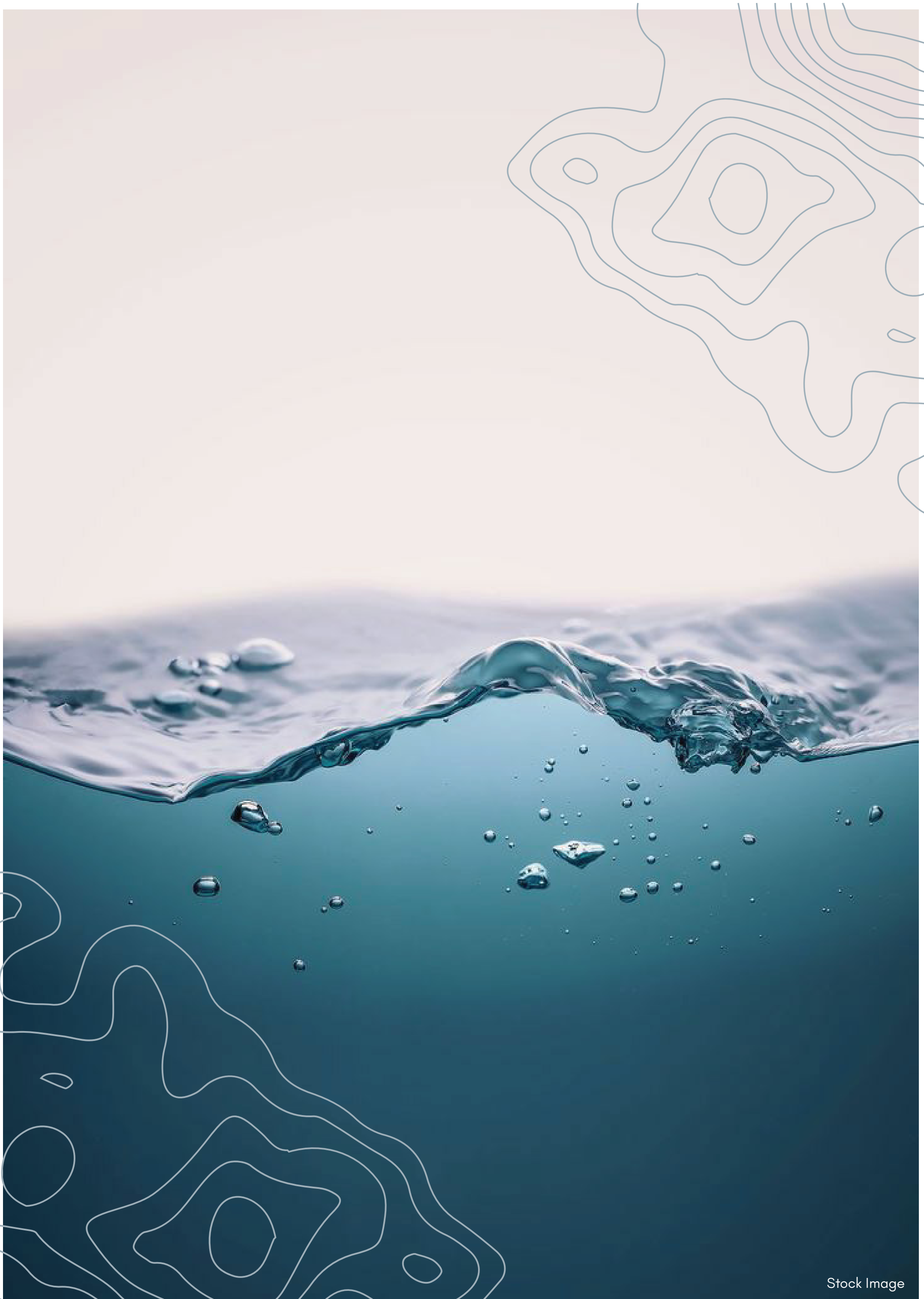




THE  
**SECRET  
LAKE**

Live amidst the  
*gentle whispers* of the lake,  
where peace and  
*nature's best* surround you.



Stock Image



# Every ripple in the water is the echo of a greener life.

Experience the epitome of lakeside living, where every detail is meticulously curated to inspire and delight. Embark on a journey of unparalleled beauty, serenity, and fulfillment in the embrace of nature's timeless allure.

Welcome to your new beginning.





# Envision a life beyond the mystique.

**44 ACRES**

Luxury Plotted Development

**701**

Spacious Plots

**191 ACRES**

Of Pristine Lake

**OFF IVC ROAD**

North Bangalore



Stock Image



## MASTER PLAN

# Each plot is a canvas, waiting for you.

Nestled by a serene lake, our thoughtfully planned community blends nature and modern living. With expansive open spaces, lush green parks, and premium amenities, every moment here is designed for leisure and vitality. A place where the gentle rustle of trees meets the rhythm of life, promising a lifestyle beyond the ordinary.

## 4.80

Acres of Green Cover & Parks

## 20.43

Acres of Open Space

## 19,000 Sq.Ft.

Clubhouse

## 6.80

Acres of Amenities

## 25+

Indoor & Outdoor Amenities



# Master Plan



**Legend:**

- |                       |                           |                                 |                        |
|-----------------------|---------------------------|---------------------------------|------------------------|
| 1 Entrance            | 10 Yoga Deck              | 19 Multipurpose Lawn - 02       | 28 Toddlers' Park - 02 |
| 2 Marketing Office    | 11 Multipurpose Lawn - 01 | 20 Amphitheatre                 | 29 Maze Garden - 02    |
| 3 Park - 01           | 12 Pets' Park             | 21 Clubhouse                    | 30 Pets' Park - 02     |
| 4 Entry Portal        | 13 Futsal Court           | 22 Seating Alcove - 01          | 31 Park - 15           |
| 5 Clock Tower         | 14 Tennis Court           | 23 Seating Alcove Under Pergola | 32 Seating Plaza       |
| 6 Park - 02           | 15 Padel Tennis Court     | 24 Reading Nook                 | 33 Miyawaki Planting   |
| 7 Maze Garden - 01    | 16 Box Cricket            | 25 Trees Of Biodiverse Value    |                        |
| 8 Toddlers' Park - 01 | 17 Basketball Court       | 26 Kids' Park - 02              |                        |
| 9 Kids' Park - 01     | 18 Pickleball Court       | 27 Multipurpose Lawn - 03       |                        |



# The Clubhouse.

The clubhouse is designed to be your retreat for wellness, recreation, and community living. Whether you're seeking an energizing workout, a space to unwind, or a place to connect with like-minded individuals, it has something for everyone. From fitness and sports to relaxation and social gatherings, every corner is thoughtfully crafted to enhance your lifestyle. Step in, recharge, and make every moment count.





# For the active souls.

If movement fuels your spirit, this is your playground. Designed for those who push limits and play to win, our cutting-edge sports and fitness amenities set the stage for high-energy action. Whether you're smashing aces, sinking baskets, or perfecting your game, every session comes with a backdrop of lush greenery and fresh air. Ready to sweat, compete, and conquer? Game on!

- Padel Tennis Court

Pickleball Court

Tennis Court

Basketball Court

Badminton Court

Futsal Court

Box Cricket

Gymnasium
- Table Tennis

Pool Room

Billiards Room

Swimming Pool

Kids’ Play Area

Toddlers’ Park

Pets’ Park







# For the serenity seekers.

For those who find their rhythm in stillness, we have crafted the ultimate retreat. Nestled in nature's embrace, this sanctuary is designed for moments of quiet reflection, mindful movement, and effortless relaxation. Whether it's unwinding with a book, centering yourself on the yoga deck, or simply soaking in the beauty around you, every space invites you to slow down and reconnect. Step in, let go, and find your perfect state of calm.

Yoga Room

Crèche

Yoga Deck - Outdoor

Reading Nook

Miyawaki Forest

Steam Room



# For the social butterflies.

For those who cherish lively gatherings and meaningful connections, this is where community comes to life. From open green spaces and pet-friendly parks to cozy seating areas and vibrant social hubs, every corner is designed to bring people together. With dedicated spaces for every generation—including a welcoming spot for seniors—every moment here is an opportunity to unwind, celebrate, and connect.

- Reception/Lounge Space
- Multipurpose Hall
- Association Room
- Board Game Room
- Party Terrace with Pantry
- Senior Citizen Park
- Multipurpose Lawn
- Amphitheatre





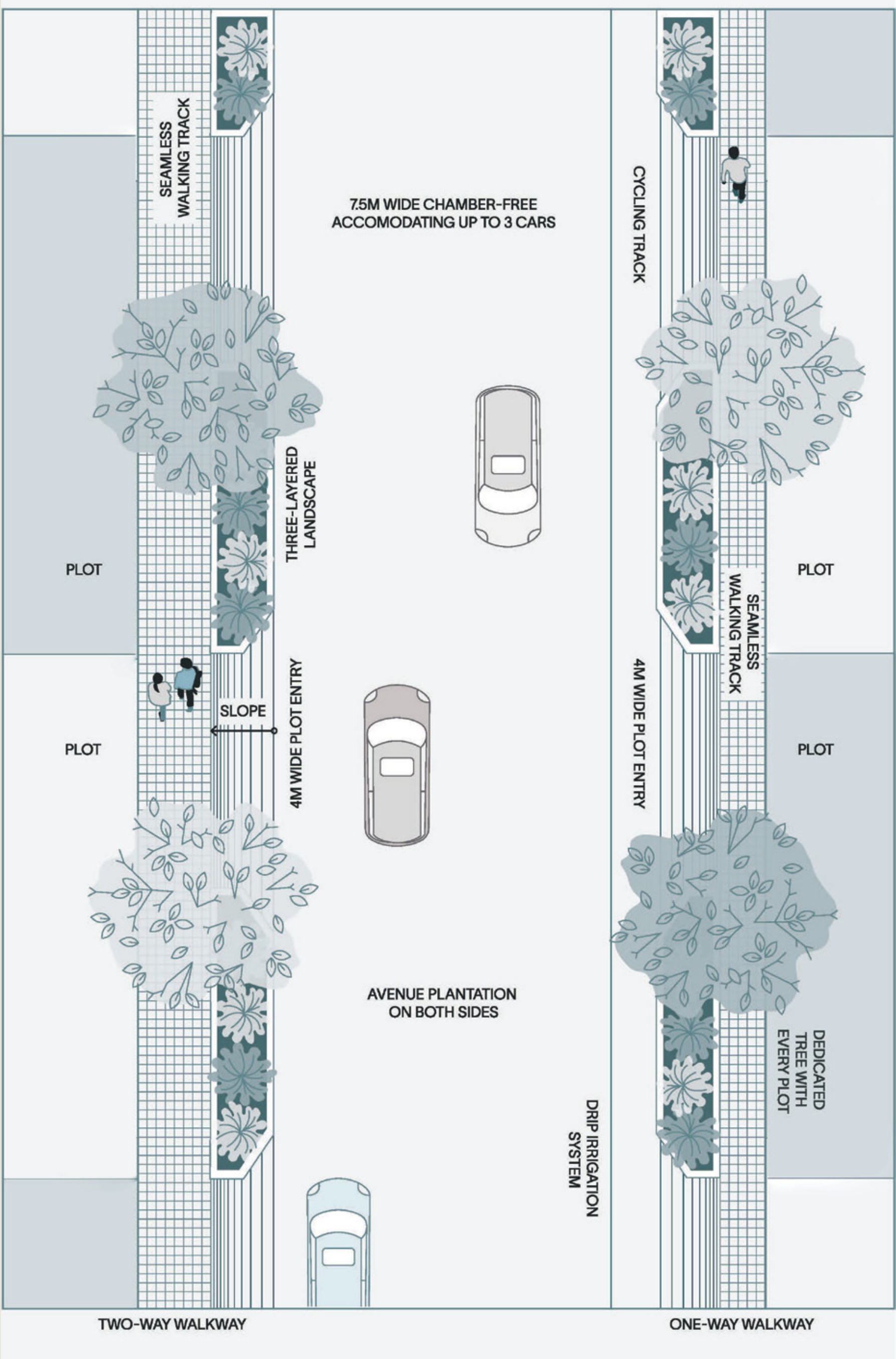
# Seamless drives through scenic avenues.

Navigate with ease on a well-planned network of 15-meter, 12-meter and 9-meter wide chamber-free concrete roads, seamlessly integrating each plot with the heart of the community. Lined with lush, three-tiered walkways, these avenues offer both beauty and functionality—ensuring a smooth drive while also creating the perfect setting for a leisurely stroll.



CGI Artist's Impression





# 15 Metre Roads

## Avenue Plantation

Avenue plantation on both sides of the road designed to accommodate larger trees for enhanced privacy.

## Seamless Walkways

Walkways are designed to ensure seamless walking by minimizing level differences at regular intervals.

## Vehicular Movement

~9-meter-wide concrete driveway accommodating two-way vehicular movement along with ample space for one car to be parked.

## Chamber-Free Driveways

All chambers are planned below walkways or landscape areas.

## Plot Entry

A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.

## Drip Irrigation

Drip irrigation system for hassle-free landscape maintenance.

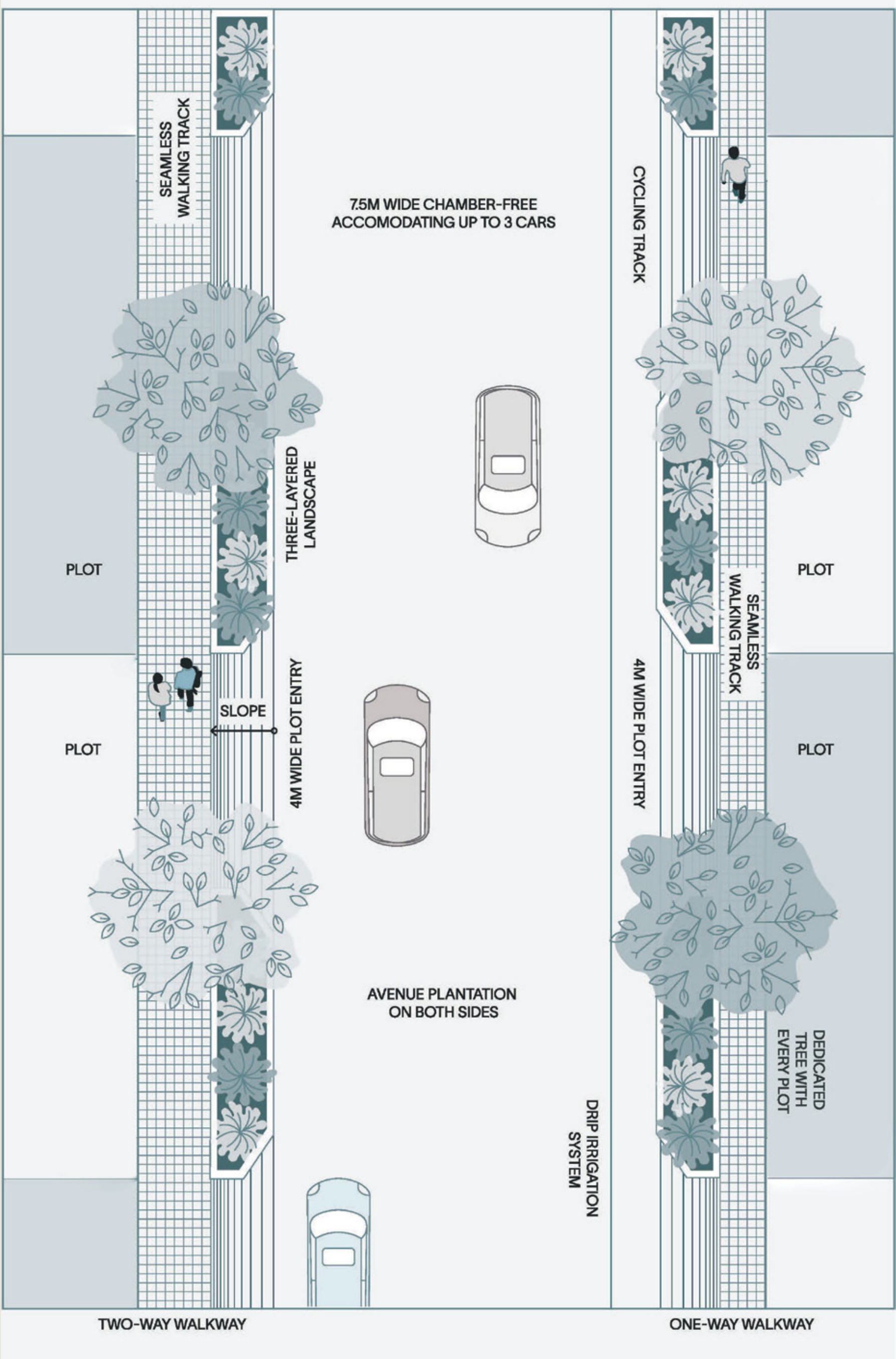
## Energy Efficient Lighting

A combination of solar-powered and electrical streetlights planned at regular intervals.

## Three-Tiered Landscape

A three-tiered landscape blending tall and low shrubs with a tree, bringing nature to your doorstep.





# 12 Metre Roads

## Avenue Plantation

Avenue plantation on both sides of the road designed to accommodate larger trees for enhanced privacy.

## Seamless Walkways

Walkways are designed to ensure seamless walking by minimizing level differences at regular intervals.

## Vehicular Movement

~7.5-meter-wide concrete driveway accommodating two-way vehicular movement along with ample space for one car to be parked.

## Chamber-Free Driveways

All chambers are planned below walkways or landscape areas.

## Plot Entry

A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.

## Drip Irrigation

Drip irrigation system for hassle-free landscape maintenance.

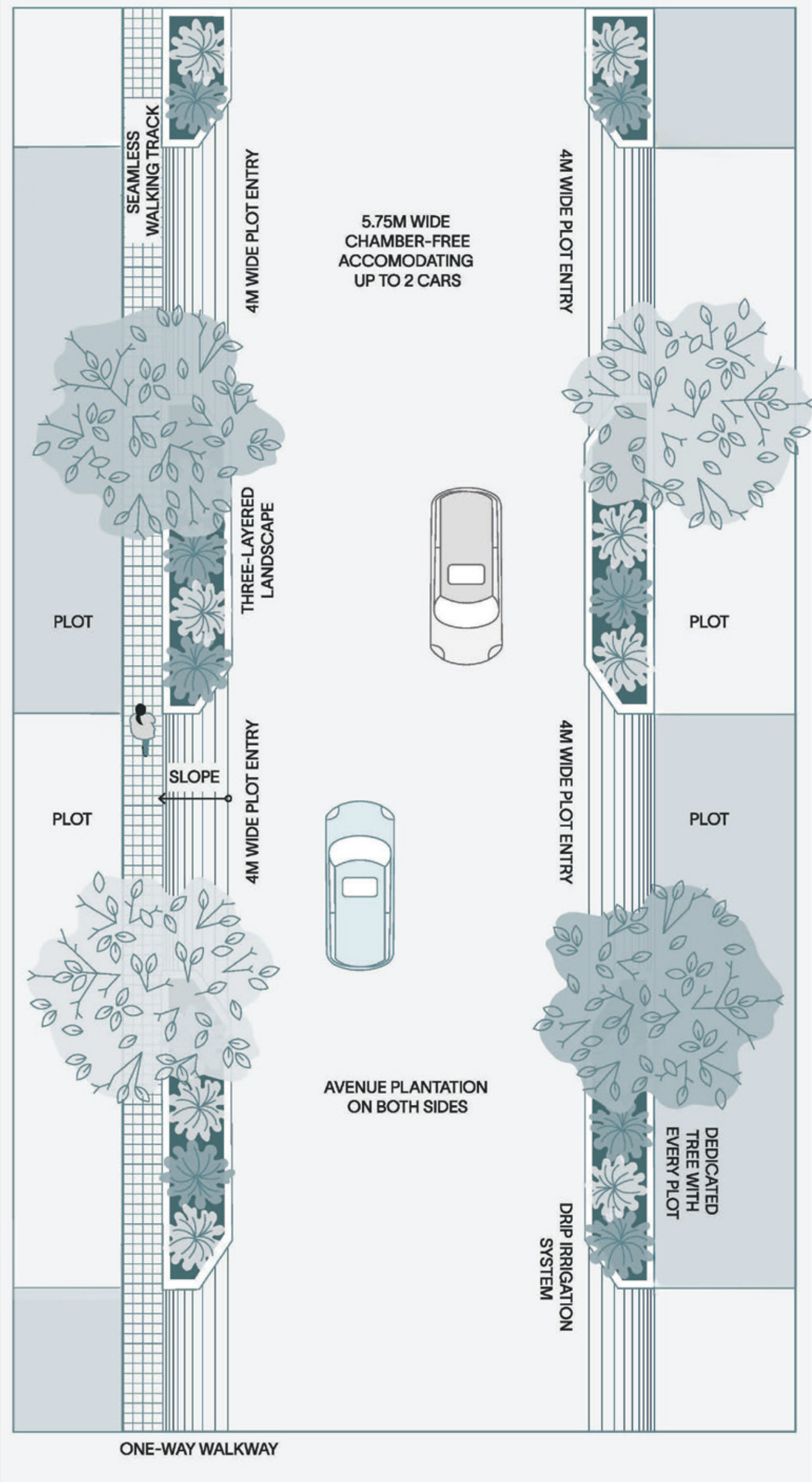
## Energy Efficient Lighting

A combination of solar-powered and electrical streetlights planned at regular intervals.

## Three-Tiered Landscape

A three-tiered landscape blending tall and low shrubs with a tree, bringing nature to your doorstep.





# 9 Metre Roads

## Avenue Plantation

Avenue plantation on both sides of the road designed to accommodate larger trees for enhanced privacy.

## Seamless Walkways

Walkways are designed to ensure seamless walking by minimizing level differences at regular intervals.

## Vehicular Movement

~5.75-meter-wide concrete driveway accommodating two-way vehicular movement along with ample space for one car to be parked.

## Chamber-Free Driveways

All chambers are planned below walkways or landscape areas.

## Plot Entry

A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.

## Drip Irrigation

Drip irrigation system for hassle-free landscape maintenance.

## Energy Efficient Lighting

A combination of solar-powered and electrical streetlights planned at regular intervals.

## Three-Tiered Landscape

A three-tiered landscape blending tall and low shrubs with a tree, bringing nature to your doorstep.



# Meticulously crafted infrastructure because you deserve it.

## INFRASTRUCTURE



### Roads and Pathways

- Concrete finish internal roads.
- Paver finish pedestrian pathways along driveway.
- Landscaped avenue plantation on either side of the road.
- Signage for plots and common areas.
- Defined access to each plot with concrete/paver finishes.

## ELECTRICAL, PLUMBING & SERVICES



### Electrical

- 100% DG backup for the common service areas.
- Provision for underground electrical cables for power distribution.
- Streetlights with LED light fixtures.
- Power distribution from transformer yard to feeder pillars.
- Provision for underground data distribution.



### Plumbing

- Underground sanitary line network.
- Underground water supply lines.
- Irrigation network for common landscape areas.



### Services

- Sewage treatment plant.
- Centralised underground sump.
- Centralised overhead water tank for domestic water supply.
- Organic waste converter.



### Safety and Security

- Security cabin with boom barriers.
- Entry feature with compound wall and signage.
- CCTV surveillance at entry, exit points and kids' play area.



# Green Features.



## Water Conservation

- Recycled water used for landscape.
- Recharge pits for rainwater harvesting.



## Energy Conservation

- Energy-efficient light fixtures for common areas.
- Timer-controlled streetlights.
- Clubhouse with ample natural lighting and ventilation.



## Landscaped Features

- Plot frontage with landscape.
- Avenue plantation for internal and master plan roads.
- Low maintenance plants along roadside.





# With greens as far as the eye can see, breathe in the fresh air of home.

Nestled within acres of lush, green landscape beside a serene lake, you awaken to a breathtaking tapestry of nature that surrounds the entire community. Towering trees line the avenues, offering shade and a sense of stately elegance, while shaded gardens and tranquil parks beckon you to explore and unwind. In this peaceful haven, your home becomes a seamless extension of the natural beauty that envelops you.

**20.43 Acres**  
Open Space

**2000+**  
Trees

**25**  
Varieties of Flora

**4.8**  
Acre of Parks







# A promising haven in North Bangalore.

Located in one of Bangalore's fastest-growing neighbourhoods, we've seamlessly blended the charm of lakeside living with an unparalleled lifestyle, creating the perfect environment for you and your loved ones.

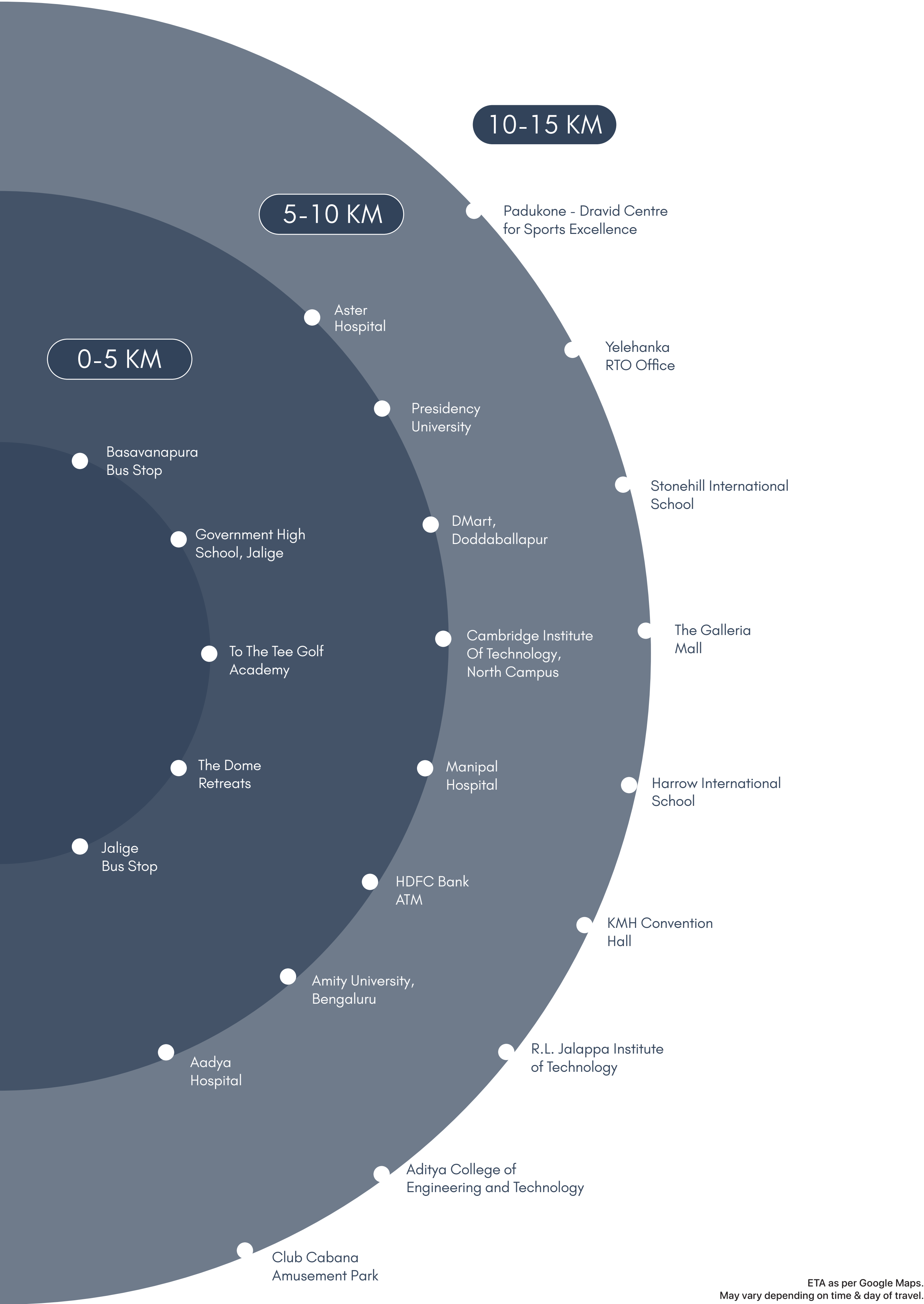
**20 MINS**

FROM KEMPEGOWDA INTERNATIONAL AIRPORT (BIAL)



# Experience IVC Road.

Beyond the idyllic natural surroundings of The Secret Lake on the coveted IVC Road, lies easy access to a plethora of infrastructure and attractions. From world-class shopping and dining destinations to top-rated schools and healthcare facilities, everything you need is just a stone's throw away.



ETA as per Google Maps.  
May vary depending on time & day of travel.



# Perfectly Placed.



MAP NOT TO SCALE



# At Assetz, We live in the details.



Designed with a Myriad  
of World-class Amenities

Breaking Conventions  
through Intelligent Design

Smart Use of Space for  
Maximum Floor Efficiency



Landscapes that Boast  
of Meticulous Planning

Sustainability Features at  
the Core of Every Blueprint







The  
**SECRET  
LAKE**

Devanahalli, Taluk, Basavanapura,  
Bengaluru, Karnataka 562157

RERA NO:

**Assetz**

No.30 Crescent Road,  
Bangalore - 560001  
Phone: 078295 54411

In association with

**EQUINOX**

No 96/4/6, 5<sup>th</sup> Main, Navya Nagar, Jakkur  
Main Road, MCHS Layout, Bengaluru Urban,  
Karnataka, 560064

Disclaimer:

The Company does not guarantee or represent the information contained in this document, which is to be used for general information only. The Company does not guarantee or represent that the information contained within this document is correct. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the projects. The user of the brochure confirms that he/she has not relied on this information alone when making any booking/purchase in any project of the Company. The information, visuals, renders and creative depictions contained herein are artistic impressions, indicative in nature and are for general information purposes only. The actual design/colour/finish/construction/landscape could undergo changes based on changes in design, layouts, materials, site conditions, etc. Any furniture, paintings, or any items of personalized nature not specifically mentioned in the contract and shown in the images are only for the purpose of illustration and does not form part of the offering. Further, the renders/visuals of the area beyond the project site are artistic in nature and may not depict the actual visuals. While every reasonable care has been taken in providing the information, under no circumstances the Company or its employees, managers or representatives shall be held liable for any loss or damage, special or consequential or otherwise, arising from the use of or reliance on information provided in the brochure without verifying the same independently with the Company. The contents provided herein are with all faults and on an “as is” and “as available” basis. No information given in this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws.