

Assetz | muse & maison



# BOUTIQUE, BY NATURE.

Crafted for those who value nuance.



## One of a kind.

Draped in earthy elegance, a singular tower is rising in the heart of Gattahalli.

An urban sanctuary that is home to intentionally crafted boutique residences, world-class amenities, lush verdant retreats and a vibrant community of kindred spirits. Here, life embraces a softer way of being and every day unfolds with effortless grace.

**Welcome to Assetz Muse & Maison.**





~2  
Acres



78%  
Open Space



Single  
Tower



128  
Units



~13,000 Sq. Ft.  
Clubhouse



20+ World-class  
Amenities



# Yours, by design.

At Assetz, design begins with you.  
Not as an afterthought, but as the starting point.  
Every space, sequence and system is shaped  
around how you live.

From the way you arrive, to the way you gather, rest  
and grow. This is how Your World takes form.

## **Your Neighbourhood**

Homes, open landscapes, amenities and your shared  
spaces come together to form a universe of your own.

## **Your Arrival**

The journey home, from gateway to lobby, designed as  
a seamless, intuitive glimpse of the life within.

## **Your Location**

Well-placed, well-connected and future-ready.  
Keeping you close to what matters.

## **Your Personal Space**

Thoughtfully proportioned homes with  
generous layouts, luxury terrace balconies,  
and efficient planning that lets life breathe.

## **Your Carbon-Healing Home**

Design that gives back, integrating  
sustainability, efficiency and long-term wellbeing.

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# Your neighbourhood.

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# Only 3 BHK luxury apartments. Bespoke for you.

Boutique residences for you and the community you'll find. A wholesome collective of like-minded people; where shared aspirations bloom alongside the quiet joy of true belonging.

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## 78% open space.

This is more than just an expanse of land, this is a thoughtfully curated landscape that redefines urban luxury. In sync with the gentle rhythms of the Earth, every step here fosters unhurried moments of reflection and connection. A natural invitation for life to unfold, gently and gloriously.

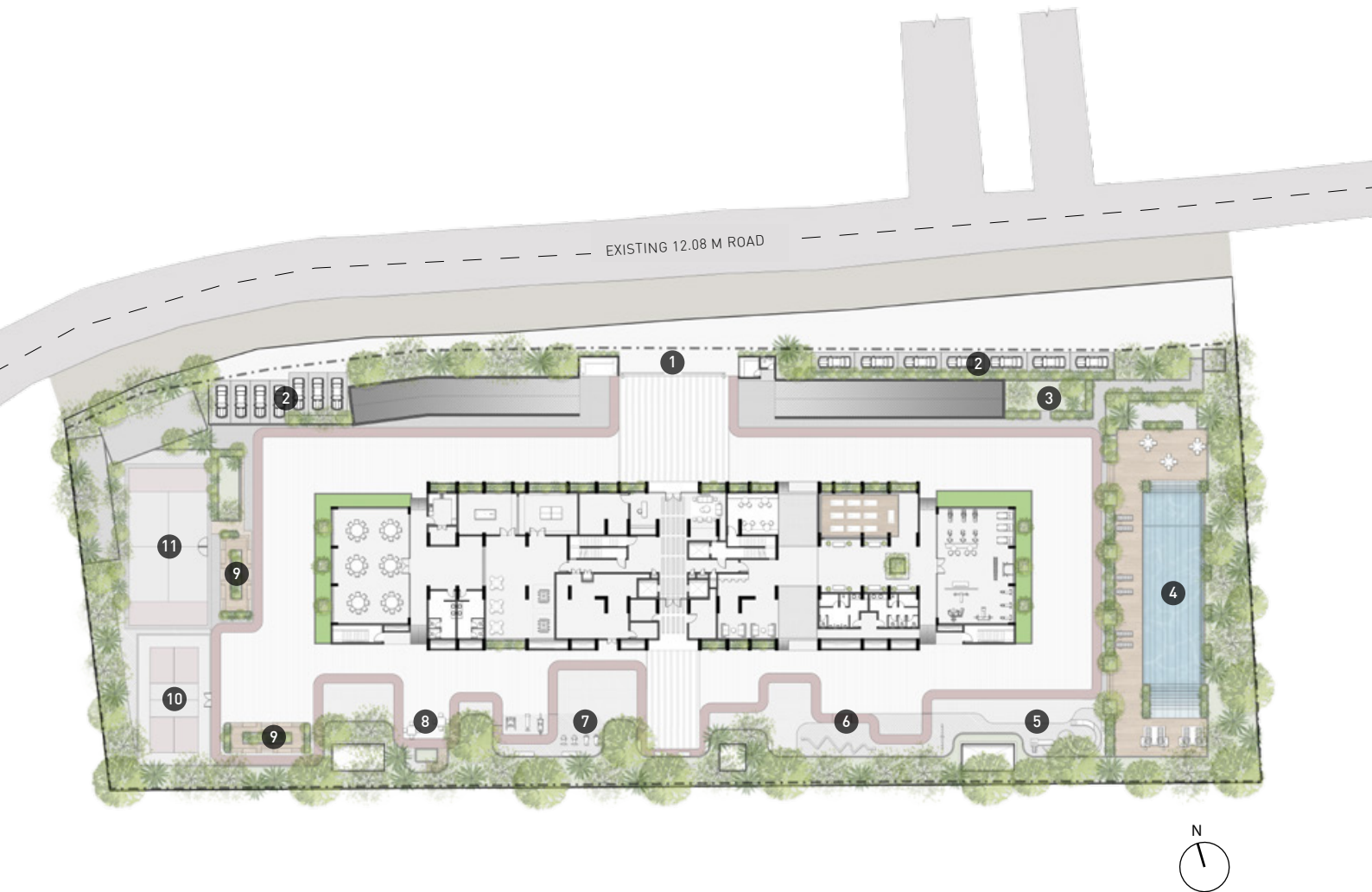
**Where openness transforms into a way of life.**

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Crafted for  
the life you deserve.

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## Legend

- |                       |                            |                        |
|-----------------------|----------------------------|------------------------|
| 1. Entry / Exit       | 5. Kids' Play Area         | 9. Sports Pavilion     |
| 2. Visitors' Car Park | 6. Toddlers' Park          | 10. Pickleball Court   |
| 3. Pets' Park         | 7. Outdoor Gym             | 11. Padel Tennis Court |
| 4. Swimming Pool      | 8. Senior Citizens' Alcove |                        |



Your neighbourhood.

The arrival



## Primed for your arrival.

Every arrival experience at Assetz Muse & Maison is a reflection of the exclusive life that awaits within. The main entrance, the tower lobby and the clubhouse reception all invite you to leave the noise behind and step into a world of elevated calm that has been curated just for you.

**A world where luxury does not need to be earned.  
It is deserved.**

## Crafted of convenience.



Uninterrupted traffic flow within the premises.



Hassle-free delivery and storage management.



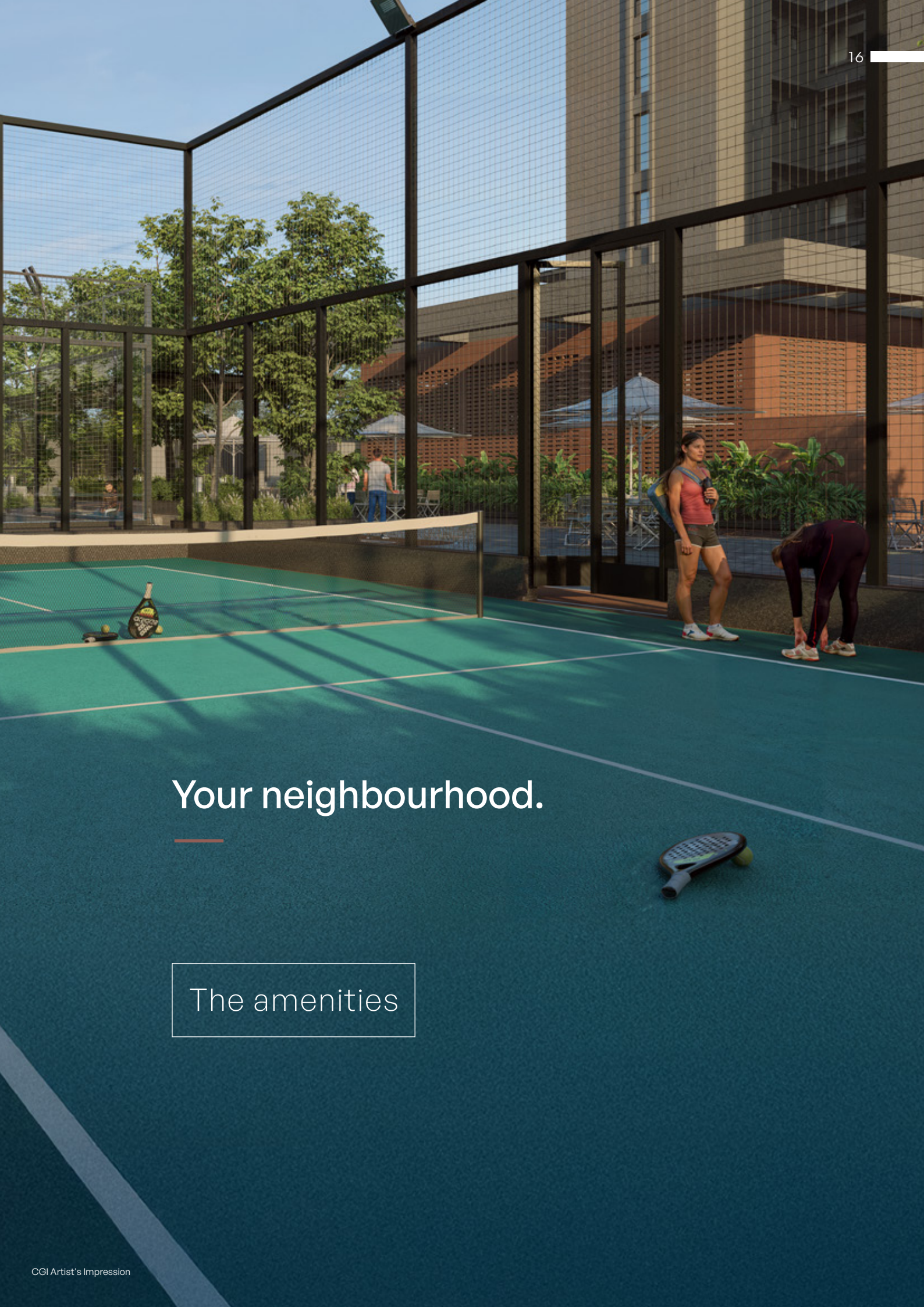


## An elegant welcome.

Poised at the edge of sophistication, the grand lobbies welcome you home. An elegant embrace of elemental hues, intricate patterns and timeless textures, every inch of the lobby has been crafted to reflect the elevated identity it embodies.

**This is homecoming, refined.**

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Your neighbourhood.

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The amenities

## 20+ world-class amenities. An exploration of life.



From the tranquillity of slow mornings with yourself, to the shared joy of vibrant evenings with community, discover new realms of indulgence. Over 20 world-class amenities beckon you into a life that is a joyful exploration of you and the community.

**This is where routine transforms into ritual.  
And life feels like a true reflection of you.**

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## 9+ sports facilities.

And the promise of more.  
So much more.

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Padel Tennis Court

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Indoor Gym

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Pickleball Court

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Foosball Table

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Swimming Pool

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Pool Table

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Outdoor Gym

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Table Tennis

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& More



~13,000 Sq. Ft. clubhouse.  
Inspired by leisure and luxury.

A haven of serenity and indulgence, the grand clubhouse is home to a number of exclusive amenities and social spaces thoughtfully designed to bring the community together. Wrapped in a distinctive terracotta jali screen, it offers a space that feels both open and intimate. A place where every corner has been intentionally crafted to elevate moments into memories and connections into friendships.

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Your neighbourhood.

Unexpected luxuries



**The temperature-controlled pool.**

Exercise, play or simply unwind.

The weather no longer gets a say in your plans.



**Co-working spaces.**

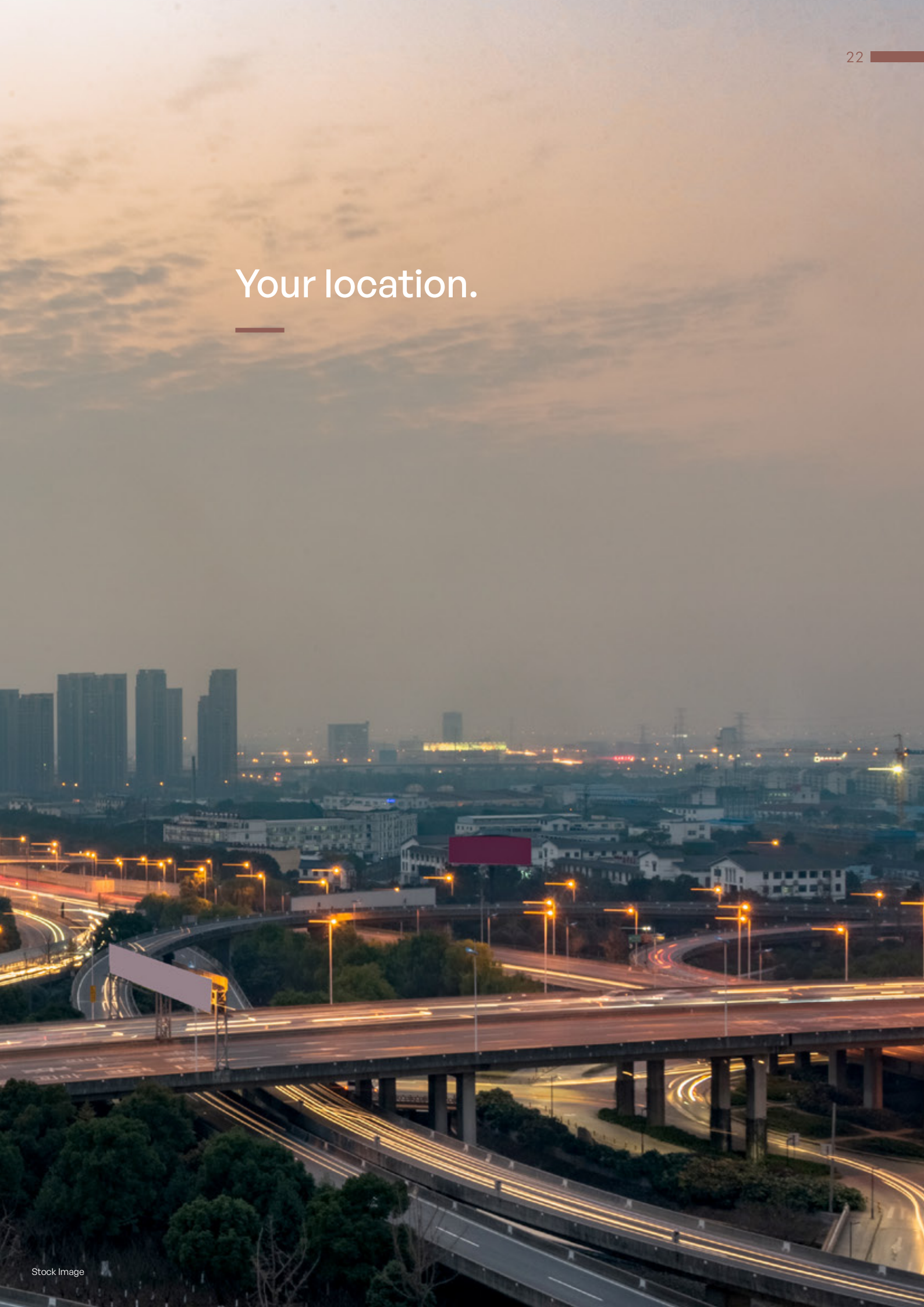
Home to the quiet brainwaves and the loud brainstorm.

Thoughtfully curated work nooks, where the ambitious thrive.



Your location.

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# The epicentre of your life.

Seamlessly connected to all that matters.

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## Road Connectivity

NH 44 - 12 minutes



## IT Hubs

Tech Mahindra Limited - 12 minutes



## Metro Connectivity

Hosa Road Metro Station - 15 minutes



## Hospital

Manipal Hospital - 22 minutes



## Education

The International School Bangalore - 30 minutes



## An address as distinctive as you.

Tucked away in Gattahalli, Off Hosa Road, Assetz Muse & Maison balances effortless connectivity with serene exclusivity—away from the city’s rush, yet always within reach.

**IT PARKS**

- 1 **Tech Mahindra Limited**  
12 minutes
- 2 **TCS**  
15 minutes
- 3 **Infosys Limited**  
15 minutes
- 4 **Wipro Technologies**  
20 minutes
- 5 **RGA Tech Park**  
22 minutes

**HEALTHCARE**

- 6 **Springleaf Hospital**  
15 minutes
- 7 **Sacred Oak Hospital**  
15 minutes
- 8 **Manipal Hospital, Sarjapur**  
22 minutes
- 9 **Narayana Institute of Cardiac Sciences**  
25 minutes
- 10 **Cloudnine Hospital**  
25 minutes

**EDUCATION**

- 11 **Primus Public School**  
14 minutes
- 12 **Harvest International School**  
15 minutes
- 13 **Amrita International Vidyalayam**  
16 minutes
- 14 **Delhi Public School**  
20 minutes
- 15 **St. Patrick's Academy**  
22 minutes

**CONNECTIVITY**

- 16 **Hosa Road Metro**  
15 minutes
- 17 **NICE Road Junction**  
18 minutes
- 18 **Electronic City**  
20 minutes
- 19 **HSR Layout**  
25 minutes
- 20 **Koramangala**  
30 minutes

**SHOPPING**

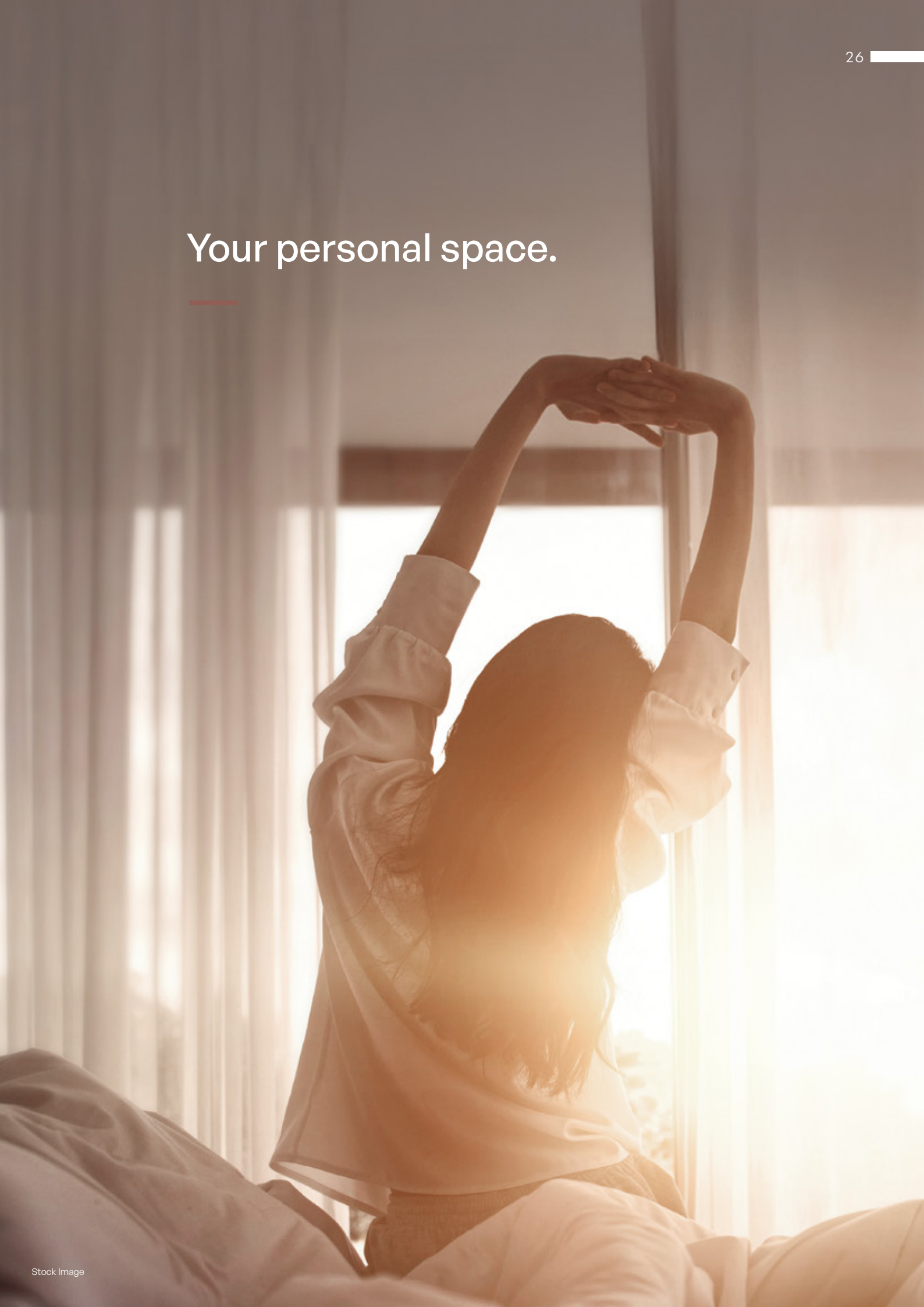
- 21 **M5 Ecity Mall**  
15 minutes
- 22 **PNR Felicity Mall**  
15 minutes
- 23 **D Mart**  
22 minutes
- 24 **Decathlon**  
25 minutes
- 25 **Soul Space Spirit**  
25 minutes

**RECREATION**

- 26 **Macaw by Stories**  
15 minutes
- 27 **Red Riders Go-karting**  
18 minutes
- 28 **Byg Brewski**  
20 minutes
- 29 **Sarjapur Social**  
22 minutes
- 30 **1522, Sarjapur**  
22 minutes

Your personal space.

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12' X 8'

Luxury terrace balconies.  
Ample space for life to bloom.

The bridge between the indoors and the outdoors, this is where the city skylines dissolve into your personal haven as life unfurls into poetic expressions. The morning rituals, the twilight conversations, the starlit reveries. This is the space that sees it all.

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## ~70% RERA carpet + balcony area efficiency.

Built for limitless possibilities, this is where intuitive planning meets refined aesthetics. With carpet area efficiency, every square foot is designed for smart, spacious living; so luxury breathes easy and life expands effortlessly.

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# Details of decadence.

## Living and Bedroom



# Textures of opulence.

## Bathroom



## An expression of you.

Intelligently designed spacious layouts

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Premium fittings and world-class finishes

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Ample natural lighting and ventilation

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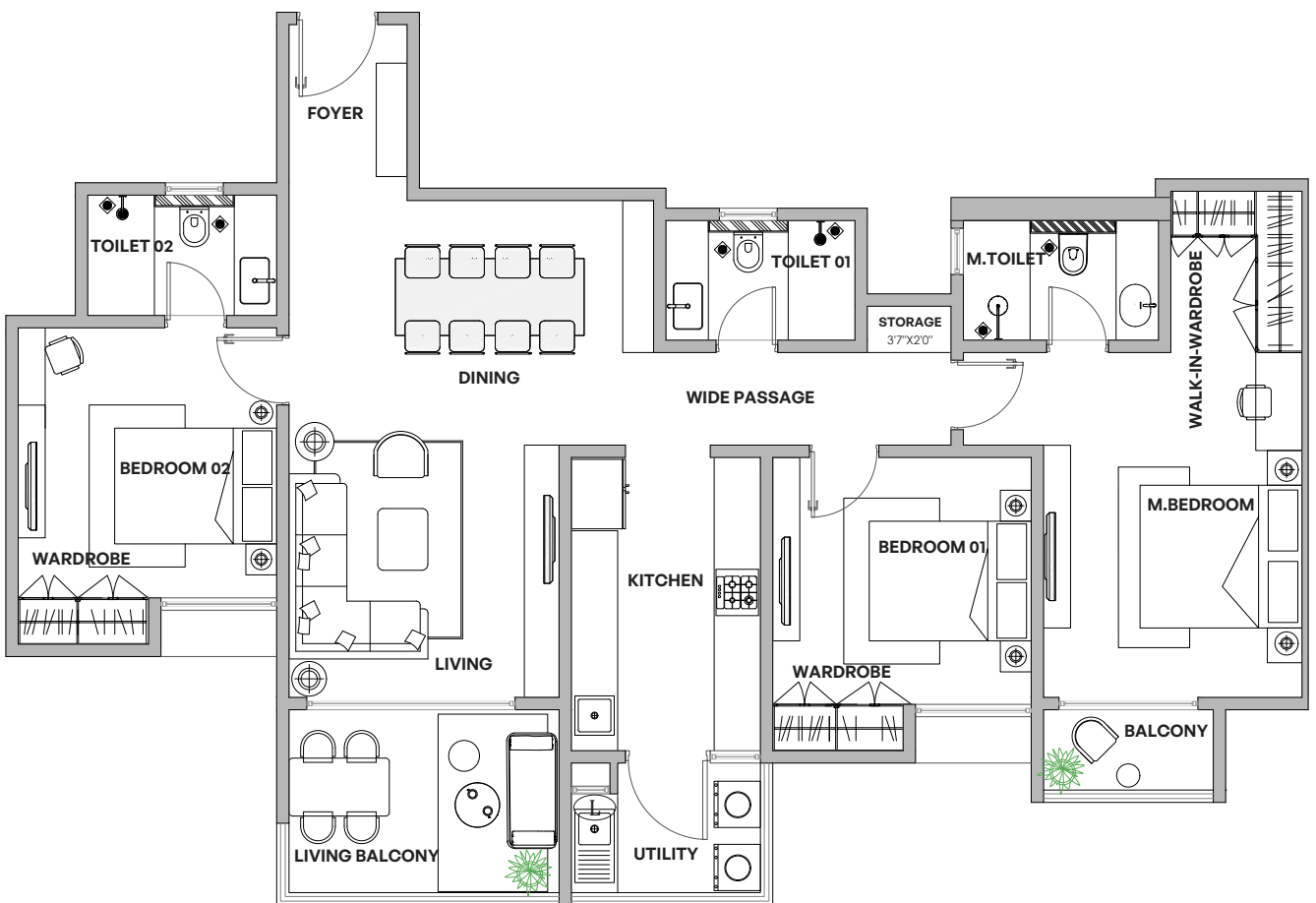
Walk-in wardrobes

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# Floor plan

<b>3 BHK</b>	<b>1877 Sq. Ft.</b>	<b>1313 Sq. Ft. TCA</b>
Middle Unit	SBUA	(RERA + Balcony)

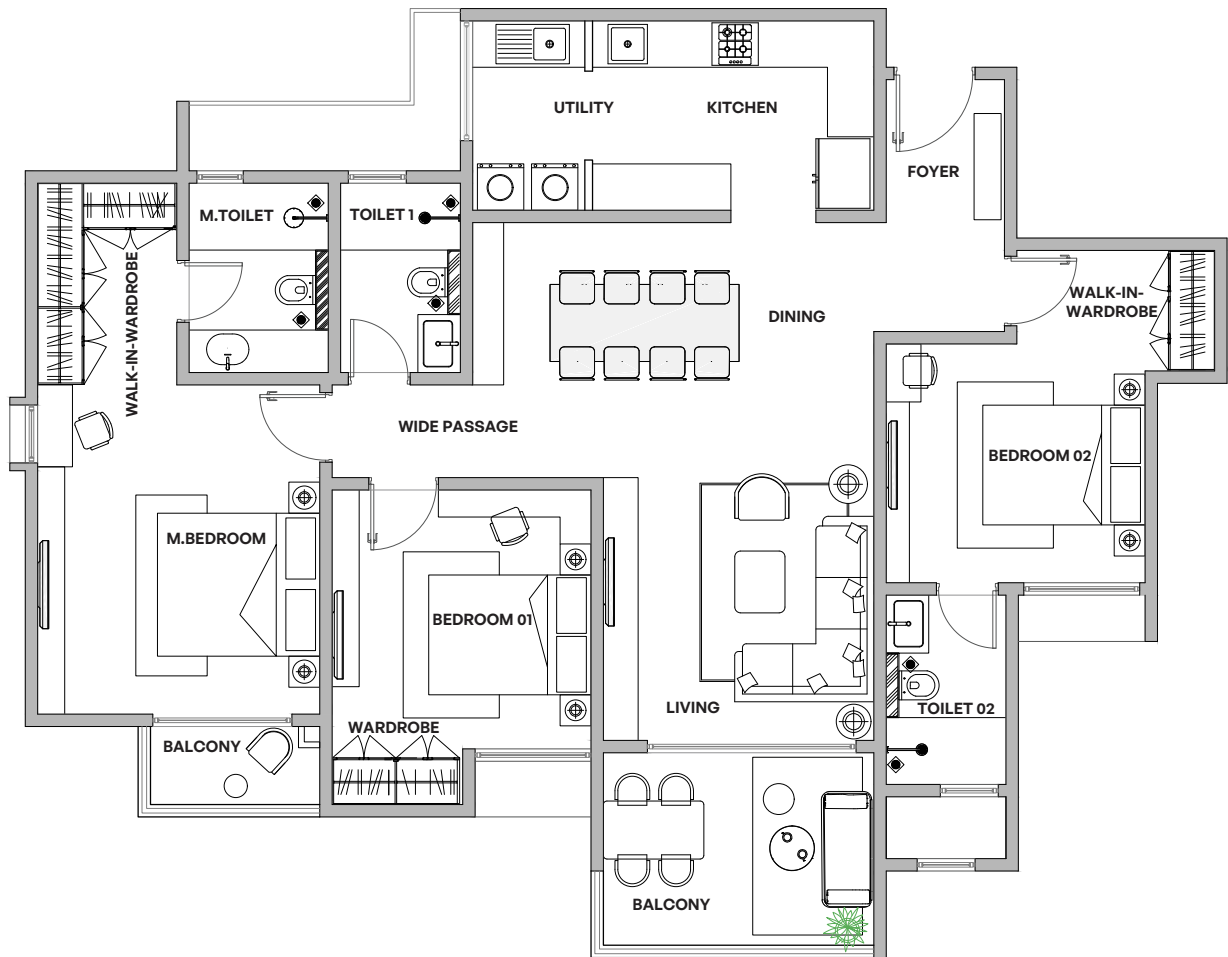


Foyer 5'0" x 7'6"	Living 11'6" x 10'9"	Dining 15'6" x 10'5"	Living Balcony 11'6" x 7'9"
Kitchen 8'0" x 12'6"	Utility 8'0" x 5'6"	Toilet 8'0" x 5'1"	Passage 3'11"

	Master Bedroom	Bedroom 2	Bedroom 1
Size	11'0" x 14'8"	11'0" x 11'6"	11'0" x 10'6"
W.I.W	5'7" x 6'10"	5'7" x 2'0"	5'7" x 2'0"
Toilet	8'4" x 5'1"	8'0" x 5'1"	
Balcony	7'3" x 3'5"		

# Floor plan

<b>3 BHK</b>	<b>1930 Sq. Ft.</b>	<b>1356 Sq. Ft. TCA</b>
Corner Unit	SBUA	(RERA + Balcony)



Foyer 5'0" x 6'1"	Living 11'6" x 11'2"	Dining 17'0" x 10'10"	Balcony 11'6" x 8'2"
Kitchen 11'11" x 8'0"	Utility 4'9" x 8'0"	Toilet 5'1" x 8'0"	Passage 3'11"

	Master Bedroom	Bedroom 2	Bedroom 1
Size	12'0" x 14'0"	11'0" x 10'2"	11'0" x 11'0"
W.I.W	5'11" x 8'7"	8'5" x 5'1"	5'7" x 2'4"
Toilet	5'11" x 8'0"	5'1" x 8'0"	
Balcony	7'2" x 3'4"		

## CIVIL



### Structure

Seismic-resistant RCC structure using system formwork with concrete walls in main building & RCC framed structure up to ground floor, clubhouse & other amenities with block work and plastering.

## ARCHITECTURE



### DOORS: Engineered wooden doors

- **Main Door:** Engineered wooden doors with veneer finish.
- **Bedrooms & Toilet Doors:** Engineered wooden doors with laminate finish.



### WINDOWS, SLIDING DOORS & VENTILATORS

- **Windows & Sliding Doors:** 3-track UPVC (wooden-finish laminated profile) windows and sliding door with mosquito mesh.
- **Bathrooms:** Powder-coated aluminium ventilators with architrave profile—fixed/openable with provision for exhaust fan.



### FLOORING & WALL CLADDING

- **Living, Dining, Kitchen & Utility:** Vitrified tiles.
- **All Bedrooms:** Laminated wooden flooring.
- **Balcony & Bathroom:** Vitrified or ceramic tiles.



### BALCONY RAILINGS

#### Balcony:

RCC parapet with MS top rail/MS Railings with enamel paint finish.



### INTERNAL WALL FINISH

#### Internal Walls & Ceiling:

Acrylic emulsion.

### EXTERNAL WALL FINISH

**External Walls:** Combination of cladding and texture-finish with exterior grade emulsion.



### FALSE CEILING

#### Living Balcony, MBR Balcony & Toilets:

Wooden-finish PVC panels false ceiling.

## PLUMBING, ELECTRICAL & SERVICES



### CP, SANITARY FITTINGS & FIXTURES

Jaquar & Kohler or equivalent water-efficient CP & Sanitary fixtures.



### GRID POWER & BACK UP POWER

- **EB Power:**

EB Power – 3BHK- 5KW

- **DG power backup:**

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



### SERVICES

- Water treatment plant.
- Sewage treatment plant.



### ELEVATORS

Two passenger lifts & one service lift per core of reputed make.



### SAFETY AND SECURITY

Common area CCTV surveillance in specific areas.

## GREEN FEATURES



### WATER CONSERVATION

- Dual piping system.
- Dual flush system for sanitary.
- Recycled water used for landscape maintenance.
- Water-efficient fixtures.
- Rainwater harvesting.
- Ground water recharge.



### ENERGY CONSERVATION

- Provision for solar heated water in one toilet of top 2 floor apartments.
- Energy-efficient lights in common areas.
- Energy-efficient streetlights / Timer-adjusted streetlights.
- EV charging stations provided in designated areas.



### SOLID WASTE MANAGEMENT

- Segregation at source.
- Organic waste convertor.

# Your Carbon-Healing Home.

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# CARBON HEALING HOMES

Every Carbon-Healing Home is designed to give back to the earth through four very special features.



## SMART POWER

Total utilisation of renewable energy sources.

Here, power is generated from solar panels. In addition, the project is designed according to sun path analysis to maximise natural light for less dependency on the artificial.



## SPONGE EFFECT

Designed to utilise every drop of water.

Smart water systems reduce your utility bills while keeping your home future-ready. It's comfort, savings and sustainability — built in.



## CLIMATE CAPSULE

Higher green cover for lower temperatures.

With more green cover, Assetz Muse & Maison will have a considerably lower temperature than the city beyond its walls.



## ZERO OUT

Zero waste to landfill.

Organic waste is converted to manure in the organic waste converter.

## The Assetz journey.

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**50+ Projects**

Residential & Commercial

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**50+ Mn. Sq. Ft.**

Developed & Ongoing

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**24,000+ Units**

Delivered & Underway

**700+ Acres**

Acquired and/or Licensed

Assetz Group is built on a commitment to doing things differently—and doing them meticulously. From the first line of a master plan to the last detail in a lobby, the brand is defined by discipline, integrity and an almost obsessive pursuit of better—better design, better layouts, better long-term value, better living.

Every Assetz project aims to craft elevated living experiences where architecture, landscape, sustainability and community come together with intention—designing a life that feels effortlessly premium.

It is luxury that does not shout, but lingers—in how a home breathes, how spaces flow, and how residents feel held by their environment year after year.

# Shot on location.



## Exclusive, by design.

This boutique sanctuary in Gattahalli is all set to reimagine East Bengaluru's quiet rhythm. A 2-acre haven that blends 78% open space with terracotta-kissed architecture, premium amenities and a sustainable soul—this is a legacy born of deliberate artistry. Forged with vision, restraint and timeless allure.

**Welcome to Assetz Muse & Maison.**

**Welcome home.**

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**muse &  
maison**

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