Assetz | KVN

NIWA & NEO

CGI Artist's Impression

The Assetz
Design Philosophy.

Quiet luxury

An approach rooted in restraint, quality and intention.
At Assetz, it is a natural expression of how we build.

Effortless, understated, intentional.

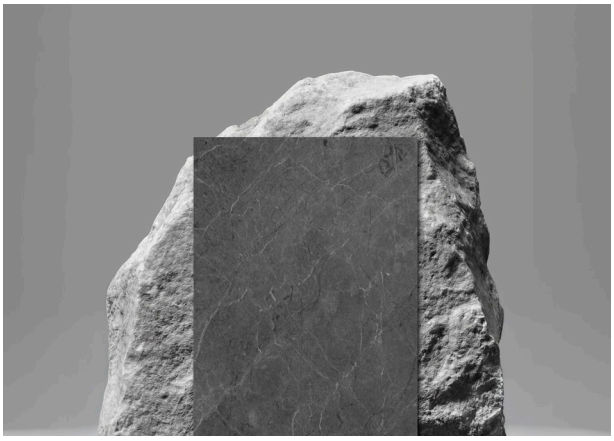
Stock Image

Timeless

Architecture

Designs that remain relevant
beyond trends.

High quality materials



Quality

Superior substances chosen
for their beauty and longevity.

Stock Images

Refined minimalism

Design

A philosophy of simplicity carried through every touch point.

Calm sophistication

Atmosphere

An ecosystem where simplicity translates across materials, proportions and intentions.

Stock Images

Stock Images

Where connected living comes naturally.

In the heart of North Bengaluru, three towers rise from a 5.67-acre neighbourhood where luxurious homes, open landscapes and shared experiences come together as one. Built around a central courtyard and surrounded by spaces that encourage connection, this is where the idea of home extends far beyond four walls.

This is Assetz KVN Niwa & Neo.

CGI Artist's Impression

5.67
Acres

3 BHK
Luxury Apartments

3
Towers

~13,500 Sq. Ft.
Clubhouse

~73%
Open Space

25+
World-class Amenities
(Includes 10+ sports facilities)

CGI Artist's Impression

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.

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 always future-ready.

Your Personal Space

Thoughtfully proportioned homes with generous layouts, Luxury Terrace Balconies and efficient planning.

Your Carbon-healing Home

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

Your Neighbourhood.

Stock Image

5.67 acres, 3 towers & ~73% open space.

Invite life to unfold at its own pace.

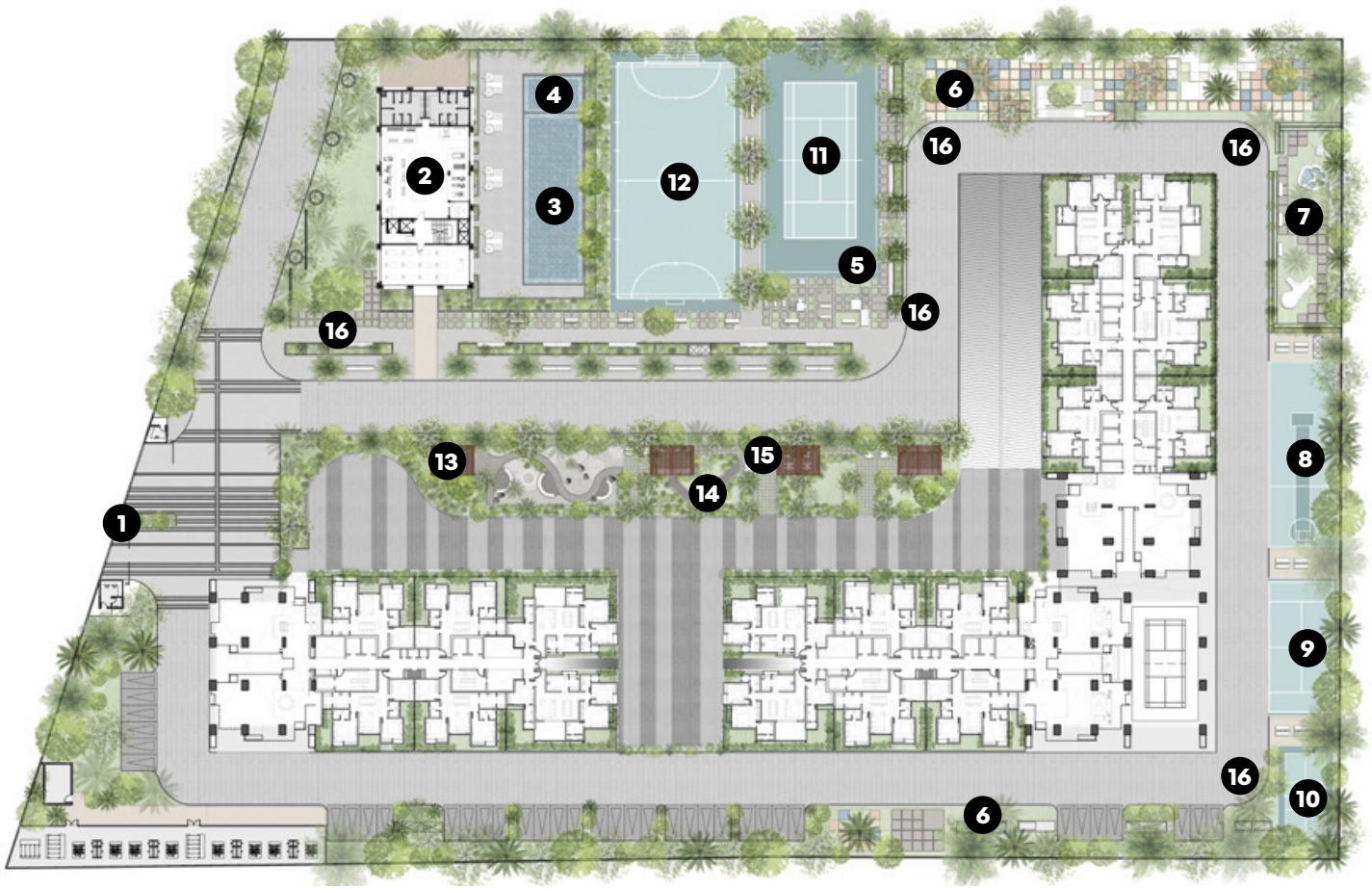
Generous green spaces flow through the neighbourhood, connecting homes with gardens, pathways and places to gather. Here, nature isn't confined to the edges. It surrounds your everyday. Creating a neighbourhood that encourages morning walks, evening strolls and quiet moments beneath the trees.

CGI Artist's Impression

A community of 3 BHK luxury apartments.

Here, spacious homes create the setting for families who share a common appreciation for comfort, quality and a connected way of life.

Stock Image



Legend

1. Entry/Exit
2. Clubhouse
3. Swimming Pool
4. Kids' Pool
5. Outdoor Gym
6. Kids' Play Area
7. Pets' Park
8. Box Cricket
9. Padel Court
10. Pickleball Court
11. Tennis Court
12. Futsal Court
13. Pavilion Seating
14. Reflexology Space
15. Senior Citizens' Seating
16. Jogging Track

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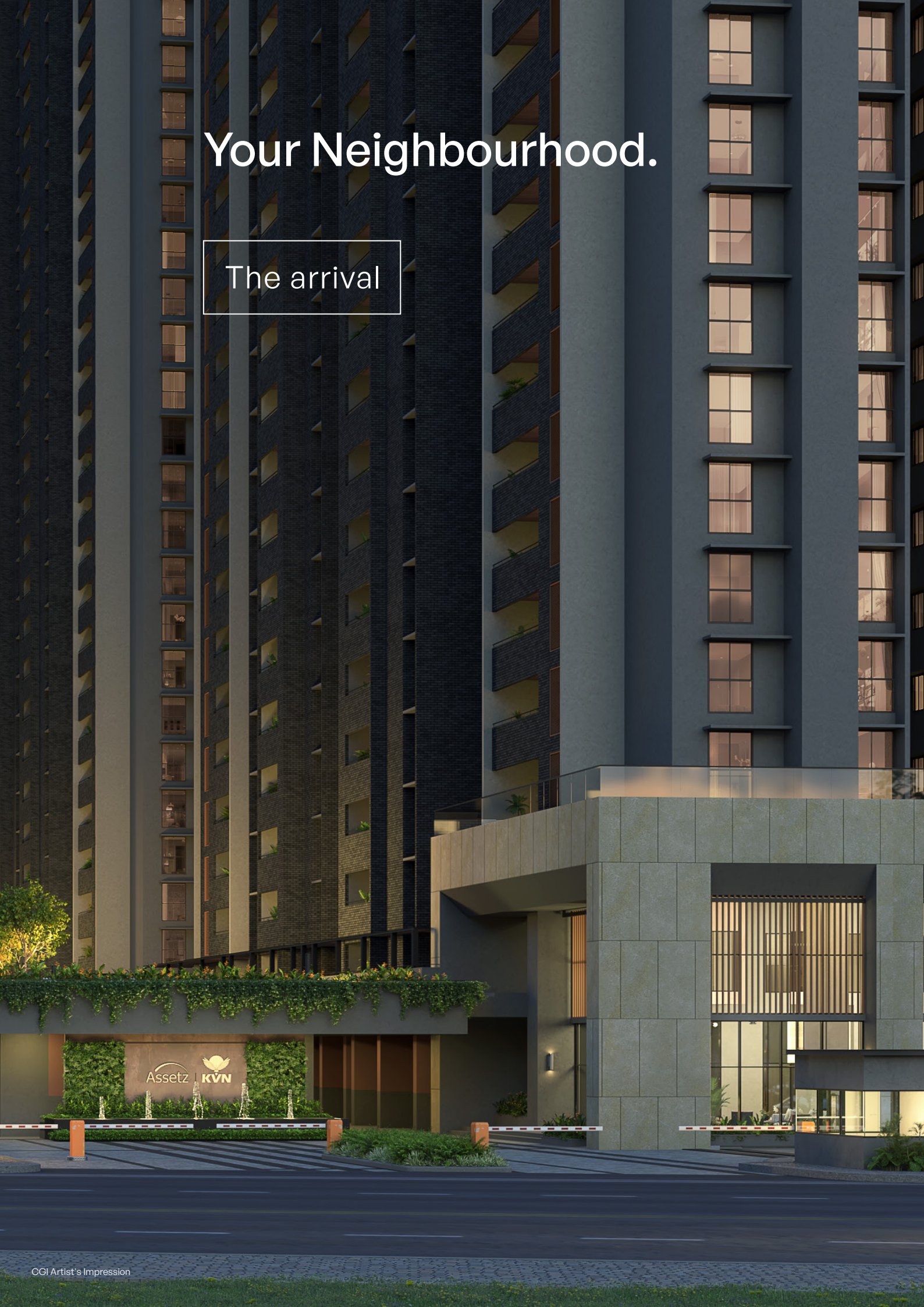
Your Neighbourhood.

The arrival



CGI Artist's Impression

Lobbies that rise to the occasion.

Designed to inspire a sense of openness from the moment you arrive, the triple-height lobbies welcome residents and guests with abundant natural light, elegant detailing and a quiet sense of occasion.

CGI Artist's Impression

Designed for effortless living.

Uninterrupted traffic flow within the property.

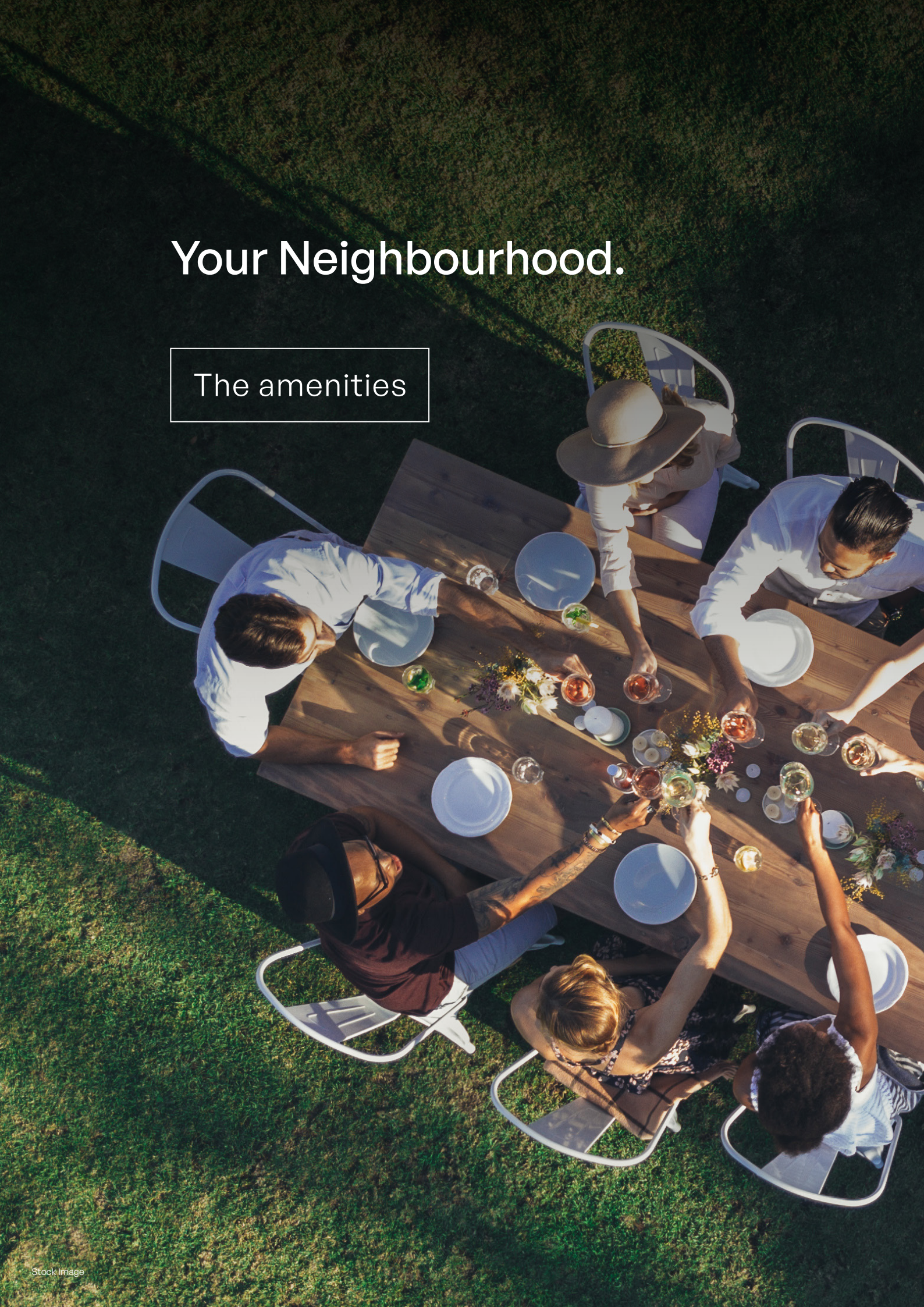
Dedicated entrances for residents and visitors.

Hassle-free delivery and storage management.

CGI Artist's Impression

Your Neighbourhood.

The amenities



Stock Image

25+ world-class amenities.

The hardest part of your day here, is choosing how to spend it.

Every day at Niwa & Neo offers something new. Whether you're seeking movement, connection or a quiet moment to yourself, there's a world waiting just beyond your front door.

CGI Artist's Impression

The signature clubhouse.

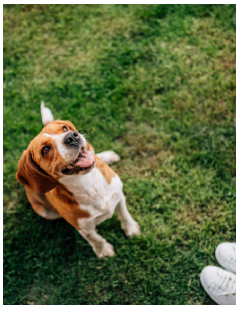
~13,500 Sq. Ft. of leisure and luxury.

Where everyday celebrations make way for genuine connections.

CGI Artist's Impression

10+ sports facilities.

A court for every sport.



Padel Court

Pickleball Court

Tennis Court

Billiards Table

Pool Room

Table Tennis

Badminton Court

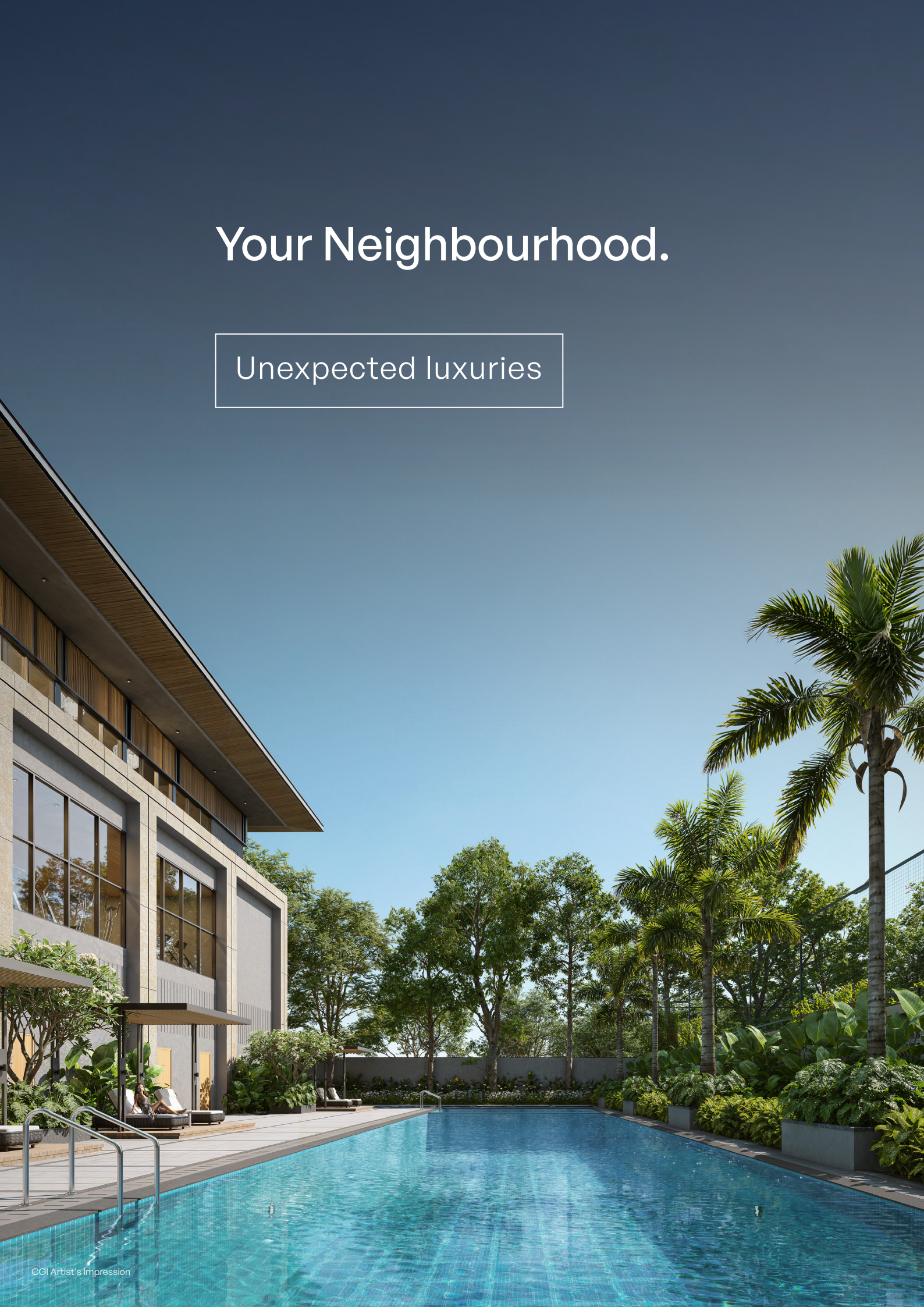
Box Cricket

& More

Stock Images | CGI Artist's Impression

Your Neighbourhood.

Unexpected luxuries



CGI Artist's Impression

Temperature-controlled pool.*
A pool that never goes out of season. Perfectly tempered waters invite you in, while sweeping views make it hard to leave.

—

Co-working spaces.
A place to focus when work calls, collaborate when ideas flow and step away when the day is done. All without leaving your neighbourhood.

—

Age designated kids' play areas.
From first discoveries to boundless imagination, every play area is created with a different stage of childhood in mind, giving every young resident a place to call their own.

CGI Artist's Impression | Stock Image

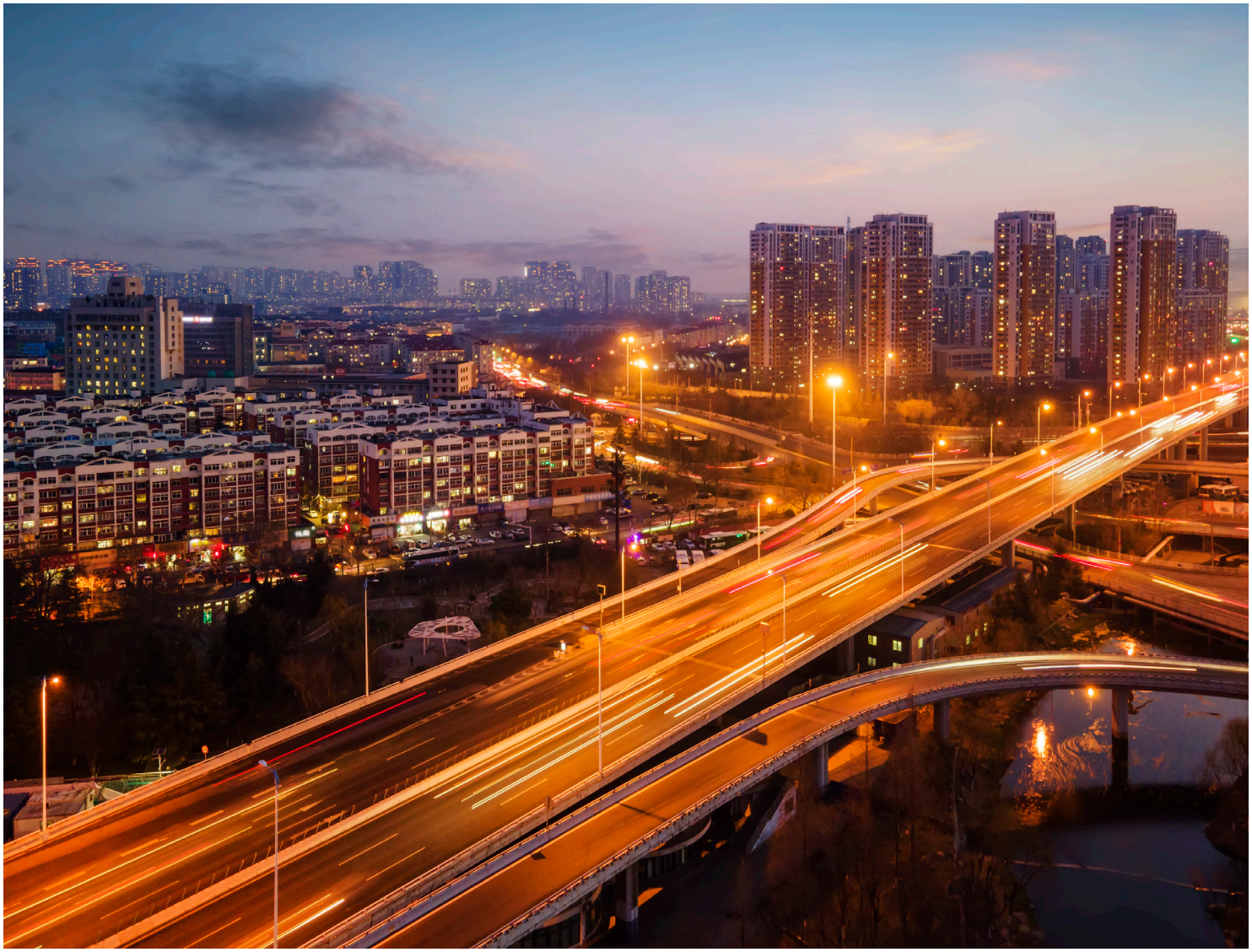
*Heated pool with regulated water temperature.

Your location.

AI Enhanced Visual

Positioned for tomorrow's momentum.

An evolving address shaped by proximity to growing business districts, leading educational institutions, premium healthcare facilities and the international airport.



Stock Image

At the centre of what's next.

Live at the intersection of opportunity and accessibility.

Road Connectivity

5 mins from Bagalur

Metro Connectivity

Upcoming Blue Line Metro

~2 mins from KIADB Aerospace & Hardware Park

Education

12 mins from Delhi Public School

Leisure

14 mins from Byg Brewski Brewing Company

Healthcare

15 mins from Manipal Airport Medical Centre

IT Hubs

10 mins from KIADB Aerospace & IT Park

Railway Connectivity

25 mins from Yelahanka Railway Junction

Airport Connectivity

15 mins from Kempegowda International Airport

Time calculated as per Google Maps.
Timings may vary as per the time of the day.

Map not to scale.

EDUCATION

1. Delhi Public School
   12 minutes
2. Ryan International School
   16 minutes
3. Canadian International School
   18 minutes
4. Stonehill International School
   20 minutes
5. Vidyashilp University
   24 minutes

RECREATION

16. BCCI Centre of Excellence
    10 minutes
17. Byg Brewski Brewing Company
    14 minutes
18. Windmills Craftworks
    14 minutes
19. Spark7 Sports Arena
    15 minutes
20. Oia Bangalore
    20 minutes

HEALTHCARE

6. Manipal Airport Medical Centre
   15 minutes
7. Cytecare Hospitals
   15 minutes
8. Sparsh Hospital
   16 minutes
9. Manipal Hospital Hebbal
   24 minutes
10. Aster CMI Hospital
    26 minutes

SHOPPING

21. The Big Market
    15 minutes
22. Allmart Hyper Market
    15 minutes
23. Bhartiya Mall of Bengaluru
    20 minutes
24. Phoenix Mall Of Asia
    20 minutes
25. RMZ Galleria
    30 minutesa

IT PARKS

11. KIADB Hardware & Aerospace Park
    10 minutes
12. Devanahalli Business Park
    18 minutes
13. L&T Tech Park
    22 minutes
14. Kirloskar Business Park
    22 minutes
15. Manyata Tech Park
    24 minutes

CONNECTIVITY

26. Bagaluru
    5 minutes
27. Kempegowda International Airport
    14 minutes
28. NH44 Bellary Road
    12 minutes
29. Yelahanka Railway Junction
    25 minutes
30. Hebbal
    25 minutes

Time calculated as per Google Maps. Timings may vary as per the time of the day.

Your Personal Space.
Stock Image

Luxury Terrace Balconies up to 15'1" x 9'0".

More than a balcony, this is a private outdoor retreat where the city hums quietly below and the sky stretches endlessly above. A quiet corner for your morning coffee. A comfortable place to work in the afternoon. The perfect place to unwind as the sun goes down.

CGI Artist's Impression

3 BHK luxury apartments.

Intuitive living spaces with ~70% carpet area efficiency*. Designed to accommodate more than you can imagine.

CGI Artist's Impression

Details that rise above.

Living and Bedroom.

Details that rise above.

Bathroom.

A higher standard of living.

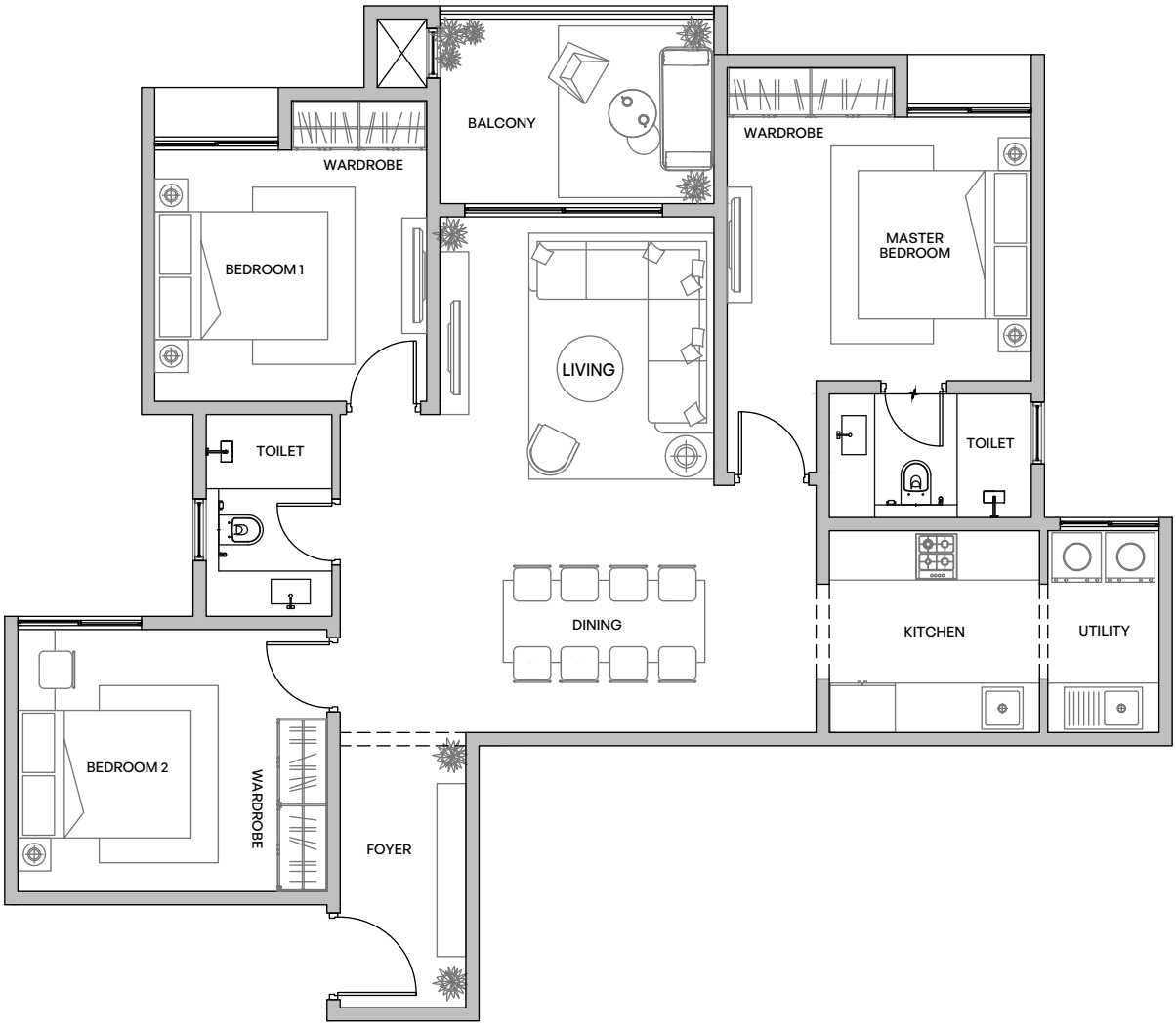
Layouts that flow with ease, balancing openness and privacy in equal measure. Every residence here is carefully composed to create a natural flow between shared spaces and private retreats, making everyday living beautifully uncomplicated.

CGI Artist's Impression

Foyer	Living	Dining	Balcony
5'0" x 10'11"	10'11" x 10'8"	18'11" x 9'10"	10'11" x 7'4"

Kitchen	Utility	Toilet
8'4" x 8'0"	4'5" x 8'0"	5'0" x 8'0"

	Master Bedroom	Bedroom 1	Bedroom 2
Size	12'1" x 10'6"	10'10" x 10'0"	12'4" x 10'5"
Wardrobe	6'8" x 2'0"	5'5" x 2'0"	-
Toilet	8'0" x 4'11"	-	-
Balcony	-	-	-



3BHK
Middle Unit

1084 SQ. FT.
Total Carpet Area (RERA + Balcony)

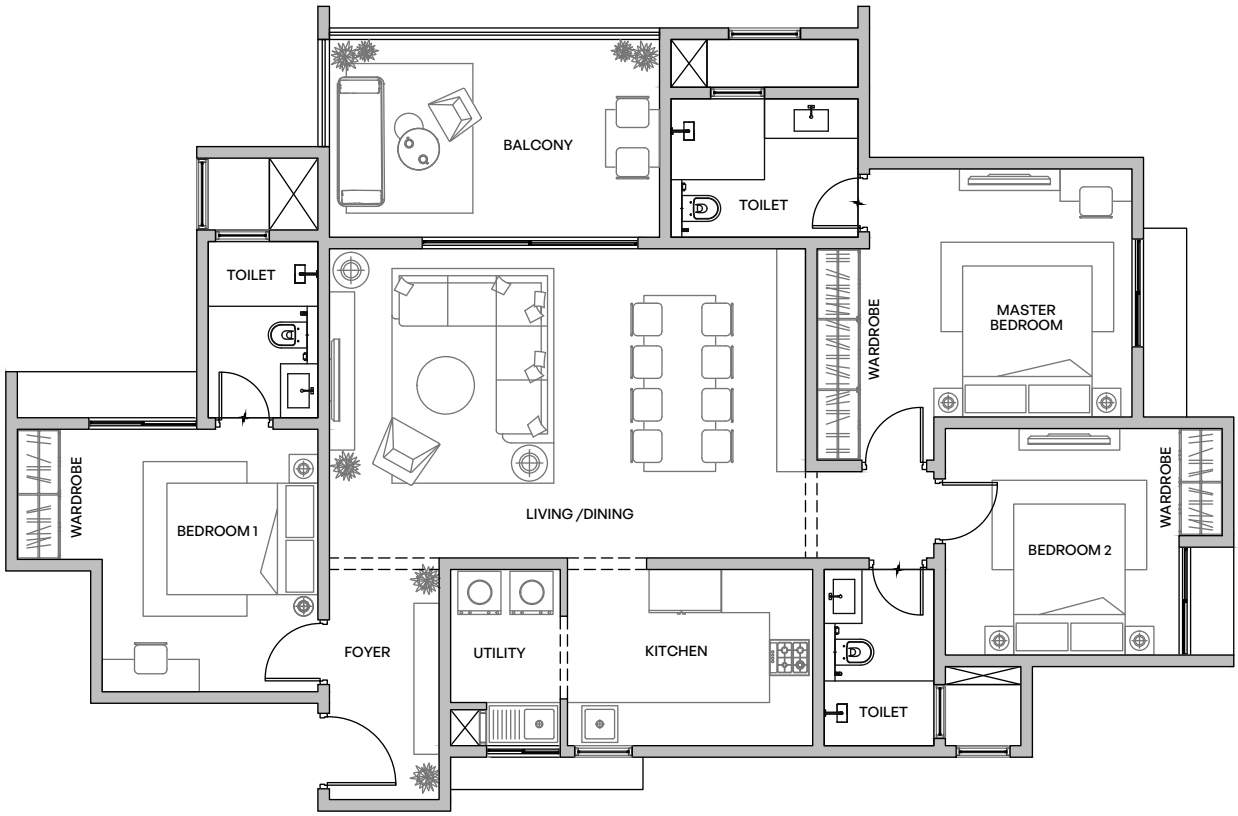
1543 SQ. FT.
SBUA

N

Foyer	Living & Dining	Balcony	Kitchen
5'0" x 11'10"	21'9" x 14'1"	15'1" x 9'0"	11'2" x 8'0"

Utility	Toilet
5'0" x 8'0"	5'0" x 8'0"

	Master Bedroom	Bedroom 1	Bedroom 2
Size	12'0" x 11'4"	9'10" x 12'0"	10'8" x 10'4"
Wardrobe	2'5" x 9'8"	3'10" x 5'11"	2'0" x 4'11"
Toilet	8'6" x 6'4"	5'0" x 8'0"	-
Balcony	-	-	-



3BHK
Corner Unit

1277 SQ. FT.
Total Carpet Area (RERA + Balcony)

1829 SQ. FT.
SBUA

N

Excellence in execution.

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

- **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 for MS works only.

INTERNAL WALL FINISH

Internal Walls & Ceiling: Acrylic emulsion.

EXTERNAL WALL FINISH

External Walls: Texture-finish with exterior grade emulsion.

FALSE CEILING

Living, MBR Balcony & Toilets: Wooden-finish PVC panels false ceiling.

PLUMBING, ELECTRICAL & SERVICES

CP, SANITARY FITTINGS & FIXTURES

Jaquar & Kohler or equivalent
water-efficient CP and sanitary fixtures.

GRID POWER & BACK UP POWER

- **EB Power:**
  2BHK-4KW, Studio & 1BHK-2KW
- **DG Power Backup:**
  50% of EB load for inside the apartments and 100% backup for common area lighting, lifts and utilities.

SERVICES

- Water treatment plant.
- Sewage treatment plant.

ELEVATORS

4 passenger lifts and 1 service lift
per core of reputed make.

SAFETY AND SECURITY

CCTV coverage on all main entry
and exit points.

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.
Stock Image

Carbon-Healing Homes.

SPONGE EFFECT

Designed to utilise
every drop of rain water.

ZERO OUT

Waste management
at source.

SMART POWER

Efficient utilisation
of renewable sources.

CLIMATE CAPSULE

Higher green cover
for lower temperatures.

Stock Image

The Assetz journey.

50+ Projects

Residential & Commercial

22,000+ Units

Delivered, Active & Future Inventory

Assetz 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.

NIWA
& NEO

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Elite Projects

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Assetz KVN Niwa & Neo

Aerospace & IT Park,
North Bengaluru,
Bengaluru - 562149

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