

 **ICON homz**
live. grow. shine

www.iconhomz.com

**Make
The
Smarter
Move**

ICON 
SANCTUARY
Villas, under the shade

Wise men say, we always have a choice.

A choice to do things differently, a choice to walk a new path and a choice to live anew. It is this one choice that can make us look at life in a never before seen perspective, that makes us value all that we have and find true happiness.

Icon Sanctuary gives you that choice; to live under the bright blue sky, to breathe the morning sunshine and to feel the love that the world has to offer.

So come, make the smarter choice with Icon Sanctuary Villas.





Highlights

Project Highlights

- Bmrda approved • 250 premium villas • Centrally located at whitefield & electronic city • Hydor pneumatic fresh water supply
- Rain water harvesting • Exclusive clubhouse with world class amenities • Elegant landscaping • Underground cabling
- High alert security with video door phones • Organic waste processing plant • Sewage treatment plant v

Villa Highlights •

- Excellent cross ventilation and natural light • Innovative floor plans • Futuristic elevations • Vaastu compliant • Planter boxes for greenery superior specifications • Video door phones • Generator power backup • Spacious parking area • Built-up area 1750 sft. - 2040 sft.

Amenities



Club House



Swimming Pool



Yoga/Meditation Hall



Modern Gym



Indoor Games



Badminton Court



Tennis Court



Single Pole Basketball Court



Cricket Pitch



Children's Play Area



Snake & Ladder (Theme) Park



Kid's Climbing Wall



Skating Rink



Parks & Gardens

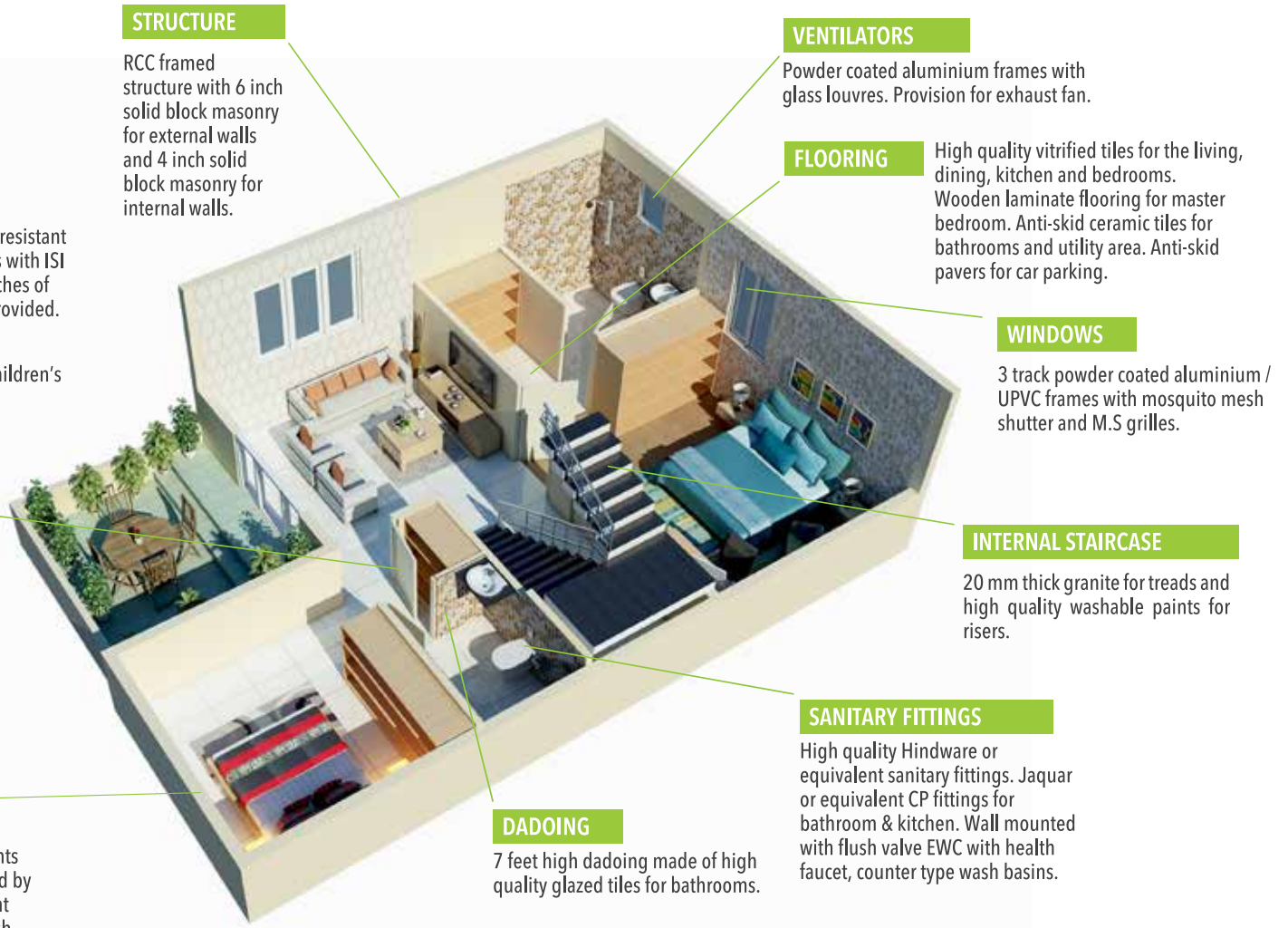


Amphitheatre



Reflexology Path

Specifications



ELECTRICAL WORKS

Brands like Anchor or equivalent fire resistant wires for lighting and heating circuits with ISI branded PVC conduits. Modular switches of Anchor or equivalent brand will be provided. Circuit breakers for safety.

A/c points for master bedroom and children's bedroom.

WOODEN DOORS

Main Door: Teak wood door frame with teak wood solid door shutter of standard design pattern with melamine polish, good quality CP hardware fixtures and branded door lock.

Internal Door: Red Sal wood door frames with laminated skin door shutters, good quality CP hardware fixtures and branded door locks.

PAINTING

Internal walls: Two coats of Asian Paints putty over one coat of primer followed by two coats of Asian Paints or equivalent brand emulsion paint with roller finish.

External walls: One coat primer of Asian Paints waterproof exterior paint followed by two coats of Asian Paints or equivalent brand waterproof exterior paint.

STRUCTURE

RCC framed structure with 6 inch solid block masonry for external walls and 4 inch solid block masonry for internal walls.

VENTILATORS

Powder coated aluminium frames with glass louvres. Provision for exhaust fan.

FLOORING

High quality vitrified tiles for the living, dining, kitchen and bedrooms. Wooden laminate flooring for master bedroom. Anti-skid ceramic tiles for bathrooms and utility area. Anti-skid pavers for car parking.

WINDOWS

3 track powder coated aluminium / UPVC frames with mosquito mesh shutter and M.S grilles.

INTERNAL STAIRCASE

20 mm thick granite for treads and high quality washable paints for risers.

SANITARY FITTINGS

High quality Hindware or equivalent sanitary fittings. Jaquar or equivalent CP fittings for bathroom & kitchen. Wall mounted with flush valve EWC with health faucet, counter type wash basins.

DADOING

7 feet high dadoing made of high quality glazed tiles for bathrooms.

WATER SUPPLY

Hydro pneumatic system of water supply.

KITCHEN

20 mm thick granite with platform, good quality stainless sink.

30 x 40 East BUA - 1750 sft.



30 x 40 East BUA - 1750 sft. | Level - 0 | Option - 1



EAST ROAD

30 x 40 East BUA - 1750 sft. | Level - 0 | Option - 2



EAST ROAD

Floor Plan | Level - 1



EAST ROAD

30 x 40 West BUA - 1750 sft.



30 x 40 West BUA - 1750 sft. | Level - 0



WEST ROAD

Floor Plan | Level - 1



WEST ROAD

30 x 50 East BUA - 2010 sft.



30 x 50 East BUA - 2010 sft. | Level-0 | Option - 1



EAST ROAD

30 x 50 East BUA - 2010 sft. | Level-0 | Option - 2



EAST ROAD

Floor Plan | Level - 1



EAST ROAD

30 x 50 West BUA - 2040 sft.



30 x 50 West BUA - 2040 sft. | Level - 0



WEST ROAD

Floor Plan | Level - 1



WEST ROAD



TYPICAL VILLAS - 30X40
 TYPICAL VILLAS - 30X50
 ODD PLOT VILLAS



Project Layout

Legend:

- | | | | |
|--------------------------------------|-----------------------------|----------------------------------|----------------------------|
| 1. Main entry | 5. Kid's climbing wall | 11. Palm plaza | 17. Sewage treatment plant |
| 2. Entrance gate with security cabin | 6. Outdoor fitness area | 12. Skating rink | 18. Organic converter |
| 3. Amphitheatre | 7. Jogging track | 13. Single pole basketball court | 19. Generator set |
| 4. Children's play area | 8. Reflexology path | 14. Badminton court | 20. Underground sump |
| | 9. Elder's seating pavilion | 15. Snake and ladder | 21. Transformer |
| | 10. Cricket pitch | 16. Tennis court | |

Location

Bangalore is blessed with few locations that are tranquil and unspoilt - with fresh air, greenery, beautiful natural surroundings, fast-lane connectivity to work places, reputed educational institutions, and medical facilities.

One such locale is Sarjapur.

Proposed Satellite Town Ring Roads (STRR) and Intermediate Ring Roads (IRR) will connect Sarjapur to all major parts of Bangalore and the International Airport. Whitefield, Electronic City, ORR, IT SEZ Parks, Hosur, Attibele and SIPCOT industrial areas are also close to Sarjapur.

Infosys is planning their IT Campus and Wipro is working on developing a University in Sarjapur.

Nearby Educational Institutes

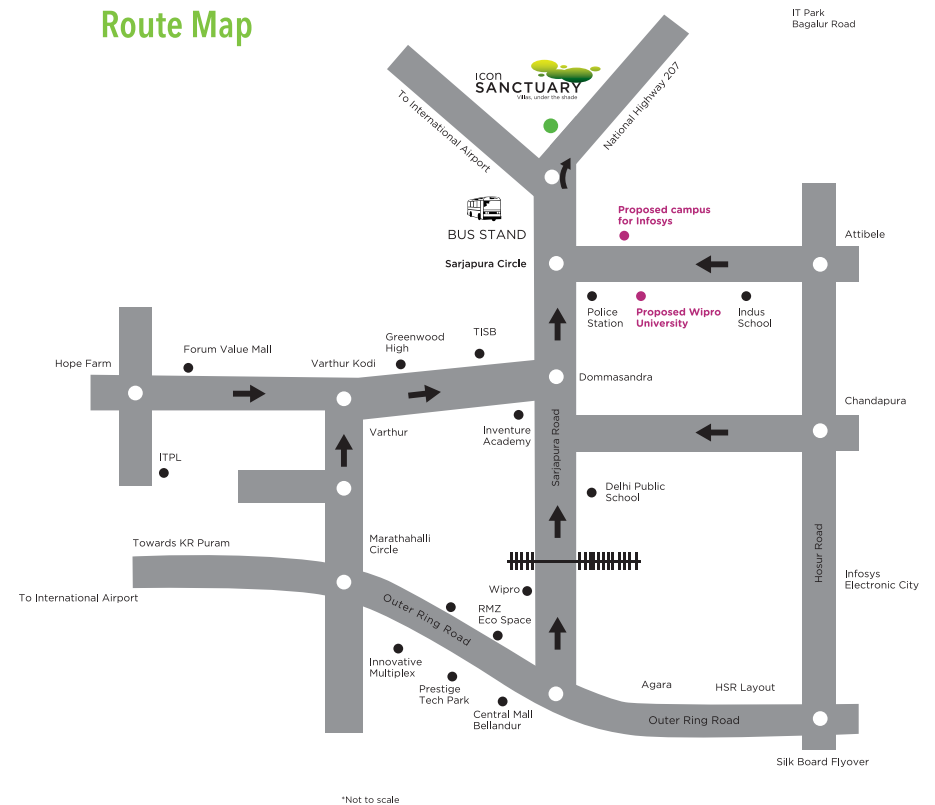
- TISB • Indus • Gear • Prakriya • Delhi Public School
- Greenwood High • Global and Oakridge

Premium Hospitals

- Vydehi • Sparsh • Sathya Sai • Ramakrishna
- Narayana Hrudayalaya

Sarjapur is fast becoming a much sought after residential destination. Residential developments are in their early stages and therefore offer a unique opportunity for buyers at this point in time.

Route Map



About Icon Homz

Icon Homz is engaged in the business of Real Estate Development, based in Bangalore. Icon Homz has completed 2 projects and has more than 1 million sft. under development across 6 projects. Icon Homz believes in creating value for all stakeholders by acting competently, and takes pride in their work.

Our Prestigious Projects



85 Luxury Villas with township amenities near Electronic City. Ultra-modern villas amidst the lush green landscape not far from the city. Just off Hosur Road behind Narayana Hrudayalaya.

ICON VALLEY

Residential plots near Jigani industrial area, off Hosur Main Road with an area of 38 acres in Anekal Taluk. BMRDA approved layout in the midst of corporate and commercial spaces. Icon Valley is a paradise free of traffic and pollution.

GRAND ICON

BMRDA approved layouts located at the hub of development. Just off Hosur Road, 15 minutes drive from Silk Board. Strategically located layout. Away from traffic hassles, in a tranquil location. The layout is planned and executed with utmost care, keeping in mind the present day living needs and standards.



Residential apartments in the heart of Bangalore's IT Hub, next to Electronic City, behind Narayana Hrudayalaya, Hosur Main Road - National Highway 7. Close to many popular IT & non-IT companies.



BMRDA approved, 30 acre layout, located next to Electronic City, behind Narayana Hrudayalaya, off Hosur Main Road, National Highway 7. Being close to work places, it minimizes the commuting time considerably. Surrounded by lush green landscape, tree-lined avenues and gardens, Icon Malgudi is a place that has stepped back in time.



PSR Icon Coral is located close to Sarjapur bus stand on NH 207 - an excellent location, ready to live, in the midst of greens in one of the rapidly developing areas of Bangalore. Project is centrally located to Whitefield, Electronic City and very close to proposed STRR and IRR.



2 & 3 BHK Smart Value Homes, at 2km from Infosys on Hosur road. ICON HAPPY LIVING offers aspirational life style with modern amenities, including clubhouse, swimming pool, sports facilities and landscaped gardens in a 5 acres habitat with abundant ventilation and open spaces.



Icon
SANCTUARY

Villas, under the shade

www.iconhomz.com



ICON Infra Shelters India Pvt. Ltd., #548, 1st floor, 22nd cross, 14th main, Sector-3, HSR Layout, Bangalore-560102, India.