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An Oasis

Life has us pleasantly pedaling hard. From working-from-home, to commuting to work from home and back; from home to shopping, or a quick grocery run to family time at the movies; or a long drive out of the city, we have tried to make most of our time and have been in hurry to be where we need to be. That's city life in a nutshell.

Take a step back from the rush at Merusri Sanctuary, a premium villa community where a peaceful lifestyle is not just a possibility, but the way of life.





Unplugged



We push ourselves hard every day for many number of reasons. For our families, for what we're passionate about, to be the best at what we do. We push ourselves to break those glass ceilings, and sometimes we need to step back and take a look at where we are going, and put things in perspective.

An interlude to every reason that keeps us moving forward.

A Sanctuary.



Yet, Connected

For all that we like to unwind, our work is just as sacred to us. At Sanctuary, experience the best of both worlds – a relaxing environment at home, and quick access to offices and the very best tech parks so you never have to travel too far to work. A plug-and-live scenario where you can get to work just as quickly as you can travel! The international airport is a short drive away. Hinduja Acropolis, Cerner and Prestige Tech Cloud, are a few tech parks closeby.

You're never short of options at Sanctuary.



Your Own Home On Your Own Land

For the price of an apartment, now own a well planned premium villa. Having a larger personal space for you and your family gives one more control over ones life. Add to it the sense of 24x7 security for the ones you care.

Never before in Bangalore has one been able to get a premium villa at this price. The joy of living on your own land has never been this sweet.



Ground Floor East



First Floor East



Villa Super Builtup Area - 1700 sq.ft



Ground Floor West

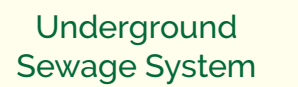


Villa Super Builtup Area - 1700 sq.ft

First Floor West



A well thought out list of amenities, and a well planned and executed list of utilities for you and your family ensures that your life at Sanctuary isn't interrupted by the short comings of the world outside.



Location Map

- NH44 Highway - 5 mins
- Trumpet Metro Stn - 8 mins
- Devanahalli Railway Stn - 10 mins
- International Airport - 10 mins
- National Public School - 19 mins
- Delhi Public School - 15 mins
- Akash Medical College - 15 mins
- MVIT Engg College - 20 mins
- REVA University - 20 mins
- Akash Hospital - 15 mins
- Columbia Asia Hospital - 20 mins
- Esteem Mall - 20 mins
- Decathlon - 10 mins
- DMart - 10 mins
- KIADB IT Park - 25 mins
- Prestige Tech Cloud - 13 mins
- RMZ Galleria - 25 mins
- Manyata Tech Park - 35 mins
- Taj Bangalore - 15 mins
- Clarks Exotica - 10 mins
- Devanahalli Fort - 20 mins
- Nandi Hills - 30 mins

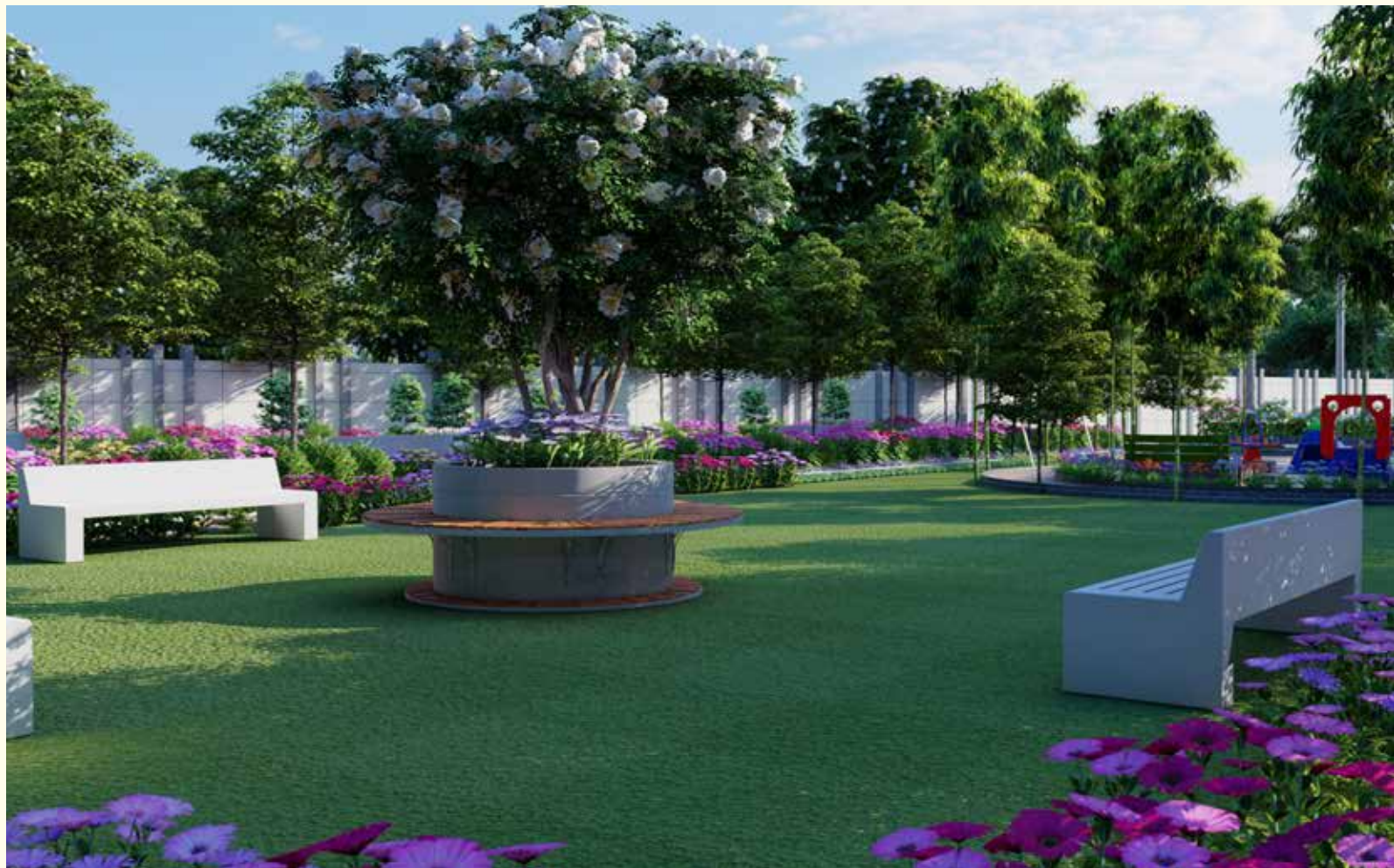


The map is not to scale.



Clubhouse





Specifications

FOUNDATION :

- RCC Foundation

STRUCTURE :

- Full Frame Structure

BLOCK WORK :

- Solid Block Masonry (4" 6" & 8") With Reinforcement Fibre Plaster Mesh At Column & Beam Joints

SLAB HEIGHT:

- Flooring Finish To Slab Bottom
- Clear Height 10 Feet.

FLOORING:

- Living, Dining, Foyer, Kitchen, Utility All Bedrooms Excluding Master Bed Room - Vitrified Tiles Size 60 X 60cm Brand- Kajaria / Simpolo / Equivalent.
- Master Bedroom - Laminated Wooden Flooring. Brand - Pergo / Quick Step(Belgium) Series – AC 4 Grade Class 32

TOILET:

- Flooring Toilet : All Toilets And Balcony - Anti Skid Vitrified / Ceramic Tiles. Size 60 X 60cm. Kajaria / Simpolo / Equivalent.
- Toilet Wall Tile: Toilet Wall Ceramic - Glazed Upto 8' Level. Size 60 X 30cm. Brand - Kajaria / Simpolo / Johnson / Equivalent
- Sanitary Wares: White Wall Mounting Ewc With Concealed Cistern And Counter Top / Wall Hung Wash Basin. Brand - Kohler / Simpolo / Jaguar / Equivalent

WATER PROOFING:

- Terrace Water - Proofing With Cement Finish At Screed Concrete Time. Bran- Fosroc / Cerabond / Brush Bond / Equivalent.

KITCHEN:

- Kitchen Tile: 2' Height Above Counter, Ceramic Glazed Tiles. Size 60 X 30cm. Brand - Kajaria / Simpolo / Johnson / Equivalent.
- Counter Slab: 40mm Thick Black Granite.
- Kitchen Sink: Stainless Steel Matt Finish Single Bowl And Drain Board Sink. Brand- Franke / Futura / Cera / Equivalent.

CP FITTINGS:

- All Attached Toilets Single Lever Diverter For Shower. Brand - Kohler / Grohe / Jaguar / Equivalent.
- ALL TOILETS, POWDER ROOM & DINNING Single lever wash basin mixer. Kohler / Grohe / Jaguar / Equivalent.

TV & TELEPHONE:

- TV point in Hall and Master bedroom
- Brand - Legrand / Anchor / Equivalent

ELECTRICAL:

- AC Points In Hall & All Bedrooms
- Living - 3 Wall Lights + 2 Hanging Lights + 1 Fan + 3 Sockets + 1 USB Socket.
- Dining - 2 Wall Lights +1 Fan+ 1 5A Socket + 1 Hanging Lights + 15A Socket.
- Bed 1 - 2 Wall Lights + 1 Fan + 1 Socket + 2 USB Socket.
- Bed 2 - 2 Wall Lights + 1 Fan + 2 Socket + 2 USB Socket.
- Bed 3 - 2 Wall Lights +1 Fan+ 2 Socket + 2 USB Sockets.
- Kitchen- 1 Wall Lights + 1 Hanging Light + 1 15A & 2 5A Sockets.
- All Toilets 1 Nos Lights + 1 15A Socket, Car Porch – 1 Light + 1 15A Socket For EV Charging. Exhaust Points In Al Toilets

WATER:

- Water Tank: 1000 Ltr PVC Storage Tank, Brand - KAVERI / Hitank / Reno / Equivalent.
- Sump Tank: 4000 Ltr Cement Tank. Brand: Ferro / Conventional Method

PAINTING:

- Coat Primer –external Coat Primer Brand - Asian / Berger / ICI - Dulex- Internal.
- Coat Emulsion Painting (External): Weather Coat Paint Brand - Asian / Berger / ICI - Dulex - Internal.



About Merusri Developers

Merusri Group was formed in 2014. In less than a decade, Merusri has set the pace for a future that is designed better and smarter. With trendsetting leaps in smart design, to partnerships with trusted entities, Merusri is one step ahead of a future designed with the customers in mind.

Merusri Developers was created on this basis; to be completely honest & straightforward in all dealings. A real-estate developer that doesn't cut corners or take shortcuts. To become a real-estate developer that doesn't just build projects but spreads knowledge, ensuring transparency & honesty in every step of the real-estate journey.

Innovation and design have always been at the core of Merusri's offerings, each of which carries the stamp of innovation and well-thought-out quality. This principle is reflected in every facet of construction – from the master plan, development strategy, architecture, location, property management; down to every hinge, tile and square inch. With 3 completed projects and 5 in different stages of development, Merusri Group has a presence across North Bangalore and a few future developments in Bangalore Urban.



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