



63°EAST
LUXURY ECO HOMES

 TOWER B



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.

Spread over a land area of

26 Acres

A thoughtfully built township with

68% Open Space

Fitness, social & conveniences

25+ Amenities

And living spaces that include

Studio, 2 & 3 BHKs

Master Plan



CGI Artist's Impression

Legend:

- | | | |
|---------------------------|-------------------------------|--------------------------|
| 01 Entry & Exit | 05 Clubhouse (Extended Block) | 09 Volleyball Court |
| 02 Clubhouse (Main Block) | 06 Tennis Court | 10 Yoga Deck |
| 03 Swimming Pool | 07 Skating Rink | 11 Organic Farming Space |
| 04 Basketball Court | 08 Futsal Court | |

Amenities

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

CGI Artist's Impression

GO SOCIAL



Futsal Court



5 Swimming Pools



Squash Court



3 Badminton Courts



Tennis Court



Steam Room and Changing Rooms



Pool Tables



Volleyball Court



2 Gymnasiums



Basketball Court



Table Tennis



Dedicated Cycling Path



Dedicated Walking Path



Skating Rink



Yoga Deck



Aerobics Studio



Billiards

CONVENIENCE



Space For Laundromat



Amphitheatre



Workspace (Indoor and Outdoor)



Library



Organic Farming Space



Provision For Spa



Provision For Café



Game Room



Kids' Play Area



Party Hall With Pantry



Terrace With Seating and Provision For Barbeque



Provision For Salon



Bus Bays For Children



Space For Department Store



Crèche



Space For ATM

NOTE: Amenities will be completed phase wise.



GO GREEN



Water
Conservation



Energy
Conservation



Solid Waste
Management



Low-maintenance
Landscape

DESIGN IQ



Ample
Light



Ample Wind
Circulation



Tucked-in
Wardrobes

TECHNOLOGY



Cable



Internet



Telephone



A/V Intercom



Wifi



Surveillance

Floor Plans



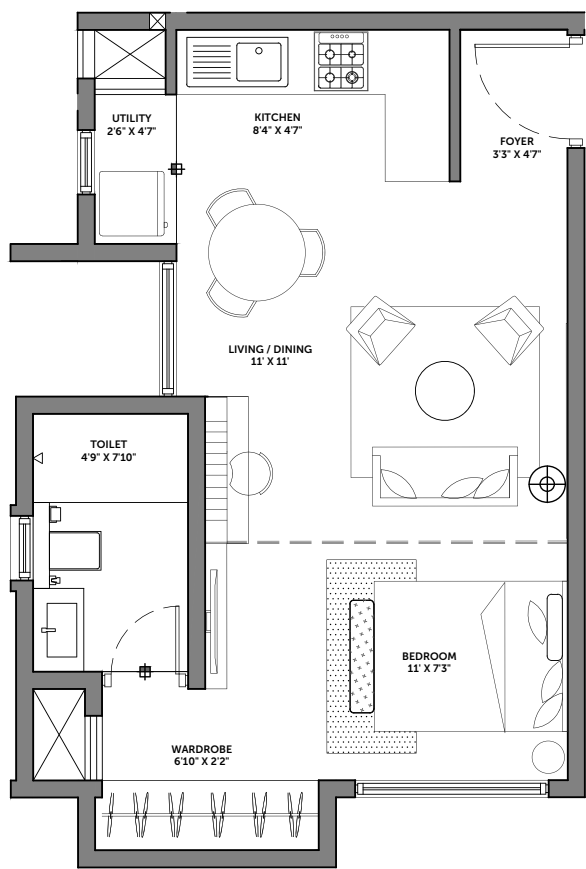
Living

CGI Artist's Impression

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.

Studio Unit - Type A

Carpet Area as per RERA: **345 SQ FT**
CREDAI Carpet Area: **336 SQ FT**
Super Built Up Area: **474 SQ FT**

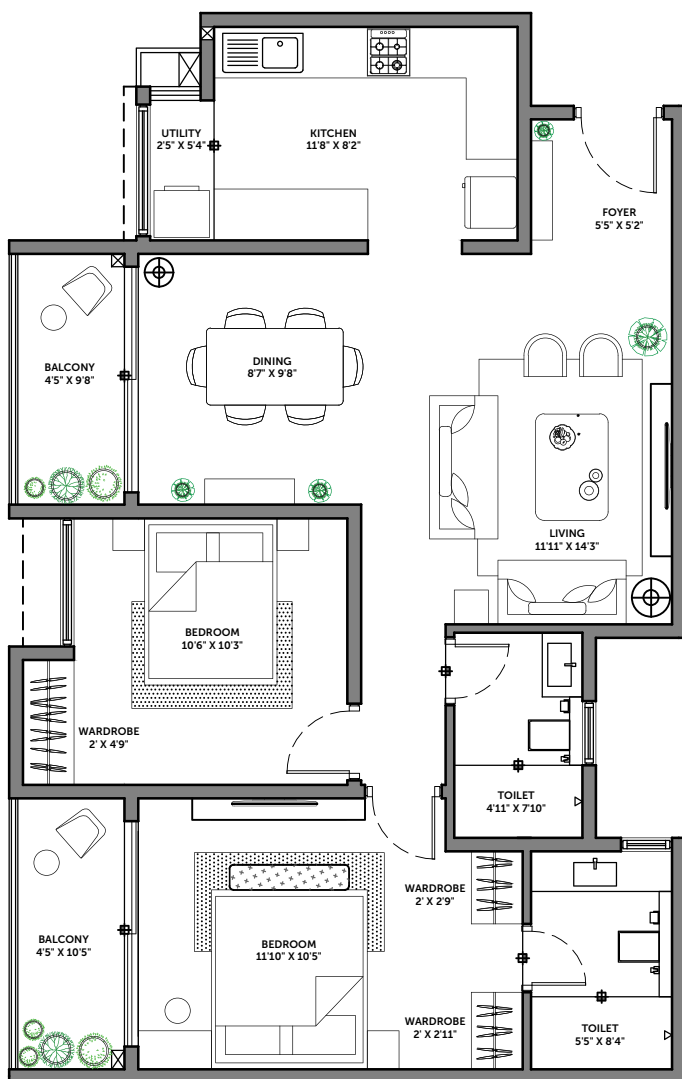


2BHK - Type E

Carpet Area as per RERA: **794 SQ FT**

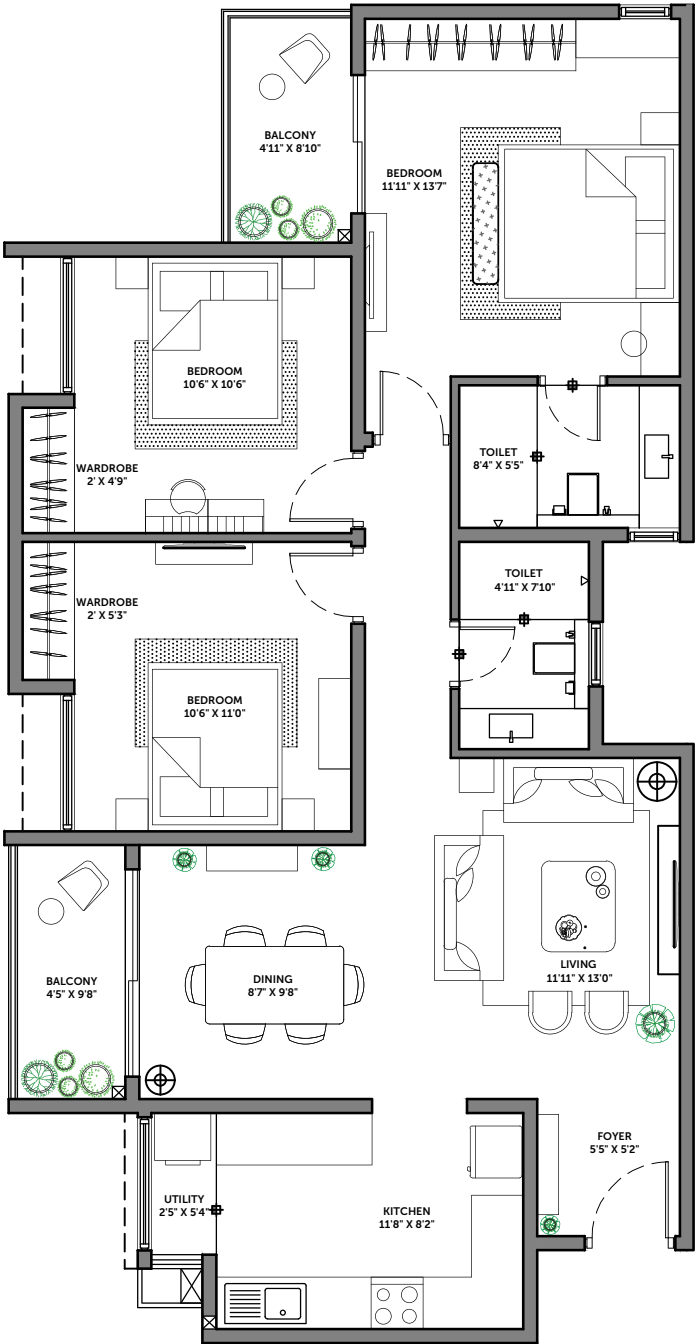
CREDAI Carpet Area: **857 SQ FT**

Super Built Up Area: **1159 SQ FT**



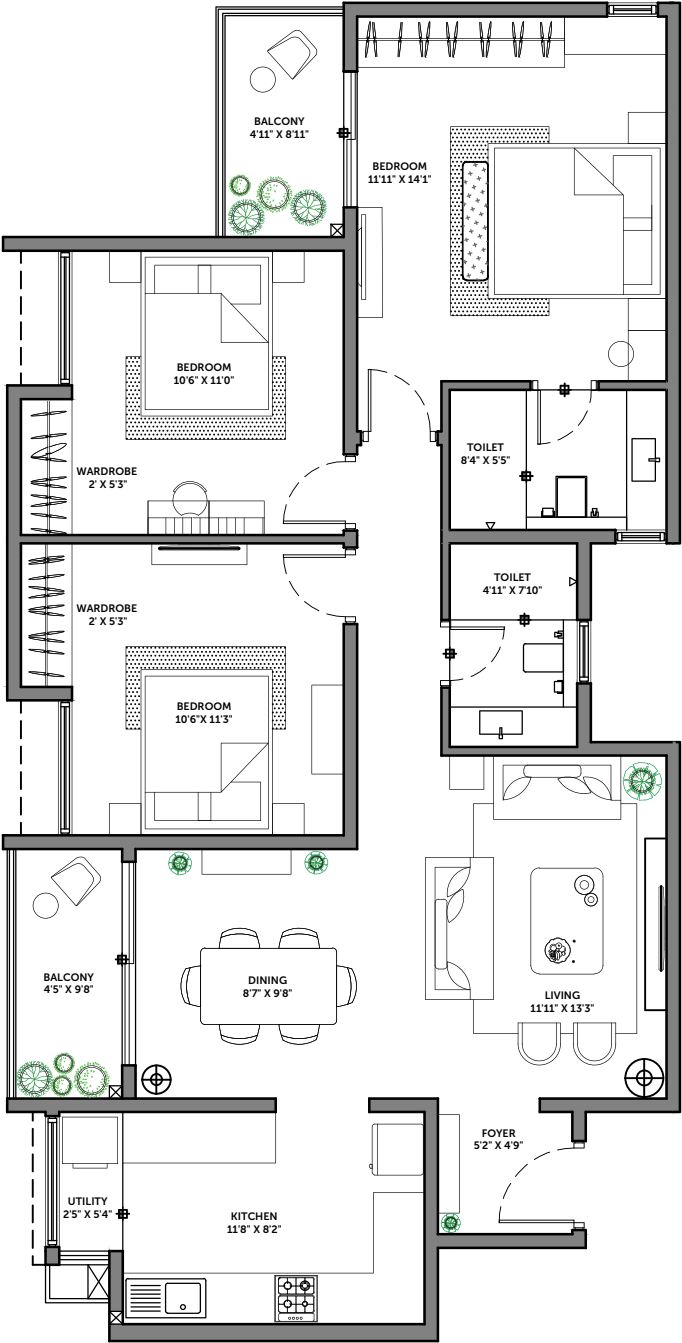
3BHK - Type J

Carpet Area as per RERA: **955 SQ FT**
CREDAI Carpet Area: **1007 SQ FT**
Super Built Up Area: **1370 SQ FT**



3BHK - Type H

Carpet Area as per RERA: **972 SQ FT**
CREDAI Carpet Area: **1025 SQ FT**
Super Built Up Area: **1396 SQ FT**



Specifications

CIVIL

STRUCTURE

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

ARCHITECTURE

DOORS

Engineered wooden doors with tubular core.

Dorset or equivalent hardware for all wooden doors with hinges
Acoustic EPDM gasket (for noise reduction) for all doors

Main Door

8 feet height engineered wooden doors with architrave in polished veneer

Internal and Toilet Doors

Engineered wooden doors with architrave in laminate finish

WINDOWS

3 track UPVC windows with SS mosquito mesh

FLOORING AND WALL CLADDING

Vitrified tiles or equivalent flooring

Living, Dining, Kitchen & Bedrooms

Vitrified tiles

Bathroom and Balcony

Ceramic 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 and shadow channels in all bathrooms

PLUMBING, ELECTRICAL & SERVICES

CP AND SANITARY FITTINGS & FIXTURES

Jaquar or equivalent water efficient CP fixtures and sanitary fittings
Soft close seat covers for EWC

GRID POWER AND BACKUP POWER

EB Power

Studio unit - 2 kW, 2 BHK - 4 kW,
3 BHK - 5 kW

DG Power Backup

Studio unit - 1 kW, 2 BHK - 1.5 kW,
3 BHK - 2 kW & common areas - 100% backup for lighting circuits, lifts and utilities

SERVICES

Provision for piped natural gas (PNG)

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 AND SECURITY

Common area surveillance

Fire rated doors at fire escape staircases

GREEN FEATURES

WATER CONSERVATION

Dual piping system and dual flush system

for sanitary

All landscape maintained through

recycled water

Water efficient fixtures

Rainwater harvesting

Groundwater recharge

ENERGY CONSERVATION

Solar heated water provision for selected bathrooms (top two floors)

Energy efficient lights in common areas

Timer adjusted street lights

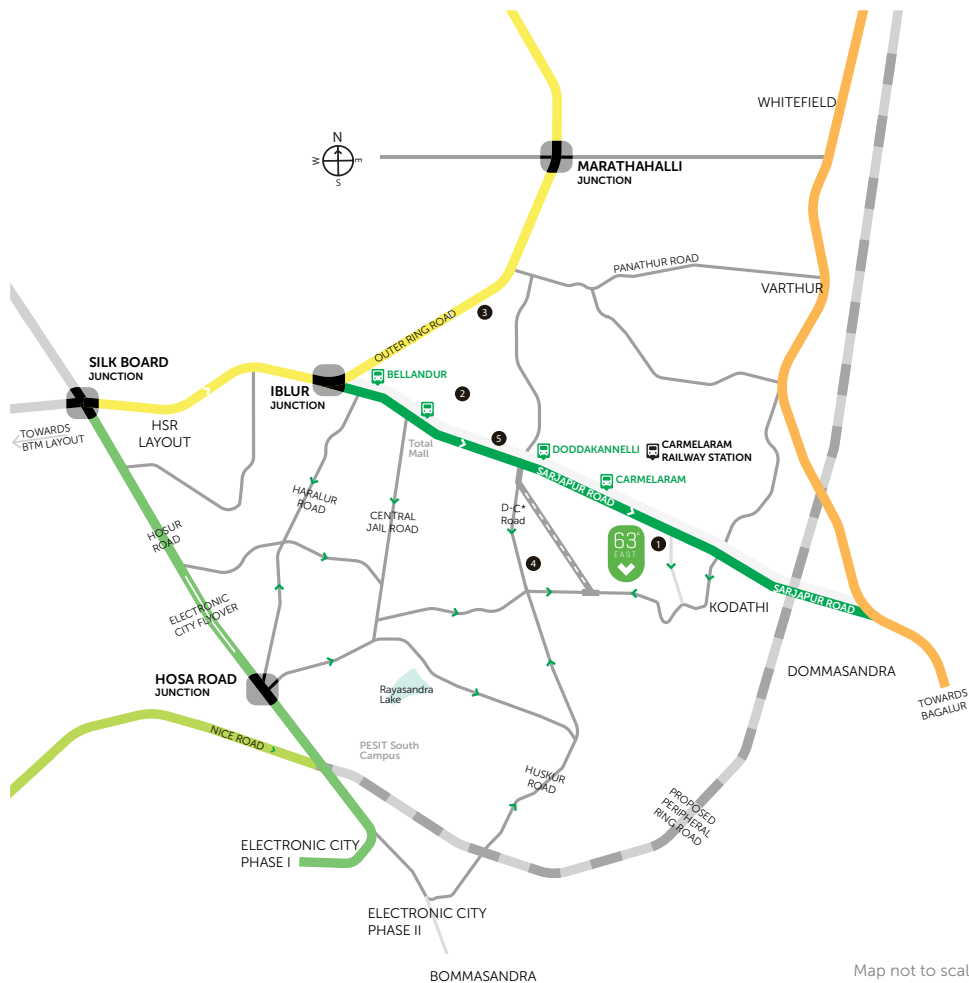
SOLID WASTE MANAGEMENT

Segregation at source

Organic waste converter room

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 | 3 RMZ Ecospace | 5 BYG Brewski |
| 2 Wipro | 4 Primus Public School | |
| <hr/> | | |
| Proposed PRR | Proposed Metro Phase III | Assetz 63° East |
| Proposed 100 ft. Road | Railway Station | Doddakannelli - Chikkanayakana Halli Road |
| State Highway 35 | Sarjapur Road | |
| Outer Ring Road | NICE Road | |

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PROJECT IS FINANCED BY



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