

Assetz

mrq<sup>2.0</sup>  
THE BETTER LIFE

*Some people just have a world of their own.  
A world so big, their troubles take a long walk  
and never come back. Where alarm clocks are  
replaced by resident bulbuls. Rush hours mean  
running with the wind, and the rat race  
never started.*

*So here's to the ones who've found their space,  
their own relaxed air, and the natural calm that  
only comes with feeling perfectly at home.  
Here's to us. The ones who live life better.*

# Park People

Find us around  
6 acres of parks in our  
22-acre township.



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Assetz



*Township entrance  
\*CGI artist's impression*



## MASTER PLAN

### Legend:

- |                     |                  |                                 |                      |
|---------------------|------------------|---------------------------------|----------------------|
| 1. Entry / Exit     | 5. Skating rink  | 9. Jogging track                | 13. Outdoor gym      |
| 2. Kids' play area  | 6. Tennis court  | 10. Provision for barbecue area | 14. Volleyball court |
| 3. Amphitheatre     | 7. Swimming pool | 11. Pet park                    |                      |
| 4. Basketball court | 8. Linear park   | 12. Party lawn                  |                      |

# Welcome to your central park.

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- *4-acre central park*
- *6 acres of total park space*
- *Ample green walkways*

*It's good to have a world to ourselves.*



Township parks

\*CGI artist's impression



*There's something about living amidst nature that makes life so much better. Call it making a connection with your surroundings, a chance to break free from the city's bustle, or a special place that shows you the true meaning of tranquility.*

*The central park spans 4 luxurious acres of this 22-acre township for you to come home to, that's approximately 18% of your new home. The kind of greenery even great cities can't compete with.*

*Your 4-acre central park comes with:*

- *Landscaped gardens & walkways*
- *Kids' play areas*
- *Swimming pool*
- *Pet zone*
- *Outdoor gym*
- *Jogging track*
- *Tennis court*

# Find a bit of green everywhere you go.

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*Step out of the parks and into more green.*

*Marq is thoughtfully designed with landscaped walkways, podiums, boulevard, diagonal and a plaza so you never miss a chance to find your slice of serenity.*



*Green walkways at Marq*

\*CGI artist's impression

# There's no such thing as one main attraction.

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*The Boulevard*

Enter the township and you will be greeted by a boulevard that shows off its many shopping experiences.

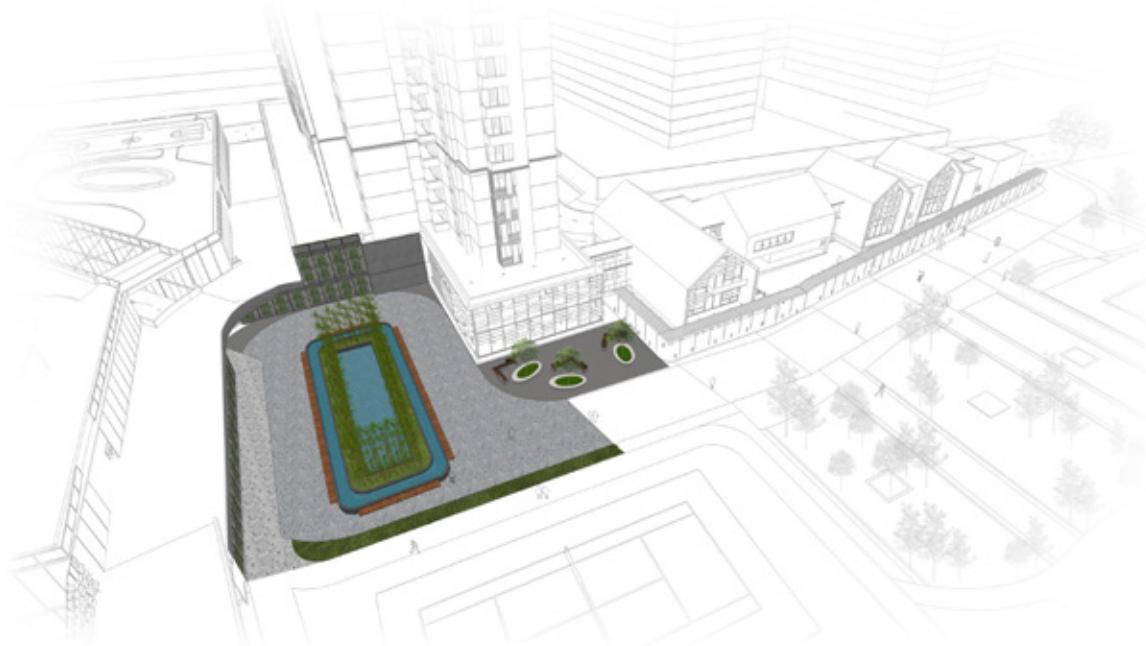
*The Diagonal*

Stroll further down and let the diagonal greet you with all its landscaped charm.



### *The Plaza*

*A few meters away stands  
the plaza - your gateway  
to the clubhouse and  
ample community spaces.*



### *The Podiums*

*Finally, let the lush green  
podiums give you a glimpse of  
what's to come - the central park  
and the four towers that house  
your future home.*





*Clubhouse*  
\*CGI artist's impression

**There is no limit  
to leisure at the  
38,000 sq. ft.  
clubhouse.**

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*Entertain or unwind at the clubhouse with its many amenities and seamless service. Kick back with your friends at a barbecue, spend quality time with your family over games, or relax with your favourite book in the Reading Room. Here's your carefully crafted space to leisure in luxury.*

# What could we give someone who has everything?

## Room for more.

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*Less time spent travelling to local stores is more time spent unwinding at your beautiful home.*

*Marq comes with retail around the corner to ensure you have enough shopping options and conveniences, so you spend more time in your green sanctuary than out.*



The Park Club

# Amenities

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**25+** *amenities to make room  
for the better life.*

## *Health & Sports*

- Badminton courts\*
- Squash court\*
- Indoor gymnasium\*
- Table tennis\*
- Basketball court\*
- Outdoor gym\*
- Pool tables\*
- Jogging track\*
- Aerobics studio\*
- Billiards table\*
- Steam & changing rooms\*
- Tennis court\*
- Skating rink\*
- Volleyball court\*\*
- Regular swimming pools & kids' pool\*

## *Others*

- Crèche\*
- Kids' play area\*
- Linear park\*
- Party halls\*
- Party lawn\*\*
- Pet park\*
- Amphitheatre\*\*
- Space provision for:
  - a. Laundry\*
  - b. Convenience store\*
  - c. Salon\*
  - d. Barbeque area\*
  - e. Cards room\*
  - f. Board games area\*
  - g. Reading room\*

Notes: \* Amenity to be provided with the handover of Phase 2.

\*\* Amenity to be provided with the handover of Phase 3.

# Big ambitions need more room to grow.

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*So we built an entire  
school in our township.*

*A hop, skip and jump away from  
your home, and a stone's throw  
away from the park stands the  
township's very own school.  
The school is especially designed  
to equip each student with modern  
classrooms and sport facilities for  
holistic development.*



*In-campus school*

*\*CGI artist's impression*



living room  
\*CGI artist's impression

# Floor Plans

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Come home to  
**75% Floor Plan Efficiency.**

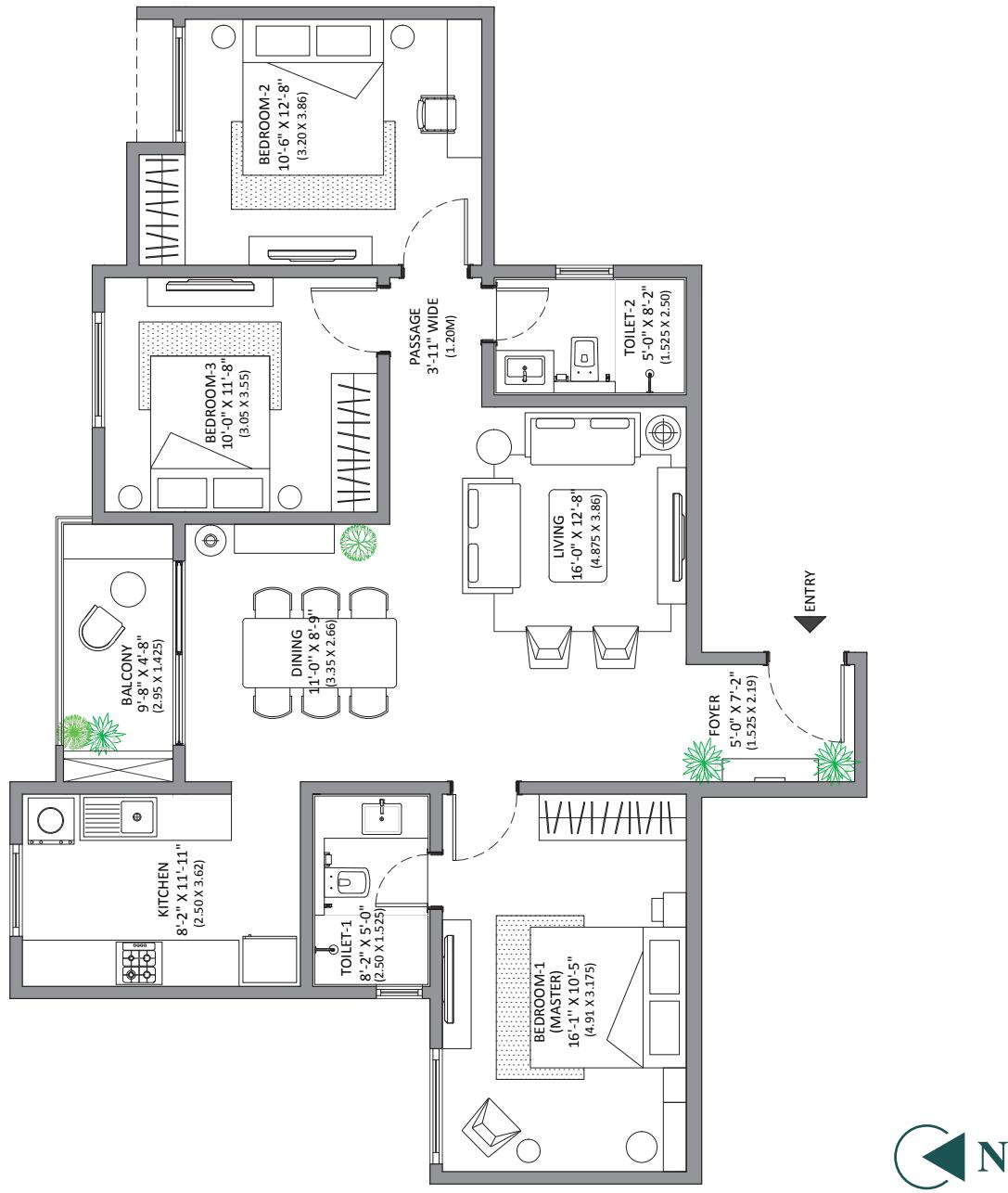
*Enter any tower and you'll find two cores on each floor. Every core boasts three lifts for convenient access. Step inside any Vaastu-compliant home and stand witness to maximum utility of space.*

# 3 BHK (3B + 2T)

Carpet Area as per RERA: **1007 sq. ft.**

CREDAI Carpet Area: **1023 sq. ft.**

Super Built Up Area: **1366 sq. ft.**



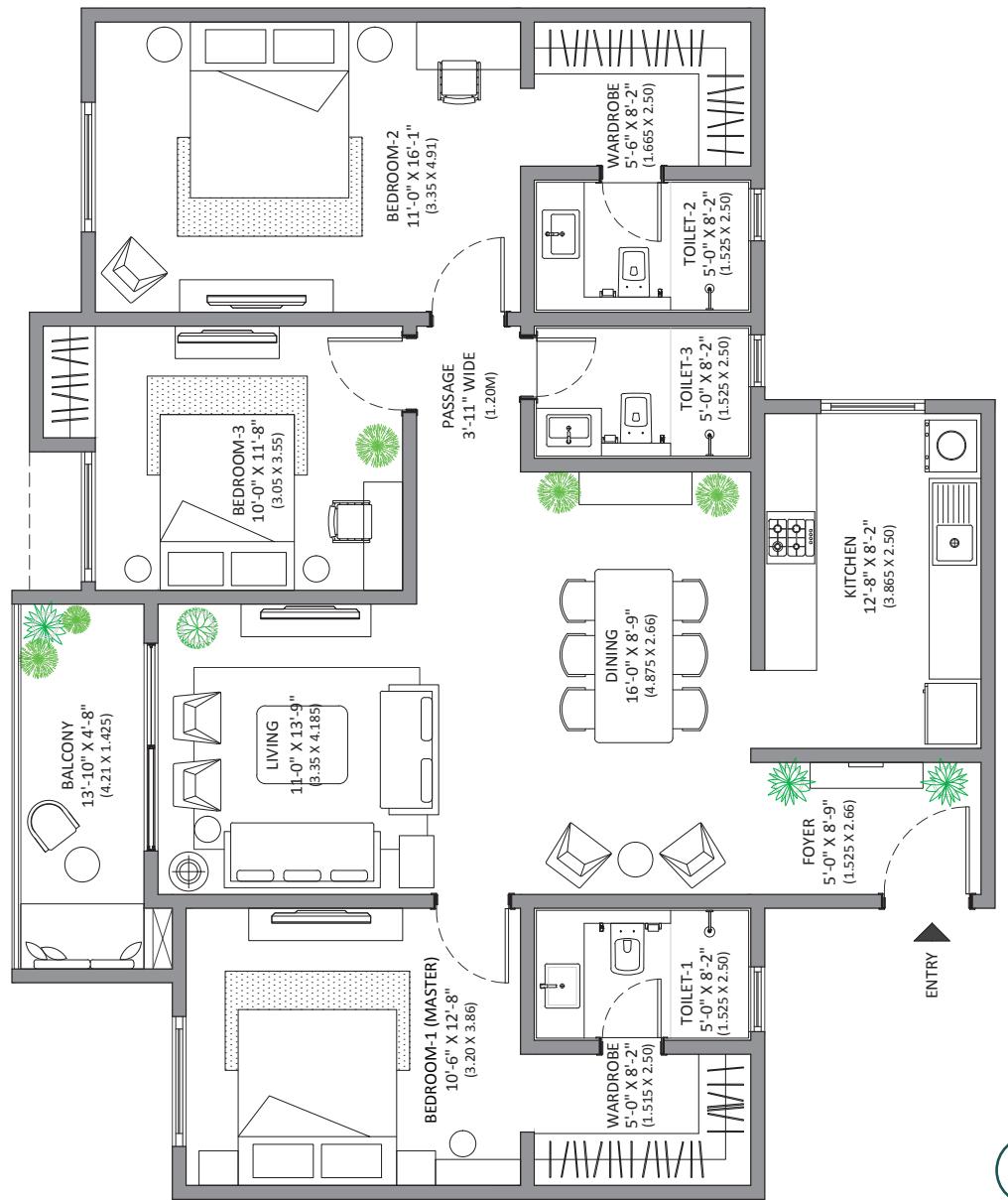
- A kitchen that opens towards the external wall with a 17 sq. ft. window
- Tucked-in wardrobe in the second bedroom

# 3 BHK (3B + 3T)

Carpet Area as per RERA: **1196 sq. ft.**

CREDAI Carpet Area: **1205 sq. ft.**

Super Built Up Area: **1604 sq. ft.**



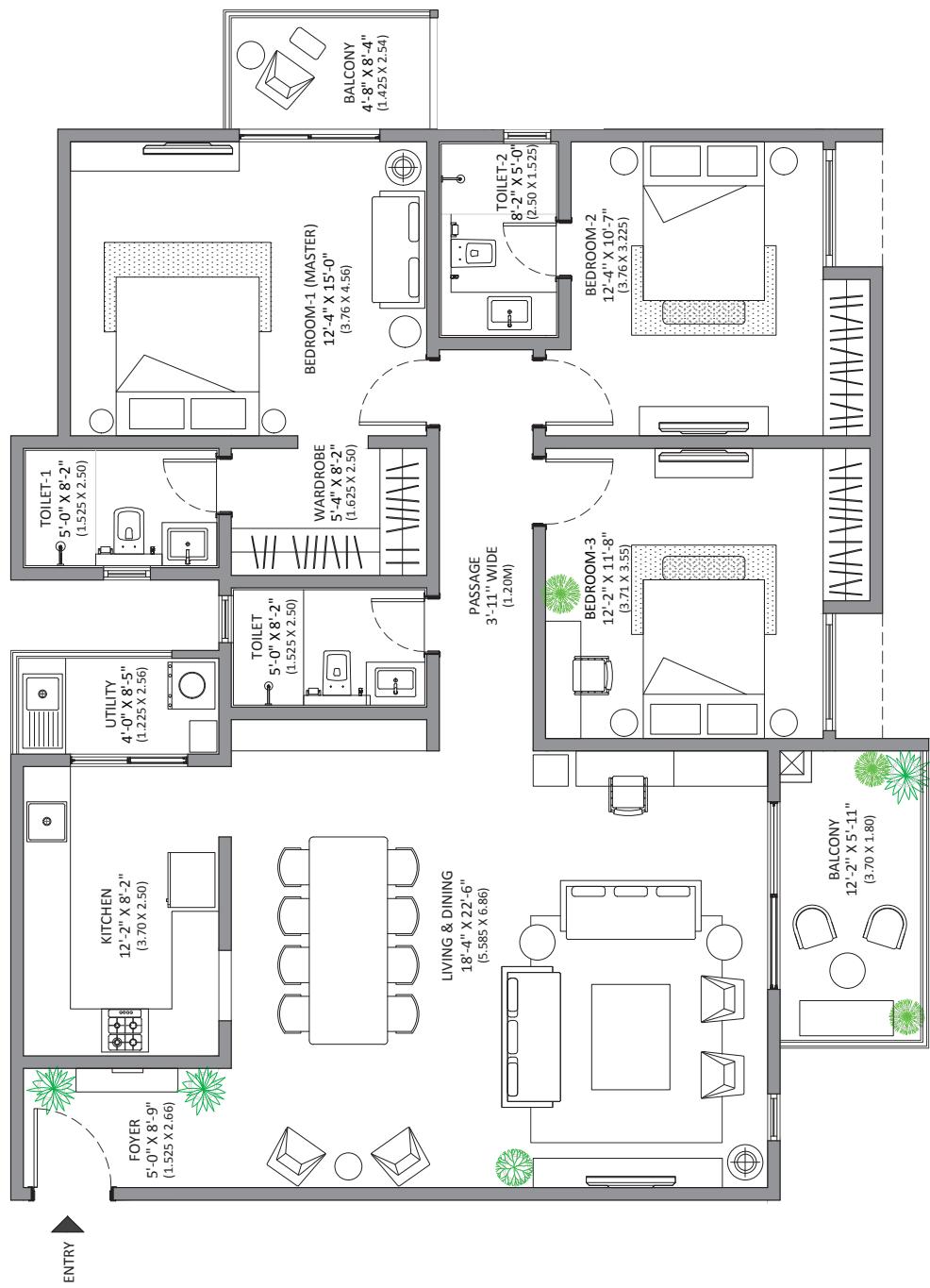
- Two spacious bedrooms with walk-in wardrobes
- A tucked-in wardrobe in the third room
- A balcony large enough to accommodate a daybed

# 3 BHK (3B + 3T)

Carpet Area as per RERA: **1357 sq. ft.**

CREDAI Carpet Area: **1447 sq. ft.**

Super Built Up Area: **1906 sq. ft.**



*410 sq. ft. of spacious living and dining areas, 109 sq. ft. of balcony areas*

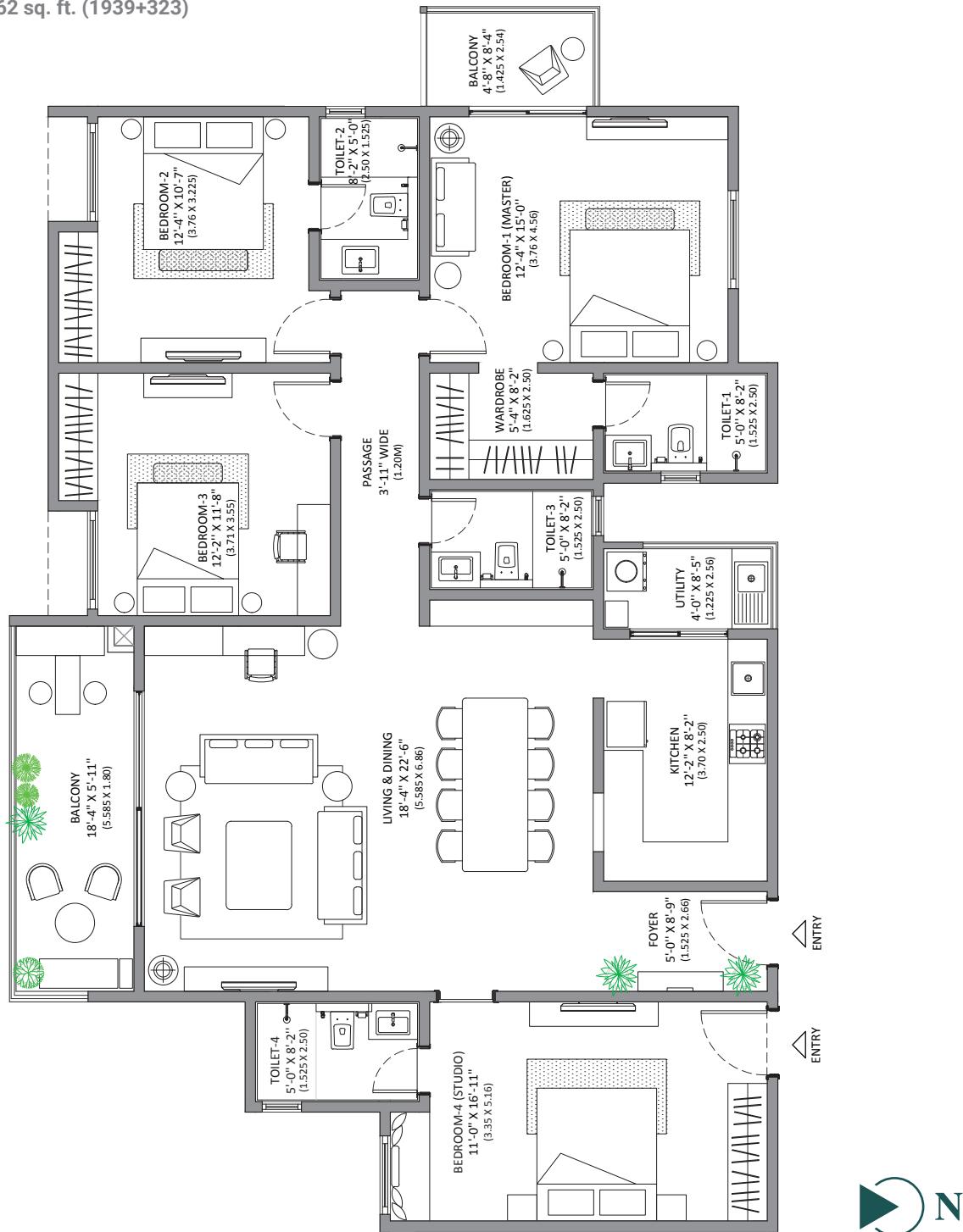
- Master bedroom with a balcony and a walk-in wardrobe
- Tucked-in wardrobes in the second and third bedrooms
- A kitchen with a separate utility

# 4 BHK (3B + 3T + STUDIO)

Carpet Area as per RERA: **1599 sq. ft. (1357+242)**

CREDAI Carpet Area: **1736 sq. ft. (1495+241)**

Super Built Up Area: **2262 sq. ft. (1939+323)**



*410 sq. ft. of spacious living and dining areas, 147 sq. ft. of balcony area*

- Master bedroom with a balcony and a walk-in wardrobe
- Tucked-in wardrobes in the second and third bedroom
- A kitchen with a separate utility

# Specifications

## Civil

*Seismic resistant RCC structure using system formwork with concrete walls.*

## Architecture



### Doors

- European make engineered wooden doors

#### *Main door*

- 8 feet high engineered wooden doors with veneer and polish.

#### *Internal & toilet doors*

- Engineered wooden doors with laminate finish.

- Yale / European or equivalent hardware for all wooden doors.

- Acoustic EPDM gasket for all wooden doors (for noise reduction).

- Full width jamb for all wooden doors (with architrave).\*



### Windows & Sliding Doors

- 3 track UPVC sliding doors and windows with SS mosquito net.



### Balcony Railings

#### *Balcony*

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

#### *Utility*

- RCC parapet wall



### Flooring & Wall Cladding

#### *Living, dining and kitchen*

- Vitrified tiles

#### *Master bedroom*

- Laminated wooden flooring

#### *Other bedrooms*

- Vitrified flooring

#### *Bathroom floor*

- Slip-resistant ceramic tiles

#### *Bathroom walls*

- Ceramic tiles

#### *Balcony*

- Wooden finish ceramic tiles

#### *Utility*

- 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.

\*Few doors could change to half width jambs depending on the wall thickness of the final structure of the tower.

# Plumbing, Electrical & Services



## CP, Sanitary Fittings and Fixtures

- Jaquar or equivalent water efficient CP & sanitary fixtures.



## Electrical Fittings

- Schneider switches or equivalent
- Data and telephone through FTTH
- Schneider or equivalent make distribution boards



## Grid Power and Backup Power

### *EB power*

4 BHK – 7KW, 3BHK – 6KW,  
1 BHK – 3KW, Studio – 3KW

### *DG power backup units*

- 50% of EB load for lighting circuits inside the apartments & 100% backup for lighting circuits, lifts and utilities.

### *Services*

- Provision for piped natural gas (PNG)
- Water treatment plant
- Sewage treatment plant
- Organic waste convertor

### *Elevators*

- Three lifts per core of a reputed make.

### *Safety & Security*

- Common area surveillance in designated areas.

# Green Features



## Water Conservation

- Dual piping system & dual flush system for sanitary.
- All landscape maintained through recycled water.
- Water efficient fixtures
- Rain water harvesting
- Ground water recharge



## Energy Conservation

- Provision for solar heated water in one toilet of top two floor apartments.
- Energy efficient lights in common areas.
- Energy efficient street lights / timer adjusted street lights.



## Solid Waste Management

- Segregation at source
- Organic waste convertor

# Our green footprint

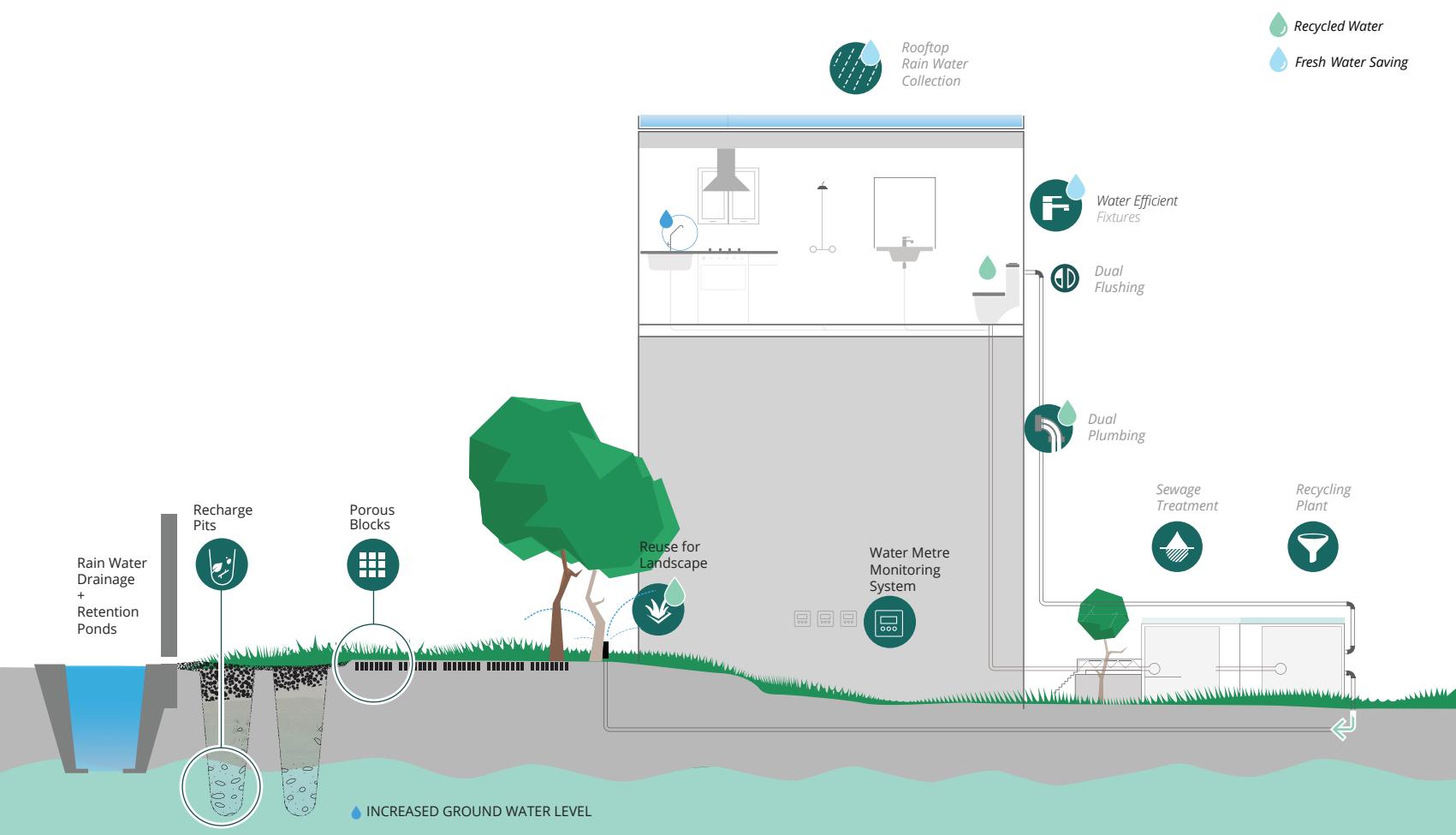
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*At Marq, we take every care to ensure our environment stays well-protected. This means eco-friendly initiatives and conservation systems to protect our shared home.*



# Water-saving spaces the earth will thank you for.

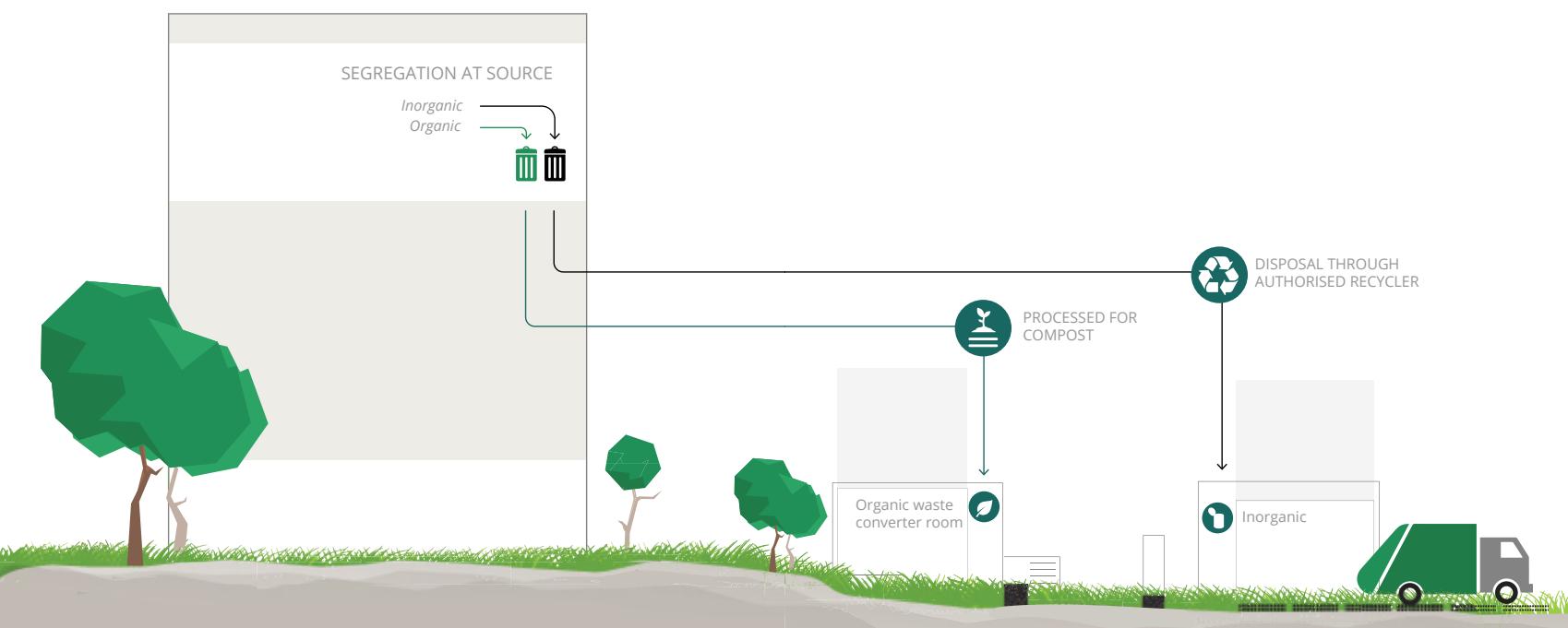
*Every droplet shed is your water conserved.*



# A glimpse into our solid waste management secrets.

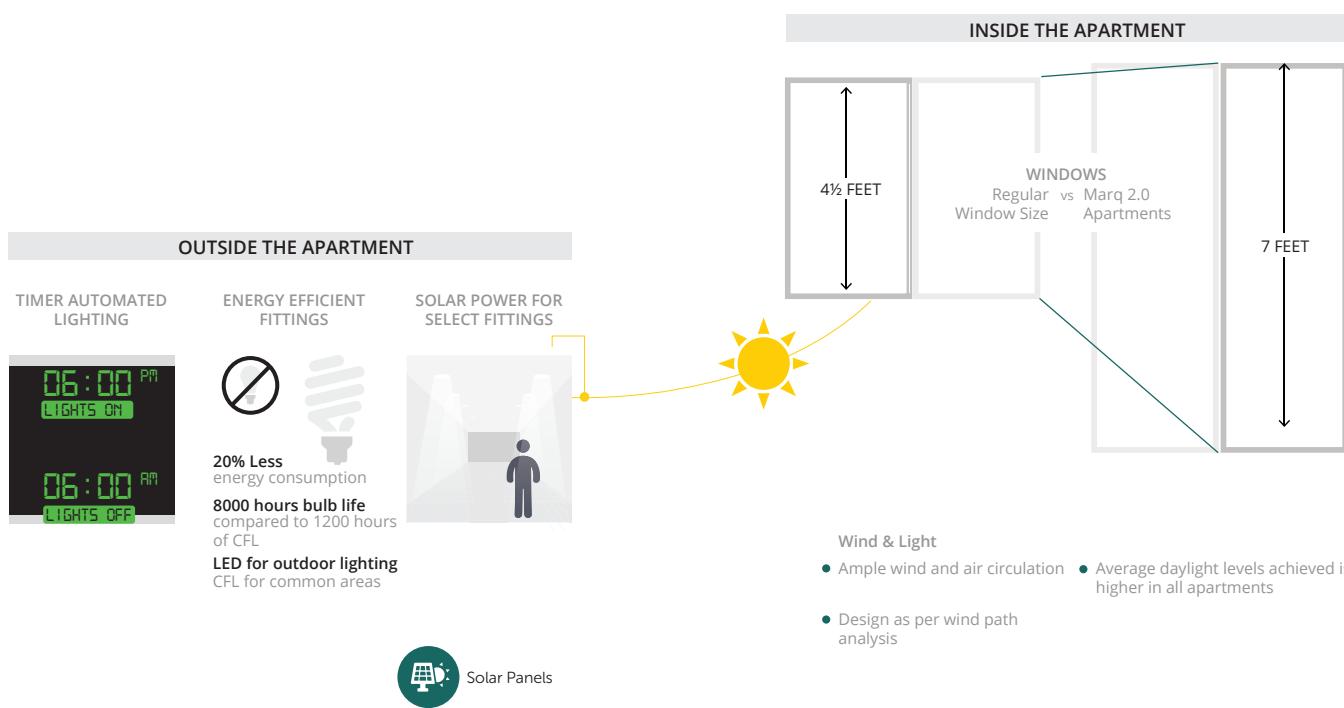
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*Transforming solid waste into fertilisers, the responsible way.*



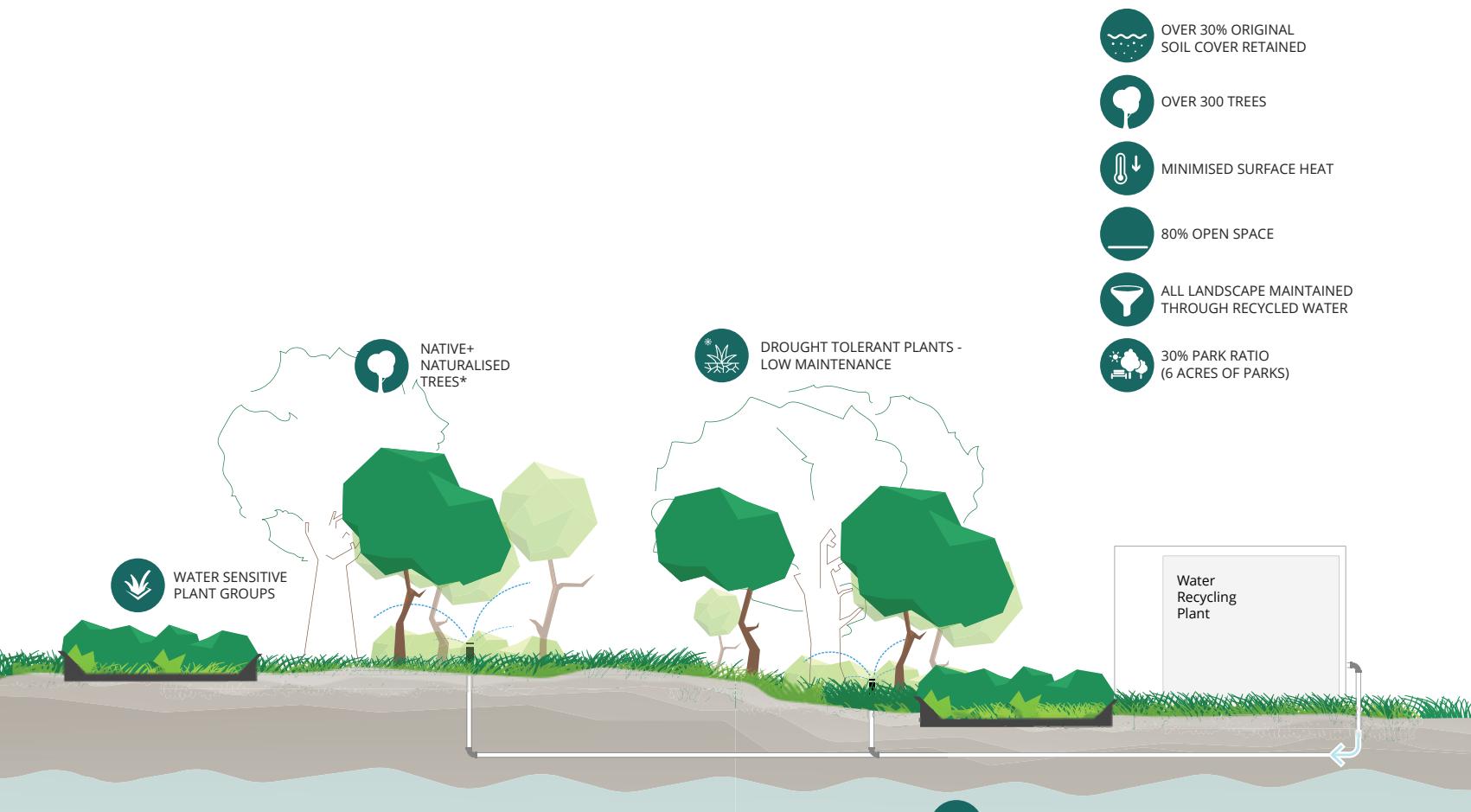
# Energy conservation you didn't know you needed.

*Allow the sun to show you the light, all day and night.*



# The high road to a low-maintenance landscape.

*Let's get to the root of landscape and soil protection.*



\*Water consumption plants may be used as groups to add aesthetics.  
Majority of the trees planted are native trees.



AUTOMATED IRRIGATION SYSTEM

# Find yourself at the heart of it all.

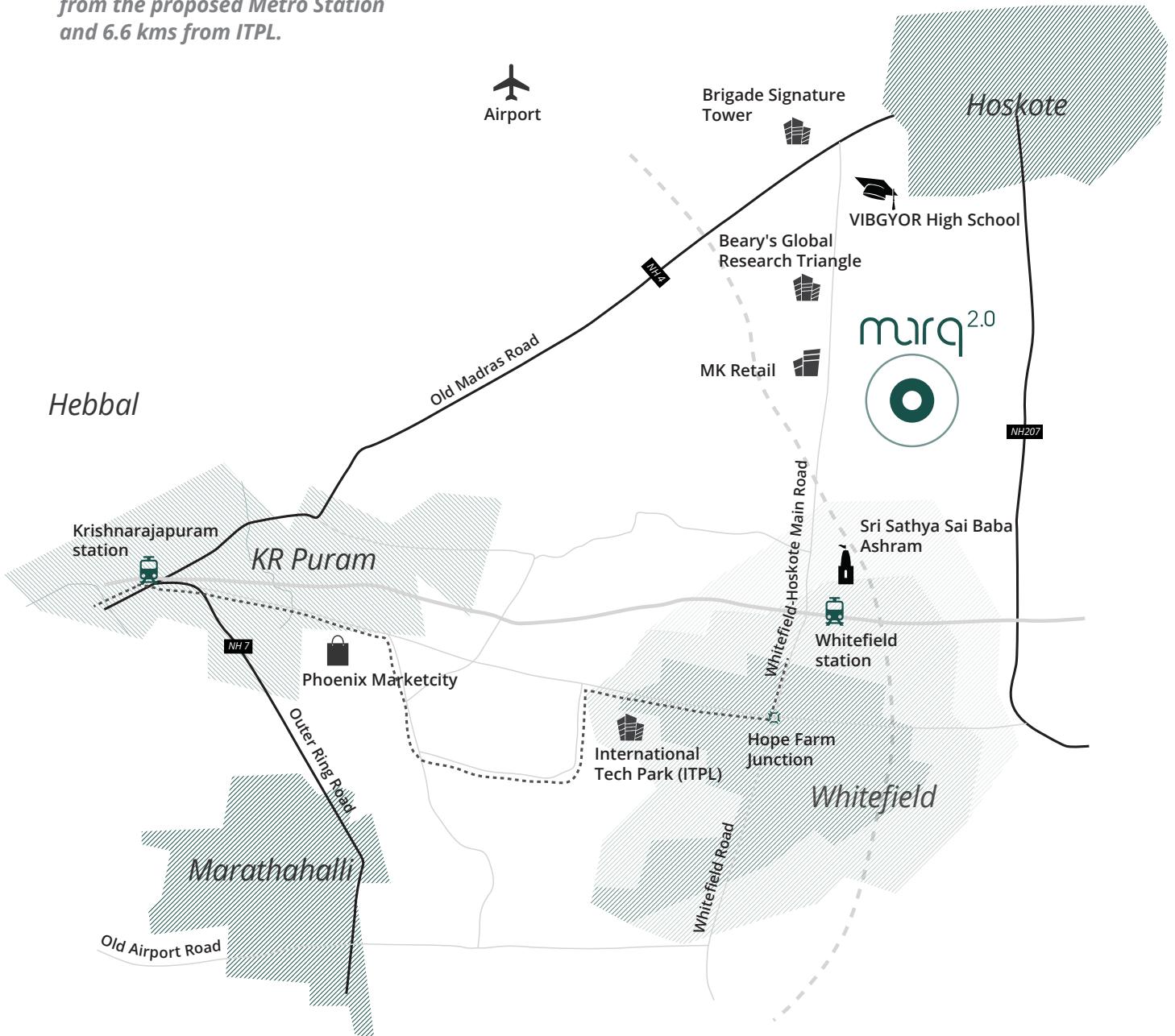
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*Everything revolves around you  
when you have a world of your own.*

*Marq is strategically located in the heart of Whitefield, Bangalore's fastest growing locale. That means quicker access to the best IT parks, entertainment districts, hospitals and retail centers in the city.*

*Just over 3 kilometers from Marq is the proposed Metro Station, for convenient access to the rest of the city. The international airport is only a 45-minute drive from your home. And any time you're done with the urban jungle outside, return to nature within 6 acres of parks.*

**Find Marq just over 3 kms  
from the proposed Metro Station  
and 6.6 kms from ITPL.**



#### Within 1 km

Red Rhino

MK Retail

State Bank of India

Shell Petrol Pump

#### Within 5 kms

Beary's Global Research Triangle

Proposed Metro Station

Sri Sathya Sai Baba Ashram

VIBGYOR High School

#### Within 10 kms

Whitefield Police Station

ITPL

Inner Circle Municipal Park

Old Madras Road

#### Prime Locations

Phoenix Market City (11.7 kms)

KR Puram (11 kms)

Indiranagar (19.6 kms)

International Airport (32.9 kms)



# About Assetz

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*Our team at Assetz comprises over 200 professionals who bring outstanding expertise to their respective fields. We have picked the best talent in each field, the ones who leave no stone unturned while delivering the best possible service to you. The team also has an 11-year average of rich cross-industry skills across the board. We balance the need to surprise and push the envelope in a highly competitive market where stylistic trends and eye-catching 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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