ATS HomeKraft

Aspirational Homes

LIFE UNFRAMED

SANCTUARY 105

SECTOR 105, GURUGRAM

AN UNFRAMED GETAWAY THAT AWAITS YOUR NEXT ADVENTURE.

Sanctuary 105 is not merely an address; it's an unframed getaway. The Sanctuary 105 logo has been crafted to transcend you back to the time you collected memorabilia and postcards. That's the inspiration behind this distinct logo: a strong and unique stamp that reminds us of luxuries long forgotten and makes you reach for a truly unframed life.

SANCTUARY 105

SECTOR 105, GURUGRAM

SANCTUARY
105
ATS
Homekraft

LIFE THAT CONVERGES SEAMLESSLY WITH ART, NATURE AND ARCHITECTURE.

Sanctuary 105 is an ideal retreat from the hustle and bustle of real Gurugram. The complete project with future phases spans 13.07 acres. These 11 towers are a true marvel of architecture, designed to give each resident a single neighbour for a sense of individuality without intruding into anyone's personal space. A hub of Art, Culture, Nature, and Architecture, these works of art blend contemporary aesthetics with an ineffable sense of grandeur. The stylish and modern design elements are crafted to remind the residents of the happy life that lies ahead.

SOFTENING THE ARCHITECTURE WITH A DASH OF NATURE.

Ever wondered what living with art, culture, and nature is like? Sanctuary 105 is an address that merges these contrasting elements of art, architecture, and nature to bring them together in one incredible location. So, walk into this living, breathing piece of art.

A SANCTUARY THAT PUTS THE HEART IN ART.

Sanctuary 105 is an art and culture-filled neighbourhood designed to remind its patrons what living in a work of art feels like. With street art and installations at unexpected locations, this obscure nook is extremely rare in a city known for its pace and madness. Sanctuary 105 is a true artistic quarter, budding with vibrant streets that bring about an essence of celebration at every corner.

EMBODYING A MODERN AND CONTEMPORARY GRANDEUR WITH ART DECO.

Sanctuary 105's architecture is inspired by Art Deco, which blends the contemporary with the modern and brings about a sense of grandeur courtesy of its artsy design. With nature as its backdrop, the space structure is organised based on garden roads, green spaces, and modern expression techniques that interpret the landscape. The layers of green pockets are combined with water views that etch seamlessly into the minds of the residents and create a true masterpiece.

LIVING MADE GREENER AND HAPPIER.

With green, open spaces around every art installation, the project is a true nature lovers' dream. With nature as the backbone of Sanctuary 105, the project is a haven brimming with nature and art. This will transcend you to a green and serene space the moment you step inside. So, what are you waiting for?

SANCTUARY 105
DWARKA EXPRESSWAY
DWARKA EXPRESSWAY
103
104
106
Sultanpur Bird Sanctuary
Sheetla Mata Medical College
Delhi Public School
Daulatabad Round About
ATS HomeKraft City Office
ATS TRIUMPH
Upcoming Metro
ATS MARIGOLD
Suncity School
Blue Bells Public School
Euro International School
Global City
Hero Honda Chowk
SN International School
Nora Solomon Medicenter
ATS KOCOON
ATS TOURMALINE
Yashobhoomi
Diplomatic Enclave II
Manipal Hospital
Udyog Vihar
Delhi
IFFCO Chowk
Cybercity
The Leela Hotel
Sheetla Mata Mandir
NH8
Rajiv Chowk
Tau Devi Lal Sports Complex
GD Goenka Public School
SOHNA ROAD
SOHNA ROAD
Huda Metro Station
Fortis Hospital
MG ROAD
GOLF COURSE ROAD
Medanta Hospital
Cyber City 2
AMEX Building
Towards Manesar
SOUTHERN PERIPHERAL ROAD (SPR)
BMW Training Centre
Air India Training Centre
Vatika Chowk
Way To Bonheur Avenue Phase I & II
GOLF COURSE EXTN. ROAD
UER II
N
MAP NOT TO SCALE

RIGHT NEXT TO ALL THE ACTION, YET SEEMINGLY NOT.

Situated right on Dwarka Expressway, Sanctuary 105 is truly in the middle of all the action. Being close to the Airport, Asia's Largest Conventional Centre - Yashobhoomi, the famous Shiv Murti and the upcoming Diplomatic Enclave, this location is next to everything of interest. With great connectivity to Delhi, other parts of Gurugram and Manesar, no distance will now be too far.

CATCHMENT

UNDER 10 MINUTES

- Gurugram Railway Station
- Conscient One Mall
- Delhi Border
- Old Gurugram
- Upcoming Metro Station

UNDER 30 MINUTES

- International Airport
- Cyber City
- Worldmark
- IMT Manesar
- SGT University

HOSPITALS NEARBY

- Park Hospital
- Manipal Hospital
- ESIC Hospital
- Signature Hospital
- Medanta
- Fortis Memorial Research Institute

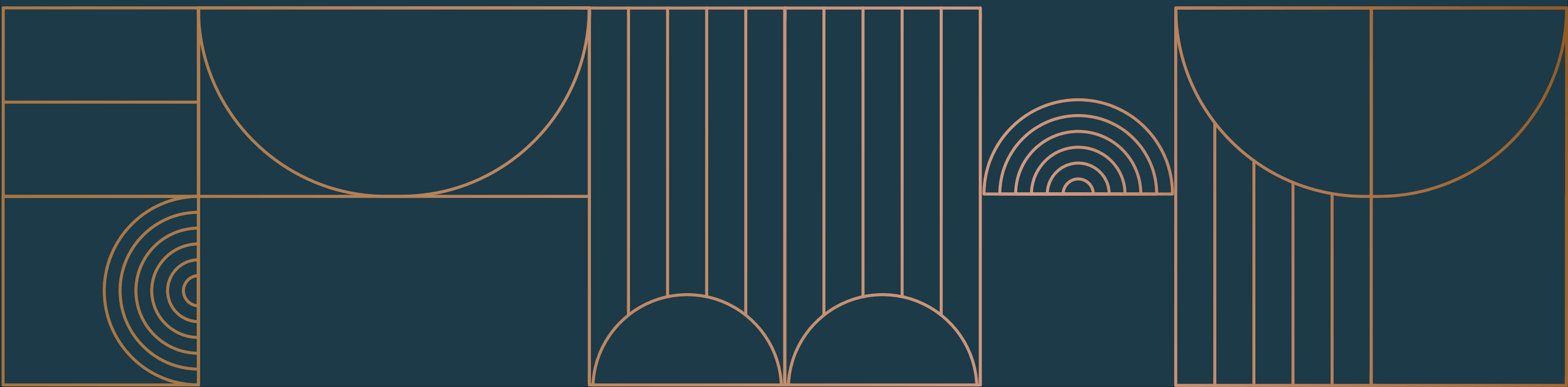
UNDER 20 MINUTES

- Sector 21 Metro
- Upcoming Dwarka Golf Course
- Diplomatic Enclave -2
- Yashobhoomi
- 32nd Avenue

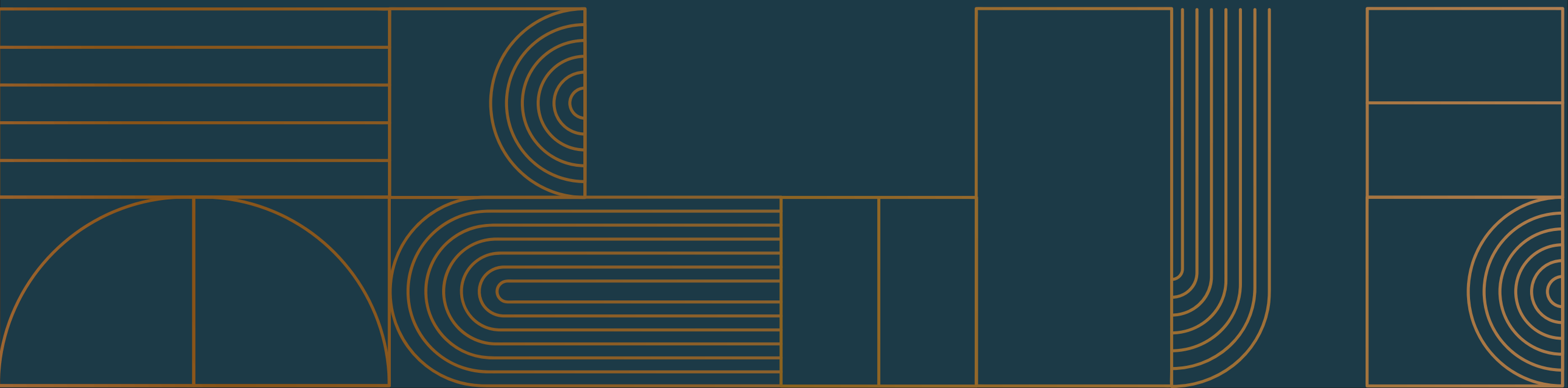
SCHOOLS NEARBY

- Blue Bells School
- Delhi Public School
- King's International School
- Imperial Heritage School
- SN International School
- Gyaananda School
- Greenwood Public School

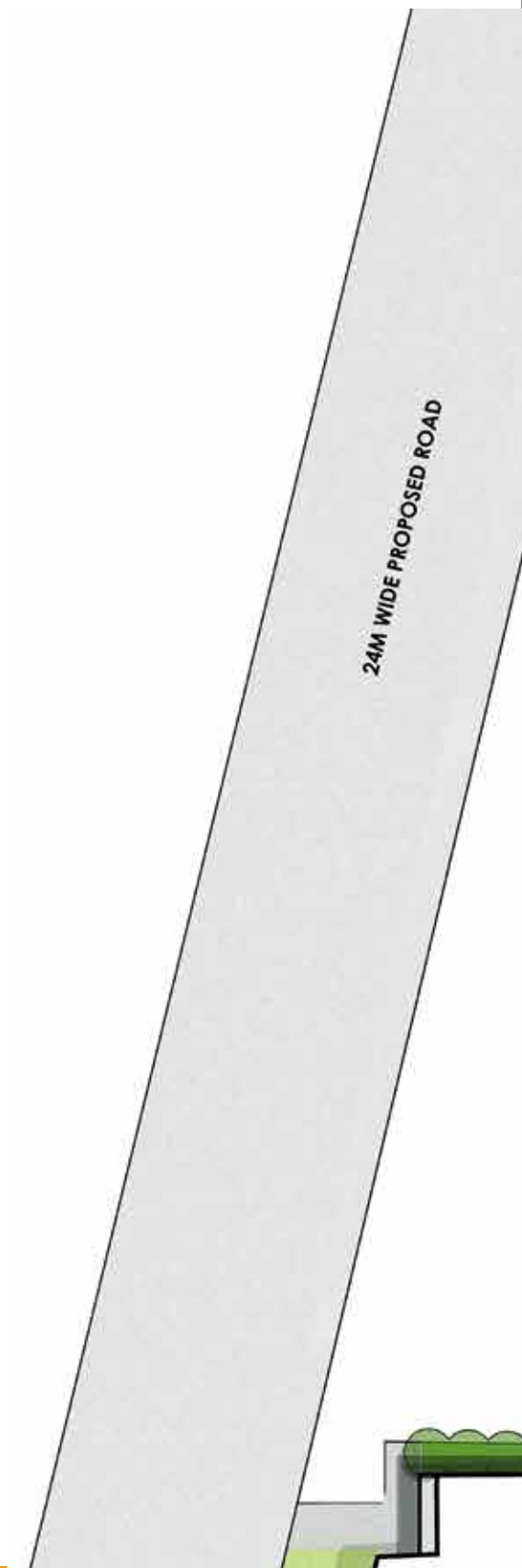
A MASTER STROKE THAT'S SLOW

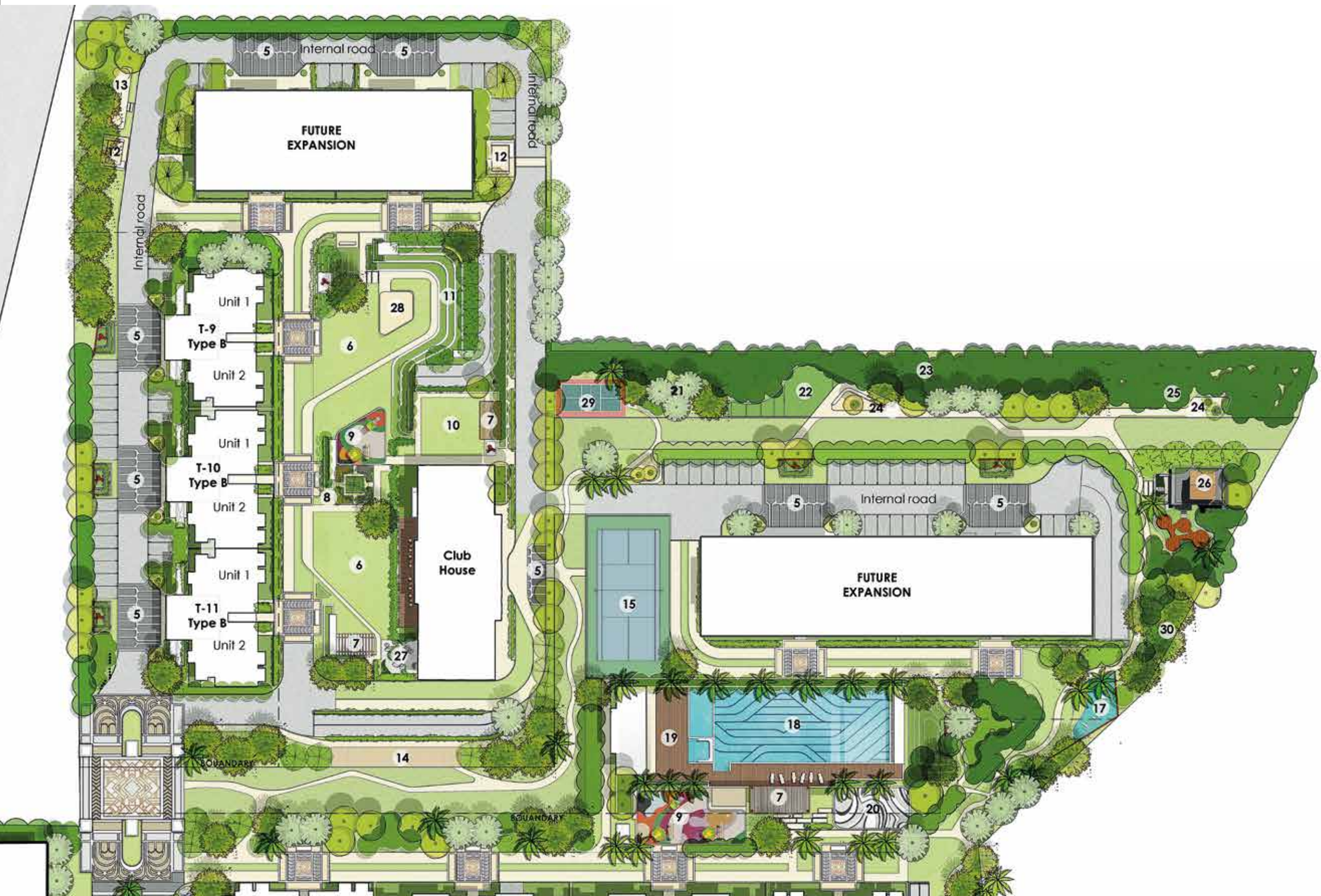


VLY ETCHING A LIFE FULL OF ART.



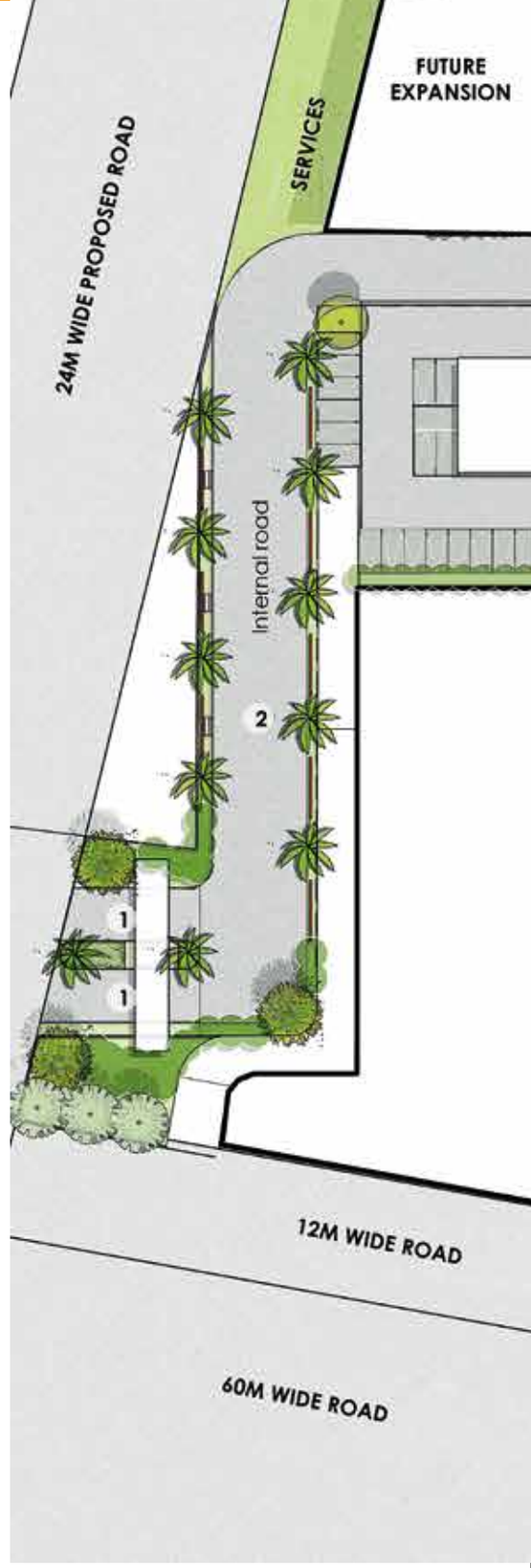
YOUR ART & CULTURE HUB

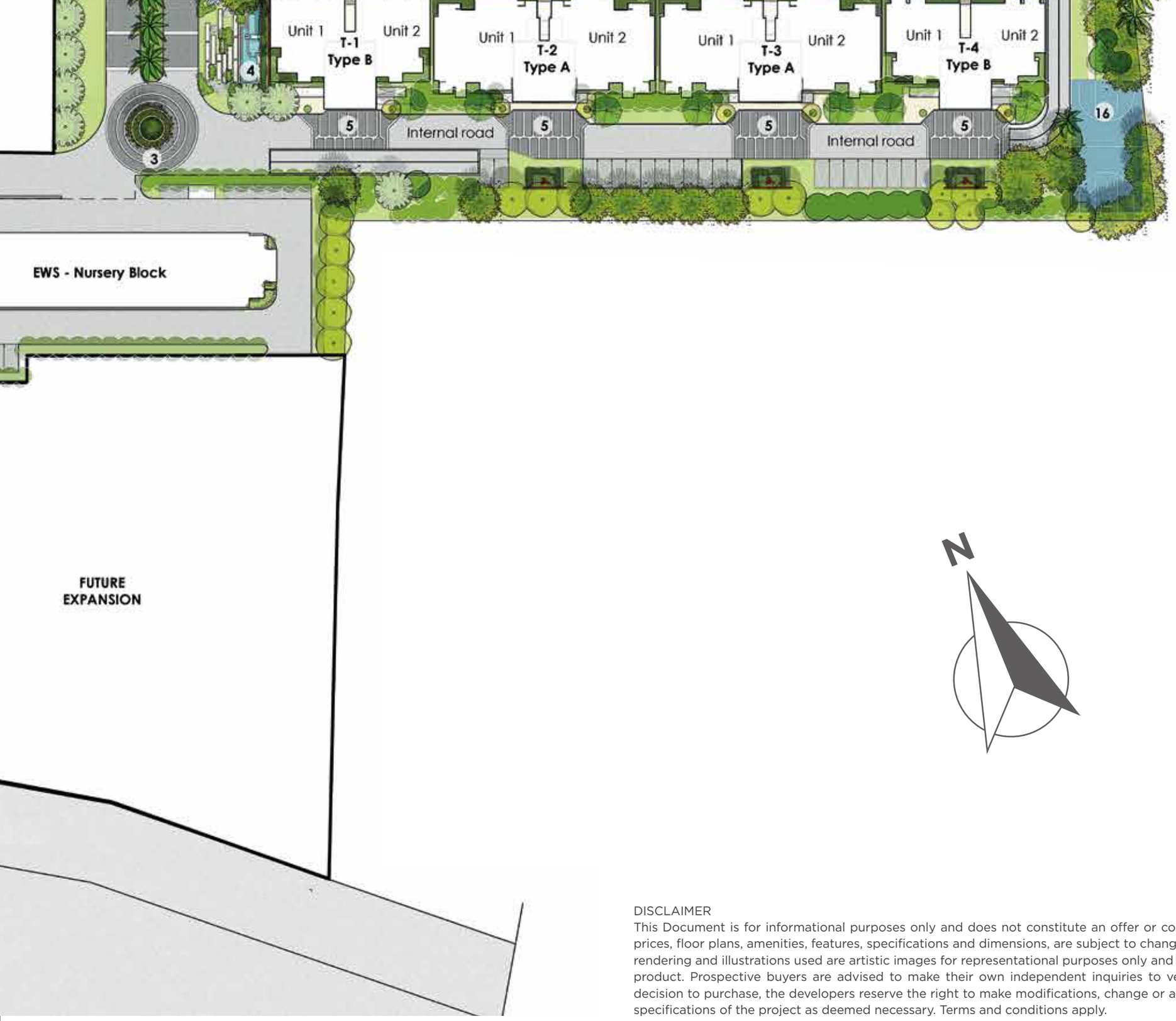



Internal road
FUTURE EXPANSION
Internal road
Internal road
Unit 1
T-9 Type B
Unit 2
Unit 1
T-10 Type B
Unit 2
Unit 1
T-11 Type B
Unit 2
Club House
Internal road
FUTURE EXPANSION
BOUNDARY
BOUNDARY

LEGENDS OF THE CULTURAL TOWNSHIP

1. Grand Entry & Exit
2. Arrival Experience
3. Entrance Roundabout
4. Arrival Water Feature
5. Drop Off Zones
6. Lawn
7. Seating Pavilion
8. Floral Garden
9. Kids Play Area
10. Party Lawn
11. Amphitheatre
12. Senior Citizens' Seating
13. Dog Trail
14. Cricket Pitch
15. Tennis Court
16. Basketball Court
17. Fitness Court
18. Swimming Pool
19. Pool Deck
20. Skating Rink
21. Fragrance Garden
22. Butterfly Garden
23. Miyawaki Forest
24. Seating Nook
25. Secret Garden
26. Tree House
27. Zen Garden
28. Stage
29. Pickle Ball
30. Dense Forest





DISCLAIMER

This Document is for informational purposes only and does not constitute an offer or contract. All project details including prices, floor plans, amenities, features, specifications and dimensions, are subject to change without prior notice. The images, rendering and illustrations used are artistic images for representational purposes only and may not accurately reflect the final product. Prospective buyers are advised to make their own independent inquiries to verify all details before making any decision to purchase, the developers reserve the right to make modifications, change or alterations to the design, layout and specifications of the project as deemed necessary. Terms and conditions apply.

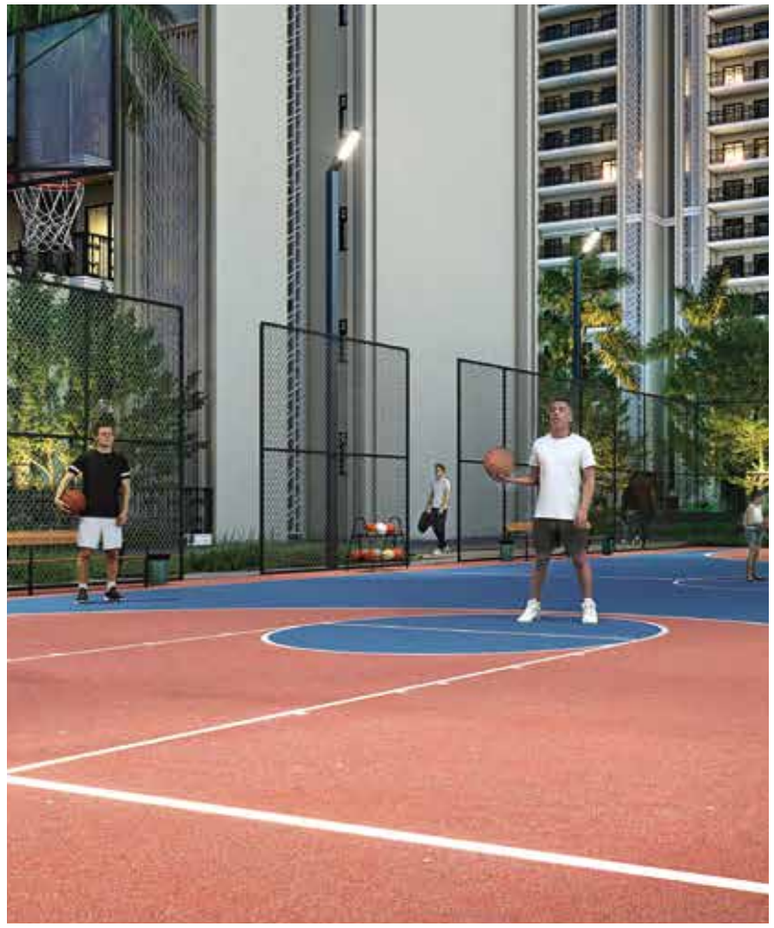
AN UNFRAMED SANCTUARY OF ART & CULTURE AWAITS.

STEP OUT OF YOUR HOME AND INTO A GARDEN OF POSSIBILITIES.

There are many carefully crafted areas like the Seating Pavilion, Kids Play Area, Amphitheatre, Senior Citizen's Seating, Dog Trail, and Stage that make living at Sanctuary 105 a true delight. An ample portion of greens, such as a Lawn, Party Lawn, Floral Gardens, Fragrance Garden, Butterfly Garden, Miyawaki Forest Trails, Secret Garden, Tree House, Zen Garden, and dense forest, makes every walk in Sanctuary 105 a treat for the senses.

GET YOUR GAME FACE ON IN THE LAP OF NATURE.

Some days are all about challenging yourself and trying to be better. Lucky for you, there's a Cricket Pitch, Tennis Court, Basketball Court, Fitness Court, Swimming Pool & Deck, Skating Rink, and a Pickle Ball Arena to give you a plethora of fitness options to choose from. So, start your journey of fitness today!



A WONDROUS TREEHOUSE AWAITS AT THE SANCTUARY OF MAKE BELIEVE.

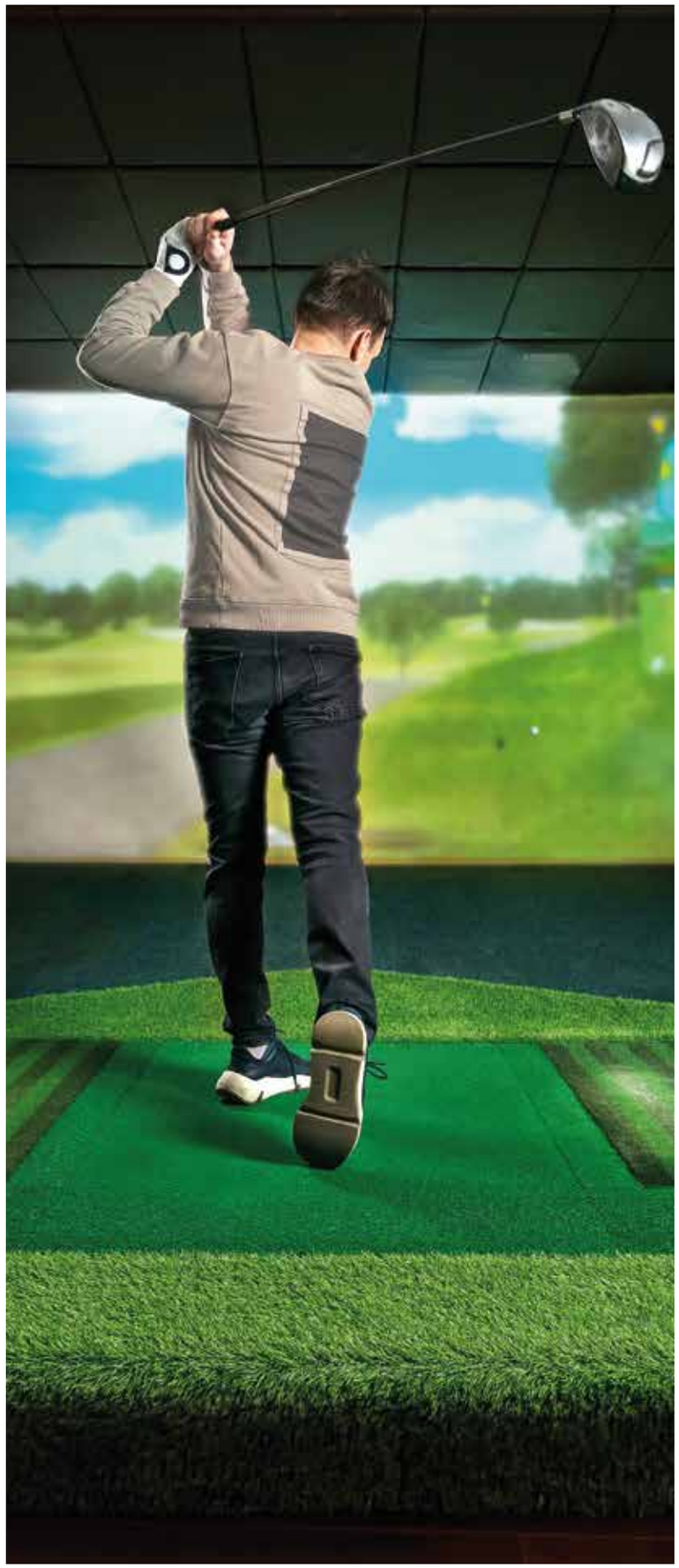
Don't you miss being young and trying to climb the tallest trees for that moment of peace all to yourself? We have attempted to bring that back to life with our little Treehouse Library which will house many special editions and coffee table books that you and your loved ones can enjoy, every day of the week.

A GRAND SANCTUARY OF HAPPINESS.

OUR CLUB, YOUR SANCTUARY OF JOY AND SATISFACTION.

At #Club Reverb, every day feels like a retreat.
This 20,000-square-feet clubhouse offers a plethora of recreational options appealing to connoisseurs and enthusiasts alike. There are four zones inside this club that will help you recreate, celebrate, transform, and party as you please. A separate party lawn near the multi-purpose hall spans 1700 square feet and includes an open-to-the-sky sitting deck area, along with an outside restaurant of 1100 square feet.

An exuberant 10,000-square-feet swimming pool with a modern pool deck area (approximately 3400 square feet) awaits in the middle of the project. So, start your clubbing journey with us today!

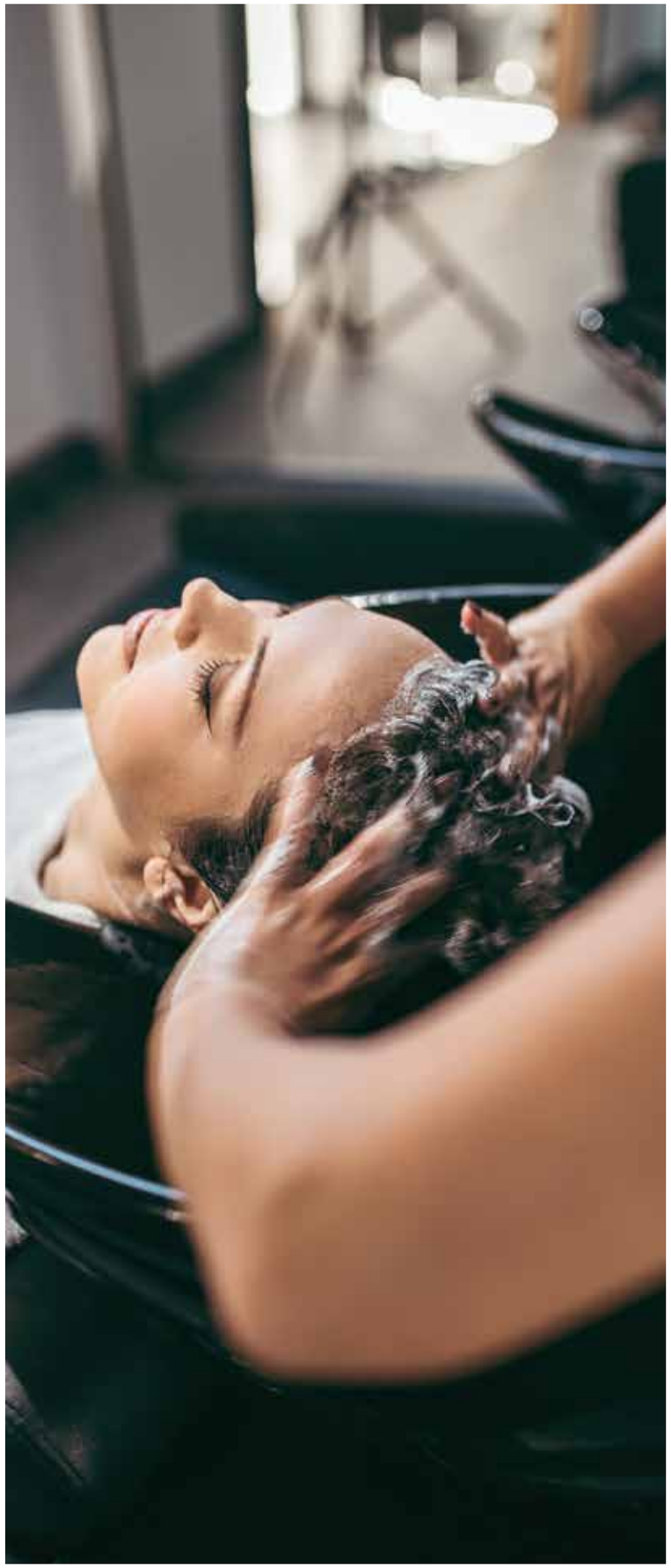


RECREATE THAT GUSTO AT THE RECREATION ZONE.

Watch or play your favourite sport at the Recreation Zone. Movies become even more mind-blowing at our classic theatre that can seat 26 people. Our indoor Badminton Court and Squash Court allow you to play no matter the weather. The Game Room also features a Pool Table, Table Tennis, Carrom, Chess, and a Golf Simulator, capturing the attention of players and enthusiasts alike. Our kids' play area is truly one-of-a-kind, with beds and a Performance Stage that allows the tiny tots to put on a show every single day.

GAIN YOUR STRENGTH AT THE TRANSFORMATION ZONE.

Work out at our modern, 2200-square-feet gymnasium and achieve that much-aspired physical transformation. You can also get into action mode at the Yoga/Zumba/Dance area to keep those fitness gains going whenever needed. You can also enjoy a refreshing makeover or grooming at the salon, or perhaps a relaxing massage at our spa, sauna, and steam room (separate for men and women), while savouring that well-deserved time with your thoughts.

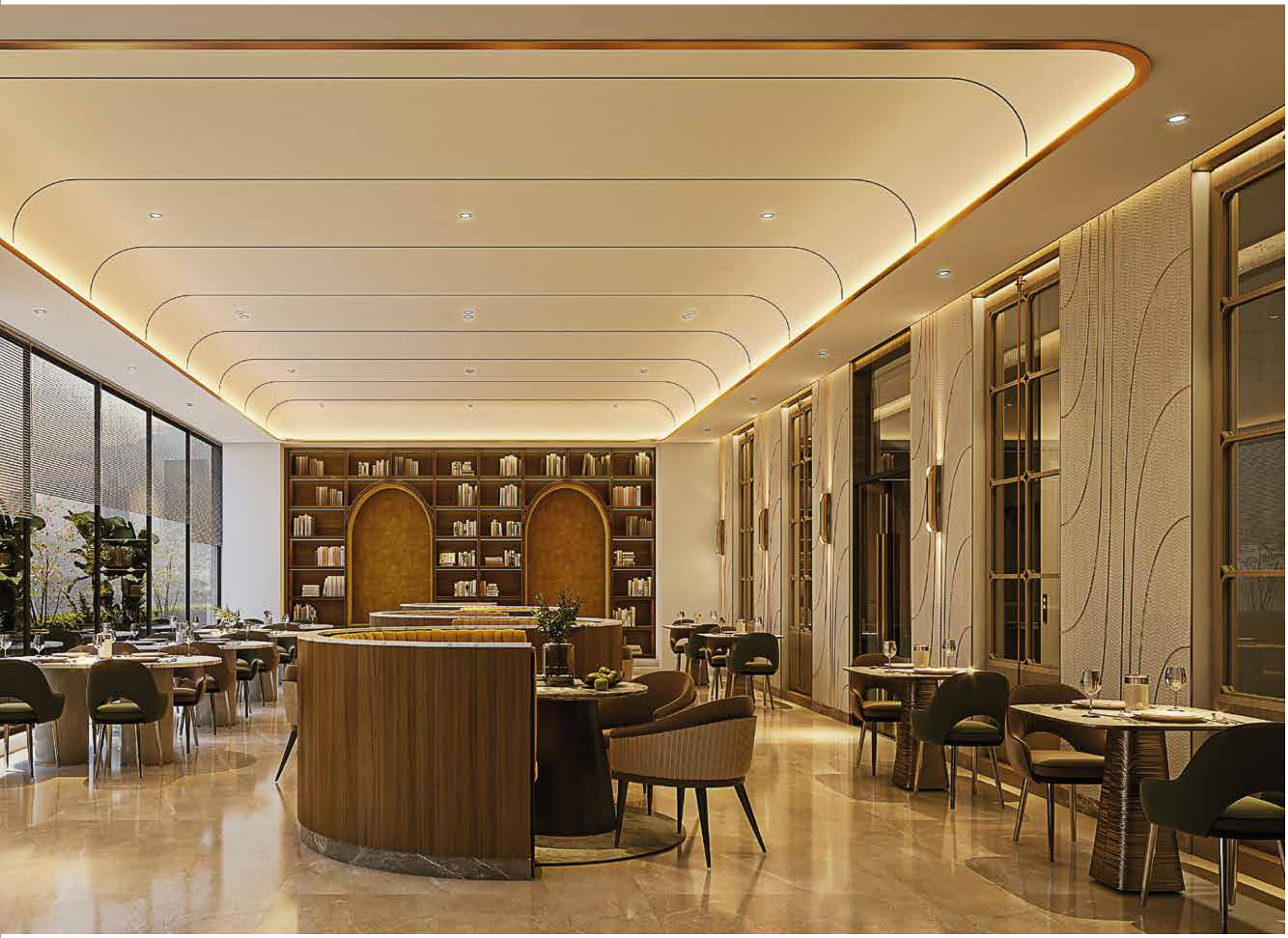


CREATE MEMORIES AT THE CELEBRATION ZONE.

As soon as you walk in,
a grand reception and an art gallery await beside
a cinematic stairway. We also have a place to grab
a healthy bite at our thoughtfully designed vegan café.
You can also host a hundred people at the banquet hall
or book the conference room for business meetings.

GET TOGETHER AT OUR PARTY ZONE.

A massive open-to-the-sky party spot awaits you and your dancing shoes. A semi-open bar and the subtle architectural nuances will allow you to host parties that are the true talk of the town.



A CLUB THAT WORKS SEAMLESSLY FOR YOU.

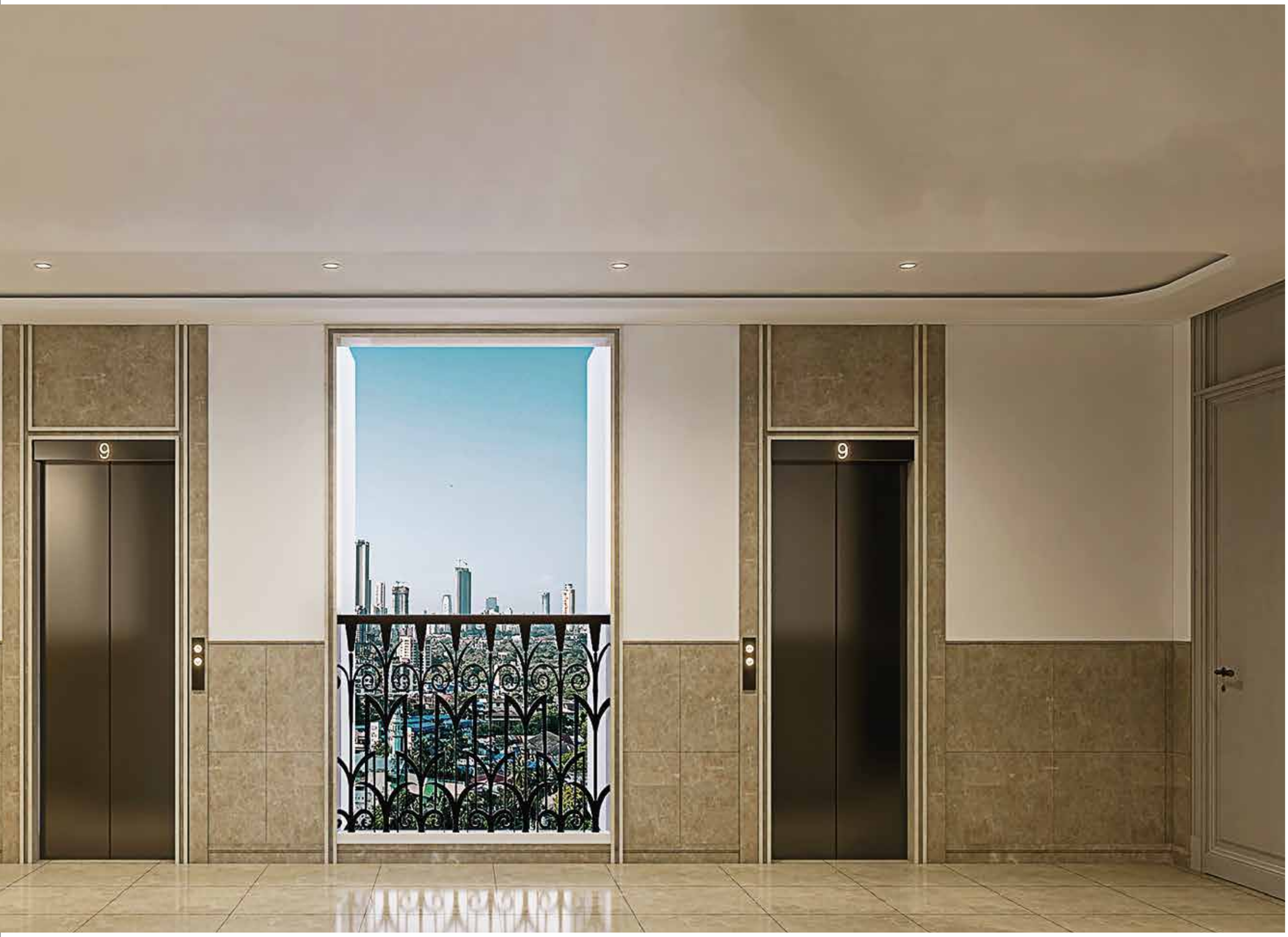
A MEMORABLE ENTRANCE, EVERY SINGLE TIME.

SANCTUARY WHERE SERENITY NEVER ENDS.

The moment you step inside the project, you are welcomed by a splendid water feature that surrounds your senses and sets the tone of tranquillity while giving this project an opulent look. There is also a thoughtfully designed Drop Off Zone at every tower for your convenience. The air-conditioned lobbies are spectacularly designed so that getting in and going out is always a memorable experience. This makes sure that every day is a start to something extraordinary.

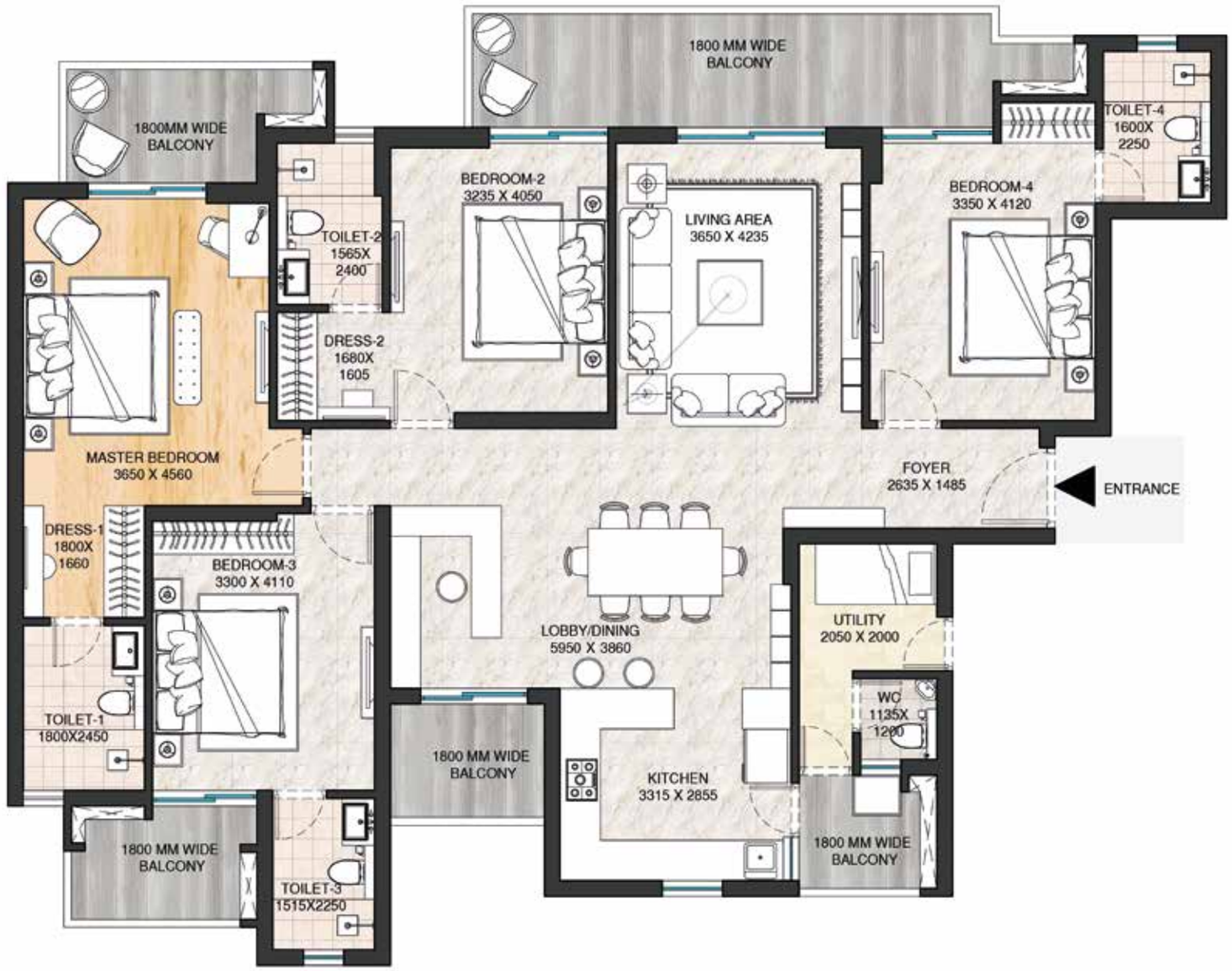
THE TALE OF ONE NEIGHBOUR AND MUCH MORE PRIVATE SPACES.

Come home to a Sanctuary where every moment is as private as you will want it to be. There are three lifts and a staircase that will take the residents to their one neighbouring humble abode.
The 11 towers in this project are carefully curated for Ample Views, Ventilation, Sunlight and Privacy for every single resident.


9
9

CLUB
REVERB

VIBRANT QUARTERS THAT BESTOW AN ESSENCE OF CELEBRATION.


1800MM WIDE BALCONY
1800 MM WIDE BALCONY
TOILET-4 1600X 2250
BEDROOM-2 3235 X 4050
LIVING AREA 3650 X 4235
BEDROOM-4 3350 X 4120
TOILET-2 1565X 2400
DRESS-2 1680X 1605
MASTER BEDROOM 3650 X 4560
FOYER 2635 X 1485
ENTRANCE
DRESS-1 1800X 1660
BEDROOM-3 3300 X 4110
LOBBY/DINING 5950 X 3860
UTILITY 2050 X 2000
WC 1135X 1200
TOILET-1 1800X2450
1800 MM WIDE BALCONY
KITCHEN 3315 X 2855
1800 MM WIDE BALCONY
1800 MM WIDE BALCONY
TOILET-3 1515X2250

UNIT PLAN
TYPE A

4.5 BHK

Saleable Area: 2800 Sq. Ft.
(260.12 Sq. Mtr.)

Carpet Area: 1565 Sq. Ft.
(145.39 Sq. Mtr.)

Balcony Area: 340 Sq. Ft.
(31.58 Sq. Mtr.)

NOTE

The overall layout may vary because of the statutory reasons in case required. Company/architect reserves the right to add/delete any details/specifications/ elevations as it is required by the company and authorities. Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Written dimensions may be followed.

UNIT PLAN
TYPE B

3.5 BHK

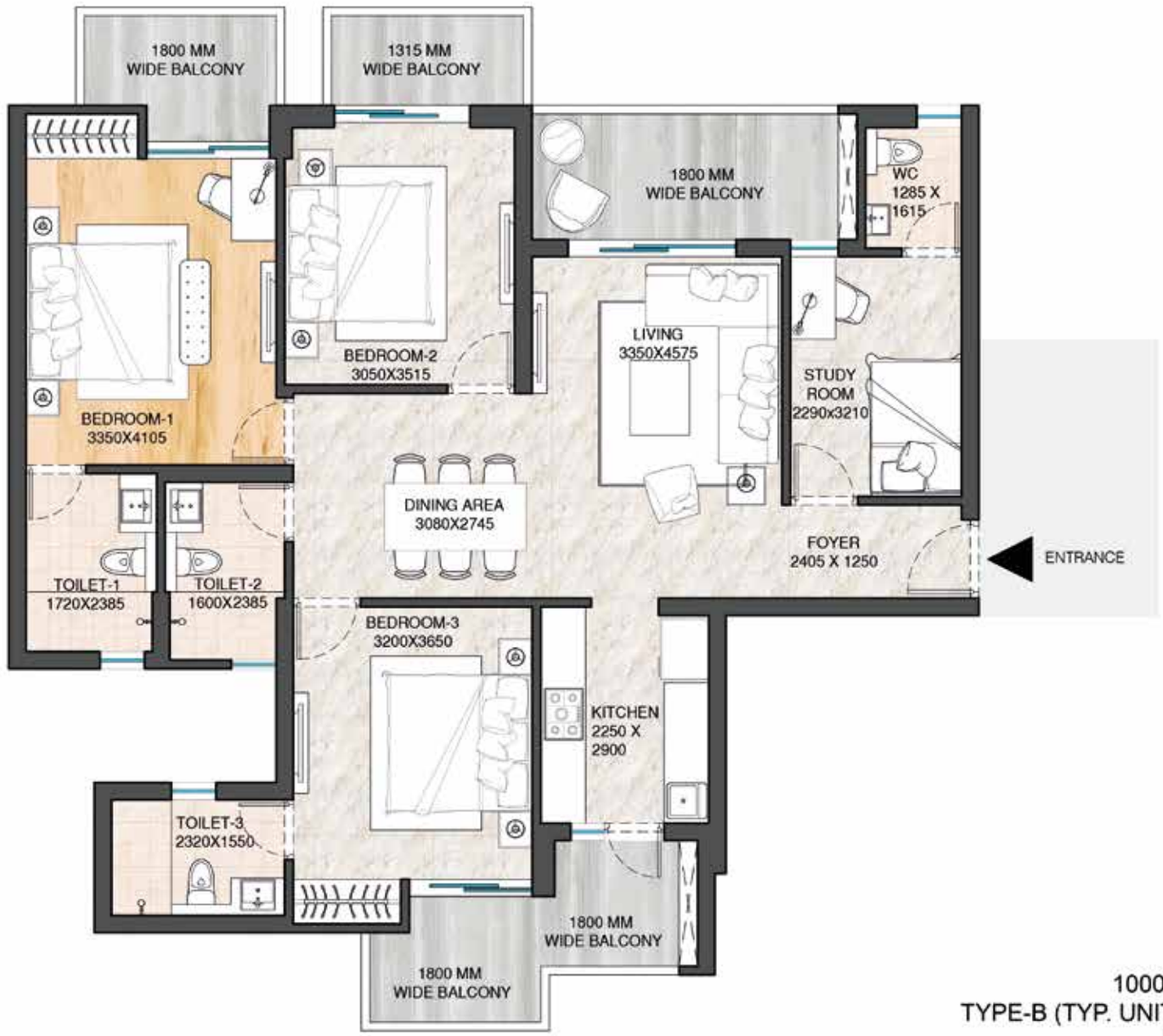
Saleable Area: 1850 Sq. Ft.
(169.08 Sq. Mtr.)

Carpet Area: 1035 Sq. Ft.
(96.15 Sq. Mtr.)

Balcony Area: 245 Sq. Ft.
(22.76 Sq. Mtr.)

NOTE

The overall layout may vary because of the statutory reasons in case required. Company/architect reserves the right to add/delete any details/specifications/ elevations as it is required by the company and authorities. Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Written dimensions may be followed.



1000 TREES
TYPE-B (TYP. UNIT PLAN)
24.01.2024

DELIVERED PROJECTS

ATS GREENS I	Sector-93 A, Noida
ATS GREENS II	Sector-50, Noida
ATS VILLAGE	Sector-93 A, Noida
ATS ONE HAMLET	Sector-104, Noida
Allure	Sector-22 D, Yamuna Expressway RERA Reg. No. UPRERAPRJ918
ATS bouquet	Sector-132, Noida RERA Reg. No. UPRERAPRJ2612
PARADISO	Sector Chi-4, Greater Noida
	Phase I & II, Ghaziabad
	Ghaziabad
ATS GOLF MEADOWS ATS PRELUDE	Noida, Sector-50, On Expressway
Pious Hideaways	Sector-105, Noida RERA Reg. No. UPRERAPRJ442430
Tourmaline	Sector-109, Gurugram RERA Reg. No. 41/2017
ATS KOCON	Sector-109, Gurugram
ATS VALLEY SCHOOL	Dera Bassi, Punjab
CASA ESPAÑA	Phase I, Secor-121, Mohali
Pristine II	Sector-150, Noida RERA Reg. No. UPRERAPRJ2875
NOBILITY	Sector-4, Greater Noida (W) RERA Reg. No. UPRERAPRJ284035
PRAGYA	Gift City-SEZ, Gujarat PBRERA-SAS79-PR0007
Heavenly Foothills	Sahastradhara Road, Dehradun
DOLCE	Sector Zeta-1, Greater Noida RERA No.: UPRERAPRJ3774
ATS GOLF MEADOWS	Phase I Dera Bassi, Punjab
Triumph	Sector-104, Gurugram
HAPPY TRAILS	Sector-10, Greater Noida (W) RERA Reg. No. UPRERAPRJ15574
BONHEUR AVENUE	Phase II RERA Reg. No.: RC/REP/HARERA/GGM/606/338/2022/81
CASA ESPAÑA	Phase II, Sector 121, Mohali RERA Reg. No. PBRERA-SAS80-PR0086
MARIGOLD	Sector-89 A, Gurugram RERA Reg. No. 55/2017
ATS Le GRANDIOSE Phase 1	Sector-150, Noida RERA Reg. No. UPRERAPRJ3250

ONGOING PROJECTS

ATS Le Grandiose Phase 2
Sector-150, Noida
RERA No.: UPRERAPRJ14316

Knightsbridge (an ATS home)
Sector-124, Noida
RERA Reg. No. UPRERAPRJ3574

Pristine Golf Villas (an ATS home)
Sector-150, Noida
RERA Reg. No. UPRERAPRJ3796

Dolce (an ATS home)
Phase 2
Sector Zeta-1, Greater Noida
RERA Reg. No. UPRERAPRJ3774

ATS Golf Meadows (Dera Bassi) — Lifestyle Luxury Apartments
Phase 2
Dera Bassi, Punjab
PBRERA-SAS79-PR0007

Pious Orchards
SECTOR 150, NOIDA
RERA Reg. No. UPRERAPRJ183246

Rhapsody (an ATS home)
Sector-1, Greater Noida
RERA Reg. No. UPRERAPRJ4115

Picturesque Reprieves (an ATS home)
Phase I,
Sector-152, Noida
RERA Reg. No. UPRERAPRJ631

Picturesque Reprieves (an ATS home)
Phase II,
Sector-152, Noida
RERA Reg. No. UPRERAPRJ396176

Kinghood Drive
Sector-152, Noida
RERA Reg. No. UPRERAPRJ2575

Club Augustus
Sector-152, Noida

Khyber Range signature retail by ATS
NH-24, Ghaziabad
RERA Reg. No. UPRERAPRJ904685

ATS Kabana High
Sector-152, Greater Noida (W)
RERA Reg. No. UPRERAPRJ697894

Grandstand (an ATS home)
Sector-99A, Gurugram
RERA Reg. No. 06/2018

Floral Pathways
NH-24, Ghaziabad
RERA Reg. No. UPRERAPRJ750395

Destinaire
Sector-1, Greater Noida (W)
RERA Reg. No. UPRERAPRJ417134

Kingston Heath
Sector-150, Noida
RERA Reg. No. UPRERAPRJ180413

Sanctuary 105
Sector-105, Gurugram
RERA Reg. No. RC/REP/HARERA/GGM/862/594/2024/89

DESIGNS THAT EVOKE MONUMENTAL JOY WITHIN.

ATS Homekraft

Aspirational Homes

1000 Trees Housing Private Limited | CIN: U70100DL2010PTC210404

Regional Office: Ocus Medley, Unit No. 1601 & 1602, 16th Floor, Dwarka Expressway, Sector 99, Gurugram, Haryana-122001

Corporate Office: ATS Tower, 4th Floor, Plot No.16, Sec. 135, Noida - 201 305

Registered Office: 711/92, Deepali, Nehru Place, New Delhi – 110 019

DISCLAIMER

All information, images and visuals, drawings, plans or sketches shown in brochure are only an architect's impression, for representational/illustrative purposes only and not to scale. The Promoter is not liable/required to provide any Interior works, furniture, items, electronics goods, amenities, accessories, etc, as displayed herein as the same do not form part of the specifications or deliverables being offered by the Promoter and the same shown herein is only for the purpose of illustrating/indicating a possible layout. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Promoter makes no representation or warranty for the accuracy or completeness of the information. It is advised to exercise discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/Promoter, have a thorough understanding of the same and take appropriate advice before concluding any decision for buying any Unit(s) in the Project. All dimensions mentioned in the drawings may vary/differ as compared to original at site. For amenities and specifications approved plans may be referred. Specifications given are as filed with HRERA, Gurugram. The extent/number/variety of the equipment/appliances are indicative and subject to change at sole discretion of the Promoter and shall be as per applicable law. Taxes and statutory charges extra as applicable and terms and conditions apply. #Community Hall is also known as Club Reverb. ATS Homekraft logo is being used under the Branding Agreement, however, for adherence to all compliances "1000Trees Housing Pvt Limited" own responsibility.

HARERA Registration No.: **89/2024 Dated: 28.08.2024**

HARERA Website: **https://haryanarera.gov.in**

Promoter: **M/s 1000 Trees Housing Pvt. Ltd.**

Project Name: **Sanctuary 105**

Licence No. **127** of **2012** dated **27.12.2012, valid upto 26.12.2027** for an area measuring **13.078 acres**, Building Plan Approval Memo No: **ZP-863/AD(VK)/ 2023/ 15187** dated **22-05-2024** for the Project being developed in a phased manner, the current Phase-1 being 'Sanctuary105 "("Project") | Project Area: **4.336 acres** at Sector 105, Gurugram, Haryana.

Conversion scale: 1 square meter(m2) = 10.764. square feet. 1 square meter (m2) = 1.19599 square yards

This brochure was printed in October 2024.