



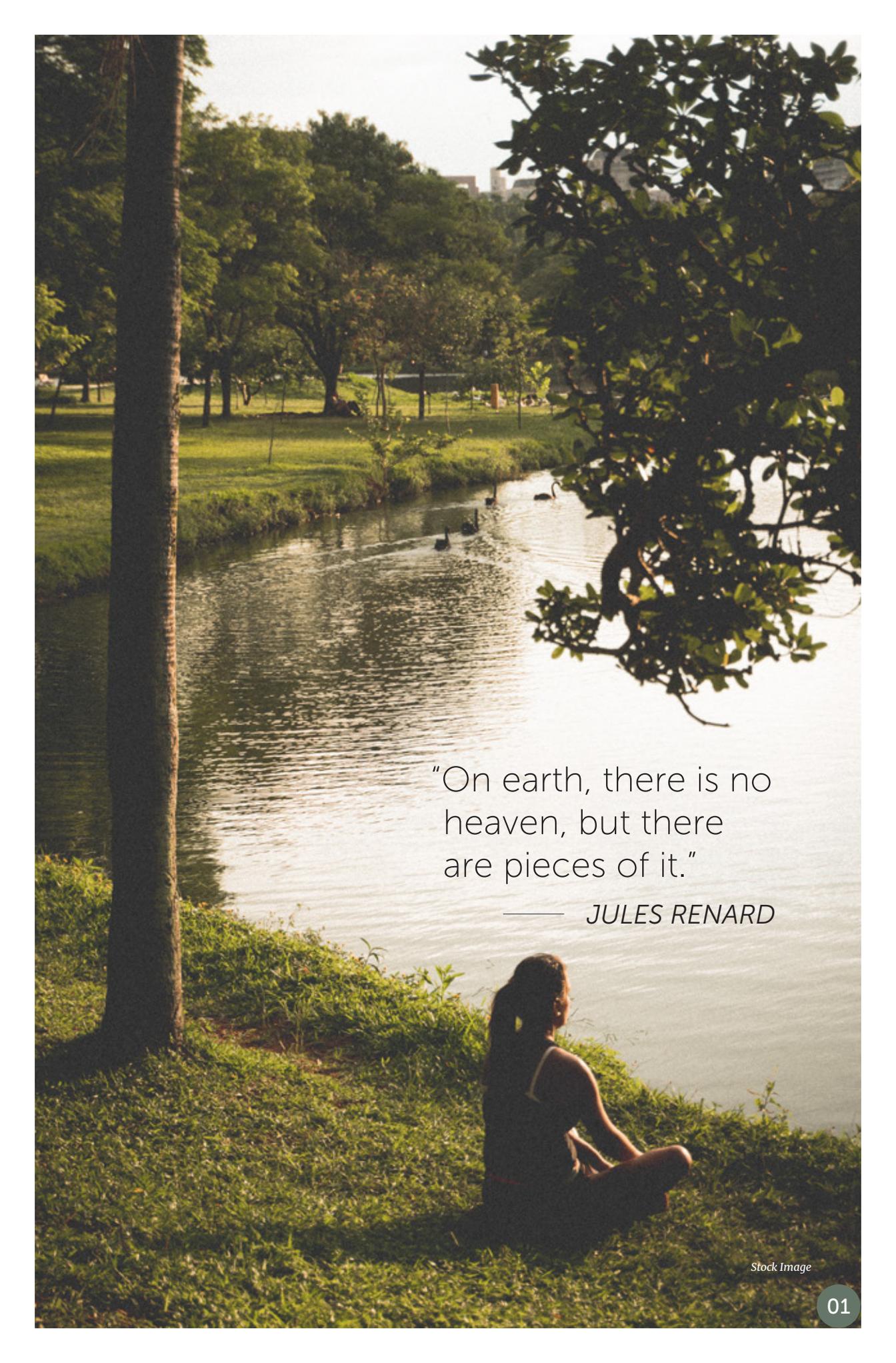
Assetz

Shot at site

18 & OAK

LUXURY GOLF VILLA PLOTS

The foundation for your dreams.

A photograph of a person sitting on a grassy bank, looking out over a pond. The pond has several swans swimming in it. The scene is framed by trees and foliage, with a large tree trunk on the left and a large tree branch on the right. The lighting is soft, suggesting late afternoon or early morning.

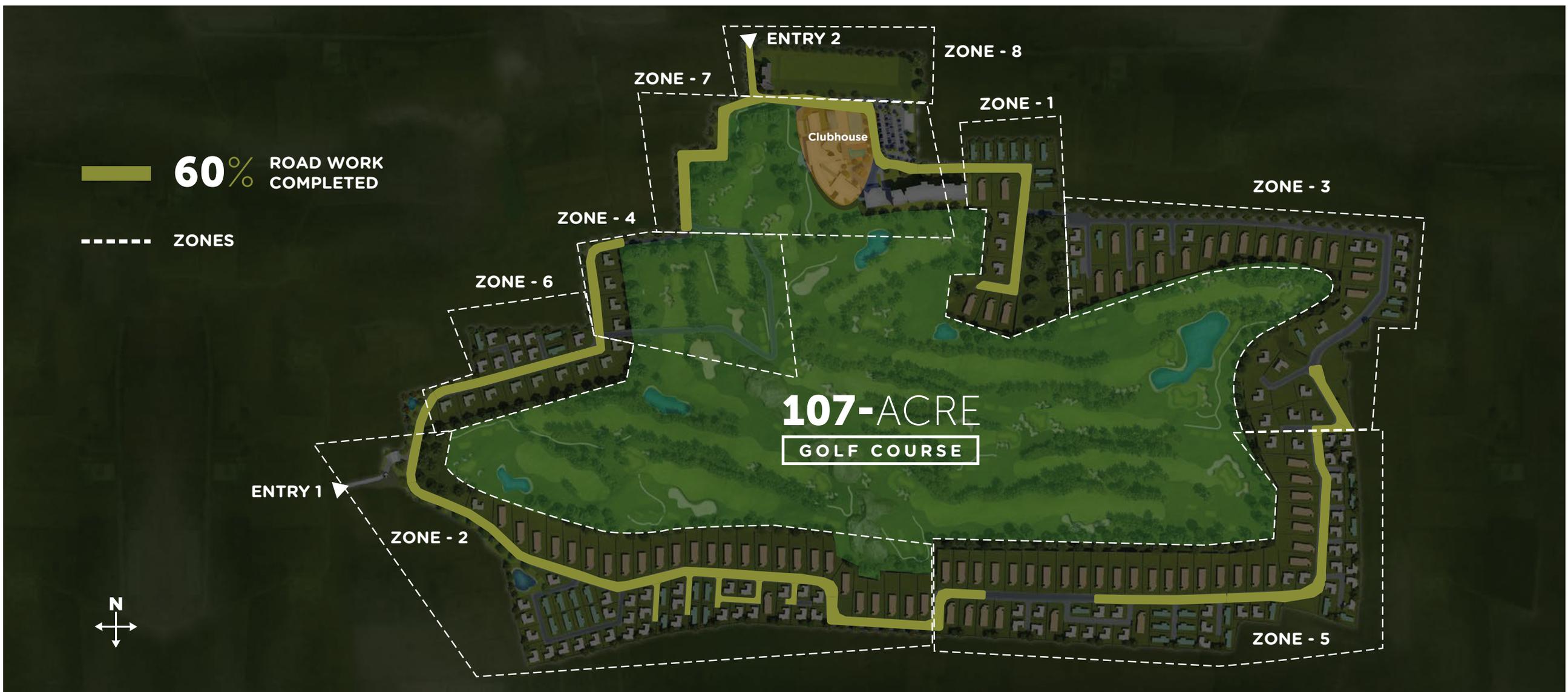
"On earth, there is no
heaven, but there
are pieces of it."

—— *JULES RENARD*

AND A PIECE OF THIS HEAVEN EXISTS WITHIN YOUR REACH.

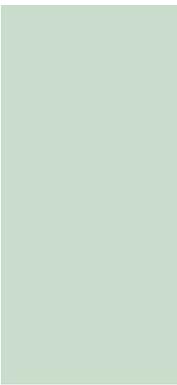


Introducing 18 & Oak – a space designed for the nature-worshipper, the golf-lover, and the connoisseur of fine living. Created to inspire you with the abundance of nature you can escape into, and the pleasures it offers - it's that perfect getaway you've always reminisced about with fresh air that is rejuvenating, spaces to connect with loved ones, activities to keep you healthy, contemporary homes that are a reflection of you, and lifestyles that one can only dream of.



DESIGNED FOR A LARGER THAN LIFE EXPERIENCE.

- 177 acres
- 90% open space
- 242 luxury plots
- Urban lifestyle
- Host of fitness and social amenities



TEE OFF ON A WORLD-CLASS GOLF COURSE.

Spread across 107 acres of pristine green is Clover Greens. This 18-hole, 6500+ yard, par 71 course has been designed by Phil Ryan of Pacific Coast Design, Australia. Here, global design sensibilities merge with local landscaping features to give golfers a course they'd love to come back to.



107 acres of
perfect green



18-hole, 6500 yards,
par 71 course



Fully equipped
pro-shop



Driving range and
golf academy

RELAX. REJUVENATE. REJOICE. AT THE 90,000 SQFT CLUBHOUSE.

URBAN AMENITIES

- Swimming pool
- Restaurant
- Gym
- Indoor badminton court
- Card room
- Squash court
- Tennis court
- Amphitheatre
- Beauty salon
- Yoga space
- Spa & steam rooms
- Outdoor deck space



THE FAIREWAY - A FINE DINING RESTAURANT

Designed for fine dine meals and get-togethers over unforgettable culinary creations. Great views and natural light have been built into the space so that it all adds up to a fine alfresco culinary experience.

All this and more at 18 & Oak.

LUXURY IN EVERY DETAIL.

A well-planned living space doesn't just include the ideal balance of finely designed homes, facilities, and landscaped goodness; it includes the detailing and creation of subtly concealed, brilliantly efficient, and existing infrastructural details that add to the value of the property and the quality of lifestyle.



Rainwater Harvesting

Designed to capture rainwater by a network of pipes/ cross drains and channeled to a waterbody on the golf course.



Communication Network

Designed piping network infrastructure is provided to facilitate cabling for television, telephone, and modem.



Lighting System

Modern LED street lighting system for the entire layout with sensor/ timer control for more effective operation and energy effective design.



Sustainable Drainage Systems

Designed for the efficient and quick disposal of sewage and wastewater, providing essential hygienic and healthy environment conditions for each plot.



Underground Electrical Cabling

Provision for underground cabling from substation to individual plots, making the infrastructure far more effective and less intrusive.



Sewage Treatment Plant

The sewage from each plot is treated, and the recycled water is used for golf course landscaping.

GREEN FEATURES



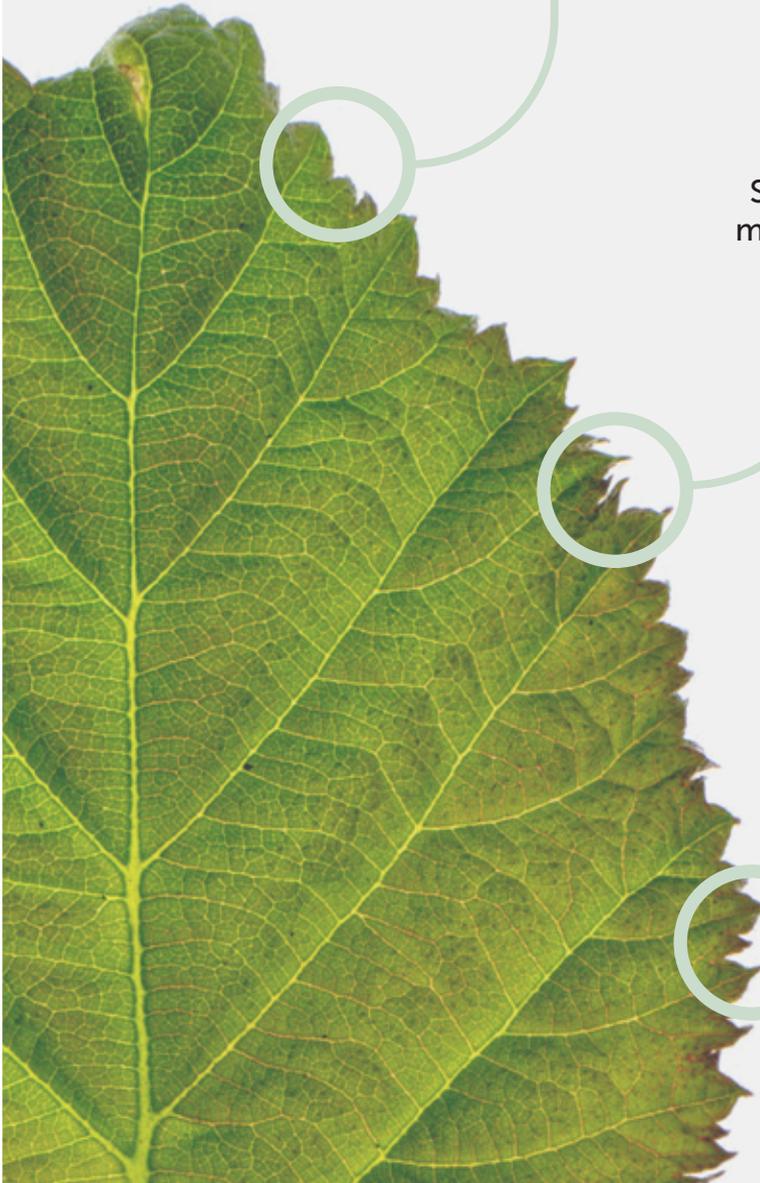
Water
conservation



Solid waste
management



Energy
conservation



“Create with the heart;
build with the mind.”

— *CRISS JAMI*

A SPACE THAT IS AN EMBODIMENT OF YOU.



At 18 & Oak, one has the choice to design their own space, the way they envision it – a place that is a reflection of themselves. Set against the picturesque backdrop of the 107-acre golf course, with its breathtaking views of soothing greens and sunlit grounds, each day feels like a new day here.

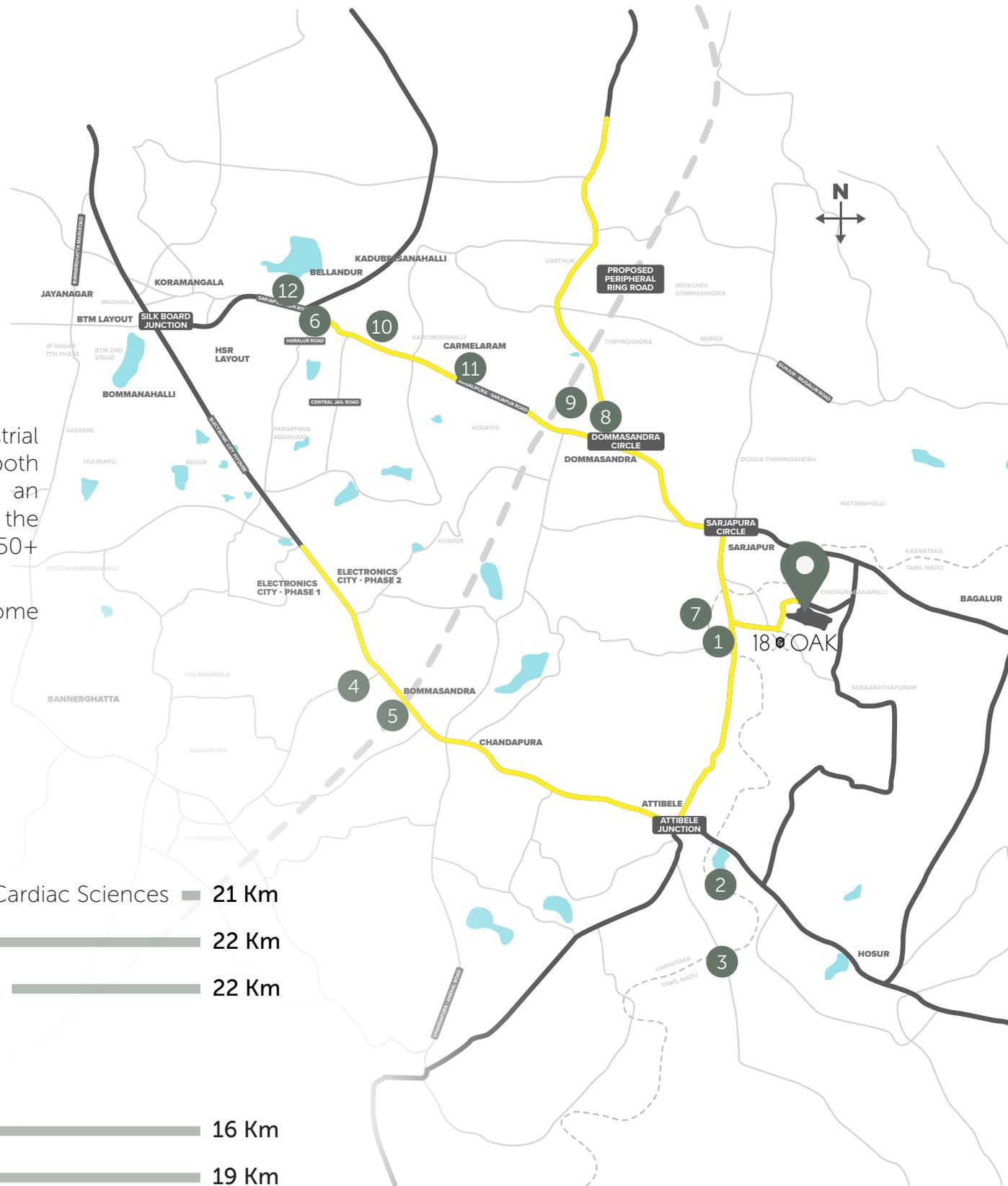
Design your dream home or choose from our collection of contemporary designs*

*Optional

LOCATION

Located on the outskirts of Bangalore, yet close to important industrial zones, educational institutions, hospitals, and more, 18 & Oak acts as both the perfect getaway and an ideal first-home for buyers, making it an invaluable investment opportunity. In addition to being ideally situated, the project is also neighbored by Clover Fields, an exclusive community of 50+ families, offering a simple yet wholesome lifestyle.

Here's your chance to build something that will last for generations to come amidst an exquisite and sought-after neighbourhood of Bangalore.



OFFICES

- 1 Exide Industries — 01 Km
- 2 Ashok Leyland — 13 Km
- 3 TVS Motors — 15 Km

HOSPITALS

- 4 Narayana Institute of Cardiac Sciences — 21 Km
- 5 Sparsh Hospital — 22 Km
- 6 Motherhood Hospital — 22 Km

EDUCATIONAL INSTITUTIONS

- 7 Indus International School — 04 Km
- 8 TISB — 12 Km
- 9 Inventure Academy — 12 Km

ENTERTAINMENT

- 10 Decathlon — 16 Km
- 11 Byg Brewski — 19 Km
- 12 DoubleTree Suites by Hilton Hotel — 21 Km

Map not to scale.

Disclaimer: Distances (rounded off) as per Google Maps.



ABOUT ASSETZ

Our mission is to balance the need to break through the clutter of a highly competitive market where trends have a very short shelf life, with the demands of cost and investor confidence. A way to not succumb to this is to respond to factors that are immutable to the site and the surrounding context and not to passing trends.

Assetz Property Group

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