
ecoshelters with Luxury
that is Self-sustaining!
ASSET
AURA
LUXURY APARTMENTS


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An Aura of Happiness 'Captured for Eternity'

BBMP LP/37/2013 - 14 Dtd. 27/5/13 APPROVED

" The air up there in the clouds is very pure and fine, bracing and delicious. And why shouldn't it be? - it is the same the angels breathe."

- Mark Twain

Asset Aura - ecoshelters from Asset Builders. At Asset Aura ecoshelters are crafted invoking the best of Green-technology and cutting-edge architecture that elevates your lifestyle and holistic well being. Strategically located at Gunjur, off Whitefield - Sarjapur Road, the locale promises fast-paced development for it allows quick access to Corporate Corridors* & Shopping Districts** alike.

While Asset Aura caters to everything one desires for a luxurious living; what makes ecoshelters stand out is our commitment to sustainability. Both at the community and individual apartment level, Green-technological innovations ensure efficient water management, indoor air quality and temperature control besides a responsive premises security system.

Welcome to Asset Aura... ecoshelters with luxury that is self-sustaining!

*Wipro Corporate HQ | Cisco | Electronic City | Bagmane Tech Park (ORR) | ITPL | Ecospace | Intel | Prestige Tech Park

**Forum Value Mall | Bangalore Central | Soul Space Arena | Spencers Hypermarket | Total Mall | Decathlon



Let Green-Technology Evoke Your Elements

EARTH

Hot Matters. Cold Matters. It Matters!

Thermal insulating materials in construction allows for natural temperature control reducing the need for artificial cooling and heating.

This means...enormous savings on monthly operational expenses!

FIRE

Energized by the Sun!

Harnessing solar energy reduces reliance on electricity for lighting and heating.

This means substantial reduction in your electricity bills & your first hand involvement in reducing the global carbon footprint.



AIR

Whiff of Fresh Air!

Indoor air quality checked by air filters ensures a dust free environment.

This means... Unparalleled Health benefits that enhance your sense of well-being.

WATER

Haven for self-sufficient water

German technology ensures Water usage Reduction, Recycling and Replenishment, creating a self - sustaining ecosystem.

This means minimum reliance on external water sources maximising cost savings and ensuring health advantages.

Energy Conservation:

- Individual metering of power and water to monitor & minimize usage losses
- Hybrid renewable energy (solar, wind etc) for lighting in apartments, common areas, clubhouse & street lights reducing the dependence on BESCOM power supply as well as DG thereby having huge savings in fuel costs
- Technologically superior gearless elevators resulting in an estimated power saving of 35%
- Solar Water Heaters using the latest highly efficient technology (with ETC) which means hot water even on a cloudy day
- Highly power efficient LED lights for common areas including clubhouse & street lights
- Dedicated vehicle charging bays

Your Gain: Huge savings in power cost

Health Benefits:

- Superior indoor air quality (IAQ) is maintained using HEPA/ULPA air filters which eliminates pollutants and allergens such as dust, parthenium pollens etc. This has immense health benefits for people sensitive to allergies, wheezing & asthma.
- Reflexology Path – Foot reflexology is an ancient technique having various health benefits - relieves body tension, improves blood circulation, and generally maintains a strong immune system. A barefoot walk on the reflexology path after a long stressful day is just pure Bliss!

Your Gain: Healthy Living

Water Management:

- 30% of water requirement for a household is used for flushing purposes. The STP treated potable water is efficiently utilized to take care of this flushing water requirement
- STP treated potable water is also used for gardening & car wash.
- Rain water harvesting - Maximum utilization of rain water with bulk storage, filtering, softening and feeding to the main water line
- Efficient usage of water is ensured through German technology conforming to global standards

Your Gain: Near self-sufficiency in water

Waste Management:

- Sewage Treatment Plant employs an energy efficient biological process (up to 40% power saving)
- 100% treatment of waste water ensured using primary + secondary + tertiary treatment rendering it potable. This far exceeds the norms set by PCB
- The perennial issue of garbage disposal has been addressed by segregation & using the Organic Waste Composter (Solid waste treatment)

Your Gain: Clean & Green Ambience

Temperature Control:

- Eco-friendly fly-ash based autoclaved blocks with superior strength & high thermal insulation
- Protective film on windows facing direct sunlight. This cuts out the heat.

Your Gain: Cool in Summer. Warm in Winter

All the above green initiatives will result in huge financial savings year after year!

Green Initiatives



Proposed GOLD Certification from Indian Green Building Council (IGBC)









FACILITIES & AMENITIES

- Children's Play Area
- Jogging Track
- Reflexology Path
- Landscaped Seating Area
- Pick-up Drop-off point
- Terrace party area
- Entrance lounge at Security gate
- HEPA/ULPA air filters
- 3 High Speed Elevators of reputed make
- Round the clock security with surveillance camera (CCTV)
- Solar power for common areas
- DG Back up
- Intercom connectivity
- Dedicated car wash bays
- Dedicated vehicle charging bays
- Solar Water Heater
- Rain Water Harvesting
- Water Softener Plant
- Solid Waste Treatment
- Sewage Treatment Plant

Club House

- Air-conditioned Multi-purpose hall
- Well equipped Air-conditioned Gymnasium
- Sauna room
- Jacuzzi
- Table Tennis
- Snooker Table
- Indoor games







WINDOWS

Aluminium powder coated windows.

- Full height French doors with sliding glass shutters to balconies in Living/Dining.
- Ventilators with adjustable glass louvers and provision for exhaust fan in toilets.
- 2 track frames with sliding glass shutters & MS grill protection.
- Heat control low-e single glass on all windows



KITCHEN

- Provision for Modular Kitchen: 20mm thick polished granite slabs along with tiles to cover 2 feet above the slab and imported stainless steel sink with drain board and tap will be supplied.
- Electrical and plumbing points including points for water purifier and chimney in kitchen and washing machine in utility area.



BATHROOMS

- Full height (false ceiling height) dado with ceramic tiles.
- Elegant basins & commodes, branded CP fittings and health faucets. Hot & Cold water mixer unit for shower.
- All sanitary fixtures are low flow for water conservation
- Provision for geyser & exhaust fan in all bathrooms.
- Solar heated water connection to all toilets.



SPECIFICATIONS



PAINT

- Weather Proof Acrylic Exterior Emulsion Paint for external walls
- Interior Acrylic Emulsion Low VOC paint for internal walls and ceilings
- Enamel Low VOC paint for all MS works & wood works



FLOORING

- Vitrified tiles in Living, Dining, Bedrooms and Kitchen.
- Ceramic tiles in balconies and external utilities.
- Anti-skid ceramic tiles in bathrooms.



ELECTRICAL

- Good quality fire resistant copper cables of Anchor/RR equivalent make.
- Elegant modular switches of Anchor/ MK equivalent make.
- One MCB for each room provided at the main distribution box (DB) within each apartment.
- For safety one ELCB(Earth Leakage Circuit Breaker) for each apartment.
- AC point in master bedroom.
- Adequate light, fan and plug points.
- TV point in living room, MBR & one other bedroom.
- Telephone points in living room and all bedrooms.



DOORS

- Hardwood frame with moulded skin panel shutters.
- Stainless steel accessories for Main Door

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A world of unreserved happiness
only for the exclusive few....









Key Plan

A. SECURITY ROOM

B. RECEPTION GARDEN AREA

C. TRANSFORMER YARD

D. SEWAGE TREATMENT PLANT

E. CHILDRENS PLAY AREA

F. LANDSCAPE SEATING

G. DEEP BORE RECHARGE

H. VISITOR CAR PARK

I. REFLEXOLOGY PATH

J. VERMICOMPOSTING YARD

K. WET LAND

L. DIESEL GENERATOR

M.WATER TREATMENT

N. JOGGING TRACK

FLOOR PLAN | Block - A



FLOOR PLAN | Block - B



FLOOR PLAN | Block - C Ground



FLOOR PLAN | Block - C Typical



- The International School - 5 kms
- Inventure Academy - 5 kms
- Chrysalis High - 3 kms
- Greenwood High - 4.5 kms
- DPS (East) - 6.5 kms





- Forum Value Mall - 7 kms
- Bangalore Central - 7 kms
- Soul Space Arena - 8.5 kms
- Spencers Hypermarket - 7.5 kms
- Total Mall - 7.5 kms
- Decathlon - 4.5 kms

- Whitefield -7 kms
- Marathahalli - 5.5 kms
- Koramangala - 12 kms
- HSR Layout - 10 kms
- International Airport - 50 kms
- Manipal Hospital - 11 kms
- Columbia Asia Hospital - 7 kms



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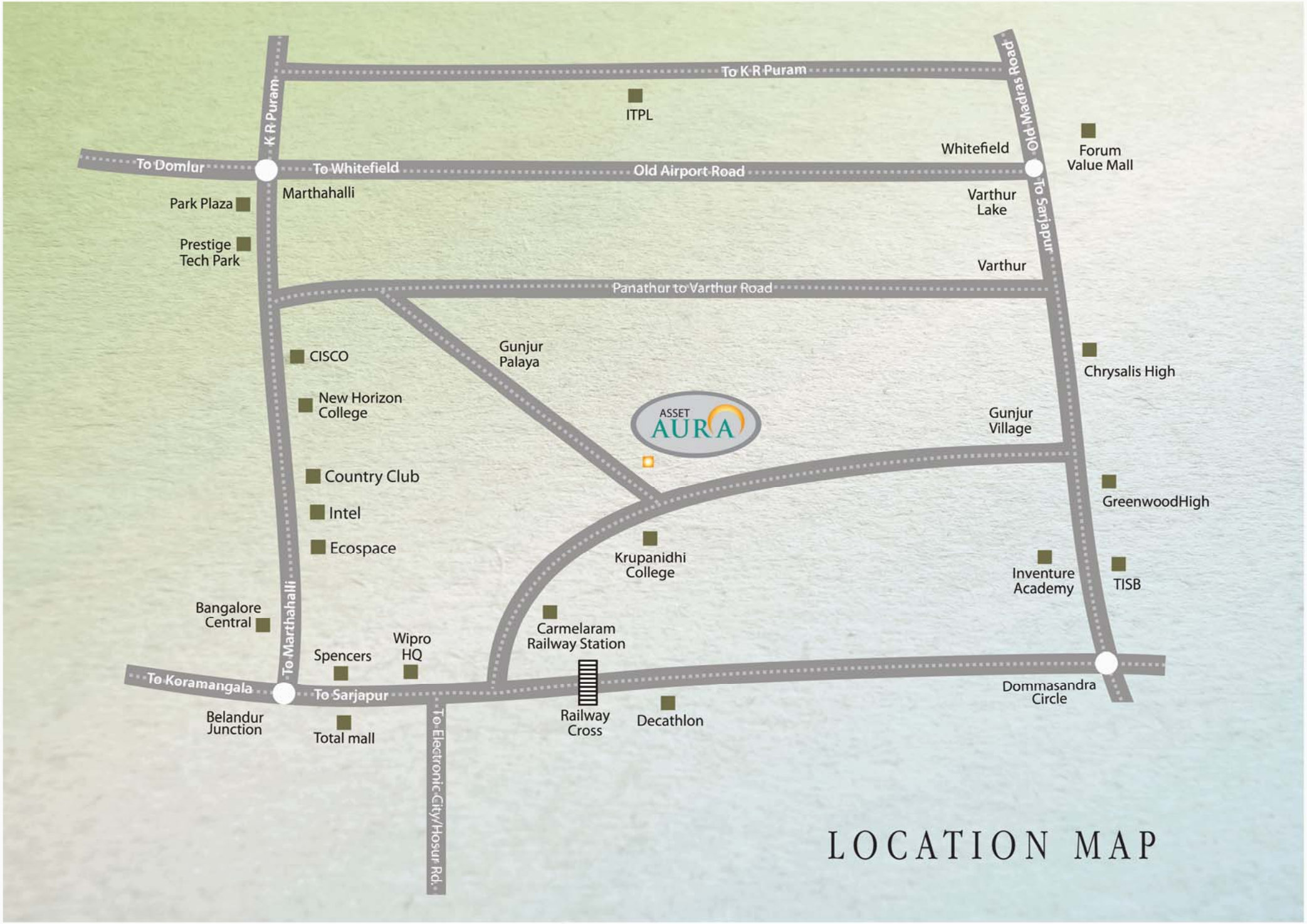
Stay

connected

with yourself!



- Wipro Corporate HQ - 6 kms
- Cisco - 4 kms
- Electronic City - 15 kms
- Bagmane Tech Park (ORR) - 9 kms
- ITPL - 11 kms
- Ecospace - 6 kms
- Intel - 4.5 kms


To K R Puram
ITPL
K R Puram
Old Madras Road
Whitefield
Forum
Value Mall
To Domlur
To Whitefield
Old Airport Road
Marthahalli
Varthur
Lake
To Sarjapur
Park Plaza
Prestige
Tech Park
Varthur
Panathur to Varthur Road
Gunjur
Palaya
CISCO
Chrysalis High
New Horizon
College
ASSET
AURA
Gunjur
Village
Country Club
Intel
Ecospace
GreenwoodHigh
Krupanidhi
College
Inventure
Academy
TISB
Bangalore
Central
To Marthahalli
Carmelaram
Railway Station
Wipro
HQ
Spencers
To Koramangala
To Sarjapur
Dommasandra
Circle
Belandur
Junction
Total mall
To Electronic City/Hosur Rd.
Railway
Cross
Decathlon
LOCATION MAP











Our Strengths:

- 100% Legal compliance
- Totally transparent transactions
- Strict Adherence to the bye-laws
- Zero Deviation from approved plan - Hassle-free lifelong ownership experience
- Superior Quality of construction
- 100% track record of ahead of schedule delivery
- Totally Debt free company
- Regular up-gradation of innovative technology for customer benefit

Built on Ethics. Built to last. At Asset Builders, every living concept we envisage stands tall on ethics and comes with our unwavering commitment to deliver what we promise, every single time. We pride ourselves of an unbeaten track record of delivery ahead of schedule in every project we undertake. Our assurance is one of creating assets for you that stand the test of time. So whether you are an investor seeking opportunities to maximise your returns or a home-buyer on your path to create inheritances bestowed with eternal value,

Think of us as your trusted partner. As we continue to strive for enhanced customer value and ethical excellence we put our heart and soul in every creation we embark on.

AsseT
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Built on ethics. Built to last.

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Indian Green Building Council
MEMBER

Note : This Brochure is only conceptual presentation of project and not a legal offering. The promoters reserve the right to make changes in elevation, plans and specifications as deemed fit.

CREDAI
BENGALURU