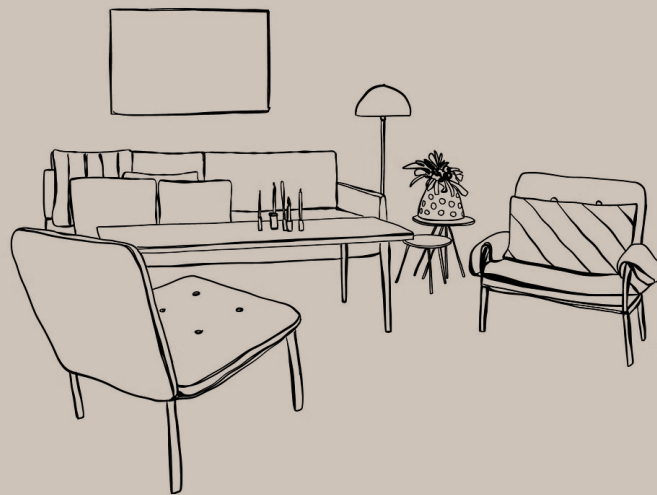


Assetz

Trees &  
Tandem



“A world where balance isn’t a pursuit—it’s a way of being.”



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# A Balanced Life Starts with a Balanced Space.

A place nestled in nature, wrapped in luxury, and perfectly balanced for you to begin your best life. Come home to tranquillity every single day, where you can leave the noise behind without losing touch with everything you need nearby.

A sprawling 7-acre  
sanctuary.

---

364 thoughtfully designed  
three-bedroom homes.

---



89% of open spaces and  
landscaped gardens.



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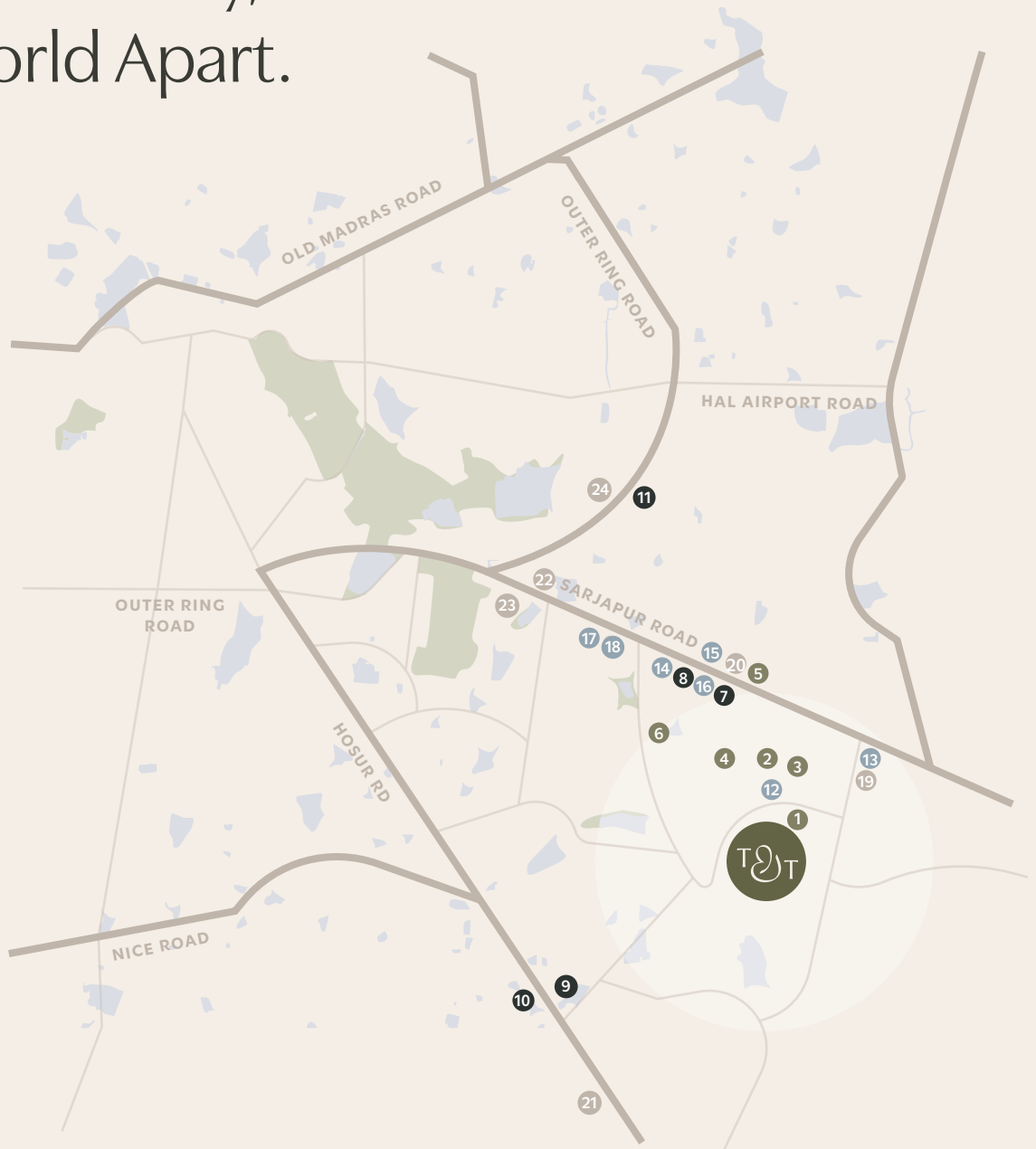
89% of open spaces and  
landscaped gardens.

An Address  
as Rare as the  
Tranquility that  
Surrounds it.



LOCATION

Close to the City,  
Yet a World Apart.



EDUCATION

- 1 GIG International School (5 mins)
- 2 Delhi Public School (5 mins)
- 3 Ryan International Academy (7 mins)
- 4 Harvest International School (7 mins)
- 5 St. Patrick Academy (15 mins)
- 6 Primus International School (25 mins)

IT PARKS

- 7 Wipro (15 mins)
- 8 RGA Tech Park (20 mins)
- 9 Tata Consultancy Services (25 mins)
- 10 Infosys (35 mins)
- 11 Embassy Tech Village (45 mins)

LEISURE

- 12 Red Riders Go Karting (5 mins)
- 13 Urban Turban (10 mins)
- 14 Street 1522 (20 mins)
- 15 Dmart (20 mins)
- 16 Decathlon (20 mins)
- 17 Sarjapur Social (25 mins)
- 18 Westside (25 mins)

HEALTHCARE

- 19 Nishka Healthcare Multi Speciality (15 mins)
- 20 Belenus Champion Hospital (20 mins)
- 21 Narayana Institute of Cardiac Science (30 mins)
- 22 Motherhood (40 mins)
- 23 Manipal Hospital (40 mins)
- 24 Sakra World Hospital (50 mins)



# Seamlessly Connected to the City You Love.



**YELLOW LINE METRO**

Direct access to Jayanagar and Electronic City, bringing key hubs closer than ever.



**BLUE LINE METRO (UPCOMING 2026)**

Effortless connectivity to Bengaluru International Airport.



**RED LINE METRO (PROPOSED)**

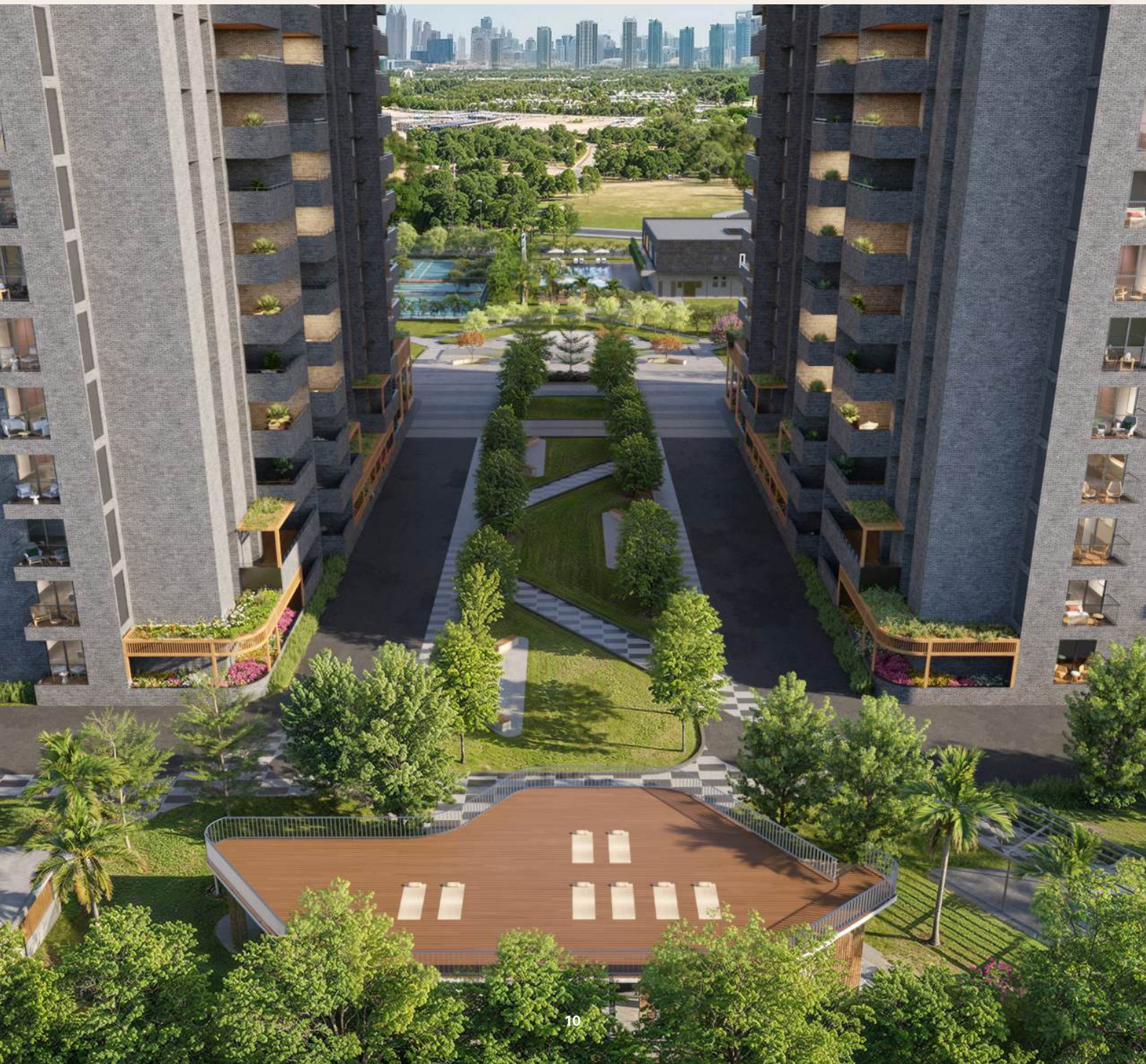
Linking Sarjapur Road to the Central Business District and Hebbal.



**PERIPHERAL RING ROAD (PRR)**

A proposed 4-lane highway encircling Bengaluru, set complete by 2027-2028.

Nature Below,  
the City Beyond, and a  
Life Elevated Above it All.







## A Master Plan that Breathes Life into Living.

- |                           |                      |                         |
|---------------------------|----------------------|-------------------------|
| 01. Entry/ Exit           | 06. Skating Rink     | 11. Basement Entry/Exit |
| 02. Club House            | 07. Pickleball Court | 12. Outdoor Seating     |
| 03. Farmers' Market Space | 08. Kids' Play Area  | 13. Yoga / View Deck    |
| 04. Padel Court           | 09. Sculpture Park   | 14. Kids' Drop-Off Area |
| 05. Amphitheatre          | 10. Tower Entry      | 15. DG                  |



# 7 Acres of Serene Living with 89% Open Space.





# Enter Through a Canopied Boulevard That Instantly Transports You to a World of Calm.



Automated boom barriers to ensure security.

---



Separate entries for residents and visitors create a seamless experience.

---



Pedestrian paths take priority, providing a secure walking zone within the project.

---



# A Tree-Lined Pathway Leading to Luxury.





# Two Towers, In Perfect Tandem with Nature.







Tree-lined boulevard.

1

Elegant MCM cladding.

2

Ground floor garden units for privacy.

3





7

Balconies with walnut wooden finish ceilings.

4



Fit light windows for light and panoramic views.

8

Spacious living balconies for seamless indoor-outdoor living.

Trellis tails on select units.

5

6



Exclusive garden units with upto 267 sqft. of space



## TOWER LOBBY



The Tower Lobbies gracefully mirror each other across the expanse of a beautifully landscaped garden.



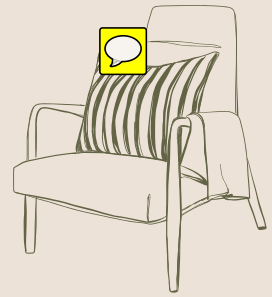
Well designed social spaces for welcoming visitors or just enjoying conversations with neighbours.





Each Tower Lobby has a double-height ceiling and features a three-layered entrance, creating a grand first impression.


# Your Space, Your Sanctuary.


Each floor plan is crafted to offer a home that exudes openness, space and intelligent design. Elevated by attention to detail, each corner has been curated to provide the ideal blend of luxury and practicality. Here, every aspect is carefully considered to create a sanctum that's not just a place to live but a place to truly feel at home.



 More than 77% floor plan efficiency.

 Tucked-in wardrobes in every bedroom.

 Seamless indoor-outdoor living.

 Walk-in wardrobes in the master bedroom.



# 3 BHK | Type A



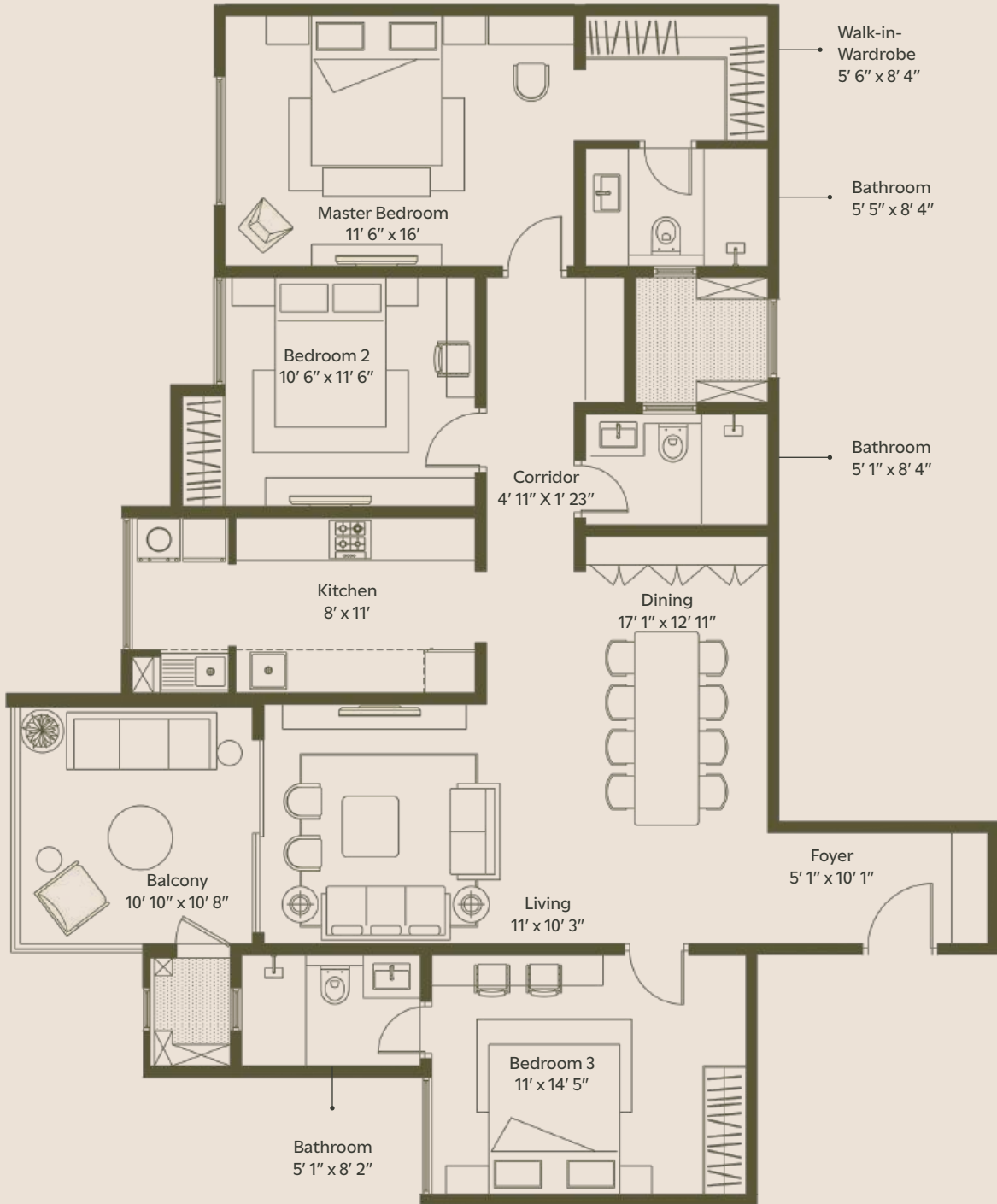
**SBUA**  
2142 sqft.

**TCA (RERA + Balcony)**  
1647 sqft.





# 3 BHK | Type B



**SBUA**

1885 sqft.

**TCA (RERA + Balcony)**

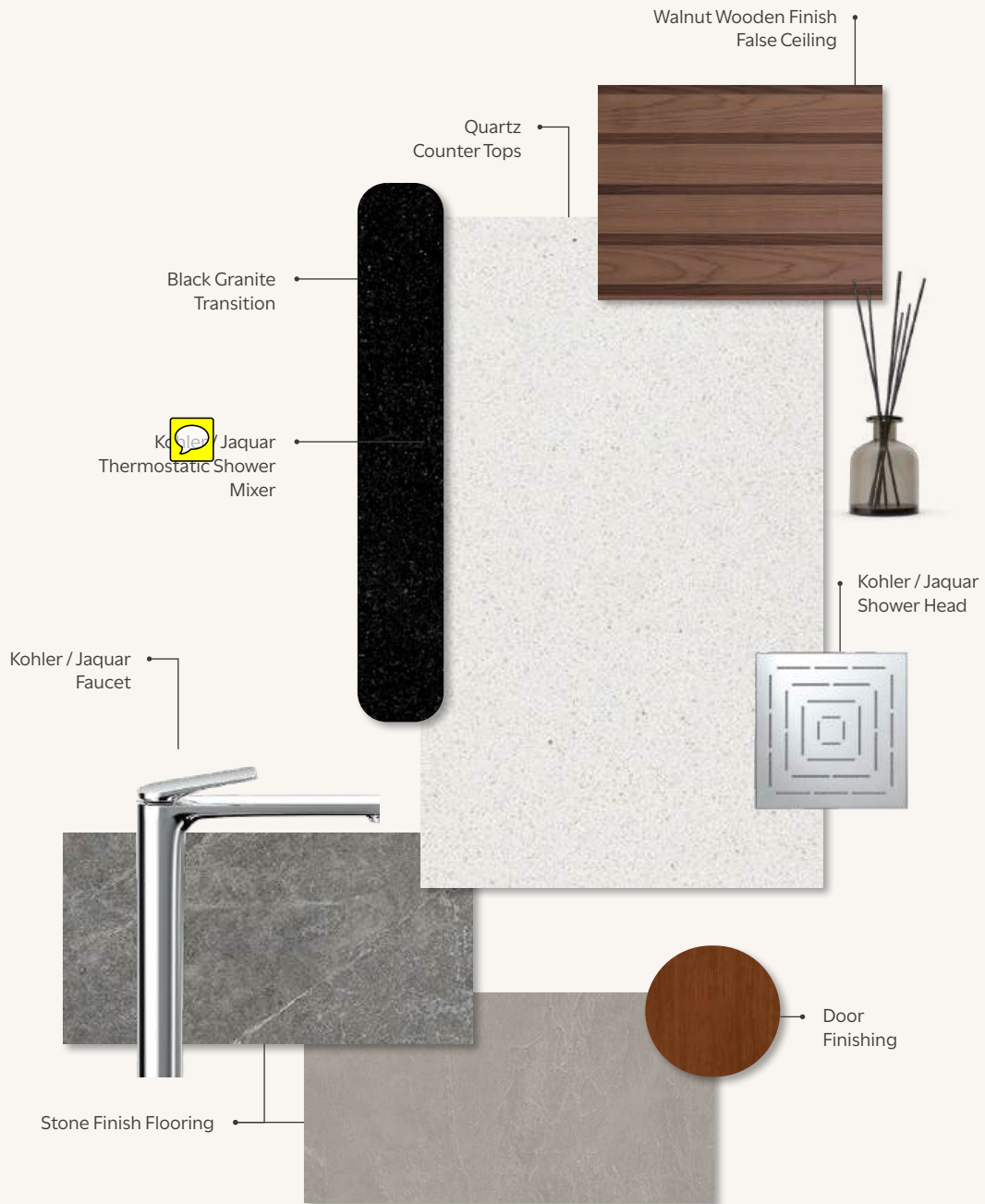
1431 sqft.



**MATERIALS**

# Luxury Unfolds in the Finer Details.

Carefully selected materials come together to create a home that feels sophisticated and undeniably yours.



**BATHROOM**

# MATERIALS



# LIVING SPACES

LARGE LIVING BALCONY



# Open Doors, Endless Horizons.

Large Living Balconies  
extend up to 169 SQFT

Designed as extensions of your home, our expansive balconies offer versatile spaces to unwind, host gatherings, or simply enjoy your time outside.





# The Club House

With amenities that rival a luxury country club, you'll find everything from spaces for celebrations to top-tier sports and fitness facilities.







CLUB HOUSE



Wellness is woven into every moment, from serene spaces to active zones. Access a wide selection of world-class amenities.



**RELAX**

Steam Room /  
Change Room \*

Kids' Pool

Sculpture Court

Yoga Deck

Swimming Pool  
w/ Deck

Kid's Drop Off  
Area

Yoga Room \*

Pets' Park

**RECHARGE**

Badminton  
Court \*

Indoor  
Gymnasium \*

Billiards Table \*

Pool Tables \*

Tennis Court

Box Cricket

Multipurpose  
Court

Skating Rink

Pickleball Court

Paddel Court

Outdoor Gym

Table Tennis\*

**RE-CONNECT**

Party Hall w/  
Pantry \*

Amphitheatre

Association  
Office Room\*

Festive  
Gathering  
Space

Co-Working  
Space

Party Lawn

Farmer's Market

Outdoor  
Seating with  
Pergola

Seating Deck

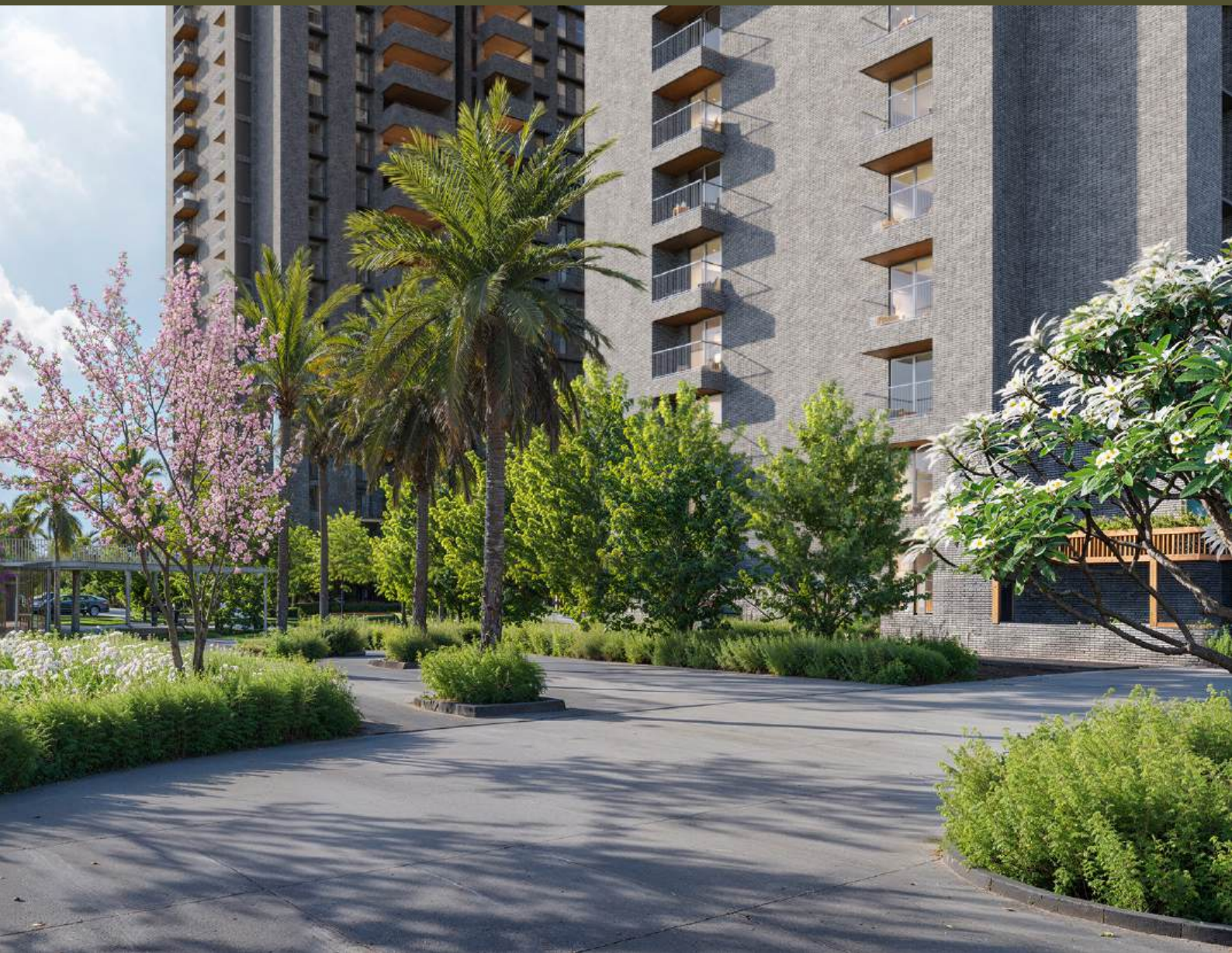
\* Amenities under club house



# A Symphony of Nature.

Here, nature isn't just a backdrop—it's a way of life, with over 100 trees retained.

The landscaping here is a living masterpiece, offering more than just beauty—it's an experience. Majestic, shaded trees provide a cool respite, while flowering trees ensure that every month brings a new burst of colour to the surroundings.





## LANDSCAPING



Flowering and shaded trees ensure the landscape evolves with fresh colors.



Native mango trees preserved within the landscape



Open green areas provide a serene escape for quiet strolls



# Where Craftsmanship Meets Conscious Living.

Exquisite finishes, thoughtfully paired with sustainable practices for a future-ready home.

## GREEN FEATURES

---



### Water Conservation

- Dual piping system and dual flush system for efficient water usage in sanitary fixtures.
- Recycled water for landscape maintenance.
- Water-efficient fixtures throughout the property.
- Rainwater harvesting to collect and store rainwater.
- Groundwater recharge systems to ensure sustainable water replenishment.



### Energy Conservation

- Solar-heated water is provided for one of the bathrooms in the top 2 floors of the towers.
- Energy-efficient lighting is used in common areas.
- Timer-adjusted and energy-efficient streetlights are installed.
- EV fast charging stations are provided.
- All clubhouse and common areas are powered through solar energy using reverse metering.



### Solid Waste Management

- Waste to be segregated at the source to ensure proper recycling and disposal.
- An organic waste converter will be provided.

## CIVIL

---



### Structure

- RCC framed structure with block work and plastering for the ground floor, clubhouse, and amenities.
- Seismic-resistant RCC structure with system formwork and concrete walls for the main building.

## SPECIFICATIONS & SUSTAINABILITY

### PLUMBING, ELECTRICAL & SERVICES

---



#### CP, Sanitary Fittings and Fixtures

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



#### Elevators

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



#### Safety and Security

- CCTV surveillance in common areas.



#### Grid Power and Backup Power

- Studio units are equipped with 2 KW of grid power, 2BHK with 4KW and 3BHK with 6KW.
- 50% of EB load for inside the apartments and 100% backup for common area lighting, lifts and utilities.



#### Services

- Equipped with a Water Treatment Plant and a Sewage Treatment Plant to ensure efficient resource management.

### ARCHITECTURE

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#### Doors

- Engineered wooden door with a veneer finish for the main door.
- Engineered wooden doors with a laminate finish for the bedroom and bathrooms doors.



#### Walls

- Acrylic emulsion for internal walls and ceiling
- Combination of cladding and texture finish with exterior-grade emulsion for the exterior walls.



#### False Ceiling

- Wooden finish PVC tile false ceiling in the living balcony.



#### Windows and Sliding Doors

- 3-track UPVC windows with wooden finish laminated profiles and mosquito mesh for sliding doors.



#### Balcony Railings

- RCC parapet with MS top rail or MS railings with enamel paint finish.



#### Bathroom Ventilators

- Powder-coated aluminum ventilators with architrave profile, fixed/openable, and provision for exhaust fan.

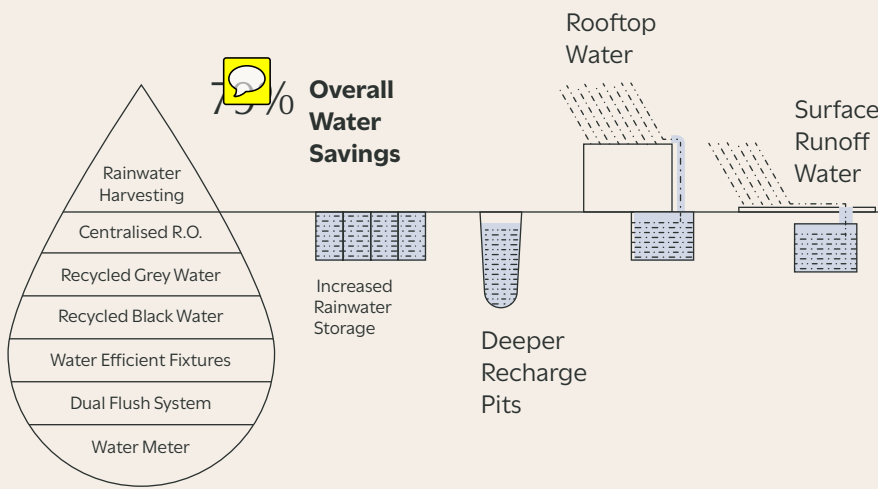


#### Flooring and Wall Cladding

- Flat glazed vitrified tiles in the living, dining and kitchen.
- Laminated wooden flooring in bedrooms.
- Vitrified or ceramic tiles in balconies and bathrooms.
- Matte finish vitrified tiles in the utility.

# CARBON HEALING HOME

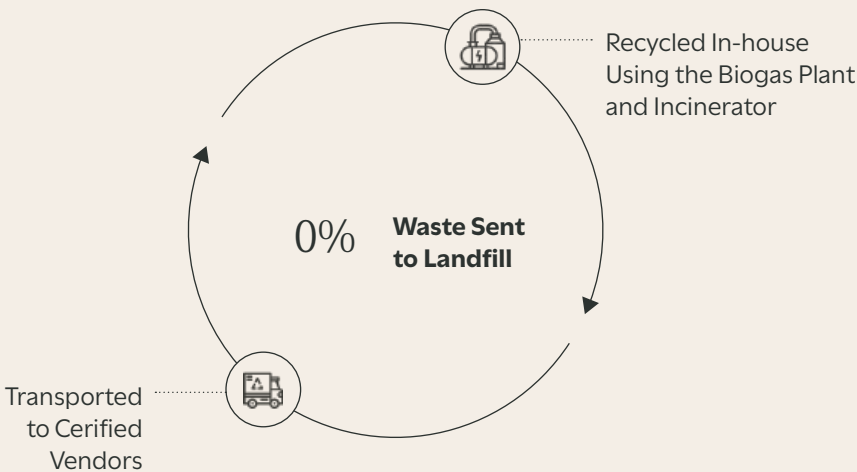
Every carbon healing home is designed to give back to the earth through four very special features.



## Sponge Effect

**Designed to utilize every drop of water.**

These homes save 150 KL of water every single day - which is equal to the daily demand of 1400 people. In a year, they save 55 million litres.

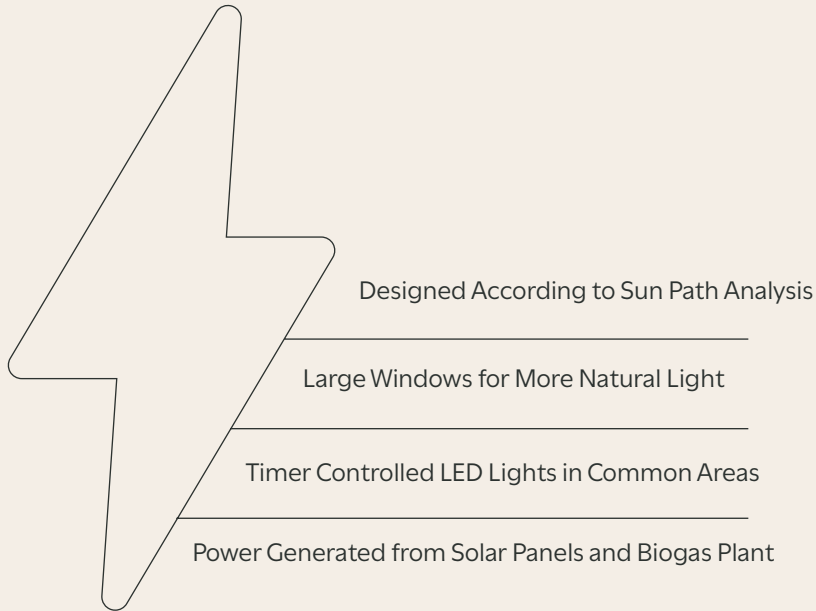


## Zero Out

**Zero waste to landfill.**

Responsible waste management ensures that 1.34 tonnes of waste are diverted from the landfill every day. The biogas digester uses 615 kg of waste to generate 100kWh units of electricity.

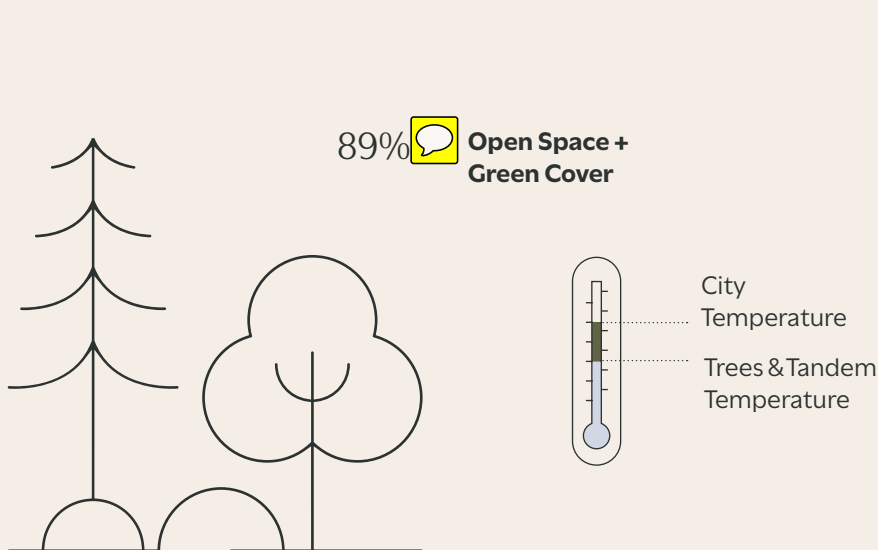




## Smart Power

**Total utilisation of renewable energy sources.**

Here, power is generated from both solar panels and a biogas plant. In addition, the project is designed according to sun path analysis and to maximise natural light for less dependency on the artificial.



## Climate Capsule

**Higher green cover for lower temperatures.**

With acres of greenery, Trees & Tandem will have a considerably lower temperature than the city beyond its walls.

## About Assetz

Every square inch of an Assetz property reflects our “Better Design” philosophy.



Here you will find homes that let in tons of natural light, where space is intelligently managed, and every amenity is of the highest quality. By nurturing the greenery all around, we create living spaces that are cherished forever.

Our team comprises over 200 professionals who bring outstanding expertise to their respective fields. The team also has an 11-year average of rich cross-industry skills across the board.



Our mission is to balance the need to break through the clutter of a highly competitive market where trends and fashion have a very short shelf life, with the demands of cost and investor confidence. A way to not succumb to this is to conceive architecture that expresses a sort of timelessness – responding to factors that are immutable to the site and the surrounding context and not to passing trends – in order to create something that cannot be replicated elsewhere.



