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PROJECT BY



ARCHITECT



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WHEN HEAVEN DESCENDS ON EARTH...



GET READY TO BELIEVE IN LOVE AT FIRST SIGHT.



The moment you've been waiting for all these has finally arrived. After years of slogging it out, chasing impossible deadlines, and countless working weekends, it's time you treat yourself and your family to something extraordinary. It's time you spend some of the most beautiful moments with your family and friends at a place which is an oasis of leisure and pleasure - Sanctum Villas. Strategically located on the periphery of Surat city, these plotted development project along with its super luxurious clubhouse is your ticket to an exciting life.

- ❑ ELEGANCE ENTRY GATE WITH ESTHETIC COMPOUND WALL
- ❑ WATER BODY AND STATUE
- ❑ SECURITY CABIN & SOCIETY OFFICE
- ❑ 24 X 7 SECURITY





GIVE A PICTURESQUE SPIN  
 TO 'JUST SIT BACK AND RELAX.'

'Just sitting back and relaxing' may sound like the most mundane thing to do in the world. But when you have a picturesque setting to do the same, it's a different experience altogether. That's the reason why the Gazebo at Sanctum has been designed to give you the ultimate lounge experience. It's a perfect place to spend pleasant winter afternoons, romantic monsoon showers, and breezy summer nights.

□ SENIOR CITIZEN GARDEN WITH  
 BEAUTIFUL GAZEBO





REDEFINE THE WHOLE CONCEPT  
OF SPENDING QUALITY TIME.



*Discotheque*



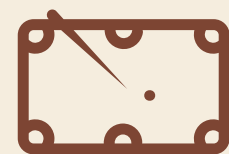
*Mini Theater*



*Yoga*



*Virtual Games*



*Pool Table*



*Gymnasium*



*Cafeteria*



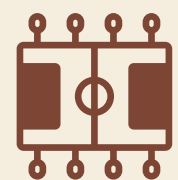
*Guest Room*



*Chess*



*Music Room*



*Soccer Table*



*Fountain*

Spending quality time makes sense only when you spend it in a place that fills you with joy and excitement. That's the reason why we've put in our best efforts to give you a clubhouse that is loaded with so many amenities and activities that you'll never run out of options. Whether it's the fountain, a wide range of indoor games, mini theater, or discotheque, yoga deck, or the virtual games room, you'll always have enough and more choices to choose from.

❑ EXCLUSIVE CLUB  
WITH LUXURIOUS AMENITIES





YOUR IDEA OF HAVING A GOOD TIME  
IS ABOUT TO CHANGE.



Most of us have a set idea of what makes us happy. More often than not we always go for the same thing again and again. No matter how exciting the activity is, after one point it starts becoming boring. That's the reason why we have kept a wide range of amenities and activities to take your senses on a pleasure trip. With so many fun things to do at the clubhouse, it won't be surprising if Sanctum becomes your favourite hang out.

❑ BEAUTIFUL RECEPTION LOUNGE



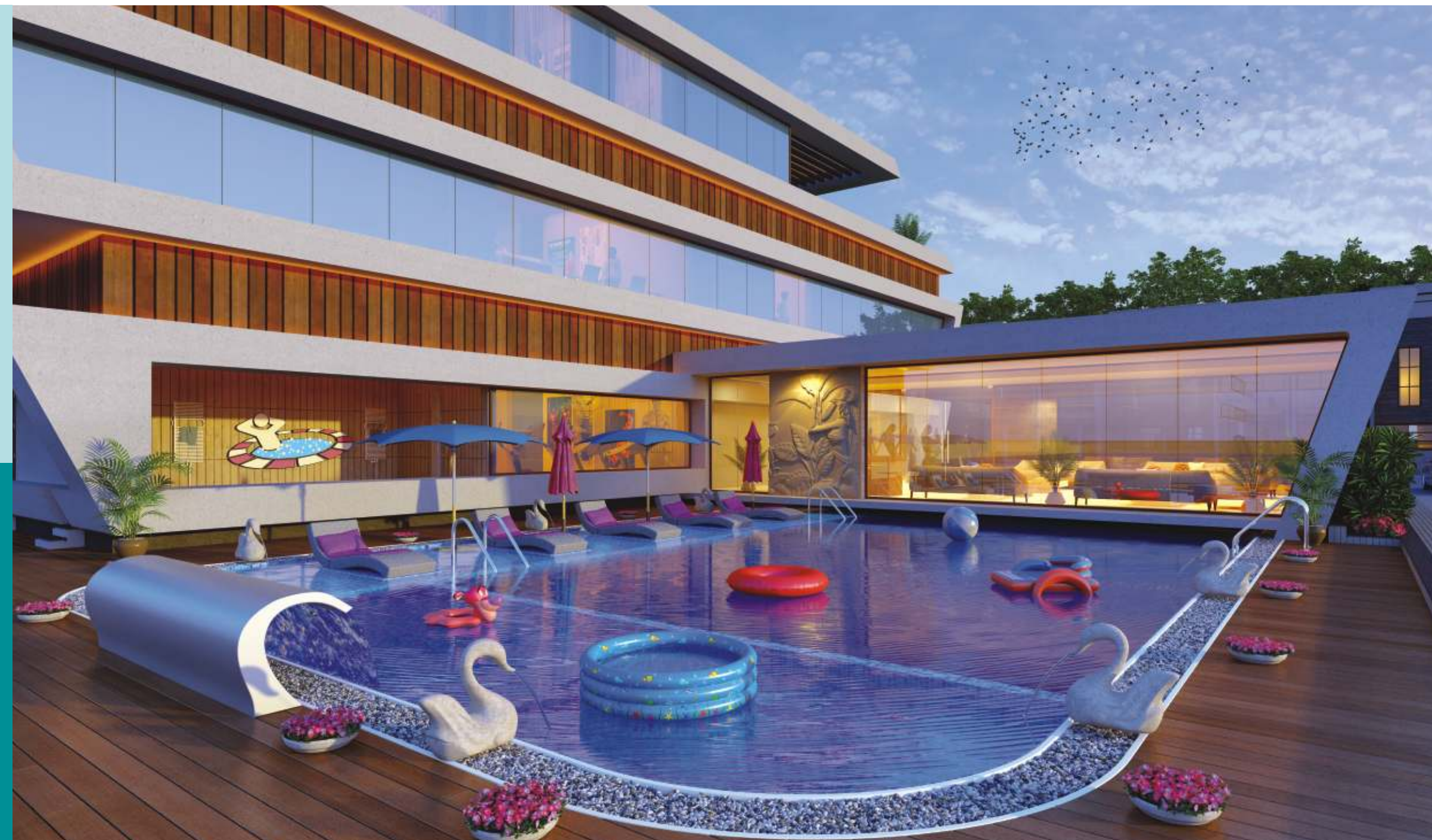


TURN AQUATIC AT YOUR OWN WILL.



A lot of things we know dissolve in water. Like salt, like sugar. What many of us don't know is even stress dissolves in water. Yes, a dip in the pool is a sure shot stressbuster. That's the reason why we have designed a swimming pool where you can reincarnate yourself into your aquatic avatar. Whether you swim leisurely like a carefree fish or like an athlete preparing for Olympics, when you step out of the pool you'll feel completely relaxed and rejuvenated.

- ☐ SWIMMING POOL
- ☐ SPLASH POOL
- ☐ JACUZZI







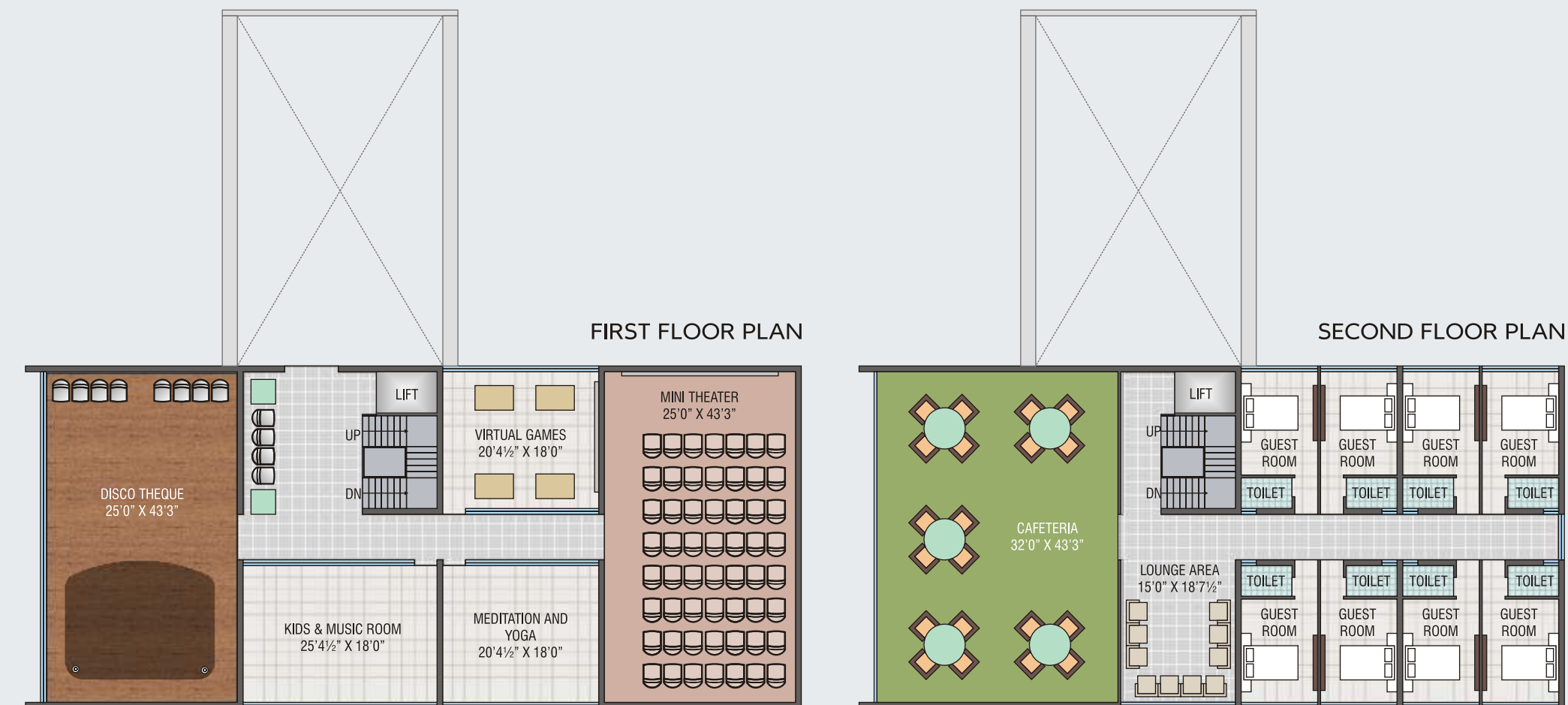
## CLUB HOUSE PLAN

- ☐ RECEPTION LOUNGE
- ☐ LIFT
- ☐ INDOOR GAMES  
POOL TABLE - TABLE TENNIS - AIR HOCKEY  
SOCCER TABLE - CARD - CARROM - CHESS
- ☐ GYMNASIUM
- ☐ DISCOTHEQUE
- ☐ MINI THEATER
- ☐ VIDEO GAMES
- ☐ KIDS GAME + MUSIC ROOM
- ☐ YOGA / MEDITATION ROOM
- ☐ GUEST ROOM - WAITING LOUNGE
- ☐ TERRACE GARDEN WITH CAFETERIA
- ☐ LADIES AND GENTS TOILET,  
CHANGE ROOM, SHOWER & LOCKER



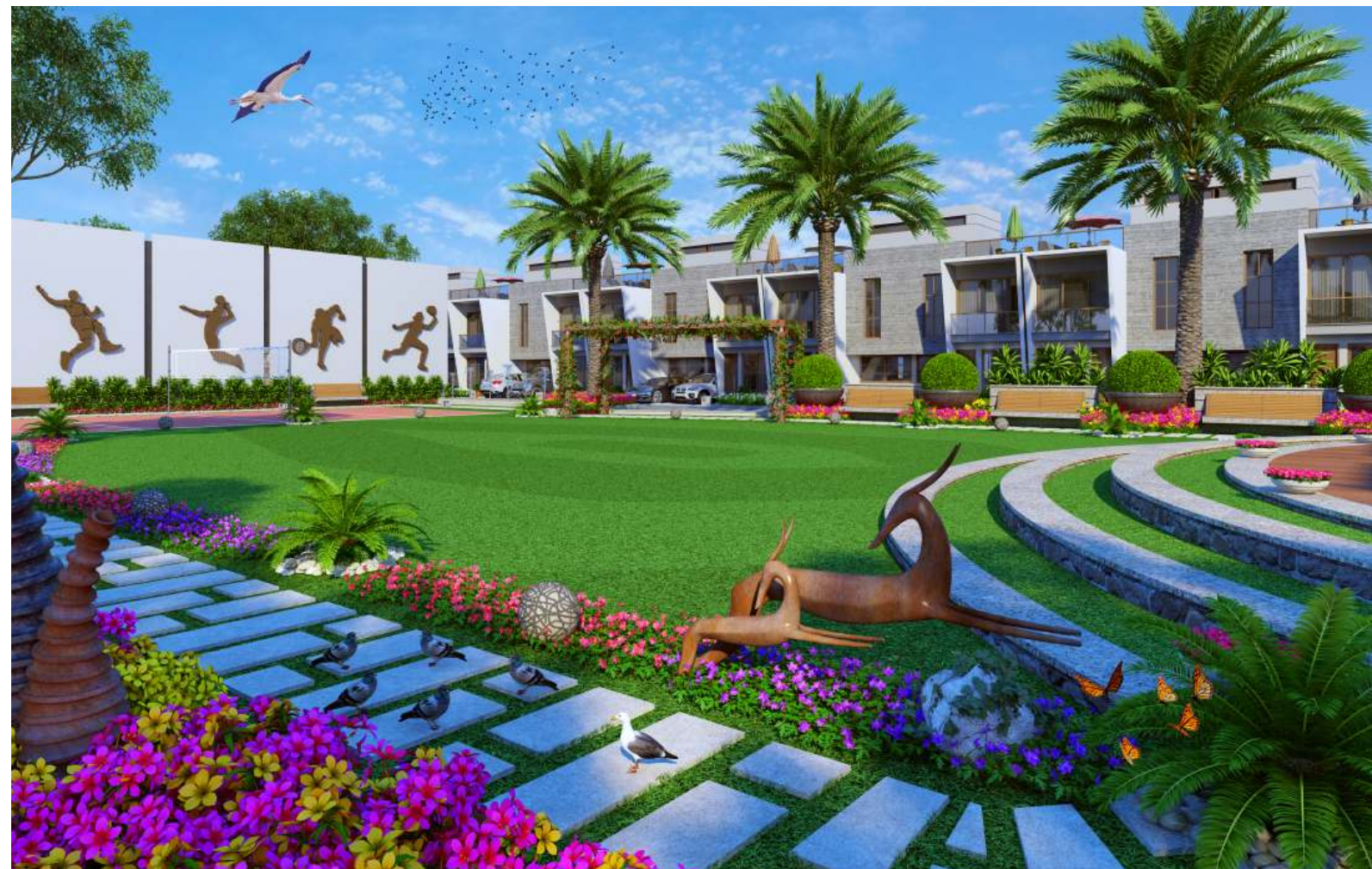
BECAUSE EVEN LEISURE AND PLEASURE REQUIRE THOUGHTFUL PLANNING.

A lot of serious thinking goes into making something fun and exciting. Things are thought and rethought till they feel right, at least that's how it has been done at Sanctum. The clubhouse has been designed keeping in mind the amenities and the activities. For instance, yoga can be performed anywhere, but performing it in open on yoga deck takes the whole thing to the next level.





BECAUSE LARGE OPEN SPACES  
ARE A LUXURY THESE DAYS.



Everyone needs breathing space these days, both physically and mentally. And large open spaces are slowly becoming extinct in growing cities, thanks to the ever-expanding concrete jungle. Keeping this concern in mind, we have kept a wide open plot for our members. Whether you want to walk barefooted on the lawn, play outdoor games, or host a function, you won't have to look any further.

- ❑ HUGE PARTY LAWN  
WITH LUSH GREEN GARDEN
- ❑ VOLLEYBALL / BADMINTON COURT
- ❑ JOGGING TRACK
- ❑ OPEN AIR THEATER





LET YOUR KIDS DISCOVER  
THAT 'PLAY' IS NOT JUST A BUTTON.



Times have changed and so has the way kids used to play. Back in good old days, kids would climb trees, play outdoor games, and come home after being cajoled by parents - the way it should ideally be. But progress, especially the digital part of it has turned kids into robots who would rather play games on smartphones and tab than go out and play. To undo this dangerous habit, we have designed a special play area for kids, so that they know the real meaning of the word 'play'.

- ☐ SKATING RINK
- ☐ CHILDREN PARK
- ☐ ROCK CLIMBING
- ☐ KIDS JUMPING
- ☐ NET CRICKET PITCH
- ☐ BASKET BALL





BECAUSE SOME DREAMS START ON A PAPER.



Dreams are not always fictional. They are not always something that happen to us in our sleep. Some of the most beautiful dreams are the ones which you see with the power of your imagination. Sanctum Villas has been conceived as one of such places that you visualize in your dreams. The layout plan has been designed with the aim of making the optimum use of the given space, so that every plot owner can someday build his/her own dream home.

#### CAMPUS FEATURE

- 35' TO 25' INTERNAL R.C.C. ROAD
- SOCIETY OFFICE
- UNDERGROUND CABLE NETWORK
- STREET LIGHT
- UNDER GROUND DRAINAGE NETWORK
- ELEGANCE ENTRY GATE WITH ESTHETIC COMPOUND WALL
- WATER SUPPLY POINT UP TO EACH PLOT
- PLOT NUMBER PLATE FOR EACH PLOT





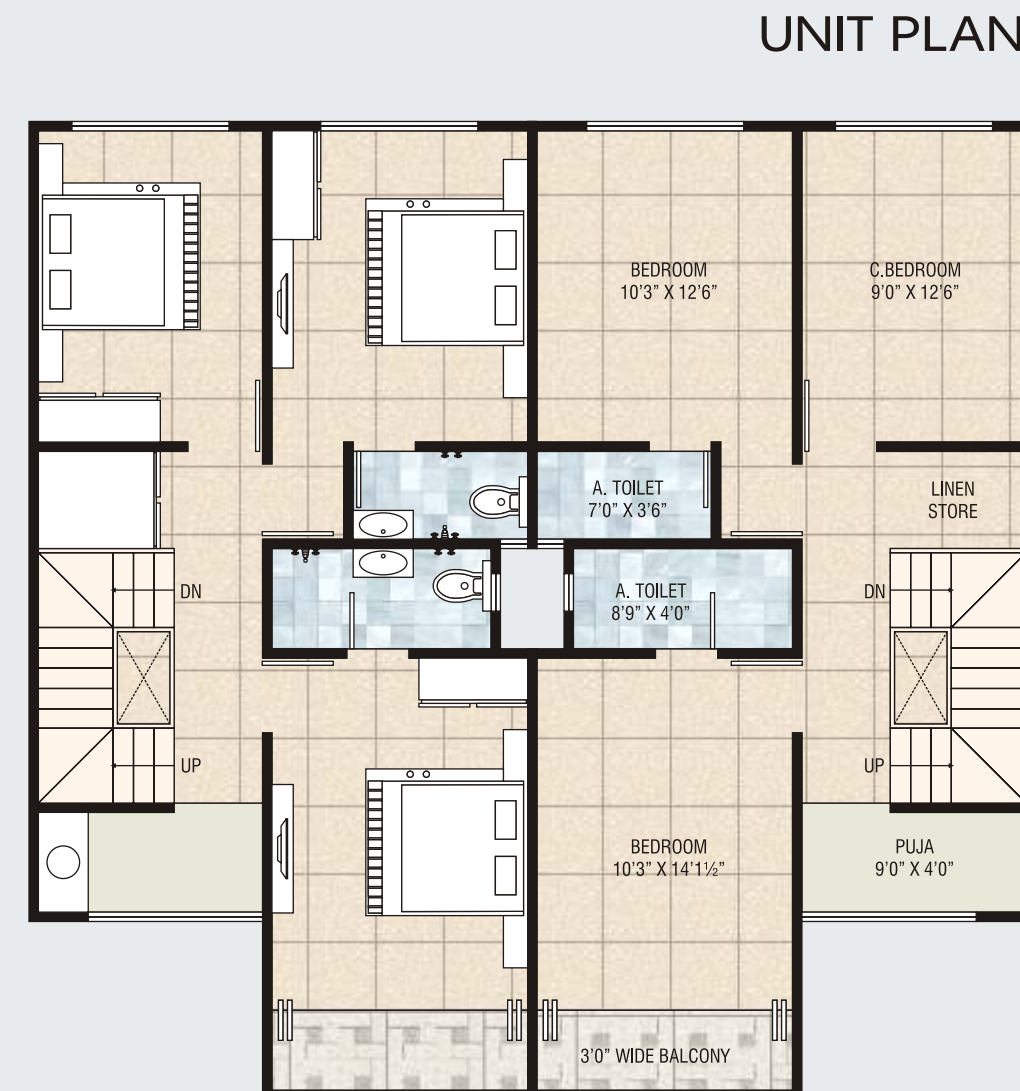
LUXURY NOW HAS A NEW ADDRESS.



The definition of luxury changes with time. It evolves setting a newer and a higher benchmark every time. Likewise, we have tried our best to raise the bar of luxury by offering ultra luxurious and contemporary villas. Loaded with all the amenities to make your life comfortable and exciting, Sanctum is all set to become synonymous with a lavish lifestyle.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





WHEN SCIENCE MEETS ART,  
SOMETHING BEAUTIFUL IS BORN.



LOANABLE TITLE CLEAR  
N.A. PLAN PASS  
INDIVIDUAL 7/12 ENTRY

- બહારનાં એલિવેશનમાં કોઈપણ પ્રકારનો ફેરફાર કરી શકાશે નહીં.
- બુકવેટની માહિતી માર્ગદર્શન માટે છે. લીગલ એગ્રીમેન્ટ નથી.
- દરતાવેજ ખર્ચ, લીગલ ખર્ચ, સર્વેસ ટેક્સ, વેટ, જી.ઈ.બી., ડેવલપમેન્ટ ચાર્જ અલગથી આપવાનો રહેશે.
- ભવિષ્યમાં સુડી/એસ.એમ.સી. દ્વારા કોઈ નિયમ લાગુ પડે તો દરેક સભ્યોએ માન્ય રાખવાનો રહેશે.
- સંબંધિત વસાત પ્લાનમાં ફેરફાર કરવાનો હક્ક ડેવલોપર્સનો રહેશે.
- પેમેન્ટ પૂર્ણ કરી દરતાવેજ કર્યા પછી જ પવેશન મળશે.

CONNECTIVITY

|                     |                      |
|---------------------|----------------------|
| DPS SCHOOL          | STONE THROW DISTANCE |
| MOUNT LITERA SCHOOL | STONE THROW DISTANCE |
| RING ROAD           | 08.00 MIN.           |
| SUBHASH GARDEN      | 10.00 MIN.           |
| L. P. SAVANI SCHOOL | 15.00 MIN.           |
| PALANPUR CANAL ROAD | 08.00 MIN            |

