



# The Have-It-All Habitat.

The home you've always wanted  
in a world you've always dreamt of.



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# Welcome to a micropolis designed around your entire life.

We've envisioned Assetz Mizumi Reserve to be a world unto itself - a micropolis where your home can be in the center of all the elements you need for a life that feels luxurious and complete.

A world where every detail feels intentional. A world nestled on the banks of two serene lakes, enveloped by nature and expanded by open space. A world filled with everyday conveniences so you can truly have it all without ever needing to step out.

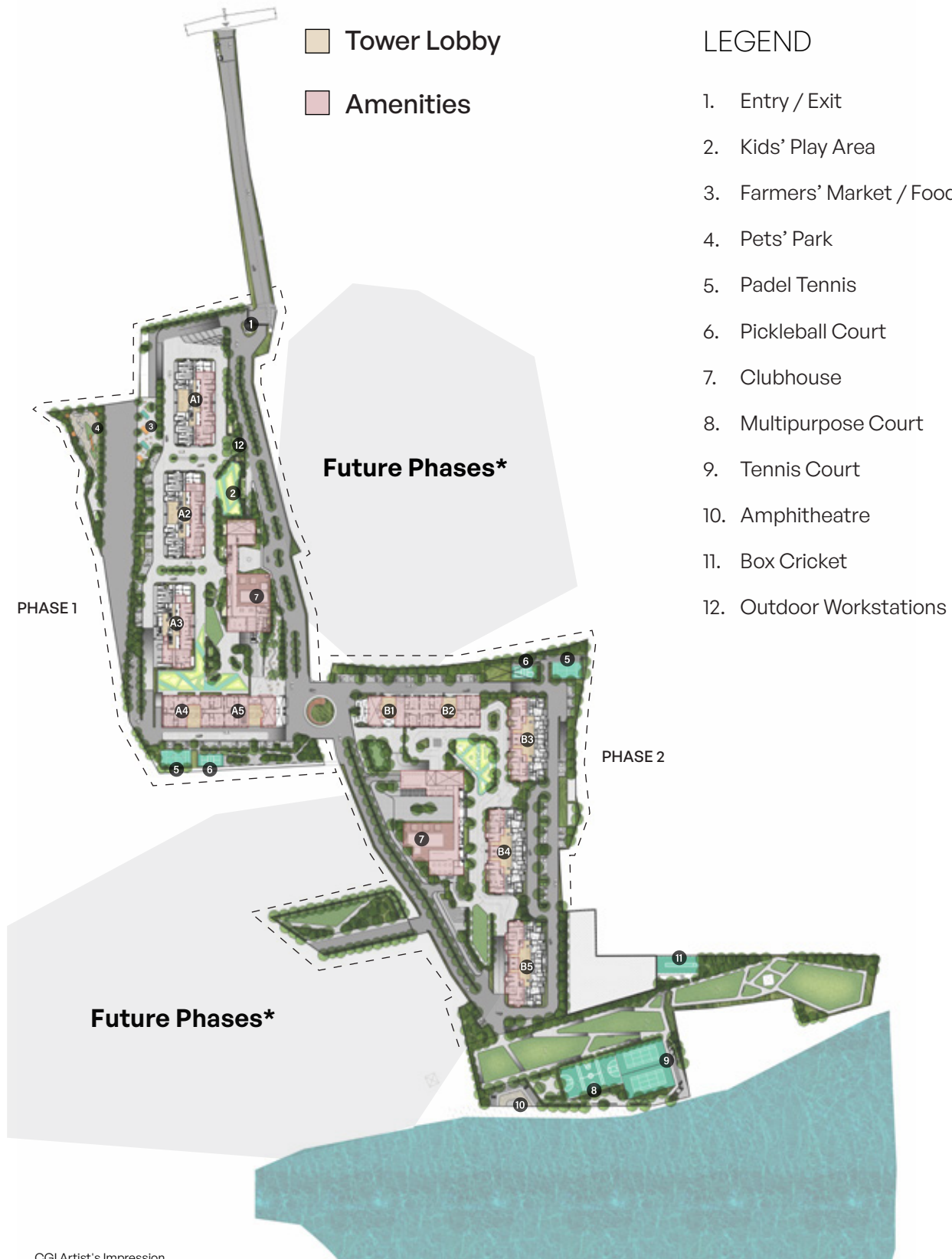


# The masterplan for perfect living.

Here at Mizumi Reserve, you can live, work and rejuvenate without ever needing to leave. Buzzing social spaces, sprawling open areas and more amenities than you expected. This micropolis is what happens when architects and engineers dream big on your behalf and refuse to settle for less.



CGI Artist's Impression



\*Disclaimer: This depiction is indicative and does not preclude the inclusion of adjacent lands beyond the currently illustrated zone.



The  
Have-It-All  
Habitat  
you've been  
wishing for.





### A Micropolis

Developed in Multiple Phases



### 3 & 4 BHK

Luxury Apartments



~77%

Open Space



### Life Beside

Two Pristine Lakes



30+

Curated Amenities



# We've scripted the best entry to your life of luxuries.

Majestic gates that tell you that you have arrived at a truly special niche of the world. Tree-lined boulevards and roundabouts flanked by elegant architecture. Plush tower lobbies to welcome you home. Separate entrances for residents and visitors, with special delivery zones for added convenience.

We want you to have it all.



The secret is in  
the details, no matter  
how large the canvas.



The timelessness of real stone cladding and grey brick make the perfect pairing for a façade that gets more in sync with the nature that surrounds it as the years go by.

Earthy textures cut and laid out with modern geometry play out in unforgettably beautiful elevations.

# Arrive or step out in style.

The experience within each tower begins in a plush, awe-inspiring lobby that sets the tone for your home beyond.



A level of ease  
like never before.



Welcome to The Podium Floor. The Podium weaves around the property connecting buildings and phases, homes and amenities and people and their destinations with no interference from traffic and outsiders. Access has never been easier, safer and more pleasurable.

# Openness. Beauty. Leisure. Bliss. A home that has it all.

Every room - designed to perfection.

Settle into a home that speaks of your taste for the finest things life has to offer. Elegant architecture, material palettes and textures come together to play out in plush interiors.





CGI Artist's Impression



~75% High Carpet Area  
Efficiency (RERA + Balcony)



A Sublime  
Master Bedroom



World-class  
Interior Finishes



Modern  
Tucked-in Wardrobes

| 3 BHK    | SBUA         | CARPET AREA<br>(RERA + BALCONY) |
|----------|--------------|---------------------------------|
| TYPE - 1 | 1901 SQ. FT. | 1431 SQ. FT.                    |



## Key Highlights

Seamless  
indoor-outdoor living

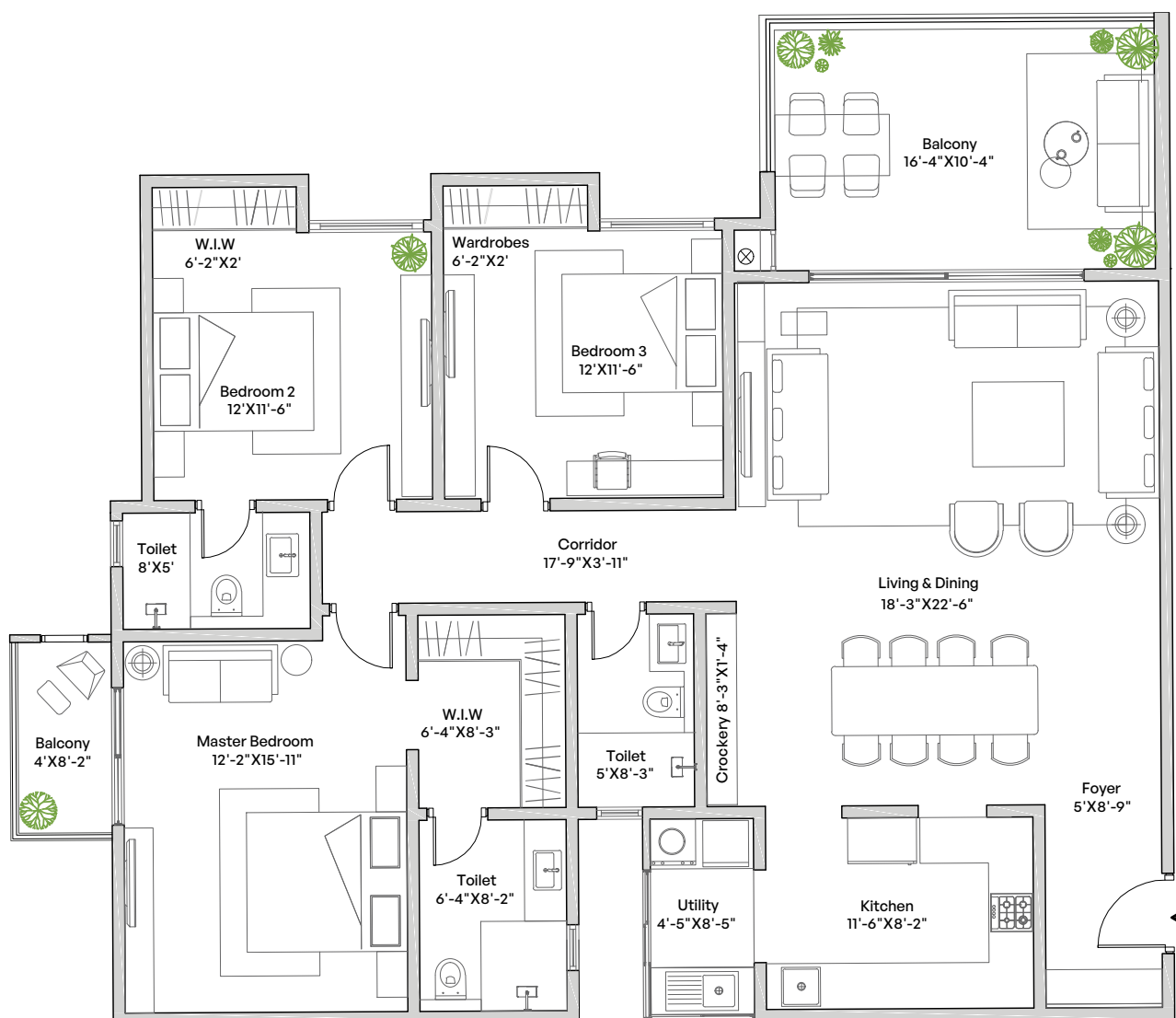
Ample  
storage

Walk-in & tucked-in  
wardrobes

Large master  
suite



| 3 BHK    | SBUA         | CARPET AREA<br>(RERA + BALCONY) |
|----------|--------------|---------------------------------|
| TYPE - 2 | 2165 SQ. FT. | 1648 SQ. FT.                    |



## Key Highlights

Seamless  
indoor-outdoor living

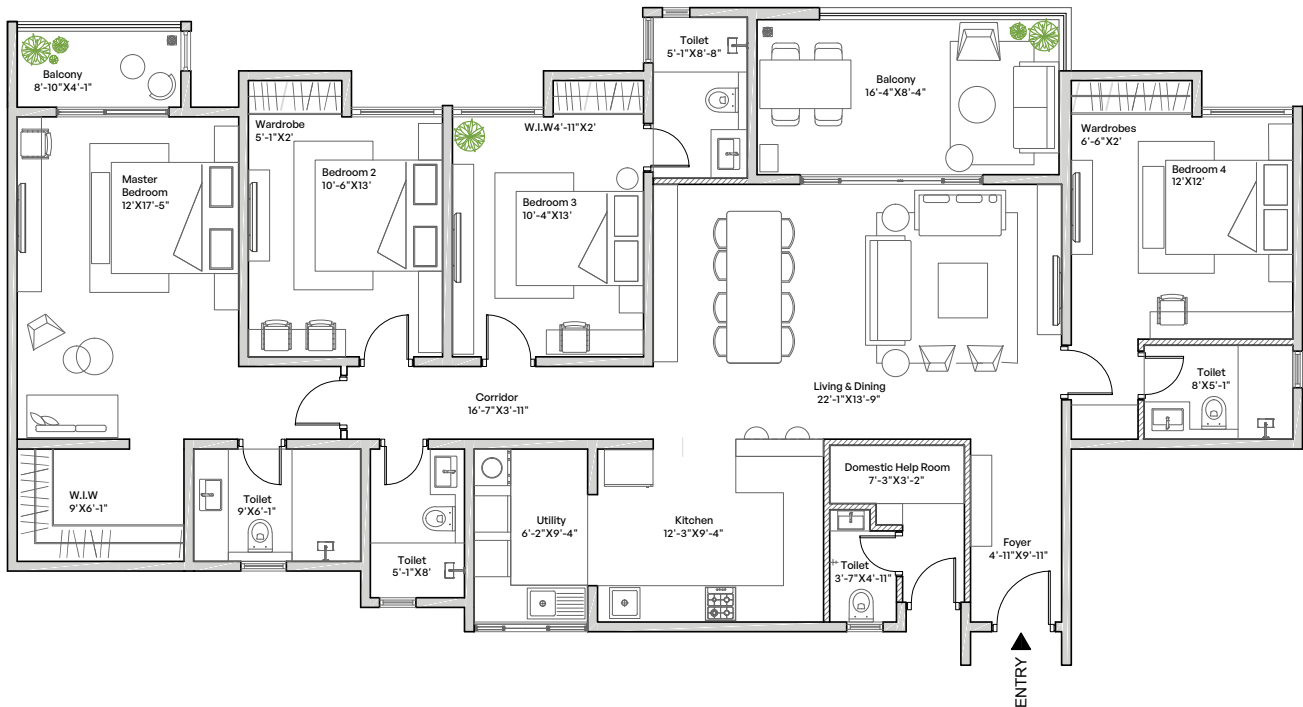
Ample  
storage

Walk-in & tucked-in  
wardrobes

Large master  
suite



| 4 BHK | SBUA         | CARPET AREA<br>(RERA + BALCONY) |
|-------|--------------|---------------------------------|
|       | 2476 SQ. FT. | 1869 SQ. FT.                    |



## Key Highlights



Seamless  
indoor-outdoor living

Ample  
storage

Walk-in & tucked-in  
wardrobes

Large master  
suite

Domestic help room  
with outdoor entry

# What goes into the making of elevated living?

## Living & Bedrooms

Wooden Finish UPVC  
Window & Sliding Door

Stone Finish  
Balcony Flooring

Wooden Finish  
Main Door

Stone Finish  
Living, Dining and  
Kitchen Flooring

Threshold - Polished  
Black Granite

Wooden Finish  
Bedroom Flooring



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## Bathrooms



Not just a  
spacious balcony.  
It's up to **170 sq.ft.**  
of room for joy.



We wanted you to have a space that has more functions than one. Designed to allow the perfect interplay of sunlight and shade, your **luxury terrace balconies** is just the right spot to nurture your own private garden.



Perfect for morning coffee, evening yoga, lively get-togethers, or simply letting the breeze in and your worries drift away.

# Closeness to nature is the rarest luxury.

Lush green landscapes set against the backdrop of mesmerising water bodies. Here at Mizumi Reserve, architectural design flows in synchrony with an expansive natural environment.



~77% open space



Two natural lakes



Verdant landscaping





## The Clubhouse Life.

Each phase boasts a  
~63,000 sq. ft. clubhouse.  
Recreation, wellness, celebration,  
there's room for it all.



# Curated amenities for every version of you.

30+ amenities over 25 acres. There's something for every mood - athlete, foodie, work-from-home entrepreneur, party planner or serial relaxer, you'll find space to indulge them all.





## RECHARGE

Swimming Pool<sup>1</sup>  
 Kids' Pool<sup>1</sup>  
 Gym<sup>1</sup>  
 Yoga Room<sup>1</sup>  
 Badminton Court<sup>1</sup>  
 Squash Court<sup>1</sup>  
 Table Tennis<sup>\*1</sup>  
 Multipurpose Court<sup>2</sup>  
 Tennis Court<sup>2</sup>  
 Box Cricket<sup>2</sup>  
 Padel Tennis Court<sup>3</sup>  
 Pickle Ball Court<sup>3</sup>  
 Bowling Alley<sup>\*1</sup>  
 Billiards Table<sup>\*1</sup>  
 Pool Table<sup>\*1</sup>



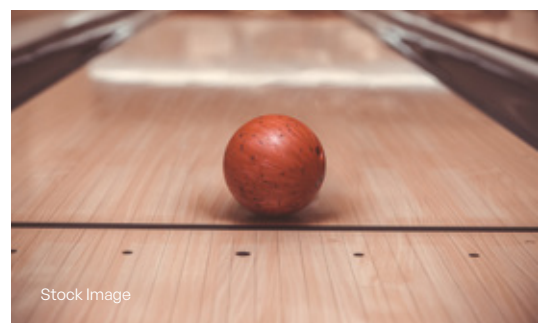
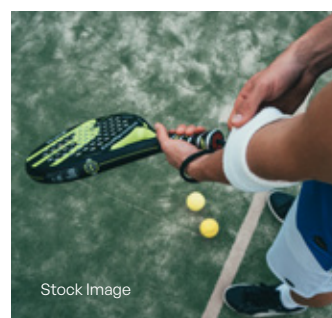
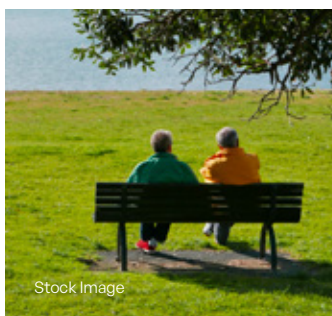
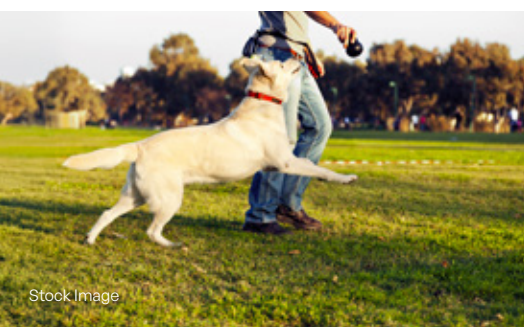
## RECONNECT

Workstations<sup>\*1</sup>  
 Crèche<sup>\*1</sup>  
 Outdoor Workstations<sup>1</sup>  
 Meeting Rooms<sup>\*1</sup>  
 Outdoor Party Terrace<sup>1</sup>  
 Banquet Hall<sup>1</sup>  
 Multipurpose Hall<sup>\*1</sup>  
 Amphitheatre<sup>2</sup>  
 Studio<sup>\*1</sup>  
 Party Lawn<sup>1</sup>



## RELAX

Cards Room<sup>\*1</sup>  
 Library Space Provision<sup>\*1</sup>  
 Board Games<sup>\*1</sup>  
 Pets' Park<sup>2</sup>  
 Kids' Play Area<sup>1</sup>  
 Seating Alcove<sup>1</sup>



1. To be handed over along with Phase 1 of Zone 1  
 2. To be handed over within 6 months of handover of Phase 2 of Zone 1  
 3. To be handed over along with Phase 2 of Zone 1

\*Amenities under Tower

# Have more convenience than ever before.

Space takes on new meaning when you design it with intention. Our intention was to give you and your loved ones a life of absolute ease. Just a minute away from your home, you'll find places to shop, grab a quick meal, bond with people who share your interests and quiet corners to work from home or be with your thoughts.



Retail Space



Green Zones



Cafés

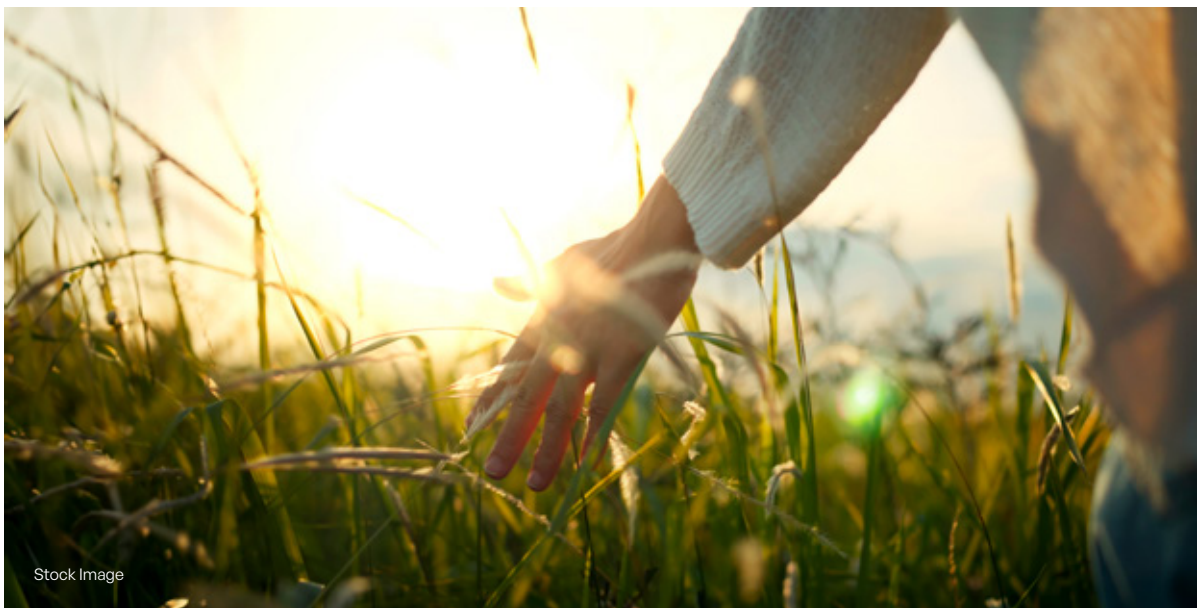


Co-Working Spaces



CGI Artist's Impression

# The world loves a home that loves it back.



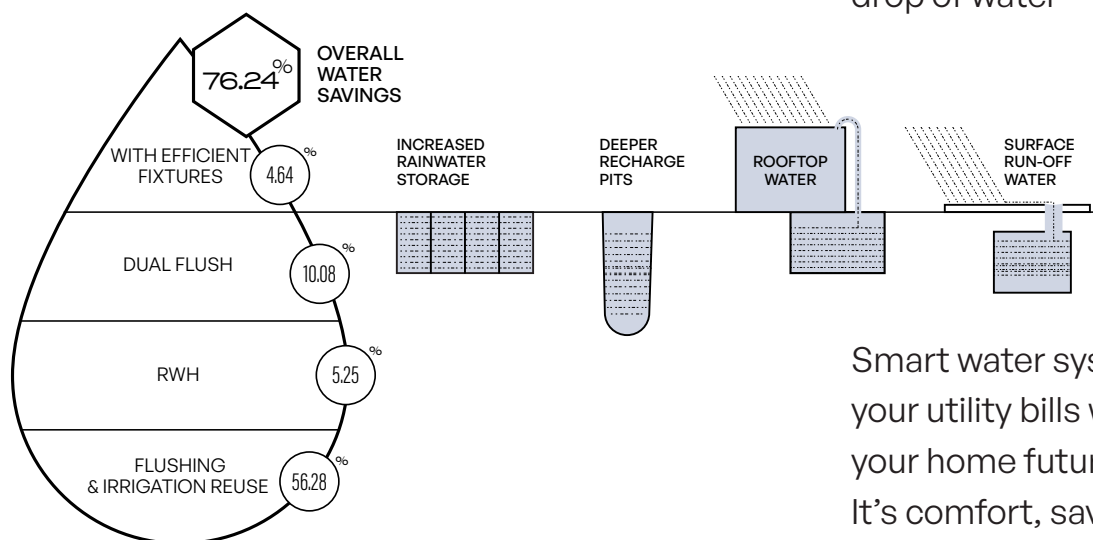
Here at Mizumi Reserve, sustainability is our favourite secret ingredient for extraordinary living. Every home is designed to revel in natural light and fresh air. Clever engineering, renewable energy and water-saving fixtures keep your footprint light and your conscience lighter. With rainwater harvesting and zero waste sent to landfill, every detail is designed to let you live better.

# CARBON HEALING HOMES

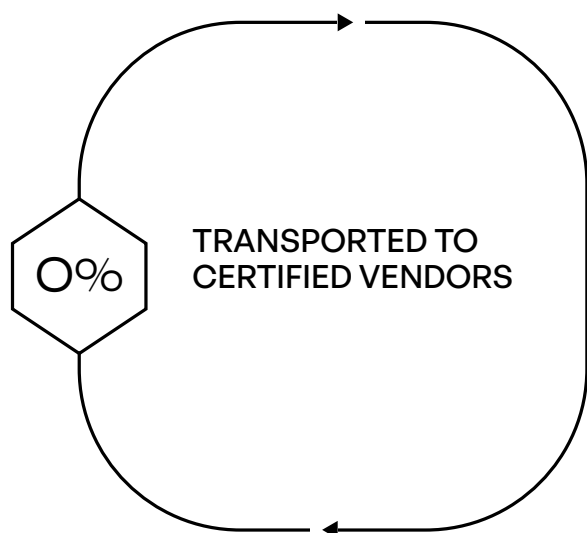


## SPONGE EFFECT

Designed to utilise every drop of water



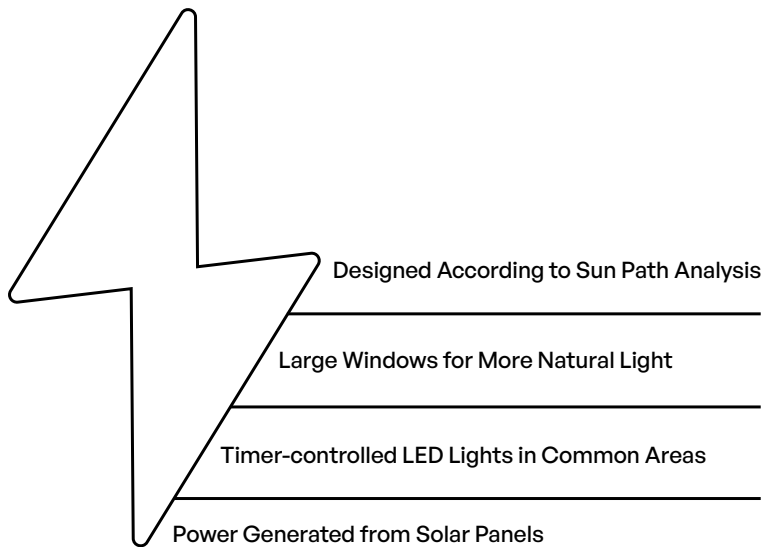
Smart water systems reduce your utility bills while keeping your home future-ready. It's comfort, savings and sustainability - built in.



## ZERO OUT

Zero waste to landfill

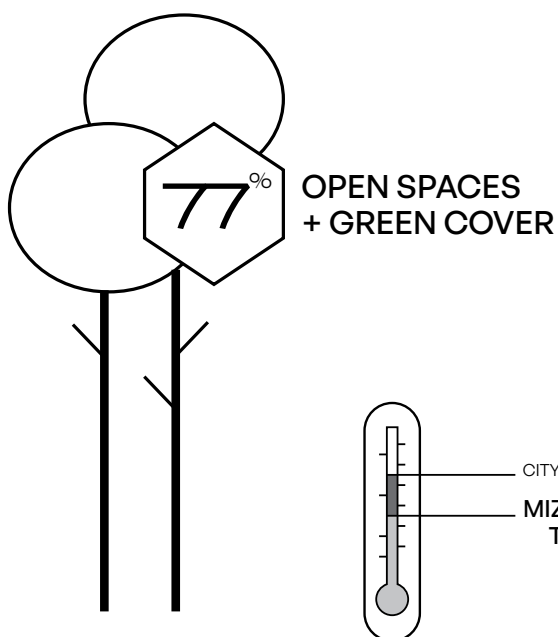
1200 Kg of organic waste is converted to manure in the organic waste converter.



## SMART POWER

Total utilisation of renewable energy sources

Here, power is generated from solar panels. In addition, the project is designed according to sun path analysis to maximise natural light for less dependency on the artificial.



## CLIMATE CAPSULE

Higher green cover for lower temperatures

With acres of greenery, Mizumi Reserve will have a considerably lower temperature than the city beyond its walls.

# Know every careful detail. In detail.

## STRUCTURE



Seismic resistant RCC structure using system formwork with concrete walls in main building & RCC framed structure up to Ground floor, Clubhouse and other amenities with block work and plastering.

## ARCHITECTURE



### DOORS: Engineered wooden doors

- **Main Door:** Engineered wooden doors with veneer finish.
- **Bedrooms & Toilet Doors:** Engineered wooden doors with laminate finish.



### WINDOWS, SLIDING DOORS & VENTILATORS

- **Windows:** 3-track UPVC (wooden-finish laminated profile) windows and sliding door with mosquito mesh.
- **Bathrooms:** Powder-coated aluminium ventilators with architrave profile – fixed/openable with provision for exhaust fan.



### FLOORING & WALL CLADDING

- **Living, Dining, Kitchen & Utility:** Vitrified tiles.
- **All Bedrooms:** Laminated wooden flooring.
- **Balcony, Bathroom:** Vitrified/Ceramic tiles.



### BALCONY RAILINGS

**Balcony:** RCC parapet with MS top rail/MS Railings with enamel paint finish.



### PAINT

**Internal Walls & Ceiling:** Acrylic emulsion.

### External Walls:

Combination of cladding and texture finish with exterior grade emulsion.



### FALSE CEILING

**Living Balcony & Toilet:** Wooden finish PVC panels false ceiling.

## PLUMBING, ELECTRICAL & SERVICES



### CP, SANITARY FITTINGS & FIXTURES

Kohler & Jaquar or equivalent water efficient CP & Sanitary fixtures.



### GRID POWER & BACK UP POWER

- **EB Power:** Studio Unit- 2KW, 2 BHK- 4KW, 3BHK- 5KW, 4BHK-6KW.
- **DG Power backup:** 50% of EB load for inside the apartments and 100% backup for common area lighting, lifts, and utilities.



### SERVICES

- Water Treatment Plant.
- Sewage Treatment Plant.



### ELEVATORS

3BHK Tower - 3 no. passengers lifts and 1 no. service Lift per core of reputed make.

4BHK Tower - 2 no. passengers lifts and 1 no. service Lift per core of reputed make.



### SAFETY AND SECURITY

CCTV coverage on all main entry and exit points.



### 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

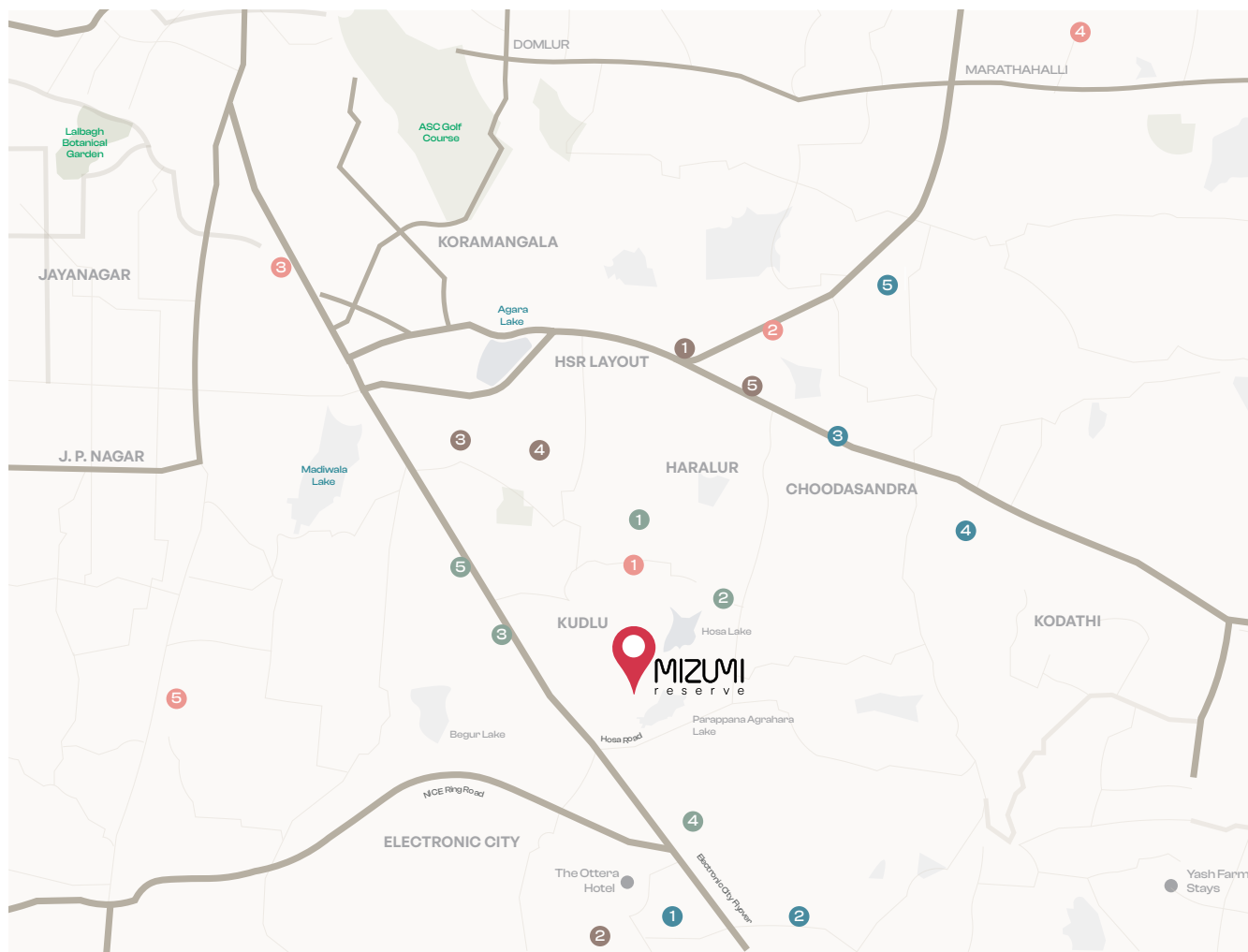
- Provision for solar heated water in one toilet of top two floor apartments.
- Energy efficient lights in common areas.
- Energy efficient streetlights / timer adjusted streetlights.
- EV fast charging stations provided in designated areas



### SOLID WASTE MANAGEMENT

- Segregation at source.
- Organic waste converter.

# Surround yourself with the city's best.



## EDUCATION

- 1 Vibgyor High School  
7 minutes
- 2 National Public School  
9 minutes
- 3 Dayananda Sagar University  
9 minutes
- 4 PES University Electronic City  
12 minutes
- 5 JSS Public School  
16 minutes



## HEALTHCARE

- 1 Manipal Hospital, Sarjapur  
12 minutes
- 2 Narayana Multispeciality Hospital  
14 minutes
- 3 Vasan Eye Care Hospital  
14 minutes
- 4 Nurturehood Multispeciality Hospital  
15 minutes
- 5 Motherhood Hospital  
15 minutes



## LEISURE

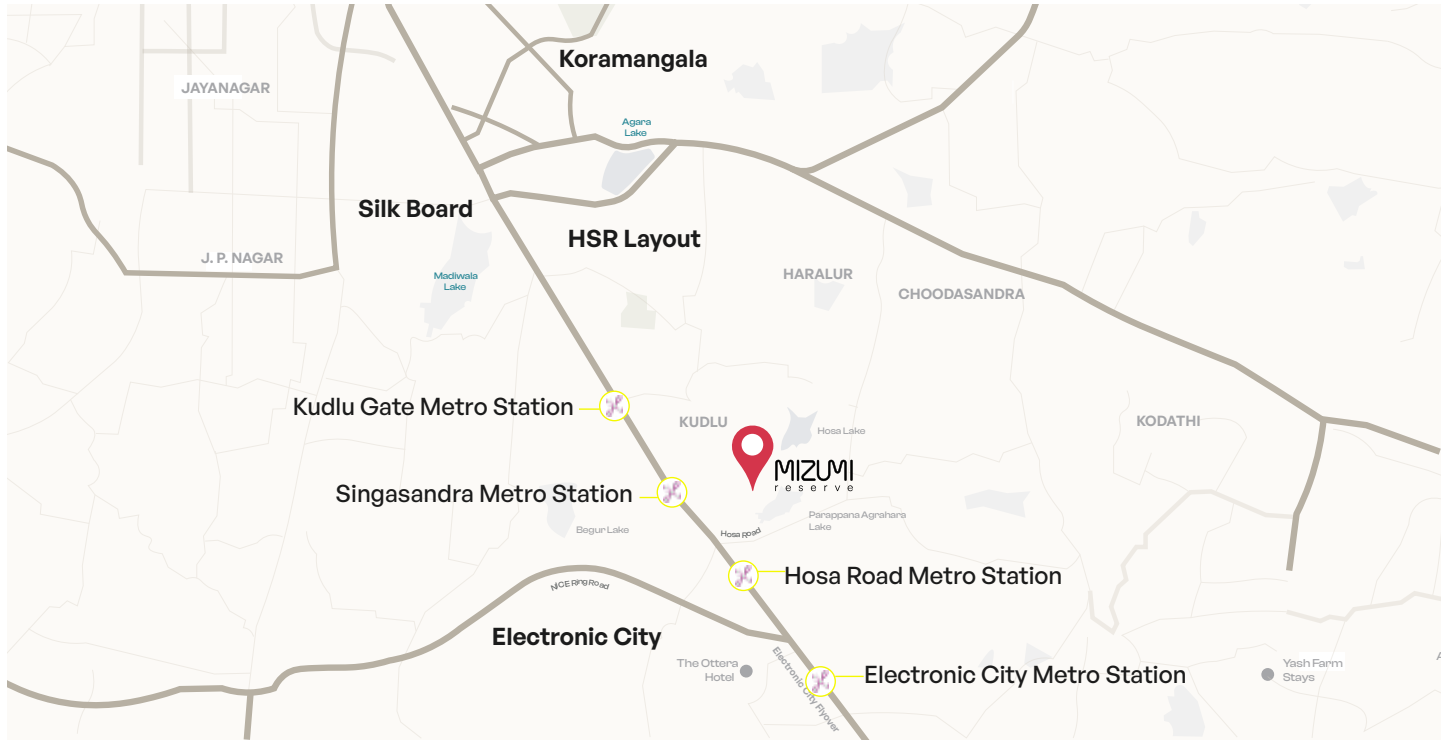
- 1 PNR Felicity Mall  
6 minutes
- 2 Centro, Soulspace Spirit  
18 minutes
- 3 Nexus Mall, Koramangala  
20 minutes
- 4 Brookefield Mall  
26 minutes
- 5 Royal Meenakshi Mall  
24 minutes



## IT PARKS

- 1 Infosys Limited  
14 minutes
- 2 Global Tech Park - Phase 3  
14 minutes
- 3 Wipro Corporate Office  
18 minutes
- 4 RGA TechPark  
20 minutes
- 5 Embassy Tech Village  
20 minutes

# The perfect mix of convenience and connectivity.



## Road Access

Hosur Road, Outer Ring Road (ORR), Sarjapur Road (15-20 mins)



## Metro Access

Kudlu Gate & Hosa Road Yellow Line stations (~1 km)



## Education

Schools within 1.5–6.5 km (Oxford, VIBGYOR, NPS, Presidency)



## Hospitals

Kauvery, Narayana, Sakra within 3–8 km



## IT Hubs

Infosys, Wipro, RMZ, Embassy Tech in 15–30 minutes



## Air Travel

Kempegowda International Airport: ~50 km, ~90 minutes via ORR/Bellary Road



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.

### **50+ Projects**

Residential & Commercial

### **50+ Mn. Sq.Ft.**

Developed & Ongoing

### **24,000+ Units**

Delivered & Underway

### **700+ Acres**

Acquired and/or Licensed



Shot at location.

# Why have anything less when you can have it all.

Every detail here, every space and every moment is designed for you to live a larger life, find ways to connect deeply and thrive in your own element. So if you've been looking for the perfect place to call home, it doesn't get more perfect than this have-it-all habitat.

