



sora  
& saki

## A 360° LIFESTYLE

Premium 3 & 4 BHK uber-luxury apartments with an integrated retail space and top-tier amenities.





CGI Artist's Impression

## A BLEND OF LUXURY AND LIFESTYLE

Welcome to a world, where every element is thoughtfully orchestrated to give you a fulfilling and enriching life experience. With *Sora* representing the boundless expanse of the sky and *Saki*, representing the perpetual bloom of life, homes at Sora & Saki perfectly encapsulate the essence of elevated living. Begin your journey into a lifestyle surrounded by like-minded people and convenience.



# MASTER PLAN

Upon entering this urban oasis, you will immediately feel an air of unmatched exclusivity that separates our peaceful neighbourhood from the busy outside world. The 7 residential towers, a cutting-edge clubhouse and an upscale integrated retail space brings together the best of timeless allure and craftsmanship to welcome you home every day.

Project Area  
**11.28 ACRES**

Mixed Development  
**RESIDENTIAL & RETAIL**

Uber-Luxury  
**3 & 4 BHK  
APARTMENTS**

North Bangalore  
**KIADB HARDWARE &  
IT PARK**

## LEGEND

1. Entry
2. Box Cricket
3. Futsal Court
4. Basketball Court
5. Tennis Court
6. Kids' Play Area
7. Party Lawn
8. Amphitheatre
9. Swimming Pool
10. Exit



## THE RESIDENCES



### 990 HOMES

made for luxury living.

Experience the beauty of our thoughtfully designed residences. Spacious floor plans that exude a sense of openness, top-of-the-line specifications and indoor-outdoor spaces seamlessly integrated through our large living balconies, each feature embodying the ultimate comfort and sophistication.





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## THE RETAIL



**50,000 SQ.FT.**  
of integrated retail haven.

Discover the advantage of an integrated retail space combined with the lively pulse of community life. A sanctuary where everyday needs are easily met, along with culinary cravings and a boutique shopping experience, all of which contribute to the vibrant neighbourhood.



StockImage

74%

OPEN SPACE

## WHERE GREENERY BECOMES AN ART FORM

Acquaint yourself with the soul of Sora & Saki, where intricately planned landscapes unfold before you. Witness the seamless integration of seasonal blooms with community areas and outdoor facilities defining a space of exceptional beauty and sophistication.

2.5 Acres of Amenities and Clubhouse — 25+ World-class Amenities

Indulge in your favourite recreational activities amidst lush surroundings. From exhilarating matches on the tennis court to refreshing dips in the swimming pool, challenge yourself with a game of cricket or simply unwind in the tranquil ambience of the amphitheatre. And for our youngest residents, a vibrant kids' play area offers endless opportunities for fun and exploration.





# AMENITIES

- |                         |                                |                                     |
|-------------------------|--------------------------------|-------------------------------------|
| 1 Squash Court*         | 13 Senior Citizens Pavilion*   | 25 Yoga/Aerobics/Multipurpose Hall* |
| 2 Futsal Court*         | 14 Giant Chess*                | 26 Crèche*                          |
| 3 Basketball Court*     | 15 Reflexology Walkway*        | 27 Salon & Spa*                     |
| 4 Tennis Court*         | 16 Badminton Court*            | 28 Outdoor Party Terrace*           |
| 5 Box Cricket*          | 17 Party Hall*                 | 29 Outdoor Gym**                    |
| 6 Party Lawn*           | 18 Swimming Pool & Kids' Pool* | 30 Interactive Seating**            |
| 7 Kids' Play Area*      | 19 Gym*                        | 31 Gym***                           |
| 8 Amphitheatre*         | 20 Billiards Table*            |                                     |
| 9 Pets' Park*           | 21 Pool Table*                 |                                     |
| 10 Outdoor Yoga Deck*   | 22 Table Tennis*               |                                     |
| 11 Interactive Seating* | 23 Cards Room*                 |                                     |
| 12 Jogging Track*       | 24 Board Games*                |                                     |



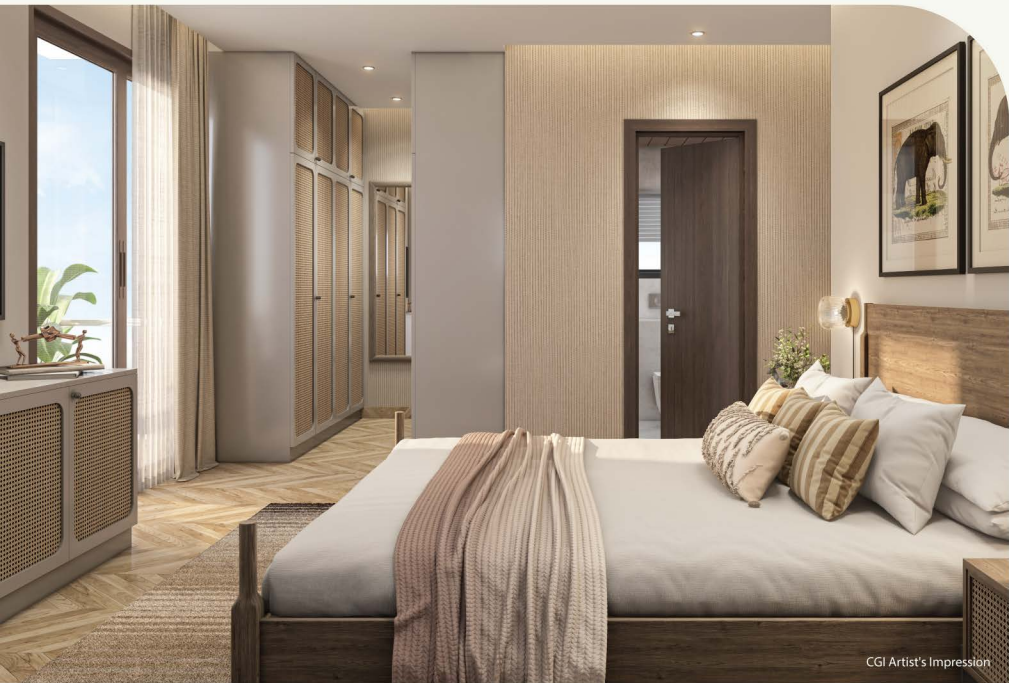
Disclaimer:

\*Amenities will be provided with the Phase-1 handover. | \*\*Amenities will be provided with the Phase-2 handover. | \*\*\*Amenities will be provided with the Phase-3 handover.

## UNIT PLANS



Explore the allure of our expertly crafted and spacious homes. From inviting foyers and luxury specifications to large living balconies that serve as an extension of your indoor sanctuary, each residence exudes affluence.



# 3 BHK

TYPE 1

1670 SQ.FT.

SBUA

1279 SQ.FT.

TOTAL CARPET AREA (RERA + BALCONY)



# 3 BHK

TYPE 2

1785 SQ.FT.

SBUA

1362 SQ.FT.

TOTAL CARPET AREA (RERA + BALCONY)



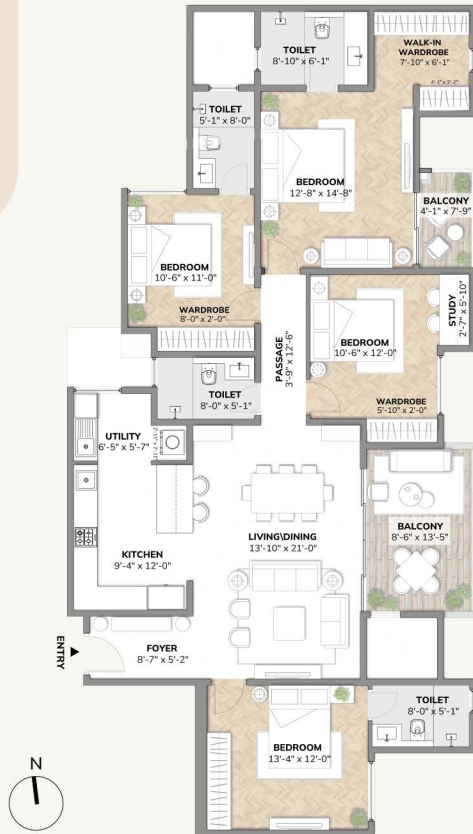
# 4 BHK

2168 SQ.FT.

SBUA

1638 SQ.FT.

TOTAL CARPET AREA (RERA + BALCONY)





CGI Artist's Impression

**LARGE  
LIVING  
BALCONIES**

**120-160**  
SQ.FT.

Unveiling the epitome of luxury - the Living Balcony. It's an expansive retreat where you can fully embrace every mood, illuminated by the shifting light and weather. From entertaining guests to indulging in a leisurely read, this space is a stunning reminder that you have arrived.

# SPECIFICATIONS

## 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 engineered veneer finish.

**Bedroom & toilet door:** Engineered wooden doors with laminate finish.

#### Windows, Sliding Doors & Ventilators

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:** Flat glazed vitrified tiles.

#### Bedrooms:

Master bedroom - Laminated wooden flooring.

Other bedrooms - Laminated wooden flooring.

#### Bathrooms & balcony:

Vitrified/ceramic/wooden finish tiles.

### Balcony Railings

RCC parapet with MS top rail/  
MS railings with enamel paint finish.

### Paint

#### Internal walls & ceiling:

Acrylic emulsion.

#### External walls:

Texture finish with exterior grade emulsion.

### False Ceiling

#### Toilets:

PVC false ceiling in all bathrooms.

## PLUMBING, ELECTRICAL AND SERVICES

### CP, Sanitary Fittings & Fixtures

Jaquar or equivalent water efficient  
CP & sanitary fixtures.

### Grid Power & Backup Power

#### EB power:

Studio - 2 kW  
2 BHK - 4 kW  
3 BHK - 5 kW  
4 BHK - 6 kW

#### DG power backup:

50% of EB load for inside the  
apartments and 100% backup for  
common area lighting, lifts, and utilities.

### Services

Water treatment plant.  
Sewage treatment plant.

### Elevators

3 lifts per core of reputed make.

### Safety & Security

Common area CCTV surveillance.

## GREEN FEATURES

### Water Conservation

Dual piping system & dual flush system  
for sanitary.  
Recycled water used for landscape maintenance.  
Water efficient fixtures.  
Rainwater harvesting.  
Groundwater recharge.

### Energy Conservation

Provision for solar heated water in one toilet of  
the top 2 floor apartments.  
Energy efficient lighting in common areas.  
Energy efficient streetlights/timer adjusted  
streetlights.

### Solid Waste Management

Segregation at source.  
Organic waste convertor.





# ASSETZ SOHO

**50,000 SQ.FT.**

for all your retail needs.

Step into a world of convenience and indulgence at our integrated retail space, SOHO. With a curated selection of retail shops, food and beverage outlets, residents can enjoy seamless shopping experiences while also satisfying their culinary cravings without ever having to go far away from home.



CGI Artist's Impression



Stock Image

## AROUND SORA & SAKI

Here, convenience merges effortlessly with tranquility, ensuring that your essential needs and recreational preferences are easily catered to, elevating your living experience.



# A LOCATION FOR EVERY ASPECT OF YOUR LIFE



BIAL  
15 mins



OIA  
15 mins



Byg Brewsky  
15 mins



Devanahalli Business Park  
20 mins



Canadian Int. School  
20 mins



Stonehill Int. School  
23 mins



Phoenix Mall of Asia  
26 mins



Manipal Hospital  
29 mins

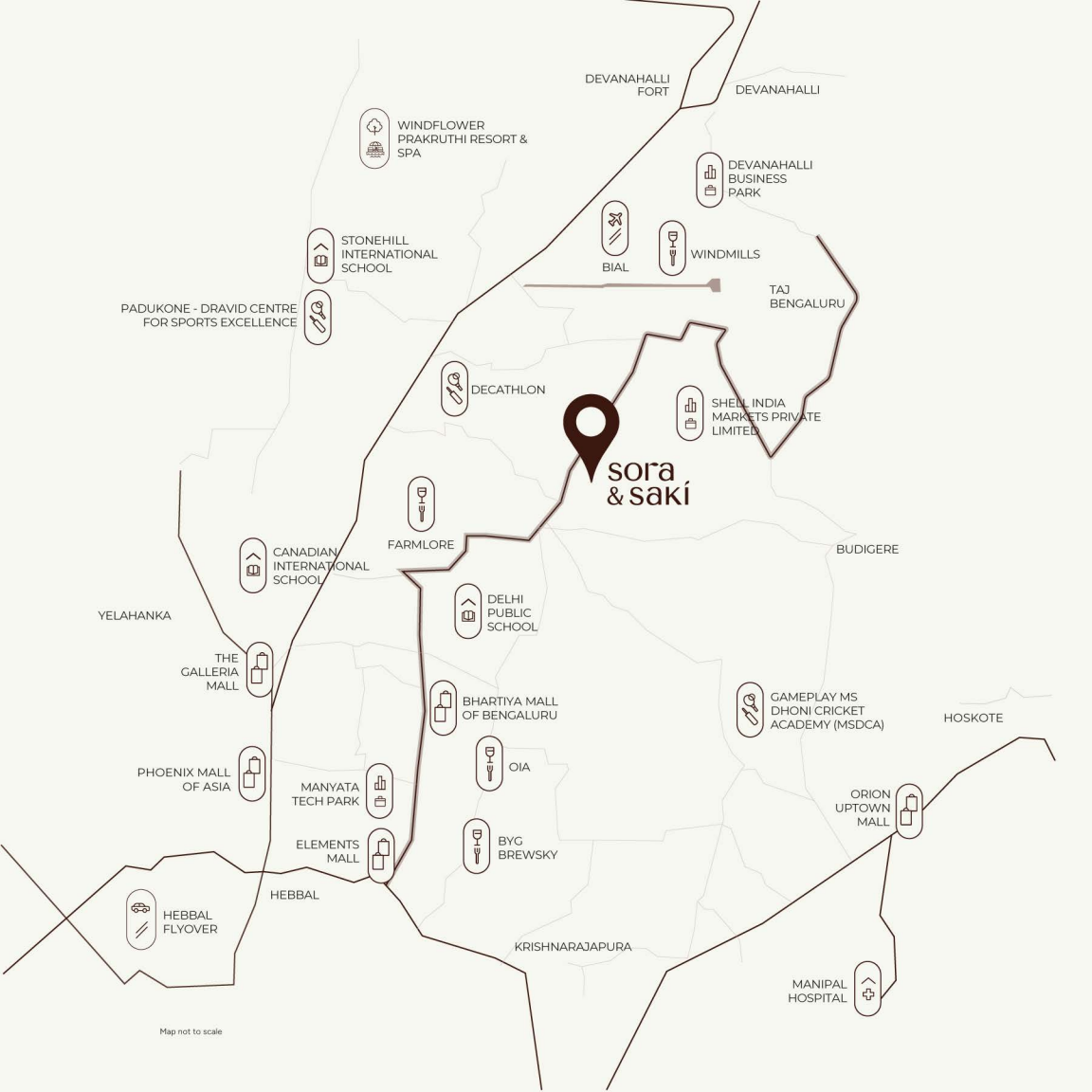


Hebbal Flyover  
30 mins



Manyata Tech Park  
30 mins

Disclaimer: ETA as per Google Maps.  
May vary depending on the time of day and mode of transport.



DEVANAHALLI FORT

DEVANAHALLI

WINDFLOWER PRAKRUTHI RESORT & SPA

DEVANAHALLI BUSINESS PARK

STONEHILL INTERNATIONAL SCHOOL

BIAL

WINDMILLS

PADUKONE - DRAVID CENTRE FOR SPORTS EXCELLENCE

TAJ BENGALURU

DECATHLON

SHELL INDIA MARKETS PRIVATE LIMITED

sora & saki

FARMLORE

BUDIGERE

CANADIAN INTERNATIONAL SCHOOL

YELAHANKA

DELHI PUBLIC SCHOOL

THE GALLERIA MALL

GAMEPLAY MS DHONI CRICKET ACADEMY (MSDCA)

HOSKOTE

PHOENIX MALL OF ASIA

BHARTIYA MALL OF BENGALURU

ORION UPTOWN MALL

MANVATA TECH PARK

OJA

HEBBAL FLYOVER

HEBBAL

KRISHNARAJAPURA

ELEMENTS MALL

BYG BREWSKY

MANIPAL HOSPITAL

Map not to scale



## ABOUT KIADB

Located within the thriving 3000-acre KIADB Hardware & IT Park in North Bangalore, Sora & Saki enjoys an illustrious location at the epicenter of innovation and growth. With 400 leading companies invested in shaping the future of this dynamic area, the opportunities are boundless. Boasting meticulously planned infrastructure, including expansive green spaces, retail amenities, and top-tier sports facilities, this locale promises impressive growth prospects giving you a residence that transcends ordinary expectations.





## 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, intelligently managed spaces and every amenity is of the highest quality. By integrating greenery all around, we create living spaces that are cherished forever.

Our team comprises of over 300 professionals who bring outstanding expertise to their respective fields. The team also has a 12-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 – in order to create something that cannot be replicated elsewhere.



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 logo for Assetz features a dark brown, stylized arch above the word "Assetz" in a bold, sans-serif font.

No.30, Crescent Road,  
Bangalore 560 001.

The logo for sora & saki consists of a stylized 'S' icon followed by the words "sora & saki" in a lowercase, sans-serif font.

KIADB Hardware & IT Park,  
Near Shell Office, Devanahalli,  
Bangalore 562 149.

In association with

The logo for Fairlark features a stylized 'F' icon inside a circle, followed by the word "Fairlark" in a bold, sans-serif font.

105, Prizym Greystone,  
No. 70 Cunningham Road,  
Bangalore 560 052.

RERA NO: PRM/KA/RERA/1251/309/PR/280324/006745  
PRM/KA/RERA/1251/309/PR/060324/006692

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