

CODENAME
SANCTUM



In the vibrant heart of Yelahanka,
a masterpiece of luxury living is emerging.
Where architecture itself turns into
a thing of beauty.

**This marks your arrival
into an artful way of life.**

THE ART OF ARRIVAL

An ode to the artistry of life.



Yours, by design

At Assetz, design begins with you. Not as an afterthought, but as the starting point. Every space, sequence and system is shaped around how you live.

From the way you arrive, to the way you gather, rest and grow. This is how **your world** takes form.

Your Neighbourhood

Homes, open landscapes, amenities and your shared spaces come together to form a universe of your own.

Your Arrival

The journey home—from gateway to lobby—designed as a seamless, intuitive glimpse of the life within.

Your Location

Well-placed, well-connected and future-ready—keeping you close to what matters.

Your Personal Space

Thoughtfully proportioned homes with generous layouts, luxury terrace balconies and efficient planning that lets life breathe.

Your Carbon Healing Home

Design that gives back—integrating sustainability, efficiency and long-term wellbeing.

Your Neighbourhood

Designed for the art of life

 ~6
Acres

 350
Units

 3
Towers



YOUR NEIGHBOURHOOD

Only 3 BHK luxury apartments

Live amidst a like-minded community
that aspires to the life you dream of.



~77% open space

For quiet contemplation. For heart-to-heart conversations. For community celebrations. Curated pockets of green that invite every moment to bloom in artful reveries.



The Amenities

The ~23,000 Sq. Ft. Clubhouse

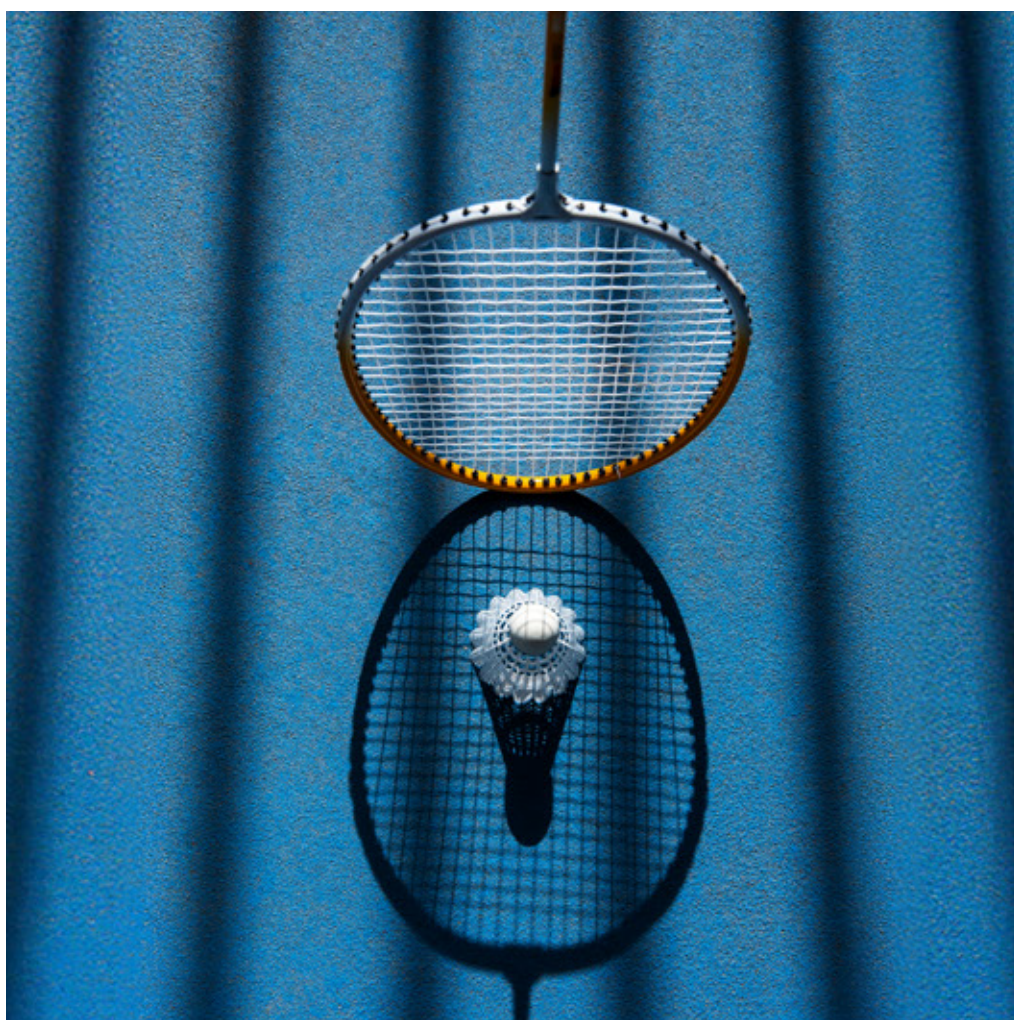
(Under tower amenities + Banquet hall)

The heart of the township, the clubhouse becomes a symbol of purpose and prestige —uniting like-minded souls in a symphony of leisure, laughter and lasting elegance.



30+ world-class amenities

Where the art of leisure and luxury come alive everyday.



12+ Sports facilities

And everything you could want.



- Padel Court
- Pickle Ball Court
- Tennis Court
- Billiards Table
- Pool Room
- Gym
- Table Tennis Room
- Badminton Court
- Basketball Court
- Foosball Table
- & More

Unexpected Luxuries

The temperature-controlled pool

The verdant courtyard amphitheatre

The grand banquet



The blueprint to an artful life

Legend

1. Entry Plaza
2. Basketball Court
3. Padel Court
4. Pickle Ball Court
5. Badminton Court
6. Amphitheatre
7. Senior Citizens' Court
8. Outdoor Co-working Space
9. Swimming Pool
10. Pets' Park
11. Kids' Play Area
12. Gymnasium
13. Tennis Court
14. Banquet Hall



Your Arrival

An artful welcome

The main entrance, the clubhouse reception and the tower lobbies—each a gilded invitation to life's grandest moments.



YOUR ARRIVAL

A grand lobby for a grander life



YOUR ARRIVAL

The beauty of ease

So you can appreciate the finer things in life



Efficient delivery management and storage

Separate entry for residents and visitors

Seamless traffic management

Your Location

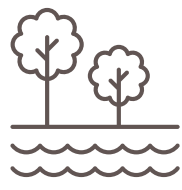
Connected by a promise of ease, access and growth

Designed to keep you close to
everything you hold dear.



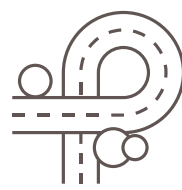
Yelahanka Railway Station

<10 minutes



Nagadasanahalli Lake

<20 minutes



Doddaballapura Main Road

<30 minutes



Kempegowda International Airport

<40 minutes

Welcome to Yelahanka

Where your story finds space to grow.



YOUR LOCATION



HEALTHCARE

- 1 **Govt. Healthcare**
13 minutes
- 2 **Sparsh Hospital, Yelahanka**
17 minutes
- 3 **Manipal Hospital**
17 minutes
- 4 **Aster CMI Hospital**
27 minutes
- 5 **Columbia Asia Hospital**
29 minutes



EDUCATION

- 6 **Government First Grade College**
14 minutes
- 7 **National Public School (NPS)**
15 minutes
- 8 **Ryan International School**
18 minutes
- 9 **Canadian International School**
25 minutes
- 10 **Reva University**
27 minutes



SHOPPING

- 11 **Fine Dot / Royal Mart Cluster**
12 minutes
- 12 **Garuda Mall**
17 minutes
- 13 **RMZ Galleria Mall**
17 minutes
- 14 **Phoenix Mall of Asia**
25 minutes
- 15 **Elements Mall**
29 minutes



IT PARKS

- 16 **Manyata Tech Park**
25 minutes
- 17 **Kirloskar Business Park**
25 minutes
- 18 **KIADB Ph 1 - 3**
35 minutes
- 19 **Devanahalli SEZ**
35 minutes



RECREATION

- 20 **Arena 53**
1 minute
- 21 **Yelahanka Lake & Park**
19 minutes
- 22 **One8 Sports Arena**
19 minutes
- 23 **Go Picklers**
19 minutes
- 24 **Moon Nest Sports Arena**
25 minutes



CONNECTIVITY

- 25 **Upcoming Blue Line Metro**
12 minutes
- 26 **NH-44 / Bellary Road**
23 minutes
- 27 **Yelahanka Railway Junction**
23 minutes
- 28 **Kempegowda International Airport**
31 minutes

Your Personal Space

9.6 x 11.6 ft.

luxury terrace balconies

Crafted to be one with the outdoors, your luxury terrace balcony is where everyday moments transform into artful escapes.

From quiet mornings with a steaming cup of coffee, to evening soirées with close friends, and intimate moments reserved only for family, there is space for it all.



~70% RERA + Balcony carpet area efficiency

Where every square foot
is crafted for living large.



Expressions of artfulness

Living & Bedroom



Bathroom



Living, artfully elevated.



YOUR PERSONAL SPACE

FOYER 7'-5"X5'-0"	Living 8'-8"X11'-6"	Dining 12'-6"X15'-6"	Terrace Balcony 8'-11"X11'-6"
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Kitchen 11'-6"X8'-0"	Utility 5'-10"X8'-0"	Toilet 8'-0"X5'-1"
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	Master Bedroom	Bedroom 1	Bedroom 2
Size	13'-11"X11'-0"	11'-6"X11'-0"	10'-6"X11'-0"
Wardrobe	8'-7"X5'-7"	2'-0"X5'-7"	2'-0"X5'-7"
Toilet	8'-0"X5'-1"	5'-1"X8'-0"	-
Balcony	3'-7"X7'-3"	-	-



3BHK - TYPE 5

Unit Plan

1324 Sq. Ft.

Carpet area as per RERA
+ Balcony

1898 Sq. Ft. TCA

SBA (RERA carpet +
Balcony + Common area)

YOUR PERSONAL SPACE

FOYER 10'-9"X5'-0"	Living 9'-8"X11'-6"	Dining 12'-4"X15'-3"	Terrace Balcony 9'-6"X11'-6"
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Kitchen 8'-0"X12'-0"	Utility 8'-0"X4'-9"	Toilet 8'-0"X5'-1"
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	Master Bedroom	Bedroom 1	Bedroom 2
Size	13'-9"X11'-0"	10'-2"X11'-0"	11'-0"X11'-0"
Wardrobe	8'-7"X'6-11"	4'-11"X2'-11"	2'-6"X5'-7"
Toilet	8'-0"X5'-11"	8'-0"X5'-1"	-
Balcony	3'-7"X7'-5"	-	-



3BHK - TYPE 4

Unit Plan

1355 Sq. Ft.

Carpet area as per RERA
+ Balcony

1926 Sq. Ft. TCA

SBA (RERA carpet +
Balcony + Common area)

Your Carbon Healing Home



Inspired by Earth, the original artist.

Our pact with the planet—crafting
an opulent legacy while ensuring
a flourishing future for us all.



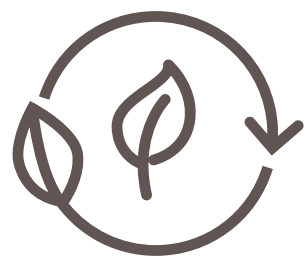
SPONGE EFFECT

Designed to utilise
every drop of rain water.



SMART POWER

Efficient utilisation
of renewable sources.



ZERO OUT

Waste management
at source.



CLIMATE CAPSULE

Higher green cover
for lower temperatures.

The Assetz Journey

50+ Projects

Residential & Commercial

50+ Mn. Sq. Ft.

Developed & Ongoing

24,000+ Units

Delivered & Underway

700+ Acres

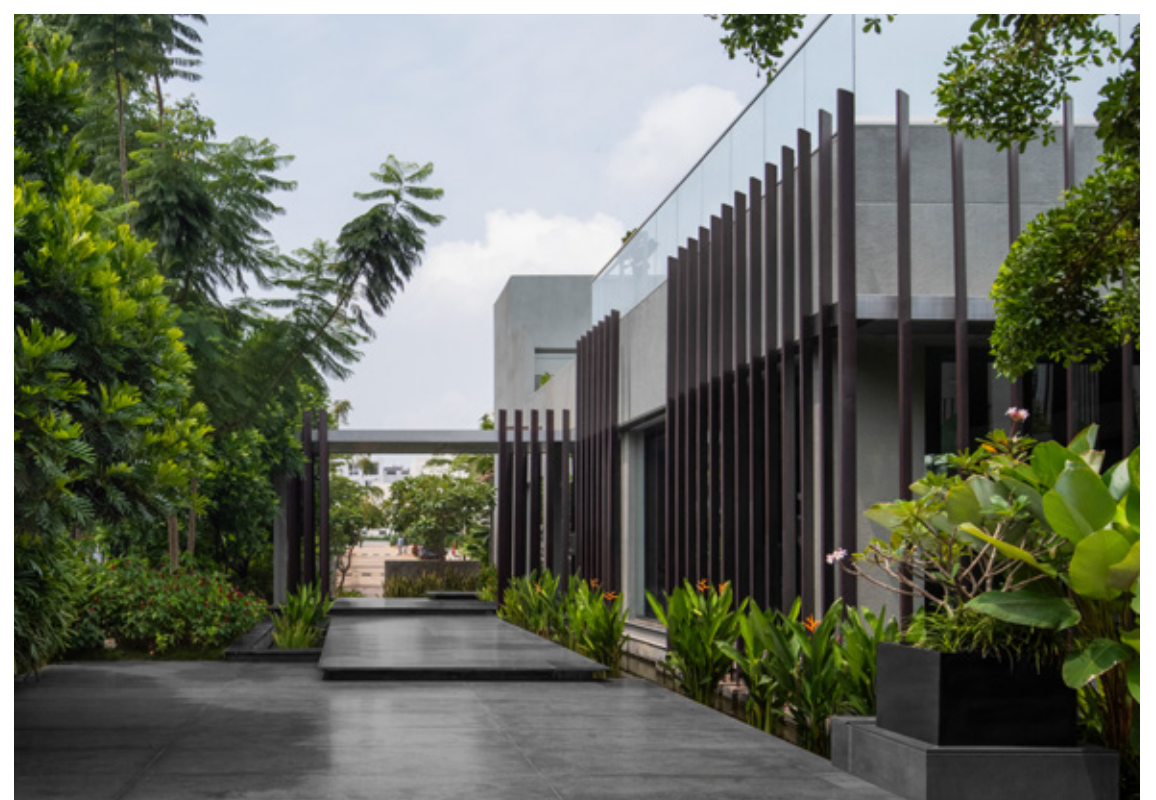
Acquired and/or Licensed

Assetz Group is built on a commitment to doing things differently—and doing them meticulously. From the first line of a master plan to the last detail in a lobby, the brand is defined by discipline, integrity and an almost obsessive pursuit of better—better design, better layouts, better long-term value, better living.

Every Assetz project aims to craft elevated living experiences where architecture, landscape, sustainability and community come together with intention—designing a life that feels effortlessly premium.

It is luxury that does not shout, but lingers—in how a home breathes, how spaces flow, and how residents feel held by their environment year after year.

Shot at Location





Assetz Property Group

No. 30, Crescent Road,
Bengaluru-560001, Phone: 7829554411
enquiries@assetzproperty.com

Codename **SANCTUM**

Yelahanka.

Bengaluru-560119

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