

Live amongst  
150 old-world trees.



LEAVES  
& LIVES

*Life before the city*



CGI Artist's Impression

# LIFE BEFORE THE CITY.

Tall, stately and stunning, 150 trees invite you to step into a green haven like no other. At Leaves & Lives, 79 luxury 3 & 4 BHK row houses play hide and seek with lush wilderness right in the midst of the busy city.

Leaves & Lives is an exquisite property spread across 6.1 acres and is part of a 26-acre sustainable township (63° East). Wind down, unplug and recharge in your home just like you would during a holiday, surrounded by the gentle rustling of the leaves and listening to the pulse of nature herself.

**Note:**

*5 acres of 6.1 acres is completely private*

# MASTERPLAN

## Leaves & Lives



### Legend

- 1 Entry & Exit
- 2 Clubhouse (Main Block)
- 3 Swimming Pool
- 4 Basketball Court
- 5 Clubhouse (Extended Block)
- 6 Tennis Court
- 7 Skating Rink
- 8 Futsal Field
- 9 Volleyball Court
- 10 Yoga Deck
- 11 Organic Farming Space

Note:  
Towers - A, B, C, D, E, F and Leaves & Lives are part of 63° East township

# SPECIFICATIONS

## CIVIL

### Structure

Seismic resistant RCC structure using system formwork with concrete walls for row houses & RCC framed structure using concrete blocks.

## ARCHITECTURE

### Doors

Engineered wooden doors

#### MAIN DOOR

Engineered wooden doors with veneer finish.

#### INTERNAL & TOILET DOORS

Engineered wooden doors with laminate finish.

Note: WPC doors for maid's room.

### Windows

3 track UPVC windows with SS mosquito mesh.

Living Room: 8 feet height, 3 track UPVC sliding doors with SS mosquito mesh.

### Flooring & Wall Cladding

Digital vitrified tiles or equivalent flooring.

#### LIVING, DINING AND KITCHEN

Vitrified tiles

#### BEDROOMS

First Floor Bedroom – Vitrified tiles  
Upper Floor Bedrooms – Laminated wooden flooring.

#### BATHROOMS

**Floor:** Slip resistant ceramic tiles/ wood finished ceramic tiles.

**Walls:** Ceramic tiles

#### BALCONY

Wooden finish ceramic tiles

#### STAIRCASE FLOORING (INTERNAL)

Granite flooring

#### MAID'S & UTILITY ROOM

Vitrified tiles

### Internal Railings

#### BALCONY

MS railings with enamel paint finish.

#### STAIRCASE (INTERNAL)

MS railings with enamel paint finish and SS railing with toughened glass panels.

## Paint

### INTERNAL WALLS

Acrylic emulsion

### EXTERNAL WALLS

Exterior grade acrylic emulsion

### CEILING

Acrylic emulsion

### False Ceiling

Grid false ceiling with PVC coated tiles or calcium silicate tiles in all bathrooms.

## PLUMBING, ELECTRICAL & SERVICES

### CP, Sanitary Fittings & Fixtures

Jaquar or equivalent water efficient CP fittings and sanitary fixtures.

Jaquar or equivalent make dual flush system.

Soft close seat covers for EWC.

### Electrical Fittings

Schneider switches or equivalent

Provision for data & telephone through FTTH (infrastructure to be provided by developer and connectivity by the service provider).

Schneider or equivalent make distribution boards.

RCCB incomer with overload & earth leakage protection.

### Grid Power & Backup Power

**EB power:** 4 BHK - 8KW

**DG power backup:** Units - 50% of EB & common areas - 100% back up for lighting circuits and utilities.

### Services

Piped Natural Gas (PNG) provision

Water treatment plant

Sewage treatment plant

Organic waste convertor

## Safety & Security

Common area surveillance

## GREEN FEATURES

### Water Conservation

Dual piping system & 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 select bathrooms.

Energy efficient lights in common areas.

Timer adjusted street lights.

### Solid Waste Management

Segregation at source

Organic waste convertor room

# 4 BHK

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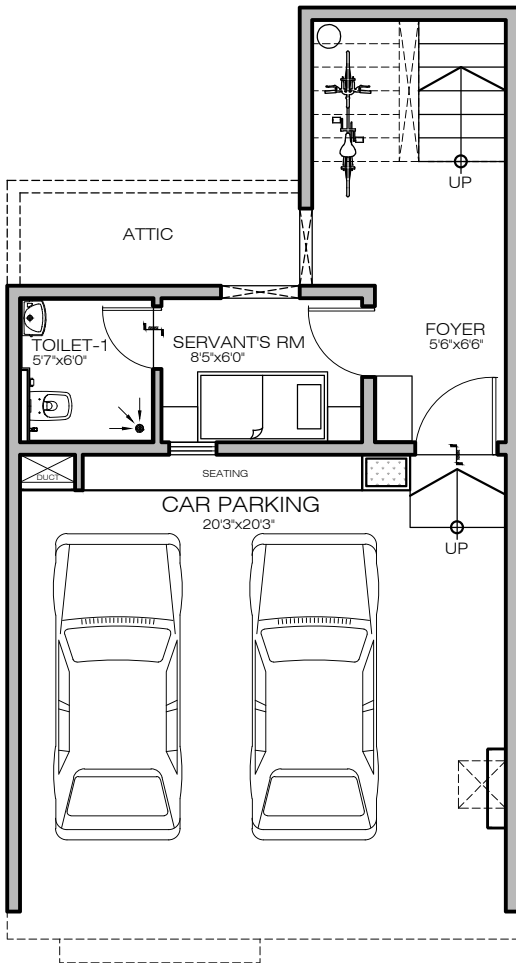
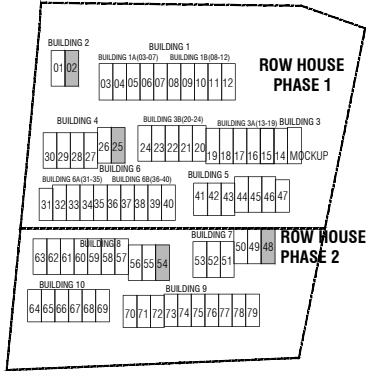
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CREDAI Carpet area  
2390 SQ FT

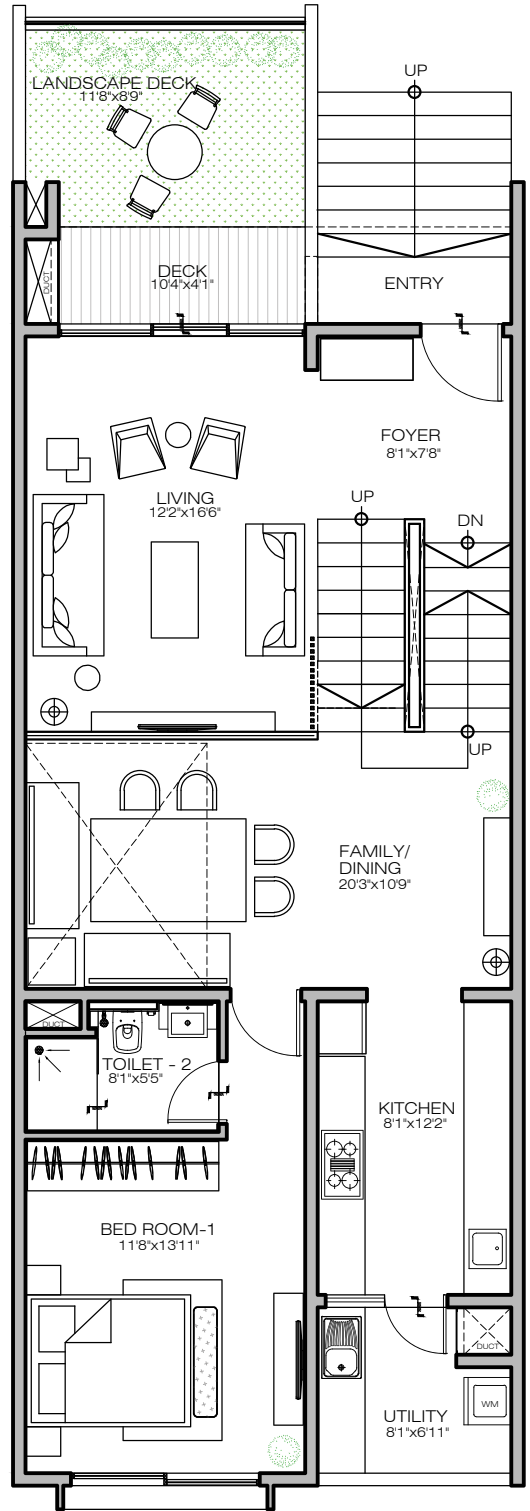
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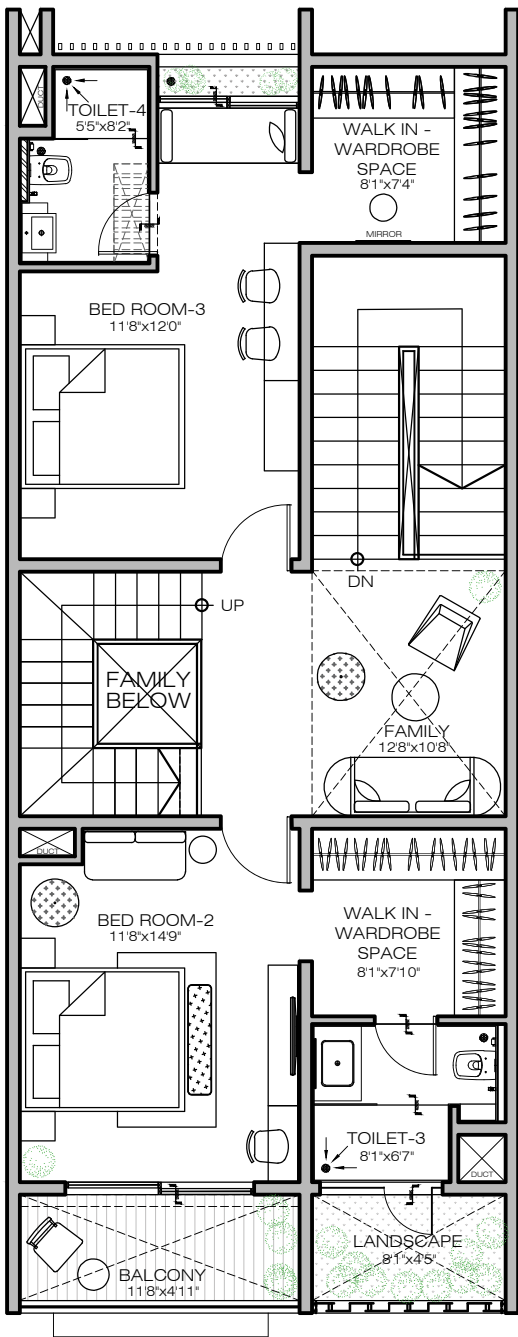
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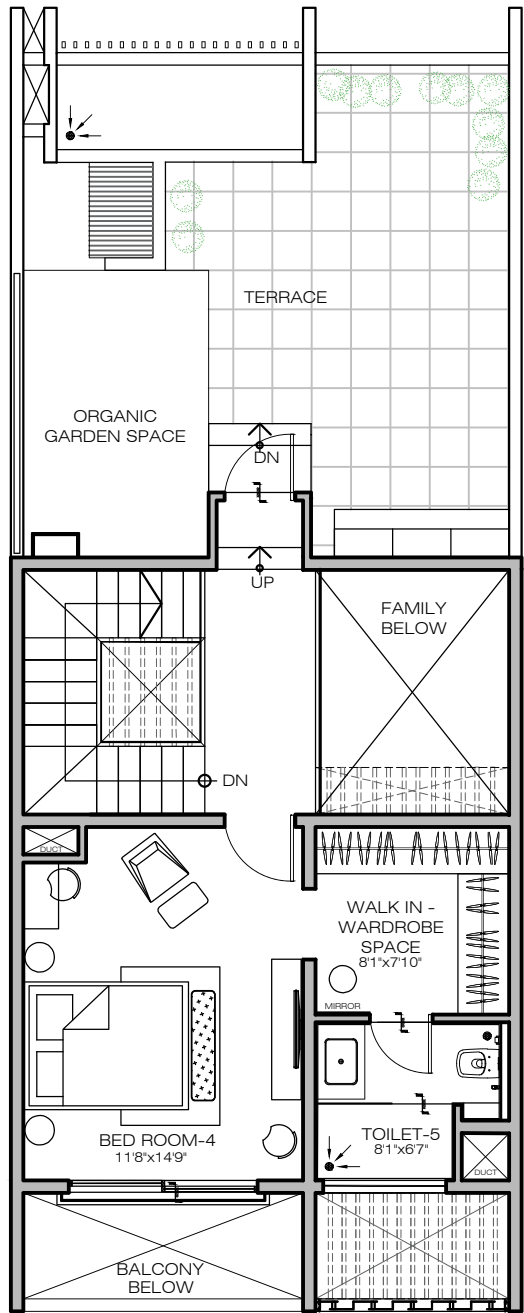
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

# 4 BHK

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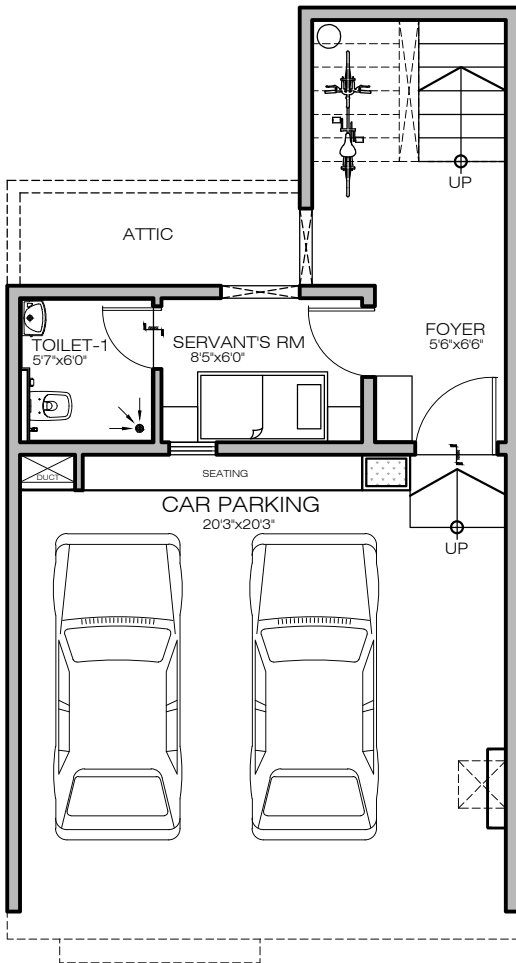
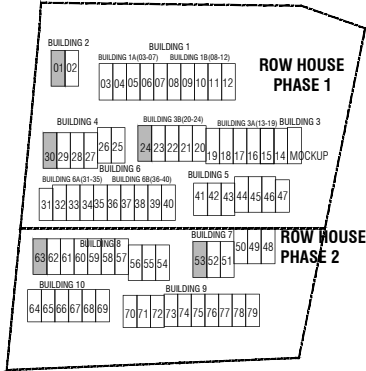
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CREDAI Carpet area  
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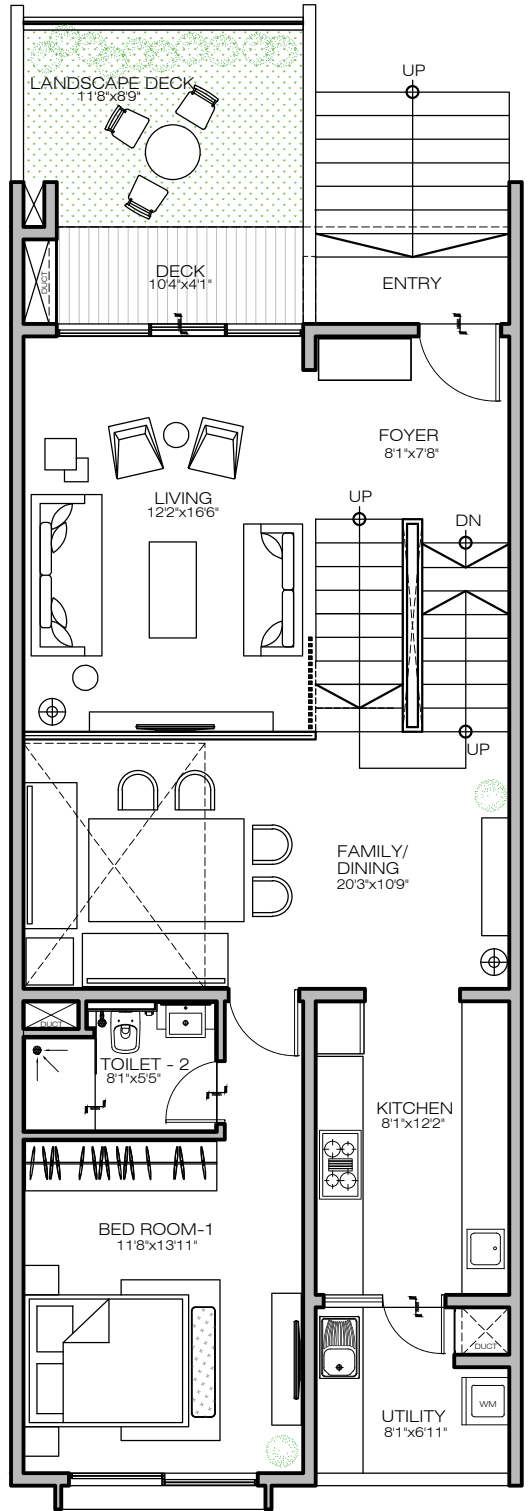
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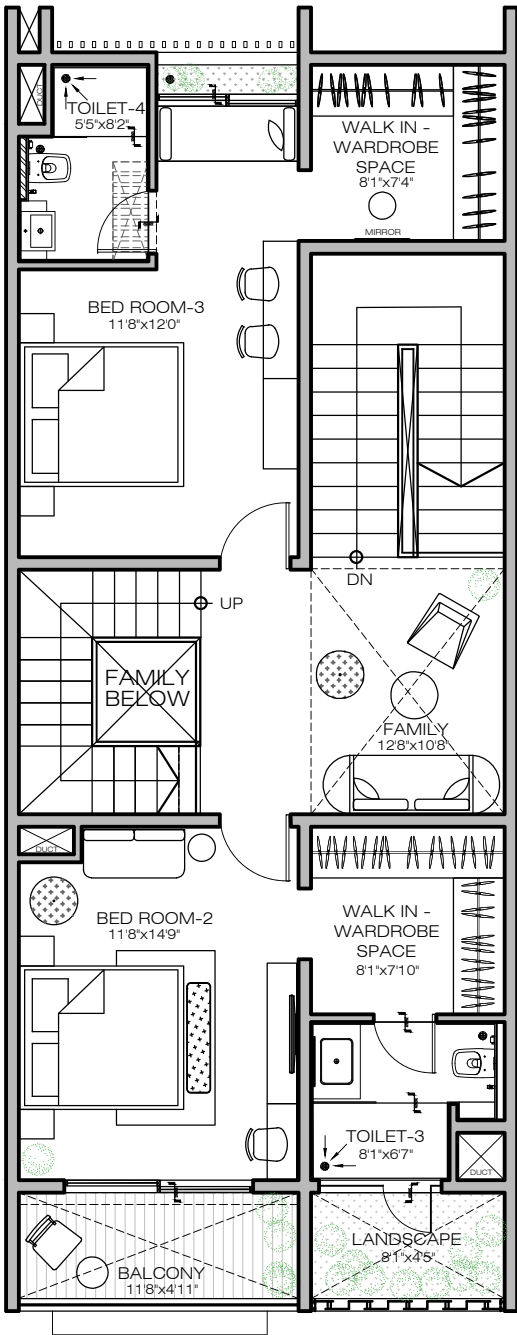
Key Plan



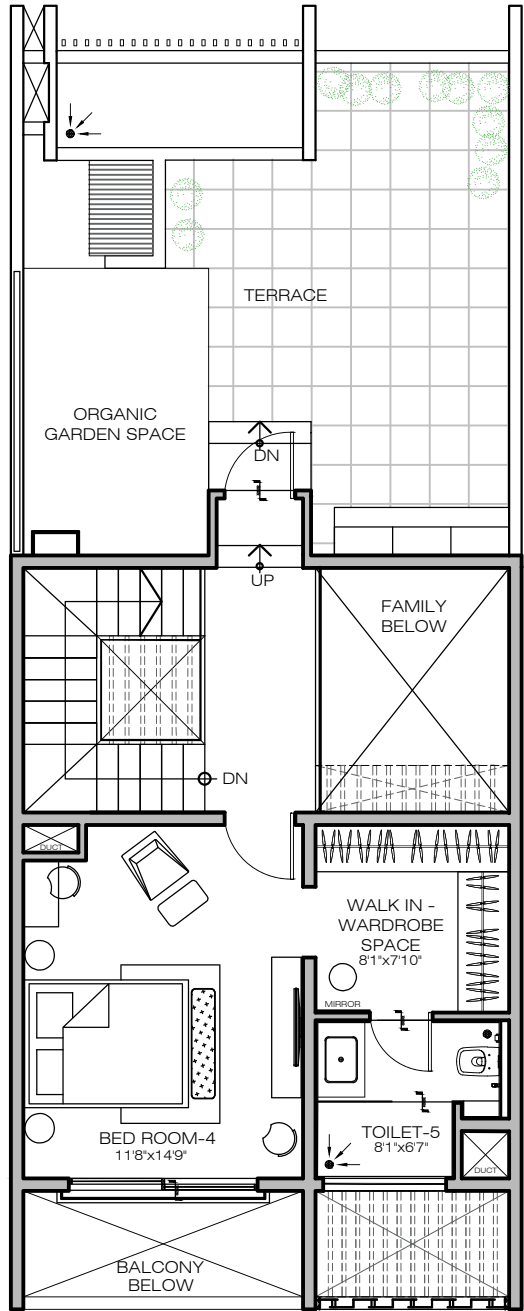
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan



# 4 BHK

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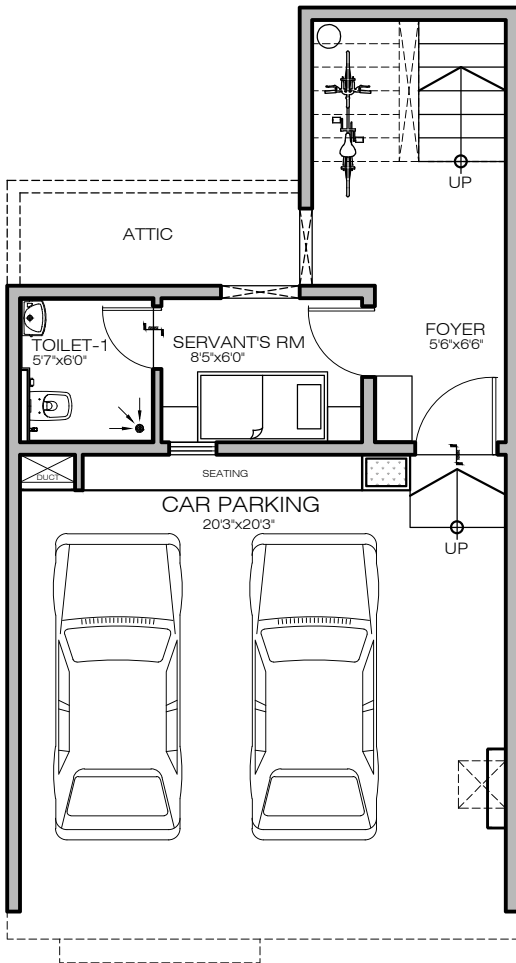
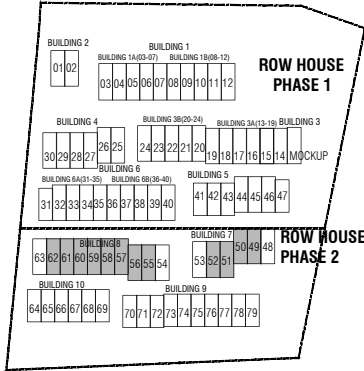
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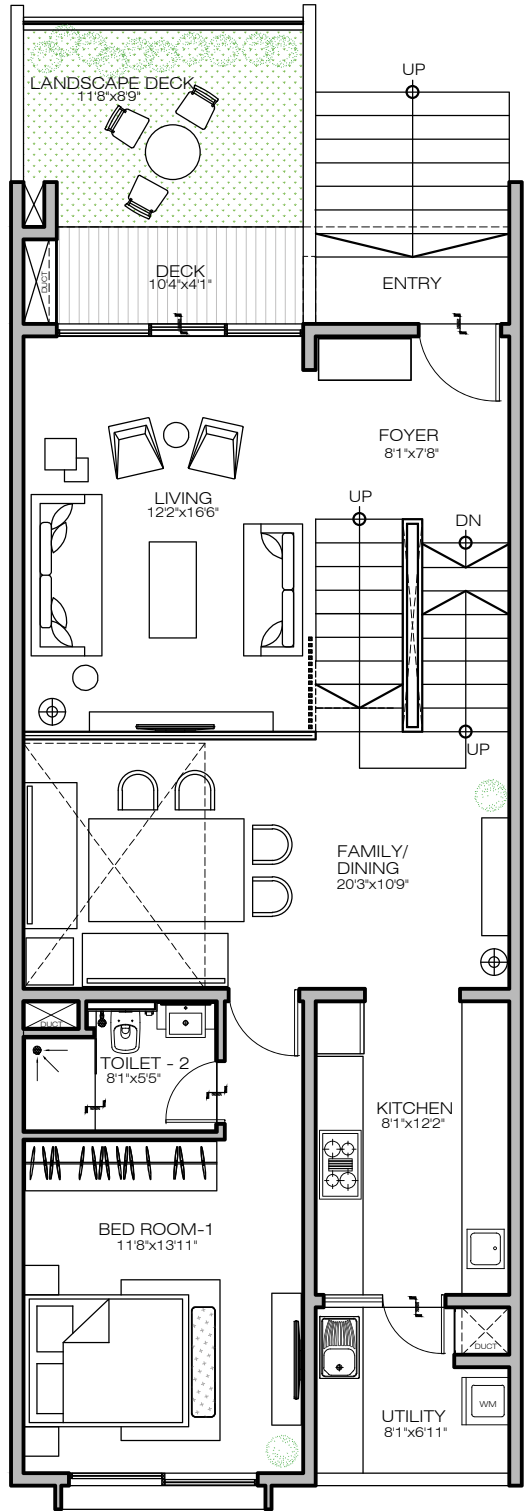
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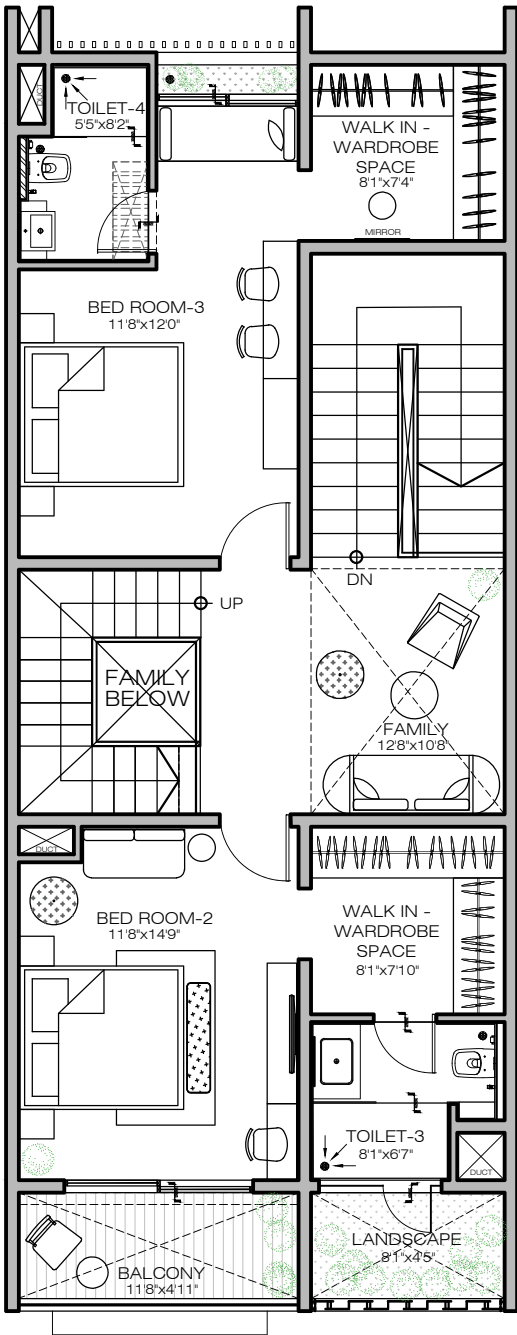
## Key Plan



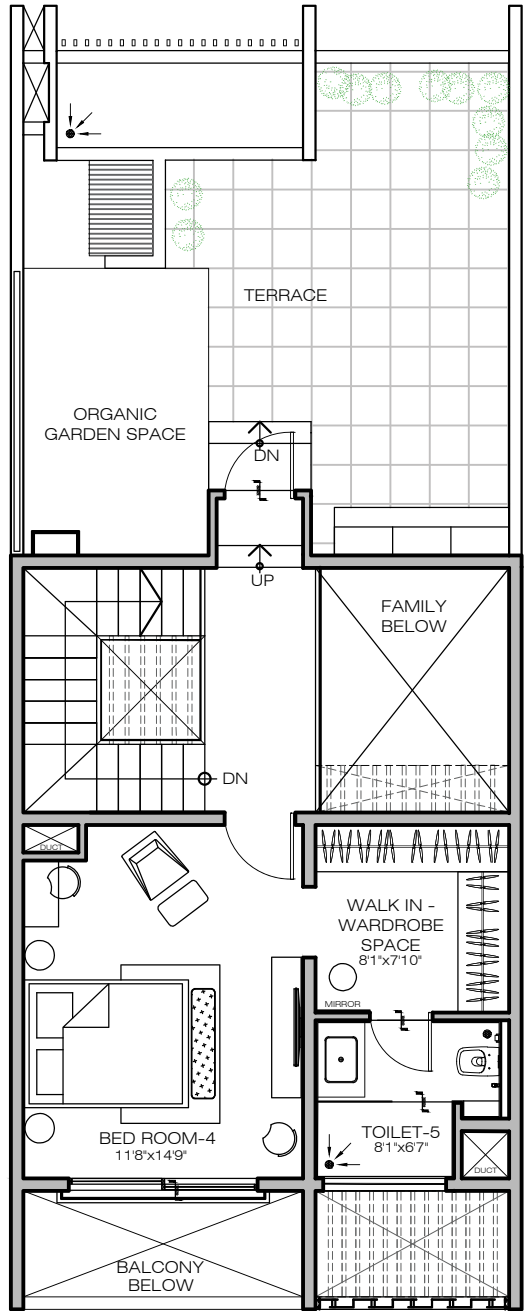
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

# 4 BHK

TYPE - D1

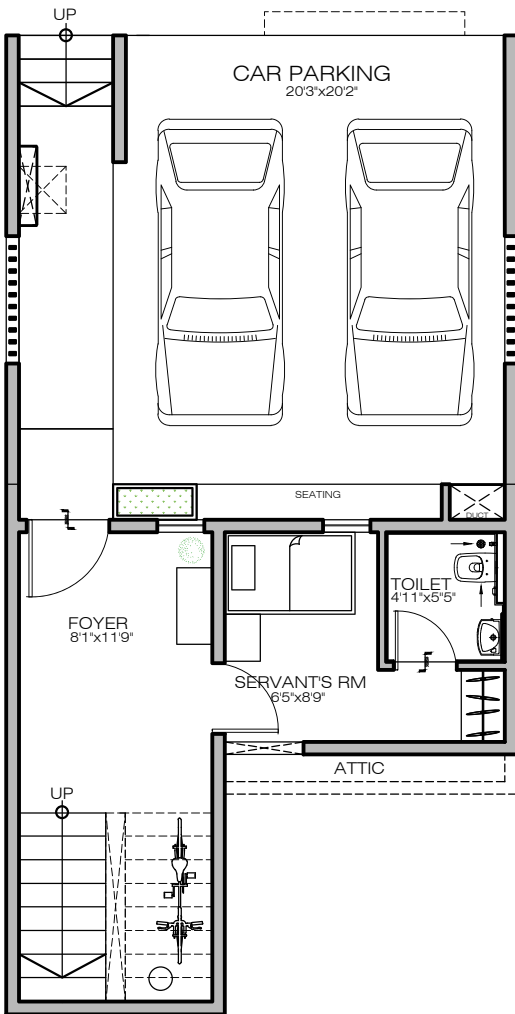
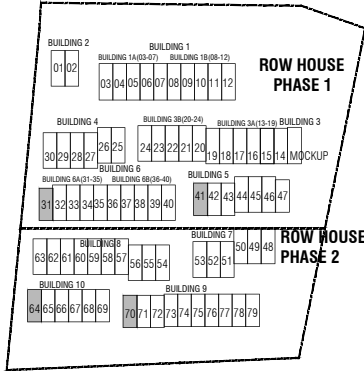
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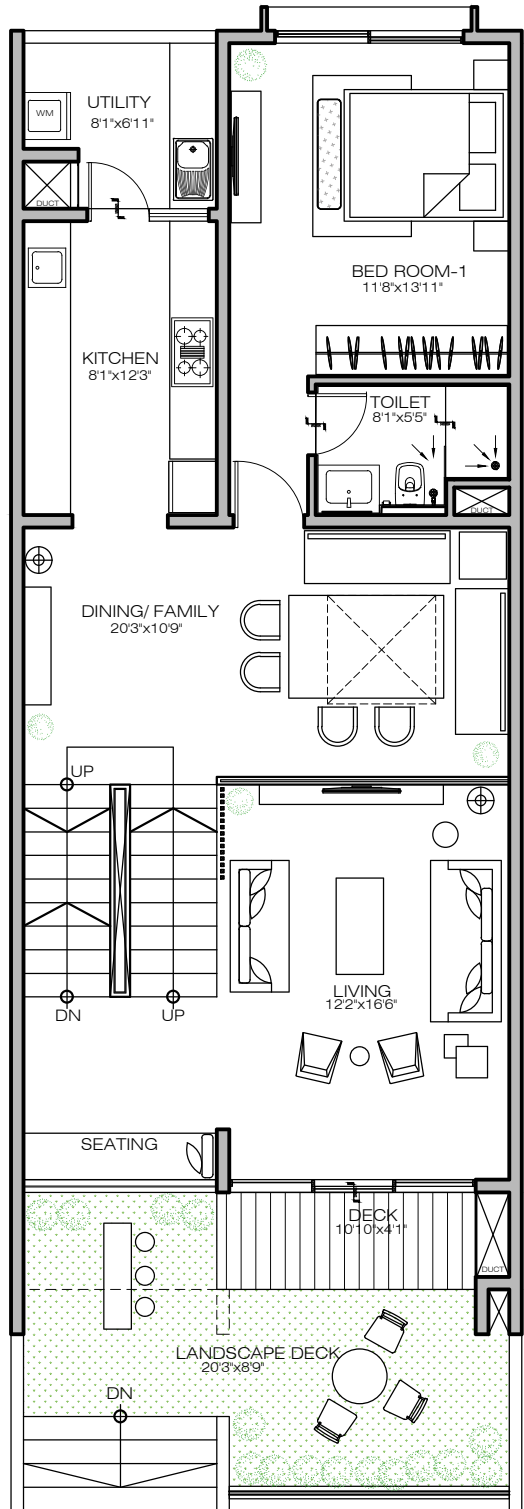
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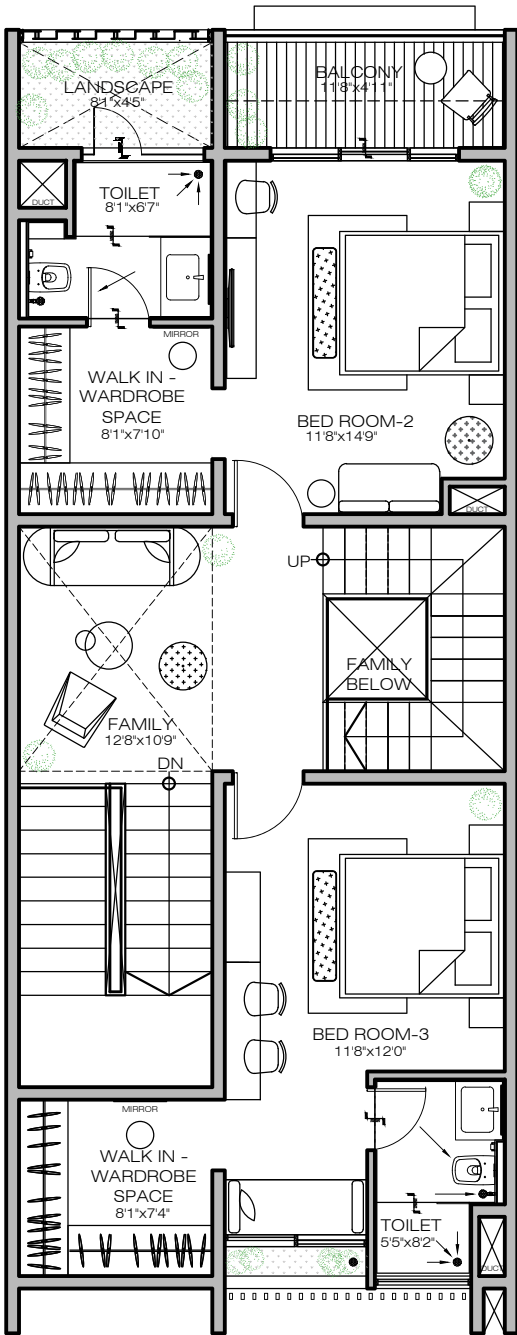
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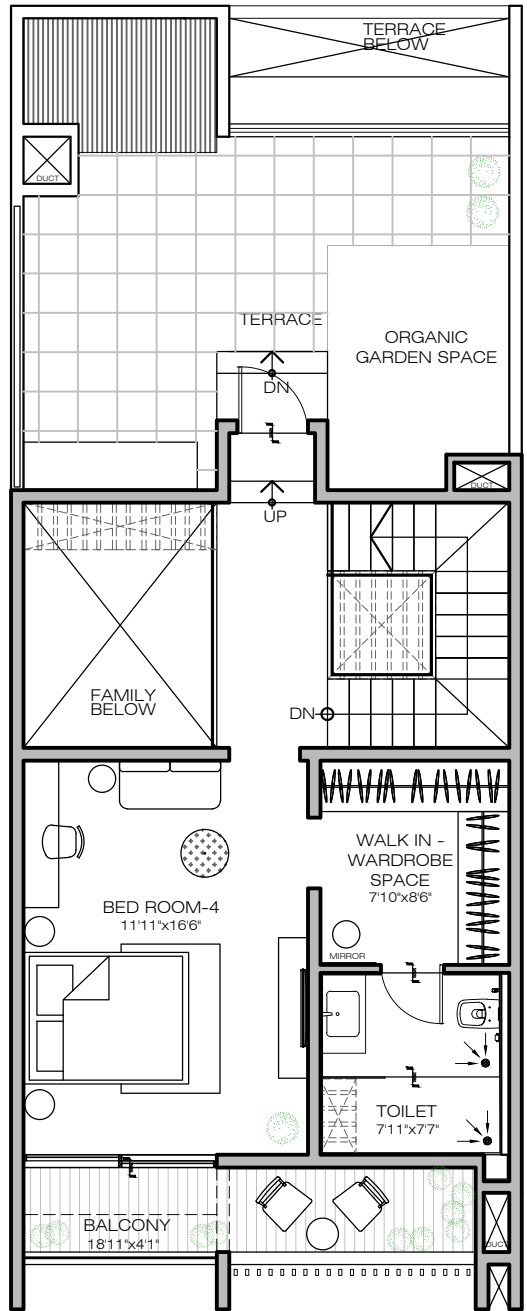
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

# 4 BHK

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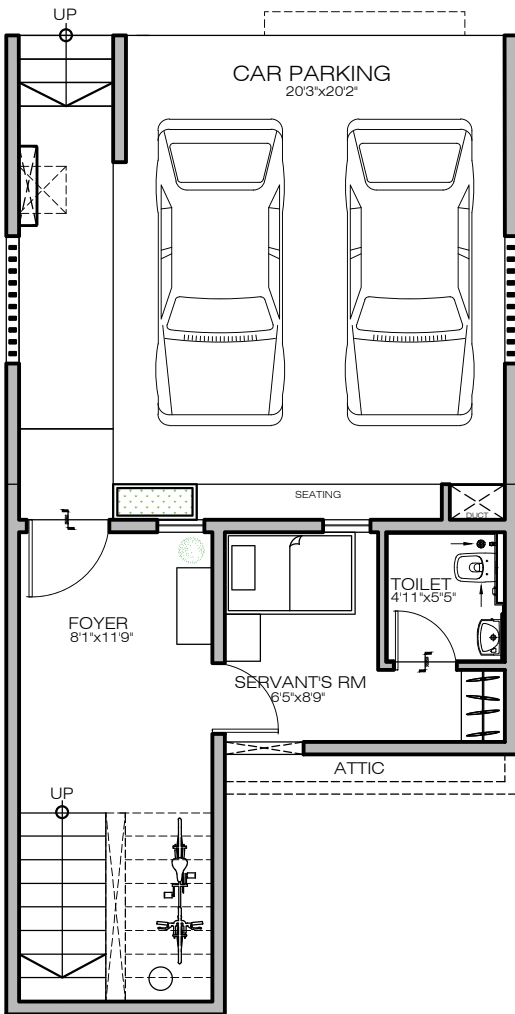
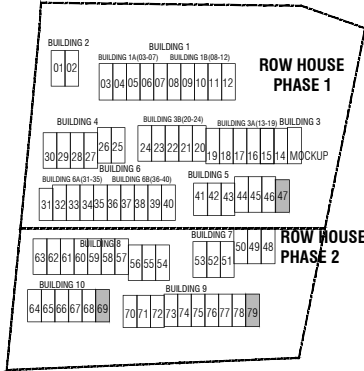
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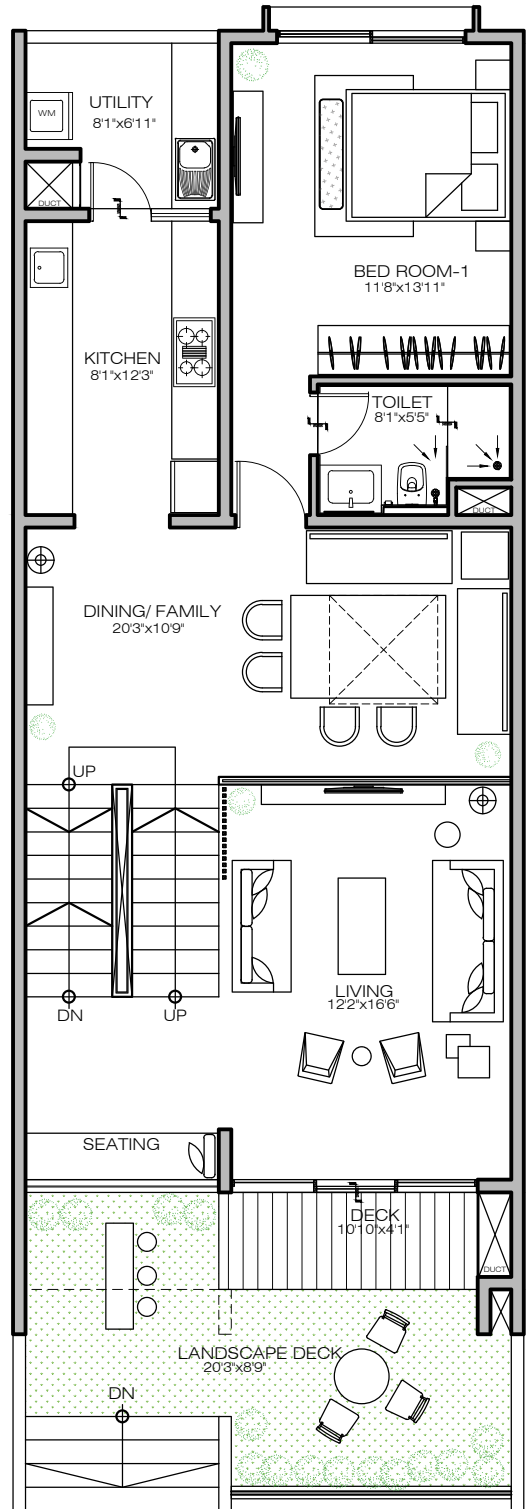
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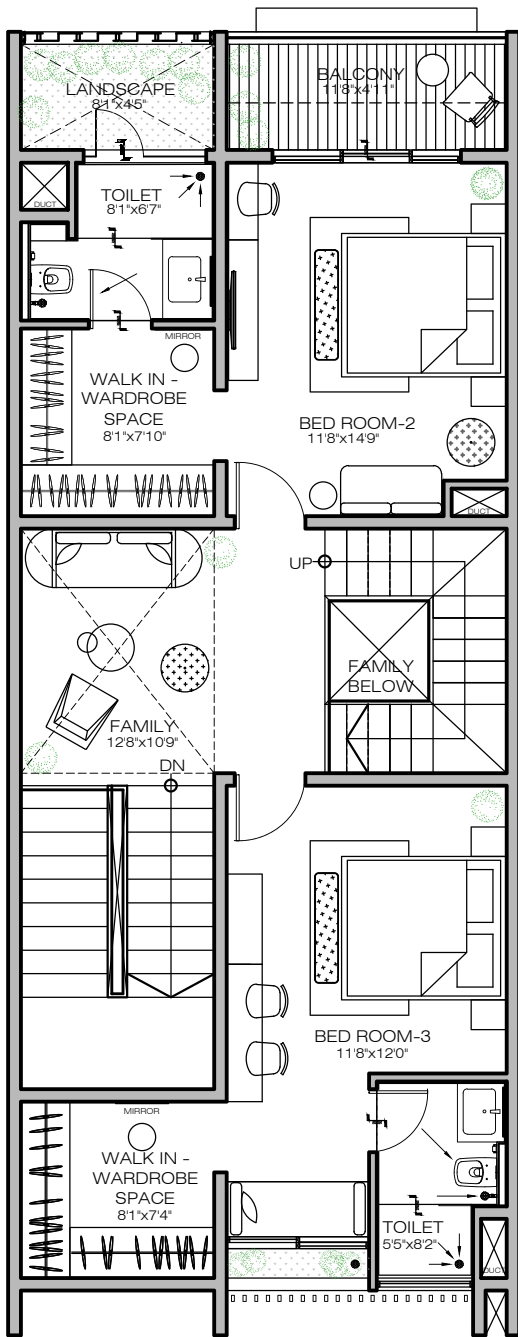
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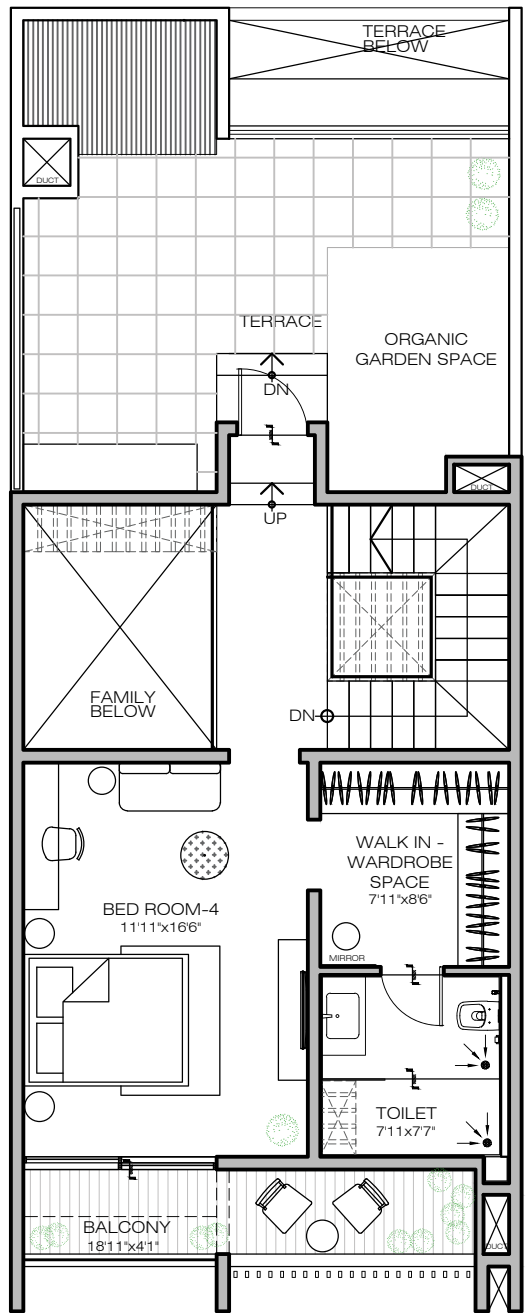
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

# 4 BHK

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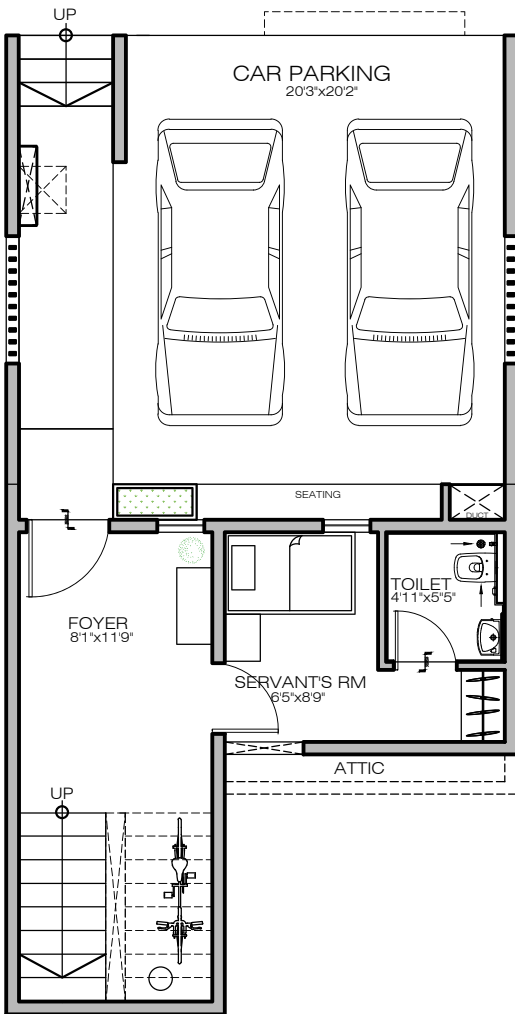
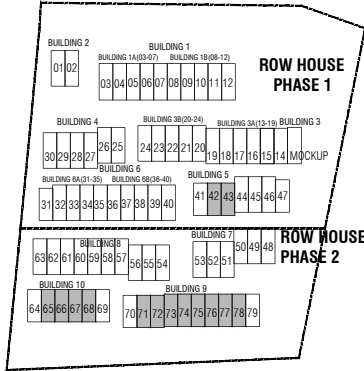
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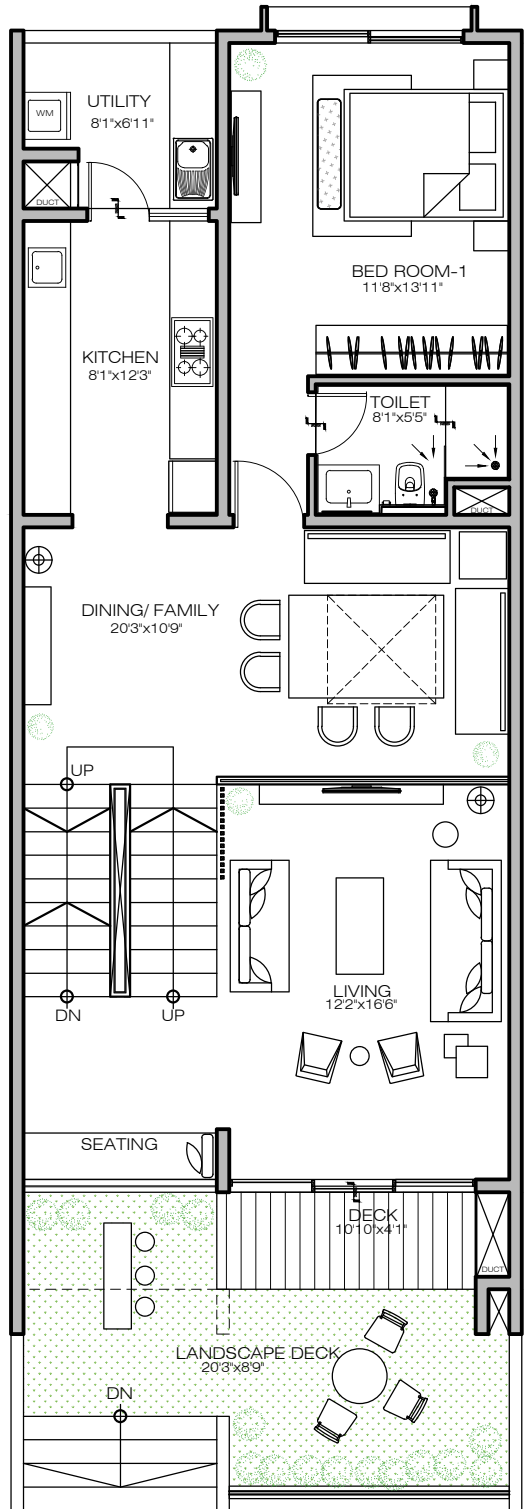
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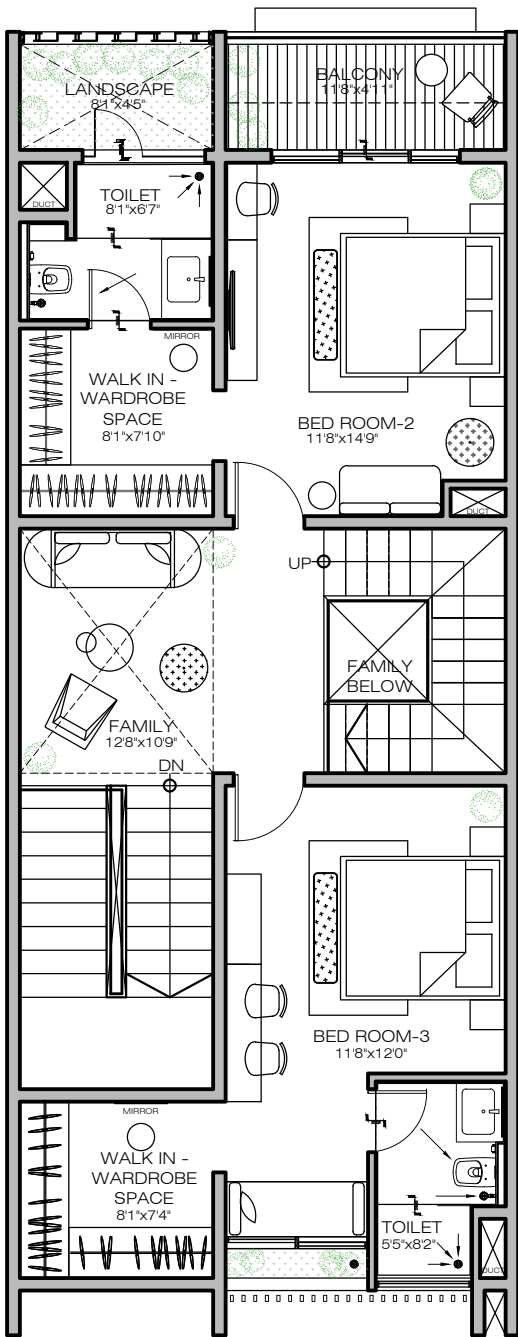
## Key Plan



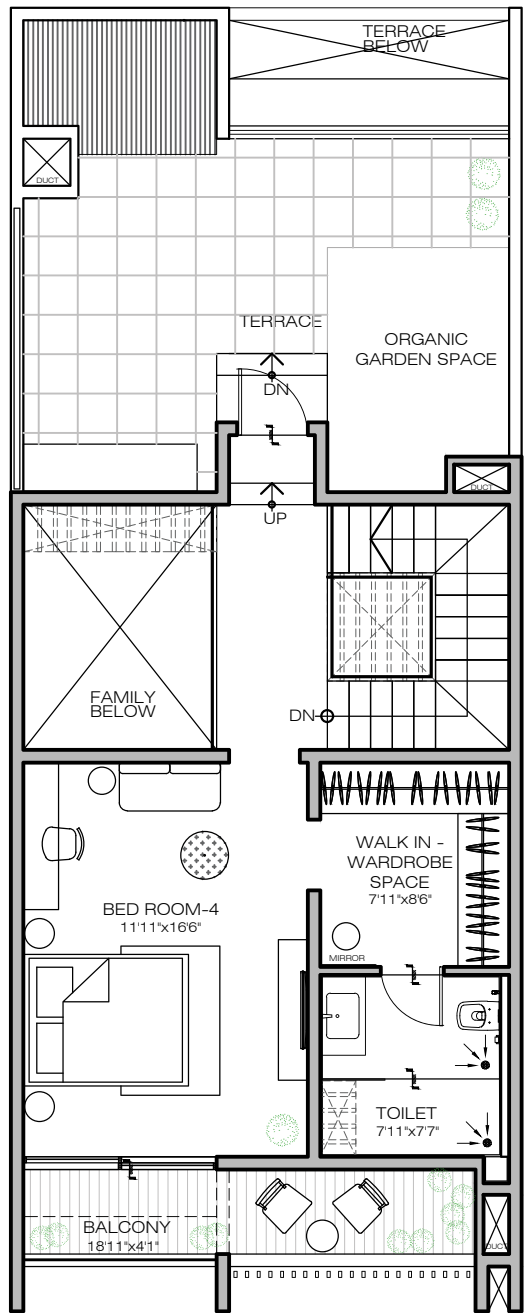
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan





CGI Artist's Impression

# AMENITIES

From a community farm and walking paths to badminton courts and swimming pools there is a wide range of amenities covering social and fitness activities for every member of your family. Designed to help you live your best life, the residents of Leaves & Lives can readily access over 25 amenities spread across the 63° East township.

## Fitness

- 3 Badminton courts\*
- Squash court\*
- 2 Gymnasiums\*\*
- 2 Table tennis courts\*
- Basketball courts\*\*\*
- Yoga deck\*
- 2 Pool tables\*
- Cycling & walking path\*
- 5 Swimming pools (includes 2 kids' pool)\*
- Aerobics studio\*
- 2 Billiards\*
- Steam & changing rooms\*
- Futsal court\*\*\*
- Tennis court\*\*\*
- Skating rink\*\*\*
- Volleyball court\*\*\*

## Other

- Creche\*
- Workspace (indoor\*\*\* and outdoor\*)
- Bus bay\*\*\*
- Kids' play area\*
- Party hall with pantry\*
- Provision for salon and spa\*
- Terrace with seating & provision for barbeque\*
- Dedicated organic farming space\*\*\*
- Amphitheatre\*\*\*
- Provision for retail: ATM | Laundromat | Store, etc.\*\*\*
- Multi-utility, furnished space with provision for:  
Grocery store | Board games | Library\*\*\*

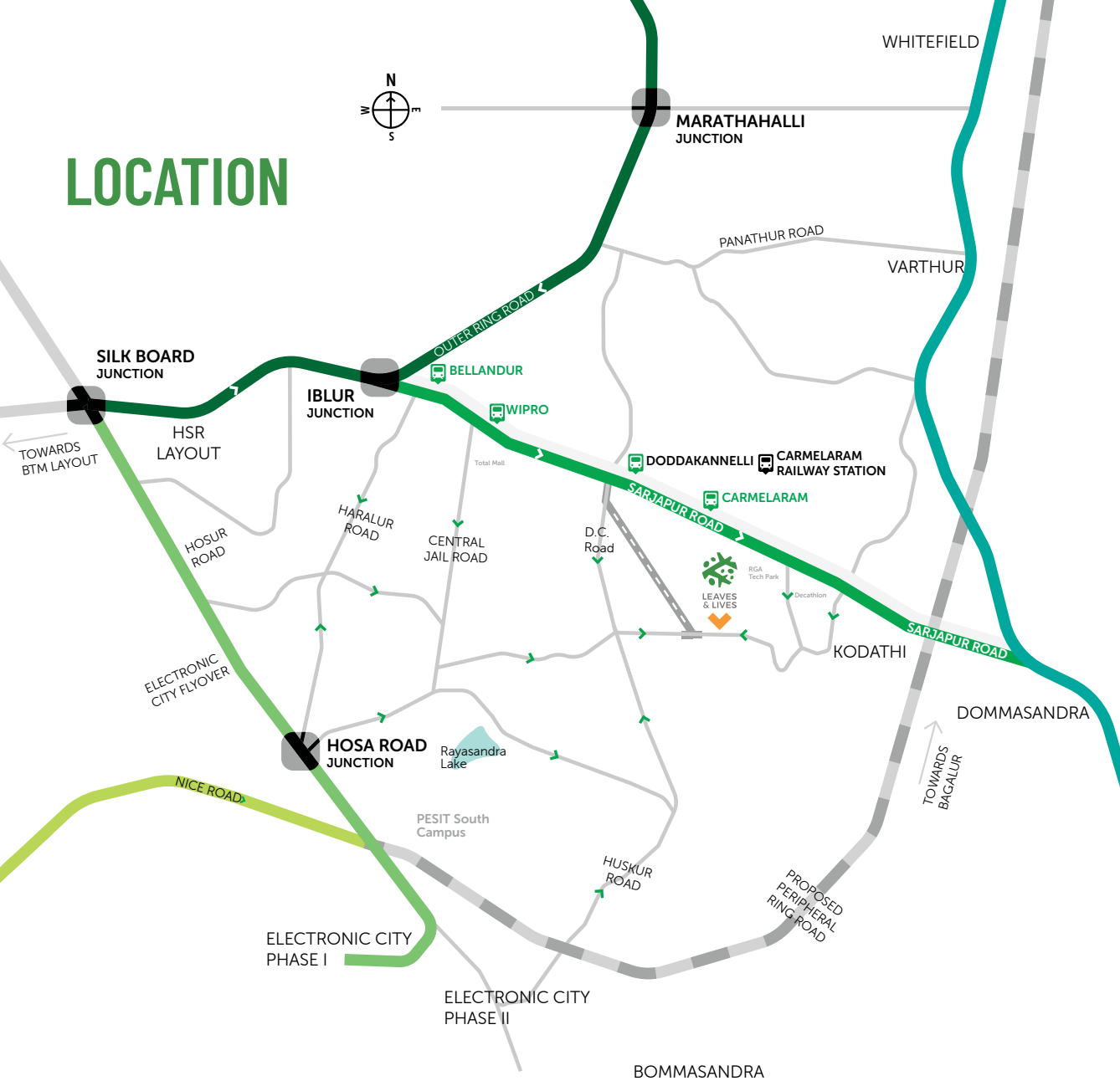
### Note:

\* Amenity to be provided with the handover of Phase 2 - Leaves & Lives.

\*\* Only one gymnasium to be provided with the handover of Phase 2 - Leaves & Lives.

\*\*\* Amenity to be provided with later project phases of 63° East.

# LOCATION



\*Map not to scale



**Assetz Leaves & Lives at 63° East**  
 Survey No. 69/1, 69/2 & 69/3, Kodathi Village,  
 Varthur Hobli, Bangalore East Taluk,  
 Off Sarjapur Road, Bangalore-560035, India.

**Assetz Property Group**  
 No. 30, Crescent Road,  
 Bangalore 560 001.  
 Ph: +91 85 4897 7977

PRM/KA/RERA/1251/446/PR/210928/004328

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