


Assetz
Promise
of Spring



 **Assetz** | In Association With **Sambhav**



In the gentle embrace of twilight's glow,
Surrounded by love, our hearts overflow.
With family close, sharing tales of the day,
Building our future, together we play.

Under the stars, a path we weave,
As laughter echoes, we all believe.
Rooted in love, from memories we borrow,
Looking ahead, with hope for tomorrow.

Each step a bridge from the past to the now,
Hand in hand, we make our vow.
With smiles and hugs, our bonds grow tight,
Building our future, in love's soft light.



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Promise of Spring

Nestled within 23 acres of serenity, this sanctuary encapsulates the boundless energy and rejuvenation of spring. It is envisioned as a harmonious habitat where life flourishes in perfect sync with the rhythms of nature, inspiring renewal and endless possibilities.



Our Promise

This project is a meticulously crafted haven where open spaces, green cover, and a regenerative park form the core of the living experience. It's designed for those who cherish the luxury of space and the richness of urban life, balanced with a deep connection to the natural world.





Experience Luxury From the Moment You Arrive

Immerse yourself in the welcoming embrace of an entryway that reflects the essence of Bangalore's famed tree-canopied avenues, creating a hospitable ambience for both residents and guests.

A Promising Haven in North Bangalore

Promise of Spring embodies the ideal locale for discerning urban residents seeking modern living, amidst burgeoning opportunities and amenities.





Why Invest in North Bangalore?

An attractive investment destination.

Current Infrastructure

- ✈️ Kempegowda International Airport
- 🛍️ 12+ Retail & Recreation Centres
- 💼 7+ IT Parks
- 🎓 10+ Educational Institutions
- 🏥 5+ Recognized Hospitals

Future Development

- 🏢 Devanahalli Business Park (408 acres)
- 🚀 KIADB Aerospace Park (3,000 acres)
- 🏢 IFCI Financial District
- 💼 BIAL IT Investment Region (12,000 acres)
- 🛣️ Bellary Road Expansion (6 to 8 lanes)
- ✈️ KIA Infrastructural Upgrade (Kempegowda International Airport)
- 🌳 Nano Park



Unlock Easy Access and Connectivity



Located right on the Bangalore-Hyderabad Highway.

Situated within easy reach of the KIADB industrial area.

Convenient access to Bangalore International Airport within 20 minutes.

Future-ready with a proposed ORR-Airport Metro line for even easier transit.

Quick 7-minute drive to Devanahalli.

Just 5 minutes from Satellite Town Ring Road (STRR).

Close to burgeoning city hotspots like Hebbal, Yelahanka and Doddaballapura.



ETA as per Google Maps. May vary depending on the time of day and mode of transport.

Location Map



RESTAURANTS



RESORTS



HOSPITALS



RETAIL



EDUCATION



IT PARKS

A Sanctuary of Comfort and Convenience

Our clubhouse stands as a testament to luxury intertwined with nature. With its elegant architecture and comprehensive facilities, it serves as a perfect blend of form and function. Every moment spent here invites residents to embrace serene beauty and engaging activities, fostering a vibrant community spirit.



Play More

Uncover a vibrant community where play is central to a dynamic lifestyle, nurturing connections and well-being in every shared moment. Rejuvenate, connect, and embrace every day as a journey of happiness in this spirited haven.



Stock Image



Table Tennis



Squash Court



Billiards Room



Pool Room



Games Room



Swimming Pool



Futsal Court



Basketball Court



Padel Tennis Court



Tennis Court



Kids' Play Area



Net Cricket








Kids' Pool







CGI Artist's Impression

Live More

Experience elevated living at Promise of Spring, where the clubhouse serves as the heart of your lifestyle. It's a haven of well-being, a social hub for memorable gatherings, and a retreat for daily rejuvenation. Here, life becomes an art form, with spaces designed to inspire your routine and enrich every aspect of your day.

-  Banquet Hall
-  Party Terrace
-  Pets' Park
-  Tree Plaza with Seating
-  Reading Nook



-  Seating Alcove
-  Yoga Deck
-  Steam & Changing Room
-  Gym

Our Lush Lifeline

Here, we intertwine life with the lushness of nature. Our greenscapes, both planned and reserved, form the core of a living environment that exudes tranquillity and beauty, nurturing the soul and the soil. Experience the joy of a home where nature's abundance is treasured.



47% Open Spaces



4 Acres of Green Cover



1-Acre Regenerative Park

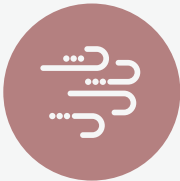
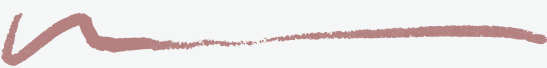


5000+ Trees Within the Project



Rewards of Living Amidst 5000+ Trees

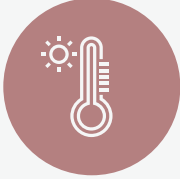
This idyllic setting fosters biodiversity, enhances wellness through improved air quality, regulates the climate, ensures strategic water conservation, and more — promoting a lifestyle that is both indulgent and in harmony with nature.



Improved Air Quality



Scenic Vistas
All Around



Better Temperature
Regulation



Water Conservation
for Sustainability



Enhanced Biodiversity



Nature-Immersed
Social Spaces

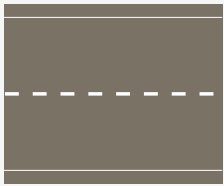


In the canvas of Promise of Spring,
Where details paint the scene,
Broad roads like ribbons, in landscapes serene.
Pathways for wandering, where stories unfold,
In the light of lamps energy-saving, bold.

The whisper of water, through drip irrigation, sings,
Nurturing life in green, vibrant springs.
Plumbing, advanced, a hidden vein of care,
Ensuring every drop is a treasure rare.

Security's embrace, a vigilant night's guard,
Keeps us safe, our moments unmarred.
In energy's conservation, a future bright we see,
Crafted with love, for you and for me.





The Roads



Avenue Plantation

Both sides of the road are designed to host larger trees to provide not only aesthetic appeal but also enhanced privacy.



Vehicular Movement

~5.75 to ~7.5-meter-wide concrete driveways allowing two-way vehicular movement, with ample space to accommodate an additional vehicle.



Seamless Walkways

Designed to ensure seamless and uninterrupted walking experiences by minimizing level differences.



Chamber-Free Driveways

All chambers are thoughtfully tucked below the walkways or landscape areas.



Three-Tiered Landscape

Artfully crafted landscape blending tall and low shrubs along with a tree, bringing the beauty of nature outside every plot.



Plot Entry

A dedicated 4-meter-wide entry to each plot, meticulously designed for effortless access.



Energy Efficient Lighting

A combination of solar-powered and electrical streetlights planned at regular intervals.

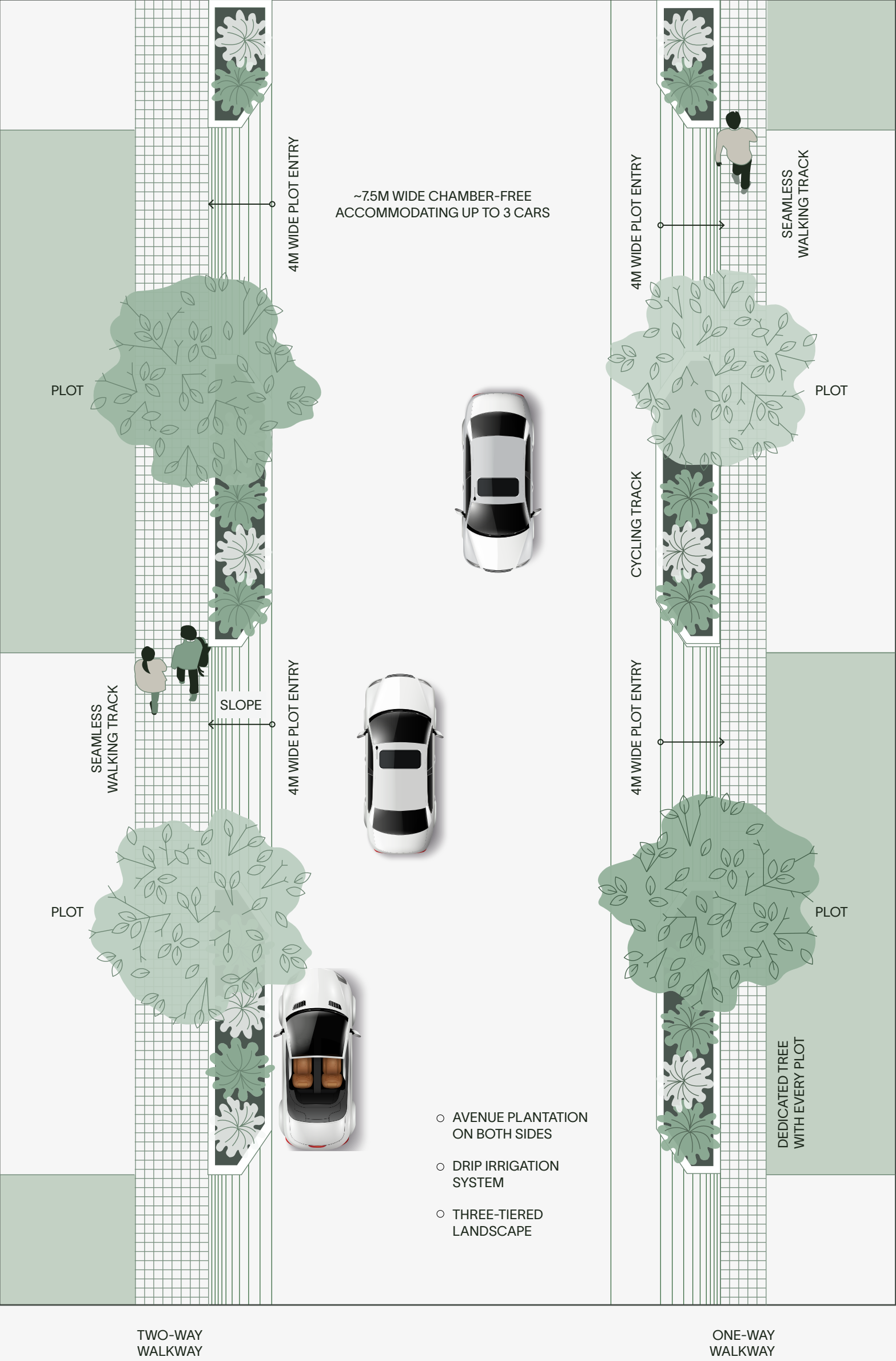


Drip Irrigation

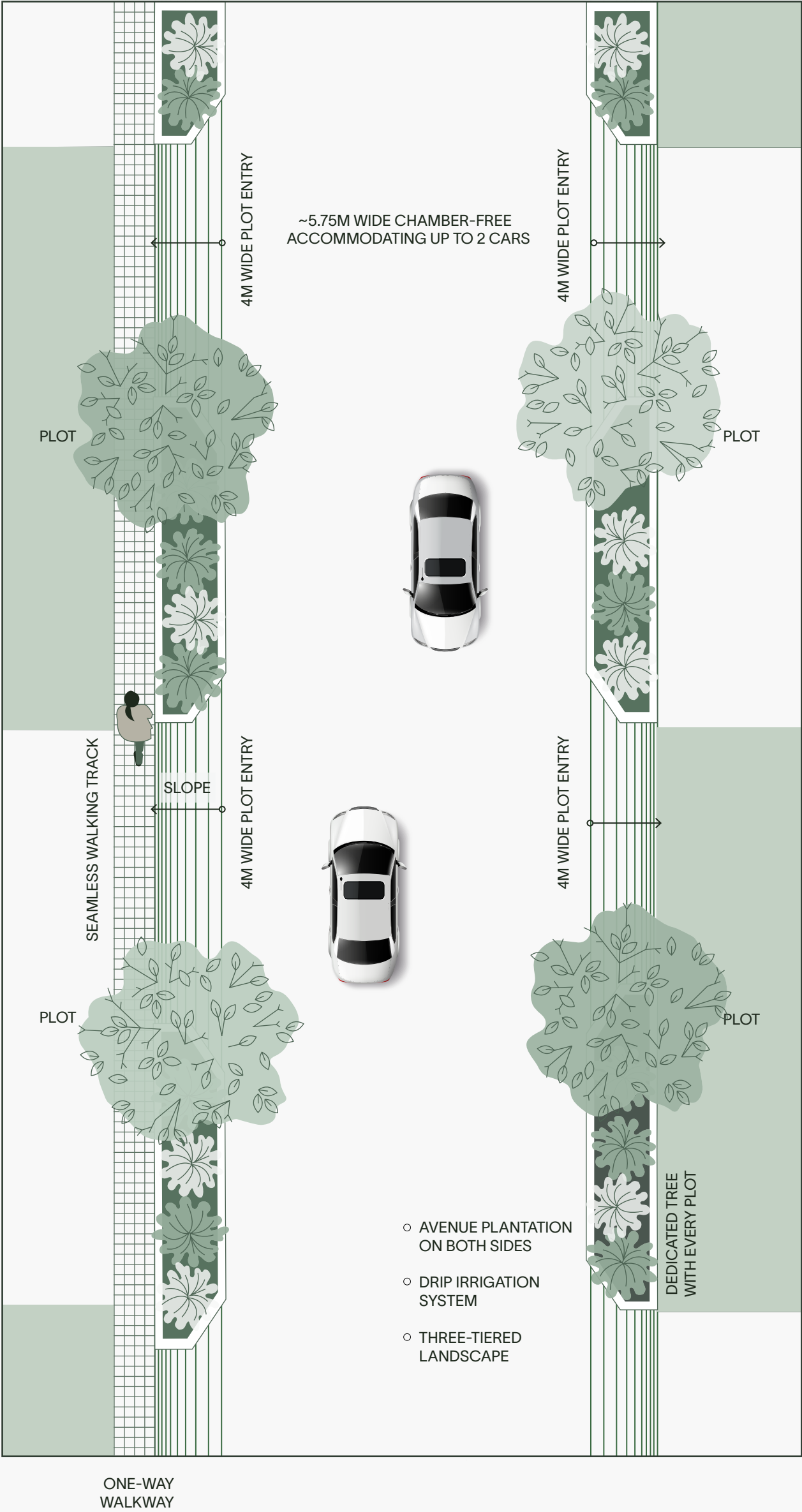
A well-planned irrigation system for hassle-free landscape maintenance.



12M Road Section



9M Road Section



Meticulously Crafted Infrastructure



Roads and Pathways

- Concrete finish internal roads.
- Pedestrian pathways along the driveway with paver finish.
- Landscaped avenue plantation on either side of the road.
- Roads and plots with signages and plot numbering.
- Each plot will have a defined access finished in concrete/paver from approach road.



Electrical

- 100% DG Backup for the common service areas.
- Underground conduits provision for fibre cables.
- LED light fixtures.
- Underground power lines to distribute power from transformer yard up to feeder pillar.
- Provision to lay cables from feeder pillars to individual plots.



Plumbing

- Underground sanitary line network from STP up to plot entry.
- Underground water supply lines till plot entry.
- Drip irrigation network for majority common landscape areas.



Safety and Security

- Security cabin with boom barriers.
- Peripheral boundary with entry and exit signages.
- CCTV surveillance at entry, exit points, service yard and kids' play area.



Services

- Sewage treatment plant.
- Centralized underground sump supplying treated water.
- Organic waste converter.
- Overhead water tank for domestic water supply till plot entry.

Green Features



Water Conservation

- Treated water used for landscape.
- Recharge pit for rainwater harvesting.



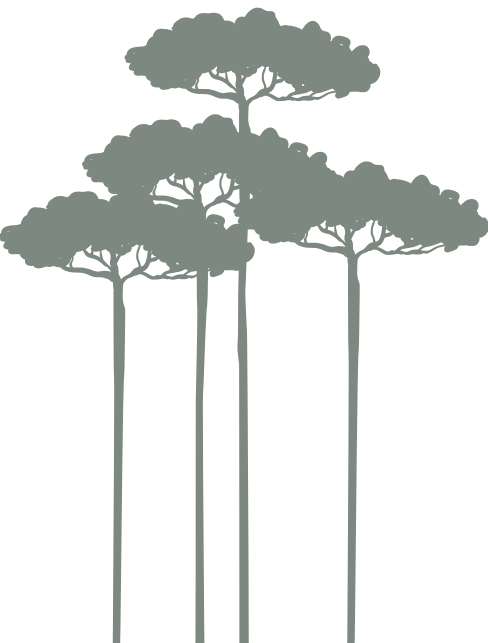
Energy Conservation

- Energy efficient fixtures for common areas.
- Timer-controlled streetlights.
- Clubhouse with ample natural lighting and ventilation.



Landscaped Features

- Common garden areas.
- Avenue plantation for internal and master plan roads.
- Low maintenance plants along roadside.





The Master Plan

“Promise of Spring” unfolds as a masterfully designed landscape that integrates luxury, sustainability, and community living. It's a testament to thoughtful urban planning, promising a lifestyle of unparalleled tranquillity and fulfillment.



- | | | | |
|---|--------------------|----|-------------------------|
| 1 | Entry/ Exit | 10 | Swimming Pool |
| 2 | Futsal Court | 11 | Kids' Pool |
| 3 | Clubhouse | 12 | Regenerative Park |
| 4 | Kids' Play Area | 13 | Reading Nook |
| 5 | Lawn | 14 | Seating Alcove |
| 6 | Tennis Court | 15 | Tree Plaza with Seating |
| 7 | Basketball Court | 16 | Pets' Park |
| 8 | Net Cricket | 17 | Visitors' Car Parking |
| 9 | Padel Tennis Court | 18 | C.A. Site |

Where dawn's light kisses verdant plains,
And twilight's calm in spring remains,
Promise of Spring, a canvas wide,
Where luxury and nature gently collide.

Join the dance of leaves, the whispering trees,
In spaces where every soul feels at ease.
Crafted with care, where lives entwine,
In a community where your heartbeats align.

Take the step to where possibilities gleam,
In this woven tapestry of a dream.
At Promise of Spring, find your space,
Embrace the call to this cherished place.

Don't wait for the morrow to find your part,
In this oasis, where journeys start.
Forge your path here, let your story unfold,
In nature's embrace, watch your life take hold.



At Assetz, We Live in the Details.



Curated with a Myriad of
World-class Amenities



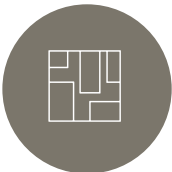
Landscapes that Boast
of Meticulous Planning



Breaking Conventions
through Intelligent Design



Sustainability Features at
the Core of Every Blueprint



Smart Use of Space for
Maximum Floor Efficiency



CGI Artist's Impression





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 planned, 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 300 professionals who bring outstanding expertise to their respective fields. The team also has a 12-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.

In Association With

Sambhav

Established in 2022, Sambhav embarked on a journey with a vision to become one of India’s most trusted real estate businesses. Drawing from a rich experience in high-capital markets spanning three decades, we seamlessly transitioned into the real estate landscape. Our journey began in Devanahalli, with the successful unveiling of one million square feet of carefully designed plots, setting the foundation for continued expansion and success.

Reflecting a vision to continuously innovate, we have now diversified our services to include commercial, residential, warehousing, and fund management sectors.



Promise of Spring

NH 44, Avathi Village,
Kasaba Hobli, Devanahalli,
Bangalore Rural - 562 110.



Scan for
project location



No. 30, Crescent Road,
Bangalore - 560 001.
Ph: 78295 54411

In Association With



No. 27, Sundar Bhavan,
Opposite Hari Super Sandwich, Iyengar Street,
Kumara Park West, Bangalore - 560020.

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