

a new course of life





EXPERIENCE





*Sanctuary defines the magnanimity of an all-embracing urban living
with four high-rise towers spread across four acres and priceless views.*





*Sanctuary
luxuriously combines
well-being with sustainability,
human with nature,
and design with elegance.*



*Sanctuary is a rare spot;
elevated greens and
over 200 trees flanked by
the city's two most
prestigious golf clubs.*

OUT
WORLDLY
VIEW.
EXCLUSIVELY
FOR YOU.



The views from Sanctuary are a feast for the eyes. Nowhere in the city will you get to experience the lush greens of not one, but two golf courses, that too, of the city's most premier clubs. Uninterrupted views of soothing green from a residential address.

TWO GOLF COURSES OUTSIDE. ONE BEAUTIFUL PARADISE INSIDE.

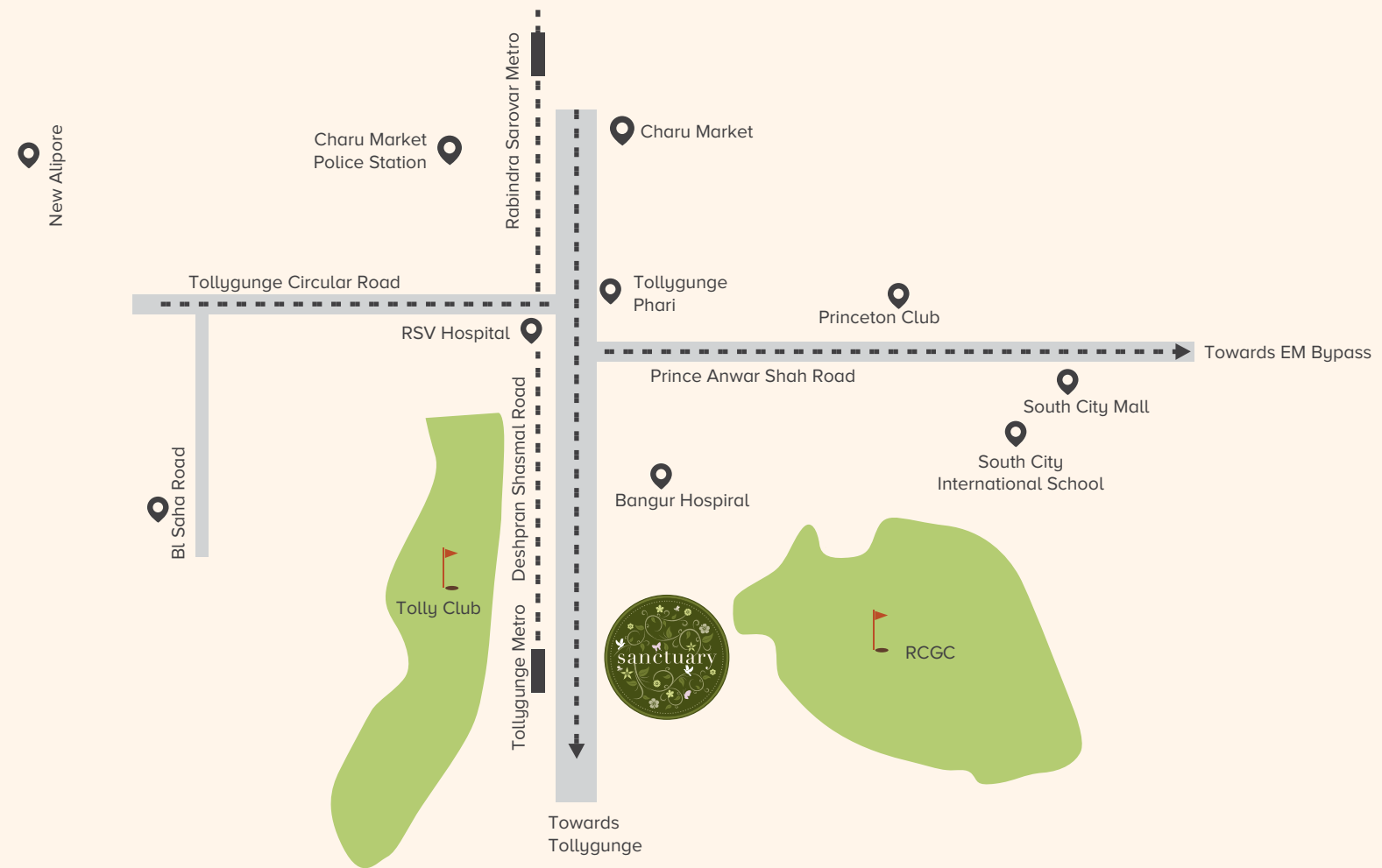
The calm, green spaces of Sanctuary are a successful example of urban forestation and a guiding factor of its design. From the minute you enter, you are transported to a haven of sheer bliss. Lush greens, diverse butterflies, hundreds of trees and tropical flowers interact with the open spaces throughout. Resulting in cleaner air, a reduction of CO₂ emissions and a higher chance of spotting a rare birdy.





WELL CONNECTED. IF YOU EVER FEEL THE NEED TO STEP OUT.

You have everything you could possibly need at Sanctuary. Open areas, beautiful gardens, sports facilities, conference rooms, work spaces, even shops and entertainment. But when you leave home, everything is so easily accessible. Situated at Deshpran Shasmal Road, opposite Tollygunge metro station, Sanctuary is just a few minutes away from South City Mall and local markets. It has excellent connectivity to CBD, Alipore, Ballygunge, EM Bypass and is in close vicinity to Southern Avenue Lakes.



/ˈsɑŋ(k)təm/

noun

a private place exclusive for a few.



A RETREAT YOU CAN CALL HOME.

There are amenities, and then there are amenities at Sanctuary. An endless list of sports, fitness, recreational and entertainment options for all ages. Honestly, there are so many things to choose from, we had to split them across 3 levels, the ground floor, the podium and the 16th floor level to accommodate them all.



Splash Play Zone



Podium View

A HEAVENLY COMBINATION OF PEACE AND PLEASURE.

Welcome to Sanctum - a place that's got something for every person, every age group and every interest. Better yet, it's spread across a larger indoor and outdoor expanse to ensure each area is generously presented with a dedication to design and detail that is simply par excellence.



Sanctum Ground Floor

SANCTUM GROUND FLOOR PLAN



LEGEND

ELEVATE

- 1 Cricket Pitch
- 2 5-a-side Football Field
- 3 Amphitheatre

ACTIVATE

- 4 Sand Pit
- 5 Outdoor Multi-activity Play Area
- 6 Garden Slides
- 7 Interactive Play Mounds
- 8 Rope Climbing
- 9 Rock Climbing
- 10 Pet Corner



THE BEST SPACES. RESERVED FOR OUR MOST SPECIAL RESIDENTS.

Kids will love Sanctuary because it's like a playground, arcade and park all rolled into one. Spacious gardens to run around in carefree. Outdoor games, indoor games, simulator games - there's something for all ages. A separate kid's pool to frolic in. Children who live here will never want to grow up.



Outdoor Play Area



Cricket Pitch & 5-a-side Football Field

THE GROUND LEVEL. YOUR VERY OWN SPORTS ARENA.

We've used the outdoors to maximize your intake of vitamin D. The 5-a-side field can be used for sporting activities like football, badminton or basketball. For cricket enthusiasts, there's a cricket pitch with nets and a bowling machine. The culturally inclined have access to an amphitheatre, while kids will love the large outdoor play station slide, play mounds and climbing ropes.



SANCTUM PODIUM PLAN

LEGEND

ELEVATE

- 1 Golf Simulator Lounge
- 2 Banquet Hall with Landscaped Lawn
- 3 Bar & Cigar Room
- 4 Screening Room
- 5 Cards Room
- 6 Indoor Games Room
- 7 Fitness Studio
- 8 Squash Court

LIBERATE

- 9 Observation Deck
- 10 Walking Trail
- 11 Reading Pod
- 12 Feature Bridge
- 13 Female Spa
- 14 Male Spa
- 15 Sunken Seating
- 16 Butterfly Garden

REJUVENATE

- 17 Outdoor Jacuzzi
- 18 Lap Pool
- 19 Bubble Island
- 20 Lagoon Pool
- 21 Hidden Jacuzzi
- 22 Plunge Pool with Waterfall
- 23 Pool Cabanas
- 24 Sun Lounges
- 25 Water Slide
- 26 Splash Play Area
- 27 Kids' Pool

CONCENTRATE

- 28 Co-working Space
- 29 Landscaped Co-working Outdoor Area





Plunge Pool with Waterfall

FITNESS IS IMPORTANT AROUND HERE. SO IS RELAXATION.

Sanctum pays much attention to keeping its residents in the best shape of their lives. Which is why it has a squash court with a viewing deck, a state of the art fitness studio, as well as a spa with separate access for men and women.

Sanctum is a dream come true for those who love the water. That's because there are multi-level pools that cover an astonishing 8000 square feet. Lap pool, kids pool, jacuzzi, plunge pool with a waterfall and lagoon - the options just keep flowing. Add to that lazy, sunken seating and cabanas with sun beds and you've got vacation mode constantly on.



Plunge Pool with a Waterfall and Lagoon



Landscaped Co-working Outdoor Area



Fitness Studio



Outdoor Jacuzzi



Sunken Seating



WE COULD CALL THIS PARADISE. BUT THAT WOULD BE SELLING IT SHORT.

Sanctum takes things up a notch with its very own screening room, cards room, cigar room and a bar. It also has a large banquet hall with landscaped lawns to host everything from corporate luncheons and events to family celebrations and special occasions.



Indoor Games Room



Bar



Screening Room



Banquet Hall with Landscaped Lawn



Co-working Space

WFH

Work From Heaven

Work is important, which is why we have a beautifully designed co-working space with well-equipped conference and meeting rooms. There's high speed wi-fi, as well as an outdoor co-working terrace with pods and a themed garden. Simply choose a spot and be the boss of your own personal workspace.

The centrepiece of Sanctuary is unquestionably The SkyWay - a double-height elevated walkway on the 16th floor that connects all four towers with a recreational space unlike any other. With its beautiful walkways, vertical greens and breathtaking views, it is designed to inspire awe and completely delight the senses.

WALK
ON CLOUD 9
WITH
THE
SKYWAY
ON
FLOOR 16.

the
skyway

A decorative graphic consisting of a stylized vine with small flowers and leaves, positioned above the end of the 'skyway' text.



Walking Trail

THE SKYWAY PLAN

LEGEND

REFRESH

- 1 Outdoor Fitness Area
- 2 Adda Zone
- 3 Interactive Kids' Play Area
- 4 Seating Alcove
- 5 Private Experiential Dining Area with Chef's Table

RECLINE

- 6 Golf Viewing Deck
- 7 Sunset Scape
- 8 Viewing Deck
- 9 Lounging Deck
- 10 Reading Deck

RETREAT

- 11 Yoga & Meditation Deck
- 12 Wellness Deck
- 13 Relaxation Pavilion
- 14 Spa Pavilion with Jacuzzi





The SkyWay is more than just a pretty trail. It connects the four towers with various zones, activities and extravagances - all with incredible views and privacy from the world below. Speaking of views, there's a sunset viewing lounge and a golf course viewing deck.

FILLED WITH ENDLESS AMENITIES. NO WONDER IT SPANS FOUR TOWERS.

The SkyWay is dotted with fitness stations including a yoga & meditation deck. Senior citizens have their exclusive zone, as do kids. Plus there are zones for everything from socializing, reading corner and alcove seating to a lounging deck and spa pavilion with jacuzzi. It also boasts of an exclusive private experiential dining area with a chef's table.



Spa Pavilion with Jacuzzi



Outdoor Fitness Area



Private Experiential Dining Area with a Chef's Table



Interactive Kid's Play Area

THE RESIDENCES
HAVE IT ALL —
SPACE, VIEWS,
BRAGGING RIGHTS.

When it comes to living in luxury, Sanctuary is a world of its own. There's nothing quite like it. The three to five bed residences are spacious and bathed in natural sunlight. With 4 sides open, the units have been specially oriented to get maximum southern breeze. Every apartment is blessed with a view of either the golf courses or the calming greens of the Sanctum.

Owners' can be rest assured with automated surveillance, state of the art security systems and apartments that are all Vaastu-compliant. It certainly is an envious acquisition.





4 BHK Bedroom



4 BHK Living Room

“

SANCTUARY IS A CALM SHELTER WITHIN SURROUNDING CHAOS.

It indicates a peaceful co-existence of flora & fauna
- a resting place for birds, butterflies and humans alike.
It invokes a balance of green and blue, earth and sky.
Creating a refuge space from the urban hustle and bustle
was the primary objective of this project.

- Abin Chaudhuri, Founder, Abin Design Studio

”

ABOUT ABIN DESIGN STUDIO

Abin Design Studio (ADS) is an international and national award winning architectural design studio, based in Kolkata since 2005 under the leadership of Abin Chaudhuri. Since its inception, ADS is exploring the 'unknown' journey, experimentation with materials and technology, and the engaging in art and culture, aiming to provide a 'soul in the shell'. Its been featured in south asian cross border list of Architectural Digest's 50 and 100 most influential names in architecture and design for the last 7 years.

The studio is engaged in design of the urban fabric and peri-urban edge, as a catalyst for deliberate change. The Studio's work focuses on the idea of holistic design, not just limited to ideas, but also physical manifestation through multi-disciplinary collaboration. ADS explorations intend to push the boundaries of thought, prevalent socio-cultural landscape and spatial construct, challenging the role of architecture in the society, by being unafraid of unfamiliar explorations.

The studio is a multidisciplinary practice with a diverse portfolio of projects ranging from large scale public buildings, including corporate houses to niche villa projects, each carrying its hallmark of creativity, innovation and experimentation. The studio also strives to introduce inclusive design through exploration opportunities and an open design dialogue in the public realm through installations, urban acupuncture and pro bono practice.

ADS has been bestowed with the prestigious JK "Architect of the Year" title in India. ADS work has been published as a monograph by The Architectural Review, a renowned global architectural magazine, published in London.

“

Our design philosophy has always aimed to define a sense of place,

TO CREATE THE
HARMONY BETWEEN
HUMAN AND NATURE,
AND TO ENHANCE THE
QUALITY OF LIFE.

And the core design statement of Sanctuary stems from that thought and the want to create a destination for active as well as leisure activities at the same time camouflage the building's cores as part of the landscape setting

- TU Supasit Tepumnuasakul, Landscape Tectonix.

”

ABOUT LANDSCAPE TECTONIX

Established in 2009, Tectonix is an internationally recognized and award-winning landscape design studio based in Bangkok, Thailand.

The firm currently operates with 6 studios employing 60 professionals as a multi disciplinary team who deeply share their own talent and professional experience with strong passion and design under the close supervision of Mr. TU Supasit Tepumnuasakul and 5 other directors whose indispensable experiences are fully fulfilled with many types, scales, locations and working environments of project ranging from hospitality, high-end residential, high rise condominium, low rise housing to special design of transportation, schools, public park etc.

The studio encourages every individual to share their talent with collaboration with others to deliver excellent services to the client. The scope of services are from Master Planning, Conceptual Design, Design Development, Tender Drawing / Construction Documentation to Site Supervision.

Landscape Tectonix's portfolio is widely covered throughout the Asia Pacific region - Thailand, India, China, Cambodia, PRC etc, in collaboration with leading developers, design consultants, international hotel operators, etc. They strongly believe in working as part of a team, either in leading or supporting roles, to achieve international design standards and services.

REAL ESTATE
REQUIRES
A SOLID
FOUNDATION.
MEET SANCTUARY'S
STRONGEST PILLARS.



Founded in 1967 by a perceptive entrepreneur, Mr K. P. Belani, who foresaw Kolkata's potential in real estate development. The Belani Group is one of the oldest developers in the city and has been raising the bar ever since. A distinctive lifestyle has been laid for Kolkatans; a dream which began with Himalaya House at Chowringhee. Nearly 1,00,00,000 sq.ft. and over 40 projects have been delivered in the last 55 years. The group has built landmark projects like Metro Plaza, Hiland Park, Calcutta Riverside, Belmont Apartments, Palacio, Le Palmerie and Woodburn Central to name a few.



Innovation, sustainability and class - the three words that define the legacy of the NPR, a diversified business group headquartered in Kolkata, passionate about providing quality services to its customers, partners and stakeholders. Driven by a passion for discovering new avenues and executing projects to perfection, the group is committed to innovation-led, exponential growth. Their vision is to enrich lives by nurturing and building trust and transparency across their diversified businesses to provide the best value to everyone involved.



Sriji Group is a Kolkata based diversified conglomerate established in the year 1973. Real Estate development, Iron & Steel and Bearings are the core business of the group. Since 2006 they have successfully constructed and delivered several residential projects. The focus of the management is on delivering superior design, quality, amenities, specifications along with transparency, timely delivery and customer satisfaction.



257/A Deshpran Shasmal Road, Kolkata 700 033, W sanctuarykolkata.com, P +91 33 35116300



Disclaimer This brochure is purely conceptual and not a legal offering/legal document/offer or invitation to offer • The information contained in this brochure including elevations, photographs, renders, images, details, specifications, perspectives, finishes, amenities, facilities etc. are only indicative and have been strictly provided only for representative and illustrative purposes. Belani NPR Projects LLP reserves the right to amend/modify/alter/vary any of the above, at its discretion and without notice or any obligation • All fittings, accessories, equipments, furniture etc. shown are only by way of suggestions as to the manner in which the subject areas may be used, and the same do not form a part of the specifications and/or the deliverables • Tiles, marble and granite have inherent characteristics of colour and grain variation • All images are an artist's impression, and not fully representative • Architectural features may differ in different apartments.