



EXPERIENCE LIFE AT

CODE NAME

KYOTO

Quietly Above All.





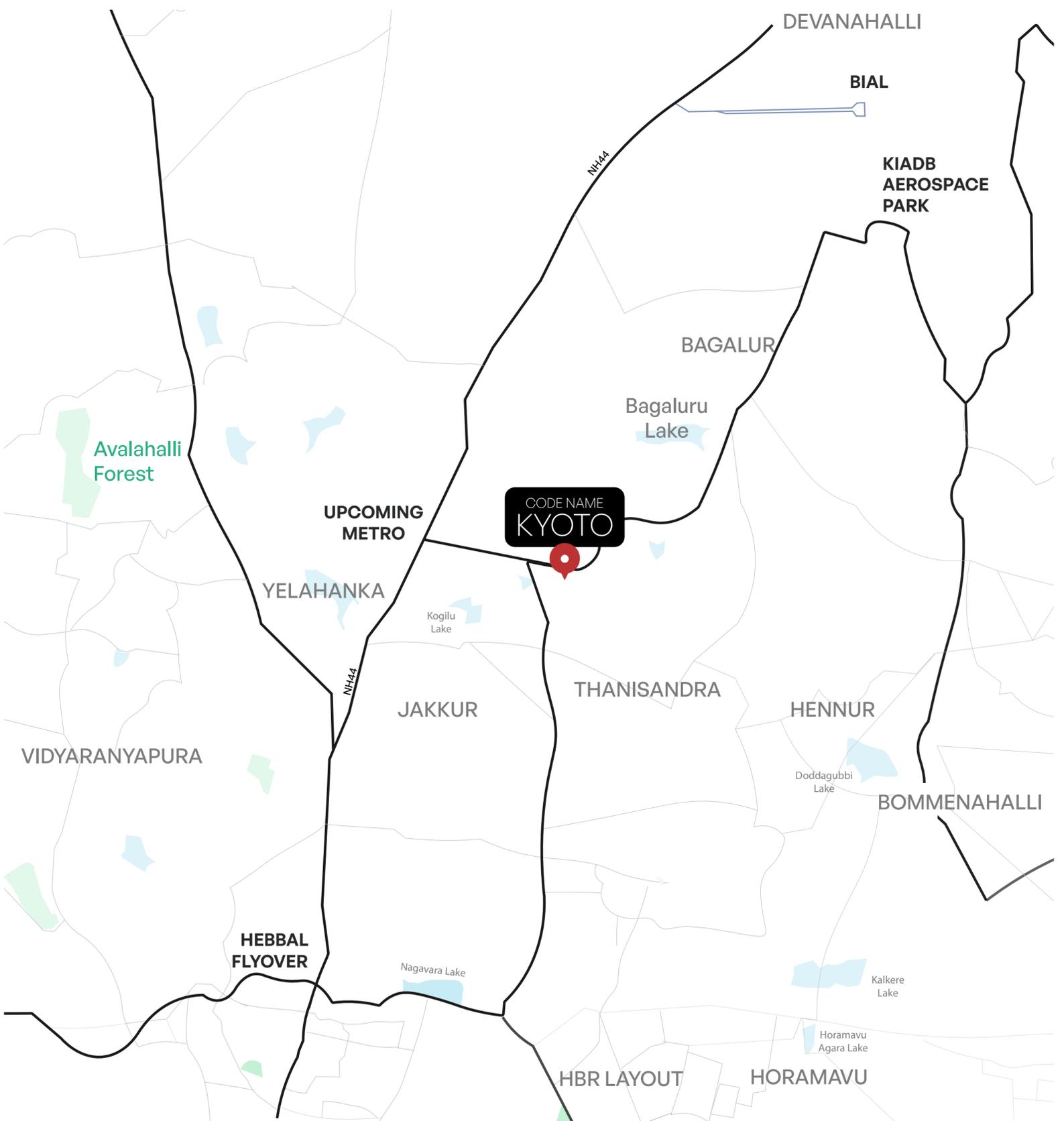
7 acres.  
412 luxury 3 & 4 BHKs.

**A thriving community  
of like-minded individuals.**



Located in the heart of  
North Bangalore.

**Yelahanka, Bagalur Main Road.**



**Within  
15 minutes**

Upcoming Metro Station  
**BIAL**  
KIADB Aerospace Park  
Hebbal Flyover

# Less density & less waiting time.



## 30+ amenities.



Amphitheatre



Pickleball Court



Paddle Tennis Court



Kids' Play Area



Pets' Park



Dribble Court



Gymnasium



Swimming Pool



Badminton Court



Tennis Court



Join the outdoor  
movement.

~74% open space.

Large living balconies.

~2.75 acres of clubhouse & amenities.

Pedestrian friendly podium.



~74%  
open space.





CGI Artist's Impression

Large living  
balconies.

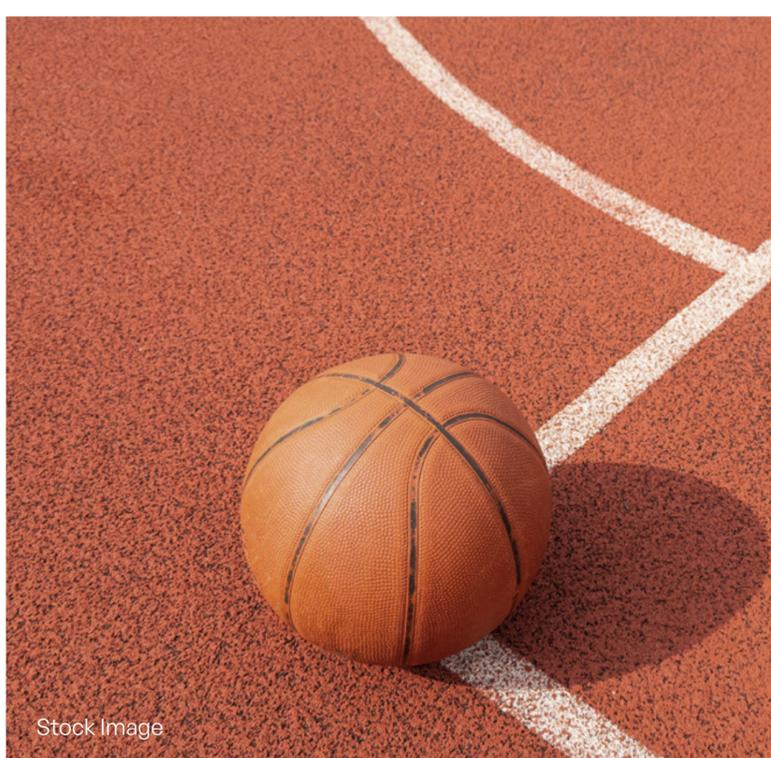


Stock Image

Up to 216 sqft of space.  
Seamlessly bridging  
the indoors and the outdoors.

# Clubhouse & amenities.

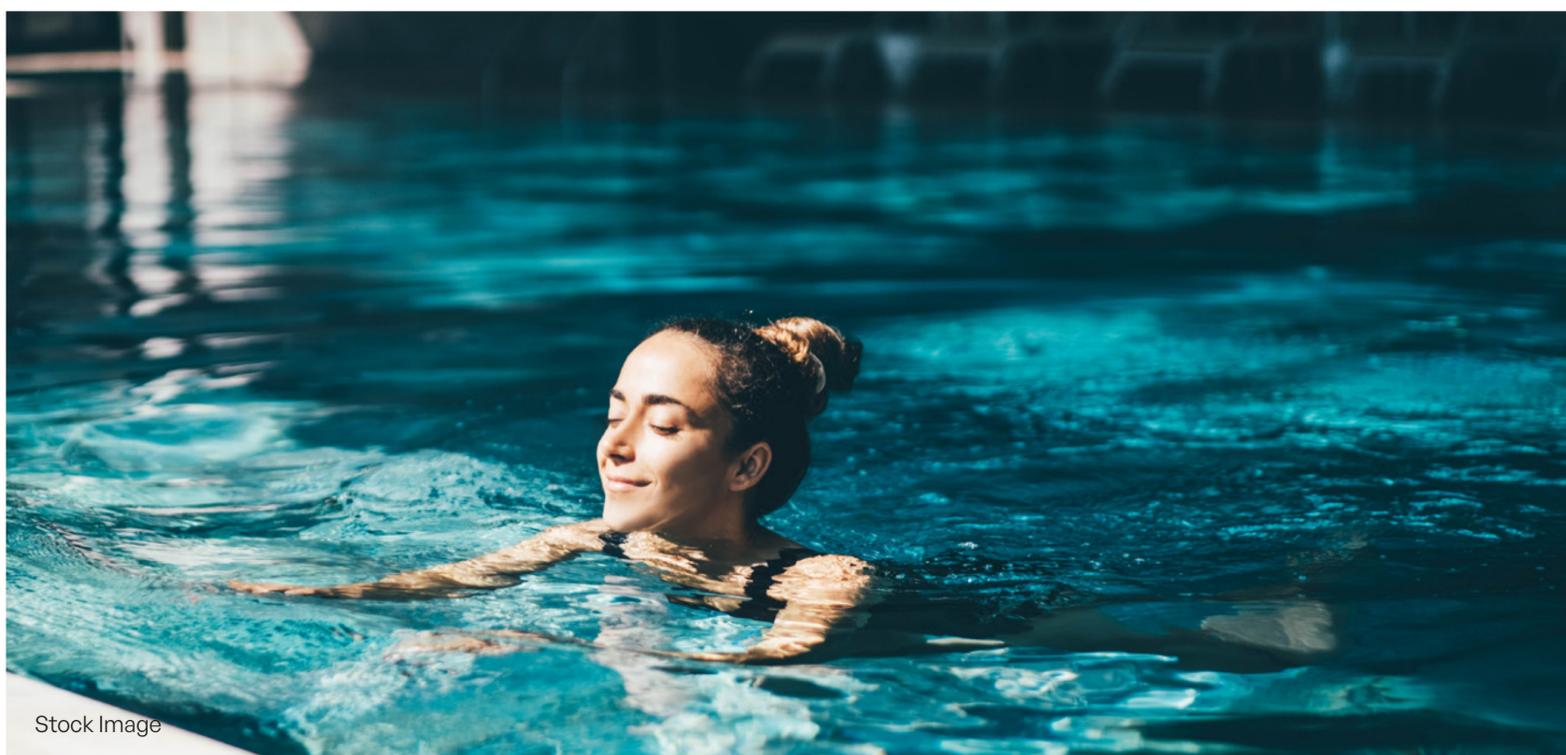
Indulge in the little  
extravaganzas of life.



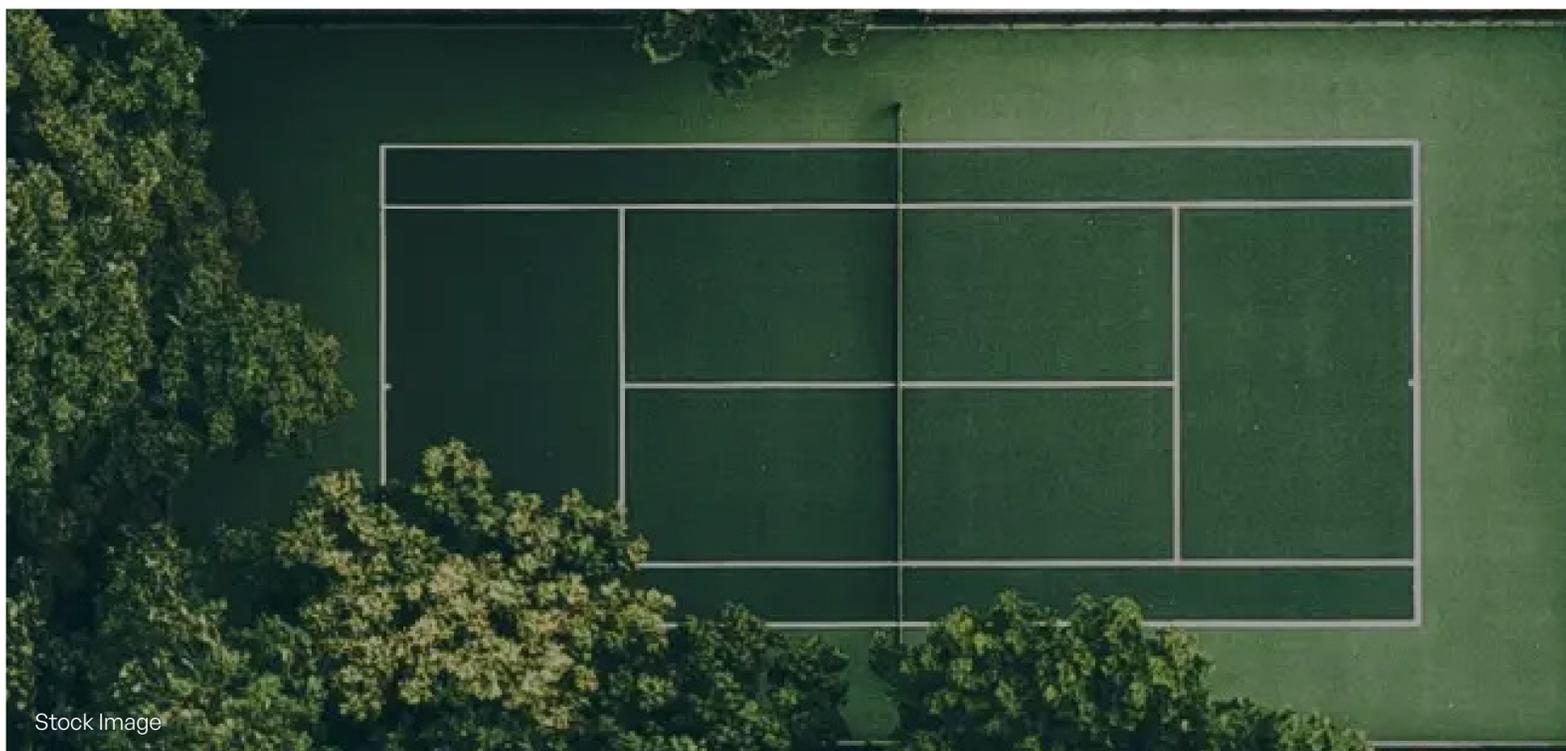
Stock Image



Stock Image



Stock Image



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Movement,  
uninterrupted.



CGI Artist's Impression

A pedestrian-friendly environment  
with less vehicular movement.

Socially connected landscapes.



CGI Artist's Impression

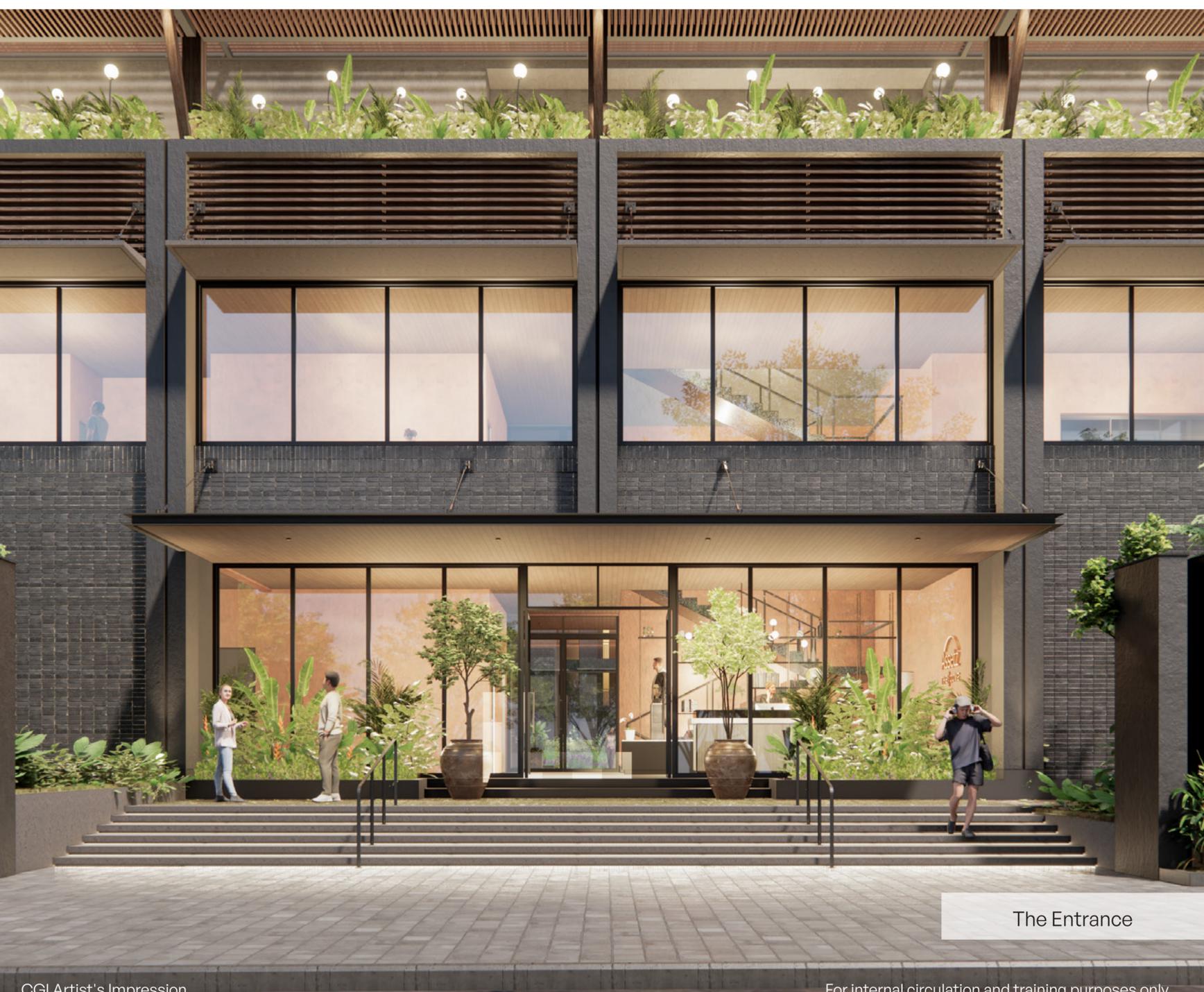
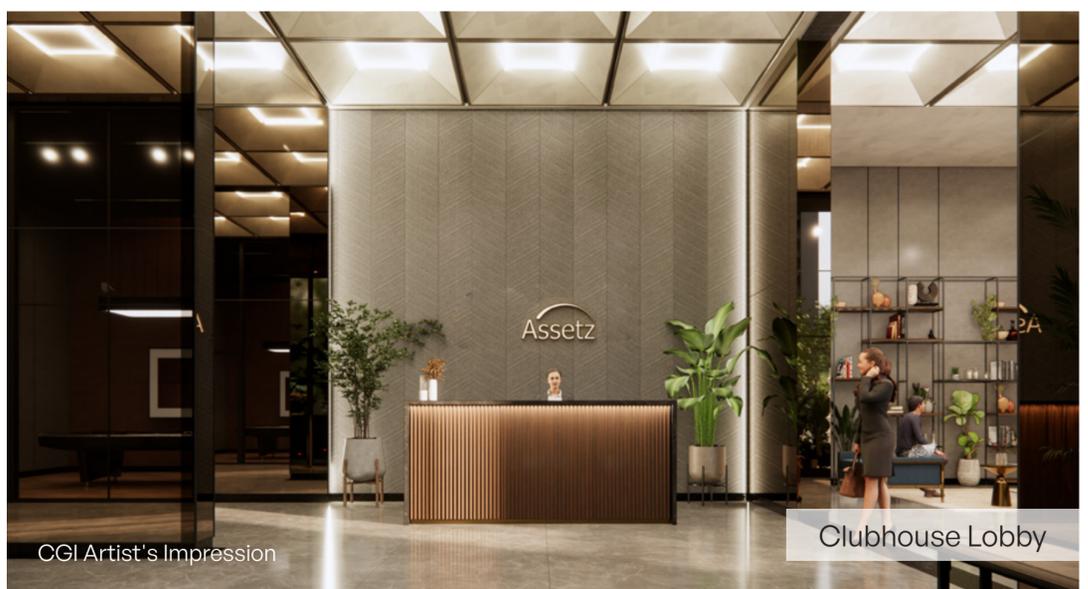
For internal circulation and training purposes only.

Wrapped in  
luxury.

Grand entrance.  
Façade.  
Your home.



A grand entrance,  
every time.



Façade.

A showcase  
of excellence.



CGI Artist's Impression

# The luxury of finesse.

## Living & Bedroom.

Dark Oak - UPVC  
Window



Coniwood Larice  
Balcony Flooring



Urban Walnut  
Veneer Finish  
Wooden Main Door



Imported Marble  
Living Flooring



Fishbone - Oak Fortress  
Bedroom Flooring

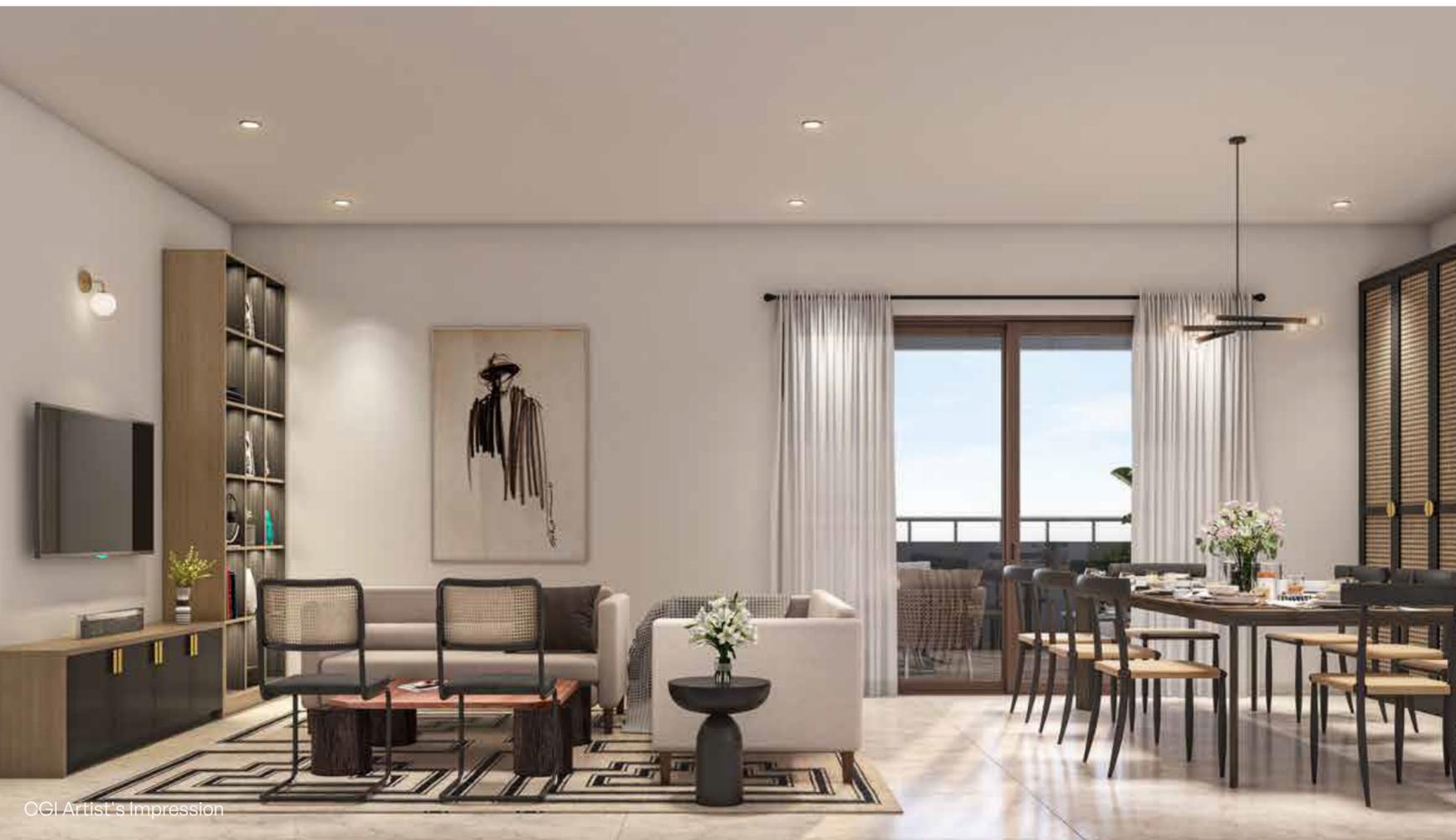
Threshold - Polished  
Black Granite

Luxury in every detail.

Bathroom.



~76%  
RERA carpet area  
efficiency.



CGI Artist's Impression



Stock Image

# Our promise to the Planet Earth.



## SPONGE EFFECT

Designed to utilise every drop of water.

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## ZERO OUT

Zero waste to landfill.

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## SMART POWER

Total utilisation of renewable energy sources.

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## CLIMATE CAPSULE

Higher green cover for lower temperatures.



The details.

Floor plans.

Master plan.

Location.

# Floor plans.

3 BHK

SBUA

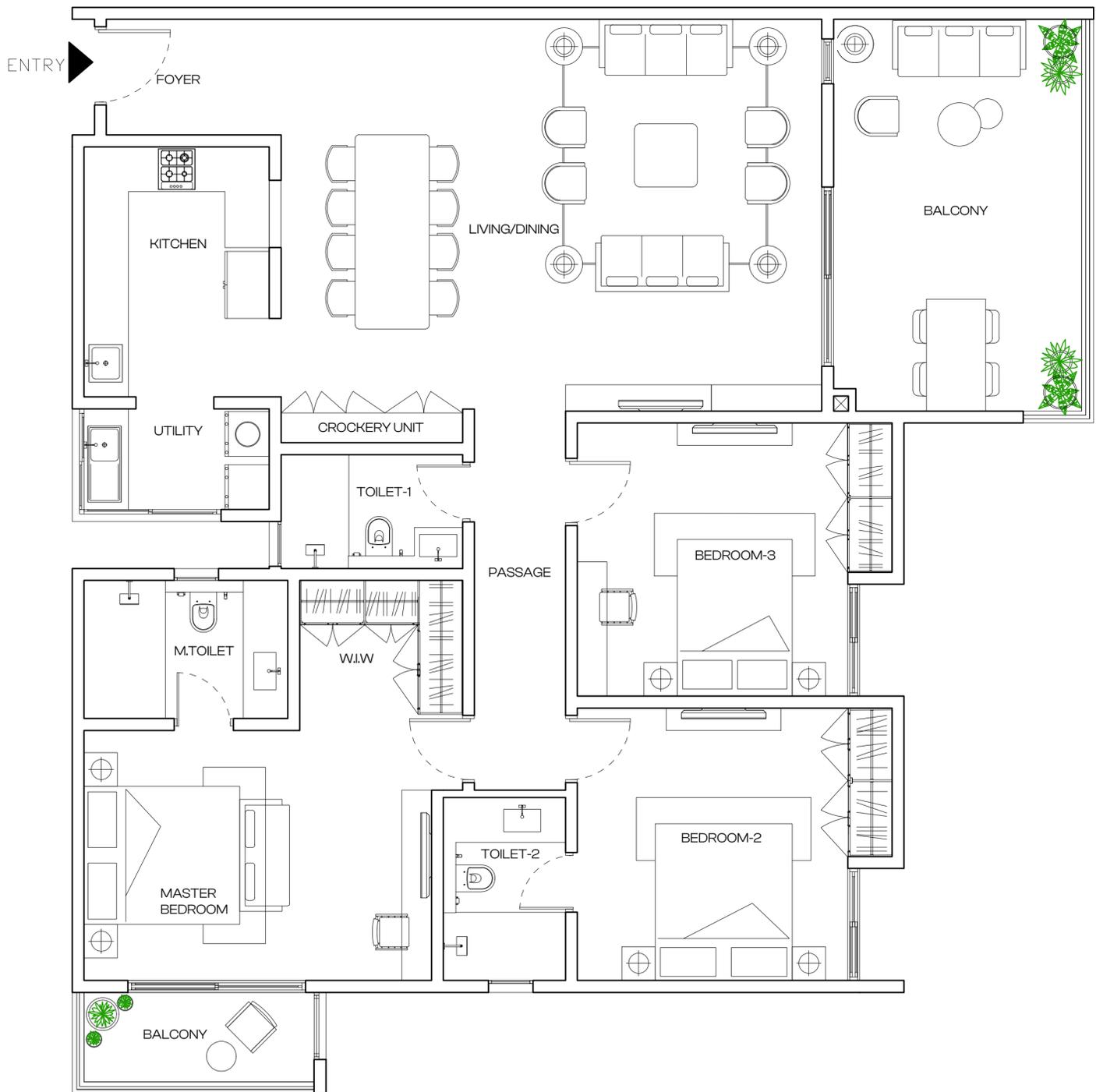
2159 SQ. FT.

Carpet Area

1649 SQ. FT. (RERA + Balcony)

Foyer 7'-9"X5'-1"	Living & Dining 23'-11"X17'-3"	Kitchen 8'-2"X11'-0"	Utility 8'-2"X4'-5"
Balcony 11'-0"X17'-3"	Toilet 8'-0"X5'-0"	Passage 4'-0"X16'-8"	

	Master Bedroom	Bedroom 2	Bedroom 3
Size	15'-5"X11'-0"	12'-0"X12'-0"	12'-0"X12'-0"
Wardrobe	7'-3"X6'-7"		
Toilet	9'-0"X6'-1"	5'-5"X8'-0"	
Balcony	10'-2"X3'-11"		



## KEY HIGHLIGHTS

Seamless Indoor-outdoor Living

Ample Storage

Walk-in & Tucked-in Wardrobes

A Large Master Suite



3 BHK

SBUA

2203 SQ. FT.

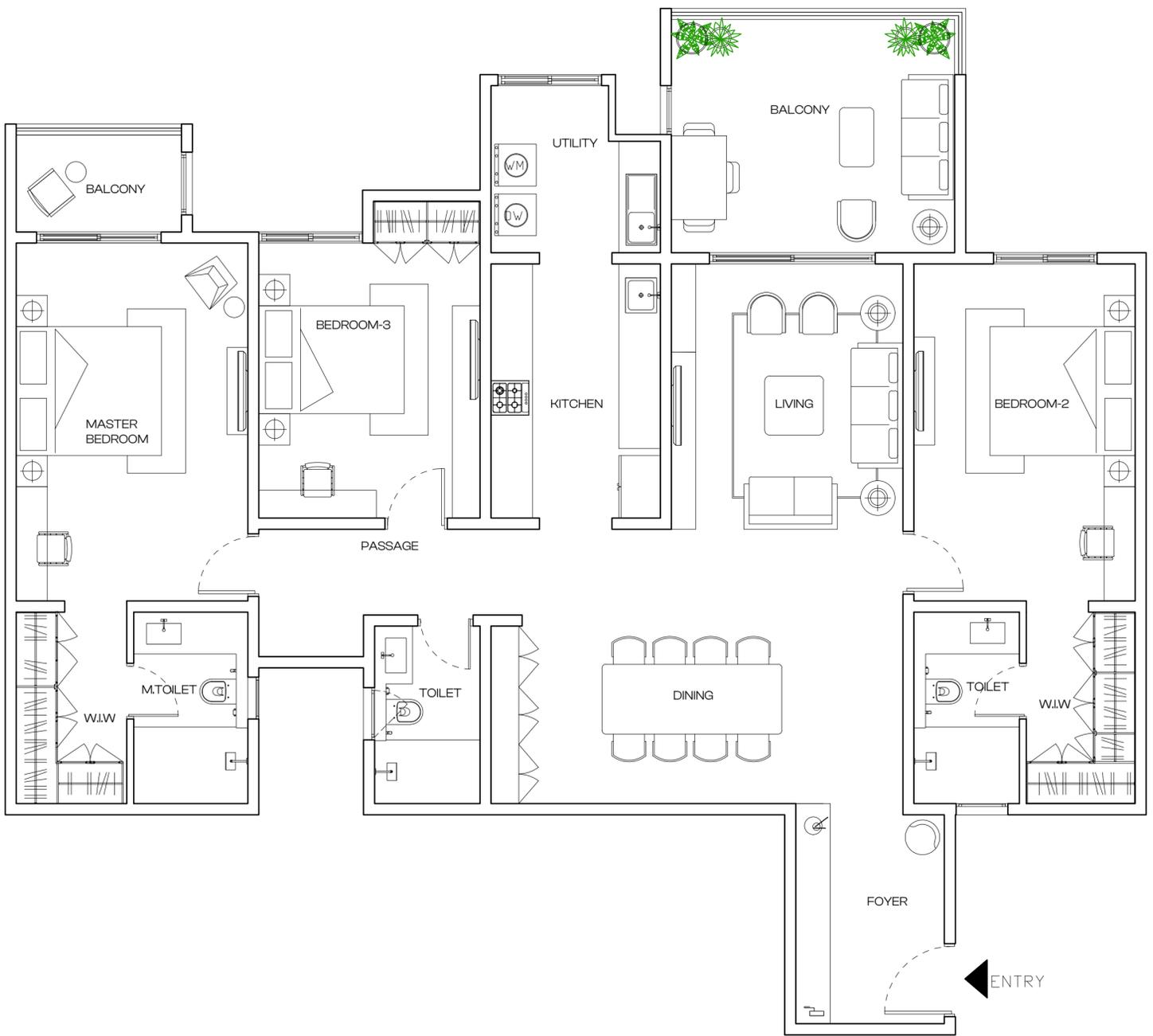
Carpet Area

1673 SQ. FT. (RERA + Balcony)

Foyer 7'-1"X10'-4"	Living 11'-0"X12'-6"	Dining 19'-7"X12'-11"	Balcony 13'-5"X11'-0"
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Kitchen 8'-0"X12'-0"	Utility 8'-0"X7'-10"	Toilet 5'-0"X8'-4"	Passage 12'-6"X4'-0"
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	Master Bedroom	Bedroom 2	Bedroom 3
Size	11'-0"X16'-10"	10'-6"X15'-11"	10'-6"X13'-0"
Wardrobe	5'-3"X9'-0"	5'-2"X9'-0"	
Toilet	5'-5"X9'-0"	5'-0"X9'-0"	
Balcony	7'-10"X4'-7"		



### KEY HIGHLIGHTS

Seamless Indoor-outdoor Living

Ample Storage

Walk-in & Tucked-in Wardrobes

A Large Master Suite



4 BHK

SBUA

2955 SQ. FT.

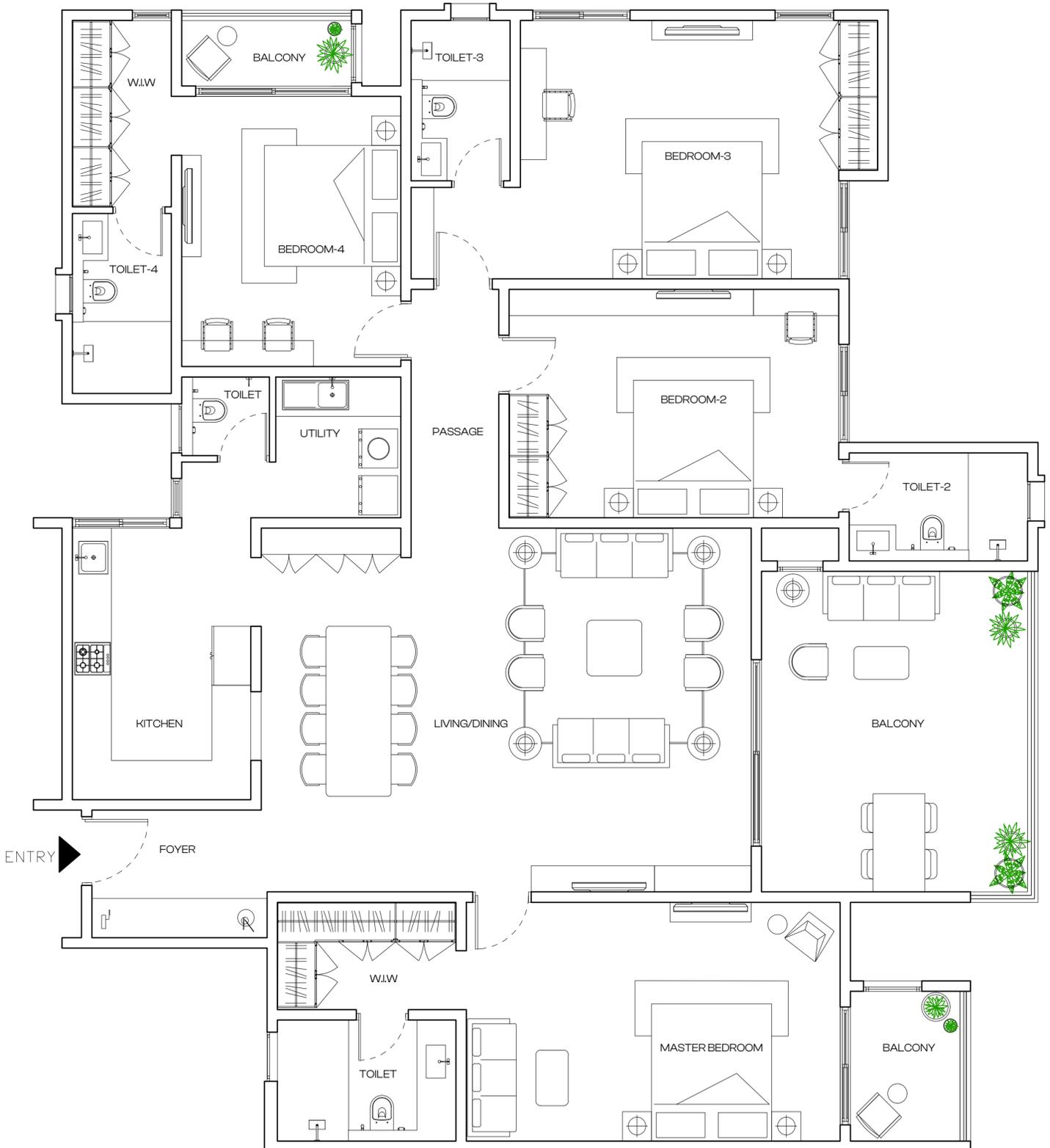
Carpet Area

2267 SQ. FT. (RERA + Balcony)

Foyer 8'-10"X6'-5" | Living & Dining 24'-9"X18'-3" | Kitchen 9'-0"X13'-7" | Utility 6'-4"X7'-1"

Balcony 13'-5"X16'-1" | Toilet 4'-5"X3'-11" | Passage 4'-5"X12'-0"

	Master Bedroom	Bedroom 2	Bedroom 3	Bedroom 4
Size	18'-11"X12'-0"	16'-8"X11'-5"	16'-1"X13'-0"	11'-1"X13'-7"
Wardrobe	9'-0"X5'-5"			5'-0"X9'-4"
Toilet	9'-0"X6'-1"	9'-0"X5'-5"	5'-0"X8'-0"	5'-0"X9'-0"
Balcony	5'-7"X7'-6"			8'-7"X3'-3"



## KEY HIGHLIGHTS

Seamless Indoor-outdoor Living

Ample Storage

Walk-in & Tucked-in Wardrobes

A Large Master Suite



# Master plan.



- |                     |                            |
|---------------------|----------------------------|
| 1. Entrance         | 10. Amphitheatre           |
| 2. Entry ramp       | 11. Tree court             |
| 3. Jogging track    | 12. Pets' park             |
| 4. Swimming pool    | 13. Tennis court           |
| 5. Pickleball court | 14. Clubhouse pavilion     |
| 6. Dribble court    | 15. Clubhouse              |
| 7. Outdoor gym      | 16. Senior citizen seating |
| 8. Padel court      | 17. Flee market space      |
| 9. Kids' play area  | 18. Exit ramp              |

# Location.



## Educational Institutes

REVA University	2 mins
Delhi Public School	7 mins
EuroSchool North Campus	6 mins
CMR University	12 mins
Canadian International School	10 mins
Stonehill International School	14 mins

## Healthcare

Cytecare Hospital	7 mins
Sparsh Hospital Yelahanka	9 mins
Cratis Hospital	16 mins
Aster CMI Hospital	16 mins
Manipal Hospital	15 mins

## IT & Tech Parks

Bhartiya Centre of Information Technology	7 mins
Manyata Tech Park	12 mins
Kirloskar Business Park	18 mins
L&T Tech Park	15 mins
KIADB Aerospace park	15 mins

## Leisure

Farmlore	3 mins
Oia	10 mins
Byg Brewski	12 mins
Padukone-Dravid Centre for Sports Excellence	18 mins
Windflower Prakruthi Resort & Spa	25 mins

## Shopping

Bhartiya Mall of Bengaluru	12 mins
Elements Mall	12 mins
Decathlon	12 mins
The Galleria Mall	14 mins
Phoniex Mall of Asia	15 mins

## Connectivity

Upcoming metro station	10 mins
BIAL	15 mins
Hebbal Flyover	15 mins
Yelahanka Railway Station	15 mins



Assetz is a human-centric company that consistently sets new benchmarks in the built environment, ensuring a better quality of life for generations to come. Our iterative design philosophy creates ecosystems that are deeply attuned to today's needs while anticipating tomorrow's possibilities. For us, sustainability isn't an afterthought—it's fundamental to our vision.

**41+ Projects**

Residential & Commercial

**43+ Mn Sq. Ft.**

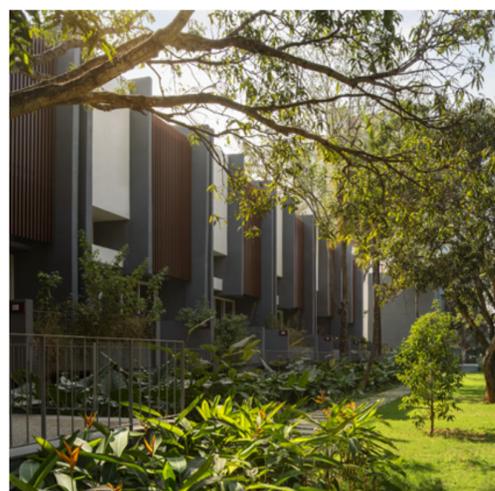
Developed & Ongoing

**21,000+**

Units Delivered & Underway

**600+**

Acres Acquired and Licensed



**Shot At Location**

CODE NAME

KYOTO

The lavish life beckons.  
Step into opulence.



Bagalur Main Road, Yelahanka,  
Bangalore North.