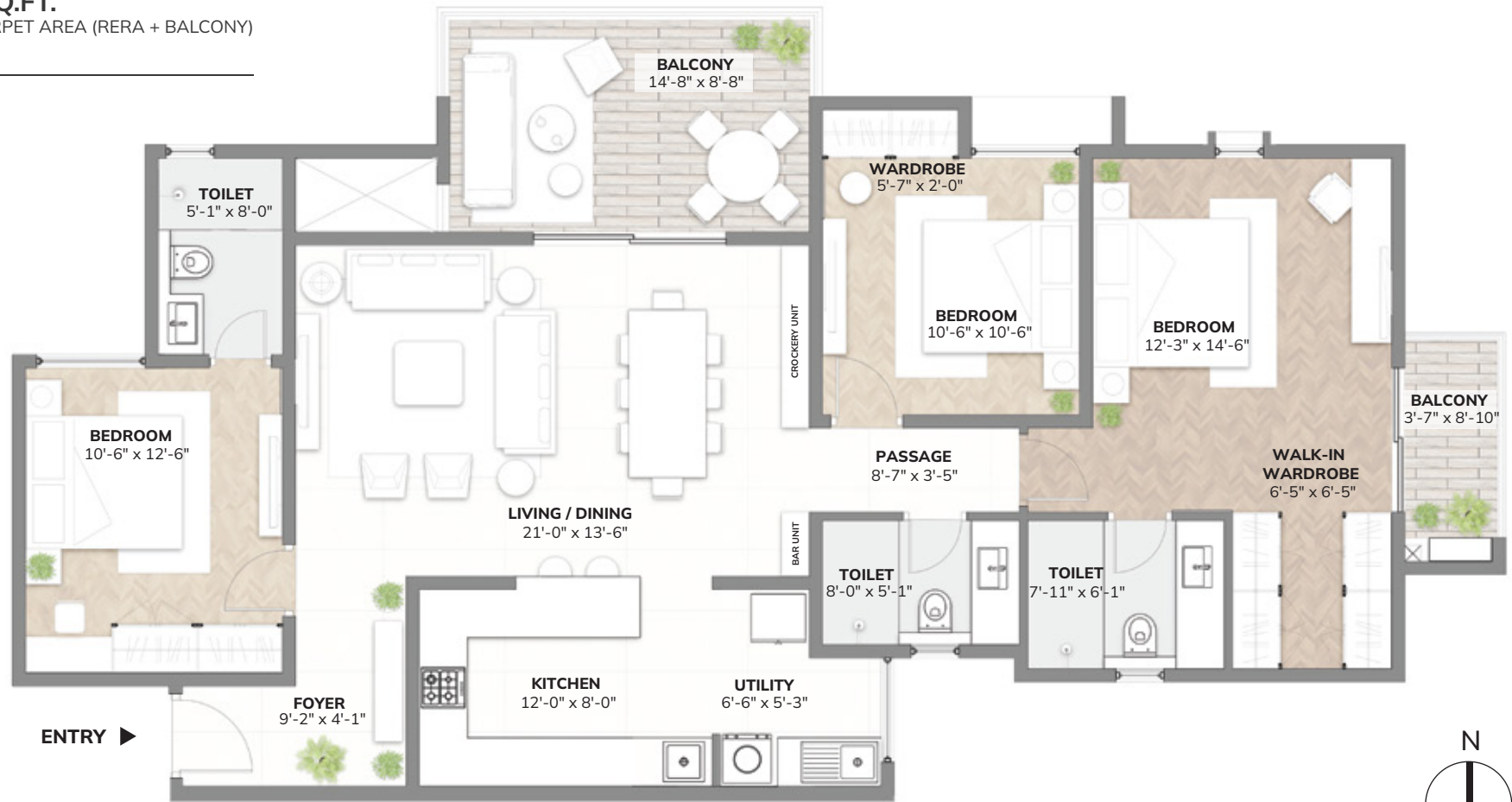
TYPE 2

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...**





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.

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## 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.

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## 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.

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## 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.

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## 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.

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# 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

5 - 10 MINS



Vidyashilp Academy



Shell Technology Center

10 - 20 MINS



Delhi Public School



Bellary Road - NH 44



REVA University



National Public School



Devanahalli Business Park



Kempegowda International Airport



Hinduja Ecopolis



Decathlon



Byg Brewski



OIA



Chrysalis High School



Ryan International School

20 - 30 MINS



Kirloskar Tech Park



L&T Tech Park



Baptist Hospital



Motherhood Hospital



Rainbow Children Hospital



Canadian International School



Manipal Hospital



CMR University



Elements Mall



Phoenix Mall of Asia



Esteem Mall



Stonehill International School



RMZ Galleria Mall



Manyata Tech Park



Devanahalli Fort



Acre



Aster CMI



Hebbal



Chanakya University



Ecopolis Tech Park



Phillips Innovation Campus



Manipal Hospital Hebbal



Padukone - Dravid Centre for Sports Excellence



HOSMAT Kalyannagar

40 - 50 MINS



Discovery Village



Nandi Hills



# 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



# Pricing

**PRE-LAUNCH PRICE RANGE**

**₹ 1.55 CR - ₹ 1.65 CR**

**PRE-BOOKINGS NOW OPEN!**

**GET ACCESS TO PREMIUM INVENTORY AT AN EXCLUSIVE OFFER PRICE.**

Disclaimer: The price range mentioned does not include FRC/PLC.



# 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

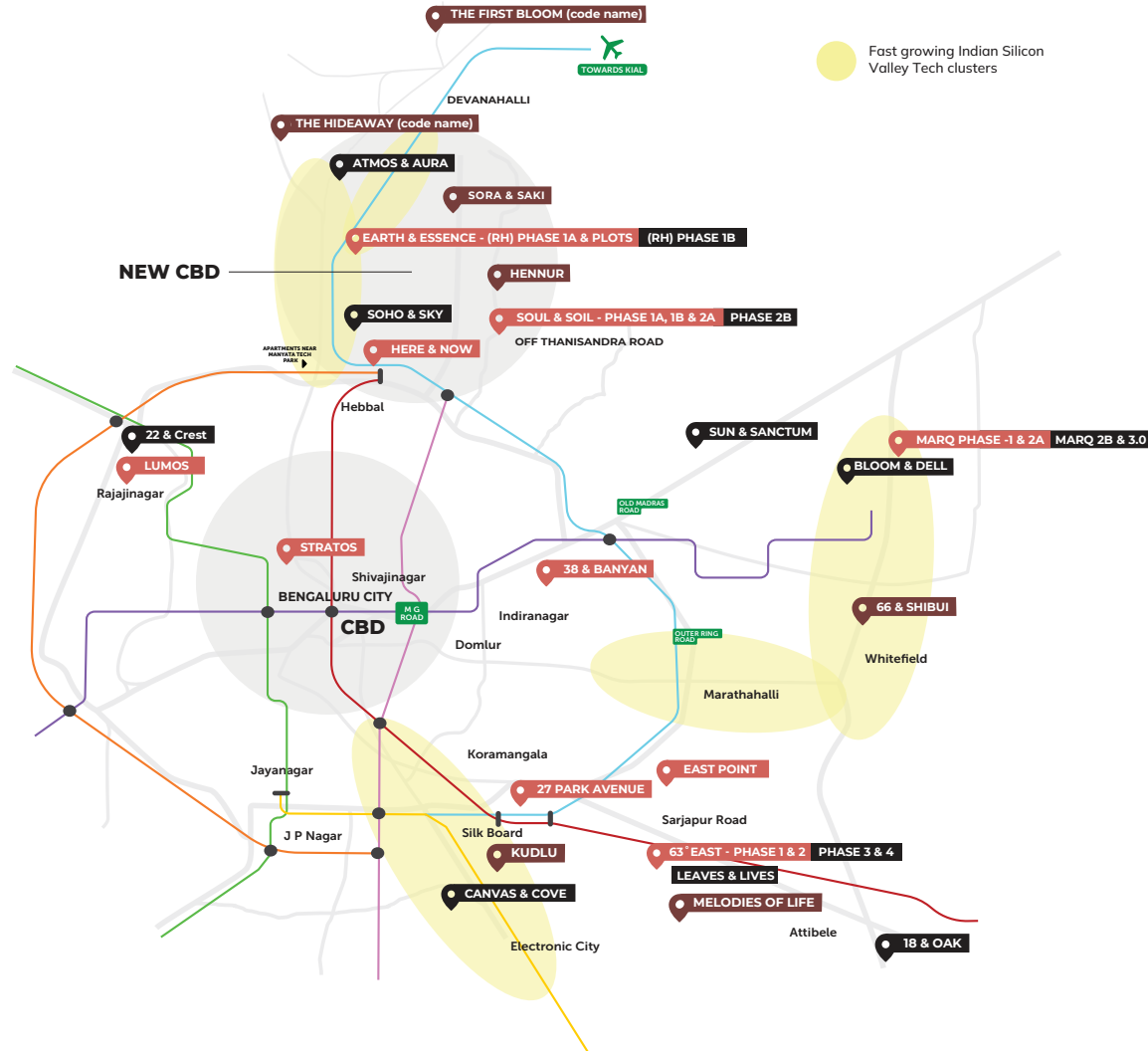
30+ projects completed and ongoing in high job-growth tech clusters, in key economic corridors of Bangalore.

## 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

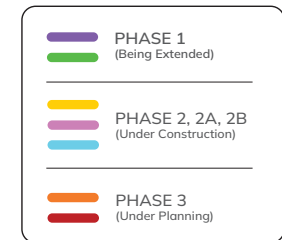
- 12 Sora & Saki
- 13 The First Bloom (Code name)
- 14 Melodies of Life
- 15 The Hideaway (Code name)
- 16 66 & Shibui
- 17 Hennur
- 18 Kudlu



## 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 features a white curved line above the word "Assetz" in a bold, sans-serif font.

No.30, Crescent Road,  
Bangalore 560 001.  
Ph: 78295 54411

The logo for sora & saki features a stylized white 'S' icon to the left of the text "sora & saki" in a lowercase, sans-serif font.

KIADB Aerospace Park,  
Devanahalli,  
Bangalore 560 064.

In association with

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

105, Prizym Greystone,  
No. 70 Cunningham Road,  
Bangalore 560 052.

RERA NO: PRM/KA/RERA/1251/309/PR/060324/006692

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