

Assetz



**∫₂₂ &
CREST**

**For those who
leave no milestone
unturned.**





3 BHK LUXURY PRIVÉ APARTMENTS

Located in the heart of
West Bengaluru

134 limited edition units

Over 75% open space

Ultimate privacy with
no common walls

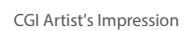
Avg. 70% carpet
area efficiency

A masterpiece designed by the masters.

MASTER PLAN

1. Entry/Exit
2. Basement Entry
3. Basement Exit
4. Visitor Car Parking
5. Security Checkpoint
6. Clubhouse
7. Kids' Play Area
8. Outdoor Gym
9. Lap/Leisure Pool
10. Kids' Pool
11. Mini Amphitheatre
12. Multiplay Court







For the mind, body & soul.

With facilities so refined, whichever way you choose to unwind, you're never more than an elevator ride away.

COMMON AMENITIES

- 2 Swimming Pools (Lap/Leisure Pool & Kids' Pool)
- Mini Amphitheatre
- Multiplay Court
- Children's Play Area
- Outdoor Gym

CLUBHOUSE AMENITIES

- Gymnasium
- Fitness Studio
- Table Tennis
- Billiards
- Indoor Games
- Multipurpose Hall with Pantry Facility
- Spa with Sauna & Steam Facility
- Reading Lounge

The blueprint of perfection.

FLOOR PLANS

Experience the highest bar of design standards and thoughtful architecture with mesmerising aesthetics. At 22 & Crest, settling for less is not an option.

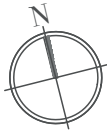
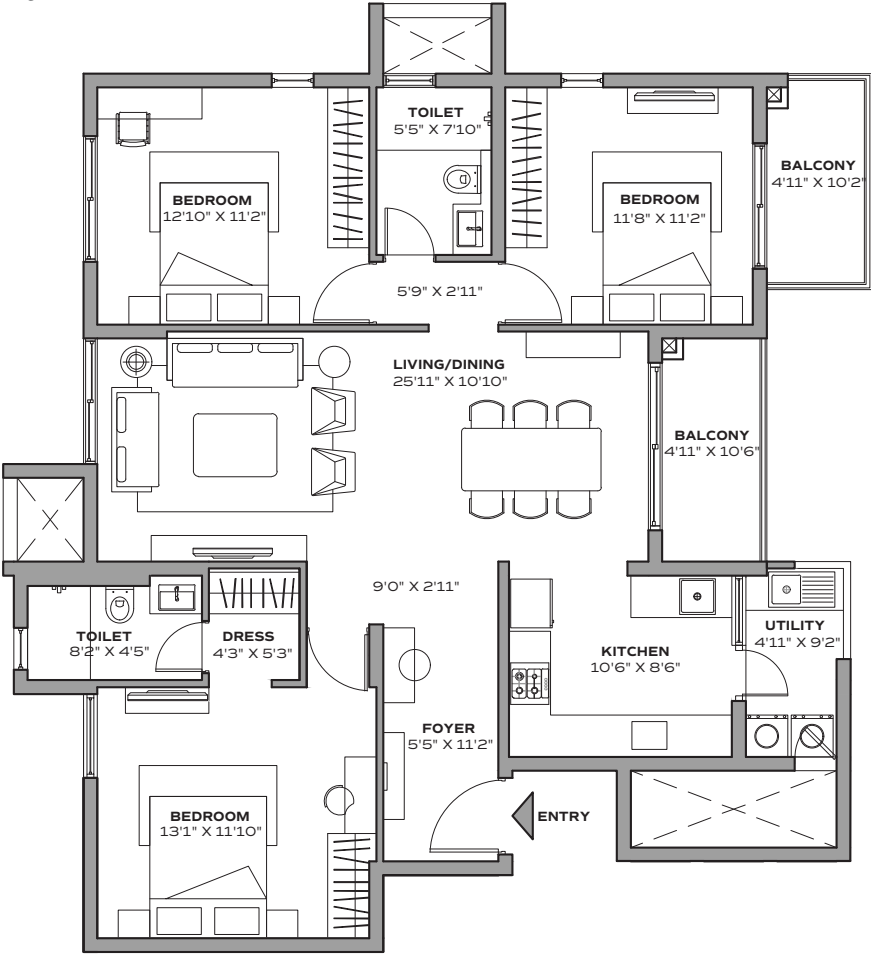


TOWER A - 3BHK 2T

Carpet area as per RERA - 1059.93 SQ FT

CREDAL carpet area - 1169.08 SQ FT

SBUA - 1643 SQ FT



SBUA - 1738 SQ FT

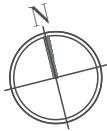
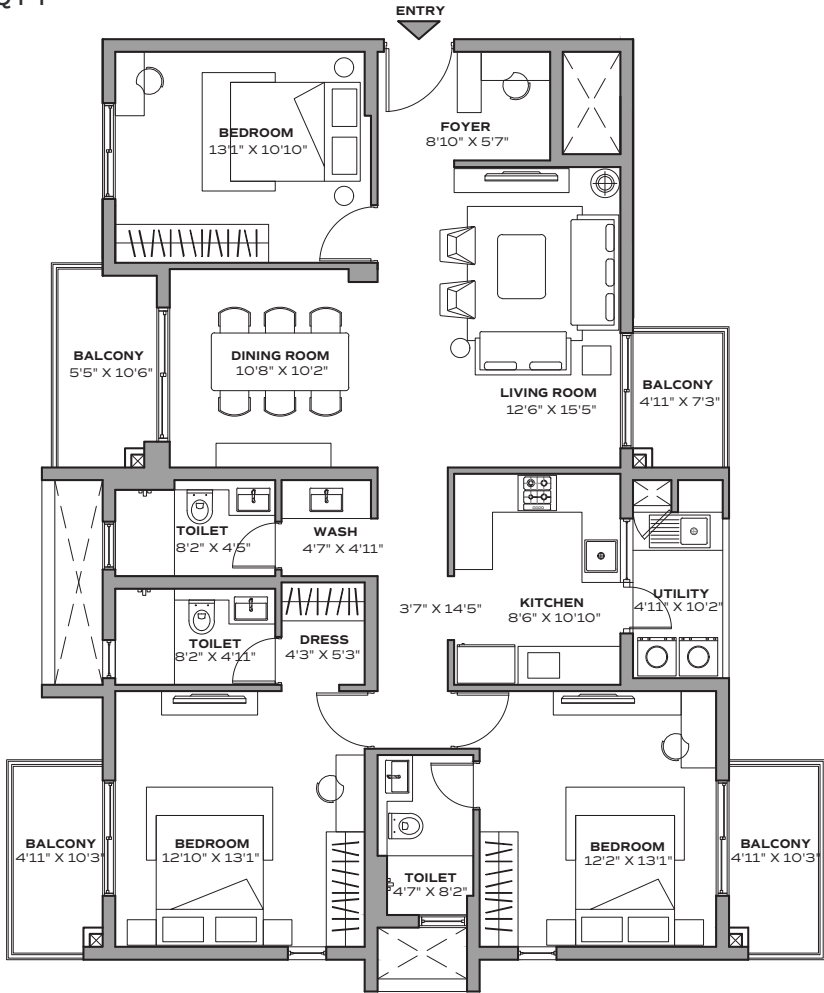


TOWER A - 3BHK 3T

Carpet area as per RERA - 1192.97 SQ FT

CREDAI carpet area - 1385.97 SQ FT

SBUA - 1931 SQ FT



Specifications

CIVIL



STRUCTURE

- RCC framed structure with block masonry

ARCHITECTURE



DOORS

- Main Door: Hardwood frame and door with natural teak veneer finish
- Internal & Toilet Doors: Engineered wooden door with laminate finish



WINDOWS & SLIDING DOORS

- 3 track UPVC/Aluminium sliding doors & windows with mosquito mesh



FLOORING AND WALL CLADDING

- Living, Dining and Kitchen: Vitrified tiles
- Bedrooms: Laminated wooden flooring
- Bathroom:
Floor - Slip resistant ceramic tiles
Walls - Ceramic tiles up to ceiling/beam bottom/false ceiling wherever applicable

- Balcony: Wooden finish ceramic tiles
- Utility: Ceramic tiles



RAILINGS

- Balcony: Glass railing/MS railing/Parapet wall as applicable
- Utility: Parapet wall



PAINT

- Internal Walls: Acrylic emulsion
- External Walls: Exterior grade acrylic emulsion
- Ceiling: Acrylic emulsion



FALSE CEILING

- Toilets: Calcium Silicate/Fiber-Cement Board/Grid false ceiling with PVC coated tiles or equivalent wherever applicable

PLUMBING, ELECTRICAL & SERVICES



CP AND SANITARY FITTINGS AND FIXTURES

- Jaquar or equivalent CP fittings & sanitary fixtures



ELECTRICAL FITTINGS

- Schneider or equivalent make switches and distribution board



GRID POWER AND BACKUP POWER

- EB Power: 2BHK - 5kW, 3BHK-2T - 5kW, 3BHK-3T - 6kW
- DG Power Backup: 50% of EB load 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 core of reputed make



SAFETY AND SECURITY

Common area surveillance & intercom facility in units



WATER CONSERVATION

- Dual piping system & dual flush system for sanitary fittings
- Recycled water used for landscape maintenance
- Water-efficient fixtures
- Rainwater harvesting
- Groundwater recharge



ENERGY CONSERVATION

- Provision for solar heated water in one toilet of top two floor apartments
- Energy efficient lights in common areas
- Timer adjusted streetlights

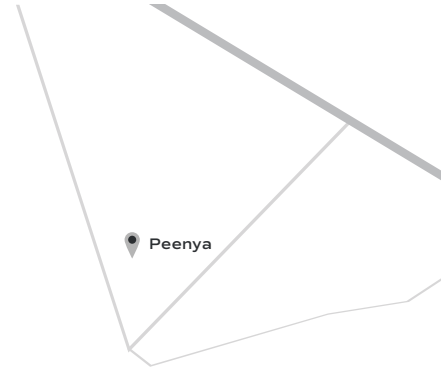


SOLID WASTE MANAGEMENT

- Segregation at source
- Organic waste converter

Zip code envy is real.

Reside amidst Bengaluru's top business, spiritual, educational and entertainment hubs, because you deserve an address that makes people envious.



HEALTHCARE

Manipal Hospital	4 min
Fortis Hospital	7 min
Sparsh Hospital	11 min

BUSINESS HUB

World Trade Center	4 min
Peenya	15 min

RECREATION

ISKCON Temple	3 min
Sheraton Grand Hotel	4 min
Taj Yeshwanthpur	10 min
Four Seasons Hotel Bengaluru	16 min

ENTERTAINMENT

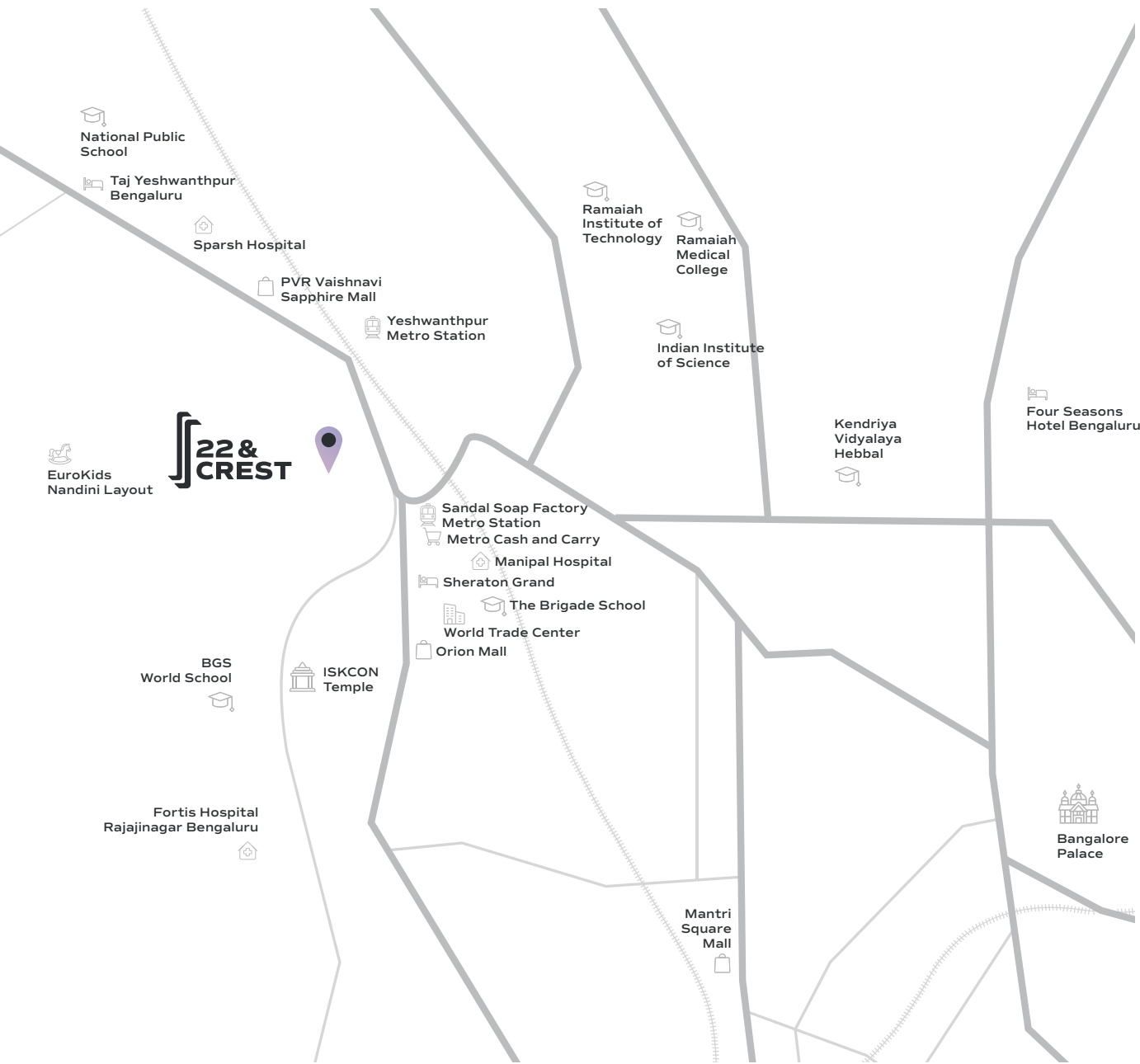
Orion Mall	3 min
METRO Cash and Carry	4 min
PVR Vaishnavi Sapphire Mall	7 min
Mantri Square Mall	14 min
Bangalore Palace	23 min

EDUCATIONAL INSTITUTES

The Brigade School Malleswaram	6 min
BGS World School	7 min
Indian Institute of Science	8 min
National Public School	11 min
Kendriya Vidyalaya Hebbal	11 min
Ramaiah Institute of Technology	13 min
Ramaiah Medical College	16 min

TRANSPORT

Sandal Soap Factory Metro Station	3 min
Yeshwanthpur Metro Station	7 min




National Public
School


Taj Yeshwanthpur
Bengaluru


Sparsh Hospital


PVR Vaishnavi
Sapphire Mall


Yeshwanthpur
Metro Station


Ramaiah
Institute of
Technology


Ramaiah
Medical
College


Indian Institute
of Science

Kendriya
Vidyalaya
Hebbal






Four Seasons
Hotel Bengaluru


EuroKids
Nandini Layout






Sandal Soap Factory
Metro Station



Metro Cash and Carry


Manipal Hospital


Sheraton Grand


The Brigade School

World Trade Center


Orion Mall

BGS
World School




ISKCON
Temple

Fortis Hospital
Rajajinagar Bengaluru



Mantri
Square
Mall




Bangalore
Palace

Assetz



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