





1, 2 & 3 BHK SUSTAINABLE HOMES

MAXIMUM LIVING, MINIMUM FOOTPRINT

The Northern Star. Polaris. Alpha Ursae Minoris.

For millennia, explorers and pathbreakers across the world have navigated by it, looked to it for direction.

A guiding light, unwavering, a beacon from above.

Like its namesake, CoEvolve Northern Star is a pioneer in its own right, lighting the path to a new way of thinking, inspiring and being, a torchbearer of a new way of life.

A flagship for CoEvolve Estates that embraces futuristic, circular living.

A new definition and direction to wholesome living.

BBMP Occupancy Certificate: OC/121/19-20 dtd 29th February,2020 • **Permanent RERA Registration No.:** PRM/KA/RERA/1251/309/PR/170916/000151 available at <http://rera.karnataka.gov.in/home> • **RERA Registration Date:** 16th September, 2017 • **BBMP Approval No.:** ADDL.COMM.YLK/LP/0524/16-17 • **BBMP Approval Date:** 27th April, 2017 • **Expected Date of RERA Completion:** 31st March, 2021



Artistic impression

DISCOVER THE JOY OF LIVING IN AN ENVIRONMENT THAT'S SUSTAINABLE FOR EVER

Welcome to the CoEvolve Northern Star!

AN IGBC PRE-CERTIFIED PLATINUM RATED PROJECT

Eco living has always remained over-stated and under-delivered. Here's your opportunity to experience a green home with a slice of Bangalore's soul! A home where the air is fresh, a home where you use renewable energy, a home where rain water is used to replenish the ground water, a home that is cooler than the city, a home that provides the best environment to bring up your children.

A home you will be proud of!

Set in Thanisandra, North Bengaluru your investments will reap high returns in the near future, given the infrastructure developments underway and planned by the government as well as the private sector. Proximity to the airport adds further value to the locality.

Project Highlights

B + G + 13 Floors | 1.65 Acres | Apartments

1 BHK - 718 sq.ft.

2 BHK - 1039 sq.ft. to 1279 sq.ft.

3 BHK - 1435 sq.ft. to 1757 sq.ft.



Actual shot

SUSTAINABLE FEATURES

Circular Living is a step up from simply living sustainable, where your environment is planned, designed and built holistically, based on the principle that no resource should be wasted, and where all waste produced is considered a valuable resource in itself.

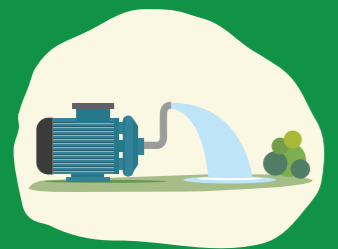
All of our amenities at CoEvolveNorthern Star, just like everything on the planet, are connected, interdependent, and focus on helping the world CoEvolve to Circular Living!



All common areas are lit by LED lights. To further optimise power consumption they are controlled by a network of timers and sensors.



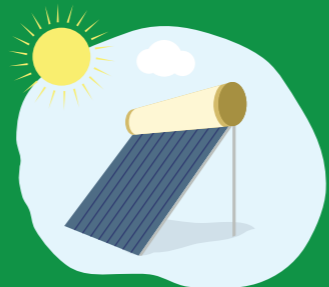
High performance glass by Saint-Gobain on sun facing windows cut out heat while letting in light.



Energy efficient pumps & motors for all requirements



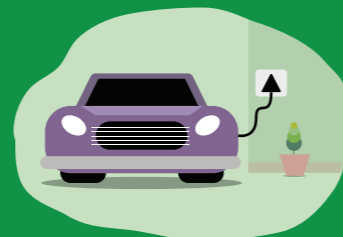
Solar panels and Windmills generate 20 kW of clean green renewable energy. This powers the entire common area lighting.



Solar Water Heaters for the top 3 floors reduce usage of energy-hungry electric water heaters.



Energy efficient gearless elevators with group control to optimize usage.



Dedicated electric vehicle charging bays powered by onsite clean green renewable energy

Artistic impression of Vertical Garden



The iconic Vertical Garden at CoEvolve Northern Star will be amongst the tallest of its kind in the country. While improving air quality and reducing surrounding temperature, it also enhances the aesthetics of the building



Treated grey water is passed through a state-of-the-art Tertiary Water Treatment Plant making it pure enough to drink.



Rainwater harvesting maximises utilization of rainwater through filtering and bulk storage



Abandoned, dry borewells on the property will be converted to Deep Bore recharge wells to replenish the groundwater table with excess rainwater.



On site solid waste composter takes care of the perennial issue of garbage while also producing organic compost.



Power backup via diesel generators with automatic load controller to optimise fuel consumption.



A water softener plant treats all incoming water from borewells or tankers



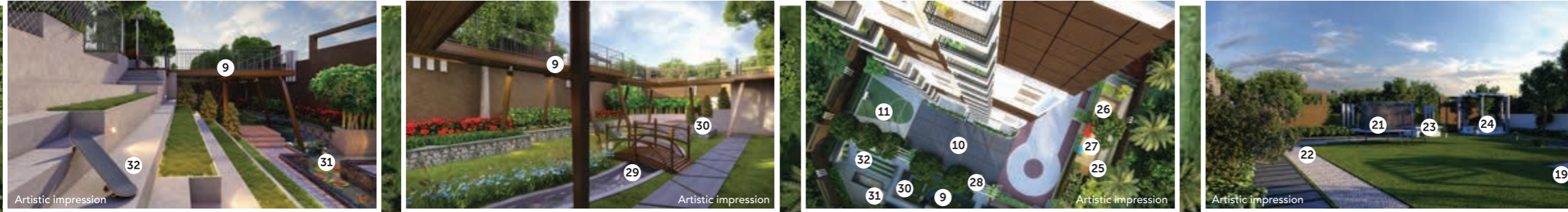
All rainwater runoff is directed to Deep Recharge Pits via a network of storm water drains, replenishing the groundwater.



The waste water is segregated at source into black water (from commodes and kitchen sink) and grey water (from shower area and utility). ECOSTP has designed a very futuristic Sewage Treatment plant (STP) & Grey water treatment plant (GWTP) for CoEvolve Northern Star. It does not use any electricity. It does not have any moving parts. It works by gravity flow and biological process. It gets even better. The maintenance cost are substantially lower than conventional treatment plants.

AMENITIES THAT BUILD COMMUNITIES

With every amenity thoroughly thought through, CoEvolve Northern Star is filled with luxuries, putting you in the midst of an environment that encourages the residents to come together to learn, play, work and CoEvolve!



MASTER PLAN

Ground Level

1. Stylish Entrance Plaza
2. Security Cabin
3. Pick-up Drop-off point
4. Transformer Yard
5. Entry Ramp
6. A-Block Entrance
7. Visitors Parking
8. B-Block Entrance
9. Treetop Trail
10. Hangout Zone
11. Dribble Court
12. Hopscotch
13. Badminton Court
14. Skating Rink
15. Chalk Gallery
16. Jogging Track / Cycling Track
17. Exit Ramp
18. Covered Parking
19. Yoga Corner
20. Fountain
21. Trampoline
22. Reflexology Path
23. BBQ Counter
24. Gazebo

Lower Ground Level

25. Pedestrian Ramp
26. Climbing Wall for Kids
27. Children's Play Area
28. Elder's Nook
29. Waterfall with Stream
30. Campfire Area
31. Lilly Pond
32. Amphitheatre
33. Cricket Practice Pitch
34. Solid Waste Converter

Basement Level

35. Advanced Water Treatment Plant
36. DG
37. Sewage Treatment Plant (Below Basement)
38. Grey Water Treatment Plant (Below Basement)
39. Water Softener Plant

Terrace Level

40. Solar Panels / Solar Water Heater
41. Windmills

FACILITIES

DISABLED FRIENDLY COMMUNITY

- Rain Water Harvesting
- 100% Solar power supply for common area lighting
- LED lights for entire common area
- Intercom connectivity • Deep bore recharge pits
- Car Wash Bays • Vehicle charging bays
- Surveillance camera (CCTV)
- Round the clock security • Restrooms for support staff
- Maintenance Office Cabin
- Provision to connect DTH of your choice (clutter free)





ROOFTOP ENTERTAINMENT ZONE



- 1. Clubhouse Lobby
- 2. Billiards
- 3. Table Tennis
- 4. Poolside Bar Counter
- 5. Toddler's Pool
- 6. Swimming Pool
- 7. Pool side Jacuzzi
- 8. High Speed Elevators
- 9. Apartments
- 10. Meditation Zone
- 11. Sky Garden
- 12. Weeping Wall
- 13. Indoor Games Room
- 14. Steam Room
- 15. Change Room & Wash Room
- 16. Gymnasium
- 17. Sky Deck
- 18. Multi-Purpose Hall
- 19. Pantry
- 20. Wash Room



Actual shot of Meditation Zone

Actual shot of Rooftop Swimming Pool

STEP UP TO CIRCULAR LIVING



Actual shot of Campfire & Amphitheatre



Actual shot of Rooftop Meditation Zone



Actual shot of Tree Top Trail



Actual shot of Water Stream

MAXIMUM LIVING, MINIMUM FOOTPRINT



Actual shot



Actual shot of Children's play area



Actual shot of Entrance Plaza



Actual shot of Rooftop Swimming Pool

SPECIFICATIONS



FLOORING

All tiles from SOMANY

- Vitrified tiles in Living, Dining, Bedrooms
- Ceramic tiles in Kitchen, balconies and utilities
- Anti-skid ceramic tiles in bathrooms



WINDOWS

European u-PVC windows from Deceuninck

- 3 track with mosquito mesh shutters
- Hi performance glass on sun facing windows
- Ventilator with exhaust fan in bathrooms



DOORS

Door frames are made from eco-friendly WPC (wood polymer composite)

- Main Door: Double side teak finish solid core flush shutter with Stainless steel accessories
- Bedroom & Bathroom: Water-resistant molded skin panel door shutters
- u-PVC French doors with sliding glass and mosquito mesh shutters to balconies



BATHROOMS

- Full height (false ceiling height) dado with ceramic tiles from SOMANY.
- Kohler basins & commodes.
- Kohler CP fittings and health faucets. Single lever diverter for shower.
- Exhaust Fan in all bathrooms
- Solar heated water connection to all toilets in the top three floors ONLY.



KITCHEN

- 20mm thick polished granite over counter. 2 ft above counter ceramic dado tiles, one FRANKE stainless steel sink with drain board and tap.
- Electrical and plumbing points include points for water purifier, refrigerator and chimney in kitchen and washing machine in utility area.
- One Exhaust fan



ELECTRICAL

- POLYCAB fire resistant copper cables.
- MK HONEYWELL modular switches.
- One ELCB (Earth Leakage Circuit Breaker) for each apartment for safety.
- AC point in living room & master bedroom.
- Adequate light, fan and plug points.
- TV point in living room. Provisional TV points in all bedrooms.
- Intercom point in living room.
- Provision for broadband internet in living room & master bedroom.
- BESCOM power: 5kW for 3BHK, 4kW for 2BHK & 2kW for 1BHK.
- DG Backup: 3kW for 3BHK, 2kW for 2BHK & 1.5kW for 1BHK.



PAINT

- Dulux Weather Shield Max paint on external walls
- Asian Paints Premium Emulsion paint on internal walls and ceilings
- Enamel paint for all MS works
- PU paint for all internal doors
- PU polish finish for Main Door

CoEvolve Northern Star is your guiding light to the best international schools, world class hospitals, shopping destinations, IT centres and commercially viable places like Marathahalli and Hebbal.

Northern Star enjoys pole position - strategic location with easy access by road and mass transit, in the most dynamic city in the world!



LOCATION MAP



CoEVOLVE

ESTATES

Built on ethics. Built to last.
(Formerly Asset Builders)

Since we set out to change the world in 2005 (as Asset Builders), we've carved a niche in the Bangalore real estate market, and built up a reputation that is deeply connected with our identity.

With focused energies and quiet diligence, we advanced sustainability through green initiatives in every project, committing to lifelong, hassle-free home ownership experience for all, providing development that's sustainable for generations to come, letting our ethics speak for themselves.

Our belief is in change as the heartbeat of growth, and the lifeline of evolution.

The future of all communities is circular, inclusive living and growth, with progress for everyone fueling the greater good of the collective.

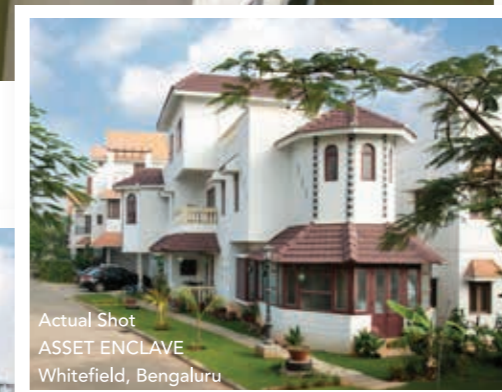
CoEvolve Estates is an identity that we can be proud of as we work towards transforming the way homes, communities and cities are created, culminating in the evolution of a healthier, more sustainable world – a world we'd like to gift our children.



Actual Shot
ASSET AURA
Off Marathahalli – Sarjapura ORR, Bengaluru



Actual Shot
ASSET SERENE
Sarjapura Main Road



Actual Shot
ASSET ENCLAVE
Whitefield, Bengaluru



Actual Shot
ASSET GARDENIA
Whitefield, Bengaluru

#LetsCoEvolve



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ESTATES

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