

Assetz



CGI Artist's Impression

# 63°EAST

LUXURY ECO HOMES



**TOWER E**



Aerial View

CGI Artist's Impression

# The Full Life.

A residential space designed for a wholesome community lifestyle that includes healthy living and social activities combined with luxury eco-friendly homes; caring not just for your family, but also for the environment.

# **A Self-Sustained Township.**

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*Spread over a land area of*

**26 Acres**

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*A thoughtfully built township with*

**68% Open Space**

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*Fitness, social & conveniences*

**25+ Amenities**

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*And living spaces that include*

**2, 3 & 4 BHKs**

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# Master Plan



CGI Artist's Impression

## Legend:

01 Entry & Exit

02 Clubhouse (Main Block)

03 Swimming Pool

04 Basketball Court

05 Clubhouse (Extended Block)

06 Tennis Court

07 Skating Rink

08 Futsal Court

09 Volleyball Court

10 Yoga Deck

11 Organic Farming Space



# Amenities

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At 63° East, there are over 25 amenities that follow global standard facilities along with design sensibilities to make sure you wake up to a healthy life.

**~40,000 SQ FT Clubhouse (Main block + Extended block)**



Futsal Court + Skating Rink & Volleyball Court

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## HEALTH & SPORTS



Futsal Court\*



5 Swimming Pools  
(3 Regular Pools & 2 Kids' Pools)\*\*\*\*



Squash Court\*



3 Badminton Courts\*



Tennis Court\*\*\*



Steam & Changing Rooms\*



2 Pool Tables\*



Volleyball Court\*



2 Gymnasiums\*\*



Basketball Court\*\*\*



2 Table Tennis\*



Cycling & Walking Path\*



Skating Rink\*



Yoga Deck\*



Aerobics Studio\*



2 Billiards\*

## OTHERS



Amphitheatre\*\*\*



Workspaces  
(Indoor\*\*\* & Outdoor\*)



Party Hall with Pantry\*



Dedicated Organic Farming Space\*\*\*



Provision for Salon & Spa\*



Terrace with Seating & Provision for Barbeque\*



Bus Bay\*



Kids' Play Area\*



Creche\*

### PROVISION FOR RETAIL



Laundromat\*\*\*



ATM\*\*\*



Store\*\*\*



Planned for Library Space\*\*



Planned for Board Games\*\*\*



Provision for Grocery Store\*\*\*

\* Amenity to be provided with the handover of TOWER E.

\*\* Only one gymnasium to be provided with the handover of TOWER E.

\*\*\* Amenity to be provided with later project phases of 63<sup>rd</sup> East.

\*\*\*\* Only two regular & one kids' swimming pool to be provided with the handover of TOWER E.

# Floor Plans

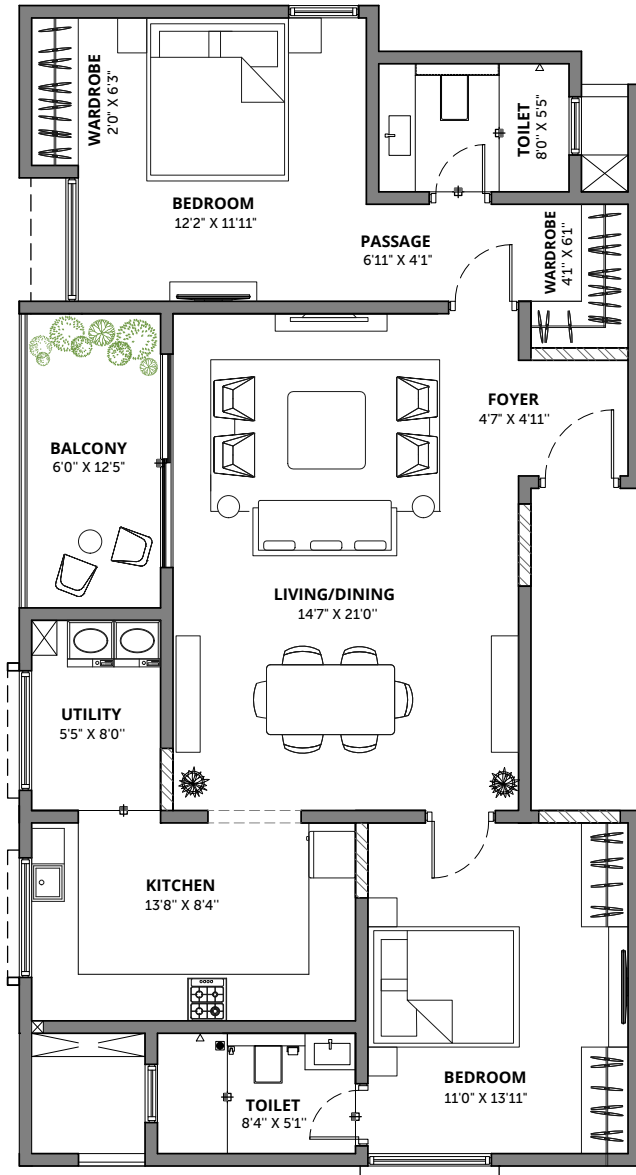
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Homes at 63° East have been designed to incorporate optimal use of space to offer efficiently planned areas that are luxurious and filled with natural light and healthy air circulation.

**2 BHK - Type A**

Carpet Area as per RERA: **959 SQ FT**  
CREDAI Carpet Area: **1022 SQ FT**  
Super Built Up Area: **1447 SQ FT**



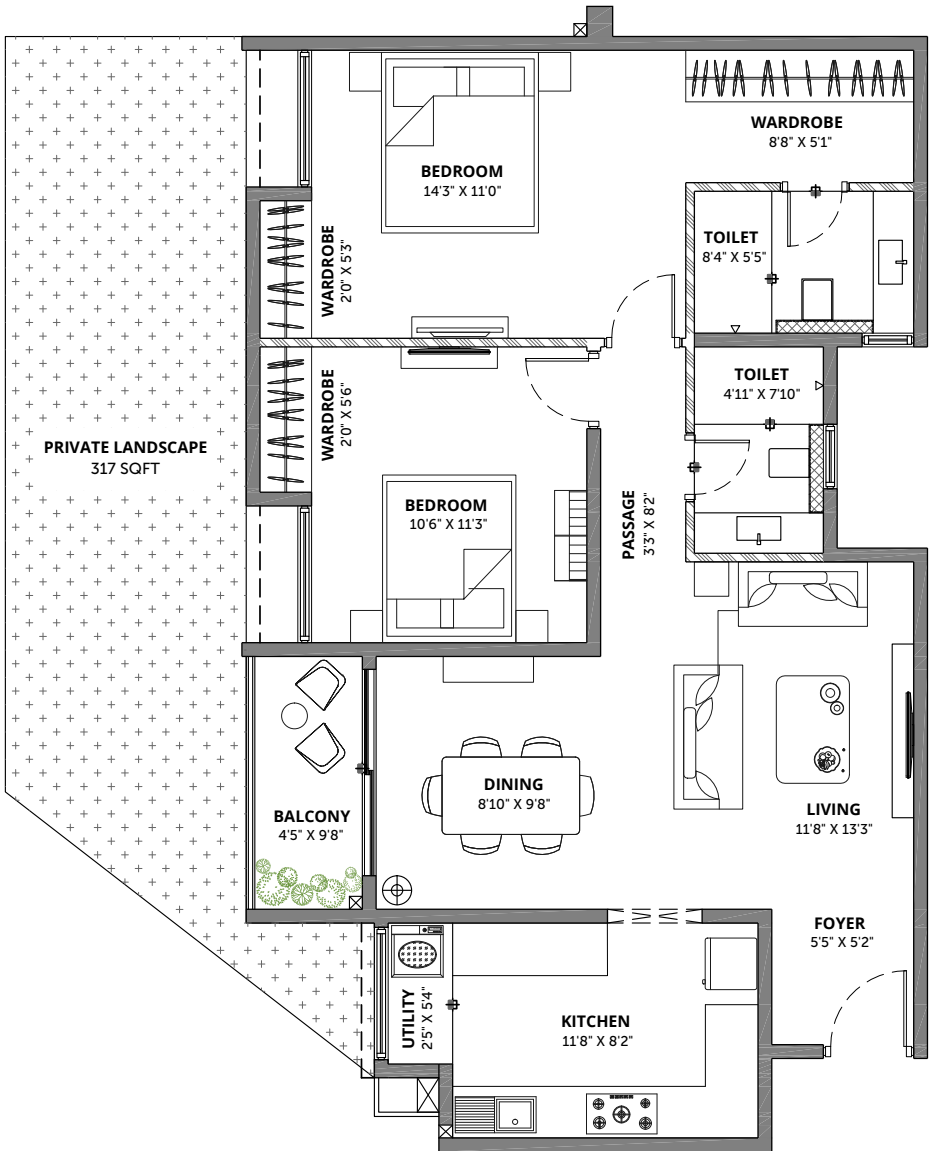


## 2 BHK - Type E

Carpet Area as per RERA: **867 SQ FT**

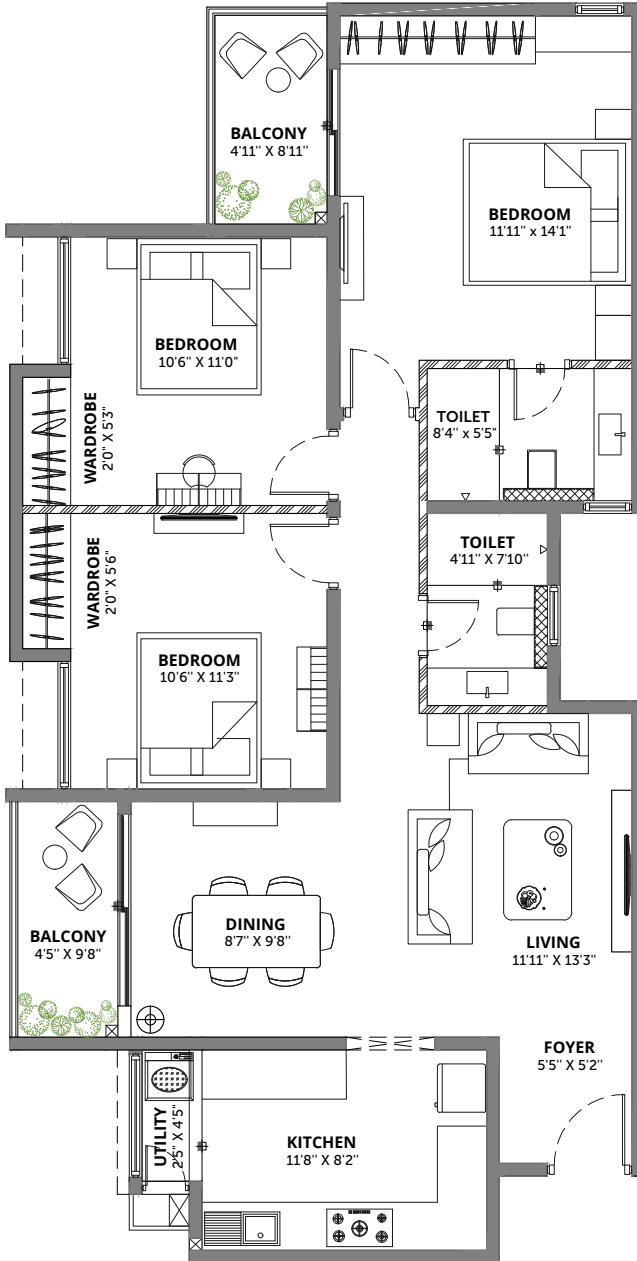
CREDAI Carpet Area: **880 SQ FT**

Super Built Up Area: **1336 SQ FT**

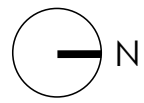


**3 BHK - Type E**

Carpet Area as per RERA: **975 SQ FT**  
CREDAI Carpet Area: **1026 SQ FT**  
Super Built Up Area: **1430 SQ FT**

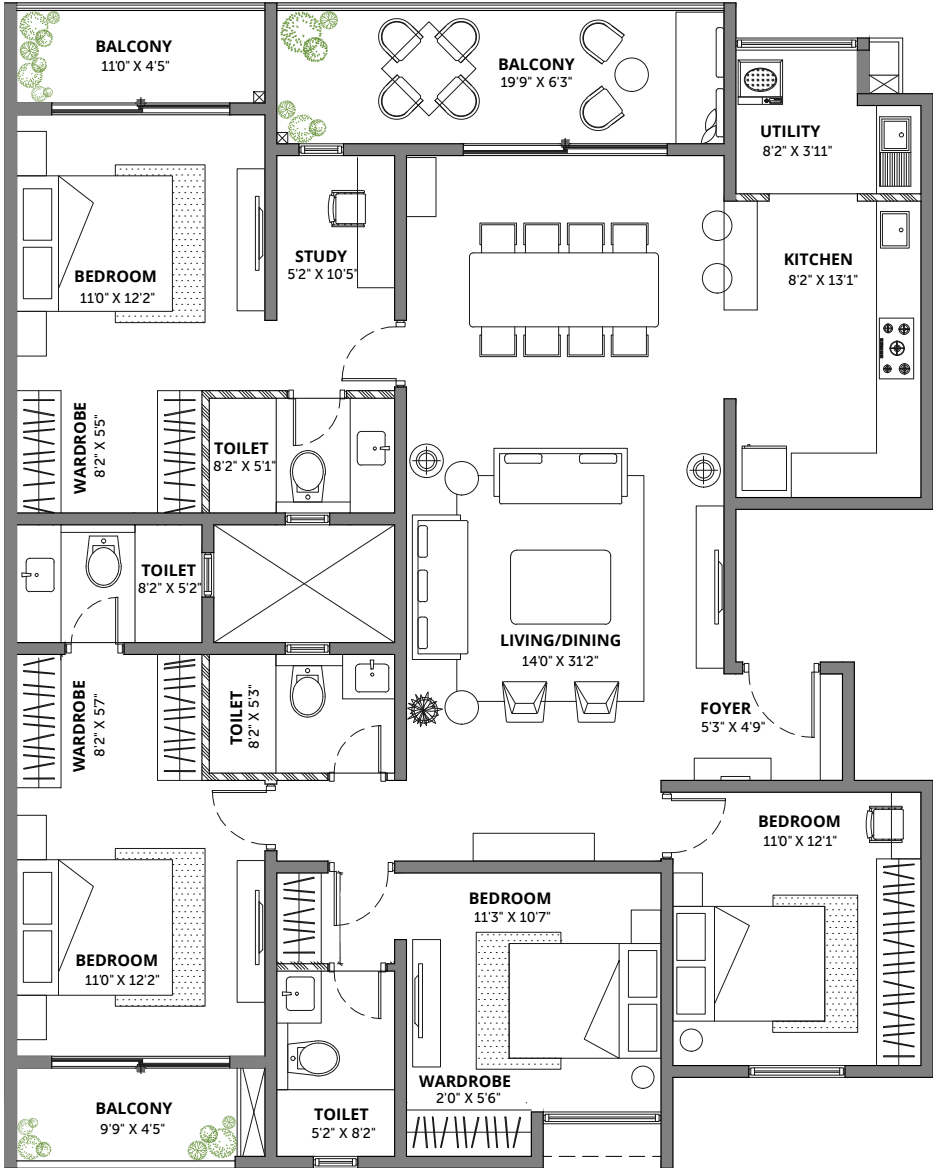


**SOLD OUT**

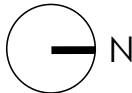


### 3 BHK - Type E

Carpet Area as per RERA: **975 SQ FT**  
CREDAI Carpet Area: **1026 SQ FT**  
Super Built Up Area: **1430 SQ FT**



**SOLD OUT**



# Specifications

## CIVIL

### STRUCTURE

Seismic resistant RCC structure using system formwork with concrete walls in main building & RCC framed structure using concrete blocks for basements, clubhouse & other amenities

## ARCHITECTURE

### DOORS

Engineered wooden doors

#### Main Door

Engineered wooden doors with veneer finish

#### Internal & Toilet Doors

Engineered wooden doors with laminate finish

### WINDOWS

3 track UPVC windows with SS mosquito mesh

### FLOORING & WALL CLADDING

#### Living, Dining, Kitchen & Bedrooms

Flat glazed vitrified tiles

#### Bathroom & Balcony

Vitrified/ceramic/wooden finish tiles

#### Master Bedroom

Laminated wooden flooring

### INTERNAL RAILINGS

#### Balcony

MS railings with enamel paint finish

### PAINT

#### Internal Walls & Ceiling

Acrylic emulsion

#### External Walls

Exterior grade acrylic emulsion

### FALSE CEILING

Grid false ceiling with PVC coated tiles in all bathrooms

## PLUMBING, ELECTRICAL & SERVICES

### CP & SANITARY FITTINGS & FIXTURES

Jaquar or equivalent water efficient CP fixtures & sanitary fittings

### GRID POWER & BACKUP POWER

#### EB Power

Studio - 2 kW

2 BHK - 3 kW

3 BHK - 5 kW

4 BHK - 6 kW

#### DG Power Backup

50% of EB load for lighting circuits inside the apartments & 100% backup for common area lighting, lifts, and utilities

### SERVICES

Water treatment plant  
Sewage treatment plant  
Organic waste converter

### ELEVATORS

Two elevators of 10 passenger capacity & one elevator of 13 passenger capacity per core

### SAFETY & SECURITY

Common area surveillance

## GREEN FEATURES

### WATER CONSERVATION

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

### ENERGY CONSERVATION

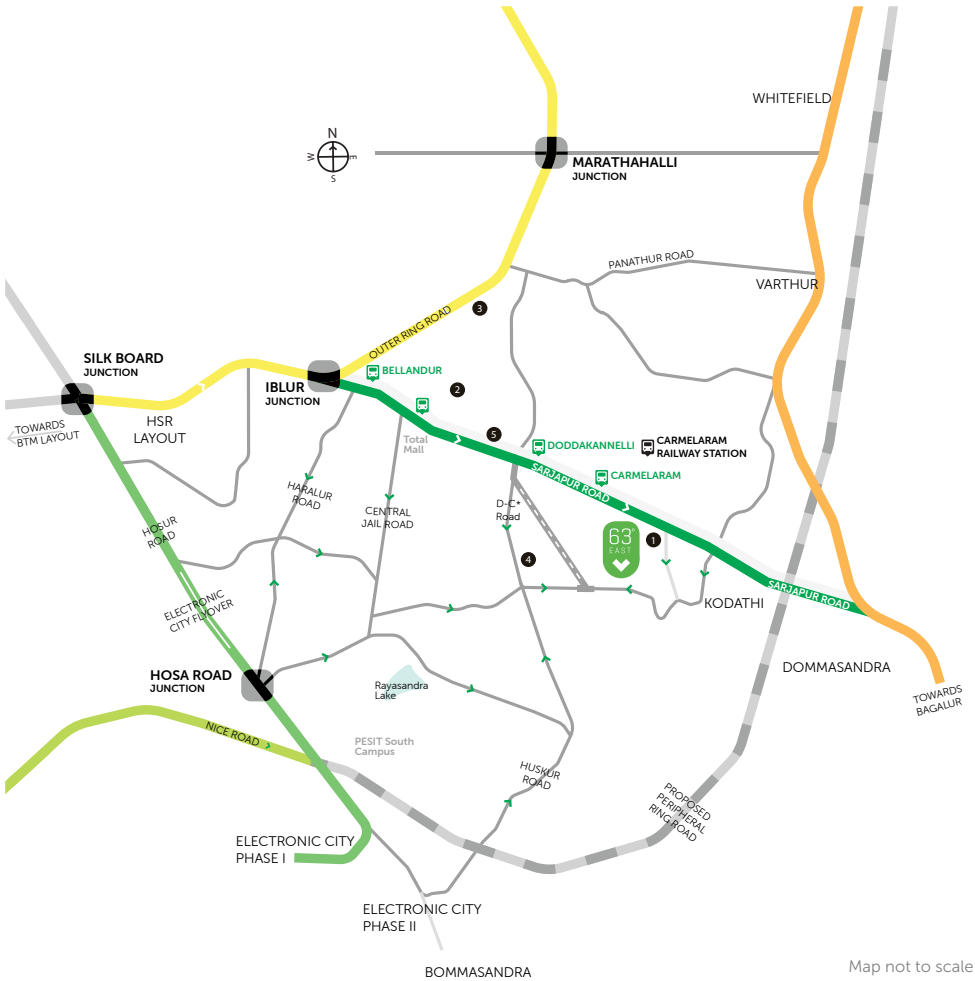
Solar heated water provision for one bathroom on the top two floors  
Energy-efficient lights in common areas  
Timer adjusted streetlights

### SOLID WASTE MANAGEMENT

Segregation at source  
Organic waste converter

# Know Your Location.

Strategically located in the midst of BDA's comprehensive development plan, Sarjapur Road is getting increasingly connected through phase 3 of the Bengaluru Metro. Being one among the important hubs of the city, your home is in close proximity to everything you need.



Map not to scale

**LEGEND:**

- ① Decathlon
  - ② Wipro
  - ③ RMZ Ecospace
  - ④ Primus Public School
  - ⑤ BYG Brewski
- 
- Proposed PRR
  - Proposed 100 ft. Road
  - State Highway 35
  - Outer Ring Road
  - 🚇 Proposed Metro Phase III
  - 🚉 Railway Station
  - Sarjapur Road
  - NICE Road
  - 📍 Assetz 63° East
  - D-C\* Road
  - Doddakannelli - Chikkanayakana Halli Road



PRM/KA/RERA/1251/446/PR/201222/005546

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PROJECT IS FINANCED BY



*apni jagah banao*

#### Assetz 63° East

Survey no. 69/1, 69/2 & 69/3, Kodathi Village, Varthur Hobli, Bangalore East Taluk,  
Near Bangalore Technological Institute, Off Sarjapur Road, Bangalore - 560035.

#### Assetz Property Group

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Assetz

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[assetzproperty.com/63east](https://www.assetzproperty.com/63east)