



GRANDUS
SANCTUARY

RESIDENTIAL PROJECT DETAILS



GRANDUS SANCTUARY



LOCATION



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METRO CONNECTIVITY:

- Doddanekundi Metro - 950m (upcoming)
- Seetharam Palya Metro - 1.5km
- Kundanhalli Metro - 2.3km

HOSPITALS

- Jeevika Hospital - 1.3km
- Brookefield Hospital - 2.4km
- Aster Whitefield - 5.4km
- Manipal Hospital (HAL Road) – 5.1 km
- Cloudnine Hospital, Whitefield – 6.0 km

SCHOOLS & COLLEGE:

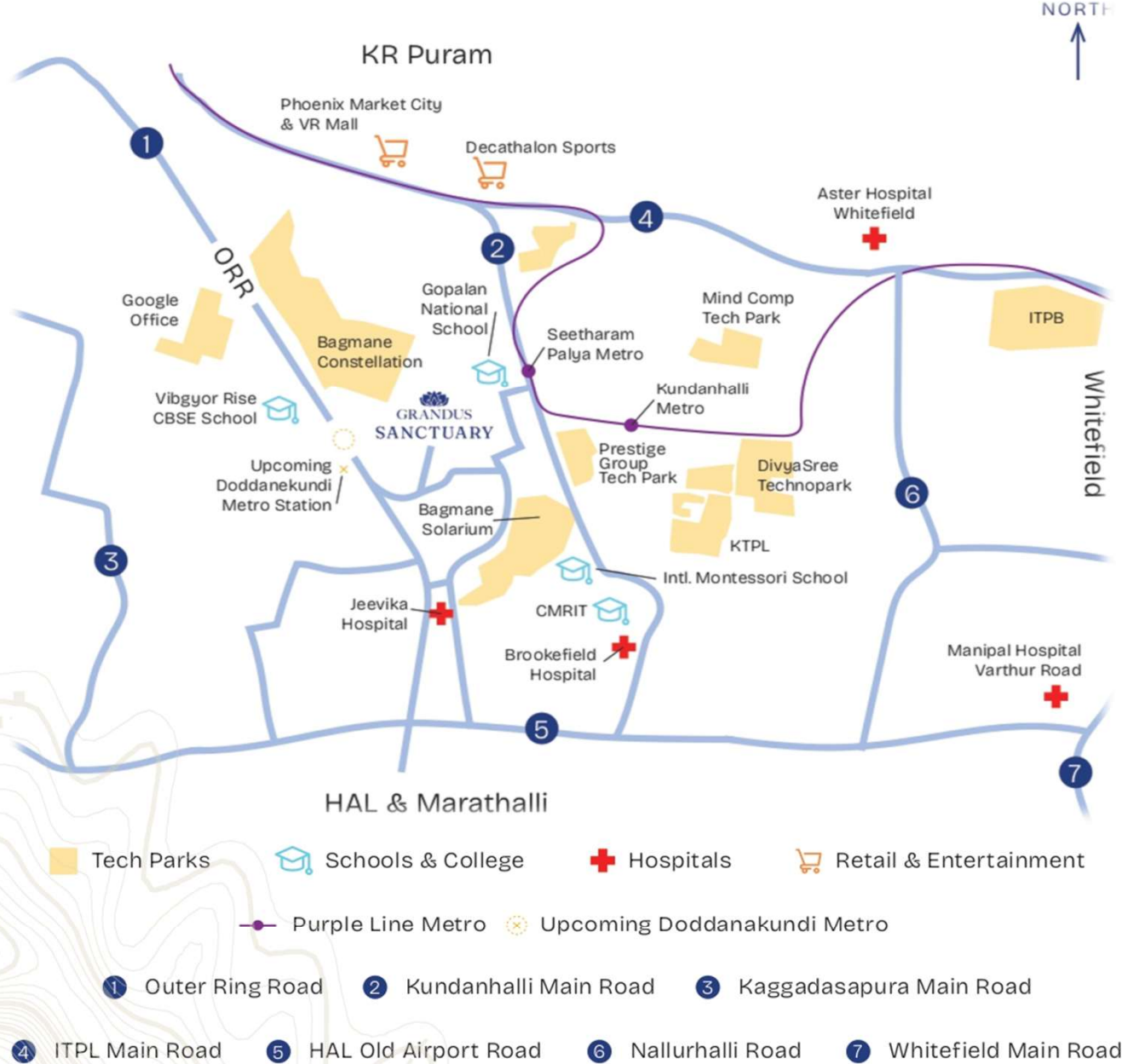
- VIGBYOR Rise CBSE School - 1.9km
- Intl. Montessori School Bengaluru - 1.6km
- Gopalan National School - 2.2km
- Gopalan Intl. School - 2.9km
- CMRIT - 2.5km
- Ryan International School – 4.6 km

RETAIL & ENTERTAINMENT

- Phoenix Market city & VR Mall - 4.8km
- Decathlon Whitefield - 3.5km

IT TECH PARKS:

- Bagmane Solarium - 1.1km
- Bagmane Constellation - 1.6km
- Prestige Tech Parks - 1.6km
- Brigade Tech Garden - 2.6km
- Sattva Mindcomp Tech Park - 3.9km
- Bagmane Tech Park – 4.5km
- RMZ Infinity – 5.2km
- ITPL (Whitefield) – 7.8km





Set across the earth that
breathes, three

G+11 TOWERS

emerge, a built form rising gently
amidst low-rise residential
surroundings.

18K+ SQ. FT

of indoor spaces for wellness, work,
and celebration, crafted to inspire
calm, connection, and everyday joy.

30K+ SQ. FT

of outdoor amenities across lush
landscapes and terraces, from
reflexology paths to sky lounges
designed for leisure and recreation.



THE ADDRESS THAT WHISPERS LUXURY

The property is gracefully nestled in the NH44-ORR corridor, a rare pocket where urban connectivity meets the hush of lush, tree-lined surroundings.

“ In the heart of the IT hub of Bengaluru where shiny office buildings dominate the skyline, a premium residential project in one of a kind of site shielded by a large public park is nestled away from the hustle bustle of the area ”



SITE PLAN @ GROUND FLOOR



INDOOR AMENITIES

- Reception area with double height entrance
- Indoor kids' area
- Dance & Zumba room
- Jamming studio & Media Room
- Calisthenics, Wall climbing, Rope climbing (double height amenity)
- Gymnasium cum Fitness room with changing room, sauna & toilet
- Multipurpose hall Or Party Hall with pantry & serving space
- Yoga, meditation & Pilates
- Squash court
- Indoor kids play area (double height amenity)
- Indoor game zone: board games, TT, Pool Table, Foosball & Air hockey
- Double height Reception with Library
- Guest room (habitable room with bed and toilet for additional guest)
- Business centre with coworking space with extended balcony

OUTDOOR AMENITIES

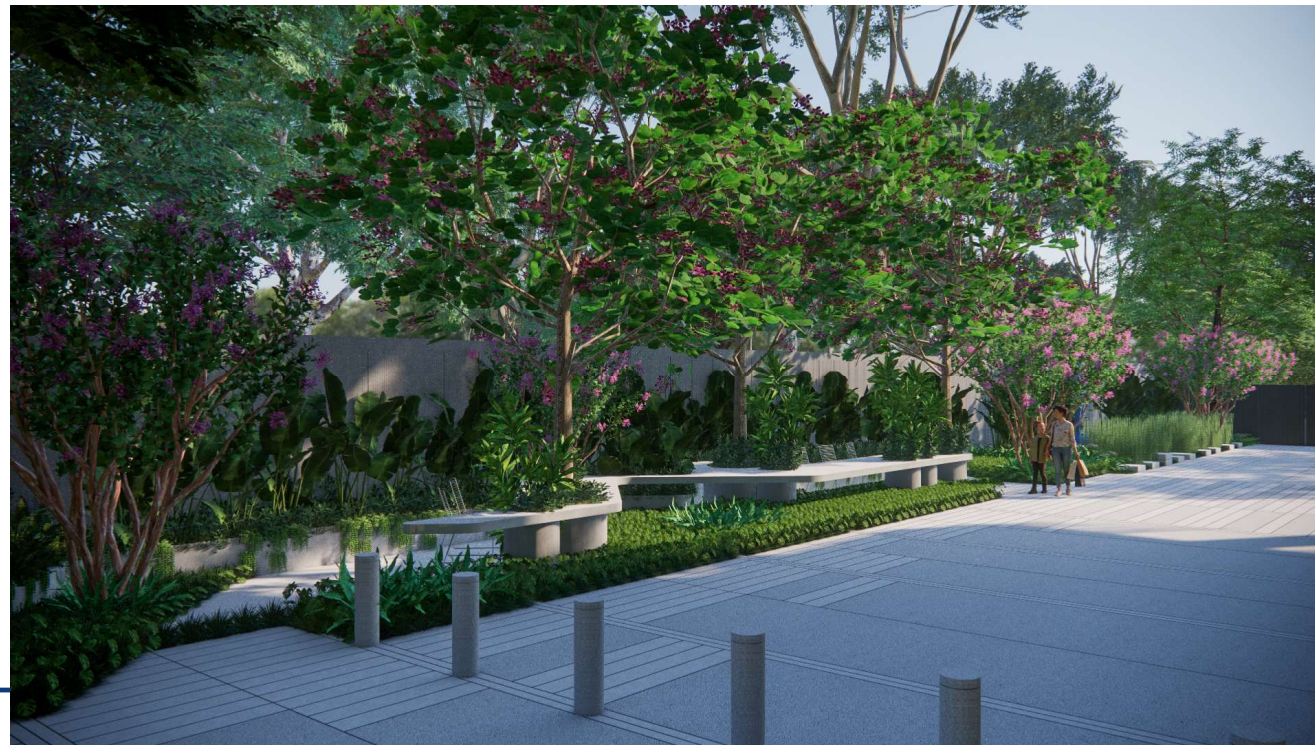
- Approach road with Boulevard and
- Dense planting along the periphery
- security cabin with waiting area for pickup & drop
- Sculpture platform
- Biophilic co work
- Community plaza
- Sensory park with built in seater
- Pet arena
- Fitness desk
- Podium Arena & watching Dias
- Community seating at regular seating
- Swimming Pool with Deck
- Practice Cricket net
- Gallery seating
- Flexicourt
- Shuffle board
- Human foosball
- Sand box
- Pavilion with pergola cover



WHERE NATURE ISN'T ADDED
ON, IT'S BUILT IN



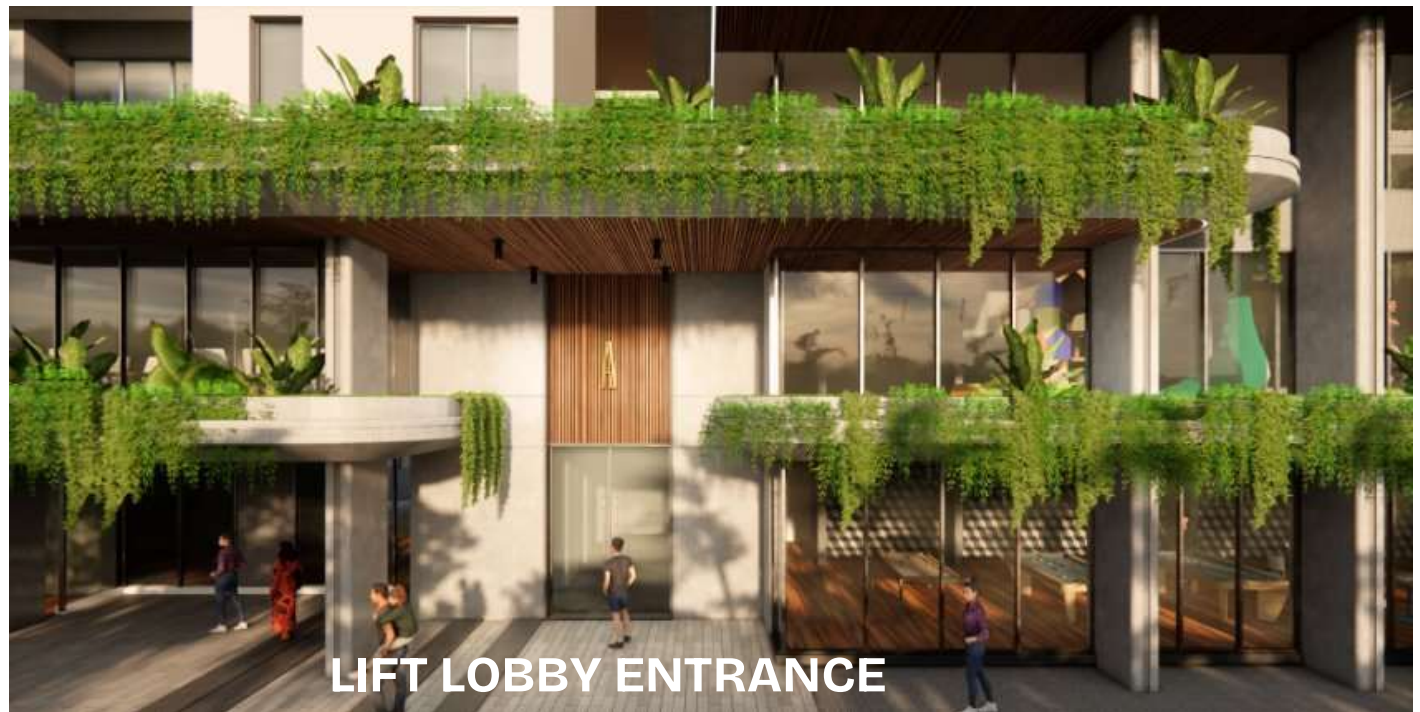
Grandus Sanctuary wasn't designed to stand
apart from nature, it was designed with it,
around it, and within it.



ENTRANCE RECEPTION VIEW



EAST BAY

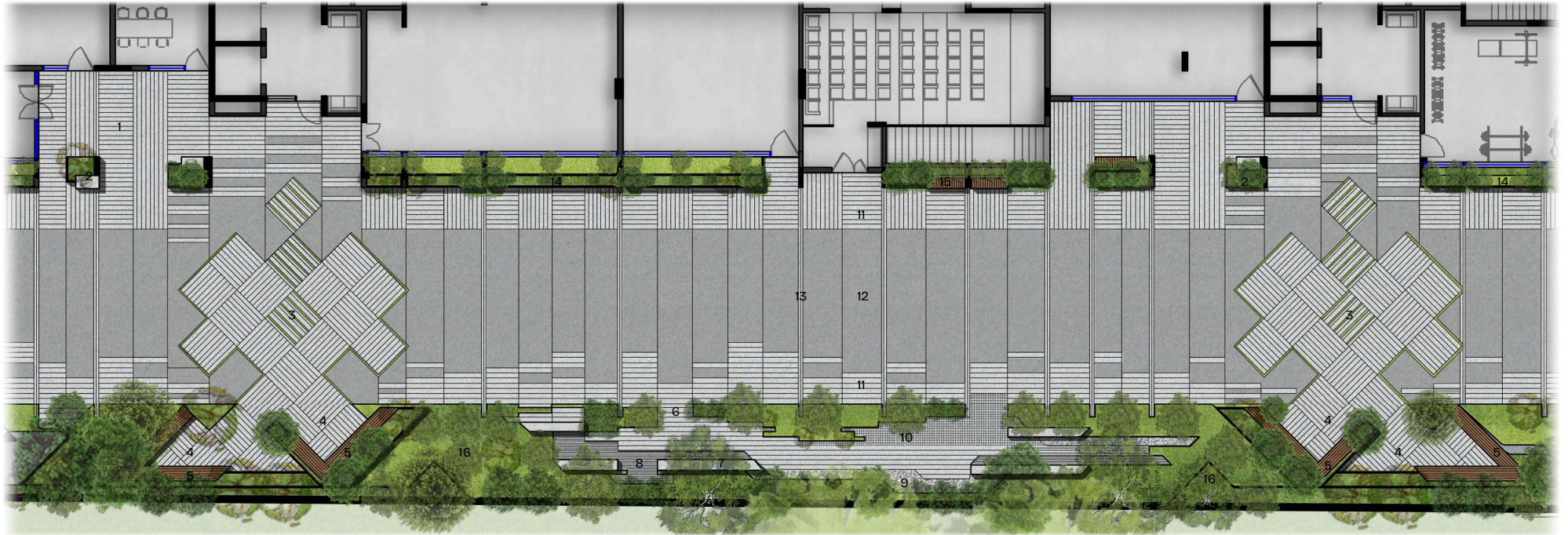




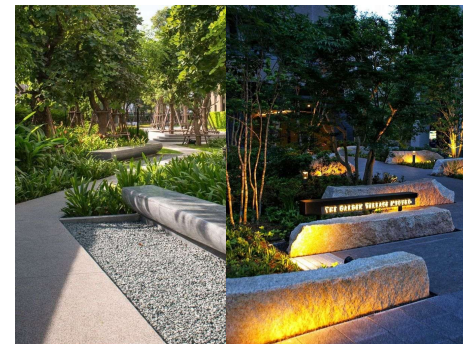
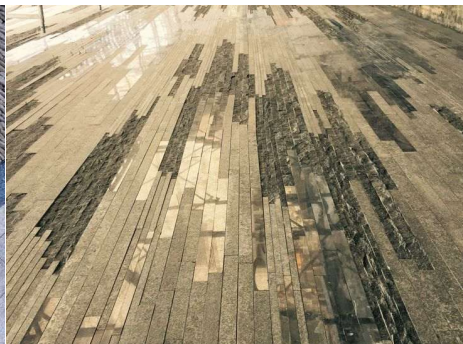
MAIN ENTRANCE



EAST BAY



- | | | |
|---|---|--|
| 1. Secondary entry plaza to reception lounge | 7. Solid stone seater | 14. Planter along the building outline in varied heights |
| 2. Island display platform | 8. Sensory park - slate | 15. Built-in seater insert in planter |
| 3. Community Plaza flooring in basket weave pattern with grass joints | 9. Sensory park - loose pebbles | 16. Dense plantation in periphery |
| 4. Community seating | 10. Sensory park - cobbles | |
| 5. Built-in seater in timber | 11. Trail marker | |
| 6. Entry to the sensory park | 12. Resin driveway with granite inlay | |
| | 13. Strips of granite inlay in barcoded fashion | |



EAST BAY

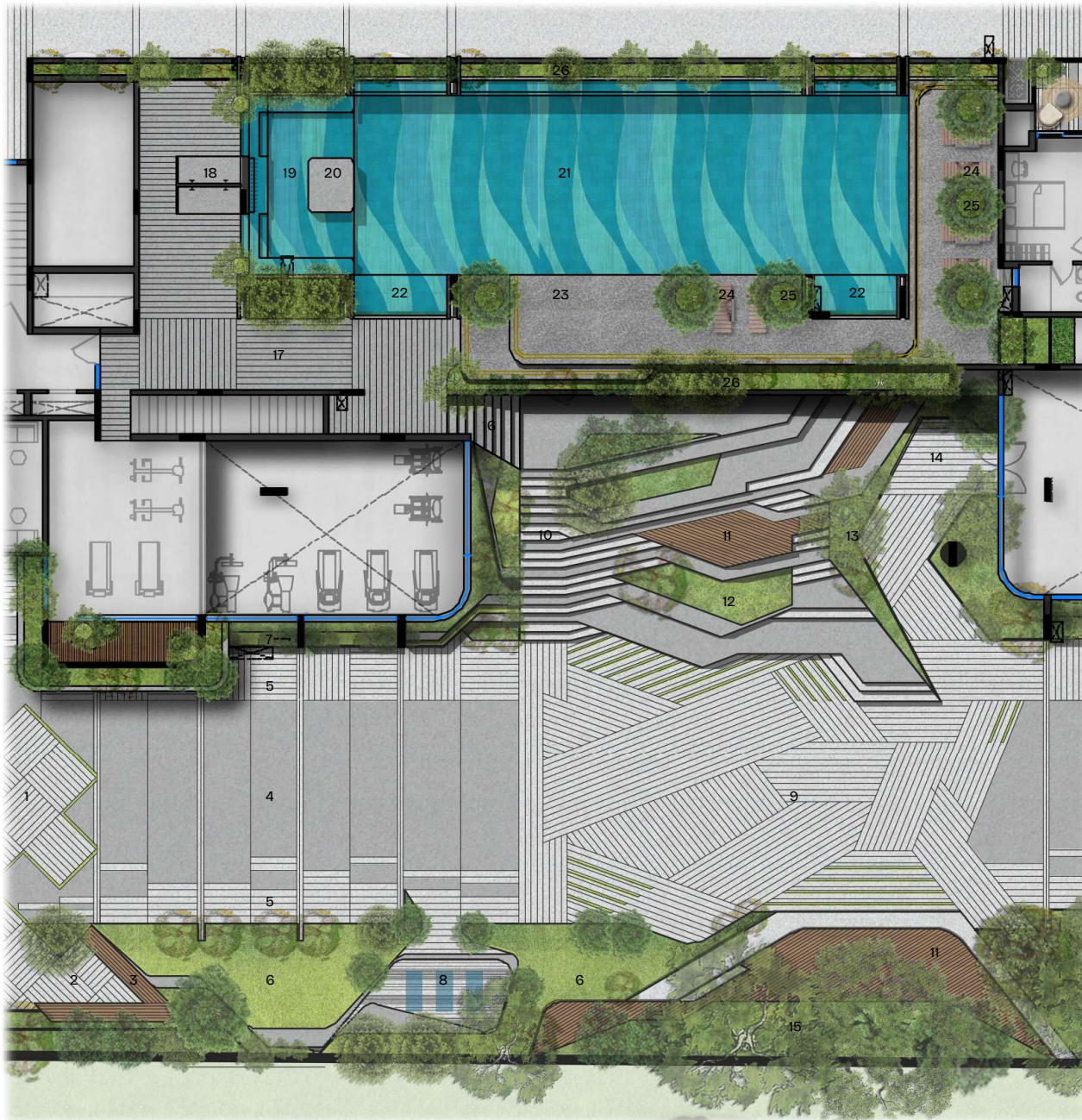




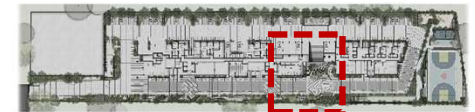
WHERE COMMUNITY TAKES THE STAGE

An open circle. Surrounded by green. Anchored by the sky. Be it evening performances, festive echoes, or quiet dialogues, this is where the community gathers, and moments unfold

PODIUM / AMPHITHEATER & SWIMMING POOL



1. Community plaza area flooring in basket weave pattern with grass joints
2. Community Seating
3. Built-in seater in timber
4. Resin driveway with granite inlay
5. Trail marker
6. Berm overlooking the stage
7. Planter along the building outline in varied heights
8. Fitness deck
9. Events plaza
10. Arena
11. Dias in timber
12. Green Inserts in amphitheater
13. Berm
14. Entry to Multipurpose hall
15. Dense plantation as backdrop for Dias
16. Steps leading to Swimming Pool Deck
17. Connecting deck to pool and other spaces
18. Shower Area
19. Kids Pool
20. Island pool counter
21. Swimming Pool
22. Built-in pool seater
23. Raised Pool flooring in resin finish with brass inlay
24. Loose Pool Lounger
25. Decorative Urns at strategic location
26. Built-in planter at varied heights
27. Planter along the deck peripheral with drooping plants



PODIUM / AMPHITHEATER





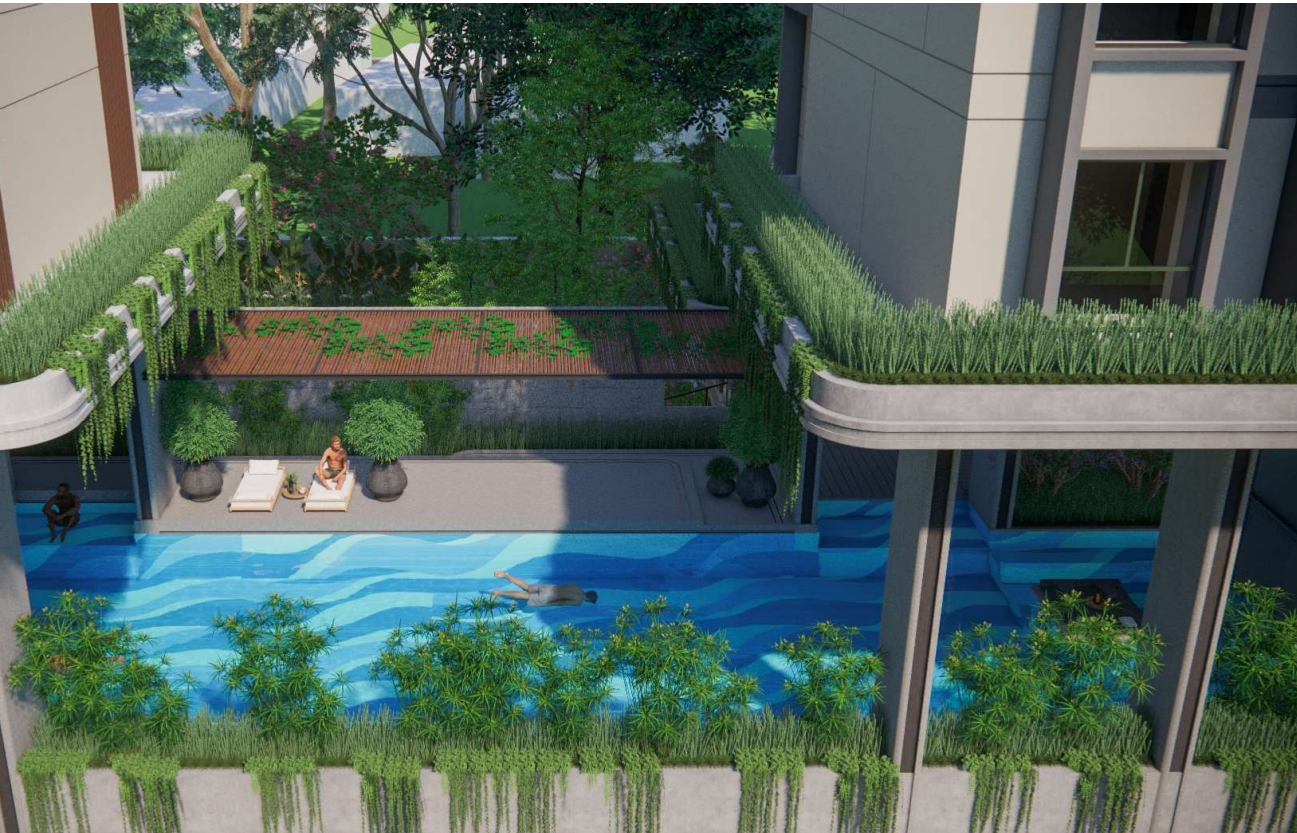
PODIUM / AMPHITHEATER



**WATER, ELEVATED
FOR EVERYDAY
ESCAPE**

A playful splash zone tucked in shade for little ones. Surrounded by lush greens, not railings, it's your private resort, just a few steps from home

SWIMMING POOL WITH DECK





An infinity pool that blends into the skyline

TERRACE AMENITIES



TERRACE AMENITY:

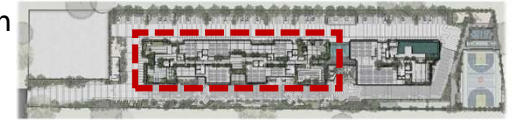
- Swimming pool for Tower C with service area
- Yoga & Mediation deck
- Art pavilion with Lawn & landscape arena
- Outdoor gym or Fitness deck
- Built-in seater corner enclosed with plantation
- Activity deck & repos deck
- Co-work space doubles up as Dining / Buffet Counter
- Stacked gallery decks for casual meets
- Seater niche along the passage enclosed with dense plantation around
- Gathering pavilion & viewing open points

TERRACE AMENITIES



- Built-in seater in timber with planter
- Tot Art Pavilion with pergola cover
- Stepping stone connect Play lawn
- Built-in seater corner enclosed with plantation
- Yoga Deck & Meditation deck
- Outdoor Gym deck
- Ground Cover / Low height Shrubs

- Social gathering square flooding in barcoded fashion
- Stacked gallery decks for casual meets
- Built-in seater & Group seating
- Co-work space doubles up as Dining / Buffet Counter
- Bounce deck flooring in pixelated fashion
- Activity Deck



TERRACE AMENITIES



- Built-in seater in timber with planter
- Step up to raised deck
- Tot Art Pavilion with pergola cover
- Stepping stone connect
- Play lawn
- Built-in seater corner enclosed with plantation
- Yoga Deck
- Meditation deck
- Satsang deck
- Outdoor Gym deck
- Ground Cover / Low height Shrubs
- Raised planters with dense plantation



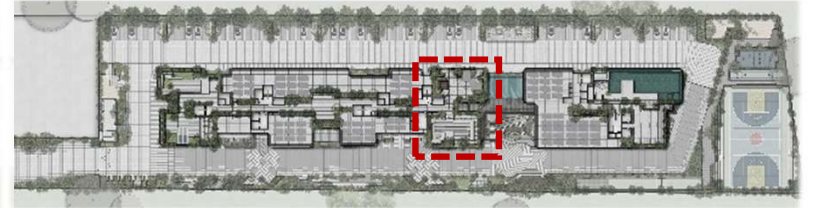


ART PAVILLION

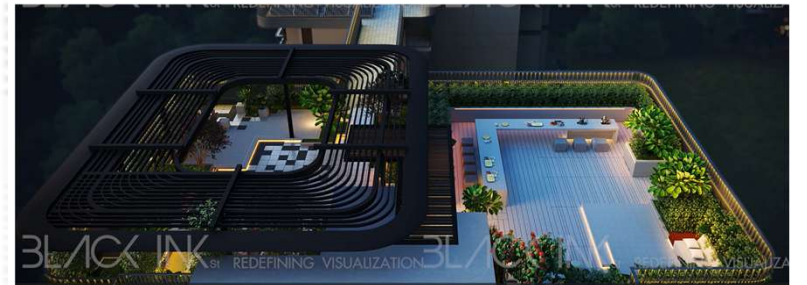


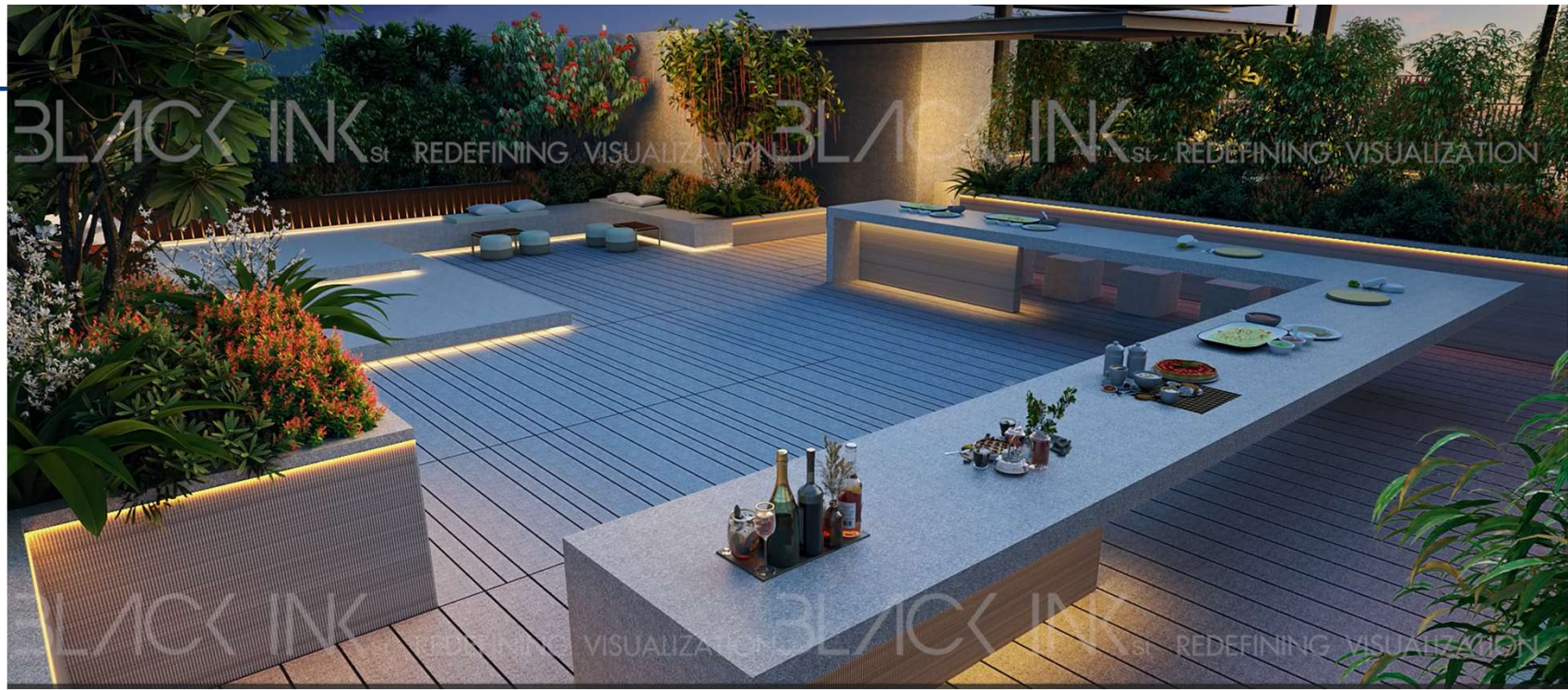
YOGA & MEDITATION DECK

TERRACE AMENITIES



- Social gathering square flooding in barcoded fashion
- Stacked gallery decks for casual meets
- Built-in seater
- Group seating
- Co-work space doubles up as Dining / Buffet Counter
- Bounce deck flooring in pixelated fashion
- Flooring grid extruded as seater cube
- Repos deck
- Activity Deck
- Dense Plantation to enhance the look and feel of the space









TOWER PLAN

TYPICAL FLOOR PLAN

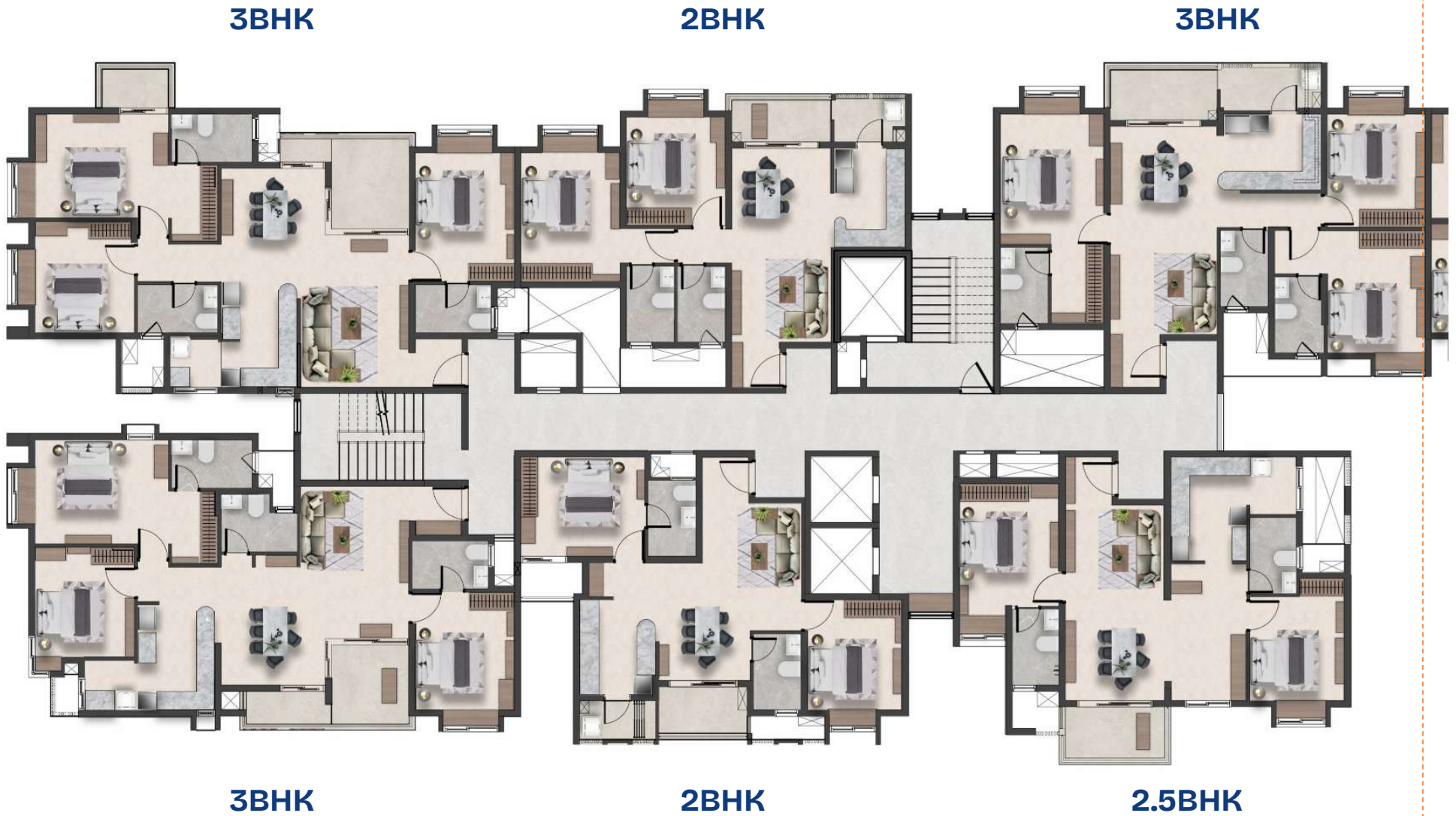


TOWER - A

TOWER - B



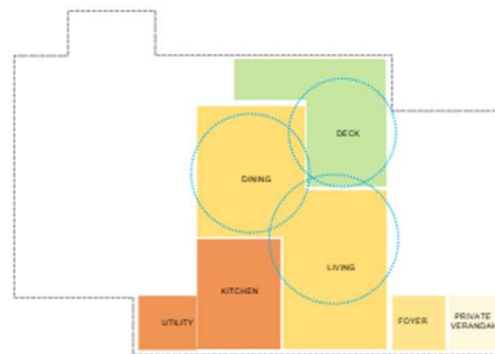
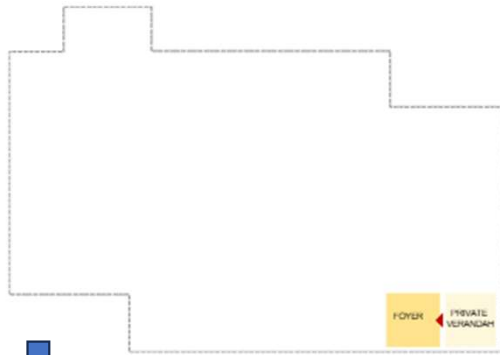
TYPICAL FLOOR PLAN – TOWER A



TYPICAL FLOOR PLAN – TOWER B

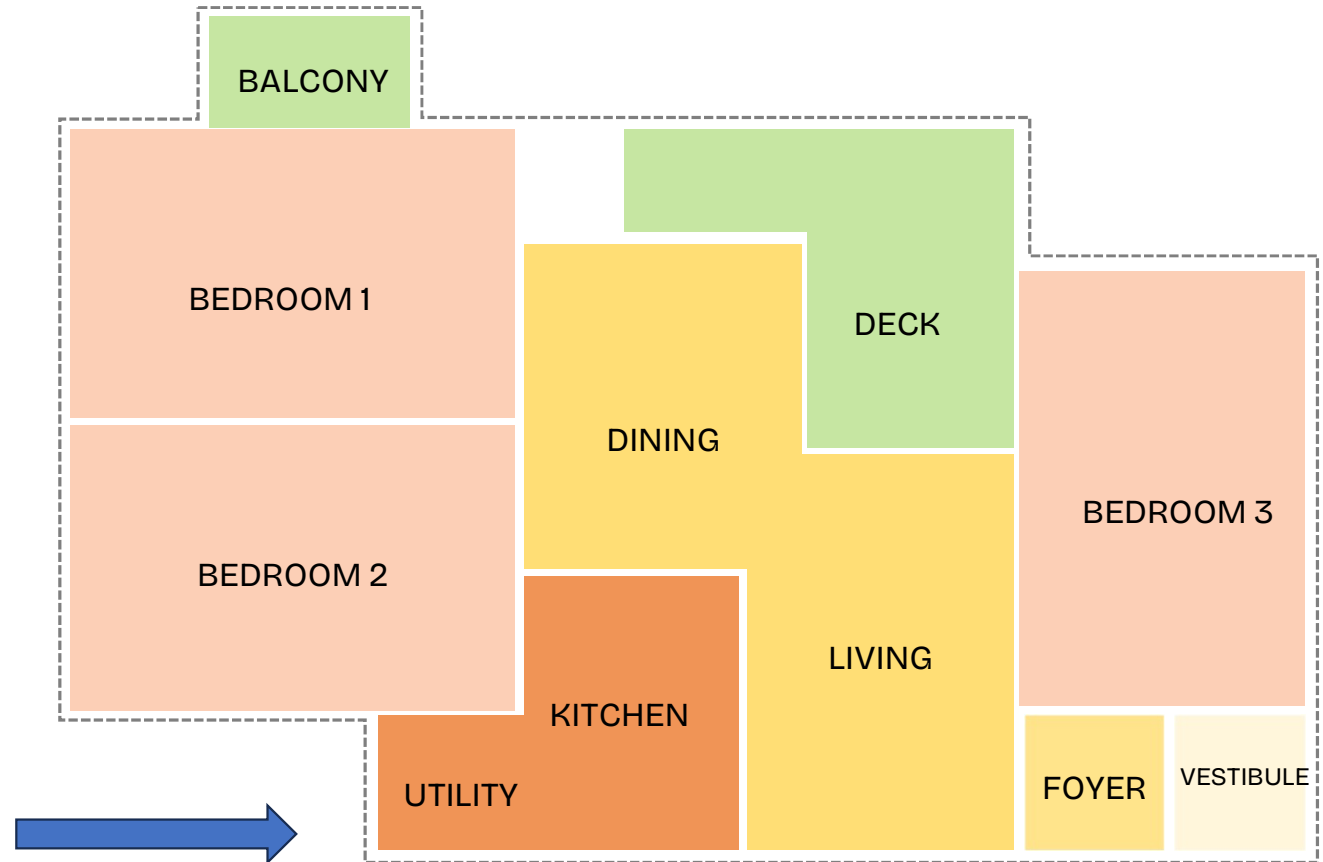


UNIT PROFILE



Living quarters are designed to offer residents a seamless connection to outdoors.

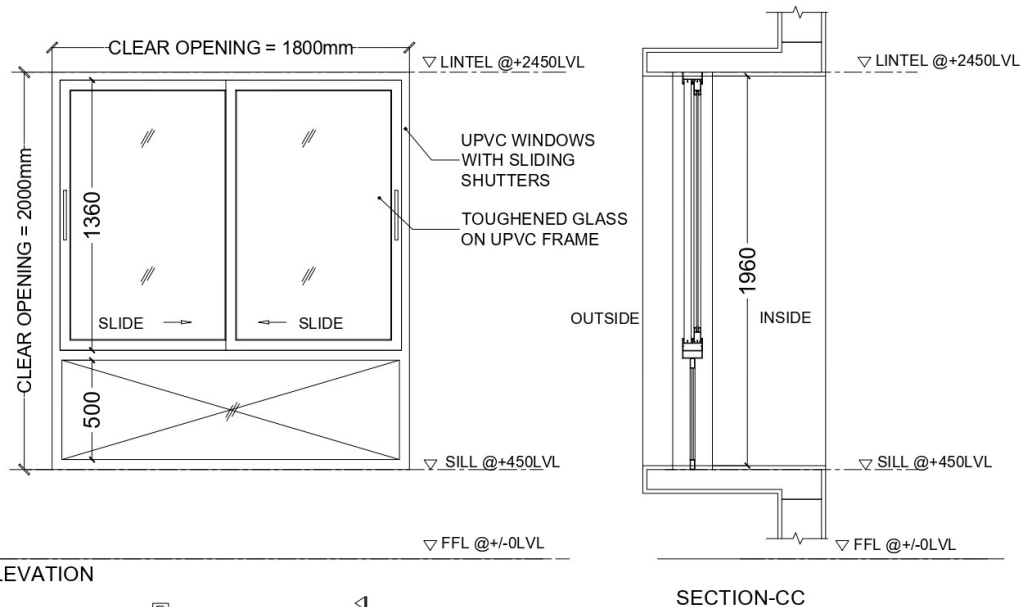
Spacious and deep balcony decks are designed to provide a semi outdoor space large enough for multipurpose usage, customizable to individual taste.



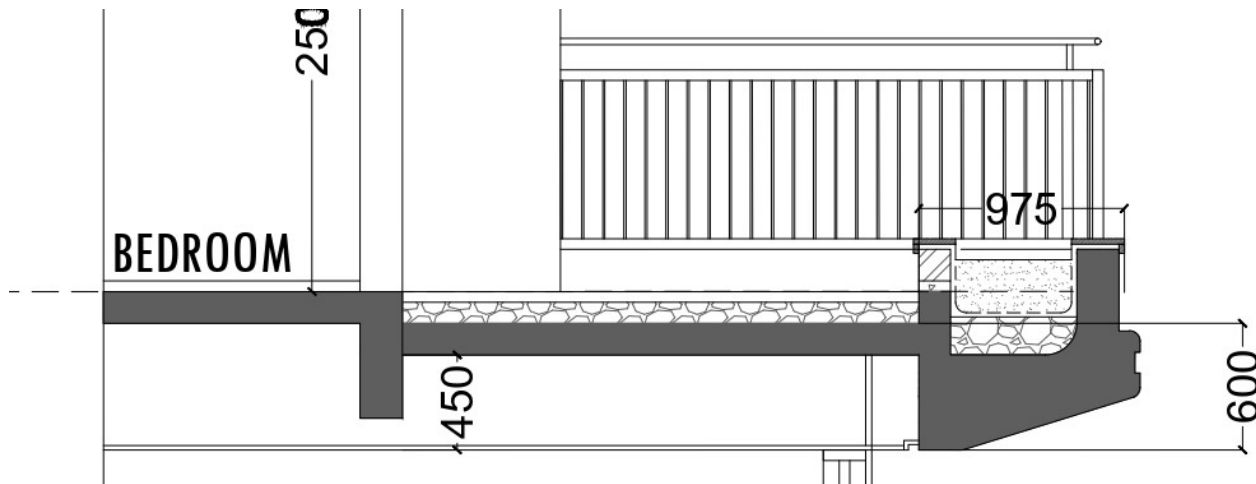
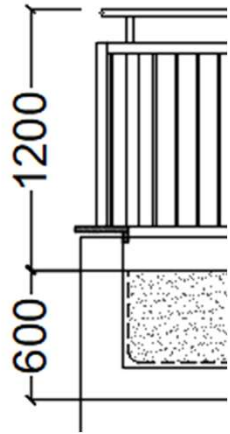
BAYWINDOW

Tall Bay windows with low height sills fill the interiors with natural light, blurring the boundaries between inside and outside.

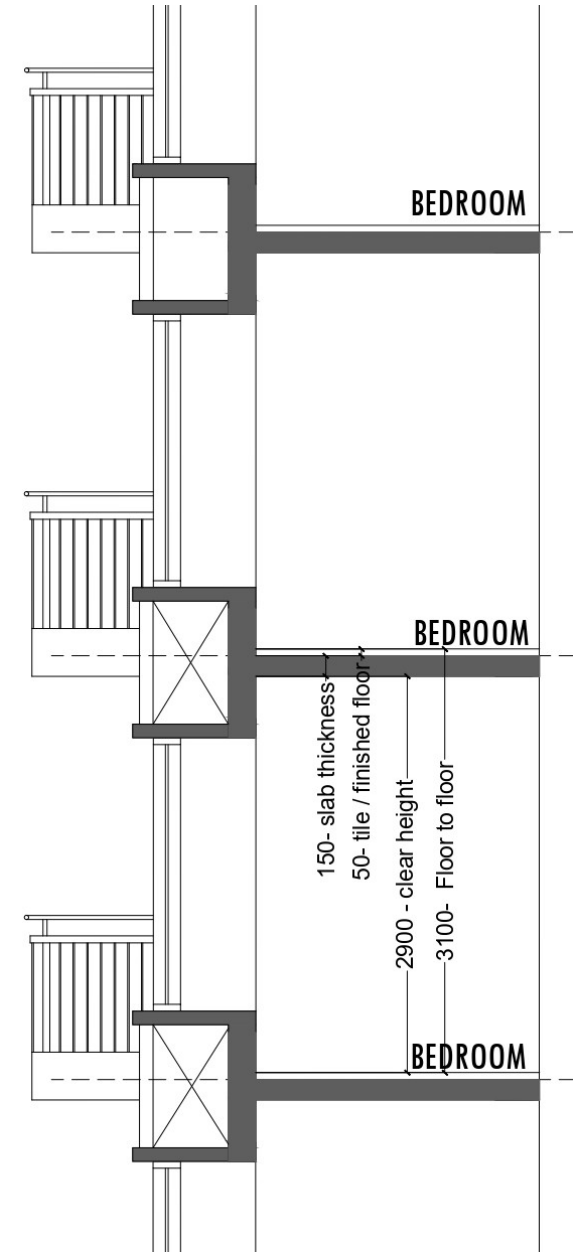
High Ceilings further add to the sense of spaciousness and premium factor. Unit layouts are thoughtfully designed to have maximum usable area and avoid dead spaces.



RAILING & INTERNAL HEIGHTS



Railing height : 1200mm \ 4ft
Planter box depth – 450mm \ 1.5ft
Clear height inside home : 9'6"



UNIT PROFILE – 2BHK



2 BHK home where form meets function.

An airy living and dining space flows effortlessly into a modern kitchen, while two well-sized bedrooms provide the perfect balance of privacy and togetherness.

AREA RANGE :

Super Builtup Area : 1260 sqft – 1500Sq.ft

Rera Carpet : 720 sqft – 915 Sqft

U.D.S : 430 sqft – 510 sqft

LEGEND

- 01 Vestibule
- 02 Foyer
- 03 Living & Dining
- 04 Balcony
- 05 Kitchen
- 06 Utility
- 07 Master Bedroom
- 08 Bedroom
- 09 Toilet



UNIT PROFILE – 2BHK

UNIT PROFILE – 2.5BHK



The 2.5 BHK isn't just a home, it's a canvas for your evolving lifestyle.

With two spacious bedrooms and a thoughtfully positioned flex room, it offers the versatility of a third space, ideal for a home office, a nursery, or a creative nook.

AREA RANGE :

Super Builtup Area : 1260 sqft – 1500Sq.ft

Rera Carpet : 720 sqft – 915 Sqft

U.D.S : 430 sqft – 510 sqft

LEGEND

- 01 Vestibule
- 02 Foyer
- 03 Living & Dining
- 04 Flexi Space
- 05 Balcony
- 06 Kitchen
- 07 Utility
- 08 Master Bedroom
- 09 Bedroom
- 10 Toilet



UNIT PROFILE – 2.5BHK

UNIT PROFILE – 3BHK

Our 3 BHK residences redefine spacious living. 3 well-separated bedrooms ensure comfort and privacy for each member of the family, while interconnected living, dining, and kitchen areas create a warm and sociable heart of the home.

AREA RANGE :

Super Builtup Area : 1260 sqft – 1500Sq.ft

Rera Carpet : 720 sqft – 915 Sqft

U.D.S : 430 sqft – 510 sqft

LEGEND

| | | | |
|----|-----------|----|----------------|
| 01 | Vestibule | 06 | Kitchen |
| 02 | Foyer | 07 | Utility |
| 03 | Living | 08 | Master Bedroom |
| 04 | Dining | 09 | Bedroom |
| 05 | Balcony | 10 | Toilet |





UNIT PROFILE – 3BHK













THANK YOU