



SANCTUM



A BRAND BY



sanctum

NOUN (place)

A private place
from which most
people are excluded.



PRIVATE. LIMITED.

Privacy is the highest form of luxury.

Nothing could be truer.

Your home is intimate.

It is a representation of who you are.

That's not something to take lightly.
It's something you share with just
a few.

You don't call people to your home, you
invite them.

AN ADDRESS
THAT SPEAKS
FOR ITSELF.

SO YOU
DON'T
HAVE TO.

SANCTUM

Baner is one of Pune's most sought after locales.

However, the most sought after neighbourhood in Baner without doubt is Ivory Estate.

It is where the city's most distinguished and elite reside.

It is an Address. It is The Address.

PRIVY TO JUST A FEW.



PRIME. IS AN UNDERSTATEMENT.

SANCTUM is situated right at the start of Baner. A five minute drive from the University of Pune and less than a minute away from the renowned National Society and Sindh Housing Colony.

The property is just off the main Aundh-Baner road and has a private entry through Ivory Estate.

Savour the luxury of living in the most prime and elusive locale that Baner has to offer.



THEATRES

- 1. E Square | 5.3kms | 11mins
- 2. City Pride | 9.3kms | 19mins

SHOPPING

- 3. Pune Central | 6.1kms | 14mins
- 4. Ozone | 3.2kms | 9mins
- 5. ICC | 6.2kms | 15mins
- 6. Bonsai | 3.2kms | 9mins
- 7. Reliance Mart | 4.3kms | 11mins
- 8. Phoenix Market City | 15.9kms | 30mins

HOTELS

- 27. JW Marriott | 6.2kms | 15mins
- 28. Courtyard by Marriott | 11.1Kms | 18mins
- 29. Sayaji | 10.7kms | 17mins
- 30. Hyatt Place | 12.2kms | 20mins
- 31. Holiday Inn | 7.1kms | 12mins
- 32. Seasons Apartment Hotel | 3.3kms | 9mins

SCHOOLS

- 33. Loyola School | 5kms | 13mins
- 34. The Orchid School | 4kms | 9mins
- 35. Vibgyor | 5.8kms | 12mins
- 36. University of Pune | 5.4kms | 14mins
- 37. Symbiosis, S.B Road Campus | 7.6kms | 17mins
- 38. Indira Institutes | 13.1kms | 20mins
- 39. Symbiosis, Lavale Campus | 9.2kms | 17mins

TRAVEL

- 9. Pune International Airport | 16.5kms | 20mins
- 10. Shivaji Nagar Railway Station | 7.4kms | 17mins
- 11. Pune Station | 9.8kms | 19mins

HOSPITALS

- 12. Sancheti | 7.7kms | 16mins
- 13. Aditya Birla | 10.5kms | 16mins
- 14. Sanjeevani | 9.9kms | 22mins
- 15. Jehangir | 10kms | 20mins
- 16. Ruby Hall Clinic | 10.4kms | 21mins

EAT

- 40. Subway | 1.9kms | 5mins
- 41. Mc Donalds | 4.1kms | 10mins
- 42. Mainland China | 2.8kms | 8mins
- 43. Sigree | 2.7kms | 7mins
- 44. Kobe Sizzlers | 3.3kms | 10mins
- 45. Kiva Ivy | 2.2kms | 6mins

AREAS

- 46. Hinjewadi | 11.4kms | 19mins
- 47. Chakan | 32.6kms | 41mins
- 48. Bhosari | 18.4kms | 28mins
- 49. Pimpri-Chinchwad | 14kms | 28mins

CLUBS

- 17. Pancard Club | 2.8kms | 10mins
- 18. Talwalkars | 2.5kms | 8mins
- 19. Oxford Golf & Country Club | 11.3kms | 21mins
- 20. Club Solaris | 9kms | 21mins
- 21. Deccan Gymkhana | 8.1kms | 18mins

GROCERIES


- 22. Food Bazaar | 2.3kms | 6mins
- 23. D-mart | 5.6kms | 12mins
- 24. More Super Store | 4.7kms | 10mins
- 25. The Providore | 3.3kms | 9mins
- 26. Tutto Bene Delicatessen | 4.7kms | 10mins

STADIUMS

- 50. Subrata Roy Sahara | 21kms | 31mins
- 51. Balewadi Stadium | 6.5kms | 12mins

PROJECTS

- 1. Sanctum | 1.3kms | 5mins
- 2. Shiloh | 5.4kms | 10mins
- 3. Selena | 0kms | 0mins



WORDS, DON'T DO JUSTICE.

Nestled away in Ivory Estate, amidst a beautiful cove of palm trees, lush green views and landscapes as far as the eye can see. This property is the last of its kind in Baner.

The beautiful bounty of the land cannot be described, and must be experienced.

Spread across 4 acres of land, this property is in itself an inspiration, and a privilege to reside in.



STAND TALL.

Renowed for their contemporary style and immaculate attention to detail, SANCTUM is designed by one of the biggest names in Indian architecture - Metaphors.

Four towers stand tall at 21 stories each, with three and four bedroom apartments giving you unparalleled views, ample natural light and ventilation.

Enjoy the city's fabulous weather all year round.

A LAYOUT
PLANNED
MASTERFULLY.
SO YOU
CAN LIVE
PEACEFULLY.





MASTER PLAN.

The project master plan has been designed around the properties existing landscape, retaining and harnessing natural elements whilst creating structures around the perimeter to encapsulate the land.

Various facilities are spread across the premises and are each designed keeping utility and privacy in mind.

One can feel at ease moving between different areas and using them to the fullest.



LEGEND.

1. Common Lawns
2. Gazebos
3. Semi-covered pathway
4. Feature wall
5. Club house with gymnasium
6. Terrace garden on club house
7. Semi-covered swimming pool
8. Poolside sun-deck
9. Sculpture
10. Cabana
11. Children's play area
12. Open-air sit out
13. Tennis court
14. Cricket pitch
15. Entry
16. Exit
17. Security Cabin
18. Entrance to lobby
19. Entrance to parking (2 levels)





FEEL RENEWED DAILY.

Wake up each morning to sunshine and the aroma of freshly mowed lawns. Kickstart your day by engaging the property in its host of outdoor facilities.

Tennis court

Cricket pitch with nets

Swimming pool with sun-deck

Club house with Gymnasium

Manicured lawns

Walking track

Cabanas and gazebos



POOLSIDE VIEW, FACING THE GYM



POOLSIDE EVENINGS

End your day by spending a quiet evening by yourself or host an elegant affair by the pool. Many reasons to be poolside in the evenings, we're sure you'll find a few.

THREE AND FOUR BHK LUXURY HOMES.

SANCTUM

Your home is sacred, intimate and a place where you truly feel like yourself. It is your sanctum sanctorum.

No other space can make you feel the way you do in your home. There's nothing like it, because there's no one else like you.

Which is why all PRIVIE RESIDENCES are thought out in a manner that allow you the luxury to make them your own.



SELECTIVE. DETAILED.

Every PRIVIE RESIDENCE follows a common methodology of material selection, sourcing and installation.

Each project provides the best possible specifications available at the time of conception.

The aim being to meet the standards and expectations of discerning individuals who will go on to inhabit the residences.

STRUCTURAL

- A-grade, earthquake resistant construction
- Gypsum punning on walls
- Premium grade luster paint for walls
- Entire building painted with acrylic paint of external grade
- Combination of SS/glass railing for attached terraces

FLOORING

- Imported marble flooring in living, dining and passages
- Vitrified tile flooring in kitchen and bedrooms
- Vitrified tile flooring in master bedrooms
- Vitrified tile in flooring and DADO in toilets
- Anti-skid tiles for balconies/terraces

SANITARY

- Concealed plumbing, suspended drainage system for toilets with false ceiling
- Premium range ceramic sanitary ware of a reputed brand
- Premium range single lever diverter in shower areas along with single lever basin mixer for other toilets
- Wall hung WC units with concealed flush tank
- Boilers and exhaust fan system in all toilets

ELECTRICALS

- Concealed copper wiring in the entire flat with ELCB and MCB switches in the distribution board
- Premium range modular switches and sockets
- Adequate points for lights, fans and TVs
- Telephone points in the living room and bedrooms
- Provision for cable TV and broadband connectivity

KITCHEN

- International style modular kitchen with chimney and hob
- Vitrified tile DADO with wall storage unit
- Provision for water purifier

DOORS & WINDOWS

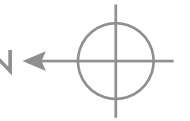
- Solid wood jamb door frame with solid wood shutter for main door
- Pre-moulded HDF SKIN doors with SS fittings for bedrooms
- Water-resistant FRP door shutters with SS fittings for toilets
- Powder coated Aluminum sliding windows

SAFETY

- Video door phone
- Digital lock for main door
- Intercom facility
- Entrance lobby located on the ground floor will have access control entry and CCTV cameras

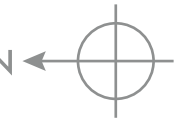
OTHERS

- Designer entrance lobby on the ground floor
- Automatic lifts of a reputed brand
- The entire apartment will be air-conditioned using centrellised AC system for living and dining areas; and using split/high-wall units in bedrooms



4 BHK ODD FLOOR PLAN

FLAT NO.	TOTAL CARPET AREA (SQ. FT.)	TERRACE AREAS (SQ. FT.)	TOTAL SALEABLE (SQ. FT.)
301, 501, 701, 901, 1101, 1301, 1501, 1701	2705	417	3995
302, 502, 702, 902, 1102, 1302, 1502, 1702	2273	197	3210



4 BHK EVEN FLOOR PLAN

FLAT NO.	TOTAL CARPET AREA (SQ. FT.)	TERRACE AREAS (SQ. FT.)	TOTAL SALEABLE (SQ. FT.)
201, 401, 601, 801, 1001, 1201, 1401, 1601	2705	417	3995
202, 402, 602, 802, 1002, 1202, 1402, 1602	2273	197	3210



3 BHK ODD FLOOR PLAN

FLAT NO.	TOTAL CARPET AREA (SQ. FT.)	TERRACE AREAS (SQ. FT.)	TOTAL SALEABLE (SQ. FT.)
301, 501, 701, 901, 1101, 1301, 1501, 1701	2002	264	2850
302, 502, 702, 902, 1102, 1302, 1502, 1702	2002	264	2850



3 BHK EVEN FLOOR PLAN

FLAT NO.	TOTAL CARPET AREA (SQ. FT.)	TERRACE AREAS (SQ. FT.)	TOTAL SALEABLE (SQ. FT.)
201, 401, 601, 801, 1001, 1201, 1401, 1601	2002	264	2850
202, 402, 602, 802, 1002, 1202, 1402, 1602	2002	264	2850



CREDITS

DEVELOPER
Kumar Company

JOINT VENTURE PARTNER
Govind Nimhan

DESIGN ARCHITECT
Metaphors, Pune

STRUCTURAL DESIGN
Sunil Mutalik & Associates, Pune

BRAND CONSULTANT
Tricycle Studios, Pune

18 million sq. ft. of construction

25000 satisfied customers

49 years in the industry

125 completed projects

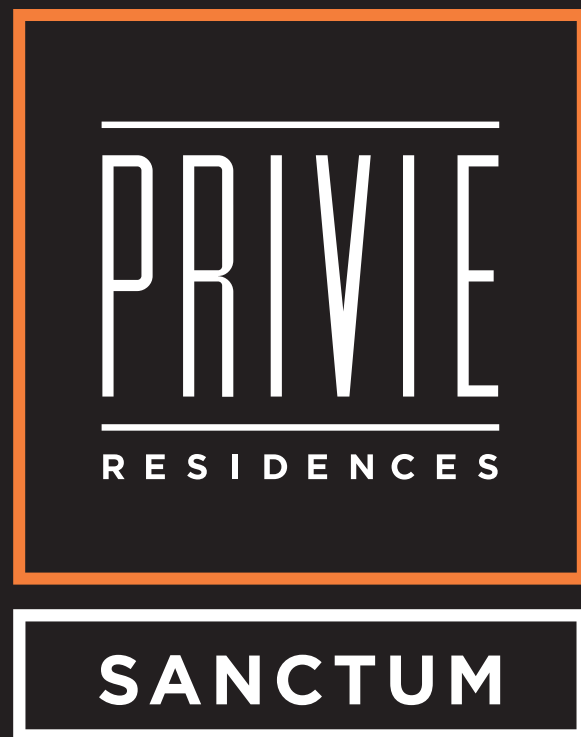
25 ongoing projects



We've built trust and reliability since 1966.

We've achieved more than we imagined.

Here's our legacy thus far.



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