



CGI Artist's Impression

63°EAST

LUXURY ECO HOMES

 **TOWER A**



Aerial View

CGI Artist's Impression

The Full Life.

A residential space designed for a wholesome community lifestyle that includes healthy living and social activities combined with luxury eco-friendly homes; caring not just for your family, but also for the environment.

A Self-Sustained Township.

Spread over a land area of

26 Acres

A thoughtfully built township with

68% Open Space

Fitness, social & conveniences

25+ Amenities

And living spaces that include

3 BHKs

Master Plan



CGI Artist's Impression

Legend:

- | | | |
|---------------------------|-------------------------------|--------------------------|
| 01 Entry & Exit | 05 Clubhouse (Extended Block) | 09 Volleyball Court |
| 02 Clubhouse (Main Block) | 06 Tennis Court | 10 Yoga Deck |
| 03 Swimming Pool | 07 Skating Rink | 11 Organic Farming Space |
| 04 Basketball Court | 08 Futsal Court | |

Amenities

At 63° East, there are over 25 amenities that follow global standard facilities along with design sensibilities to make sure you wake up to a healthy life.

~40,000 SQ FT Clubhouse (Main block + Extended block)



Futsal Court + Skating Rink & Volleyball Court

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HEALTH & SPORTS

					
Futsal Court***	5 Swimming Pools (3 Regular Pools & 2 Kids' Pools)****	Squash Court*	3 Badminton Courts*	Tennis Court***	Steam & Changing Rooms*
					
2 Pool Tables*	Volleyball Court***	2 Gymnasiums**	Basketball Court***	2 Table Tennis*	Cycling & Walking path*
					
Skating Rink***	Yoga Deck*	Aerobics Studio*	2 Billiards*		

OTHERS

					
Amphitheatre***	Workspaces (Indoor*** & Outdoor*)	Party Hall with Pantry*	Dedicated Organic Farming Space***	Provision for Saloon & Spa*	Terrace with Seating & Provision for Barbeque*
					
Bus Bay*	Kids' Play Area*	Creche*			

PROVISION FOR RETAIL

		
Laundromat***	ATM***	Store***

MULTI-UTILITY FURNISHED SPACE

		
Planned for Library Space***	Planned for Board Games***	Provision for Grocery Store***

* Amenity to be provided with the handover of TOWER A.
** Only one gymnasium to be provided with the handover of TOWER A.
*** Amenity to be provided with later project phases of 63* East.
**** Only two regular & one kids swimming pool to be provided with the handover of TOWER A.

Floor Plans



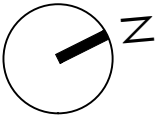
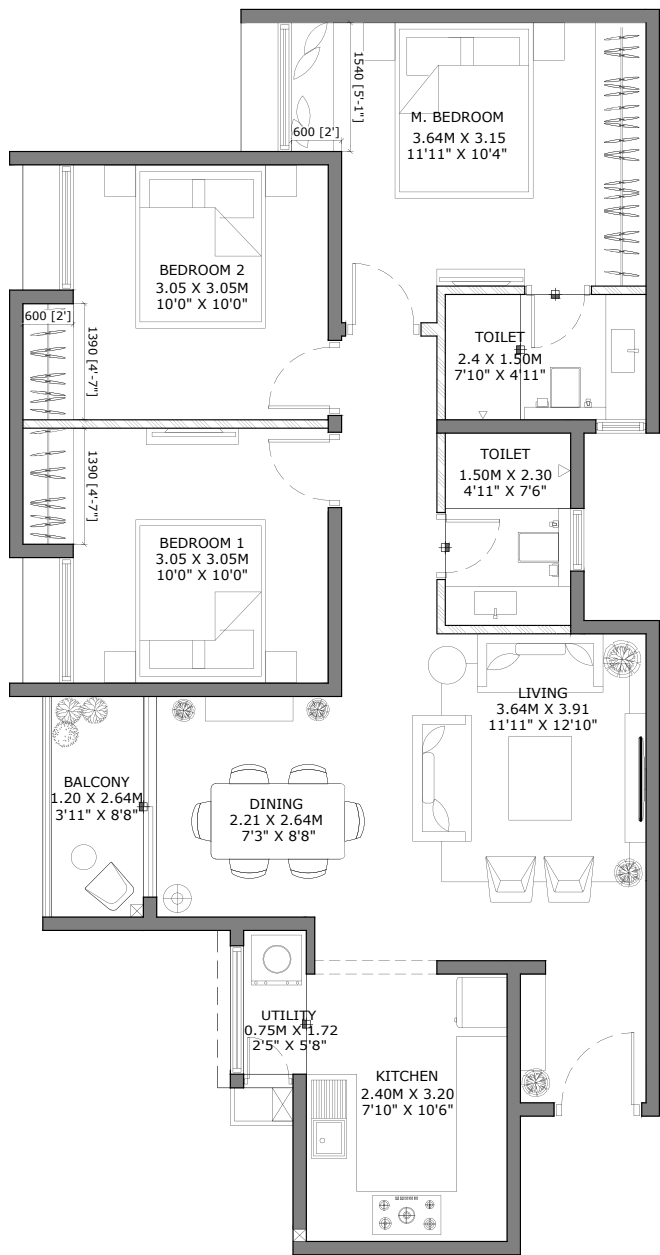
Living

CGI Artist's Impression

Homes at 63° East have been designed to incorporate optimal use of space to offer efficiently planned areas that are luxurious and filled with natural light and healthy air circulation.

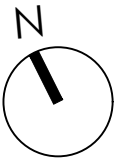
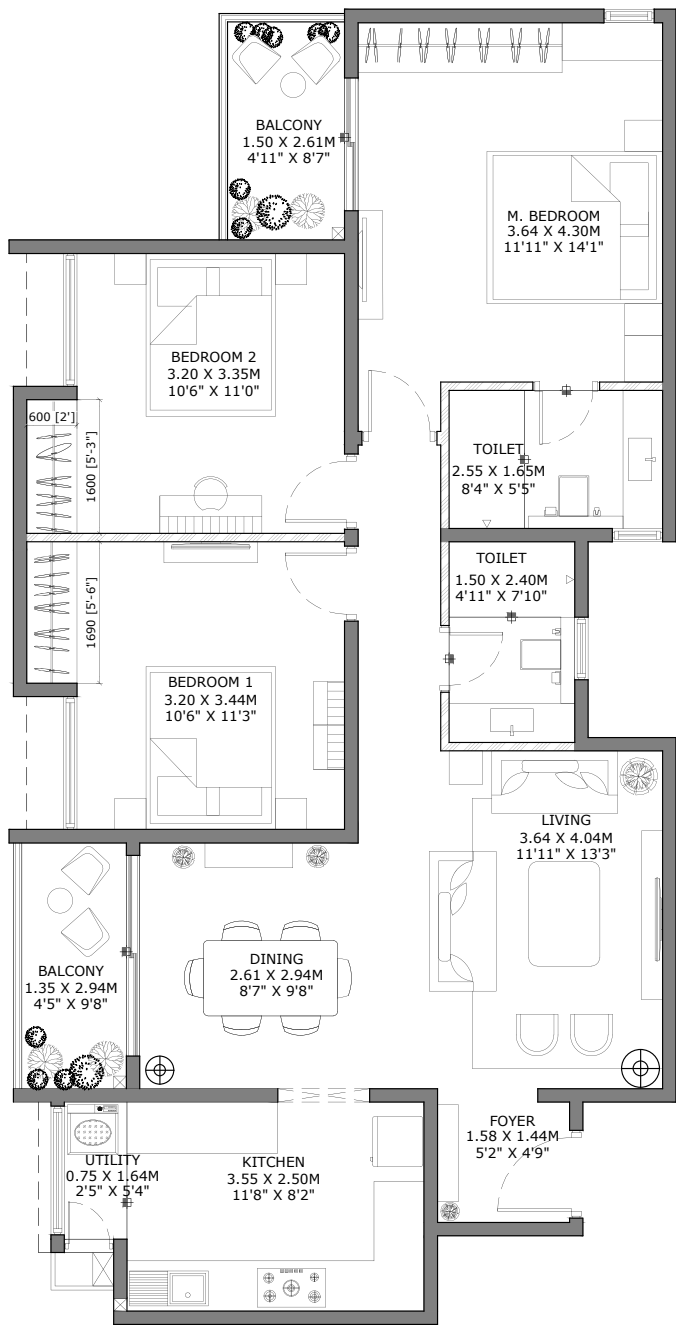
3BHK - Type C

Carpet Area as per RERA: **860 SQ FT**
CREDAI Carpet Area: **864 SQ FT**
Super Built Up Area: **1191 SQ FT**



3BHK - Type E

Carpet Area as per RERA: **972 SQ FT**
CREDAI Carpet Area: **1025 SQ FT**
Super Built Up Area: **1406 SQ FT**



Specifications

CIVIL

STRUCTURE

Seismic resistant RCC structure using system formwork with concrete walls in main building & RCC framed structure using concrete blocks for basements, club house & other amenities

ARCHITECTURE

DOORS

Engineered wooden doors

Main Door

Engineered wooden doors with veneer finish

Internal & Toilet Doors

Engineered wooden doors with laminate finish

WINDOWS

3 track UPVC windows with SS mosquito mesh

FLOORING & WALL CLADDING

Living, Dining, Kitchen & Bedrooms

Flat glazed vitrified tiles

Bathroom & Balcony

Vitrified/ceramic/wooden finish tiles

Master Bedroom

Laminated wooden flooring

INTERNAL RAILINGS

Balcony

MS railings with enamel paint finish

PAINT

Internal Walls & Ceiling

Acrylic emulsion

External Walls

Exterior grade acrylic emulsion

FALSE CEILING

Grid false ceiling with PVC coated tiles and shadow channels in all bathrooms

PLUMBING, ELECTRICAL & SERVICES

CP AND SANITARY FITTINGS & FIXTURES

Jaguar or equivalent water efficient CP fixtures and sanitary fittings

Soft close seat covers for EWC

GRID POWER & BACKUP POWER

EB Power

2 BHK - 4 KW

3 BHK - 5 KW

DG Power Backup

2 BHK - 1.5 KW

3 BHK - 2 KW & common areas

100% back up for lighting circuits, lifts and utilities

SERVICES

Water treatment plant

Sewage treatment plant

Organic waste convertor

ELEVATORS

Two elevators of 10 passenger capacity & one elevator of 13 passenger capacity per core

SAFETY & SECURITY

Common area surveillance

Fire rated doors at fire escape staircases

GREEN FEATURES

WATER CONSERVATION

Dual piping system & dual flush system for sanitary

Recycled water used for landscape maintenance

Water-efficient fixtures

Rainwater harvesting

Ground water recharge

ENERGY CONSERVATION

Solar heated water provision for selected bathroom on the top two floors

Energy efficient lights in common areas

Timer adjusted street lights

SOLID WASTE MANAGEMENT

Segregation at source

Organic waste convertor

Know Your Location.

Strategically located in the midst of BDA's comprehensive development plan, Sarjapur Road is getting increasingly connected through phase 3 of the Bengaluru Metro. Being one among the important hubs of the city, your home is in close proximity to everything you need.



LEGEND:

1 Decathlon

2 Wipro

3 RMZ Ecospace

4 Primus Public School

5 BYG Brewski

Proposed PRR

Proposed 100 ft. Road

State Highway 35

Outer Ring Road

Proposed Metro Phase III

Railway Station

Sarjapur Road

NICE Road

Assetz 63° East

Doddakannelli - Chikkanayakana Halli Road

D-C* Road

PRM/KA/RERA/1251/446/PR/240122/004656

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PROJECT IS FINANCED BY



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