

Assetz | muse & maison



BOUTIQUE,
BY NATURE.



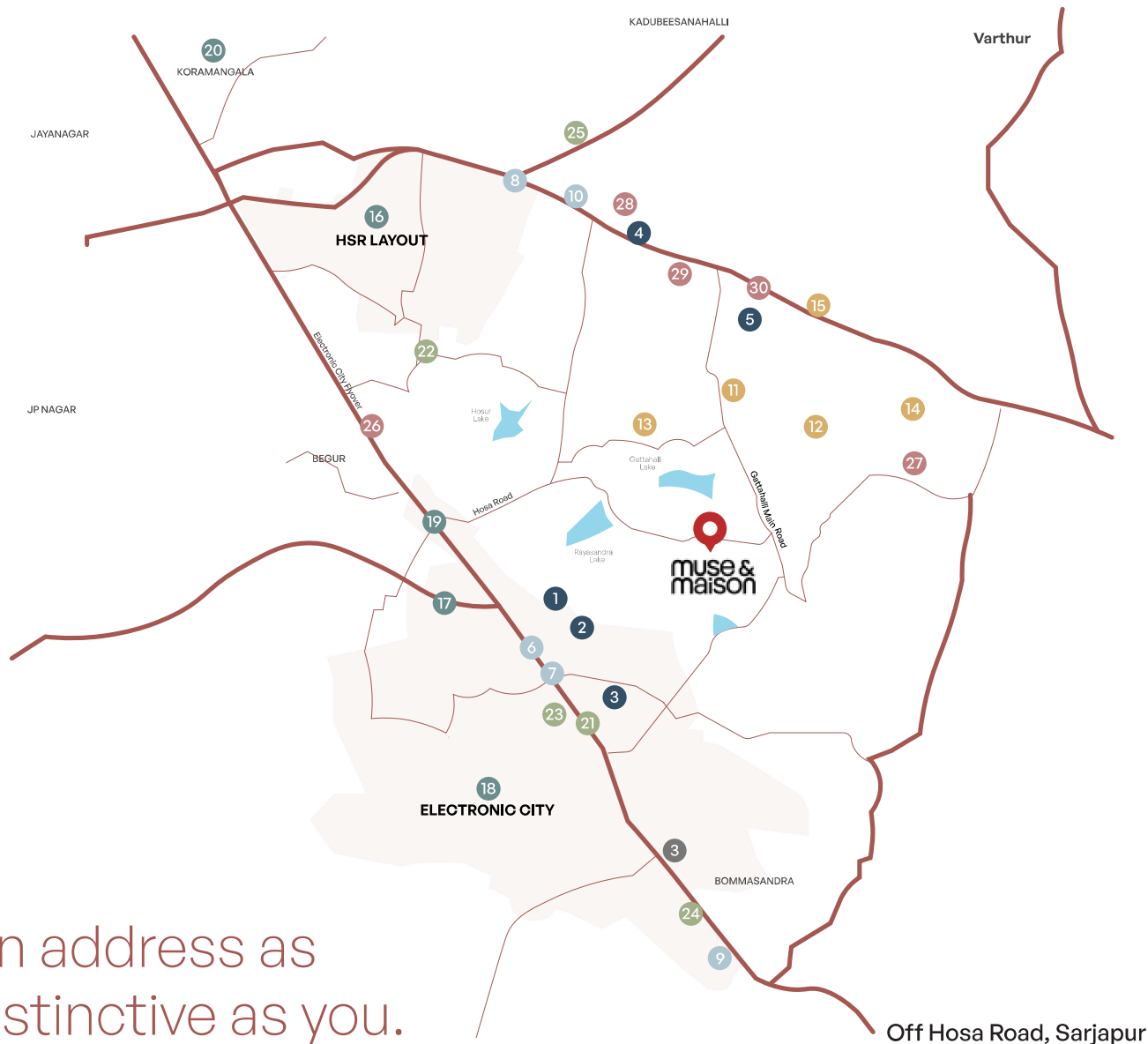
CGI Artist's Impression

Where life
aspires to more.

A rare haven is rising in Gattahalli. With 128 homes spread across ~2 acres, this is where exclusivity meets refined living. Intentionally crafted boutique homes wrapped in earthy textures and verdant open spaces—life breathes easy here.

Welcome to the rare life.

Welcome to Assetz Muse & Maison.



An address as distinctive as you.

Off Hosa Road, Sarjapur

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

EDUCATION

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

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

CONNECTIVITY

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



~2
Acres



3 BHK
Luxury Apartments



128
Units



78%
Open Space



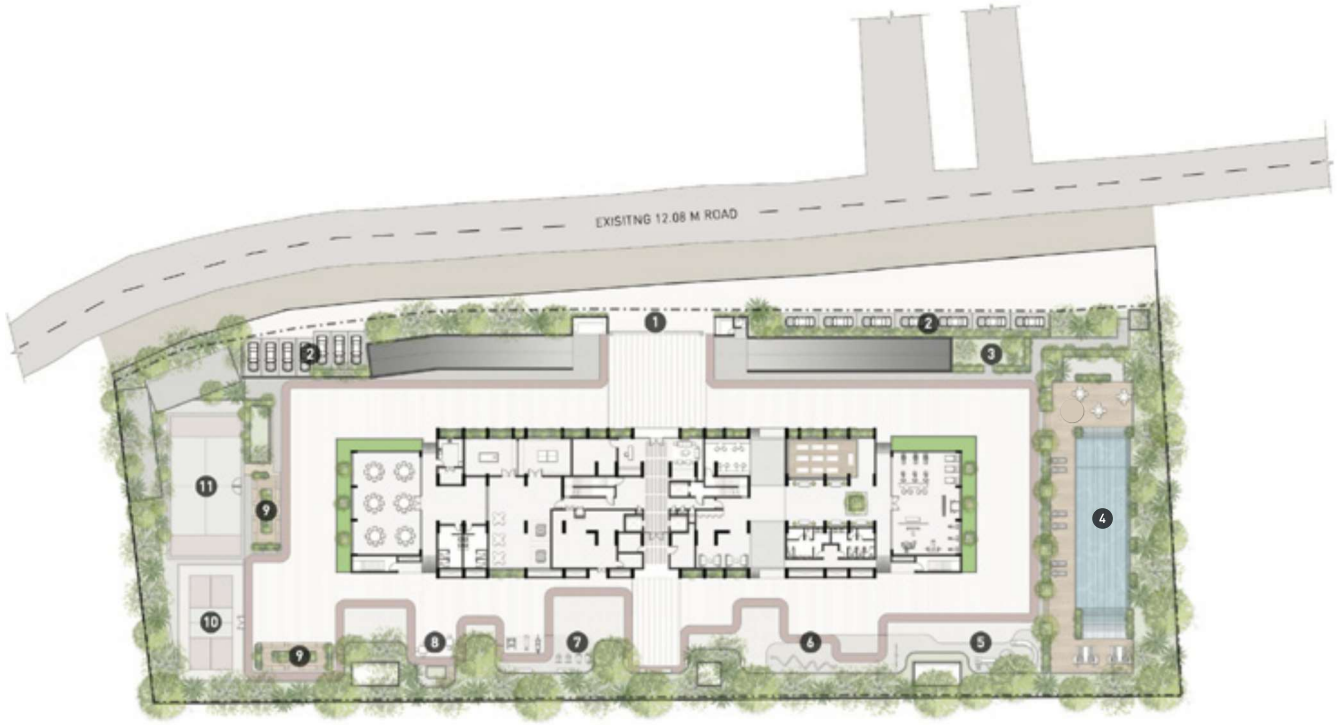
~13,000 sq. ft.
Clubhouse



25+
World-class Amenities

Curated for the
indulgent—where
intuitive planning meets
refined aesthetics.





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 Citizen Alcove | |



GCI Artist's Impression

Discover
new realms
of indulgence.

Take a lazy mid-morning dip at the temperature-controlled pool, enjoy a quiet afternoon at the library, play catch with your furry friends or simply catch up with neighbours over a game of billiards. With a ~13,000 Sq. Ft. premium clubhouse and over 25 world-class amenities at your disposal, life here is a luxurious exploration of you.



 RECHARGE

 RECONNECT

 RELAX

Foosball Table

Padel Tennis Court

Pickleball Court

Table Tennis

Jogging Track

Gymnasium

Outdoor Gym

Swimming Pool

Sports Pavilion Seating

Calisthenics Court

Multipurpose Hall

Board Games Room

Senior Citizen Seating Area

Toddlers' Park

Kids' Play Area

Pets' Park

Co-working Space

Kids' Pool

Pool Table

Pool Deck

Library

Yoga Deck

Steam Rooms

Seating Alcove

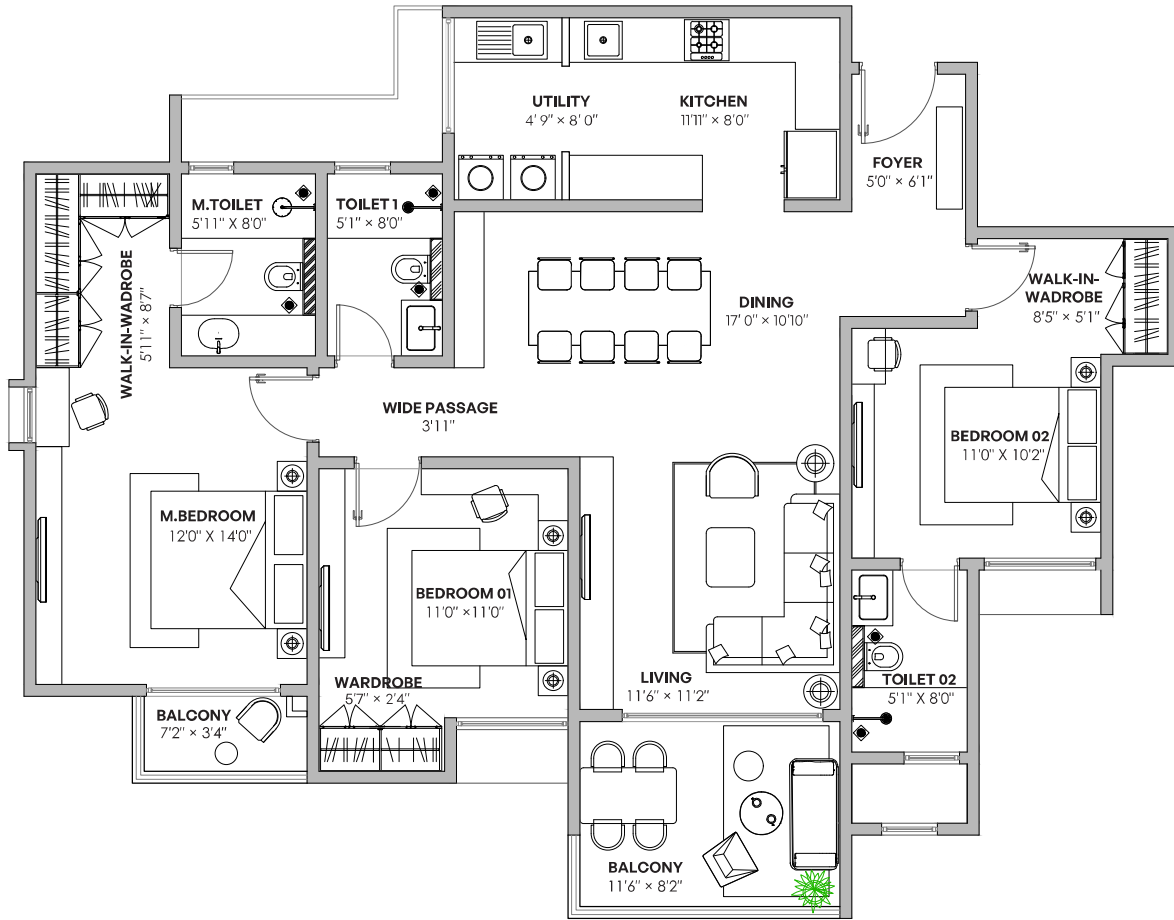
Change Room/Toilets



Your home,
your private retreat.

Spacious layouts, intelligent design, premium fittings and thoughtful lighting. Designed for those who appreciate subtle grandeur and quiet sophistication, this is your canvas for a life well-lived —exclusive, elegant and deeply personal.

**Crafted for a life beyond
the ordinary.**



3 BHK

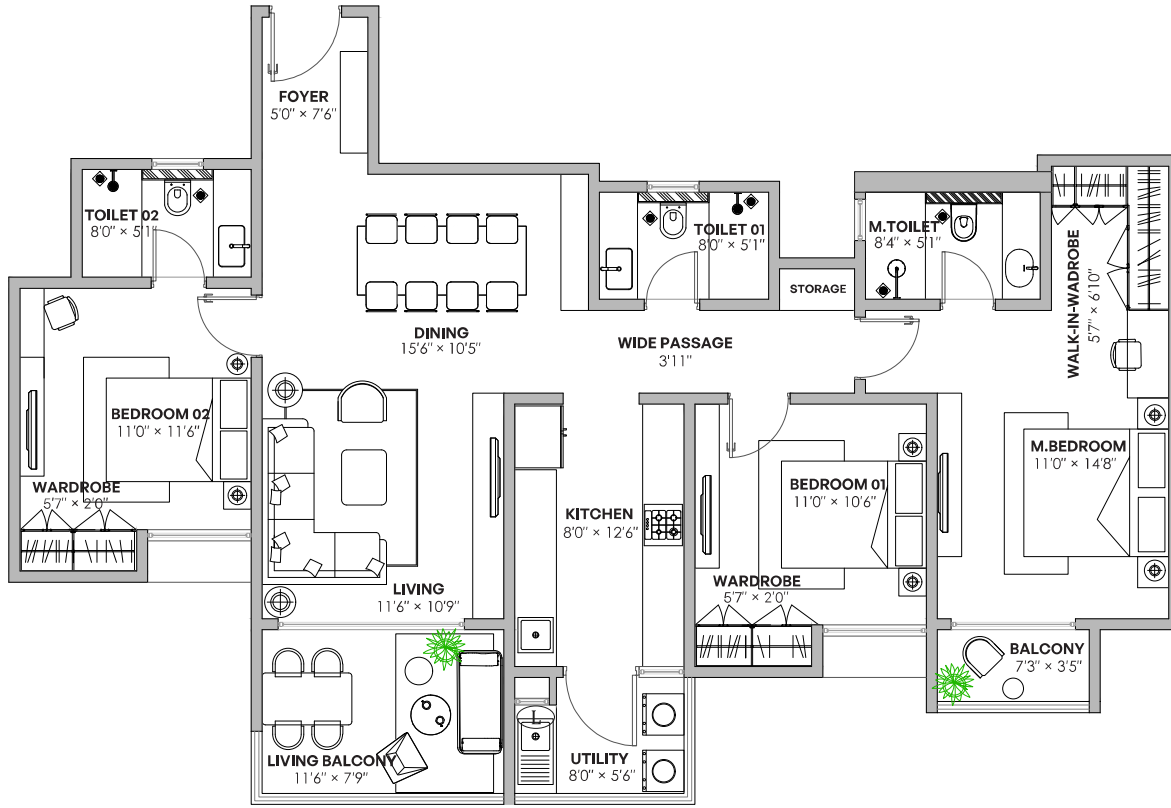
1881 Sq. Ft.

1356 Sq. Ft. TCA

Corner Unit

SBUA

(RERA + Balcony)



3 BHK

1830 Sq. Ft.

1313 Sq. Ft. TCA

Middle Unit

SBUA

(RERA + Balcony)

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:** 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/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, Master Bedroom 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:**
3BHK- 5KW
- **DG Power backup:** 50% of EB load for inside the apartments & 100% backup for common area lighting, lifts and utilities.



SERVICES

- Water treatment plant.
- Sewage treatment plant.



ELEVATORS

2 passengers 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.

About Assetz

Assetz is a human-centric company that consistently sets new benchmarks in the built environment, ensuring a better quality of life for generations to come. Our iterative design philosophy creates ecosystems that are deeply attuned to today’s needs while anticipating tomorrow’s possibilities. For us, sustainability isn’t an afterthought - it’s fundamental to our vision.

50+ Projects

Residential & Commercial

50+ Mn. Sq. Ft.

Developed & Ongoing

700+ Acres

Acquired and/or Licensed

24,000+ Units

Delivered & Underway



Shot at location.



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