

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

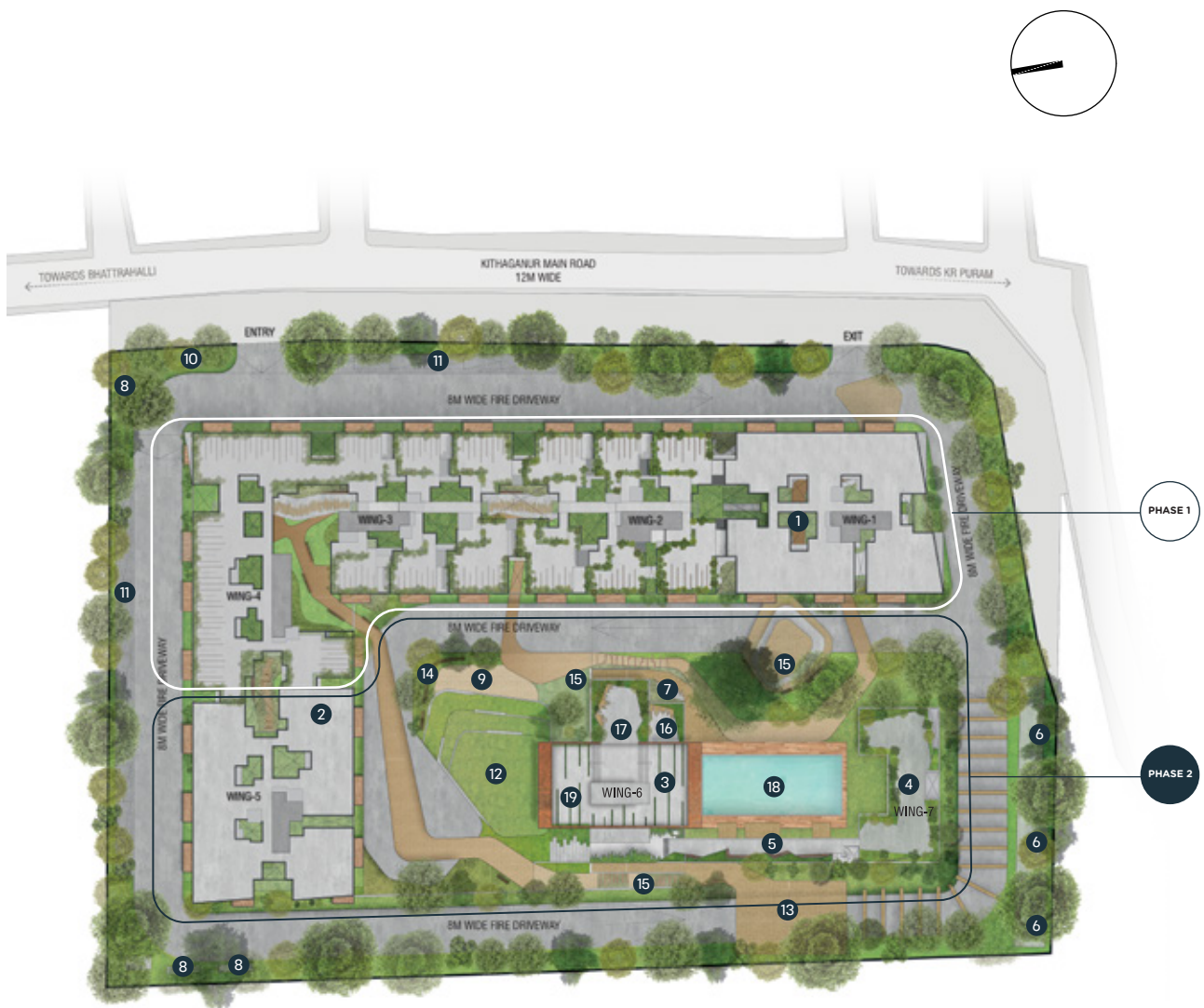
Begin a new chapter of your life in a home that promises everything, and more. Discover yourself by experiencing quality-living and the urban life alongside a like-minded community.

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.





CGI ARTIST'S IMPRESSION

## LEGEND

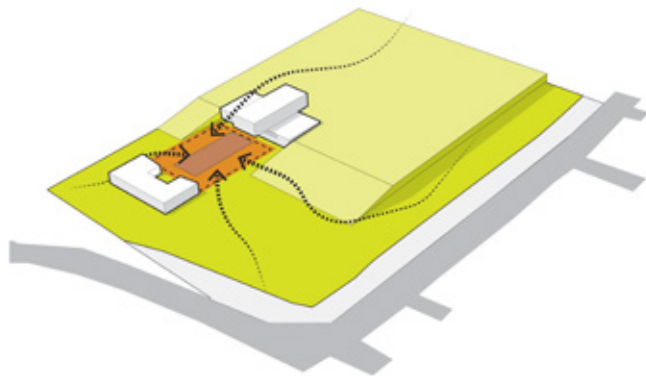
- |                             |                        |                           |
|-----------------------------|------------------------|---------------------------|
| 1 Amphitheatre              | 8 Gas Bank             | 15 Children's Play Area   |
| 2 Creative Room             | 9 Sand Pit             | 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

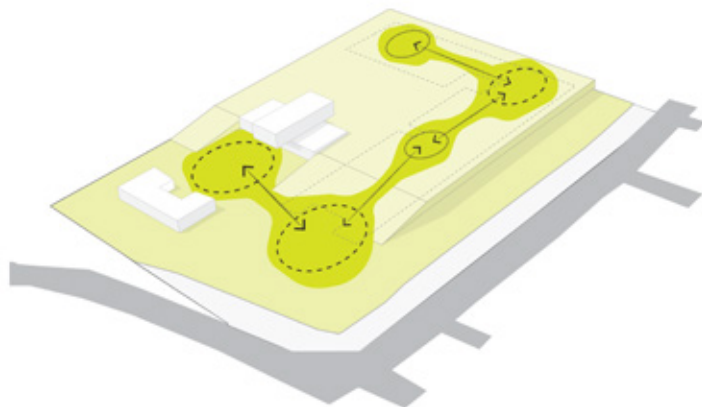
Every line drawn on the blueprint to every brick laid needs to tell a story, your story. We created one that comes alive with your personality and needs, one that celebrates your personal space as well as brings the community together.

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

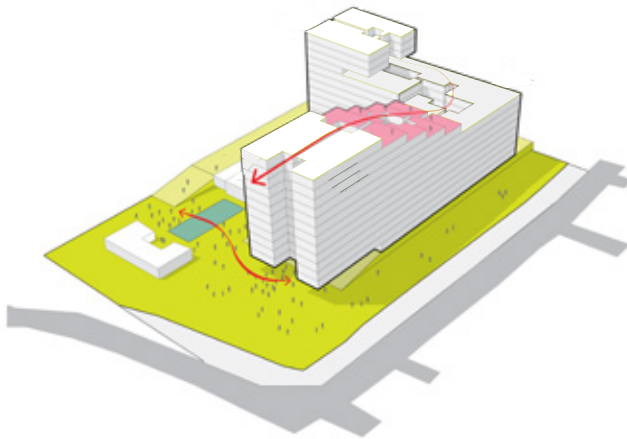
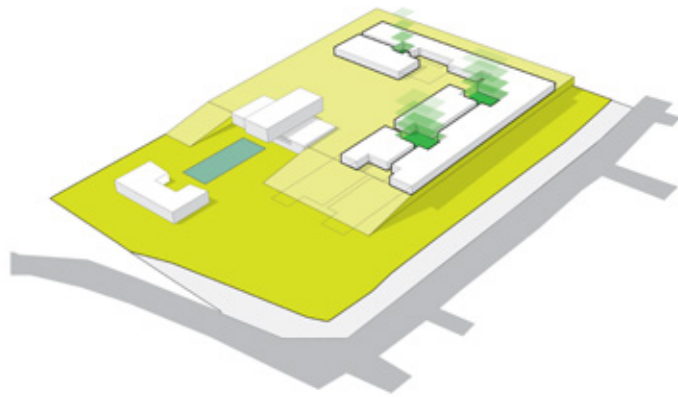


*Defining the focus  
with the clubhouse*

*Extending the  
experience across site*

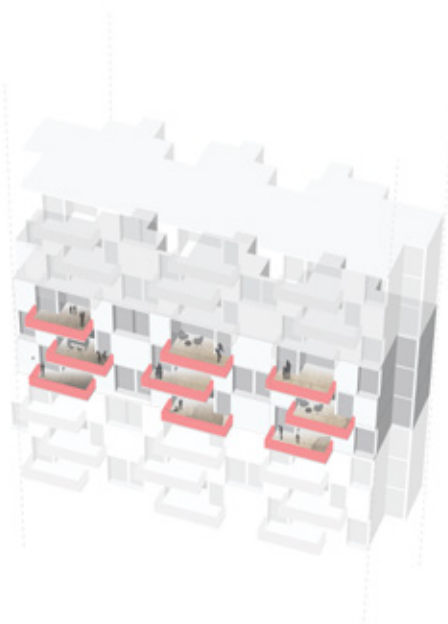
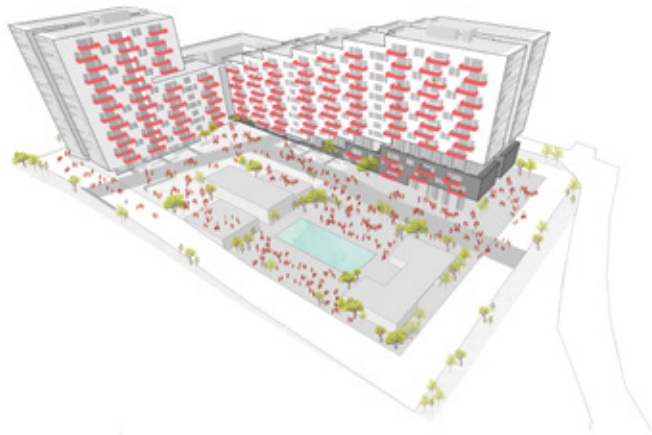


*Defining courts  
between blocks*



*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
- Outdoor Yoga Area
- Multi-utility Court



CGI ARTIST'S IMPRESSION



# 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

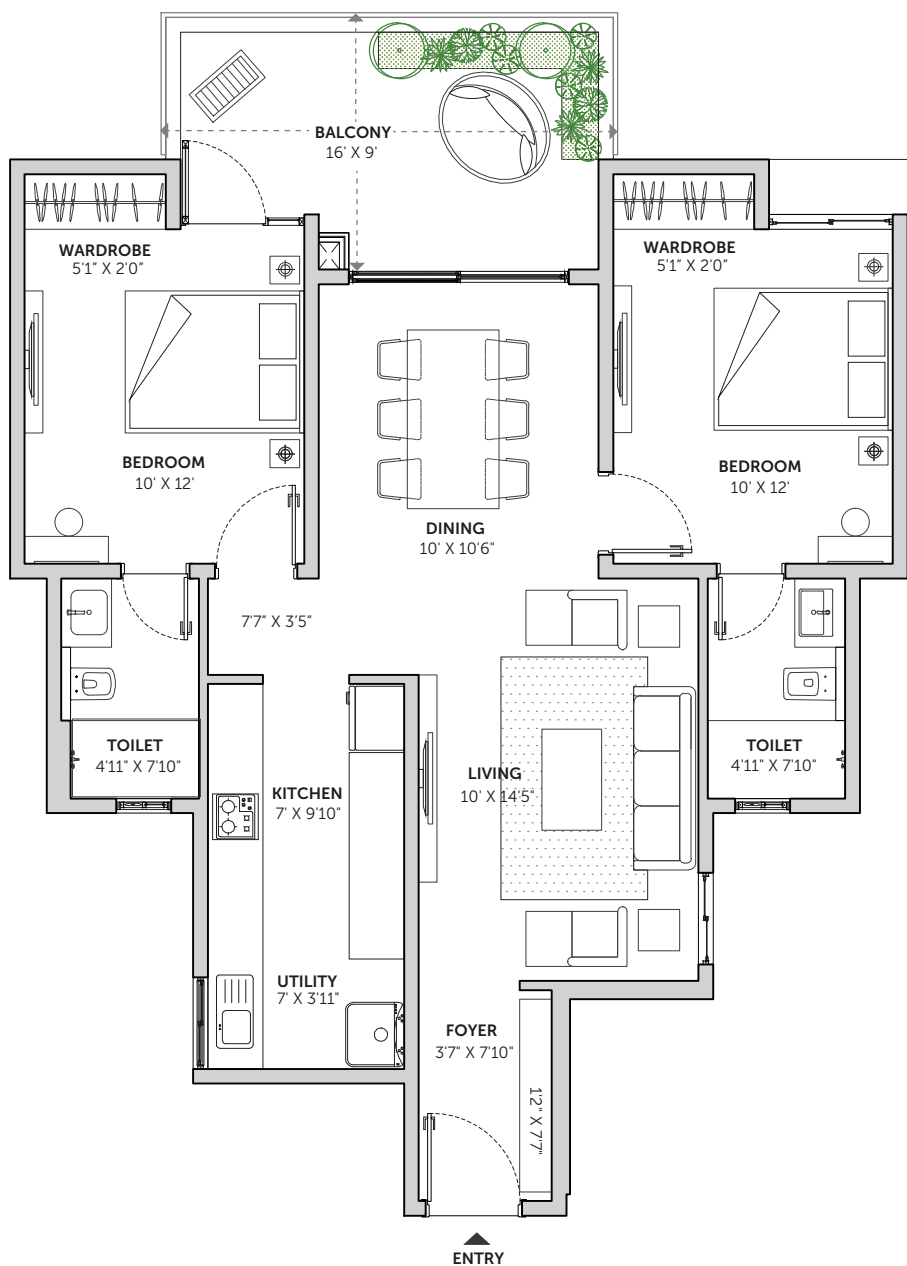
**72% avg** FLOOR PLAN EFFICIENCY

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

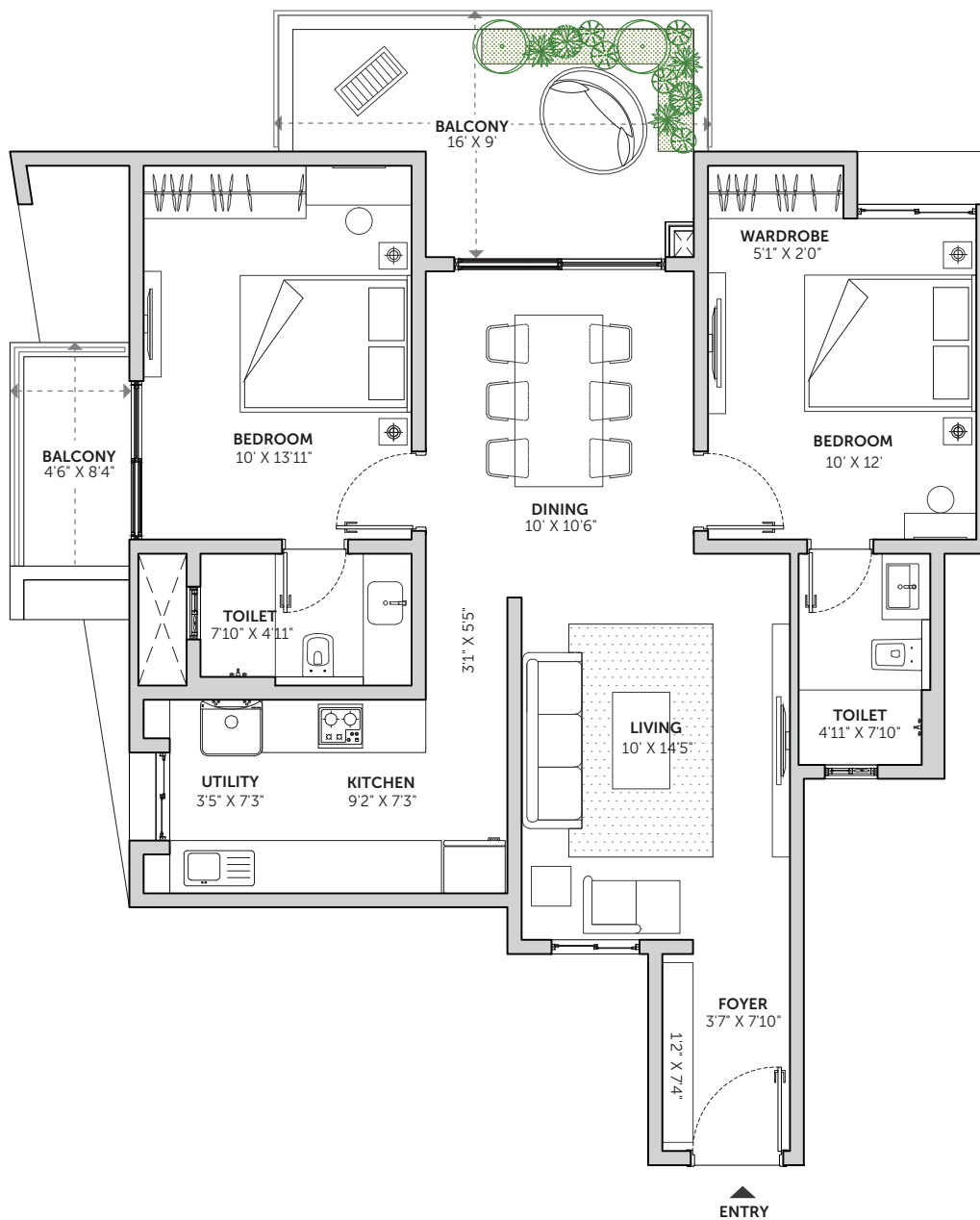




# 2 BHK

UNIT M1

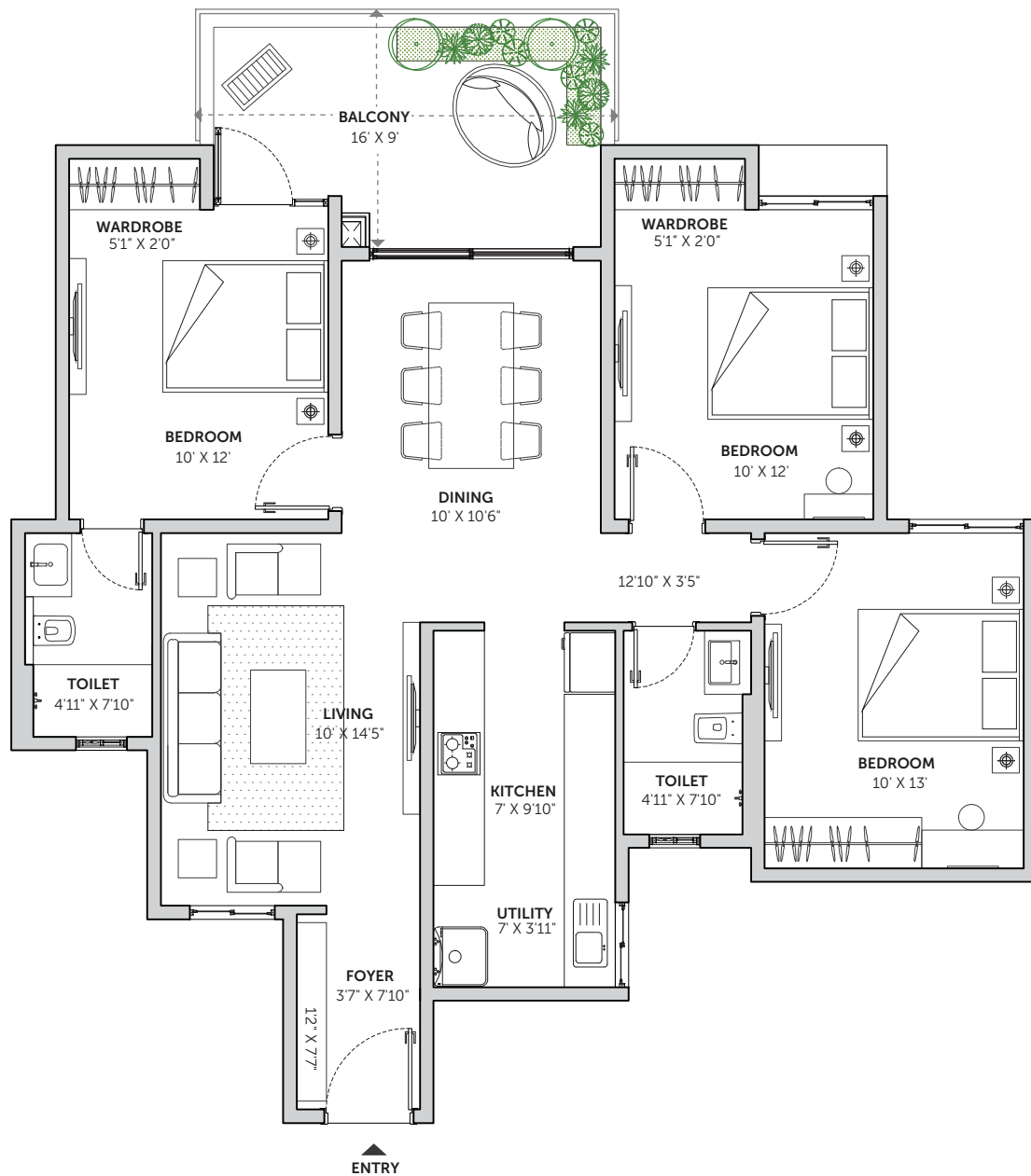
SBUA 1260 SQ FT — RERA CARPET AREA 780 SQ FT — CREDAI CARPET AREA 910 SQ FT



# 3 BHK 2T

UNIT A2

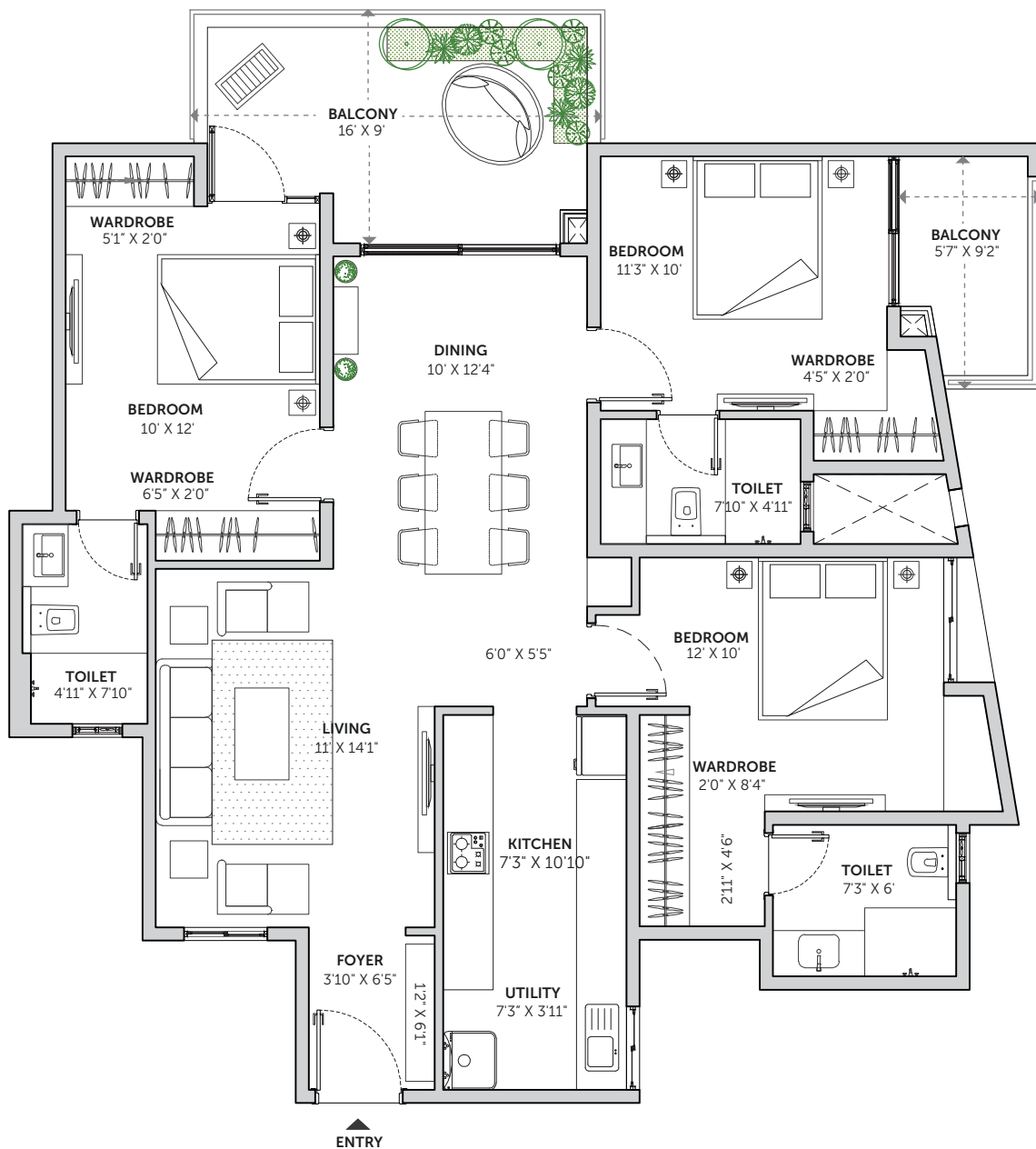
SBUA 1427 SQ FT — RERA CARPET AREA 939 SQ FT — CREDAI CARPET AREA 1035 SQ FT



# 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

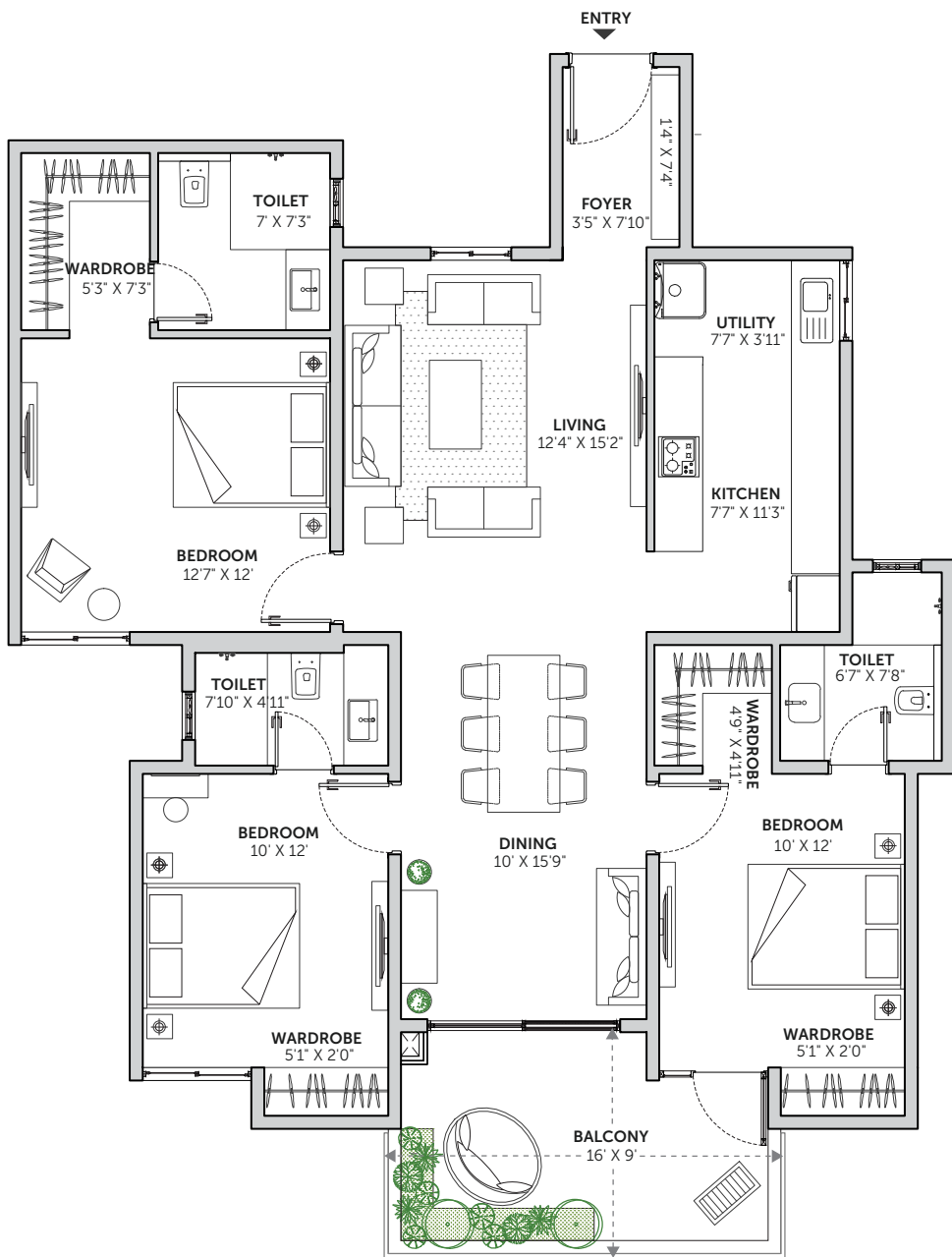
CARPET  
AREA

1154 SQ FT

— CREDAI

CARPET  
AREA

1244 SQ FT









## Key Specifications

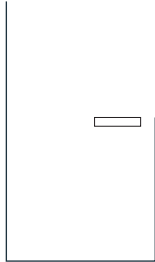
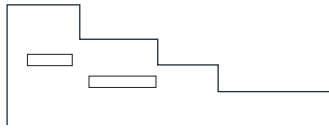
Your home deserves the best in class fittings and fixtures, which is why we sourced every specification from brands and vendors that are synonymous with durability, quality and luxury. An added advantage is that they also help with conservation of our natural resources such as water, electricity, etc.



## Civil

### STRUCTURE

Seismic resistant  
RCC framed  
structure



## Architecture

### DOOR

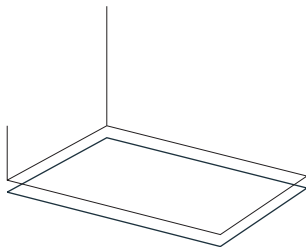
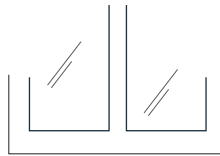
Engineered wooden doors

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

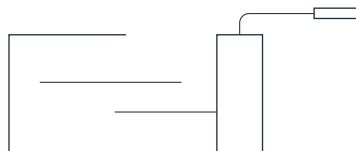
Balcony – Wooden finish ceramic tiles

### PAINT

Internal walls – Acrylic  
emulsion

External walls – Exterior  
grade acrylic emulsion

Ceiling – Acrylic emulsion

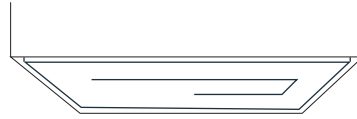


### BALCONY RAILINGS

Balcony: MS railings with enamel paint finish

### **FALSE CEILING**

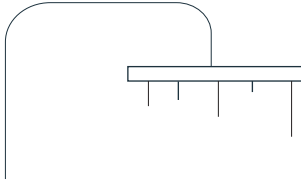
Toilets – Grid false ceiling  
with PVC coated tiles



## ***Plumbing, Electrical, and Services***

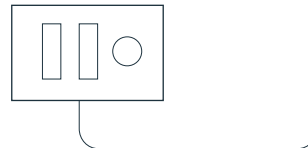
### **CP, SANITARY FITTINGS AND FIXTURES**

Jaquar or equivalent water efficient CP  
fittings and sanitary fixtures



### **ELECTRICAL FITTINGS**

Schneider or equivalent make  
switches and distribution board



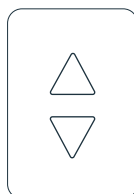
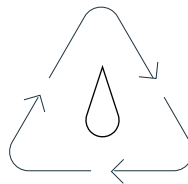
### **GRID POWER AND BACK UP POWER**

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

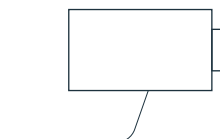
### **SERVICES**

Water treatment plant  
Sewage treatment plant



### **ELEVATORS**

2 lifts per core of reputed make



### **SAFETY AND SECURITY**

Common area surveillance





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&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

## CARPENTRY FREE HOMES

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

## .v a a s t u . COMPLIANT HOMES

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

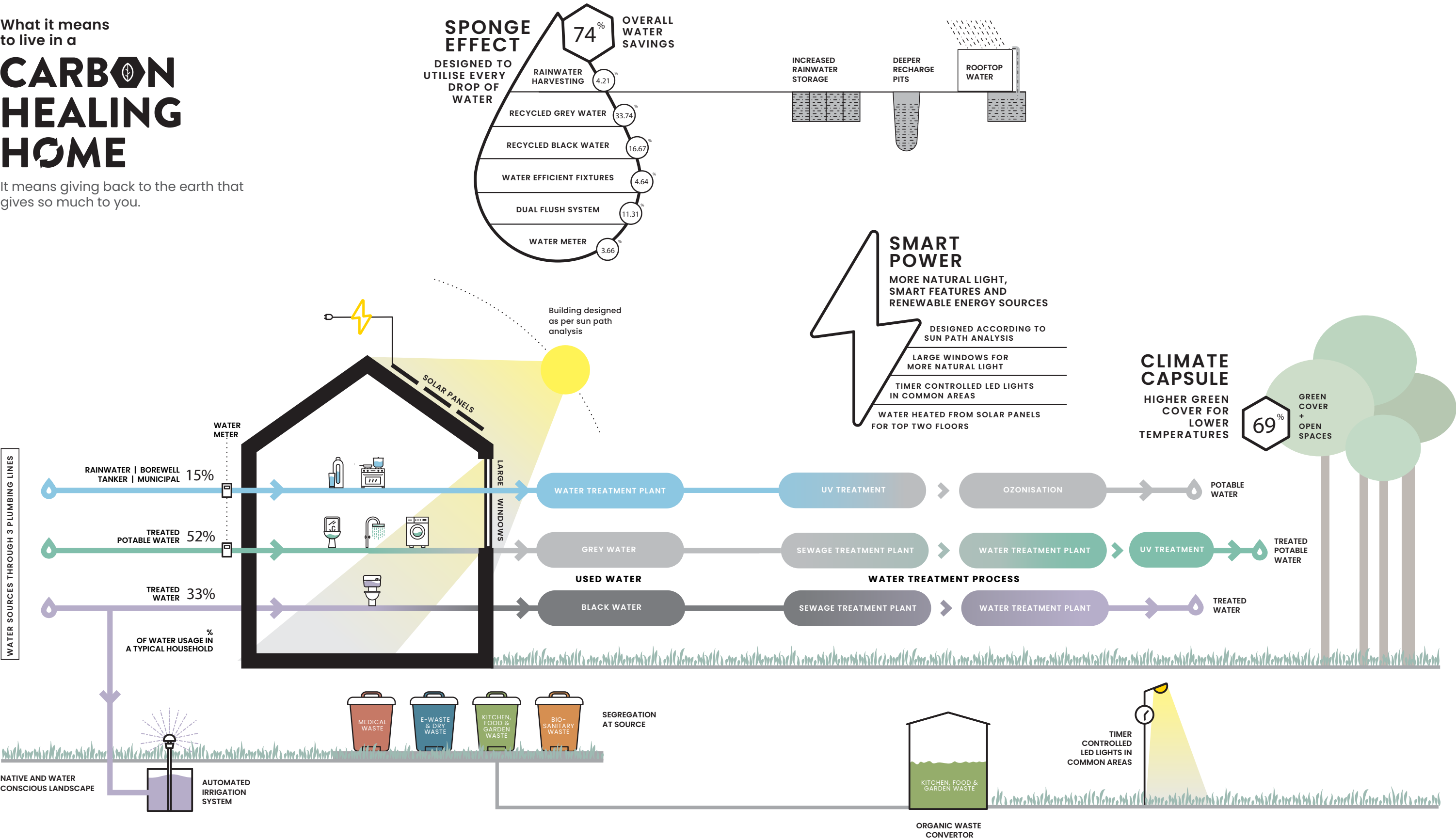
Partnered with acclaimed construction companies  
Analysis and research before the building stage  
RCC frame structure with blockwork  
Regular quality control checks

*\*\*Optional*

What it means  
to live in a

# CARBON HEALING HOME

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

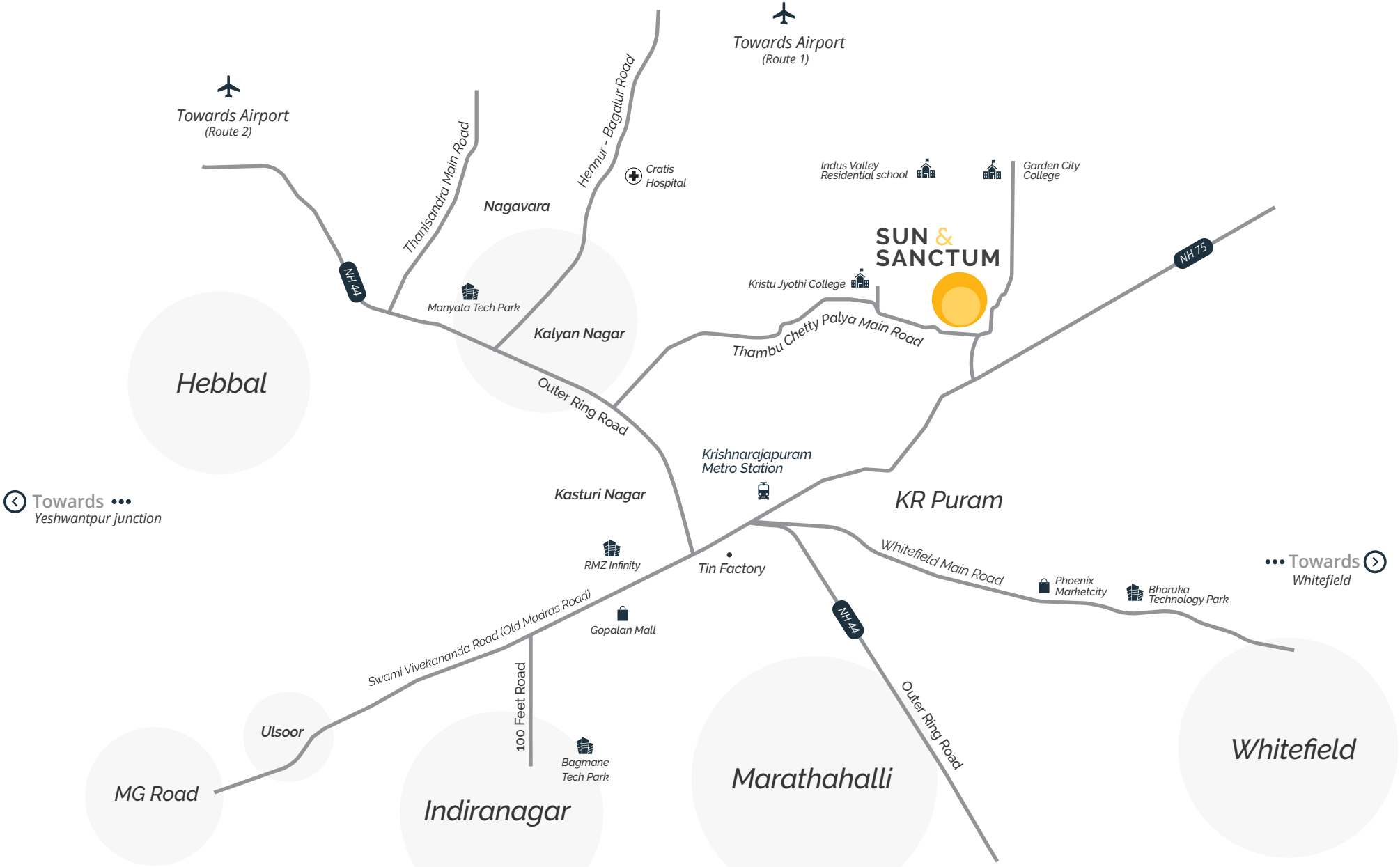


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# Location

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
- Gopalan Mall
- VR Mall
- Phoenix Marketcity

## 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**

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