

SUN & SANCTUM
RAY OF CALM



“ Live in a home where the rays of sunshine
wake you up to a new day,
Where the calm cooling breeze sings a
lullaby every night,
The greenery around reminds you of a
happy song,
A home that gives you more than
everything you need. ”



Ray of calm

Begin a new chapter of your life in a home that promises everything, and more. Discover yourself by experiencing quality-living and the urban life alongside a like-minded community.

Situated in a thriving neighbourhood that is well-connected to many significant destinations yet placed away from the babble of the city, Sun & Sanctum plays host to those seeking the calm wind, the warm sunshine and an ideal abode that one can only dream of.

Master Plan

Located in the better part of KR Puram, the sanctum is spread across 4 acres of land with the perfect weave of social and private spaces. As for the open spaces, there is plenty dedicated to green pockets and urban amenities. Something for every member of the family.



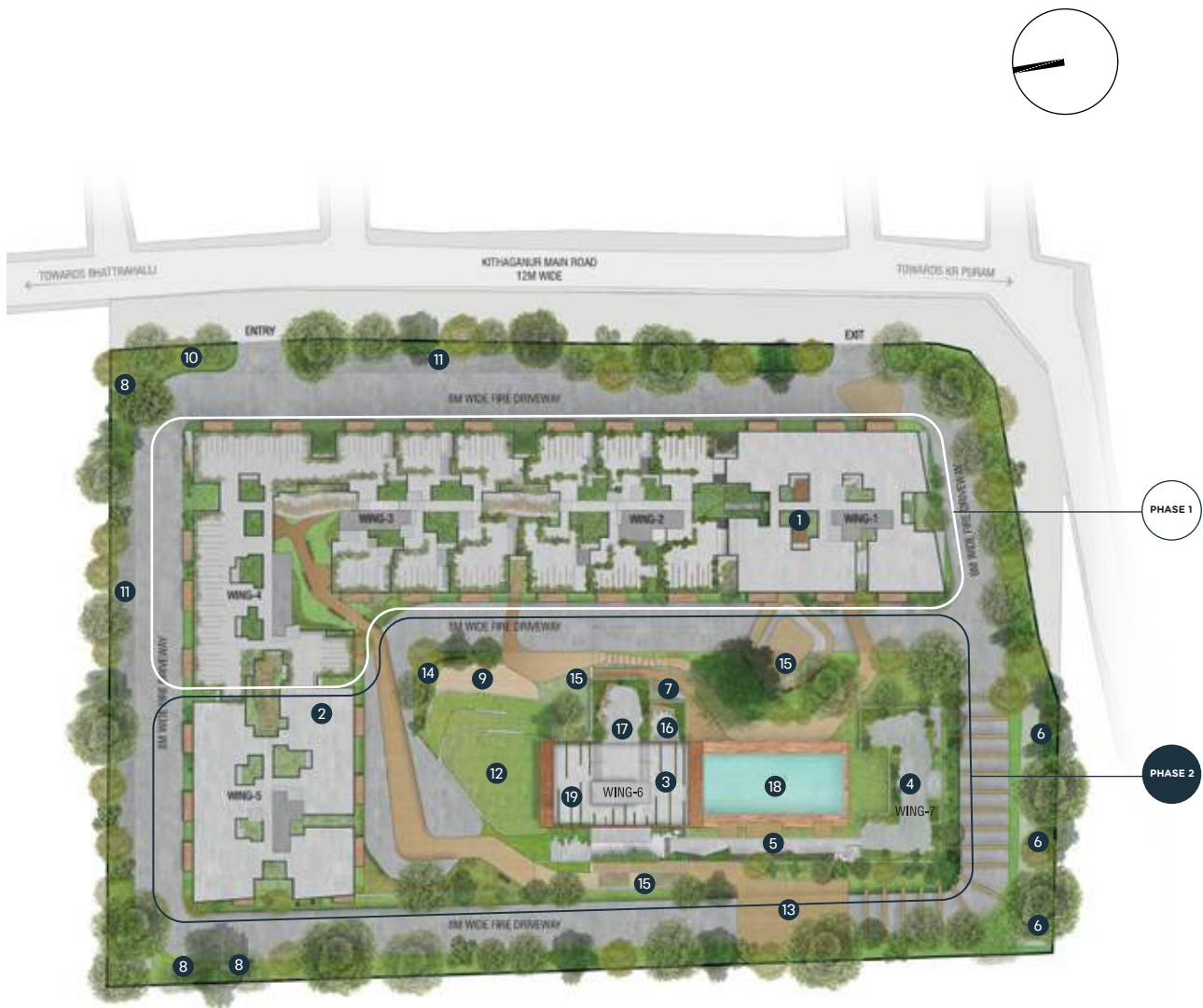
4.17 ACRES



321 UNITS



2 & 3 BHK CARBON HEALING HOMES



CGI ARTIST'S IMPRESSION

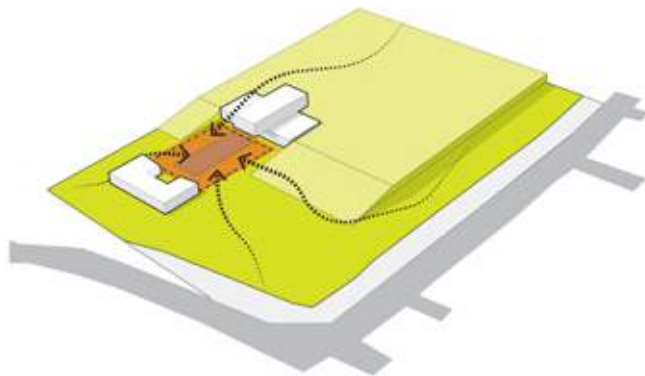
LEGEND

- | | | |
|-----------------------------|------------------------|---------------------------|
| 1 Amphitheatre | 8 Gas Bank | 15 Children's Play Area |
| 2 Creative Room | 9 Sand Pit | 16 Outdoor Yoga Space |
| 3 Gymnasium | 10 Security Kiosk | 17 Indoor Badminton Court |
| 4 Multi-purpose Hall | 11 Visitors Car Park | 18 Swimming Pool |
| 5 Outdoor Connecting Bridge | 12 Open Podium | 19 Table Tennis |
| 6 Services | 13 Multi-utility Court | |
| 7 Fitness Studio | 14 Seating Area | |

Design

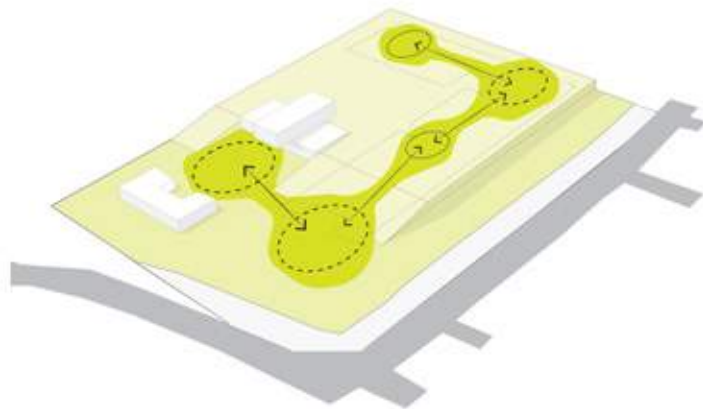
Every line drawn on the blueprint to every brick laid needs to tell a story, your story. We created one that comes alive with your personality and needs, one that celebrates your personal space as well as brings the community together.

It had to be planned well, but well enough for it to be exactly what you wanted.

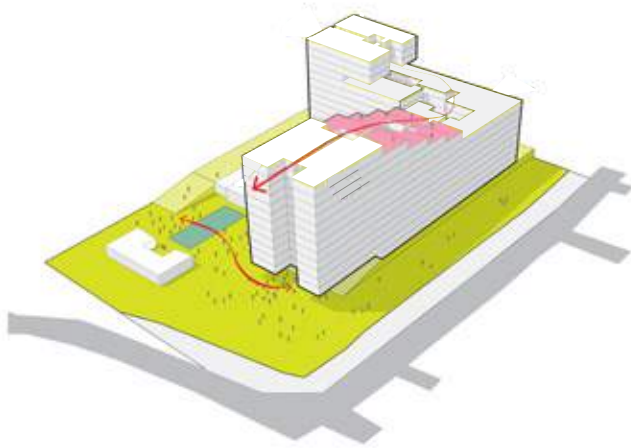
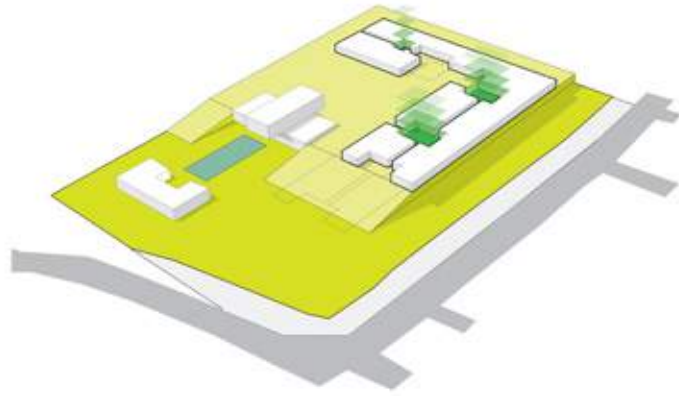


Defining the focus with the clubhouse

Extending the experience across site

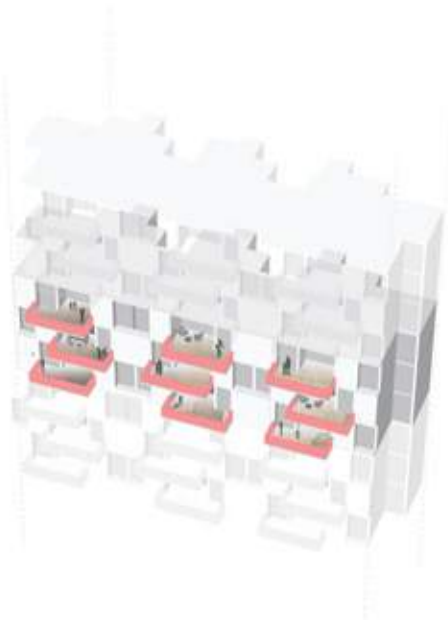


*Defining courts
between blocks*



*Weaving private and
social spaces*

Elevation + clubhouse



*Interplay of balconies
across units*


There is more to the sanctum than meets the eye.

Our inspiration was you and your family; the different lifestyles and the interests. We put together the best of urban amenities with the perfect balance of fitness and leisure, it's almost like we wanted you to have everything.

- Indoor Badminton Court
- Kids' Play Area
- Pool Table
- Creative Room
- Fitness Studio
- Steam & Changing Rooms
- Gymnasium
- Swimming Pool
- Multi-purpose Hall
- Amphitheatre
- Table Tennis
- Multi-utility Court
- Outdoor Yoga Area



Clubhouse

—  Make it your lifestyle

The 15,000 sqft clubhouse shelters the sound of cheer and laughter, warm greetings and fitness goals. It is a community space that is designed to complement the various lifestyles in your family. Furthermore, the modern look and feel of the clubhouse gives a sense of luxury and exclusivity.





CGI ARTIST'S IMPRESSION

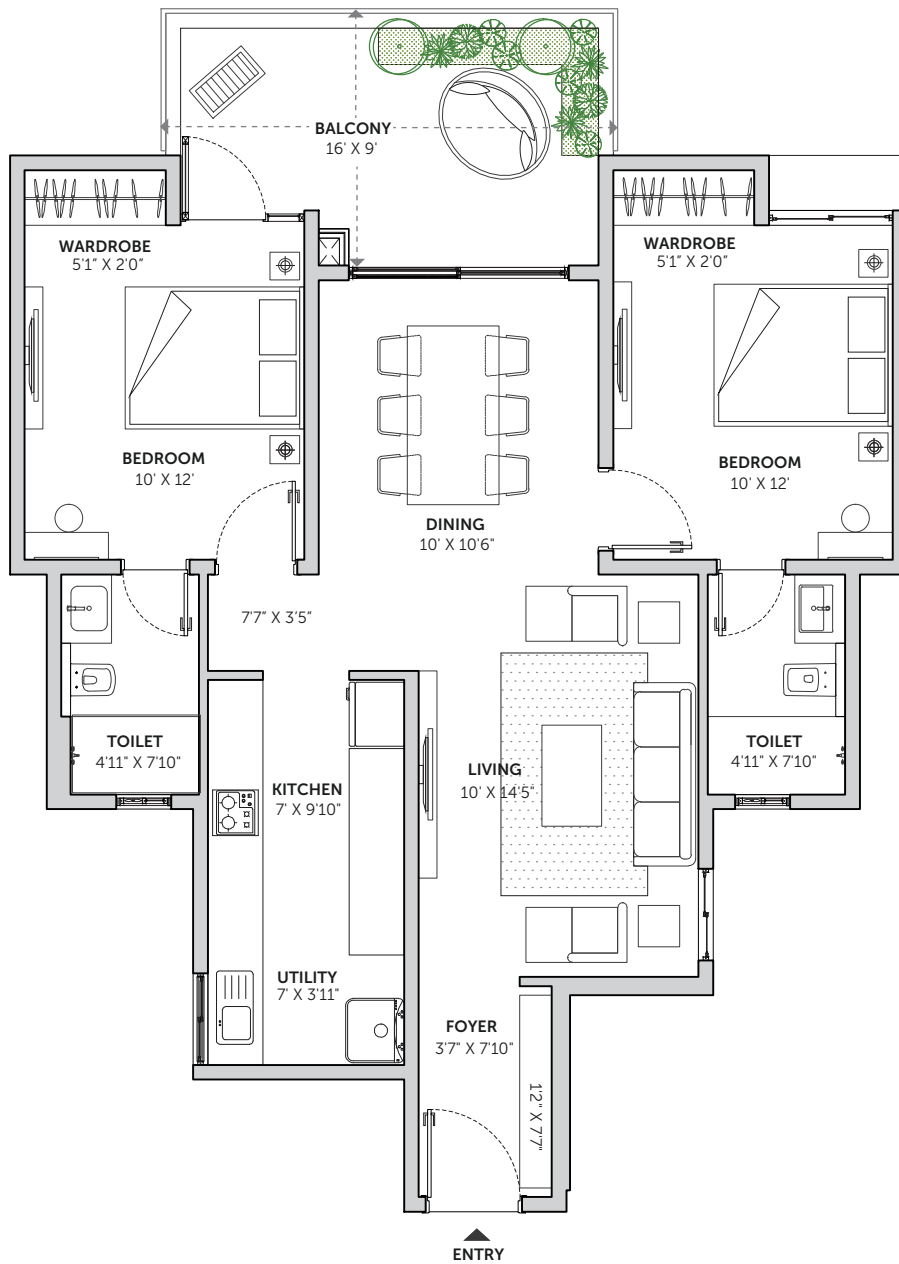
Unit Plans

72% avg FLOOR PLAN EFFICIENCY

The 321 homes are planned and designed to provide maximum natural light and ventilation. The layout of the homes is such that you get a higher floor plan efficiency, meaning more useable living spaces. There are compact studios, 2 and 3 BHKs to choose from. Whatever suits your needs, the best.

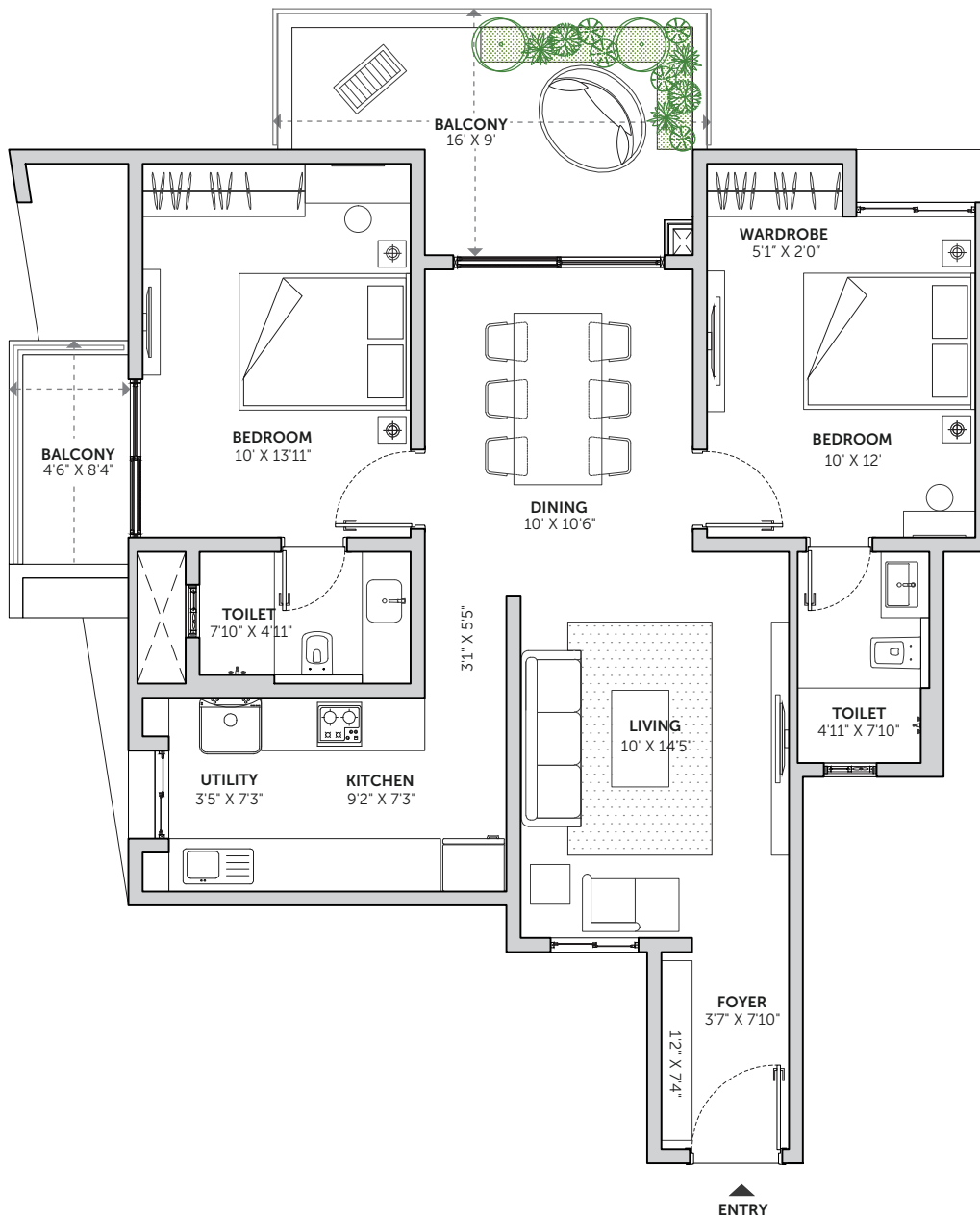
2 BHK **UNIT D2**

SBUA 1215 SQ FT — RERA CARPET AREA 782 SQ FT — CREDAI CARPET AREA 887 SQ FT



2 BHK **UNIT M1**

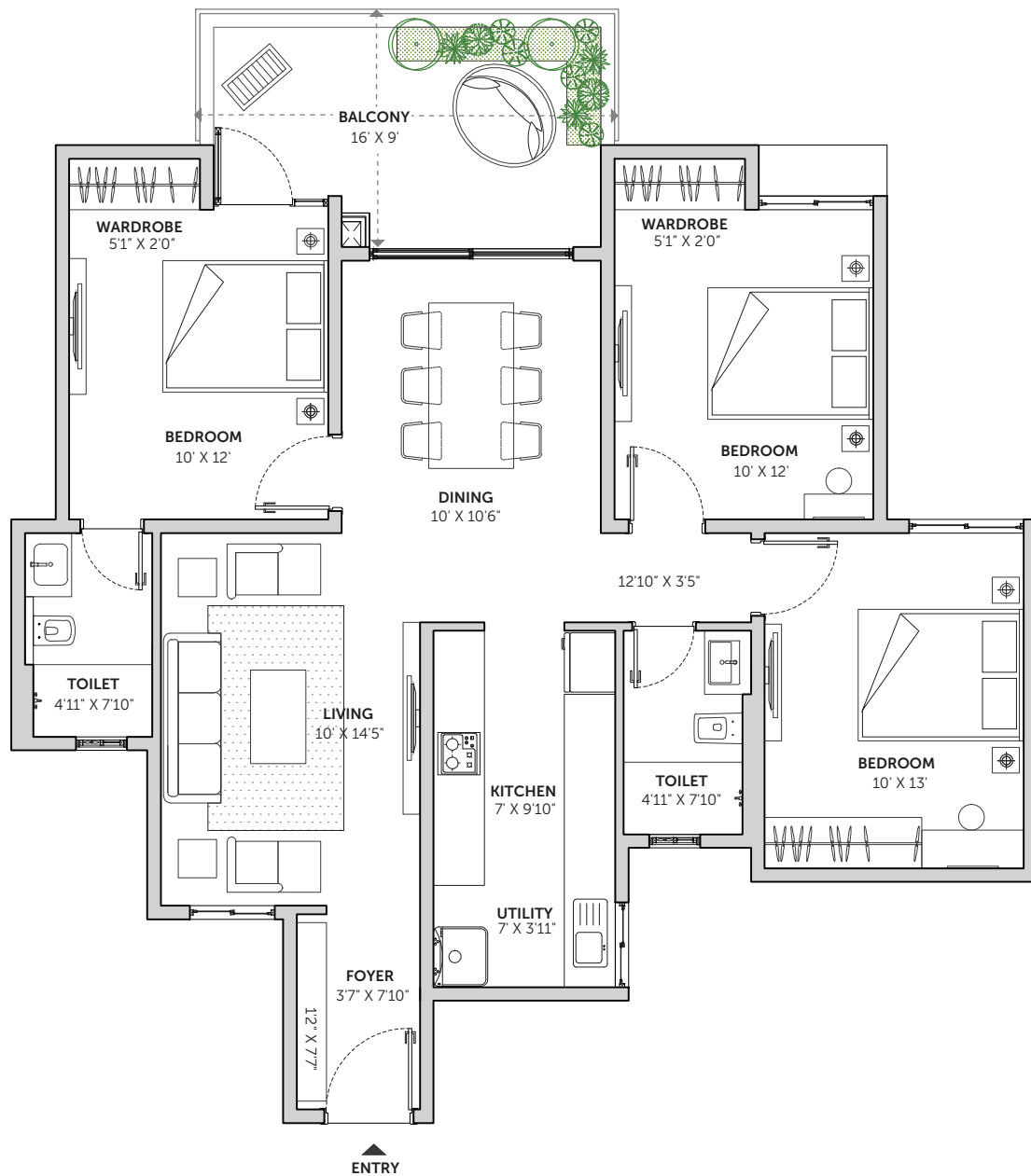
SBUA 1260 SQ FT — RERA CARPET AREA 780 SQ FT — CREDAI CARPET AREA 910 SQ FT



3 BHK 2T

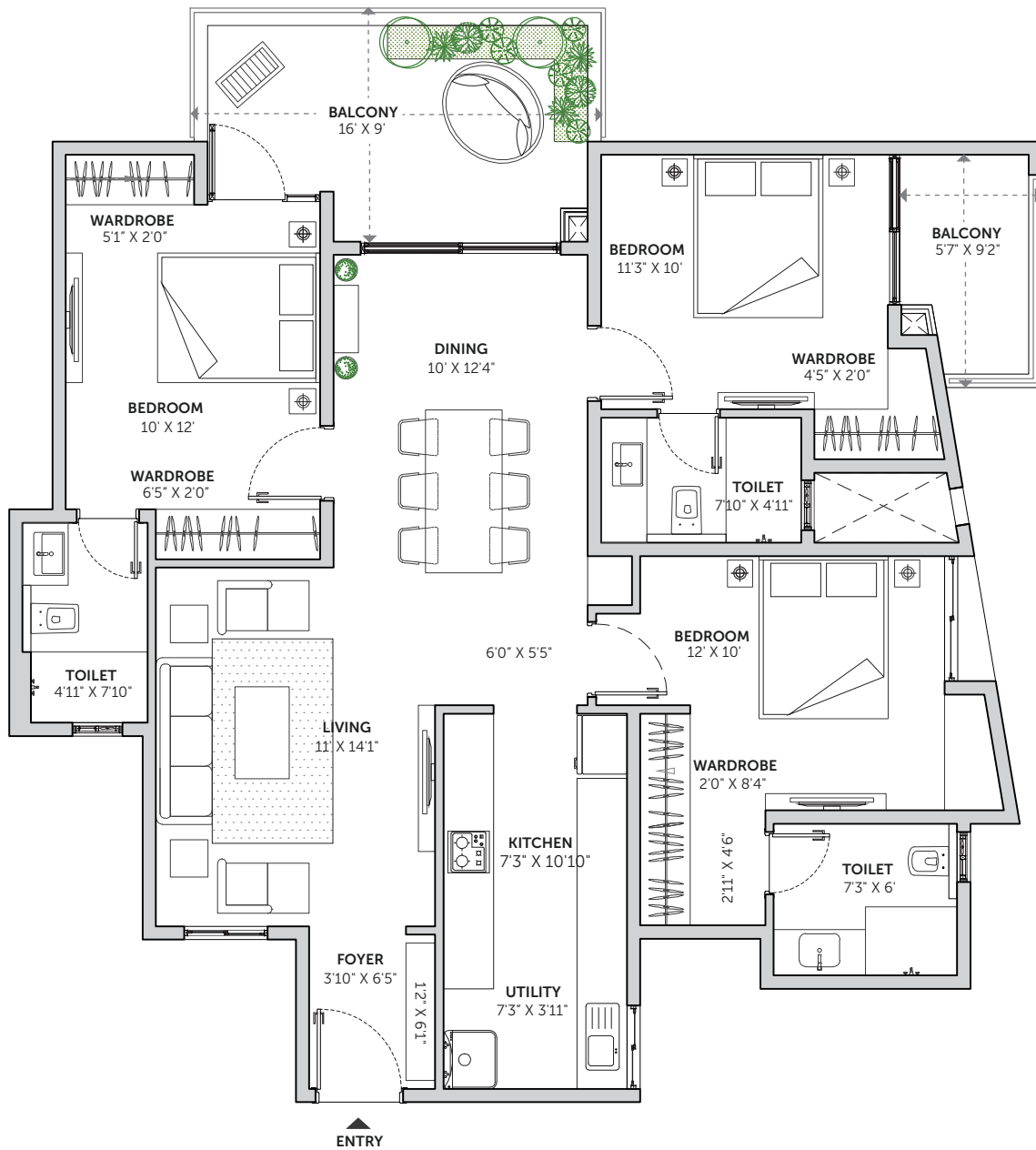
UNIT A2

SBUA 1427 SQ FT — RERA CARPET AREA 939 SQ FT — CREDAI CARPET AREA 1035 SQ FT



3 BHK 3T UNIT D1

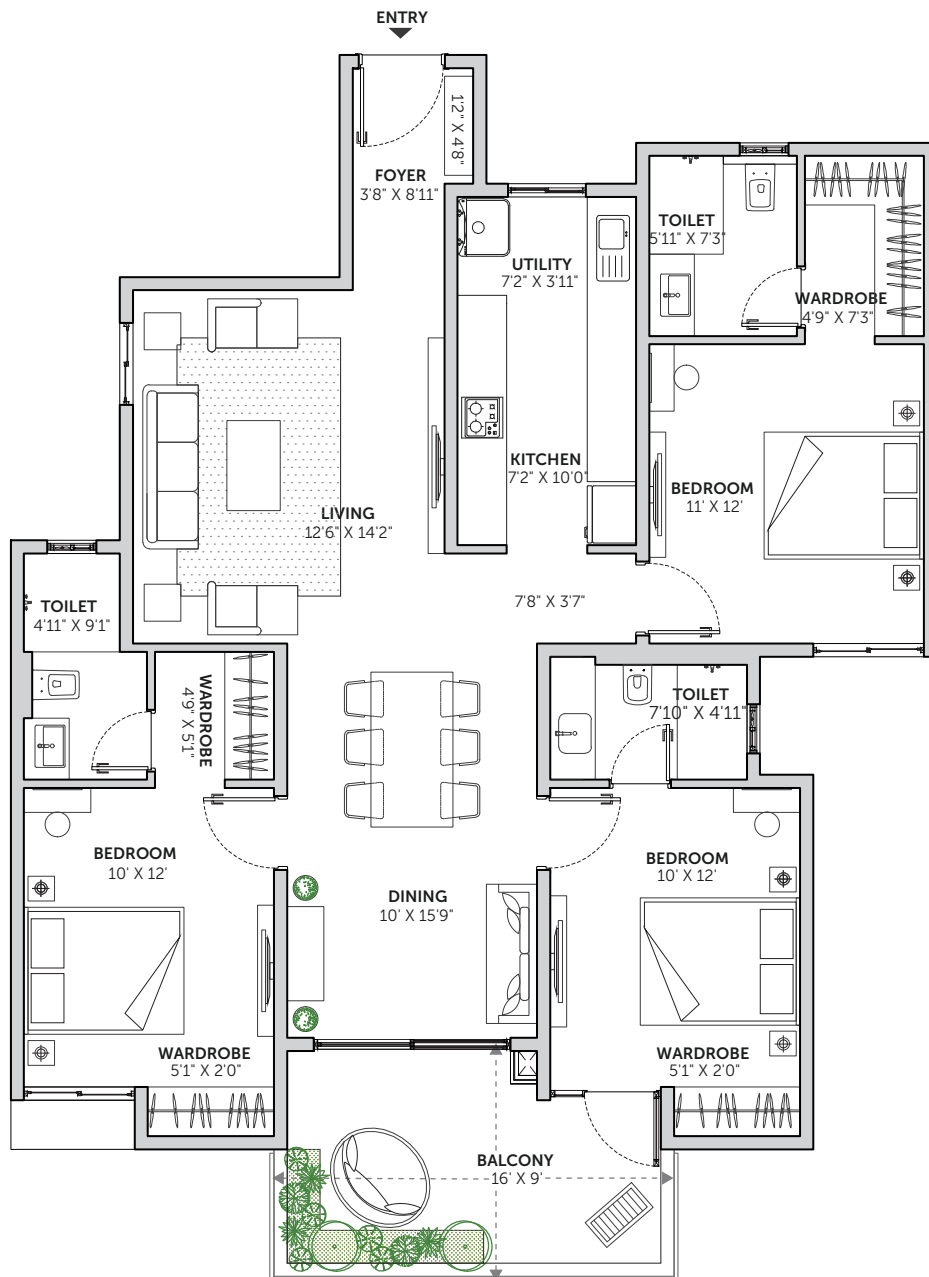
SBUA 1630 SQ FT — RERA CARPET AREA 1046 SQ FT — CREDAI CARPET AREA 1187 SQ FT



3 BHK 3T

UNIT G1

SBUA 1680 SQ FT — RERA CARPET AREA 1129 SQ FT — CREDAI CARPET AREA 1214 SQ FT



3 BHK 3T

UNIT M2

SBUA 1707 SQ FT — RERA CARPET AREA 1154 SQ FT — CREDAI CARPET AREA 1244 SQ FT







Key Specifications

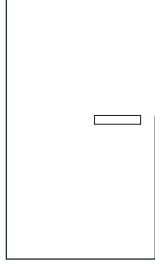
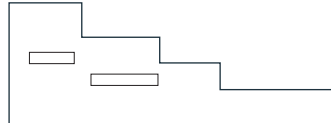
Your home deserves the best in class fittings and fixtures, which is why we sourced every specification from brands and vendors that are synonymous with durability, quality and luxury. An added advantage is that they also help with conservation of our natural resources such as water, electricity, etc.



Civil

STRUCTURE

Seismic resistant
RCC framed
structure



Architecture

DOOR

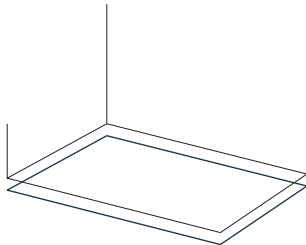
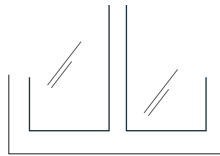
Engineered wooden doors

Main Door: Engineered wooden doors with veneer finish

Internal and Toilet Doors: Engineered wooden doors
with laminate finish

WINDOWS AND SLIDING DOORS

UPVC sliding doors and windows
with mosquito net



FLOORING AND WALL CLADDING

Living, Dining and Kitchen – Vitrified tiles

Master Bedroom – Laminated wooden flooring

Other bedrooms – Vitrified flooring

Bathroom:

Floor – Ceramic/ vitrified tiles

Walls – Ceramic tiles

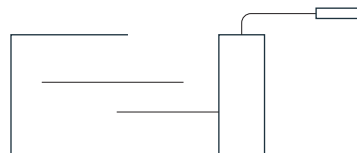
Balcony – Wooden finish ceramic tiles

PAINT

Internal walls – Acrylic
emulsion

External walls – Exterior
grade acrylic emulsion

Ceiling – Acrylic emulsion



BALCONY RAILINGS

Balcony: MS railings with enamel paint finish

FALSE CEILING

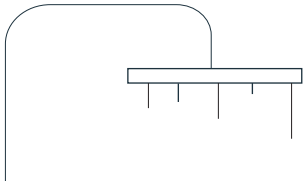
Toilets - Grid false ceiling with PVC coated tiles



Plumbing, Electrical, and Services

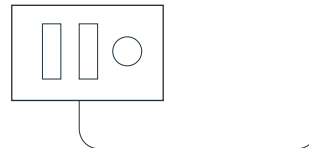
CP, SANITARY FITTINGS AND FIXTURES

Jaquar or equivalent water efficient CP fittings and sanitary fixtures



ELECTRICAL FITTINGS

Schneider or equivalent make switches and distribution board



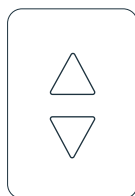
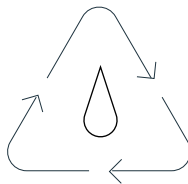
GRID POWER AND BACK UP POWER

EB power - 2 BHK - 4KW, 3BHK- 5KW

DG power backup - 50% of EB load for lighting circuits inside the apartments and 100% backup for lighting circuits, lifts and utilities in common areas

SERVICES

Water treatment plant
Sewage treatment plant

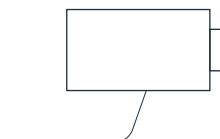


ELEVATORS

2 lifts per core of reputed make

SAFETY AND SECURITY

Common area surveillance



&HOMES

&Homes is an Assetz initiative to redefine the way people live. There is luxury, of course. But you will also find substance, not just show. Every &Home is designed keeping the future in mind which is why their characteristics include environmental sustainability, long-lasting specs, smart features and space-efficient designs, to name a few.

CARBON HEALING HOMES

SPONGE EFFECT

Designed to utilize every drop of water

~74% water saving through various measures*

Water efficient fixtures and dual flush system

Grey and black water treated and reused

ZERO OUT

Zero waste to landfill

Segregation of waste at source

Organic waste recycled through
organic waste convertor

SMART POWER

Total utilisation of renewable energy sources

Designed according to sun path analysis

Large windows

Timer controlled LED lights in common areas

Water heated from solar panels for
apartments in top two floors

CLIMATE CAPSULE

Higher green cover for lower temperatures

~69% open spaces + green cover

Native and water conscious landscape

OUTDOOR CONNECTED HOMES

GREEN OPEN SPACES

More open green spaces

SOCIAL SPACES

10+ urban amenities

~15,000 sqft clubhouse

Fitness and social amenities

SPACE EFFICIENT HOMES

72% average floor efficiency

Tucked-in wardrobes

Zero redundant spaces

Well-planned furniture sizes,
electrical layouts and storage

smart HOMES

Automated lighting

Automated geysers

Gas leak detection with auto shut-off

Motion sensor lighting

**May vary based on usage*



Engineered wooden doors with veneer finish (International technology)
Vitrified tiles and laminated wooden flooring
UPVC windows
Jaquar or equivalent CP fittings and sanitary fixtures
Schneider or equivalent electrical fittings
2 lifts per core of reputed make



Pre-installed fixtures** such as:
In-built wardrobes
Modular kitchen
High quality vanity



Designed according to scientific principles
to maintain harmony and balance



MATERIALS

Sourced from reputed manufacturers

PEOPLE

All our partners are leading experts in their field such as the reputed architects who worked on this project - ArchitectureRED, an award-winning architecture firm from Chennai

DESIGN

Designed to be aesthetically pleasing

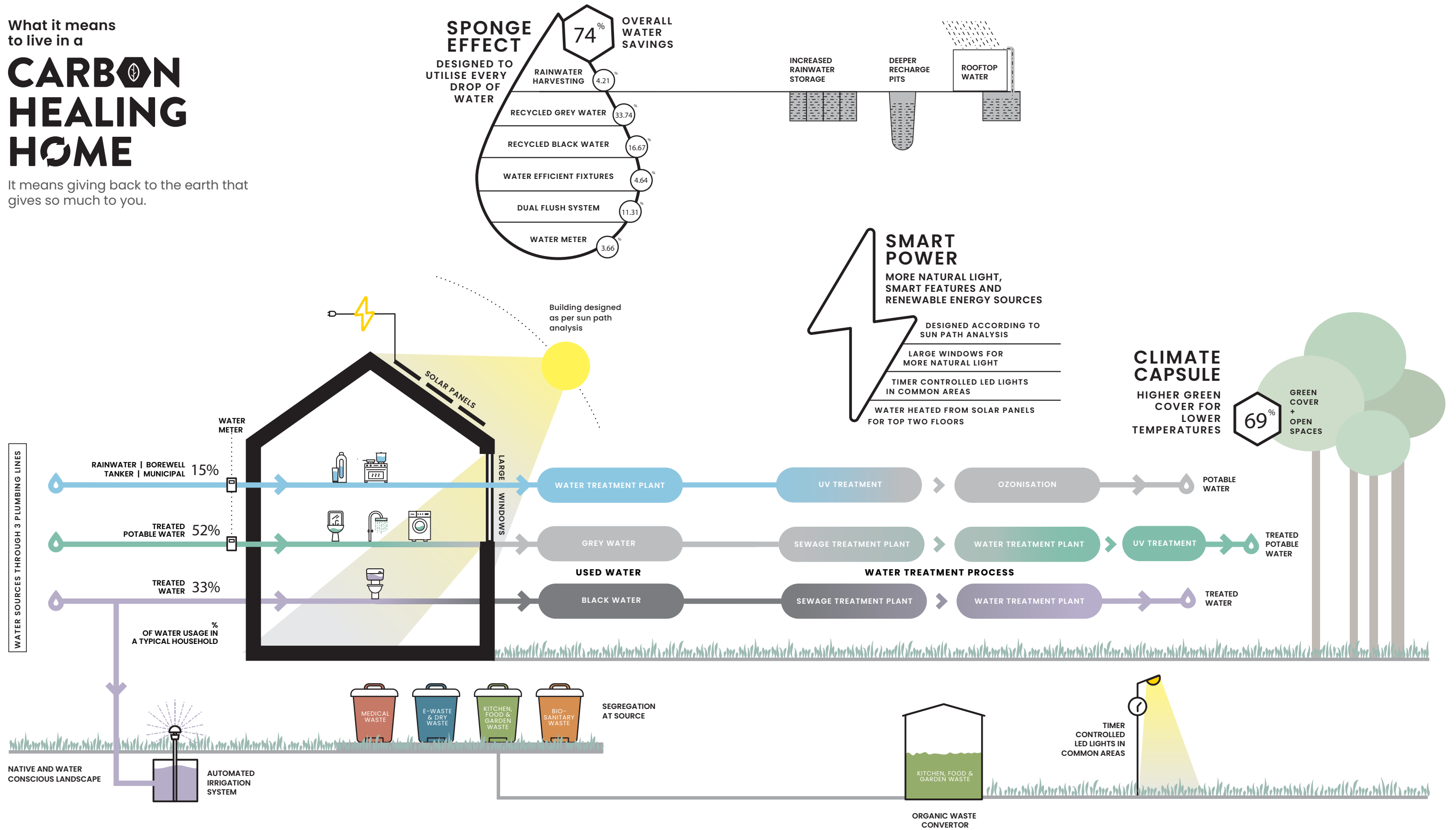
CONSTRUCTION

Partnered with acclaimed construction companies
Analysis and research before the building stage
RCC frame structure with blockwork
Regular quality control checks

**Optional

What it means to live in a **CARBON HEALING HOME**

It means giving back to the earth that gives so much to you.



Disclaimer
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Location

This sanctum is located in the suburban area of Thambu Chetty Palya (TC Palya), and what we call, the better part of KR Puram. It is equidistant from the main IT (Whitefield) and entertainment hub (Indiranagar) of the city, and every other important destination is in close proximity. There is excellent infrastructure such as hospitals, retail, schools, etc. available within few kilometres. One would even say that the location is so perfect, it just may be the address of the future.









Map not to scale




Within 2 kms



-  Sathya Sai Multi-speciality Hospital
-  Royal Mart
-  Kidzee
-  Maple Bear Canadian Preschool
-  Cambridge Institute of Technology
-  Dominos Pizza
-  Adyar Ananda Bhavan Sweets

Within 5 kms





-  Koshys Hospital
-  Proposed Metro Station
-  KR Puram Railway Station
-  ITI Central School
-  Just Bake
-  Nandhana Palace

Within 10 kms

-  Manipal Hospital
-  Narayana Multi-speciality Hospital
-  Apollo Cradle
-  ITPL
-  Indiranagar
-  Whitefield
-  Phoenix Marketcity

-  Gopalan Mall
-  VR Mall

Over 10 - 30 kms

-  MG Road
-  Embassy Golf Links
-  Manyata Tech Park
-  Bangalore International Airport



About **Assetz**

At Assetz, we're committed to creating sustainable homes that have minimal impact on the environment. Every Assetz home is a carbon-healing home. Its features include utilising every drop of water, sending zero waste to landfill and ensuring a green cover that helps both you and the environment to breathe.

Our team comprises over 200 professionals who bring outstanding expertise to their respective fields. The team also has an 11-year average of rich cross-industry skills across the board. As you've probably guessed by now, we also work with highly respected environmental specialists to make sure every Assetz home is eco-friendly.

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.

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Sun & Sanctum

Survey No.58,1, Kithaganur Main Road, Thambu Chetty Palya (TC Palya),
Battarahalli, Bengaluru, Karnataka - 560049.

Assetz Property Group

#2/1, Embassy Icon Annexe, Infantry Road, Bangalore, Karnataka - 560001.

The logo for Assetz, featuring the word "Assetz" in a bold, sans-serif font with a curved line above the letters "z" and "t".

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www.assetzproperty.com/sunandsanctum