



Assetz

soul & soil

Return to happiness

The background image is a lush green garden. In the foreground, there is a wooden pallet chair lying on the grass. The background is filled with dense foliage, including trees and bushes, creating a sense of a secluded and natural environment. The lighting is soft, suggesting a sunny day with some shade.

Childhood was a time of simple joys, wholesome experiences, nourishing food and the presence of loved ones around. A time that refuses to leave your memory, one that you try to recreate in even the smallest of things you do. You look for it in the fresh scents of the earth, the lulling sounds of the leaves, the healing touch of the sun and the nourishing bounty of nature. At Soul & Soil, we give the urban heart who yearns for a return to the good things, a close-to-nature and simplistic way of living.

Three-and-four-bedroom row houses that are created for a simpler, yet more luxurious life, with skylights letting in the healing rays of the sun, gardens bursting with soothing greens and a community kitchen where connections can be enhanced by encouraging the simple act of eating together in a beautiful, nurturing space. All this set in 7 cosy acres that are abundant in nature and good energies.

Master plan

55%
open
space

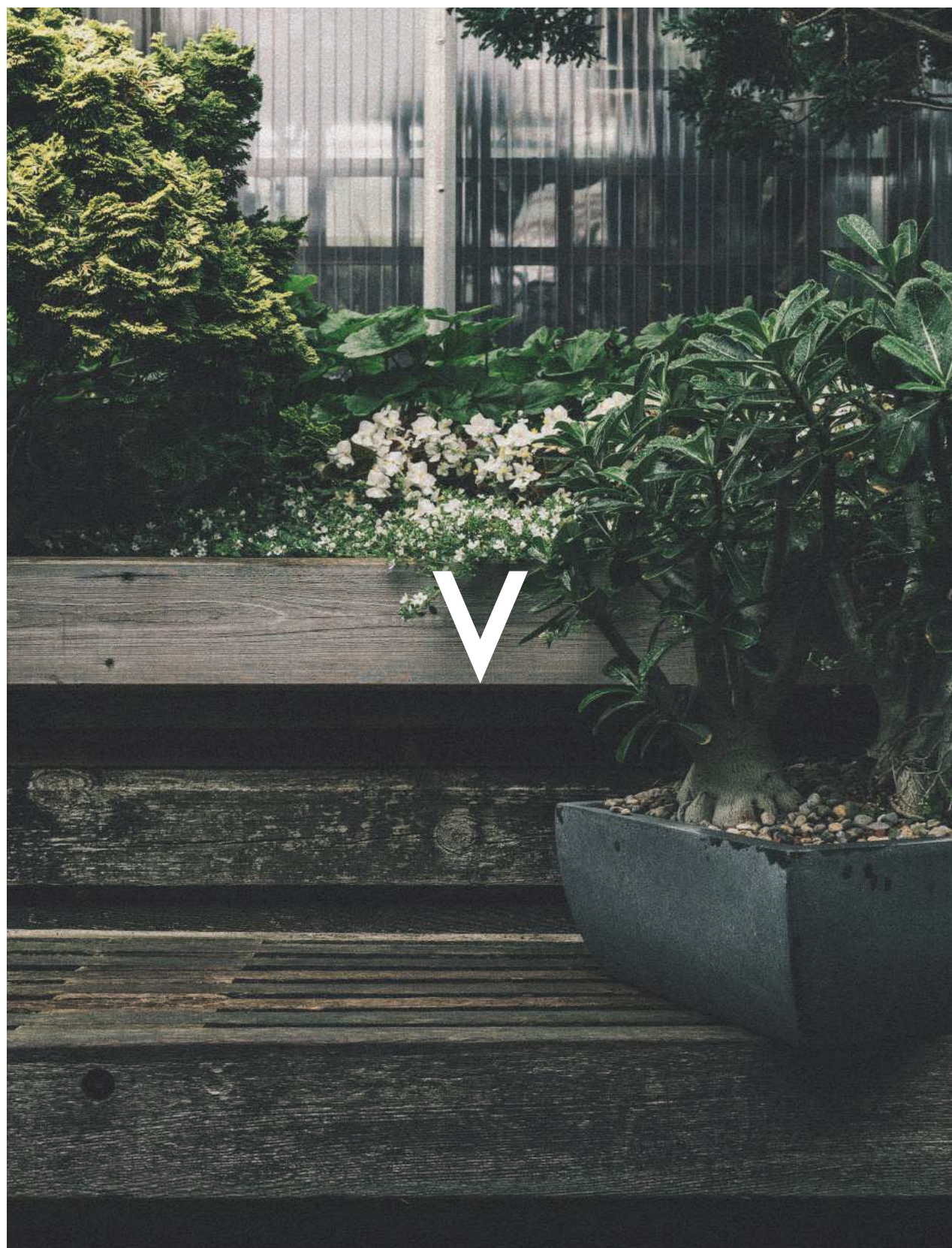
124 houses
SPREAD ACROSS
7 acres

94 row houses
18 villaments
12 apartment units



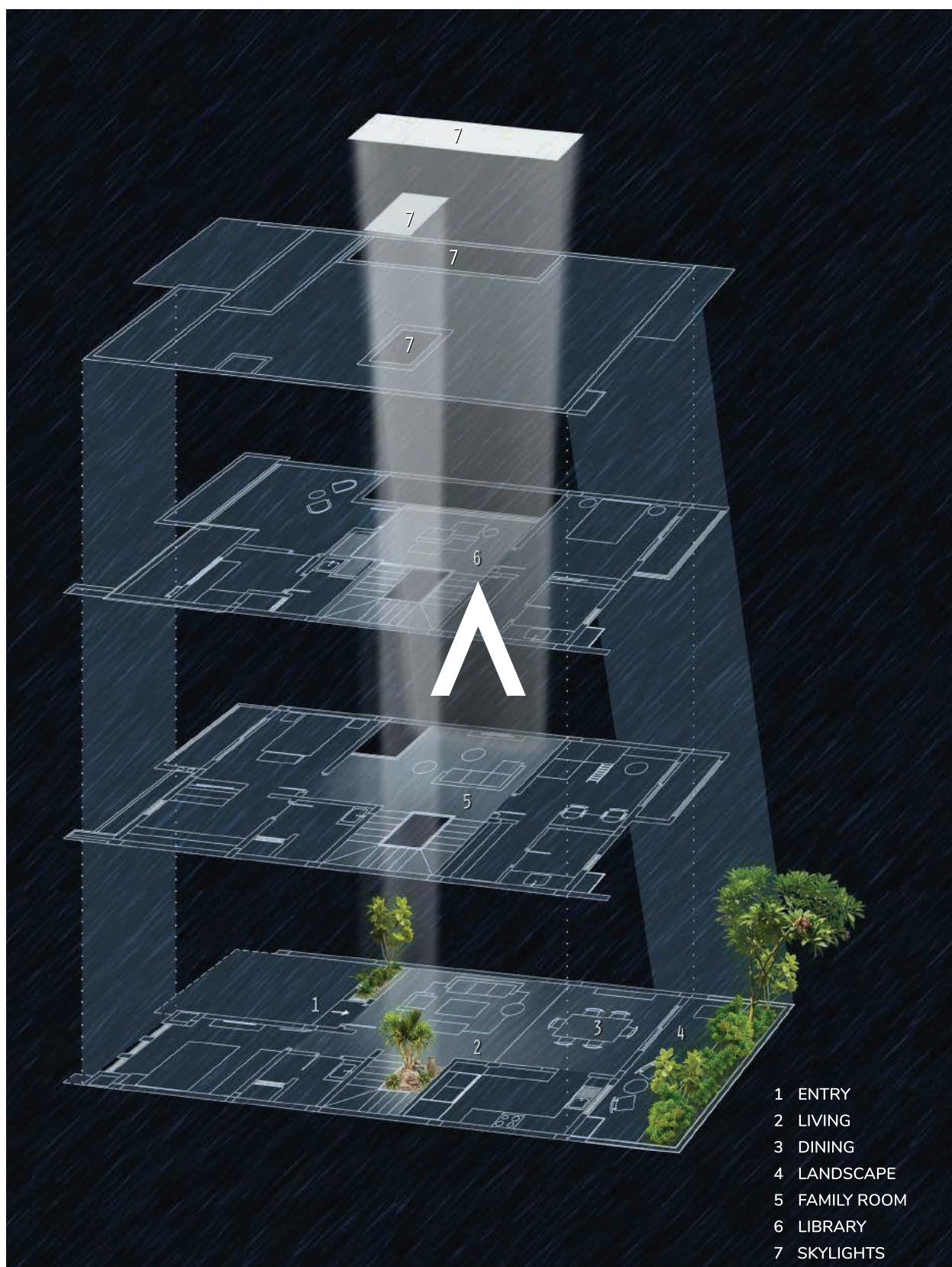
Legend

- | | | | | |
|--|--------------------------|---------------------------|---------------------|--------------------|
| 1. Entry / Exit | 4. Swimming pool | 7. Kids play area | 10. Open lawn | 13. Villaments |
| 2. Indoor badminton court and multi-purpose hall | 5. Community table | 8. Beach volleyball court | 11. Tot lot | 14. Focal pavilion |
| 3. Gymnasium | 6. Half basketball court | 9. Seating aclove | 12. Apartment units | 15. Party lawn |



designed TO BE one

Living a life that is close to nature and offers you green views and sunlight patches is a healing and positive experience. Here homes are designed to give you the little joys of nature, and a life that is quietly rich.



- 1 ENTRY
- 2 LIVING
- 3 DINING
- 4 LANDSCAPE
- 5 FAMILY ROOM
- 6 LIBRARY
- 7 SKYLIGHTS

Sunlight changes the seasons, colours the blooms and is intrinsic to the earth and all life on it. At Soul & Soil, one of the prime features is a skylight in every home. A simple design detail that instantly connects your home to the world outside, offering natural light and positivity. The windows have also been designed with large openings for higher LUX* and ventilation. All homes have compact internal courtyards. This stack effect keeps the home cool naturally.

*LUX is a unit for illuminance



living & dining room

floor plans

The graphic consists of a rectangular box containing the words 'ROW HOUSE' in a sans-serif font. Below the box is a small icon of a floor plan, showing a square with internal lines representing walls and rooms. The words 'floor' and 'plans' are written in a large, teal, serif font, with the floor plan icon positioned between them.

The 94 row houses at Soul & Soil come in 3 BHK and 4 BHK options. The former has a ground floor with a living room, dining room facing the backyard, kitchen and a guest bedroom. The first floor has two bedrooms and a family room. The top floor has an entertainment terrace and accommodation for the house-help. The 4 BHK home has a fourth bedroom, a library and an attached terrace with a separate area for house-help accommodation.

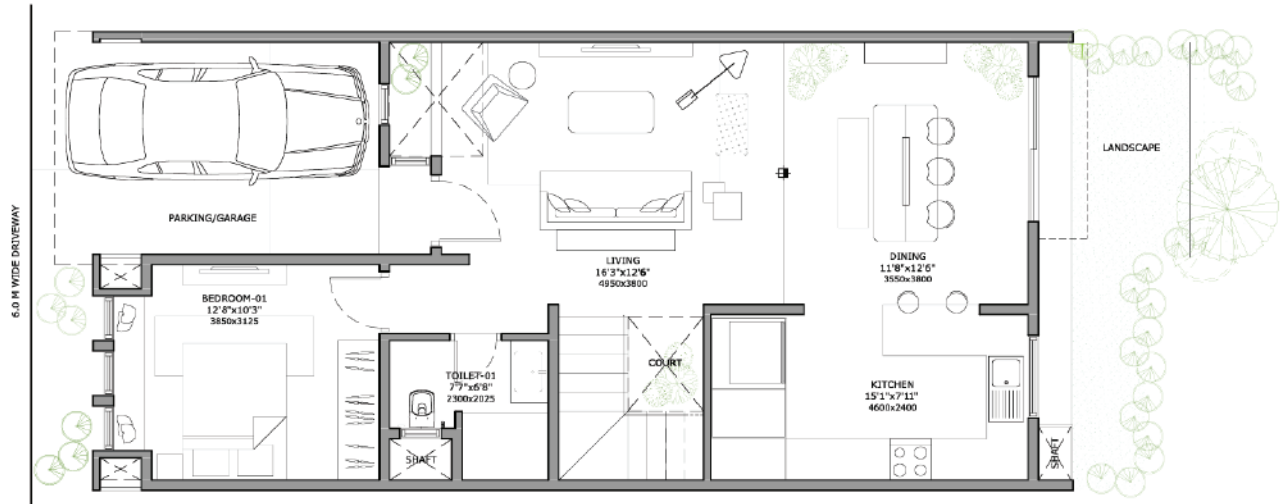
3BHK

RERA
Carpet area 1801 SQ FT

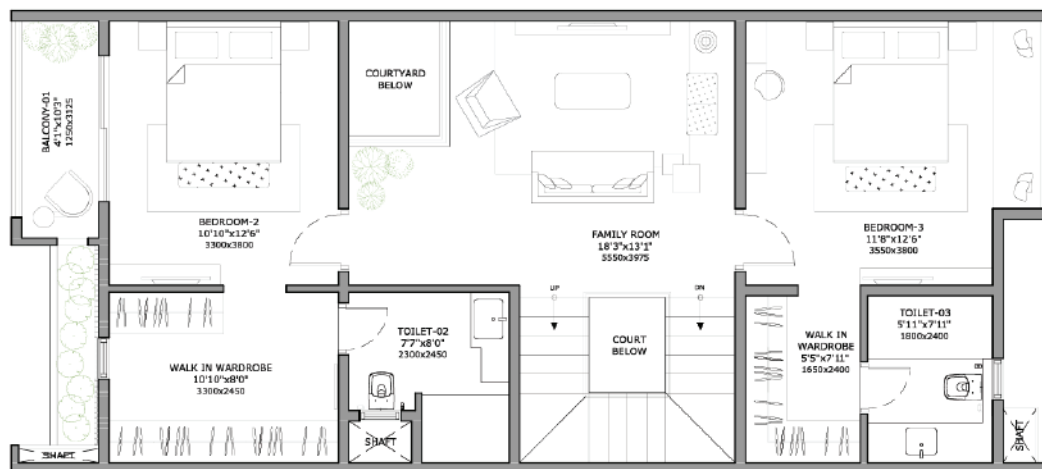
CREDAI
Carpet area 1797

SBUA 2182 sft

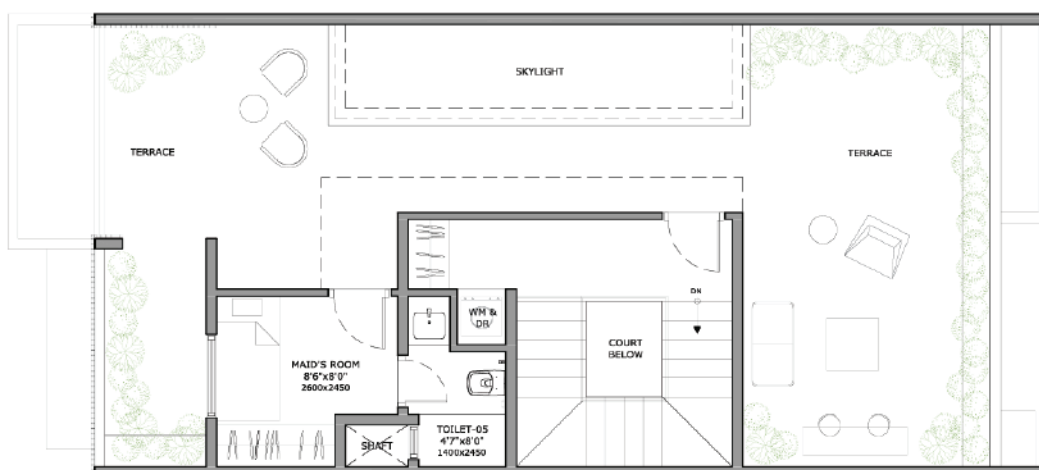
ground floor



first floor



second floor



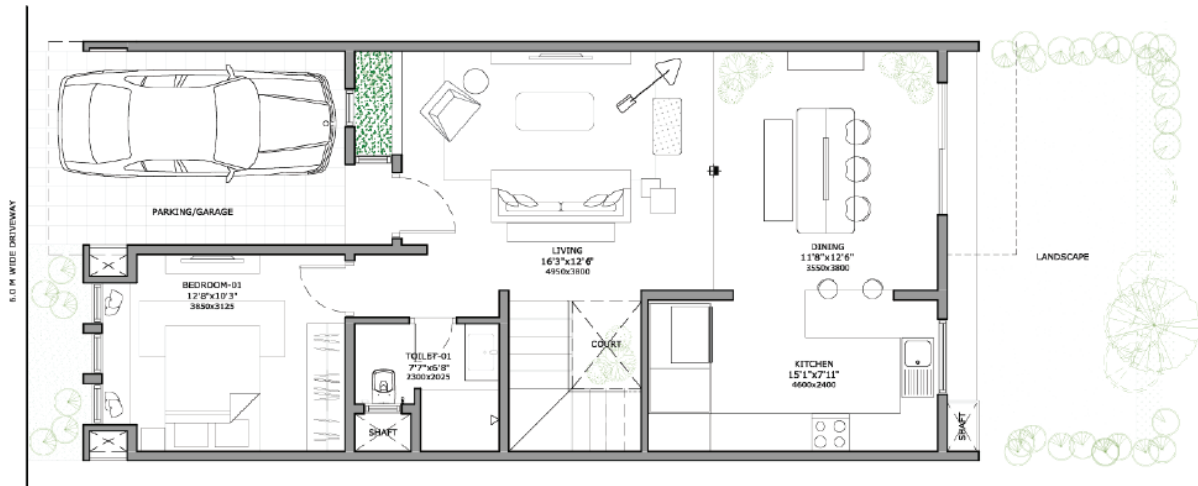
4BHK

RERA
Carpet area 2105 SQ FT

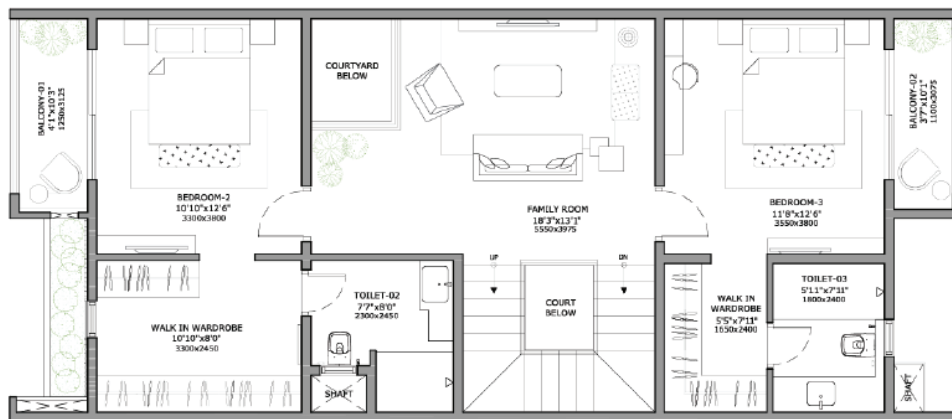
CREDAI
Carpet area 2162

SBUA 2460 sft

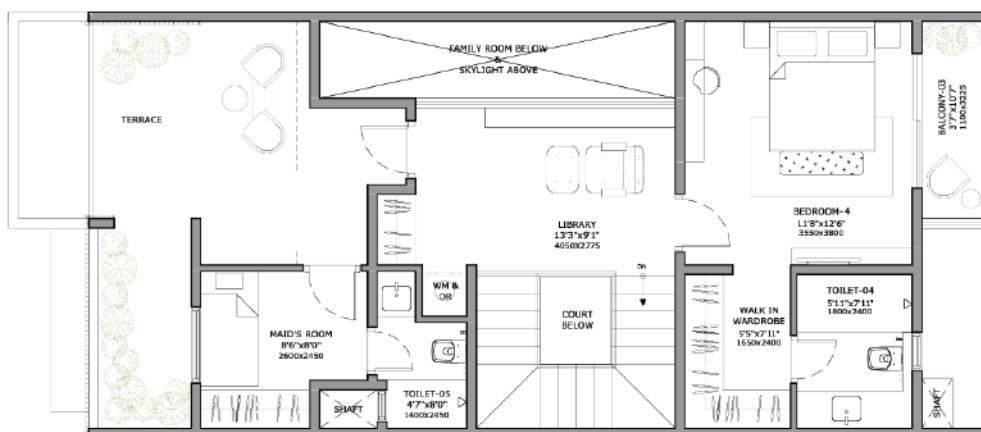
ground floor



first floor



second floor





master bedroom

soil TO soul touchpoints

Every step at Soul & Soil enables a return to happiness by connecting you to the earth in various ways. Be it through a closer bond with your family and community or through the variety of amenities offered, you will find that you are rediscovering the lost joys of childhood and creating a better one for your children.

Soul & Soil & More

- Half basketball court
- Interactive play area
- Beach volleyball court
- Tot lot
- Gymnasium
- Aerobics & yoga (with pebble court)
- Steam room
- Indoor badminton court
- Space for pool/ cards/ carom & other indoor games
- Community table & pantry facility
- Party lawn
- Seating alcove
- Focal pavilion
- Wellness garden
- Rooftop swimming pool & toddlers pool with changing rooms
- Multi-purpose hall with banquet spill-out and pantry facility



CGI artist's impression

the clubhouse





rooftop swimming pool

The rooftop swimming pool gives you a brilliant view of blue skies and privacy. Adding to this is a leisure pool, a toddler's pool, a steam room and changing rooms.

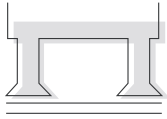


community table

A bright space built in the alfresco style
that encourages togetherness and
garden-fresh cuisine.

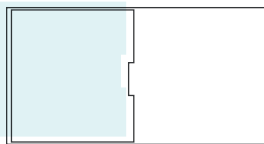
key specifications

Attention to the finer details of every home at Soul & Soil and being conscious of the environment we live in is what makes life here an experience that is modern, yet close to nature.



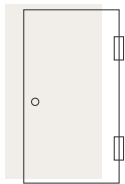
Structure

Seismic resistant RCC structure using system formwork with concrete walls in main building & RCC framed structure using concrete blocks for club house, villaments and apartment units.



Windows

3 track UPVC windows with SS Mosquito net.



Doors

European make engineered wooden doors.

MAIN DOOR

8ft. height engineered wooden doors with veneer and polish.

INTERNAL & TOILET DOORS

Engineered wooden doors with laminate finish.

ALL DOORS

Full width jamb (with architrave)

Yale/European or equivalent hardware.

Acoustic EPDM gasket (for noise reduction)



Flooring & Wall Cladding

LIVING • DINING • KITCHEN • LANDING AREAS

Marble finish vitrified tiles/
wooden finish vitrified tiles.

BEDROOMS

Laminated wooden flooring or marble finish vitrified tiles/
wooden finish vitrified tiles.

BALCONY

Wooden finish ceramic tiles.

BATHROOMS

Floor: Slip resistant ceramic tiles
Walls: Ceramic tiles.

STAIRCASE (INTERNAL)

Granite treads.

MAIDS ROOM

Ceramic tiles.



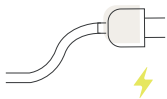
Internal Railings

BALCONY

MS Railings with enamel paint finish.

STAIRCASE (INTERNAL)

SS Railings with toughened glass panels.



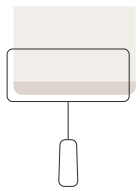
Electrical Fittings

Schneider switches or equivalent.

Telephone + data cabling through FTTH.

Schneider or equivalent make distribution boards.

RCCB Incomer with overload & earth leakage protection.



Paint

INTERNAL WALLS

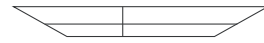
Acrylic emulsion.

EXTERNAL WALLS

Exterior grade acrylic emulsion.

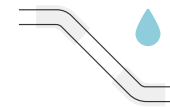
CEILING

Finished with oil bound distemper.



False Ceiling in Toilet

Grid false ceiling with PVC coated tiles.

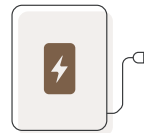


CP and sanitary fittings & Fixtures

Kohler or equivalent water efficient CP fixtures and sanitary fittings.

Jaquar or equivalent make dual flush system.

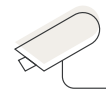
Soft close seat covers for EWC.



Grid Power & Backup Power

EB power: 4 BHK - 8KW, 3 BHK-6KW.

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



Safety & Security

Common area surveillance



Green Features

The essence of Soul & Soil is brought alive through nature that merges with the architecture of the space to offer a healing, enriching lifestyle.

Water Conservation

Dual piping system & dual flush system for sanitary

All landscape maintained through recycled water

Water efficient fixtures

Rain water harvesting

Ground water recharge

Energy Conservation

Solar heated water for select toilets

Energy efficient lights in common areas

Timer adjusted street lights

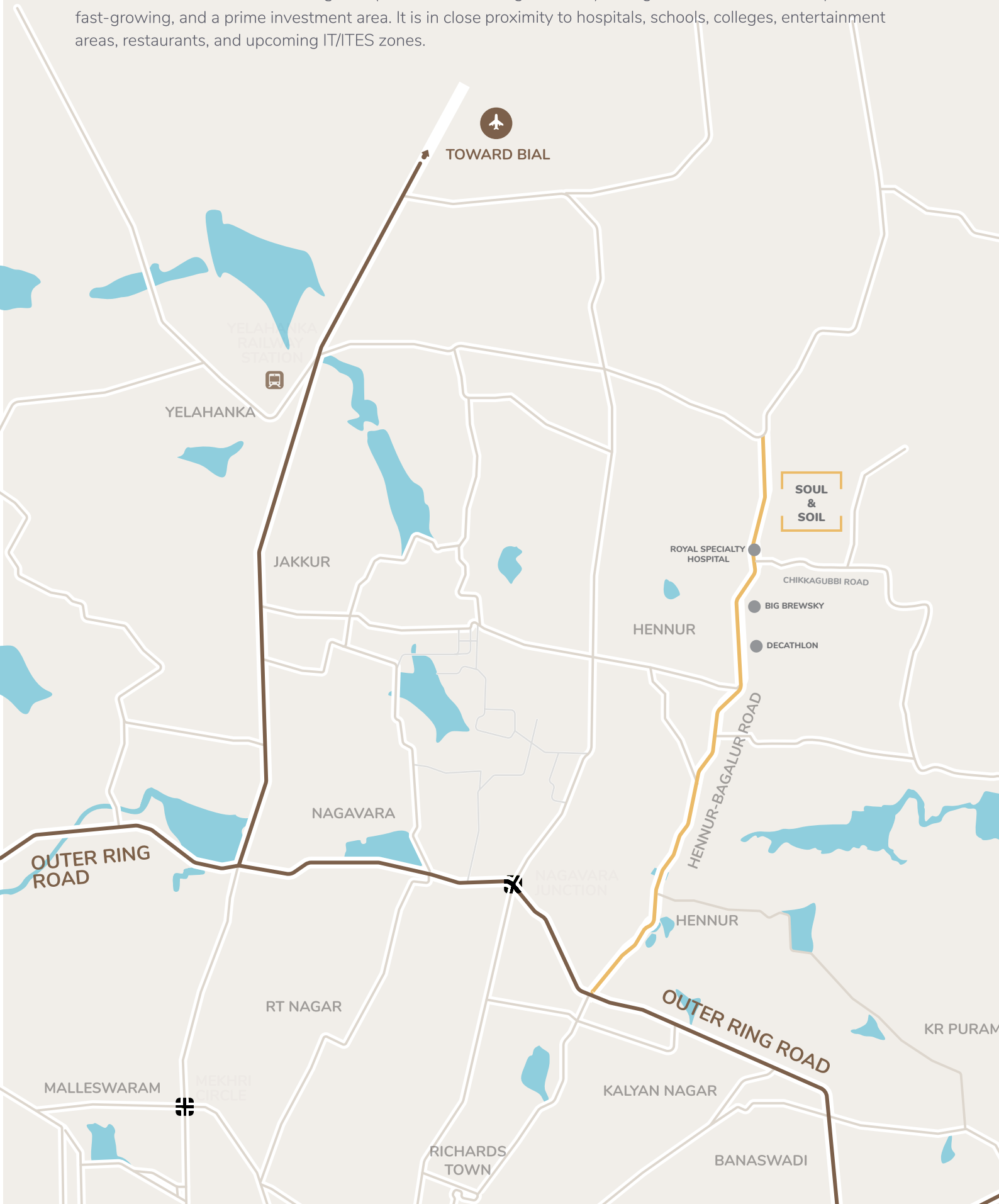
Solid Waste management

Segregation at source

Organic waste convertor room

location

Soul & Soil is located in North Bangalore (off the Hennur-Bagalur Road), a neighbourhood that is well-planned, fast-growing, and a prime investment area. It is in close proximity to hospitals, schools, colleges, entertainment areas, restaurants, and upcoming IT/ITES zones.



transportation hubs

21.8 KM	BIAL - International Airport
15.7 KM	MG Road Metro Station
11.7 KM	Bangalore East Railway Station
13.6 KM	Cantonment Railway Station
18.3 KM	Bangalore City Railway Station

restaurants & café's

3.3 KM	Hill Station Café
3.1 KM	Fuso: The Fusion Restaurant
3.1 KM	The King's Table
8.8 KM	Brewklyn
8 KM	Little Italy
9.2 KM	MTR

schools & colleges

3 KM	KLAY Prep Schools and DayCare
2.9 KM	Legacy School
2 KM	United International School
5 KM	Alpha College of Engineering
4.9 KM	Bangalore International School
4.2 KM	Vidyaniketan Academy
4.3 KM	Oasis International School

economic & retail hubs

8.1 KM	Manyata Business Tech Park
9.4 KM	Karle Town Centre
14 KM	Kirloskar Business Park
7.4 KM	Elements Mall
12.3 KM	Orion East Mall
2 KM	The Big Market
2.8 KM	Lulu Value Mart
2.8 KM	Biozeen Park

sports complex

2 KM	XLR8 Indoor Sports
3.1 KM	Agon Sports
2.7 KM	Decathlon

hospitals & nursing homes

3.3 KM	Medi Derma Hospital
6.5 KM	Regal Hospital
5.1 KM	Sai Hospital
4.7 KM	Cratis Hospital

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