

CODENAME

SUBLIME





An ~11-acre sanctuary along
Old Madras Road set to redefine
East Bangalore's skyline.
A property where architectural gravitas
meets natural grace in equal measure.



THE MEASURE OF SOPHISTICATION

Where every detail is considered.



Let life
unfold in awe.



Yours, by design.



At Assetz, design begins with you.
Not as an afterthought, but as the starting point.
Every space, sequence and system is shaped
around how you live.

From the way you arrive, to the way you gather,
rest and grow. This is how Your World takes form.



Your Neighbourhood

Homes, open landscapes, amenities and
your shared spaces come together to form a
universe of your own.

Your Arrival

The journey home—from gateway to
lobby—designed as a seamless, intuitive
glimpse of the life within.

Your Location

Well-placed, well-connected and
future-ready—keeping you close to what
matters.

Your Personal Space

Thoughtfully proportioned homes with
generous layouts, luxury terrace balconies
and efficient planning that lets life breathe.

Your Carbon-Healing Home

Design that gives back—integrating
sustainability, efficiency and long-term well-being.

Your Neighbourhood



YOUR NEIGHBOURHOOD



~11 Acres.
3 luxury towers.

Elevated living beyond
the ordinary.



YOUR NEIGHBOURHOOD

A shared
way of living.



A community of only
3 BHK luxury apartments.



~81%
open space.



Uninterrupted space
for life to happen.





Your Neighbourhood

The Amenities.



30+ world-class
amenities.



Everyday life, enriched
in unexpected ways.



~62,000^{*} sq. ft.
clubhouse.



Wrapped in corten steel, the grand clubhouse commands a distinct identity—its visually striking raw textures and weathered tones are a true measure of its uniquely luxurious identity.





YOUR NEIGHBOURHOOD: THE AMENITIES

~22,500 sq. ft.
of convenience.

Boutique luxuries
seamlessly integrated into
everyday living.



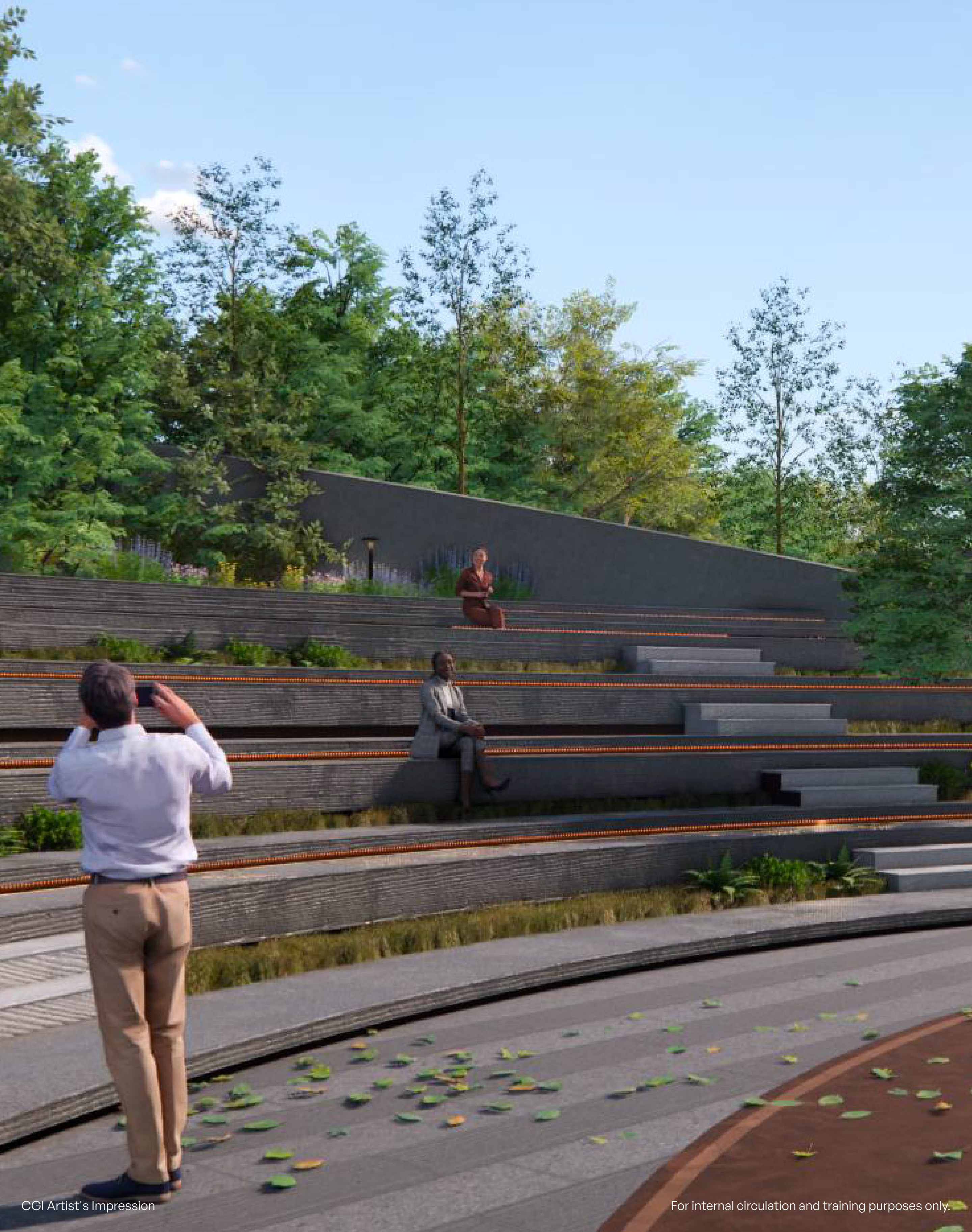
12+ Sports facilities.
And everything you could want.



- Padel Tennis Court
- Pickleball Court
- Tennis Court
- Box Cricket
- Billiards Room
- Pool Room
- Gym
- Outdoor Gym
- Multipurpose Court
- Badminton Court
- Squash Court
- Air Hockey
- Foosball Table
- & More

Your Neighbourhood

The Unexpected Luxuries.



YOUR NEIGHBOURHOOD: THE UNEXPECTED LUXURIES.



Temperature
-controlled pool.

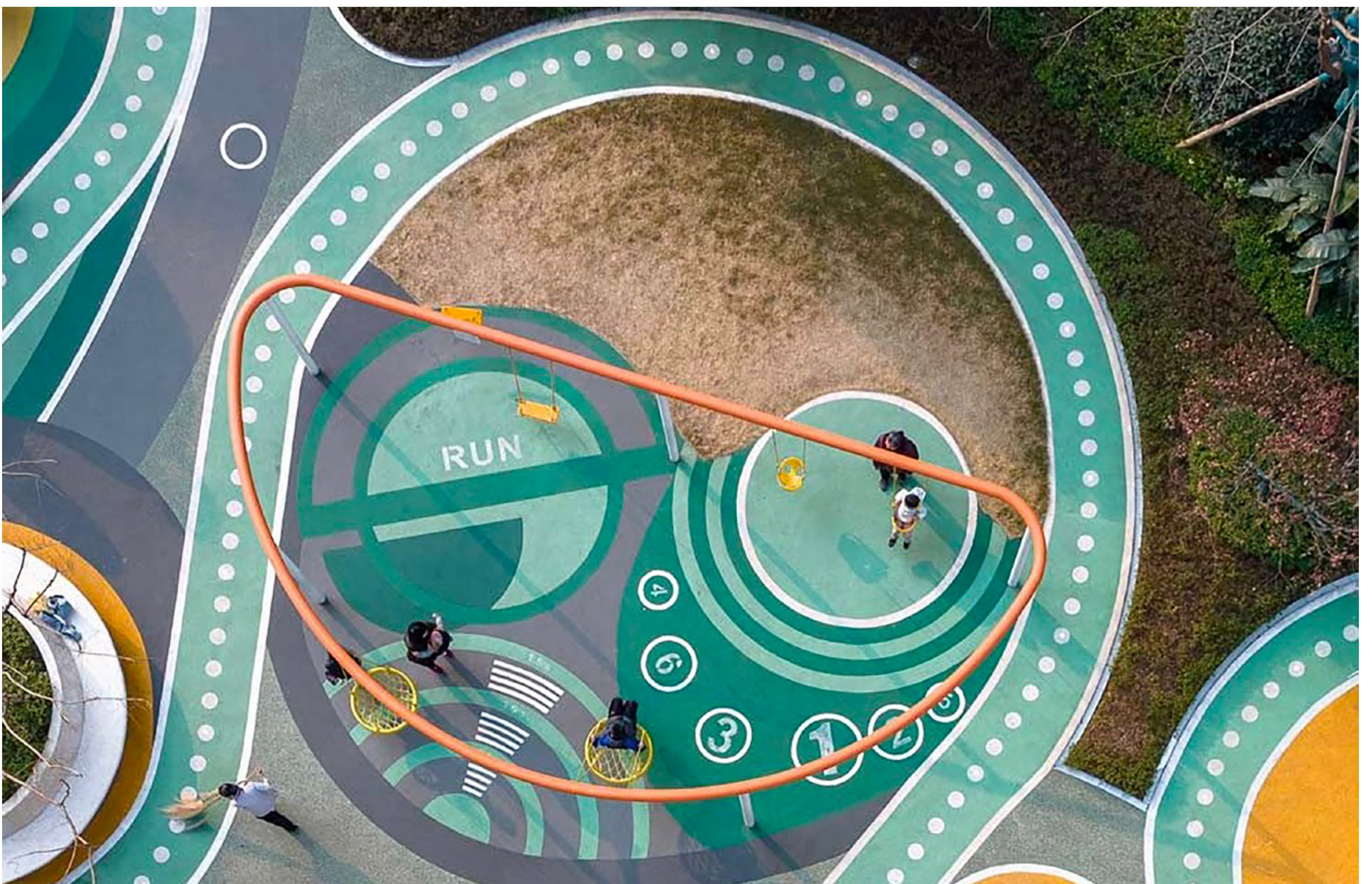
Co-working spaces
crafted with care.

YOUR NEIGHBOURHOOD: THE UNEXPECTED LUXURIES.

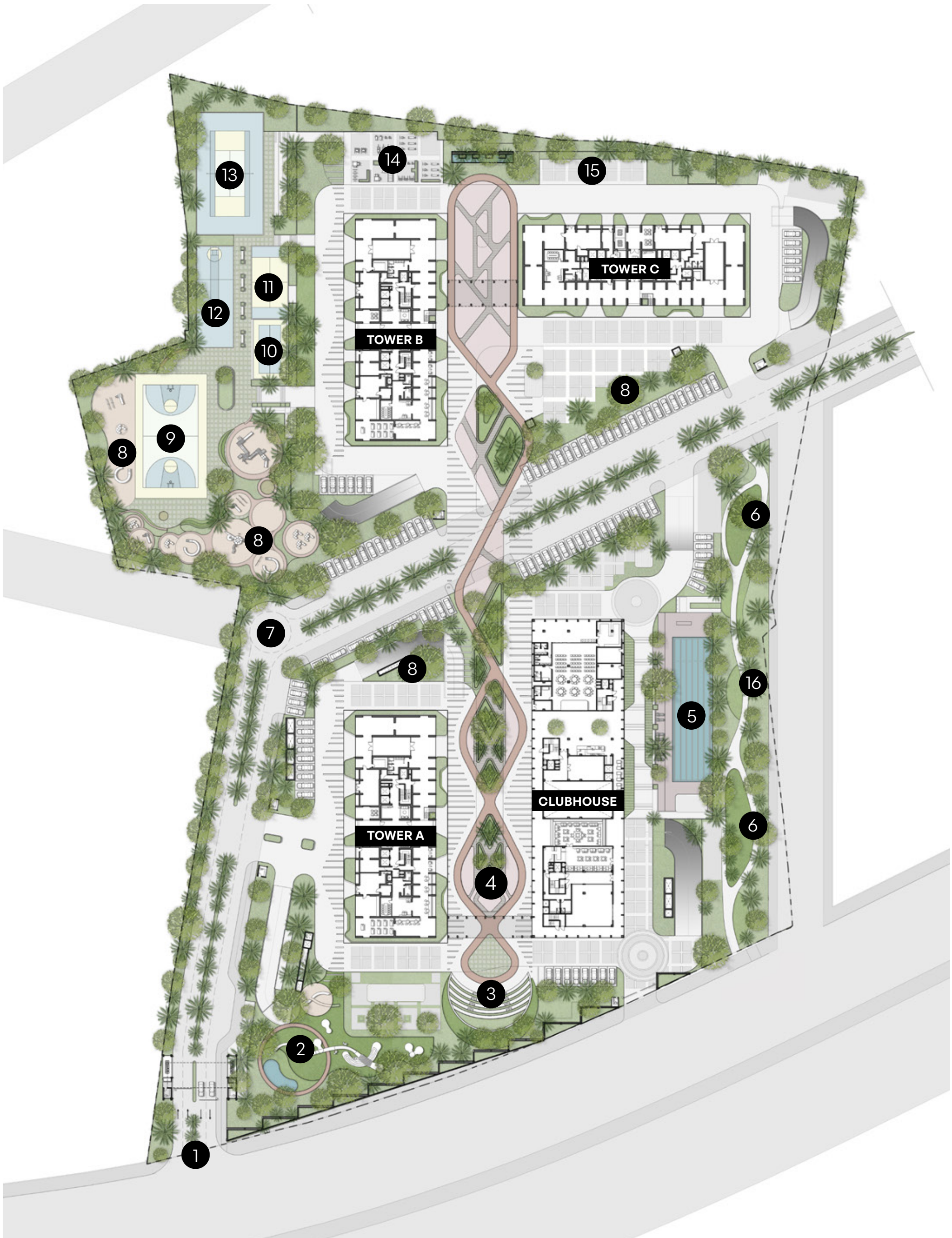
Age-designated play areas.



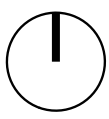
Designed to inspire
movement, imagination
and a love of playtime
across every age group.



YOUR NEIGHBOURHOOD



Legend



- | | |
|--------------------|------------------------|
| 1. Entry/Exit | 9. Multipurpose Court |
| 2. Pets' Park | 10. Pickleball Court |
| 3. Amphitheatre | 11. Padel Tennis Court |
| 4. The Spine | 12. Box Cricket |
| 5. Swimming Pool | 13. Tennis Court |
| 6. Lawn | 14. Outdoor Gym |
| 7. Sculpture | 15. Seating Alcove |
| 8. Kids' Play Area | 16. CA Space - Park |

Your Arrival

Assetz



Gateway to the sublime.

The grand entrance, an architectural masterpiece of wooden-finish aluminum louvers, ushers you into a realm of timeless serenity.



YOUR ARRIVAL

Nature in layers.



Tiered landscaping that
creates a sense of depth.



Designed to anticipate.



Uninterrupted traffic flow
and delivery management.

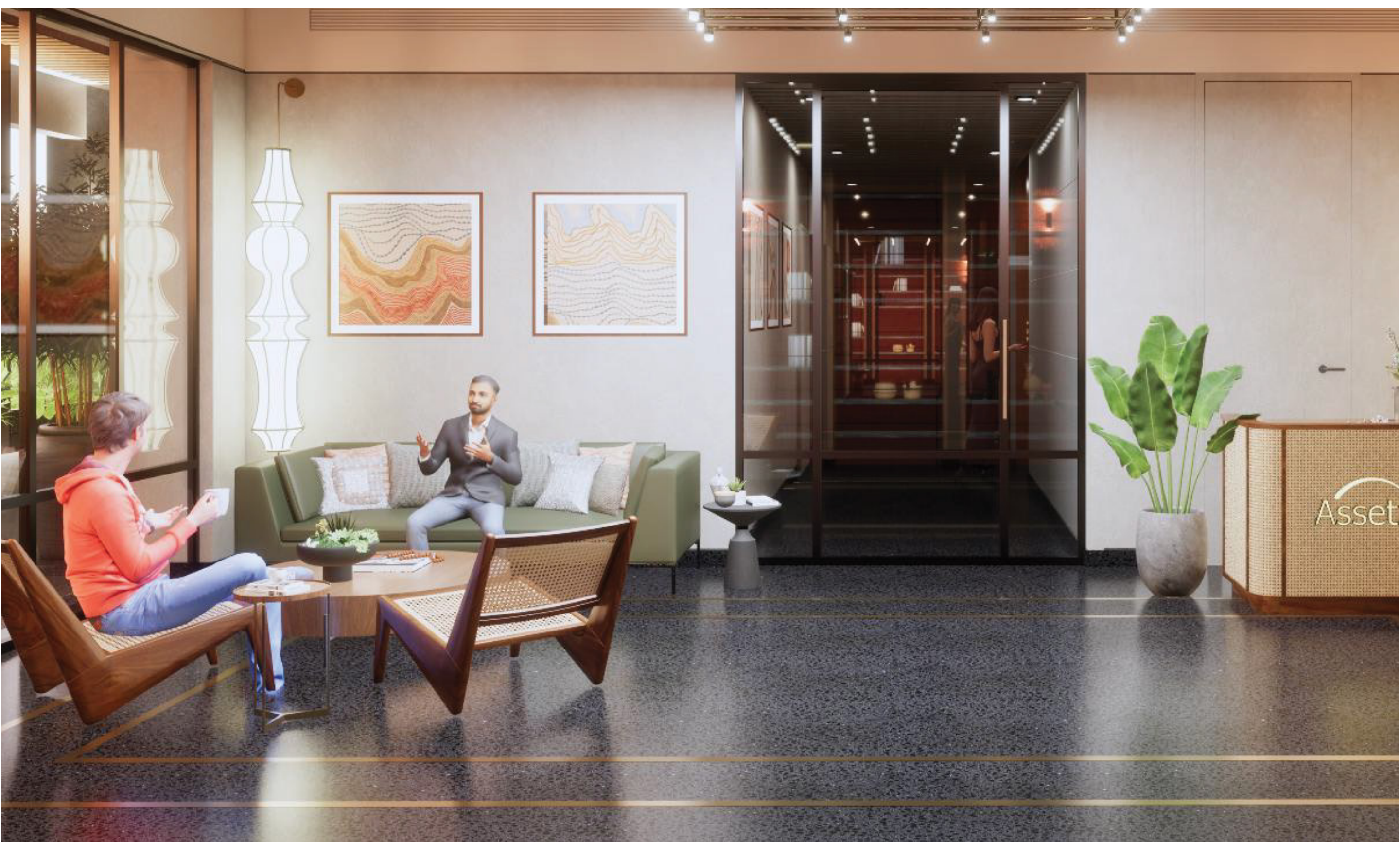
Dedicated entrances for
residents and visitors.



YOUR ARRIVAL

The double-heighted lobby.

Build to evoke grace
and grandeur.



YOUR ARRIVAL

5 lifts per core.



Waiting is a thing
of the past.





Your Location

YOUR LOCATION

Hoskote. Poised at the heart of privilege.

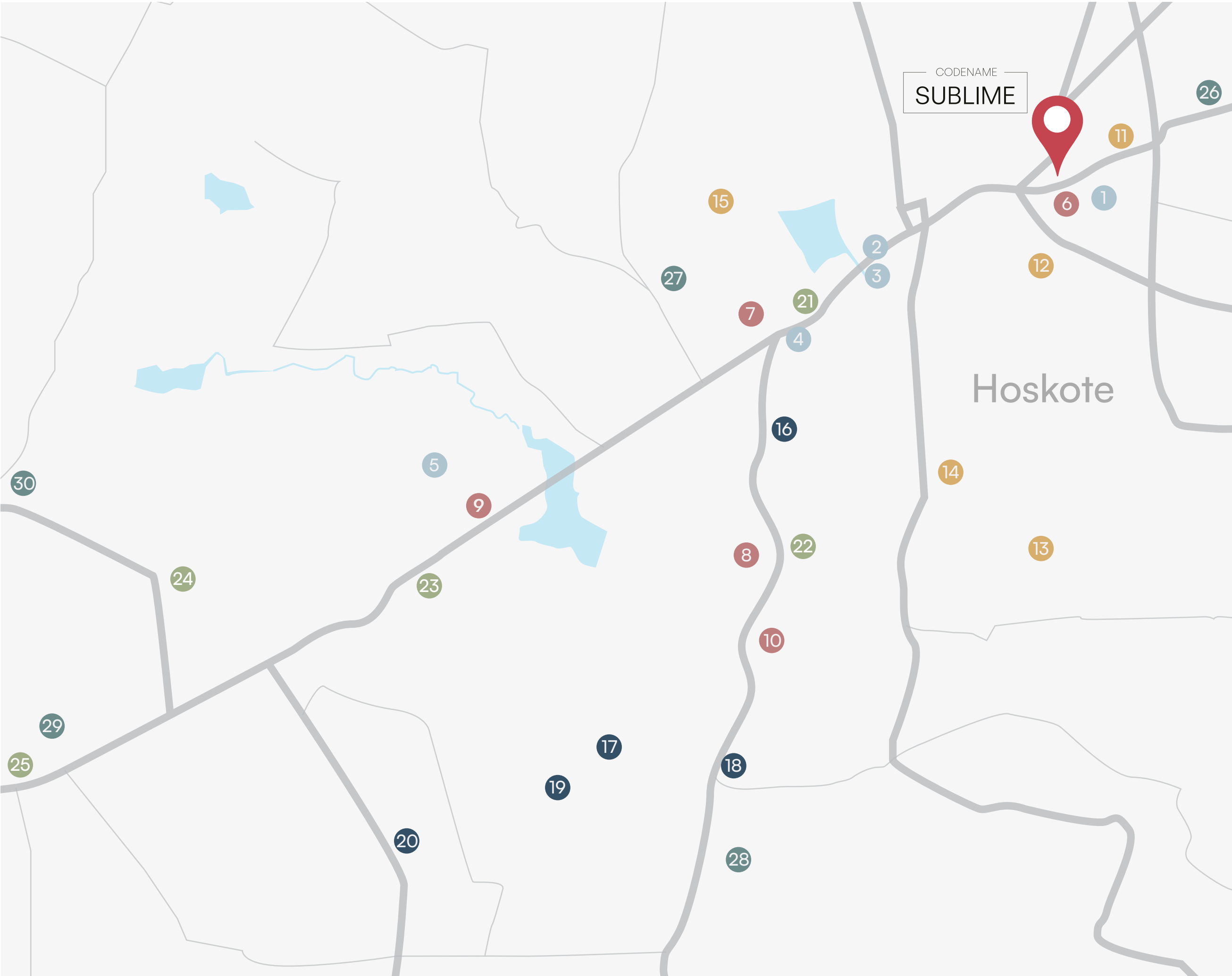
Where peaceful suburbs
and dynamic growth come
together to create a
thriving neighbourhood for
modern living.



Proximity to possibilities.



The world,
effortlessly within reach.



HEALTHCARE

- 1

MVJ Hospital

04 minutes
- 2

Silicon City Hospital

10 minutes
- 3

Arvi Hospital

11 minutes
- 4

Sparsha Hospital

13 minutes
- 5

Ovum Hospitals

15 minutes

RECREATION

- 6

The Terminal

05 minutes
- 7

Hoskote Park

10 minutes
- 8

PrimeGolf Brewing and Golfing

22 minutes
- 9

Geist Brewing Co. OMR

22 minutes
- 10

Red Rhino

23 minutes

EDUCATION

- 11

Capstone High CBSE School

03 minutes
- 12

Eqube International School

10 minutes
- 13

Caldwell Academy

13 minutes
- 14

The Polaris International School

15 minutes
- 15

Shri Ram Global School

26 minutes

IT PARKS

- 16

Bearys Global Research

14 minutes
- 17

ITPL

30 minutes
- 18

HM Tech Park

55 minutes
- 19

First Technology Park

50 minutes
- 20

Bagmane World Technology Centre

55 minutes

SHOPPING

- 21

Orion UPTOWN Mall

18 minutes
- 22

IKEA Essensai

18 minutes
- 23

Decathlon

20 minutes
- 24

D Mart

40 minutes
- 25

Gopalan Signature Mall

45 minutes

CONNECTIVITY

- 26

Cloverleaf Interchange

05 minutes
- 27

Budigere Cross

25 minutes
- 28

Whitefield

45 minutes
- 29

SMVT Railway Station

55 minutes
- 30

Hennur

55 minutes

Your Personal Space



Up to 13'0" x 9'10" luxury
terrace balconies.



Served with a side of
dappled sunlight, a soft
breeze and a breathtaking
view of the city, your
morning coffee has never
tasted better.



~70%
carpet area efficiency.



Space-efficient floor
plans designed to give
you the most.



Premium fittings and world-class finishes.

Living & Bedroom.

Wooden Finish
UPVC Windows &
Sliding Door

Stone Finish
Living Room
Flooring

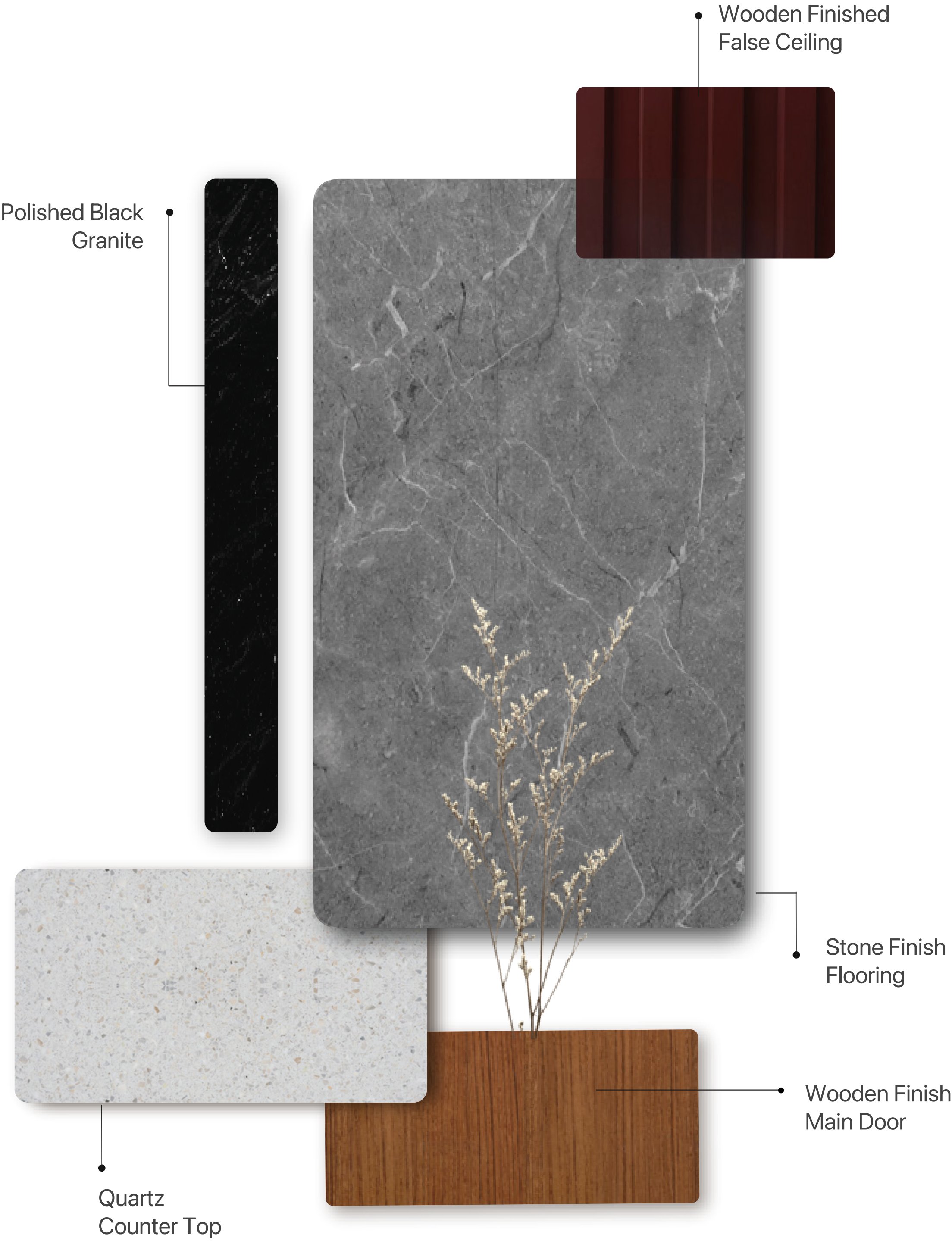
Wooden Finish
Main Door

Wooden
Balcony Flooring

Wodden Finish
Bedroom Flooring



Bathroom.

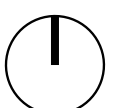


Expansive floor plans.



Utility 6'0" x 8'3"	Toilet 5'0" x 8'0"
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This floor plan illustrates a 3-bedroom residential property. The layout is centered around a large **LIVING & DINING** area, which includes a sofa, a round coffee table, and a dining table with six chairs. To the left of the living area is the **MASTER BEDROOM**, featuring a large bed, a walk-in wardrobe, and a private balcony. Adjacent to the master bedroom is a **TOILET**. To the right of the living area is **BEDROOM 2**, which has a bed and a window seat. A **TOILET** is also located near the entrance to this bedroom. The **KITCHEN** is situated at the bottom center, equipped with a stove, sink, and cabinets. A **UTILITY** room with a washing machine is located next to the kitchen. The **ENTRY** leads into a **FOYER** area, which provides access to the living area and the bedrooms. **BEDROOM 1** is located at the bottom left, featuring a bed and a window seat. A **TOILET 2** is located near the entrance to this bedroom. The plan also includes a **BALCONY** at the top left, a **WALK-IN-WARDROBE**, and a **BALCONY** at the top right. The overall design is functional and modern, with a central living and dining area that provides a focal point for the home.



SBA (RERA carpet +
Balcony + Common area)

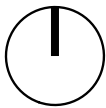
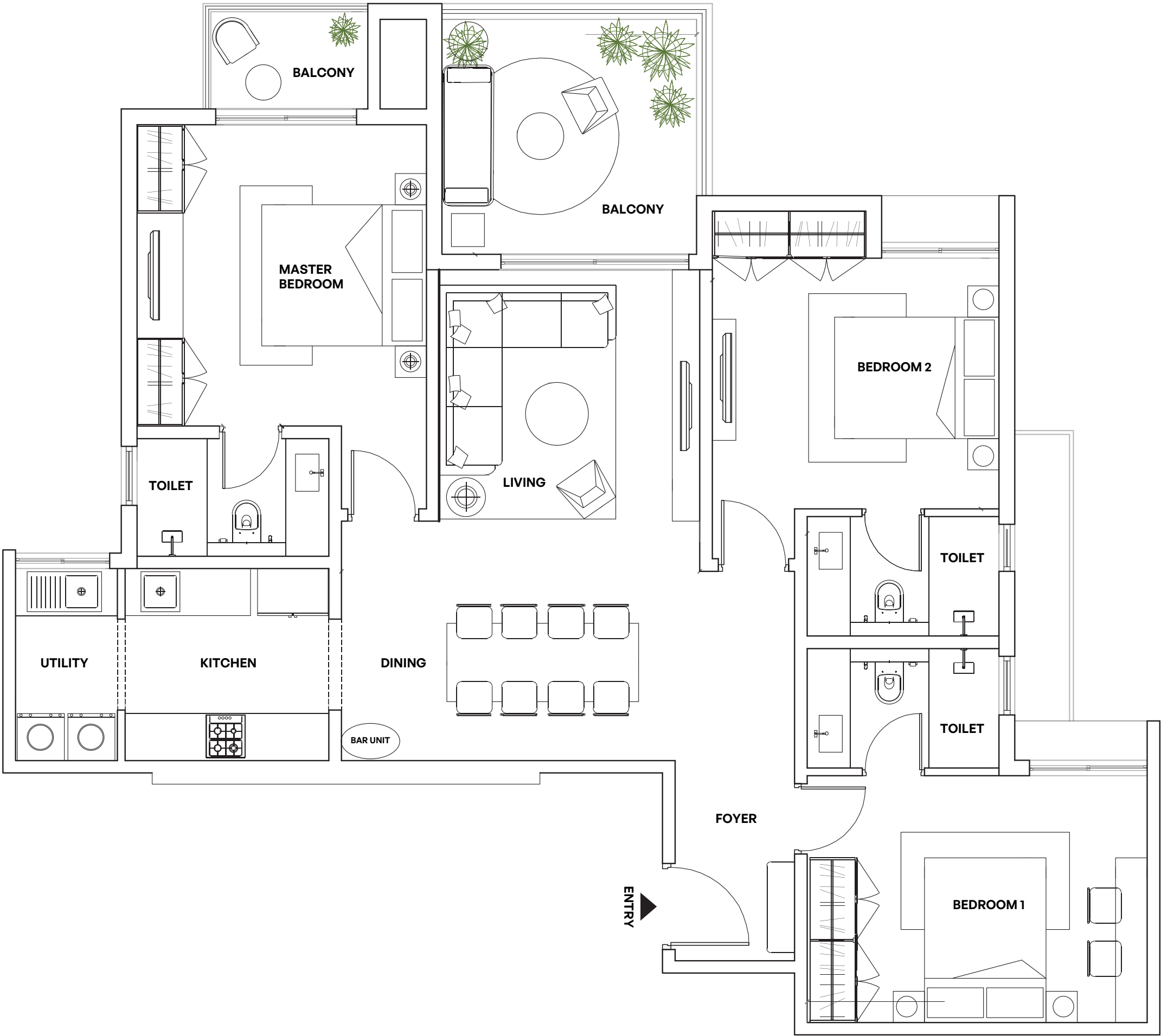
YOUR PERSONAL SPACE



Foyer	Living & Dining	Balcony	Kitchen
5'0" x 8'5"	10'11" x 10'6"	15'0" x 10'0"	10'8" x 9'10"

Utility	Toilet
8'6" x 8'0"	4'3" x 8'0"

	Master Bedroom	Bedroom 1	Bedroom 2
Size	12'1" x 12'8"	14'3" x 10'4"	12'0" x 10'6"
Wardrobe	-	-	-
Toilet	8'0" x 4'11"	8'0" x 5'0"	8'0" x 5'0"
Balcony	6'7" x 4'1"	-	-



3BHK - TYPE 8

1074 SQ. FT.

1735 SQ. FT.

Unit Plan

Carpet area as per RERA

SBA (RERA carpet +
Balcony + Common area)



Your Carbon-Healing Home

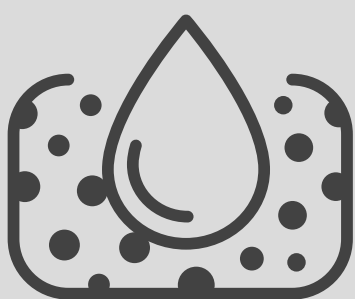


Measured to make
a difference.



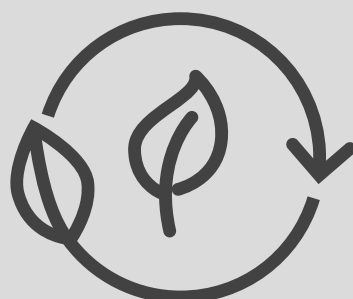
Where planet-safe design,
mindful innovation and
elevated comfort coexist.

Carbon Healing Homes.



SPONGE EFFECT

Designed to utilise every drop of rain water.



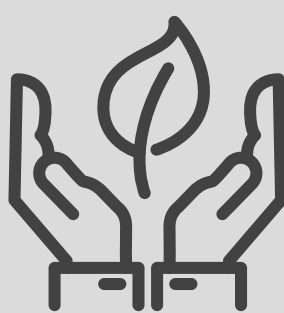
ZERO OUT

Waste management at source.



SMART POWER

Efficient utilisation of renewable sources.



CLIMATE CAPSULE

Higher green cover for lower temperatures.



The Assetz Journey.



Assetz Group is built on a commitment to doing things differently—and doing them meticulously. From the first line of a master plan to the last detail in a lobby, the brand is defined by discipline, integrity and an almost obsessive pursuit of better—better design, better layouts, better long-term value, better living.

Every Assetz project aims to craft elevated living experiences where architecture, landscape, sustainability and community come together with intention—designing a life that feels effortlessly premium.

It is luxury that does not shout, but lingers—in how a home breathes, how spaces flow, and how residents feel held by their environment year after year.

50+ Projects
Residential & Commercial

24,000+ Units
Delivered & Underway

50+ Mn. Sq. Ft.
Developed & Ongoing

700+ Acres
Acquired and Licensed





CODENAME

S U B L I M E

Assetz Property Group

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Codename **SUBLIME**

Off Hoskote

Bangalore 560099

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