



sanctum

DA DESIGN

A Project by:
Devshrushti Builders LLP

Managed by:
R Ratilal and Brothers Realty

Site Office: Opp Dev Kutir 2 Bungalows, Behind Swati Senor, Ambli, Gujarat 380058

Call: 7878619191 | **Email:** rrbrealty.inquiry@gmail.com

  sanctum.ambli

PR/GJ/AHMEDABAD/DASKROI/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/RAA13301/120424/311227



The power to shape your living space,
lies in your own hands & it's SIMPLE.



CHALLENGING THE STATUS QUO, DEFYING THE NORMS

In an industry often marked by conformity and standardization, Sanctum stands as a beacon of innovation embracing the belief that every individual deserves a living space as unique as their fingerprint.

At SANCTUM,
we don't just offer residences; we offer a canvas for self-expression, a platform for creativity, and a sanctuary where individuality thrives.

PERSONALIZATION
MEETS PERFECTION

A space where restrictions get lifted
for boundless living.

I N T R O D U C I N G

CBHK

CUSTOMIZE YOUR BHK



WHAT CAN YOU CUSTOMIZE



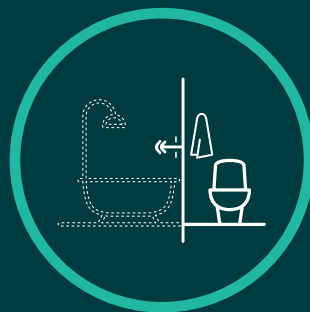
Kids love to get messy?

Give them space to learn, explore & grow!



Enjoy hosting your guests?

Expand living room space & keep the party going!



Fancy a long bath at the end of day?

Extend your bathroom to accommodate a bathtub & relax!



Don't need four bedrooms?

Combine two & get yourself a big master room!

EXCLUSIVE LIVING WHERE SERENITY MEETS SOPHISTICATION

Nestled in the heart of Ahmedabad with only **21 homes** spread across **7 floors**, each residence exudes elegance and tranquillity.

The location - **Ambli**, on the other hand, offers a perfect balance between urban convenience & serene surroundings.

It also provides easy access to key areas of the city, including business hubs, educational institutions, and entertainment zones.



STEP INTO ELEGANCE

Embrace a lifestyle where elegance greets you at every turn, from the moment you step inside.



1 SECURITY CABIN	7'-6" X 5'-0"	6 KIDS PLAY AREA	36'-3" X 5'-9"	11 SWIMMING POOL	12'-3" X 20'-9"	16 OUTDOOR PLAY AREA
2 RECEPTION AREA	14'-9" X 31'-3"	7 INDOOR PLAY AREA	26'-3" X 35'-3"	12 HALL / HOME THEATRE	14'-9" X 25'-3"	17 ELDERLY SITTING AREA
3 STORE	5'-6" X 9'-3"	8 CHANGING ROOM 1	4'-3" X 6'-0"	13 GYM	14'-9" X 15'-3"	18 LAWN
4 OFFICE	11'-6" X 9'-3"	9 CHANGING ROOM 2	4'-3" X 5'-6"	14 STAFF TOILET	5'-0" X 6'-0"	19 WATER BODY
5 FOYER	12'-9" X 15'-3"	10 TOILET	9'-3" X 6'-3"	15 DECK	5'-0" X 6'-0"	20 PARKING AREA

GROUND
FLOOR PLAN



A SANCTUM SURROUNDED BY TRANQUILLITY

Triple-sided openness provides a plethora of benefits

- UNMATCHED PANORAMIC VIEWS ■
- ABUNDANT NATURAL LIGHT ■
- OPTIMAL VENTILATION ■



EXPERIENCE URBAN SERENITY AT ITS FINEST

Sanctum is a reminder that peace can be discovered even in the heart of the city, where the rhythm of life beats steadily but softly.



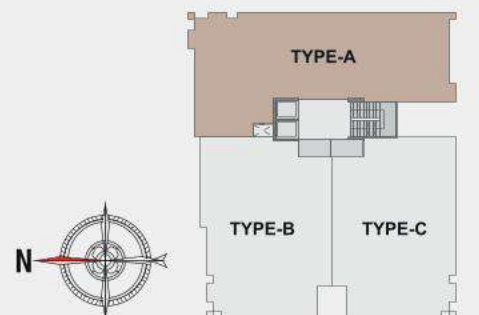
TYPE-A	TYPE-B	TYPE-C
3585 SQ FT	3220 SQ FT	3145 SQ FT

TYPICAL
FLOOR PLAN



SBU: 3585 SQ FT

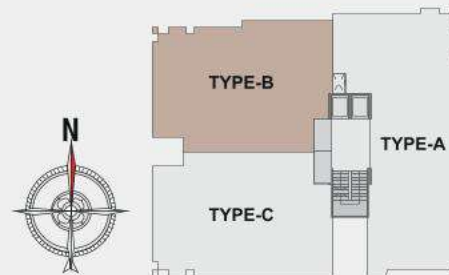
1	VESTIBULE	5'-3" X 9'-6"
2	FOYER	12'-6" X 9'-9"
3	PUJA	6'-3" X 4'-6"
4	LIVING ROOM	17'-9" X 13'-9"
5	BALCONY	6'-0" X 19'-0"
6	MASTER BEDROOM	18'-9" X 13'-6"
7	TOILET	8'-6" X 7'-3"
8	BEDROOM	15'-0" X 11'-6"
9	TOILET	8'-6" X 5'-0"
10	BEDROOM	11'-6" X 15'-3"
11	TOILET	7'-6" X 6'-0"
12	DINING	11'-9" X 14'-3"
13	KITCHEN	13'-3" X 14'-3"
14	WASH	5'-9" X 8'-9"
15	STORE	4'-0" X 5'-3"
16	BEDROOM	14'-6" X 11'-3"
17	TOILET	10'-3" X 5'-6"





SBU: 3220 SQ FT

1 VESTIBULE	5'-3" X 9'-9"	7 BEDROOM	14'-0" X 11'-3"	13 LIVING ROOM	14'-0" X 13'-9"
2 FOYER	5'-0" X 10'-3"	8 TOILET	5'-0" X 7'-0"	14 BALCONY	14'-0" X 6'-0"
3 DINING	11'-3" X 17'-3"	9 BEDROOM	14'-0" X 12'-0"	15 BEDROOM	10'-9" X 13'-3"
4 KITCHEN	10'-0" X 14'-0"	10 TOILET	6'-0" X 7'-0"	16 TOILET	6'-9" X 6'-6"
5 STORE	5'-0" X 6'-6"	11 MASTER BEDROOM	12'-6" X 17'-9"	17 PUJA	5'-0" X 6'-9"
6 WASH	7'-0" X 4'-3"	12 TOILET	7'-3" X 7'-0"		

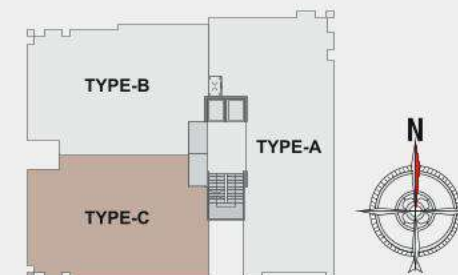


4BHK TYPE-B
TYPICAL UNIT PLAN



SBU: 3145 SQ FT

1 VESTIBULE	5'-3" X 9'-6"	7 BEDROOM	14'-0" X 11'-3"	13 LIVING ROOM	14'-0" X 13'-9"
2 FOYER	5'-0" X 9'-9"	8 TOILET	5'-0" X 7'-0"	14 BALCONY	14'-0" X 6'-0"
3 DINING	11'-3" X 15'-6"	9 BEDROOM	14'-0" X 12'-0"	15 BEDROOM	10'-9" X 13'-3"
4 KITCHEN	10'-0" X 14'-0"	10 TOILET	6'-0" X 7'-0"	16 TOILET	5'-6" X 7'-0"
5 STORE	5'-0" X 6'-6"	11 MASTER BEDROOM	12'-6" X 17'-9"	17 BALCONY	5'-0" X 6'-0"
6 WASH	7'-0" X 4'-3"	12 TOILET	7'-3" X 7'-0"	18 PUJA	6'-0" X 5'-6"



4BHK TYPE-C
TYPICAL UNIT PLAN



RECREATIONAL HUB AMENITIES WHICH EXCEED EXPECTATIONS

Our meticulously crafted amenities bring a vital shift to your mundane regime, getting you out of your comfort zone to enhance your physical and mental health.

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VISITOR'S WAITING LOUNGE
- 

WELL LANDSCAPED GARDEN
- 

MULTIPURPOSE HOME THEATRE
- 

KIDS PLAY AREA
- 

SWIMMING POOL
- 

SMART SECURITY SYSTEM
- 

INDOOR GAMES
- 

GYMNASIUM

AND MANY MORE...

IMMERSE YOURSELF IN PEACE

Discover the art of relaxation as you dive into
the tranquil atmosphere at Sanctum.





PEACE

is more than just the absence of noise,
it is a state of tranquillity that resides
within the depths of one's being. It is the
calm that settles over a troubled mind,
the harmony that binds communities
together, and the serenity that envelops
the soul. It represents an idea that
fosters understanding, empathy &
cooperation which fabricates a reality,

which we call
sanctum

PROJECT SPECIFICATIONS

DOORS & WINDOWS:	- Decorative main door with wooden frame & brass / SS fitting - All internal doors, flush doors with wooden frames & brass / SS fitting - Fully anodized aluminium / powder coated sliding windows with stone frame	FINISHES & PAINTS:	- All internal wall with putty finish & exposed RCC ceiling - External wall with double coated plaster with texture & acrylic paint with water repellent coating
FLOORING:	- Premium large format tile in living room, dining area, kitchen, puja & all bedroom with dressing area - Kota stone flooring wash yard - Anti skid rustic tiles in balcony	ELECTRIFICATION:	3 phase concealed ISI copper wiring with modular switches - MCB distribution panel - Provision for TV cable / telephone / data
KITCHEN:	- Polished granite platform with SS sink - Dado on wall above granite platform - Kota stone in wash area with ceramic tile dado - Plumbing provision for RO plant & washing machine - Kota stone shelves in store room	BATHROOM:	- High quality tiles flooring & dado in all bathrooms - Wall hung EWC with flush tanks - Master bathroom with shower panel - Stone counter basin / wall hung basin - Jaquar make or equivalent CP fittings - Jaquar make or equivalent sanitary ware - Exhaust fan in all bathrooms - Premium corrosion free & leak proof CPVC / UPVC pipe fitting
AC PROVISIONING:	AC piping provision in all bedrooms, dining & living room	SECURITY:	Smart screen security system in each apartment with building intercom facility

SALIENT FEATURES

- PT slab with columnless / beamless design
 - Well-designed air-conditioned entrance foyer
 - Common area under CCTV surveillance
 - Fire hydrant system in each block
 - Earthquake resistant structure
 - Cable provision for DTH & broadband connection
 - Well planted complex with landscape garden
- 1 level of basement parking
 - Alloted car parking with provision for stackable parking
 - Garbage collection & management system
 - Automatic elevator
 - Vehicle free garden & children play area
 - Allocated society office space
 - Smart screen & Intercom system

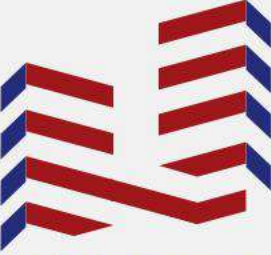
Disclaimer

• The developer reserves all the rights for any changes in plan, elevation, specification, amenities & other details to comply with statutory regulations & shall be binding to all the members.
• Any govt. duty like GST & any other tax applicable from time to time shall be charged extra at actual. • In the event of cancellation of a unit for any reason by the client, 10% of the base amount of the unit shall be deducted & the balance amount shall be refunded after booking of the same unit. • This brochure is only for advertisement & it shall not be treated as part of a legal document. • Changes / Alteration of any nature by members in external elevation & which are affecting the design of the structure shall not be permitted during & after completion of the scheme. • In case of any dispute, the Ahmedabad Court shall prevail.

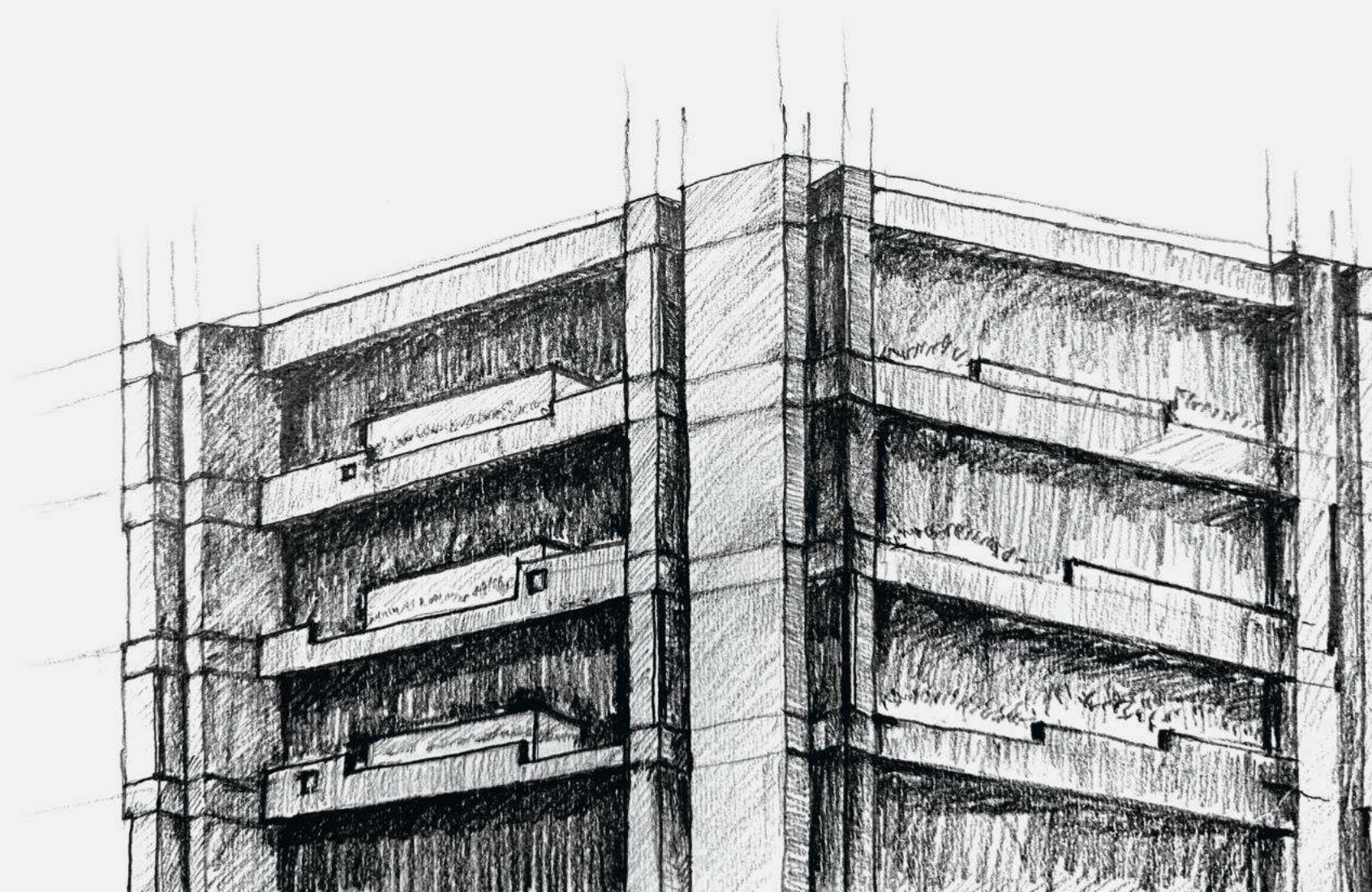
PROJECT TEAM

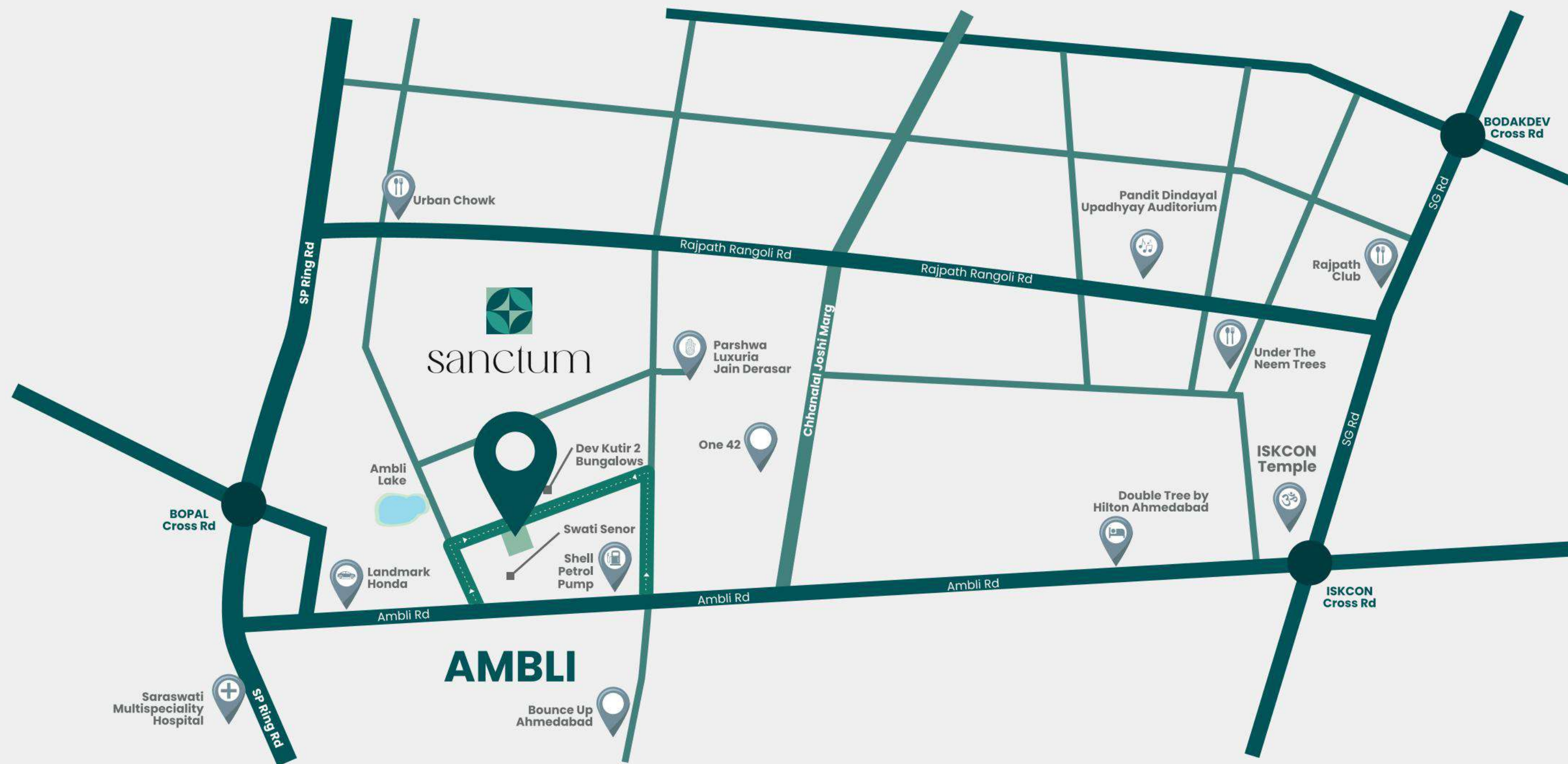
ARCHITECT Compartment S4	STRUCTURAL ENGINEER Amee Associates	MEP CONSULTANT Enjinia Consultants	ENGINEERING PARTNER R Ratilal & Brothers Pvt Ltd
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MANAGED BY



R RATILAL & BROTHERS
REALTY





LIVE AND EXPERIENCE
THE PULSE OF
MODERN AHMEDABAD

