

Assetz



**22 &
CREST**

Celebrating you
and your success.

**For those
who leave
no milestone
unturned.**



Here's to you and all your successes. The extra hours, the days in transit, the weeks in business hotels, the boardrooms, and everything else that you have conquered on your way to the top.

It has all led you to

The Reward.

Where your story
is reflected in the most
beautiful way.

—
COME HOME TO

**22 &
CREST**





West Bengaluru, home to it all.

22 & Crest is located in the heart of Yeshwanthpur, one of Bengaluru's most coveted neighbourhoods. It is close to the metro, with easy access to Tumkur Road and West of Chord Road. This means that your journeys within the city become so much faster. Imagine, just a short drive, and you could experience the best of Bengaluru!



At the centre of good life and landmarks.

Navigating to all parts of the city, or even a weekend getaway couldn't be easier. The Yeshwanthpur Railway Station, National Highways and the airport are all a short drive away from 22 & Crest.

3 mins from Orion Mall
(Opp. ISKCON Temple)



Zip code envy is real.

22 & Crest is located in one of Bengaluru's top business, spiritual, educational, and entertainment hubs, because you deserve an address that makes people envious.

Some of Bengaluru's favourite icons, like The World Trade Center and the ISKCON Temple stand proud in the neighbourhood. Fancy a day out? World-class shopping centers like Orion Mall and Mantri Square Mall provide great sources of entertainment and retail therapy.

You will be in a neighbourhood that ensures no compromises for your holistic lifestyle. Just a stone's throw away are Manipal Hospital, M.S. Ramaiah Memorial Hospital and Sparsh Hospital. The best in education is never far away either, with Brigade School, National Public School and Kendriya Vidyalaya, among others. These top-tier schools and institutes make Yeshwanthpur ideal for those seeking quality education and healthcare facilities.



22 & CREST



National Public School | 11 min

Taj Yeshwanthpur Bengaluru | 10 min

Sparsh Hospital | 11 min

PVR Vaishnavi Sapphire Mall | 7 min

Yeshwanthpur Metro Station | 7 min

Ramaiah Institute of Technology | 13 min

Ramaiah Medical College | 16 min

Indian Institute of Science | 8 min

Kendriya Vidyalaya Hebbal | 11 min

Four Seasons Hotel Bengaluru | 16 min

EuroKids Nandini Layout | 4 min

Sandal Soap Factory Metro Station | 3 min

Metro Cash and Carry | 4 min

Manipal Hospital | 4 min

Sheraton Grand | 4 min

The Brigade School | 6 min

World Trade Center | 4 min

Orion Mall | 3 min

BGS World School | 7 min

ISKCON Temple | 3 min

Fortis Hospital Rajajinagar Bengaluru | 7 min

Mantri Square Mall | 14 min

Bangalore Palace | 23 min

Bengaluru Golf Club



True luxury
brings you
the horizon.



A masterpiece designed by the masters.



MASTER PLAN

1. Entry/Exit
2. Basement Entry
3. Basement Exit
4. Visitor Car Parking

5. Security Checkpoint
6. Clubhouse
7. Kids' Play Area
8. Outdoor Gym

9. Lap/Leisure Pool
10. Kids' Pool
11. Mini Amphitheatre
12. Multiplay Court



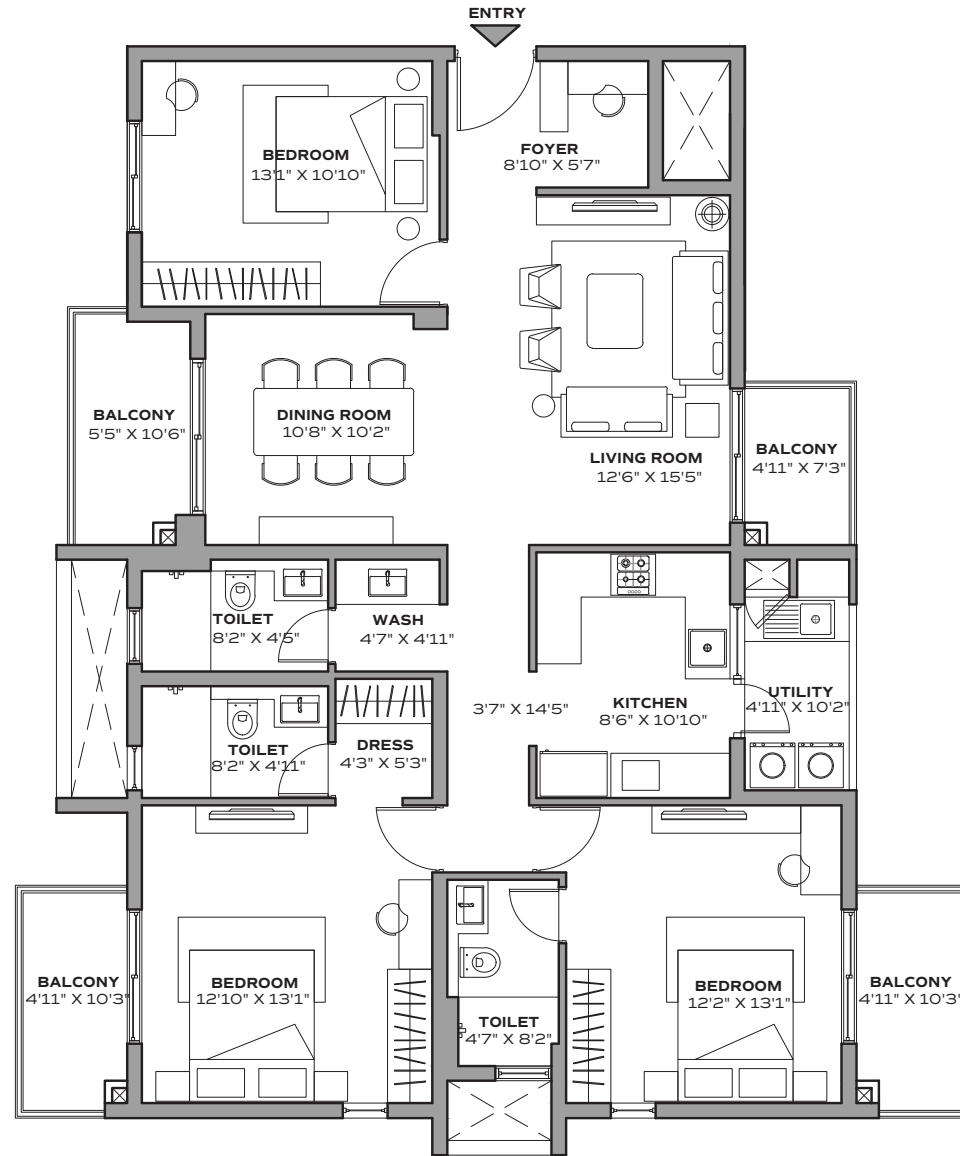
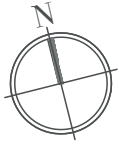
Grandeur
lives in the
finer details.

UNIT PLAN

These three bedroom homes with contemporary floor plans are thoughtfully designed to enhance natural light and make the interiors look more spacious. The simple yet elegant design theme is curated to reflect a sense of greatness, just like your life achievements.

Truly your home. Definitely your reward.





TOWER A - TYPE 1

Carpet area as per RERA

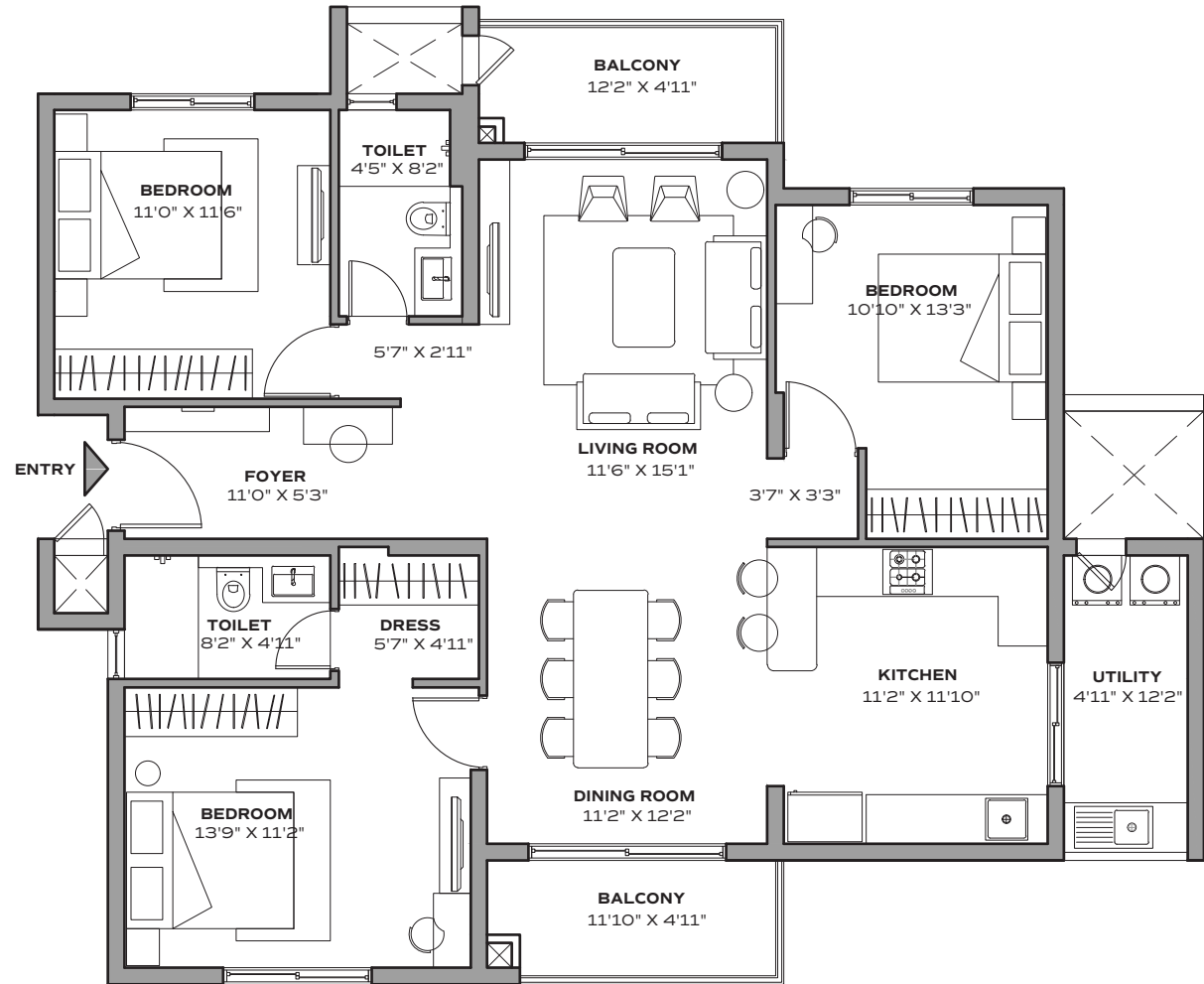
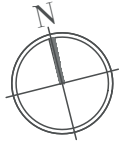
1192.97 SQ FT

CREDAI carpet area

1385.97 SQ FT

SBUA

1931 SQ FT



TOWER B - TYPE 2

Carpet area as per RERA

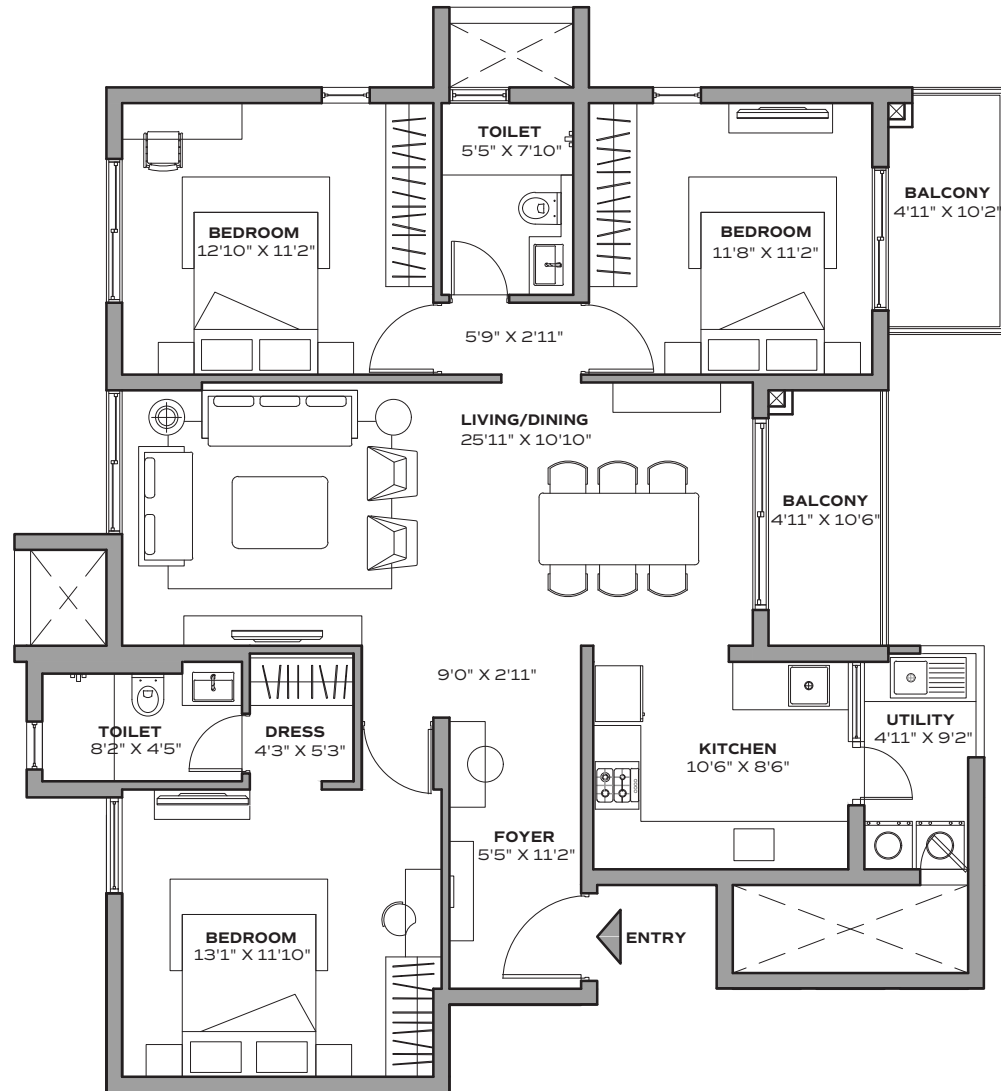
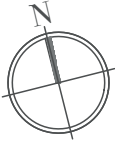
1106.75 SQ FT

CREDAI carpet area

1253.58 SQ FT

SBUA

1738 SQ FT



TOWER A - TYPE 3

Carpet area as per RERA

1059.93 SQ FT

CREDAI carpet area

1169.08 SQ FT

SBUA

1643 SQ FT

The blueprint of perfection.

22 & Crest hits the highest bar of design standards in even the smallest details. Designed to give you unobstructed views of the West Bengaluru horizon, the thoughtful architecture and mesmerising aesthetics make for spacious yet private homes that share no common walls, luxurious lobby areas and soothing green spaces.

Suddenly, settling for less is just not an option.



Spaces as unique as your story.



CGI Artist's Impression

Step into your home at 22 & Crest and leave the world behind. Unwind in your very own cocoon of peace – achieved by intelligent space planning, so you don't have to share any space or your tranquillity. music a little loud, or have a few people over, you don't have to ever know about it. You carry on in your own space, the way that you want to.

What this means is that even if your neighbours play their music a little loud, or have a few people over, you don't have to ever know about it. You carry on in your own space, the way that you want to.

This is your world and no one else's.



The unbroken panorama of your success.

Designed by the acclaimed architects at Katerra Design, 22 & Crest stands tall among low-rise structures in the area. This means that as a homeowner at 22 & Crest, you can enjoy a rare panoramic view of West Bengaluru.

Like they say, the view from the top is always worth it.



A grand structure that speaks for itself.

At 22 & Crest, the contemporary minimalist architecture combines rich hues and materials to tell a story of remarkable success. In a gated oasis of lush greenery, the project has been designed to offer residents the ultimate respite and rejuvenation.



CGI Artist's Impression

Towering luxury, peak privacy.

At 22 & Crest, your favourite morning routine will be enjoying an uninterrupted view of the city with your cup of coffee. The structure has been built in a way that there is a lower density of units per core to make sure nothing disturbs the residents' peace and privacy. Each core comes with three lifts that leads to ample vertical circulation and easy movement throughout the building.



World-class
amenities.
Yours to
indulge in.



CGI Artist's Impression

AMENITIES

For the mind, body & soul.

Maybe you fancy a dip in the pool?
The perfect place to cool off after a long
day. Or rather, sweat it out at one of
the many sporting facilities within
the property.

Whichever way you choose to unwind,
you're never more than an elevator
ride away.



COMMON AMENITIES

2 Swimming Pools (Lap/Leisure Pool & Kids' Pool)
Mini Amphitheatre
Multiplay Court
Children's Play Area
Outdoor Gym

CLUBHOUSE AMENITIES

Gymnasium
Fitness Studio
Table Tennis
Billiards
Indoor Games
Multipurpose Hall with Pantry Facility
Spa with Sauna & Steam Facility
Reading Lounge

Specification

CIVIL



STRUCTURE

- RCC framed structure with block masonry

ARCHITECTURE



DOORS

- Main Door: Hardwood frame and door with natural teak veneer finish
- Internal & Toilet Doors: Engineered wooden door with laminate finish



WINDOWS & SLIDING DOORS

- 3 track UPVC/Aluminium sliding doors & windows with mosquito mesh



FLOORING AND WALL CLADDING

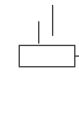
- Living, Dining and Kitchen: Vitrified tiles
- Bedrooms: Laminated wooden flooring
- Bathroom:
Floor - Slip resistant ceramic tiles
Walls - Ceramic tiles up to ceiling/beam bottom/false ceiling wherever applicable

- Balcony: Wooden finish ceramic tiles
- Utility: Ceramic tiles



RAILINGS

- Balcony: Glass railing/MS railing/Parapet wall as applicable
- Utility: Parapet wall



PAINT

- Internal Walls: Acrylic emulsion
- External Walls: Exterior grade acrylic emulsion
- Ceiling: Acrylic emulsion



FALSE CEILING

- Toilets: Calcium Silicate/Fiber-Cement Board/Grid false ceiling with PVC coated tiles or equivalent wherever applicable



PLUMBING, ELECTRICAL & SERVICES



CP AND SANITARY FITTINGS AND FIXTURES

- Jaquar or equivalent CP fittings & sanitary fixtures



ELECTRICAL FITTINGS

- Schneider or equivalent make switches and distribution board



GRID POWER AND BACKUP POWER

- EB Power: 2BHK - 5kW, 3BHK-2T - 5kW, 3BHK-3T - 6kW
- DG Power Backup: 50% of EB load for lighting circuits inside the apartments & 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 AND SECURITY

Common area surveillance & intercom facility in units

GREEN FEATURES



WATER CONSERVATION

- Dual 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 streetlights



SOLID WASTE MANAGEMENT

- Segregation at source
- Organic waste converter



Come home
to life's
greatest reward.

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.



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