



*A new chapter*  
of eco-luxury living.

*Miles away from ordinary*

dawns these lakeside homes of the future.



A perfectly crafted universe spanning  
**10 Acres**

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Set a little away from the urban chaos  
**Off Hosur Main Road**  
(20 mins from Koramangala)

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Across lies a sight in sparkling blue  
**137-acre Lake**

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Amidst endless stretches of green open spaces  
**85% Open Space**

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Where life thrives 24 hours, 7 days a week  
**20+ Amenities**

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Within a community of 617 exclusive homes  
**3 BHKs**



BEGUR LAKE

TO SINGASANDRA  
(HOSUR MAIN ROAD)

TO VITTASANDRA  
(ELECTRONIC CITY)

PHASE 1

PHASE 2

TOTAL GREEN SPACE (8.5 ACRES)  
WATERFRONT PARK (5 ACRES)

CGI's Artist Impression

## EVERY SQUARE FOOT OF THIS BLUEPRINT IS A LANDSCAPE MASTERPIECE.

Integrating the indoors and outdoors in a way that blurs the boundaries, a life here promotes interaction between nature and the occupants, as any home rightly should.

### LEGEND

- |   |  |                           |
|---|--|---------------------------|
| 01. Main entry/ exit                      | 07. Wooded area with provision for camping/ bonfire pits | 13. Basketball court      |
| 02. Basement entry                        | 08. Children's play area                                 | 14. Beachfront volleyball |
| 03. Basement exit                         | 09. Mini cricket field                                   | 15. Pet park              |
| 04. Swimming pool                         | 10. Outdoor gym  | 16. Sand play pit         |
| 05. Skating rink                          | 11. Futsal court   | 17. Cricket practice nets |
| 06. Provision for organic garden/ Orchard | 12. Tennis court   | 18. Clubhouse             |



Note: The render is conceptual and is proposed for illustrative purposes only. The orientation, size, and design of the amenities will be subject to change as per the construction requirements.



CGI's Artist Impression

## WE REMEMBERED ALL THE FORGETTABLE DETAILS THAT MAKE A HOME UNFORGETTABLE.

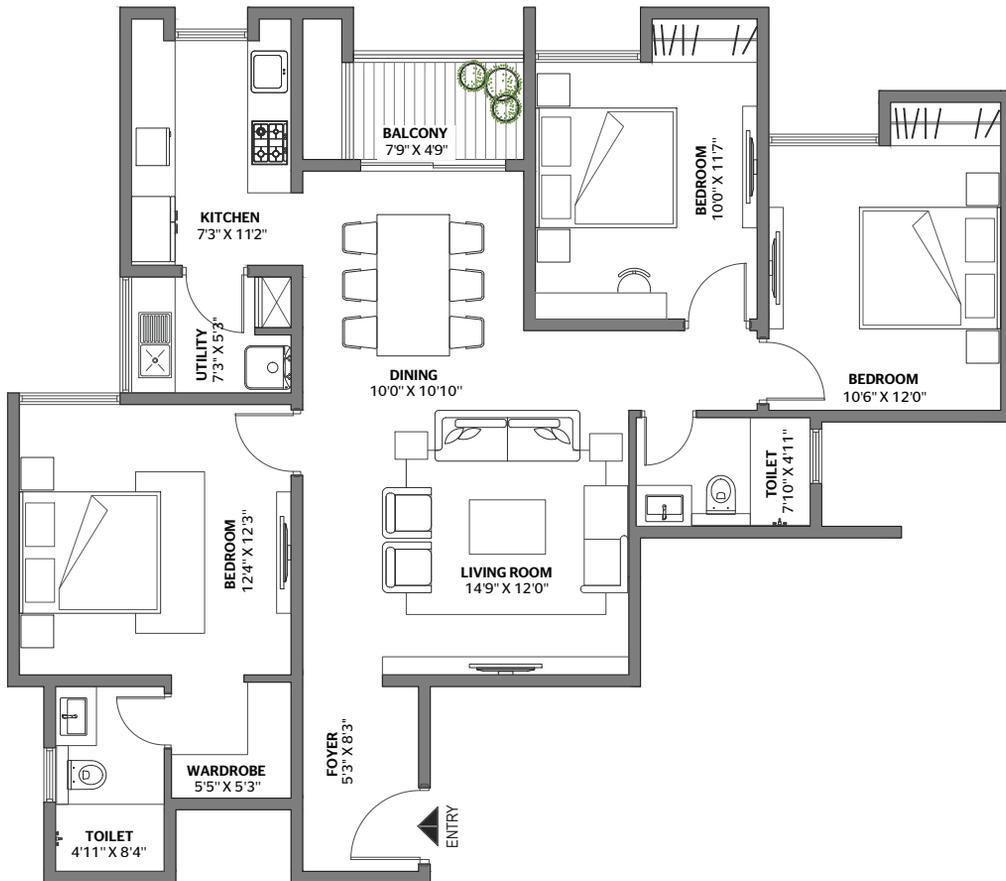
You can take your pick from our thoughtfully curated 3 BHK apartments with high carpet area efficiency of ~72%\*. Each a canvas of meticulous design, where serenity meets efficiency to create your perfect sanctuary.

\* RERA Carpet Area + Balcony

# 3 BHK - 2T

1501 SQ FT  
SBUA

1082.9 SQ FT  
TOTAL CARPET AREA (RERA + BALCONY)





# *From dawn to dusk,* there's enough to win hearts.

Be it leisurely strolls amidst soft murmur of trees or lush green grass to sink your toes; be it a skating rink to keep the wheels rolling or a fitness studio to keep your morning regimen alive; your new home by the lake caters to both quiet minds and wild hearts.

*For that adrenaline kick.*



*For the infinite giggles.*



*For your pawfect relaxation.*



*For a rejuvenating dip.*



## LEISURE & CLUBHOUSE AMENITIES

- Swimming pools\*\*
- Skating rink\*\*
- Provision for organic garden/ orchard\*\*
- Wooded area with provision for camping/ bonfire pits\*\*
- Mini cricket field\*\*
- Gymnasium\*
- Fitness studio\*
- Indoor badminton\*
- Provision for creche\*
- Indoor games\*
- Multipurpose hall\*\*
- Squash court\*
- Children's play area\*\*

## LAKEFRONT AMENITIES

- Provision for organic garden/ orchard\*
- Wooded area with provision for camping/ bonfire pits\*
- Children's play area\*
- Skating rink\*
- Futsal court\*
- Outdoor gym\*\*
- Basketball court\*
- Beachfront volleyball\*\*
- Pet park\*\*
- Sand play pits\*\*
- Cricket practice nets\*
- Tennis court\*

Note: Lakefront Amenities will be shared between Phase 1 & 2.

\*Amenities will be provided on completion of Block C & Block B.  
 \*\*Amenities will be provided within six months from completion of Block C & Block B.

# SPECIFICATION

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## CIVIL



### Structure

RCC structure using system formwork with concrete walls/ RCC framed structure using block masonry

## ARCHITECTURE



### Doors

**Main door:**  
Engineered wooden doors with veneer finish

**Internal & toilet doors:**  
Engineered wooden doors with laminate finish

### Windows, Sliding Doors & Ventilators



**Windows & sliding doors:**  
UPVC (wooden finish laminated profile) sliding doors & windows with mosquito nets



**Bathrooms:**  
Powder coated aluminium ventilators – fixed/openable with provision for exhaust fan



### Balcony Railings

MS railings with enamel paint finish



## Flooring & Wall Cladding

**Living, dining & kitchen:**  
Vitrified tiles



**Bedrooms:**  
Master bedroom – Laminated wooden flooring  
Other bedrooms – Vitrified flooring



**Bathrooms:**  
Floor – Anti-skid/ wooden finish ceramic tiles  
Walls – Ceramic tiles



**Balcony:**  
Wooden finish ceramic tiles

## Paint



**Internal walls:**  
Acrylic emulsion



**External walls:**  
Exterior grade acrylic emulsion



**Ceiling:**  
Oil bound distemper

## False Ceiling

**Toilets:**  
Grid false ceiling with PVC coated tiles

## PLUMBING, ELECTRICAL & SERVICES



### CP, Sanitary Fittings & Fixtures

Jaquar or equivalent sanitary fixtures and water efficient CP fittings



### Electrical Fittings

Schneider or equivalent make electrical switches and distribution board



### Grid Power & Backup Power

#### EB power:

Studio - 2 kW  
3 BHK - 5 kW



#### DG power backup:

Studio - 1 kW, 3 BHK - 2.5 kW &  
100% backup for lighting circuits, lifts and utilities in common areas



### Services

Water treatment plant  
Sewage treatment plant



### Elevators

3 lifts per core of reputed make



### Safety & Security

CCTV surveillance provided in basement, ground floor lobby, clubhouse entry and along the boundary

## GREEN FEATURES

### WATER CONSERVATION

Multi piping system & dual flush system for sanitary fittings

Recycled water used for landscape maintenance

Water efficient fixtures

Rainwater harvesting

Groundwater recharge.

### ENERGY CONSERVATION

Provision for solar heated water in one toilet of top two floor apartments

Energy efficient lights in common areas

Timer adjusted street lights

### SOLID WASTE MANAGEMENT

Segregation at source

Organic waste converter





MINUTES TO EVERY  
NEED.  
SO, YOU CAN MAKE  
TIME FOR LIFE.

A drive away from just about everything, yet pleasantly untouched by the hustle and bustle. The location of Canvas & Cove was carefully chosen with a lot of thought and sincerity.

### Important Distances

- 03 km from Basapura Road Metro Station
- 04 km from Singasandra Metro Station
- 06 km from Electronic City
- 07 km from Koramangala
- 08 km from JP Nagar
- 09 km from Jayanagar
- 10 km from Sarjapur
- 15 km from MG Road
- 15 km from Indiranagar
- 48 km from the Airport



### Retail

- 07 km - Total Mall
- 09 km - Vega City Mall
- 10 km - Central Mall
- 11 km - Decathlon



### Schools & Colleges

- 01 km - Eurokids Preschool
- 02 km - Little Elly Preschool
- 03 km - Kidzee Preschool
- 04 km - Bangalore Culinary Institute
- 04 km - Oxford College
- 06 km - Vibgyor High School



### Hospitals

- 03 km - Jayashree Multispeciality Hospital
- 06 km - Narayana Multispeciality Hospital
- 07 km - Apollo Hospital
- 09 km - Columbia Asia Hospital



### IT Parks

- 07 km - Infosys
- 12 km - Wipro
- 13 km - RMZ Ecospace
- 14 km - RGA Tech Park
- 14 km - Vrindavan TechVillage

Map not to scale

Note: Distances (rounded off) as per Google Maps



## ABOUT ASSETZ

At Assetz, we're committed to creating sustainable homes that have minimal impact on the environment. Every Assetz home is a Carbon Healing Home. Its features include utilising every drop of water, sending zero waste to landfill and ensuring a green cover that helps both you and the environment to breathe. Our team comprises over 250 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. As you've probably guessed by now, we also work with highly respected environmental specialists to make sure every Assetz home is eco-friendly.

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.



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**Assetz Canvas & Cove**

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