



QUIETLY  
ABOVE ALL



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# Step into splendour.

Crafted for comfort, connection and expansion.  
Where home is a reflection of all that you are,  
and the outdoors inspire you to be all that you can be.

The architecture, the amenities, the integrated open spaces  
and the magnificent homes - all steeped in quiet opulence.  
Here, every aspect has been designed specifically  
to complement the grand life you're creating.



Luxury that makes a statement. Quietly.  
Welcome to Zen & Sato.

# Luxe living. In the heart of Yelahanka.



## Educational Institutes

|                                  |            |
|----------------------------------|------------|
| 1 REVA University                | 2 minutes  |
| 2 EuroSchool North Campus        | 6 minutes  |
| 3 Delhi Public School            | 7 minutes  |
| 4 Canadian International School  | 10 minutes |
| 5 Mallya Aditi                   | 12 minutes |
| 6 CMR University                 | 12 minutes |
| 7 Stonehill International School | 18 minutes |
| 8 Vidyashilp University          | 22 minutes |

## Healthcare

|                              |            |
|------------------------------|------------|
| 9 Cytecure Hospital          | 7 minutes  |
| 10 Sparsh Hospital Yelahanka | 9 minutes  |
| 11 Cratis Hospital           | 16 minutes |
| 12 Aster CMI Hospital        | 16 minutes |

## IT & Tech Parks

|                                              |            |
|----------------------------------------------|------------|
| 13 Bhartiya Centre of Information Technology | 7 minutes  |
| 14 Manyata Tech Park                         | 12 minutes |
| 15 L&T Tech Park                             | 12 minutes |
| 16 KIADB Aerospace park                      | 15 minutes |
| 17 Kirloskar Business Park                   | 18 minutes |

## Leisure

|                                                 |            |
|-------------------------------------------------|------------|
| 18 Farmlore                                     | 3 minutes  |
| 19 Oia                                          | 10 minutes |
| 20 Byg Brewski                                  | 12 minutes |
| 21 Padukone-Dravid Centre for Sports Excellence | 18 minutes |

## Shopping

|                               |            |
|-------------------------------|------------|
| 22 Bhartiya Mall Of Bengaluru | 8 minutes  |
| 23 Elements Mall              | 12 minutes |
| 24 Decathlon                  | 12 minutes |
| 25 The Galleria Mall          | 14 minutes |
| 26 Phoenix Mall of Asia       | 15 minutes |

## Connectivity

|                              |            |
|------------------------------|------------|
| 27 Upcoming Metro Station    | 10 minutes |
| 28 BIAL                      | 15 minutes |
| 29 Hebbal Flyover            | 15 minutes |
| 30 Yelahanka Railway Station | 15 minutes |

# Where elegance meets convenience.

Nestled in the heart of one of the most coveted neighbourhoods of the city, Zen & Sato strikes the ever-elusive balance between the chaos and the quiet. An urban hub, Yelahanka is a prime residential area in North Bengaluru, known for its excellent social infrastructure, proximity to employment hubs, and abundance of green spaces. With all the advantages of a strategic location, it is perfect for those seeking exclusivity without compromising on convenience.



The shining glory of Yelahanka - Zen & Sato.  
The world is just a short drive away.



## Legend

- |                  |                     |                            |
|------------------|---------------------|----------------------------|
| 1. Entrance      | 7. Outdoor gym      | 13. Tennis court           |
| 2. Basement ramp | 8. Pickleball court | 14. Pavilion               |
| 3. Jogging track | 9. Kids' play area  | 15. Clubhouse              |
| 4. Swimming pool | 10. Amphitheatre    | 16. Senior citizen seating |
| 5. Padel court   | 11. Tree court      | 17. Farmers' market space  |
| 6. Dribble court | 12. Pets' park      | 18. Exit                   |

# For those who like to make an entrance.

The stately gates welcome you home.  
An entrance that is worthy of the world  
it opens into. A world of quiet grandeur.  
A world where you and your loved ones thrive,  
in every way that matters.

The luxe life awaits.





# Crafted of extravagance.



Here, grandeur makes its presence felt in every space, every design, every texture. From the foundation to the aesthetics, innovative design, world-class materials and attention to detail have been woven into the very fabric of the place. Each aspect, a testament of our commitment to excellence - thoughtfully crafted to match your flair.

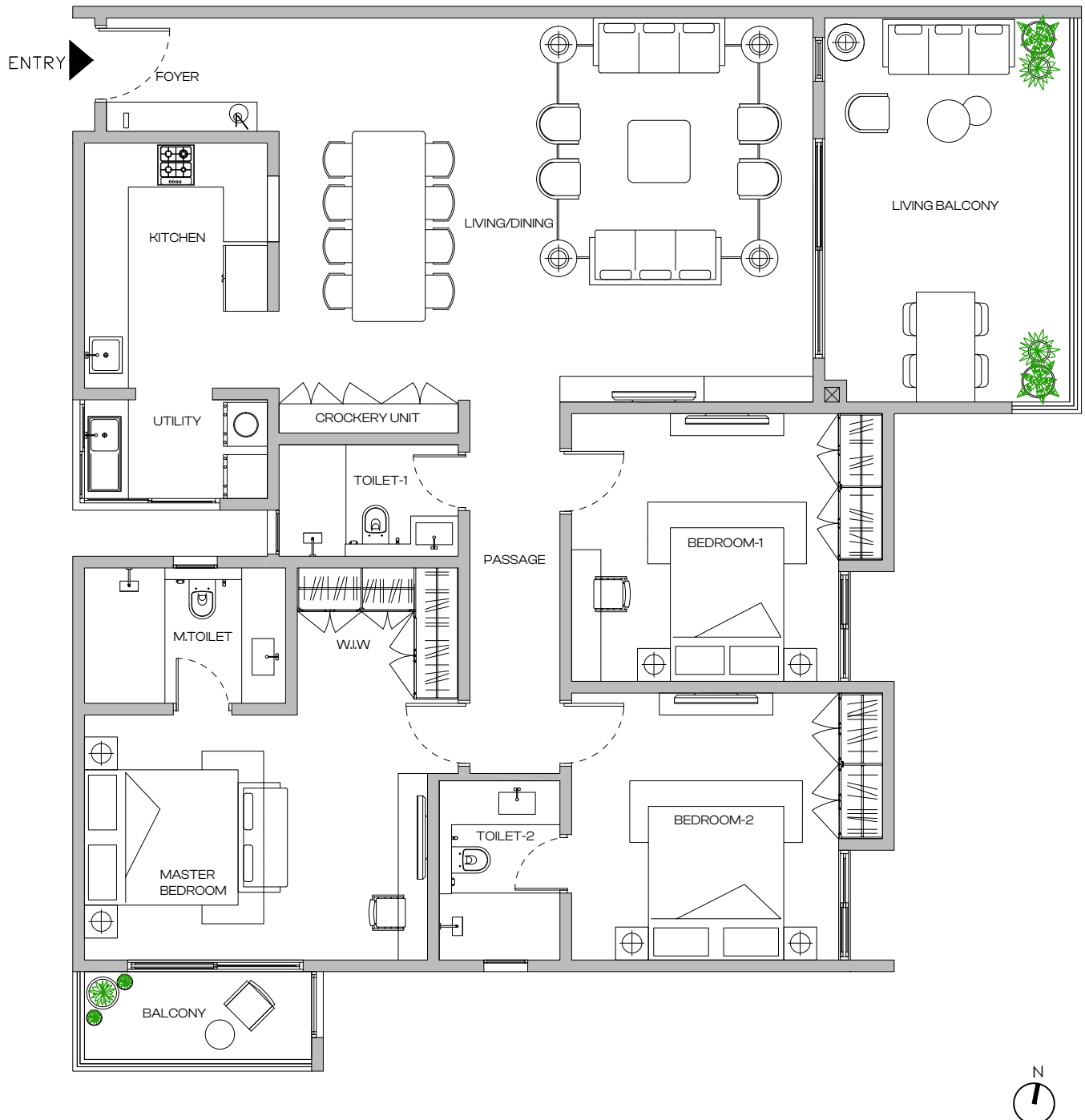
**3 BHK****SBUA****TOTAL CARPET AREA**

TYPE - 1

2159 SQ. FT.

(RERA + BALCONY)

1649 SQ. FT.



|                      |                                   |                         |                        |
|----------------------|-----------------------------------|-------------------------|------------------------|
| Foyer<br>7'-9"X5'-1" | Living & Dining<br>23'-11"X17'-3" | Kitchen<br>8'-2"X11'-0" | Utility<br>8'-2"X4'-5" |
|----------------------|-----------------------------------|-------------------------|------------------------|

|                                 |                       |                         |
|---------------------------------|-----------------------|-------------------------|
| Living Balcony<br>11'-0"X17'-3" | Toilet<br>8'-0"X5'-0" | Passage<br>4'-0"X16'-8" |
|---------------------------------|-----------------------|-------------------------|

|         | Master Bedroom | Bedroom 2     | Bedroom 1     |
|---------|----------------|---------------|---------------|
| Size    | 15'-5"X11'-0"  | 12'-0"X12'-0" | 12'-0"X12'-0" |
| W.I.W   | 7'-3"X6'-7"    |               |               |
| Toilet  | 9'-0"X6'-1"    | 5'-5"X8'-0"   |               |
| Balcony | 10'-2"X3'-11"  |               |               |

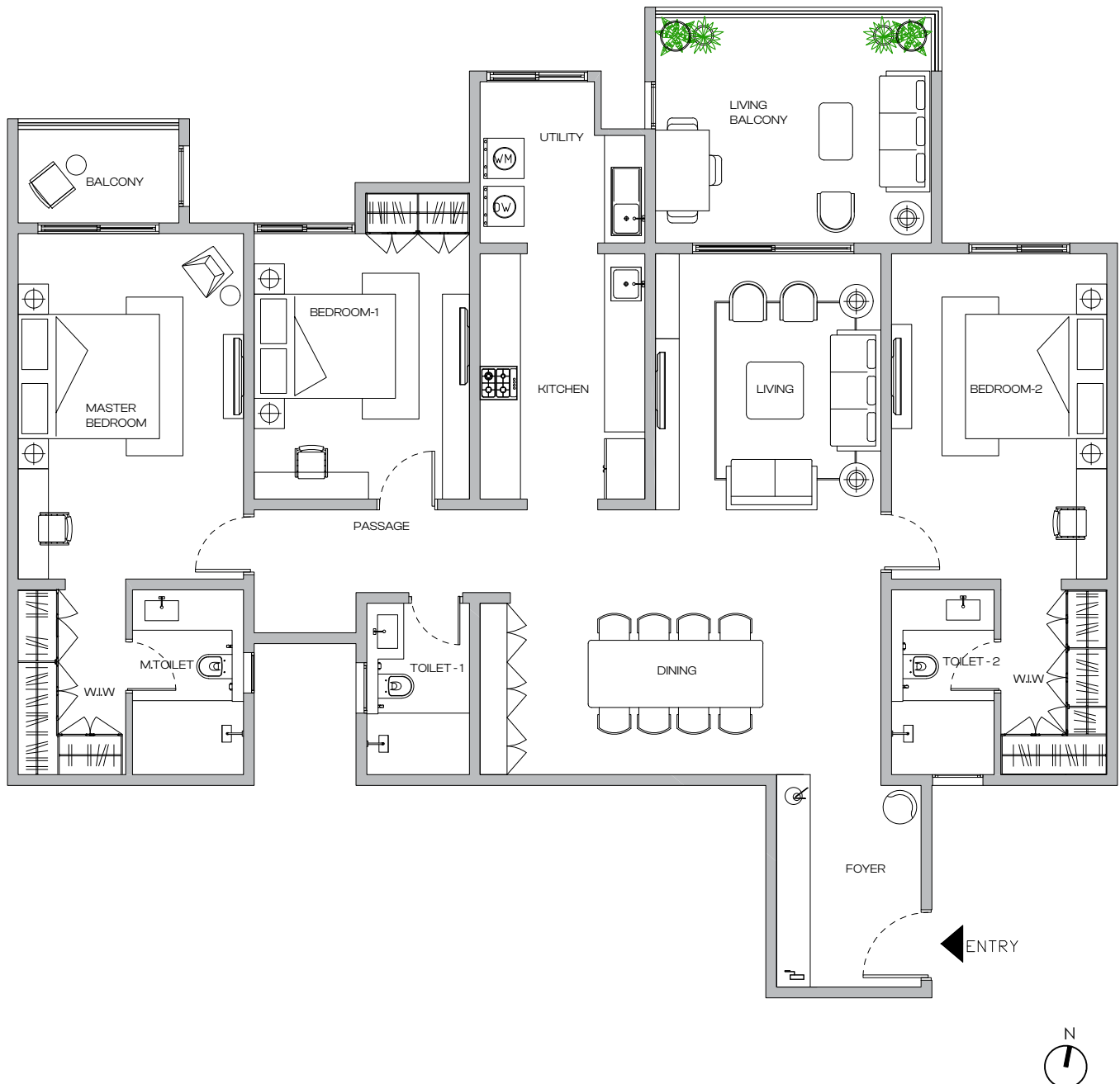
**3 BHK****SBUA****TOTAL CARPET AREA**

TYPE - 2

2203 SQ. FT.

(RERA + BALCONY)

1673 SQ. FT.



|                         |                         |                          |                                 |
|-------------------------|-------------------------|--------------------------|---------------------------------|
| Foyer<br>7'-1"X10'-4"   | Living<br>11'-0"X12'-6" | Dining<br>19'-7"X12'-11" | Living Balcony<br>13'-5"X11'-0" |
| Kitchen<br>8'-0"X12'-0" | Utility<br>8'-0"X7'-10" | Toilet<br>5'-0"X8'-4"    | Passage<br>12'-6"X4'-0"         |

|         | Master Bedroom | Bedroom 2      | Bedroom 1     |
|---------|----------------|----------------|---------------|
| Size    | 11'-0"X16'-10" | 10'-6"X15'-11" | 10'-6"X13'-0" |
| W.I.W   | 5'-3"X9'-0"    | 5'-2"X9'-0"    |               |
| Toilet  | 5'-5"X9'-0"    | 5'-0"X9'-0"    |               |
| Balcony | 7'-10"X4'-7"   |                |               |

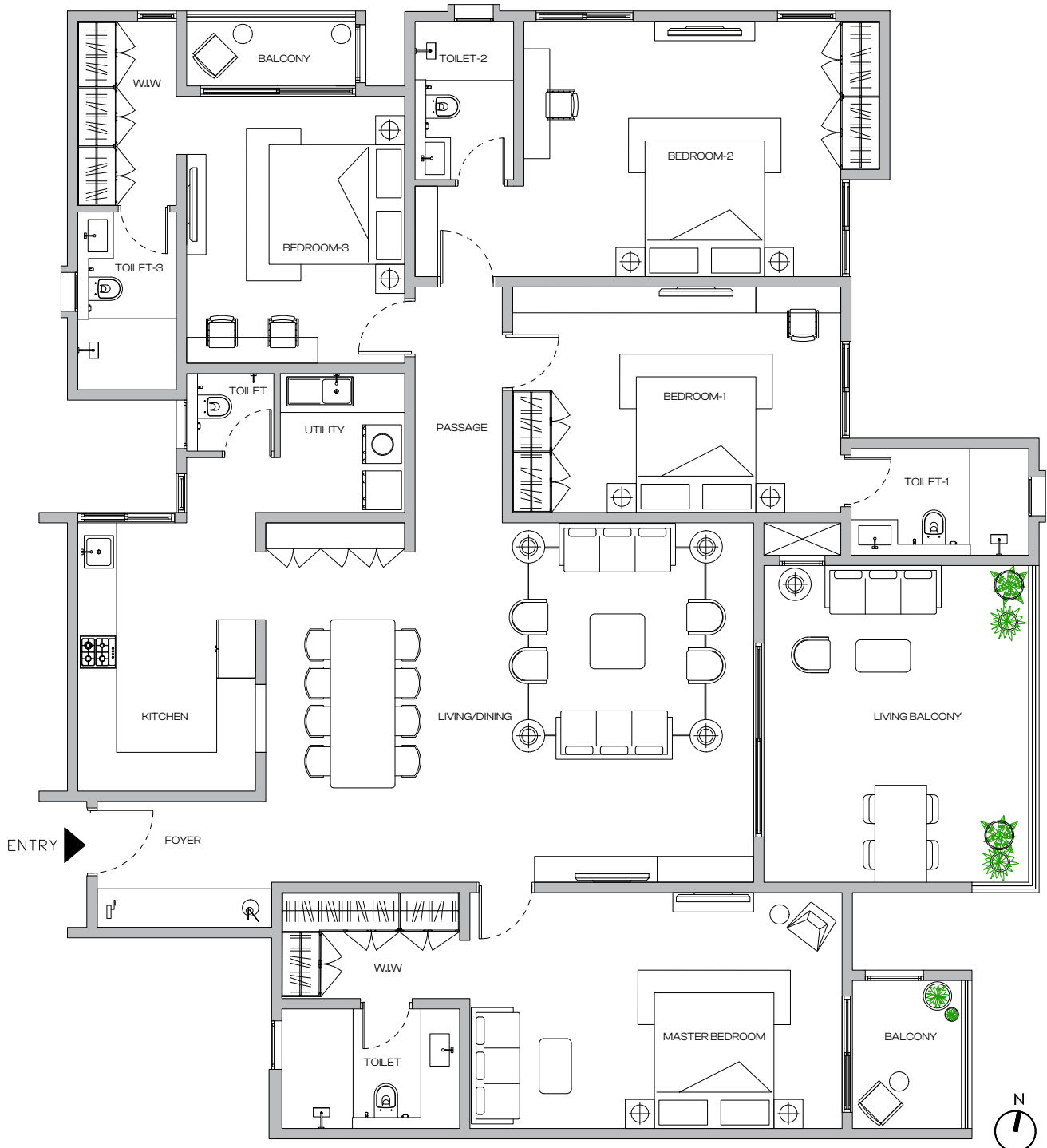
4 BHK

SBUA

TOTAL CARPET AREA  
(RERA + BALCONY)

2955 SQ. FT.

2267 SQ. FT.



|                                 |                                  |                         |                        |
|---------------------------------|----------------------------------|-------------------------|------------------------|
| Foyer<br>8'-10"X6'-5"           | Living & Dining<br>24'-9"X18'-3" | Kitchen<br>9'-0"X13'-7" | Utility<br>6'-4"X7'-1" |
| Living Balcony<br>13'-5"X16'-1" | Toilet<br>4'-5"X3'-11"           | Passage<br>4'-5"X12'-0" |                        |

|         | Master Bedroom | Bedroom 1     | Bedroom 2     | Bedroom 3     |
|---------|----------------|---------------|---------------|---------------|
| Size    | 18'-11"X12'-0" | 16'-8"X11'-5" | 16'-1"X13'-0" | 11'-1"X13'-7" |
| W.I.W   | 9'-0"X5'-5"    |               |               | 5'-0"X9'-4"   |
| Toilet  | 9'-0"X6'-1"    | 9'-0"X5'-5"   | 5'-0"X8'-0"   | 5'-0"X9'-0"   |
| Balcony | 5'-7"X7'-6"    |               |               | 8'-7"X3'-3"   |

# Textures of opulence.

## Living & Bedroom.



# Textures of opulence.

## Bathroom.



Up to 216 sq. ft. of space.  
Our pride and your joy.



The Zen zone of your home, or the heart of the party.  
A space that transforms to suit every mood and  
every occasion, our large living balcony  
is all you imagine them to be.

Open and inviting, these balconies hold endless  
possibilities - space for everything you dream of  
and more.



## Home, beyond the walls.

Here, being home is so much more than being just at home. The podium, a natural extension of your personal space, boasts of social spaces peppered with green. A place that fosters calm and connection - designed for a vibrant community of like-minded individuals to grow and thrive together.

# Luxury that breathes.

At Zen & Sato, the landscape is not just a backdrop for a lavish life. It is a living, breathing masterpiece crafted in harmony with the land's natural contours. With ~74% of the area dedicated to open spaces and lush greenery, this sanctuary offers city-dwellers a rare gift - the luxury of living in oneness with nature.



CGI Artist's Impression

Indulgence,  
at every corner.



With a state-of-the-art clubhouse and over 30 amenities, Zen & Sato is replete with conveniences designed for the good life. Indulge in the little extravaganzas. Every day.



## Explore the active life.

Workout, play, unwind, repeat.  
For the seasoned sportsperson,  
there are options aplenty to choose from.  
For the novice, it's a whole new world.  
Here fitness and fun go hand in hand.



## Relax

---

Tree Court

---

Seating with Pergolas

---

Salon\*

---

Senior Citizens' Seating

---

Seating Pavilion

---

Steam Room\*

## Recharge

---

Tennis Court

---

Padel Court

---

Pickleball Court

---

Swimming Pool

---

Dribble Court

---

Badminton Court\*

---

Gym\*

---

Table Tennis

---

Billiards Table\*

---

Pool Room

---

Outdoor Gym

---

Jogging Track

---

Yoga Room\*

---

Kids' Pool

## Reconnect

---

Kids' Play Area

---

Games Room\*

---

Space for Festivities

---

Pets' Park

---

Amphitheatre

---

Party Hall with Pantry\*

---

Cards Room\*

---

Crèche\*

---

Party Lawn

---

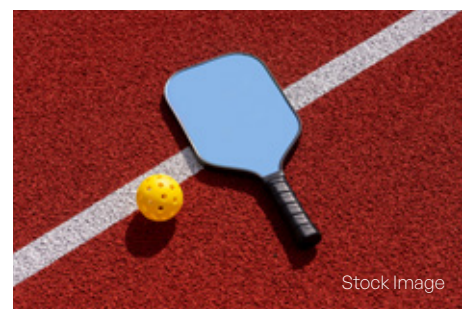
Farmers' Market Space

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Multipurpose Terrace\*

---

Association Office\*



# One with the planet.

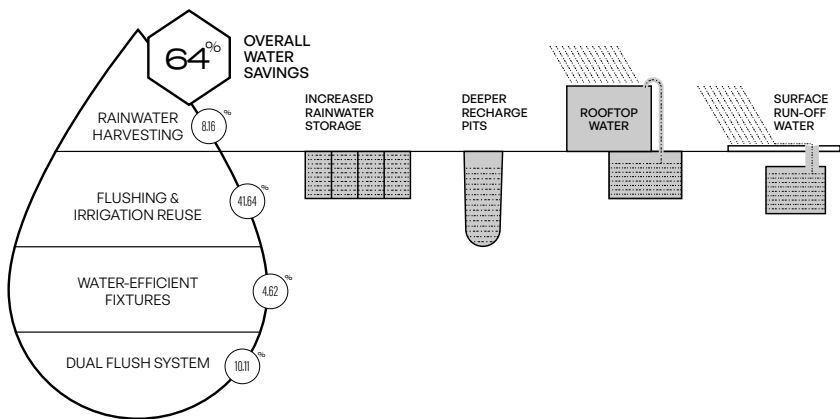


At Zen & Sato, sustainability isn't just a trend — it's a promise we've made to ourselves and one we fully intend to keep. We have taken comprehensive measures to minimize our environmental impact and promote a regenerative future.

From complete water utilisation, to achieving zero waste to landfill, and the full use of renewable energy sources — our actions speak for themselves.

# CARBON HEALING HOME

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



## SPONGE EFFECT

Designed to utilise every drop of water.

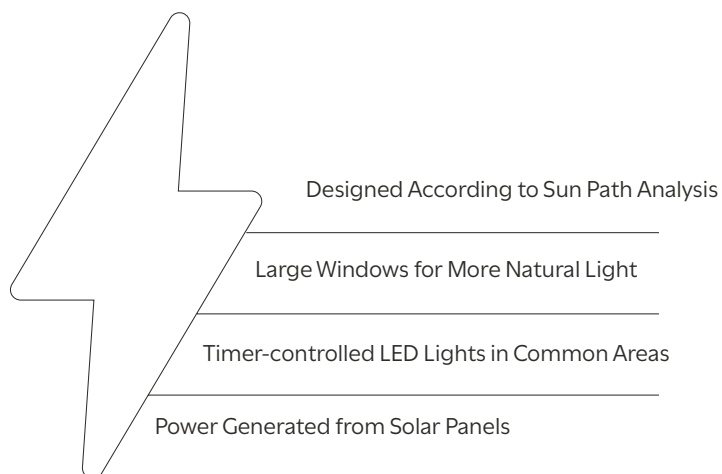
Smart water systems reduce your utility bills while keeping your home future-ready. It's comfort, savings, and sustainability - built in.



## ZERO OUT

Zero waste to landfill.

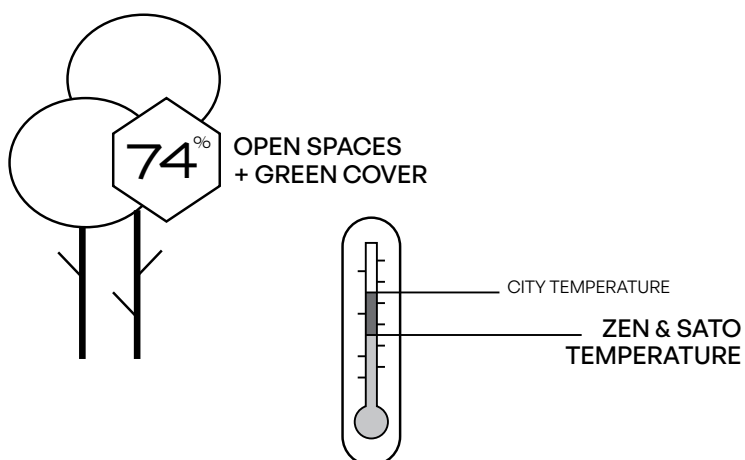
800 kg of organic waste is converted to manure in the organic waste converter.



## SMART POWER

**Total utilisation of renewable energy sources.**

Here, power is generated from solar panels. In addition, the project is designed according to sun path analysis to maximise natural light for less dependency on the artificial.



## CLIMATE CAPSULE

**Higher green cover for lower temperatures.**

With more green cover, Zen & Sato will have a considerably lower temperature than the city beyond its walls.

## STRUCTURE



Seismic-resistant RCC structure using system formwork with concrete walls in main building and RCC framed structure up to ground floor, clubhouse and other amenities with block work and plastering.

## 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:** 3-track UPVC (wooden-finish laminated profile) windows and sliding door with mosquito mesh.
- **Bathrooms:** Powder-coated aluminium ventilators with architrave profile – fixed/ openable with provision for exhaust fan.



### FLOORING & WALL CLADDING

- **Living & Dining:** Imported marble.
- **Kitchen & Utility:** Vitrified tiles.
- **All Bedrooms:** Laminated wooden flooring.
- **Balcony & Bathroom:** Vitrified/Ceramic/Wooden-finish tiles.



### BALCONY RAILINGS

**Balcony:** RCC parapet with MS top rail / MS railings with enamel paint finish.



### INTERNAL WALL FINISH

**Internal Walls & Ceiling:** Acrylic emulsion.



### EXTERNAL WALL FINISH

**External Walls:** Combination of cladding and texture-finish with exterior grade emulsion.



### FALSE CEILING

**Balcony & Toilets**  
Wooden-finish PVC panels false ceiling.

## PLUMBING, ELECTRICAL & SERVICES



### CP, SANITARY FITTINGS & FIXTURES

Jaquar & Kohler or equivalent water-efficient CP and sanitary fixtures.



### GRID POWER & BACK UP POWER

- **EB Power:** Studio - 2KW, 2BHK - 4KW, 3BHK - 5KW, 4BHK - 6KW.
- **DG Power backup:** 50% of EB load for inside the apartments and 100% backup for common area lighting, lifts and utilities.



### SERVICES

- Water treatment plant.
- Sewage treatment plant.



### ELEVATORS

Two lifts for passengers and one service lift per core of reputed make.



### SAFETY AND SECURITY

Common area CCTV surveillance in specific areas.

## GREEN FEATURES



### WATER CONSERVATION

- Dual piping system.
- Dual flush system for sanitary.
- Recycled water used for landscape maintenance.
- Water-efficient fixtures.
- Rainwater harvesting.
- Ground water recharge.



### ENERGY CONSERVATION

- Provision for solar heated water in one toilet for top 2 floor apartments.
- Energy-efficient lights in common areas.
- Energy efficient streetlights / timer -adjusted streetlights.
- EV charging stations provided in designated areas.



### SOLID WASTE MANAGEMENT

- Segregation at source.
- Organic waste converter.

# About Assetz

Assetz is a human-centric company that consistently sets new benchmarks in the built environment, ensuring a better quality of life for generations to come. Our iterative design philosophy creates ecosystems that are deeply attuned to today's needs while anticipating tomorrow's possibilities.

For us, sustainability isn't an afterthought - it's fundamental to our vision.

## 41+ Projects

Residential & Commercial

## 43+ Mn. Sq. Ft.

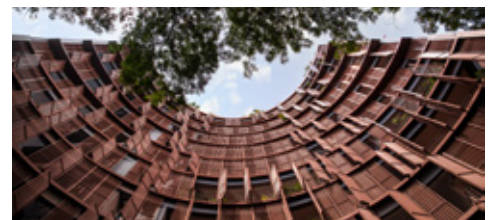
Developed & Ongoing

## 21,000+ Units

Delivered & Underway

## 600+ Acres

Acquired and Licensed



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