



**EARTH &
ESSENCE**

the nature of you

Introducing homes and lifestyles
connected to nature.

the connected life



The Earth & Essence environs and homes are placed in a quiet enclave just off Bangalore International Airport Road, and it is set across 16.8 rolling acres, divided into 4 phases of development.

The Phase 1 of Earth & Essence brings to life the philosophy around which it is created. We do this through homes that are built keeping in mind the natural flow of the land and adhering to it in a way that offers you natural light, fresh air and soothing scenes of greens — a whole new level of living. In phase 1 of this alfresco lifestyle offering, we present 75 row homes ranging in size from 3, 4 and 5BHKs.

masterplan

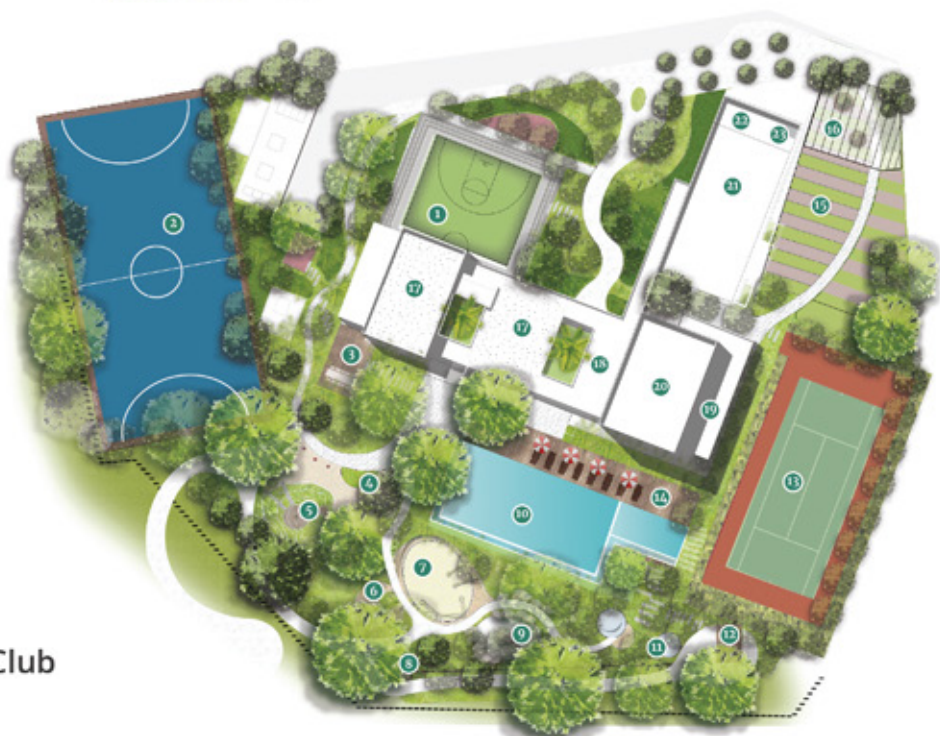


Community spaces



The central landscape area 13,000 sqft

- 1 Dialogue nooks
- 2 Jungle gym nets
- 3 Forest lounge
- 4 Fireplace with seating
- 5 Sand pit with concrete stepped seating
- 6 Pollinator meadow
- 7 Open lawn



The Earth Club 1.5 Acres

At the Earth Club, we have

- | | | |
|-------------------------|--------------------|---|
| 1 Half basketball court | 9 Sprinkler plaza | 17 Multipurpose hall + Indoor games |
| 2 Futsal field | 10 Infinity pool | 18 Lounge |
| 3 Community dining | 11 Trampoline | 19 Spa + Changing rooms + Showers + Steam rooms |
| 4 Interactive pipe | 12 Tree house | 20 Gym |
| 5 Slide playground | 13 Tennis court | 21 Badminton court |
| 6 Swings | 14 Pool deck | 22 Supermarket |
| 7 Sand pit | 15 Organic farm | 23 ATM |
| 8 Zipline | 16 Farmers' market | |

The Earth Club

~ Growing, connecting and living ~



*Infinity Pool View
CGI Artist's Impression*

3BHK Type A

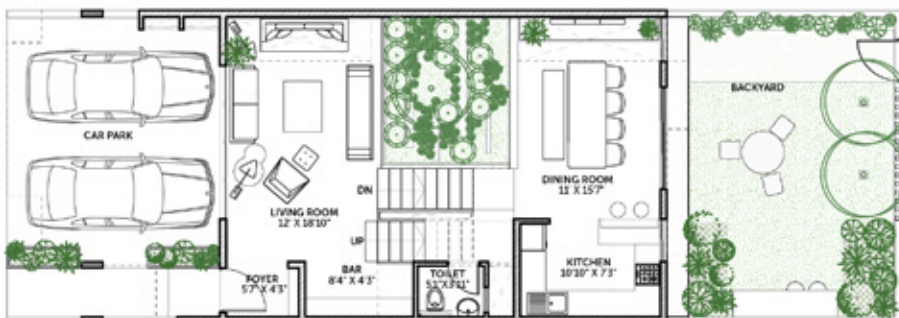
RERA Carpet Area
2,145sqft

CREDAI Carpet Area
2,279sqft

SBUA
2,826sqft



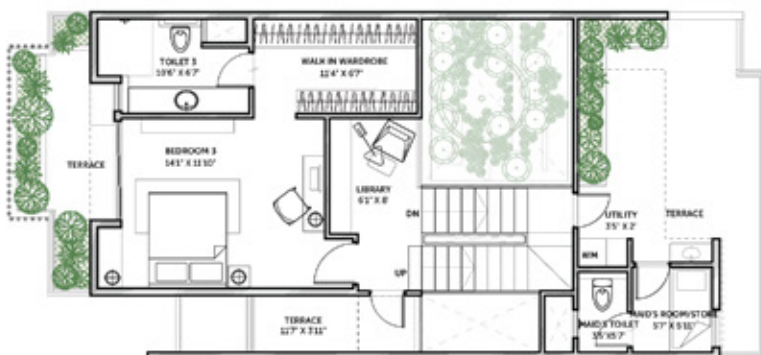
Ground Floor



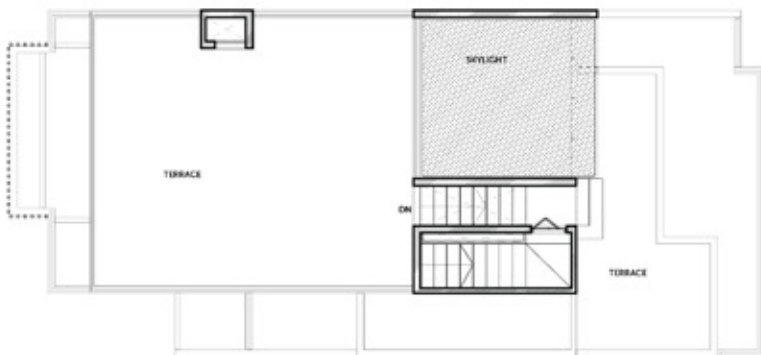
First Floor



Second Floor



Terrace



3BHK Type B

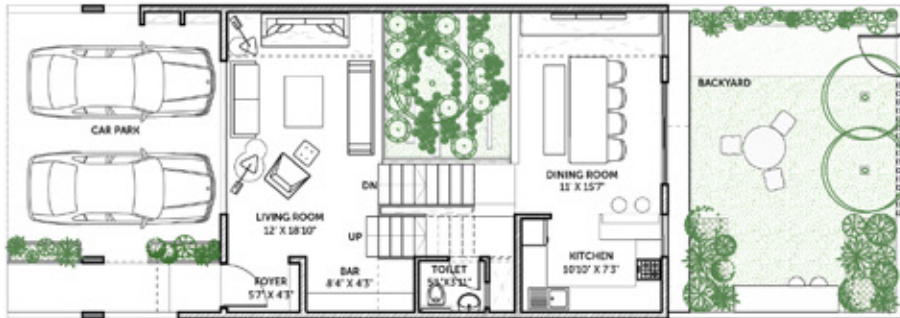
RERA Carpet Area
2,091sqft

CREDAI Carpet Area
2,178sqft

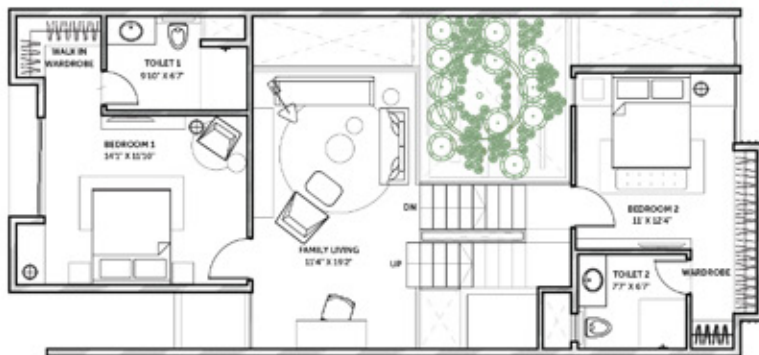
SBUA
2,723sqft



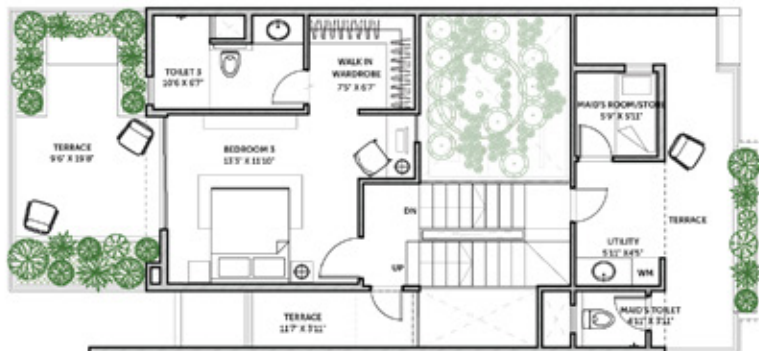
Ground Floor



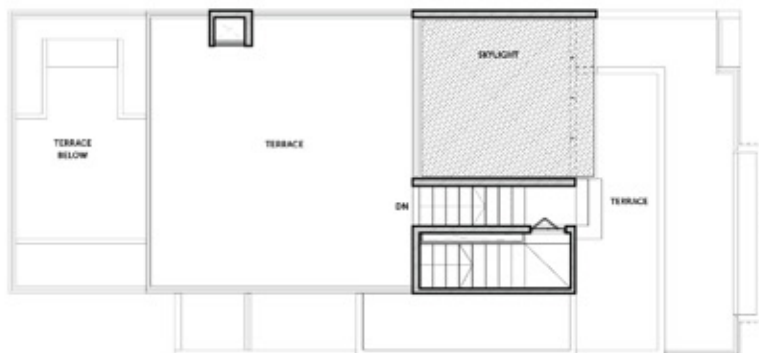
First Floor



Second Floor



Terrace



4BHK Type A

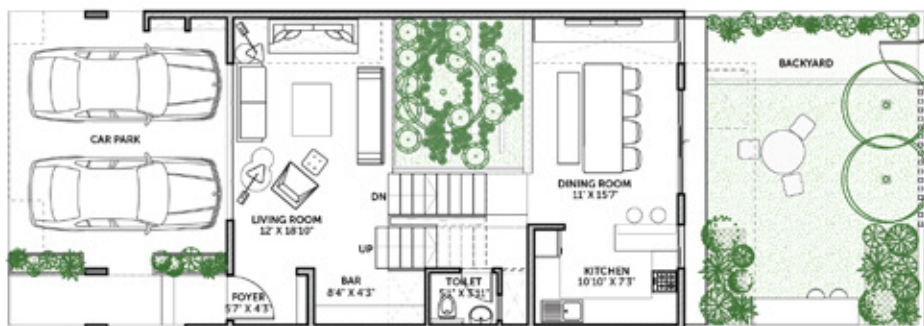
RERA Carpet Area
2,456sqft

CREDAI Carpet Area
2,584sqft

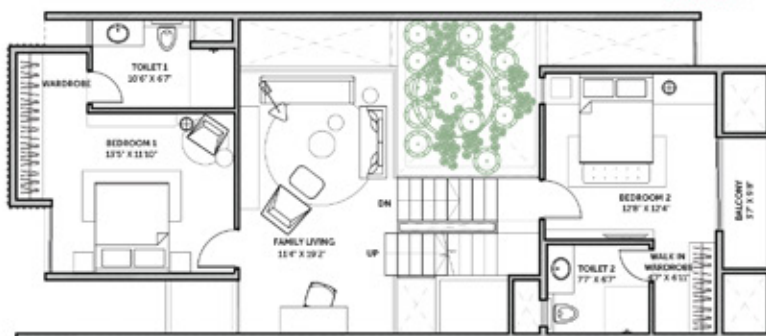
SBUA
3,149sqft



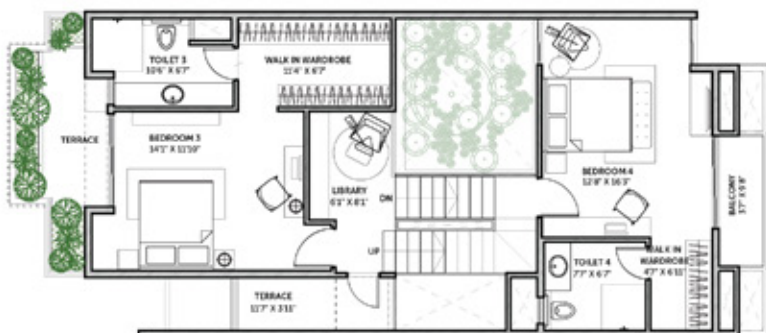
Ground Floor



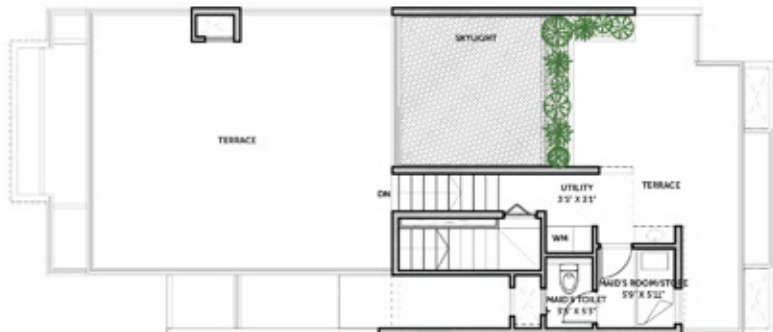
First Floor



Second Floor



Terrace



4BHK Type B

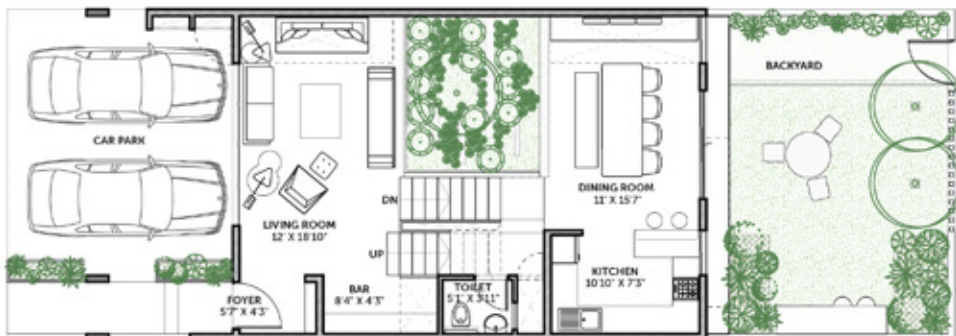
RERA Carpet Area
2,386sqft

CREDAI Carpet Area
2,500sqft

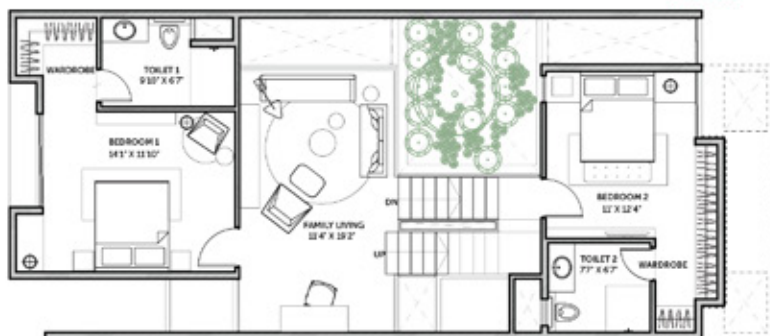
SBUA
3,061sqft



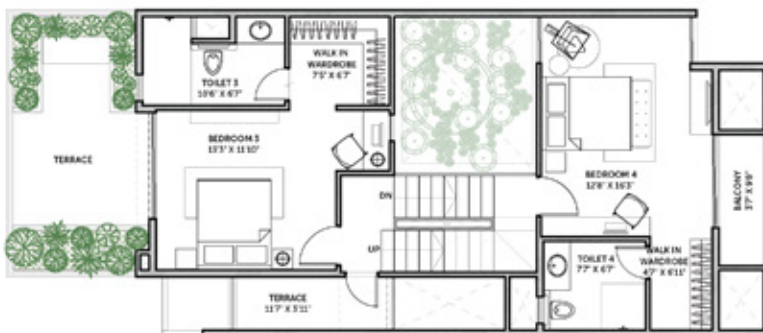
Ground Floor



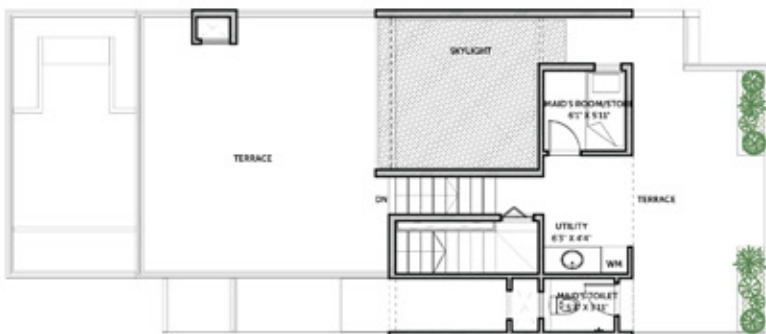
First Floor



Second Floor



Terrace



5BHK Type A

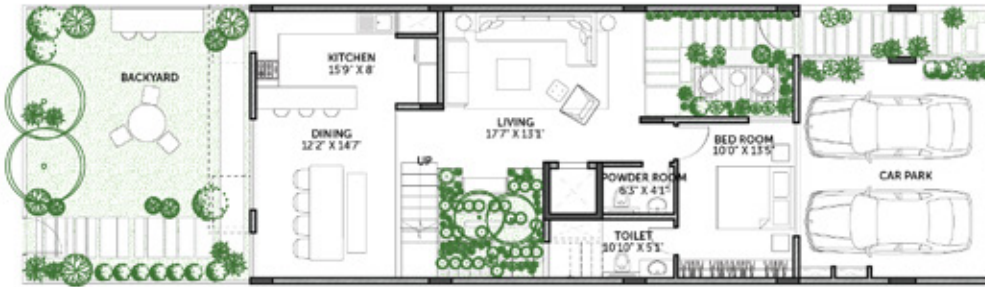
RERA Carpet Area
3,375sqft

CREDAI Carpet Area
3,376sqft

SBUA
4,120sqft



Ground Floor



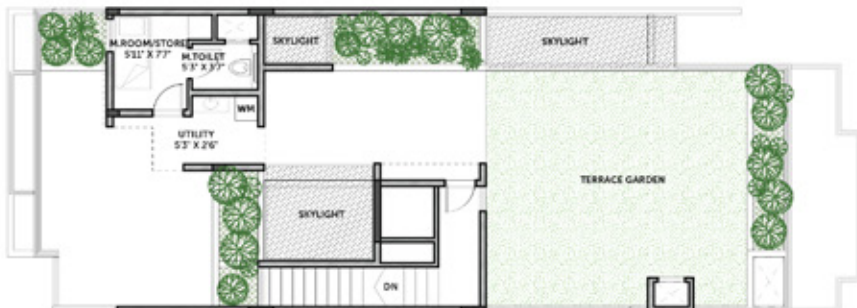
First Floor



Second Floor



Third Floor



5BHK Type B

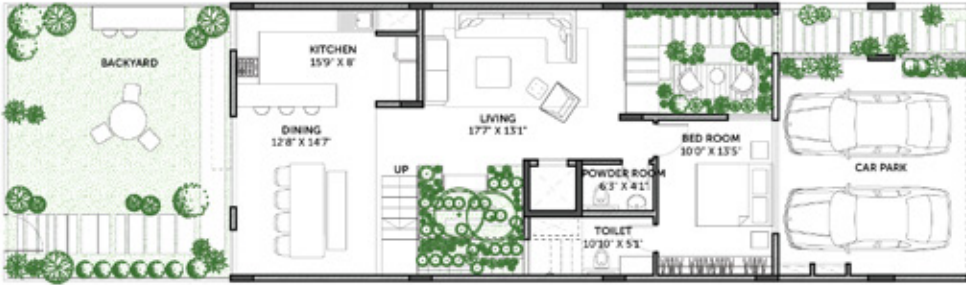
RERA Carpet Area
3,356sqft

CREDAI Carpet Area
3,400sqft

SBUA
4,125sqft



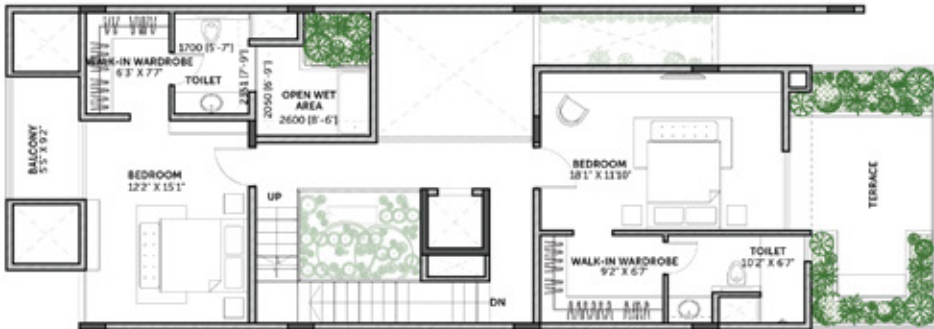
Ground Floor



First Floor



Second Floor



Third Floor



specifications

Civil

Structure

Seismic resistant RCC structure using system formwork with concrete walls / RCC framed structure using concrete blocks in main building. RCC framed structure using concrete blocks for Clubhouse.

Architecture

Doors

ALL DOORS

European make engineered wooden doors.

Full width jamb
(with architrave)

Yale / European or equivalent hardware.

Acoustic EPDM gasket
(for noise reduction)

MAIN DOOR

8 feet height engineered wooden doors with polished veneer

INTERNAL AND TOILET DOORS

Engineered wooden doors with laminate finish.

Note: The above door specifications are not applicable to maid's room and toilet, and the terrace door

Windows

UPVC windows

Floor & Wall Cladding

LIVING, DINING, KITCHEN, FAMILY AND LIBRARY

Vitrified tiles with Marble finish / Concrete finish / Wooden finish

ALL BEDROOMS

Laminated wooden flooring

BATHROOMS

Floor

Slip resistant ceramic tiles

Walls

Ceramic tiles

BALCONY

Wooden finish ceramic tiles

STAIRCASE (INTERNAL)

Granite tread

MAID'S ROOM

Ceramic tiles

False Ceiling in toilets

Grid false ceiling with PVC coated tiles

Note: Excluding maid's toilet

Paint

INTERNAL WALLS

Acrylic emulsion

EXTERNAL WALLS

Exterior grade acrylic emulsion

CEILING

Finished with acrylic emulsion

Railings

BALCONY + STAIRCASE (INTERNAL)

MS railings with enamel paint finish

Plumbing, Electrical Services

CP, Sanitary

Fittings & Fixtures

Kohler or equivalent water efficient CP fixtures and sanitary fittings

Jaquar or equivalent make dual flush system

Soft close seat covers for EWC

Electrical Fittings

Schneider switches or equivalent

Telephone + Data cabling through FTTH

Schneider or equivalent make distribution boards

RCCB incomer with overload and earth leakage protection

Grid Power & Backup Power

EB POWER

3 BHK - 7 KW, 4 BHK - 9 KW, 5 BHK - 12 KW

DG POWER BACKUP

3 BHK - 3 KW, 4 BHK - 3.5 KW, 5 BHK - 4 KW & common areas - 100% back up

Services

Water Treatment Plant

Sewage Treatment Plan

Organic Waste Convertor

Safety & Security

Common area surveillance

Elevators

Provision in select units

Green Features

Water Conservation

Dual piping system & dual flush system for sanitary

All landscape maintained through recycled water

Water efficient fixtures

Rain water harvesting

Ground water recharge

Energy Conservation

Solar heated water for select bathrooms

Energy efficient lights in common areas

Timer adjusted street lights

Solid Waste Management

Segregation at source

Organic waste convertor



Important Distances

CBD – Central Business District	25 km
Hebbal Flyover	16 km
NH7 Service Road (Airport Road)	3.1 km
Kempegowda International Airport via KIAL Road	15.9 km
Manyata Business Park	19 km

Earth & Essence is located in the upcoming hub of North Bangalore. A short and pleasant drive off the Bangalore International Airport Road will lead you to your new neighbourhood where there are no looming skyscrapers, just calm and wide open spaces.

Assetz

Assetz Property Group

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Earth & Essence

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Jala Hobli, Hosahalli, North Bangalore

PRM/KA/RERA/1251/309/PR/180621/001907

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