

Assetz

marq^{2.0}
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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marq

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 barbeque 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.

- 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.

*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.*



There's no such thing as one main attraction.



The Boulevard

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

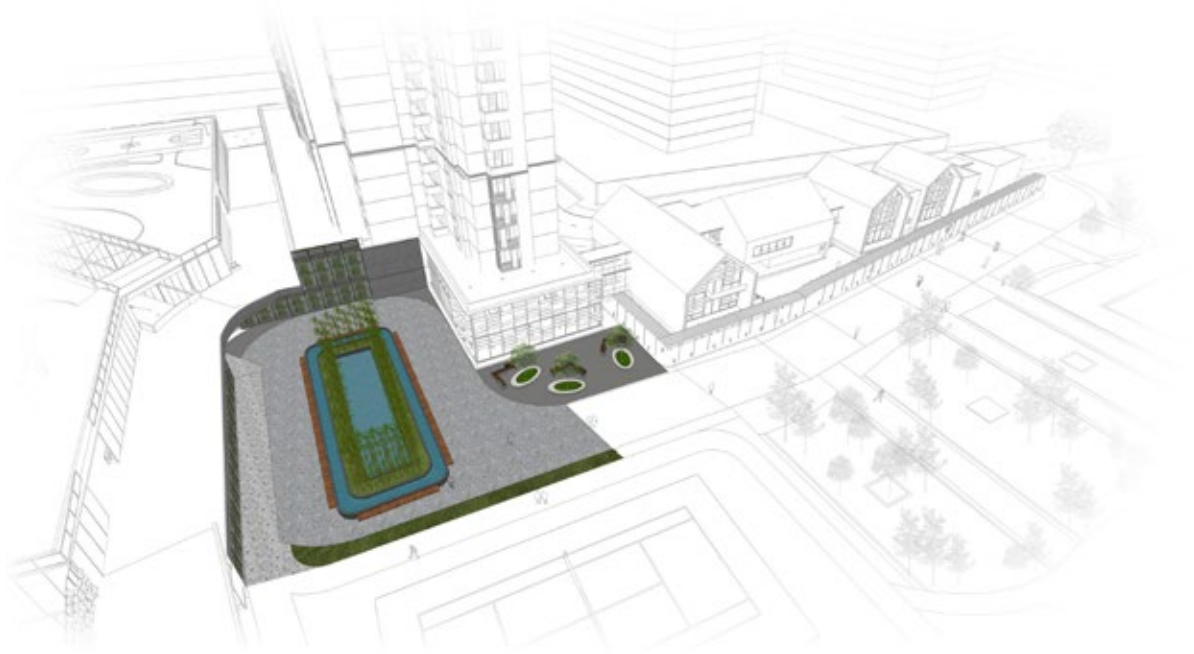
The Diagonal

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.

Entertain or unwind at the clubhouse with its many amenities and seamless service. Kick back with your friends at a barbeque, 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.

*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.*



Amenities

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.

*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.*





Living room
CGI Artist's Impression

Floor Plans

Come home to
75% Floor Plan Efficiency.

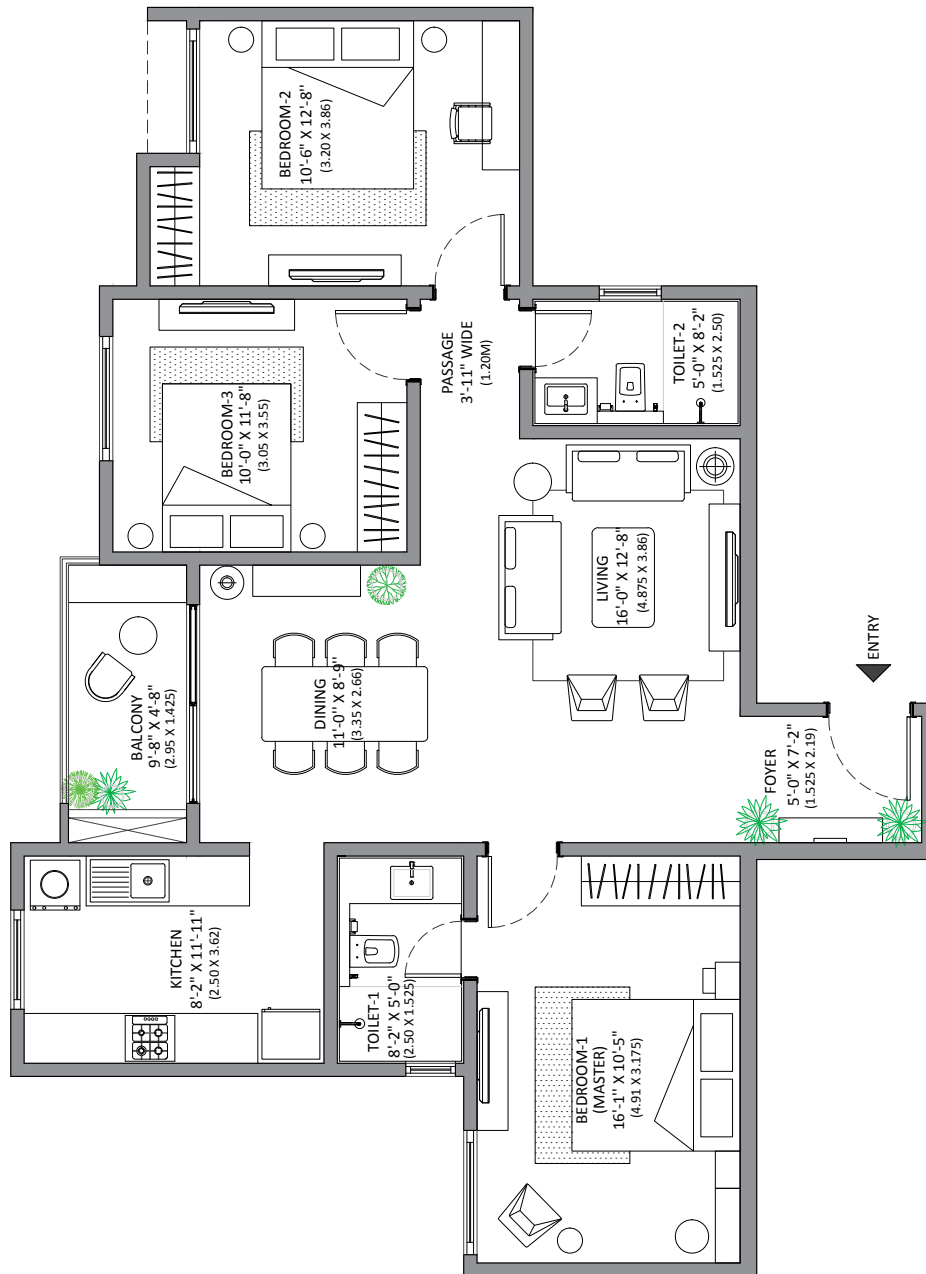
Enter any tower and you'll find two cores on each floor. Every core boasts three lifts for convenient access. Step inside any Vaastu-compliant home and stand witness to maximum utility of space.

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.**



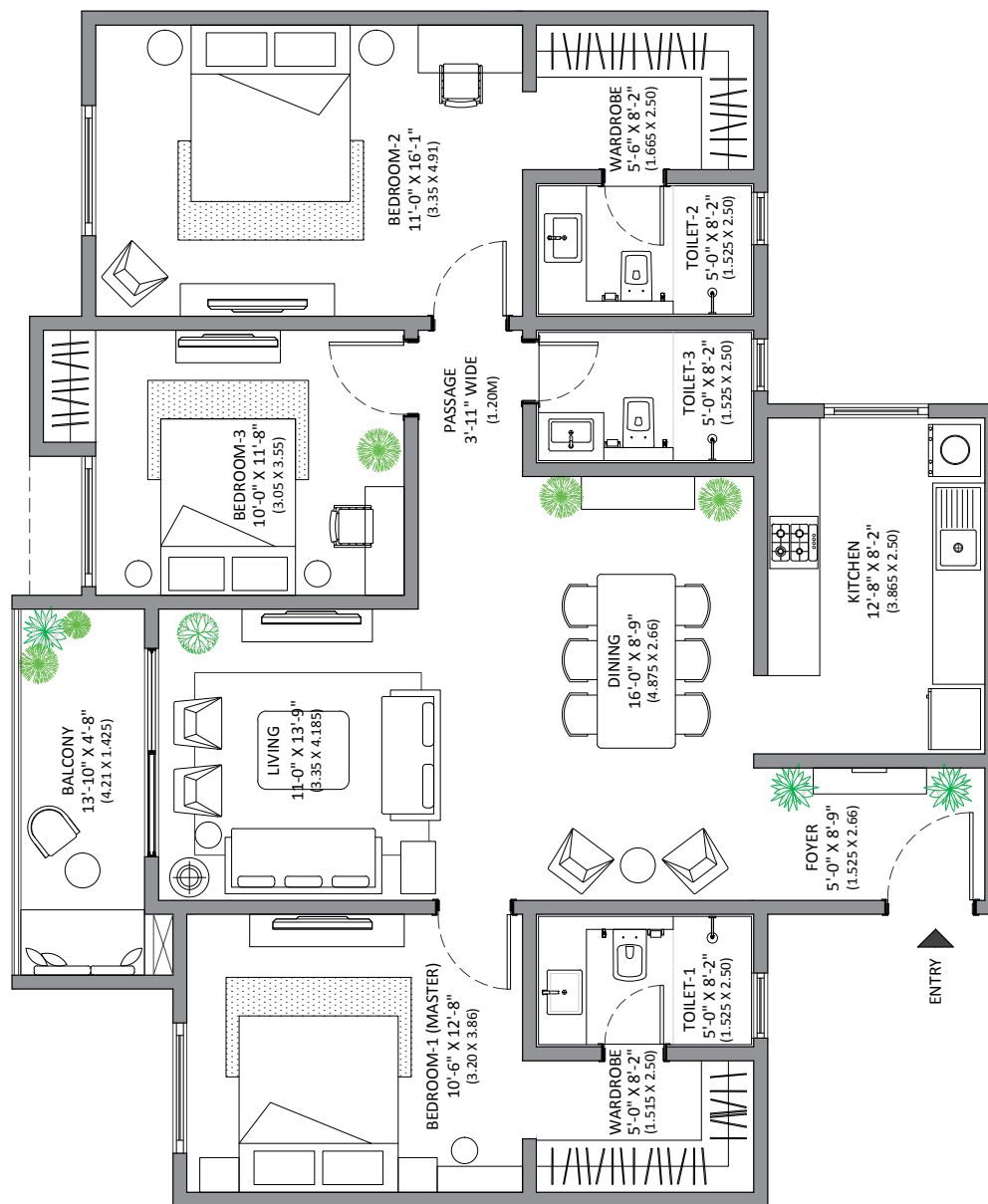
- A kitchen that opens towards the external wall with a 17 sq. ft. window
- Tucked-in wardrobe in the second bedroom

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.**



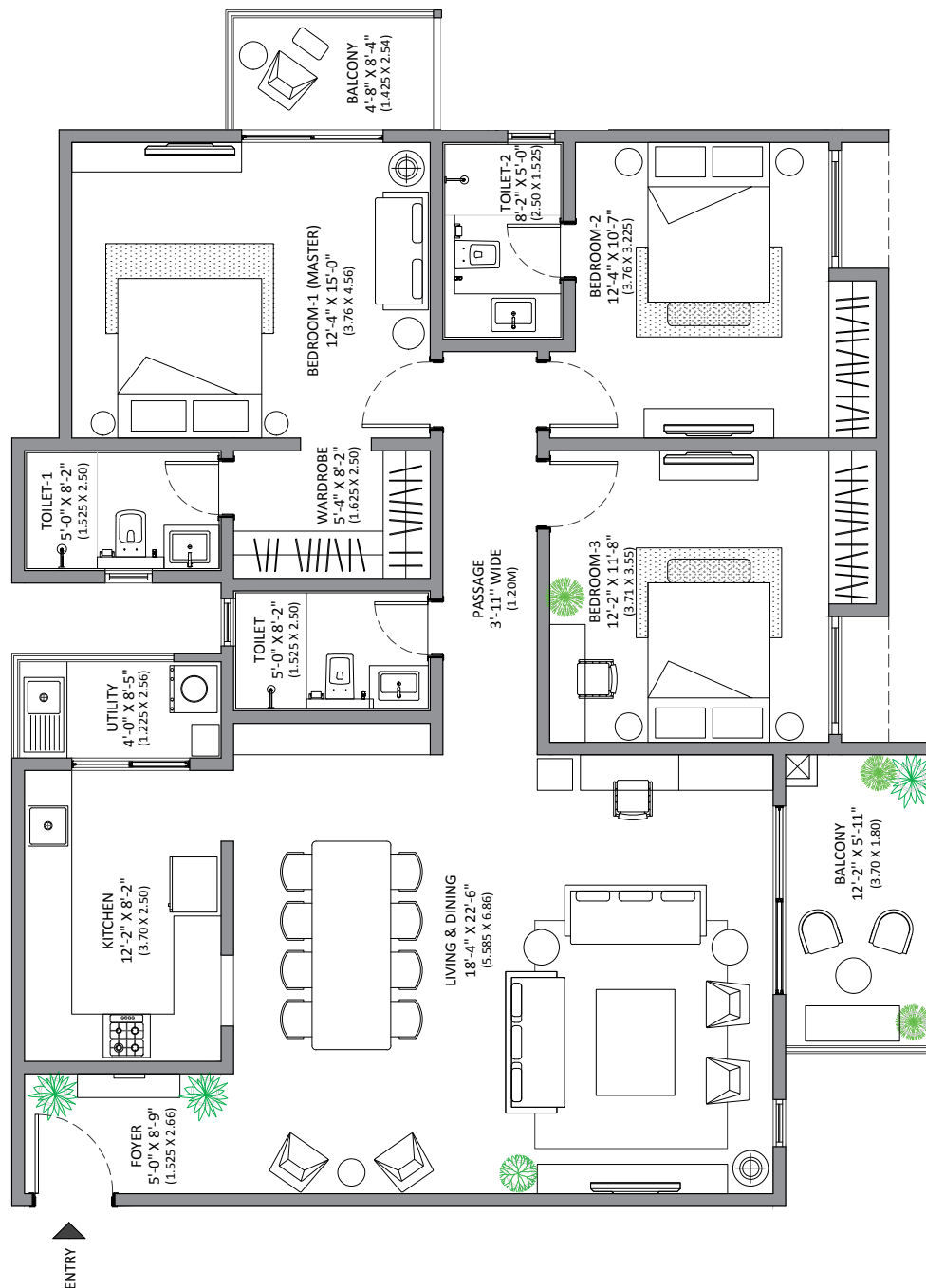
- Two spacious bedrooms with walk-in wardrobes
- A tucked-in wardrobe in the third room
- A balcony large enough to accommodate a daybed

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

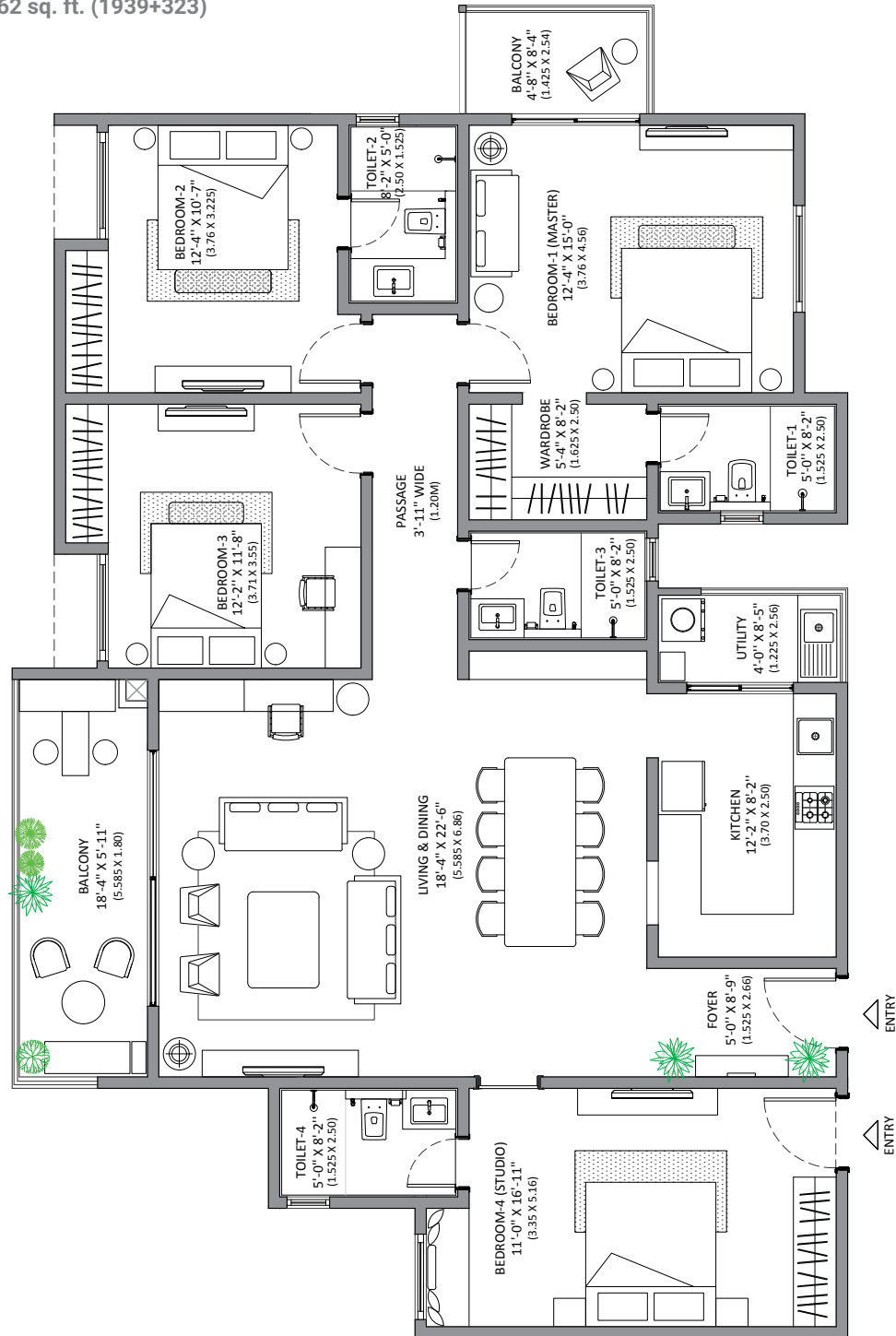
- Master bedroom with a balcony and a walk-in wardrobe
- Tucked-in wardrobes in the second and third bedrooms
- A kitchen with a separate utility

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

All doors

Engineered wooden doors with tubular core

Dorset or equivalent hardware for all wooden doors with hinges

Acoustic EPDM gasket (for noise reduction) for all doors

Main door

- 8 feet height engineered wooden doors with architrave in polished veneer

Internal & toilet doors

- Engineered wooden doors with architrave in laminate finish



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.

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.

Our green footprint

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.



This is a

CARBON HEALING HOME

To live in a carbon healing home is to give back to the earth that gives so much to you. By utilising every drop of water, exploring natural energy sources, sending zero waste to landfill and ensuring a green cover that helps both you and the environment to breathe.

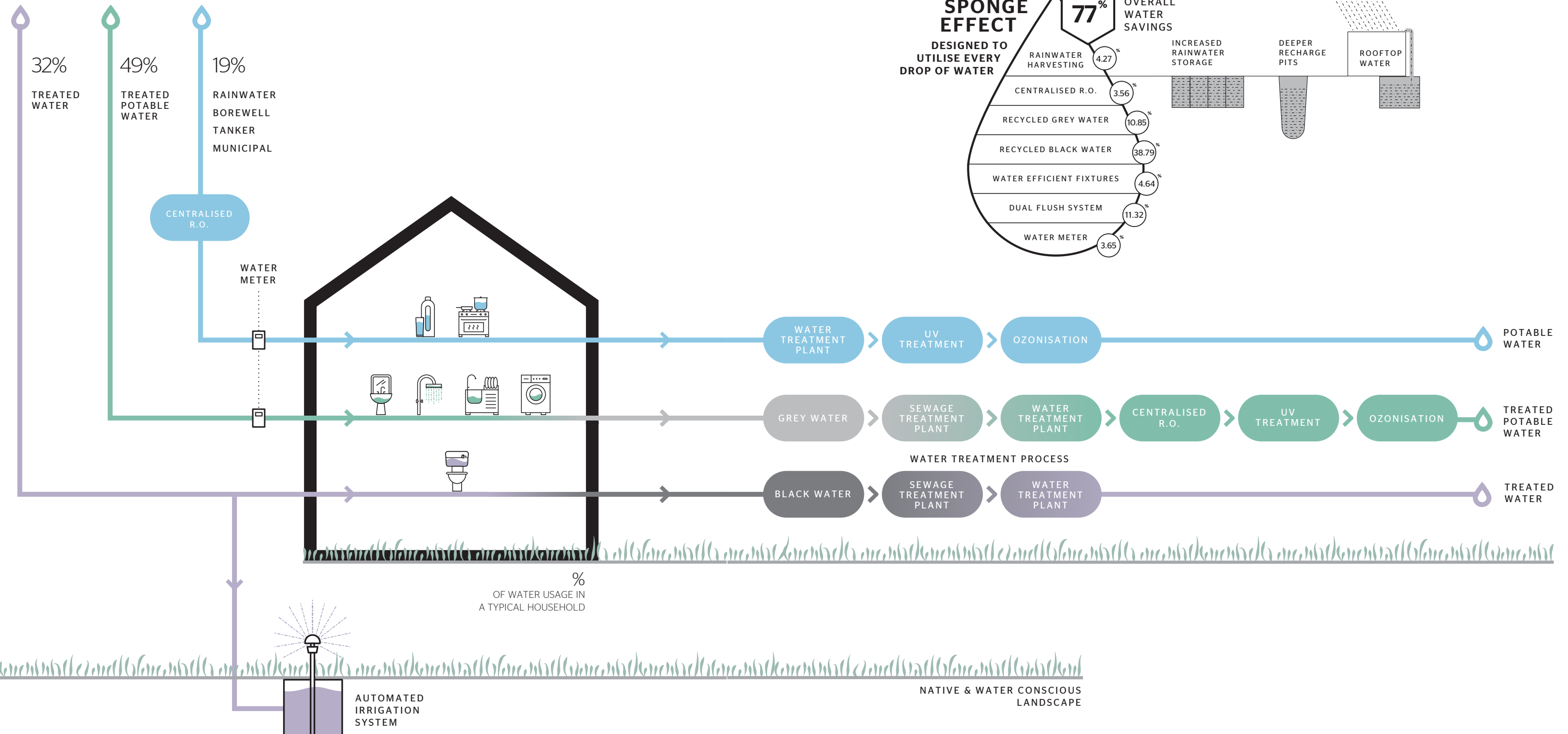
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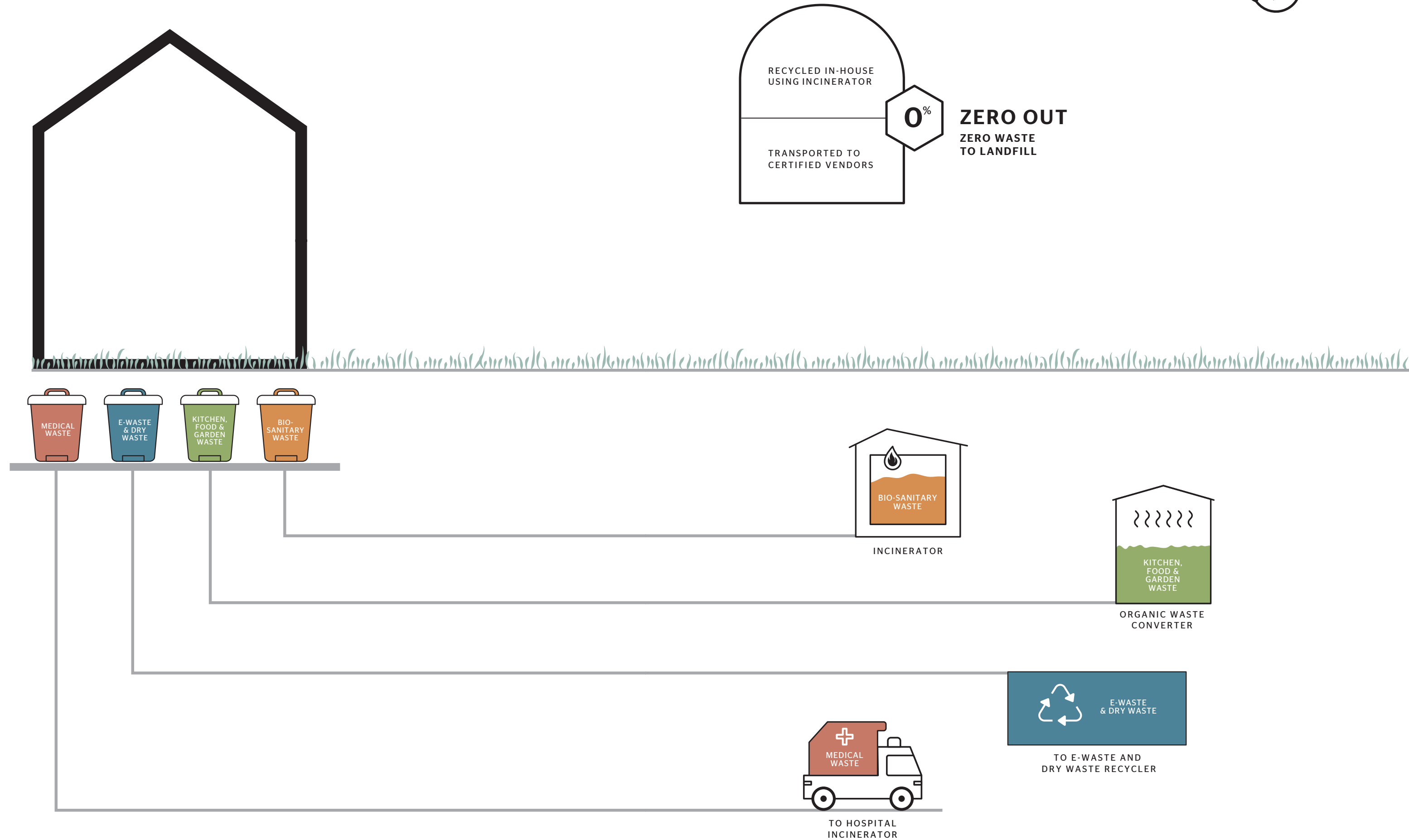


Every carbon healing home
has four key features.



WATER SOURCES THROUGH 3 PLUMBING LINES







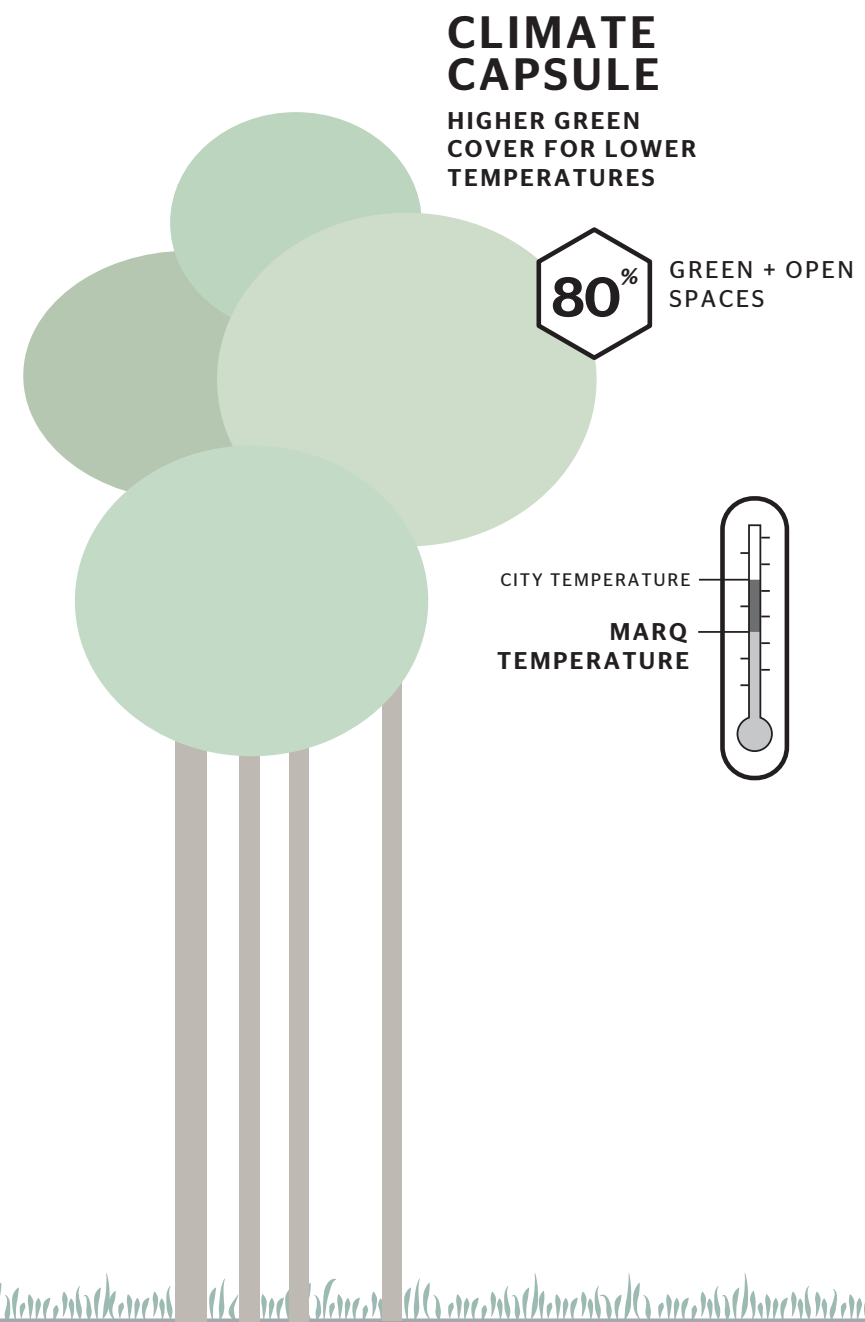
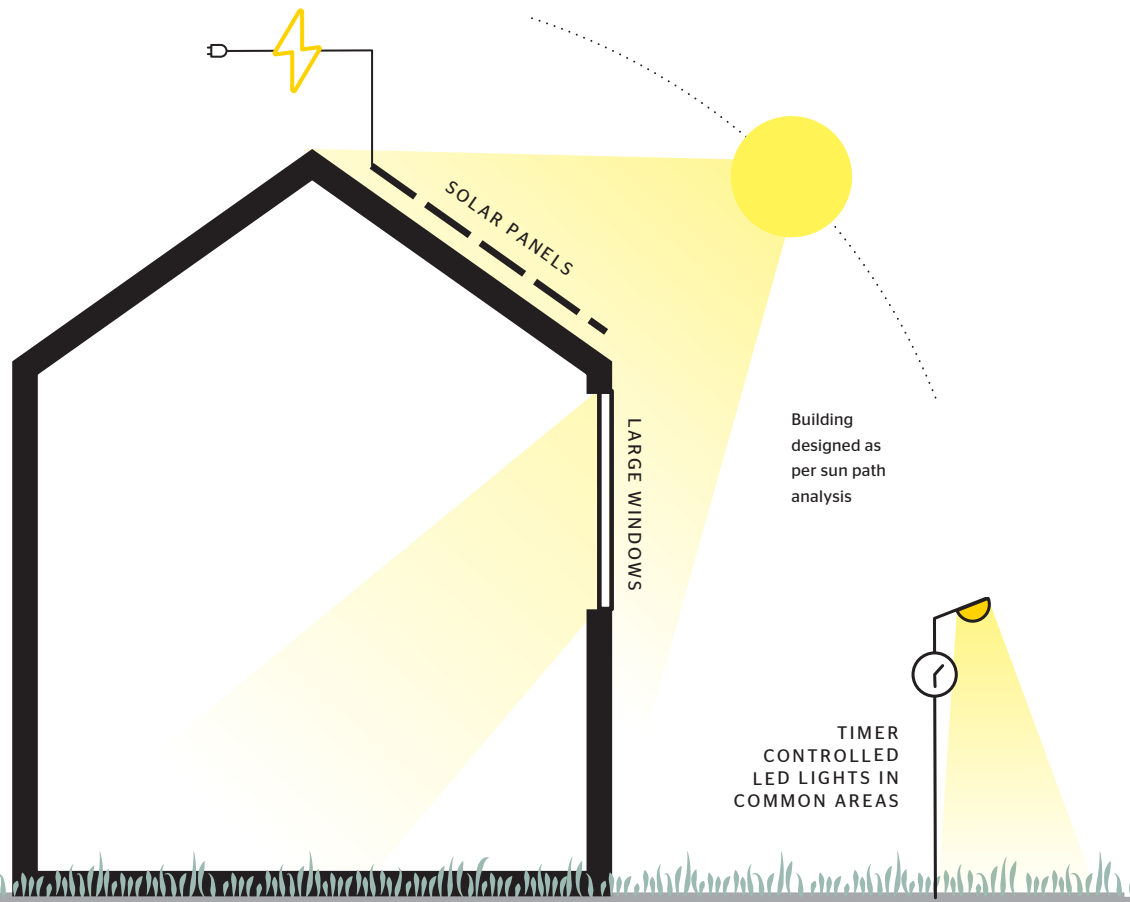
SMART POWER

MORE NATURAL LIGHT,
SMART FEATURES AND
RENEWABLE ENERGY SOURCES

DESIGNED ACCORDING TO
SUN PATH ANALYSIS

LARGE WINDOWS FOR
NATURAL LIGHT

TIMER CONTROLLED LED LIGHTS
IN COMMON AREAS



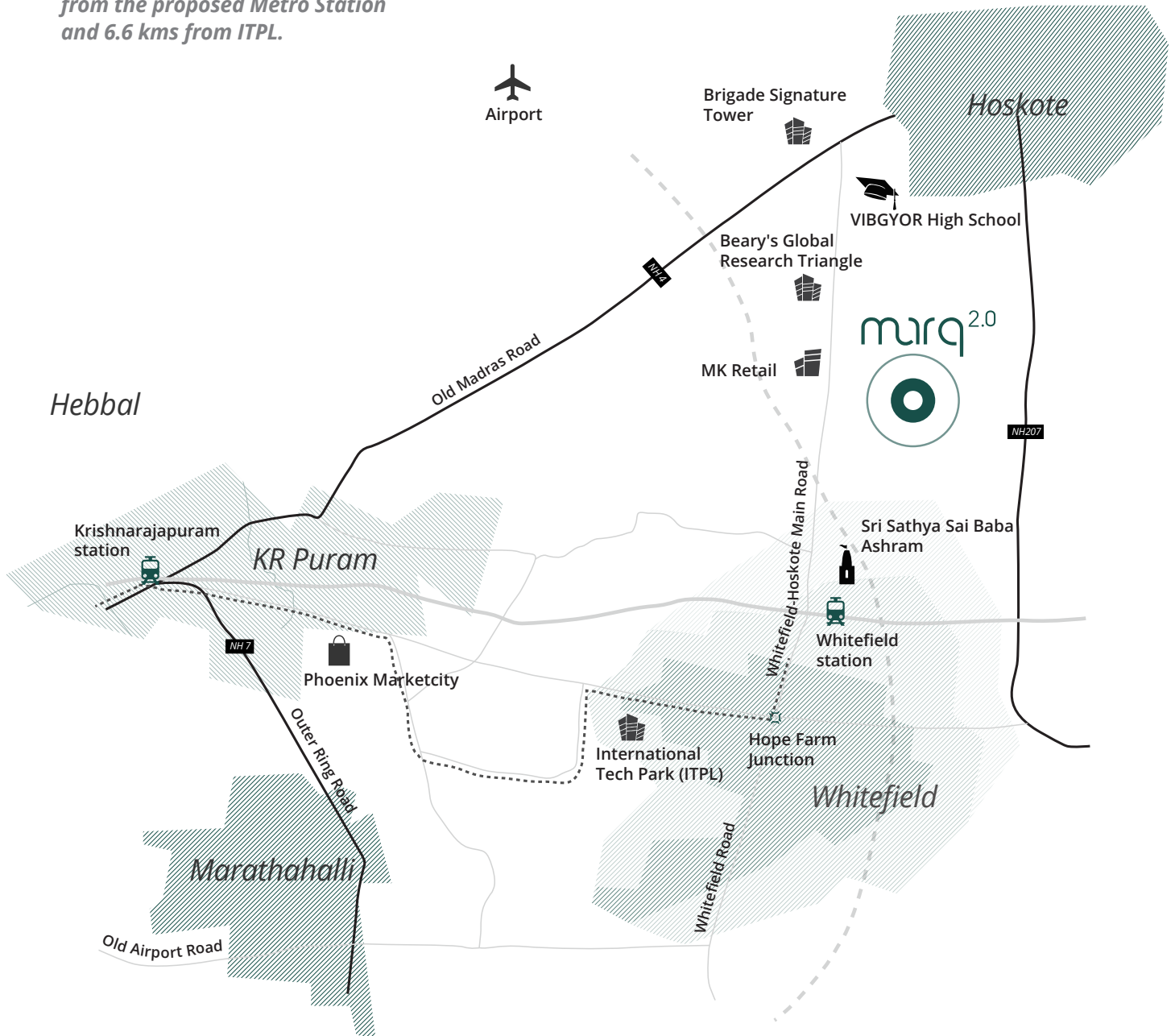
Find yourself at the heart of it all.

*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 MarketCity
- KR Puram
- Indiranagar
- International Airport



About Assetz

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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