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THE
SANCTUARY
DISCOVER THE PERFECT ESCAPE

The
Sanctuary is
Living
by





THE
SANCTUARY
DISCOVER THE PERFECT ESCAPE

NATURE+ URBANITY: PERFECT SYNERGY

BE PART OF THE INNER CIRCLE



boutique luxury villa community @ gundlapochampally

Rera No. P02200006470

THE SANCTUARY IS ABOUT BALANCE

A happy home is all about balance.
Between art and architecture.
Between modernity and tradition.
Between boutique lifestyle and a tight-knit
community feeling. Between you and the universe!

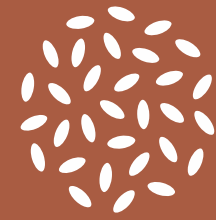
In The Sanctuary, your villa life comes alive.
Revitalized. Reimagined. Renewed.

the sanctuary life from



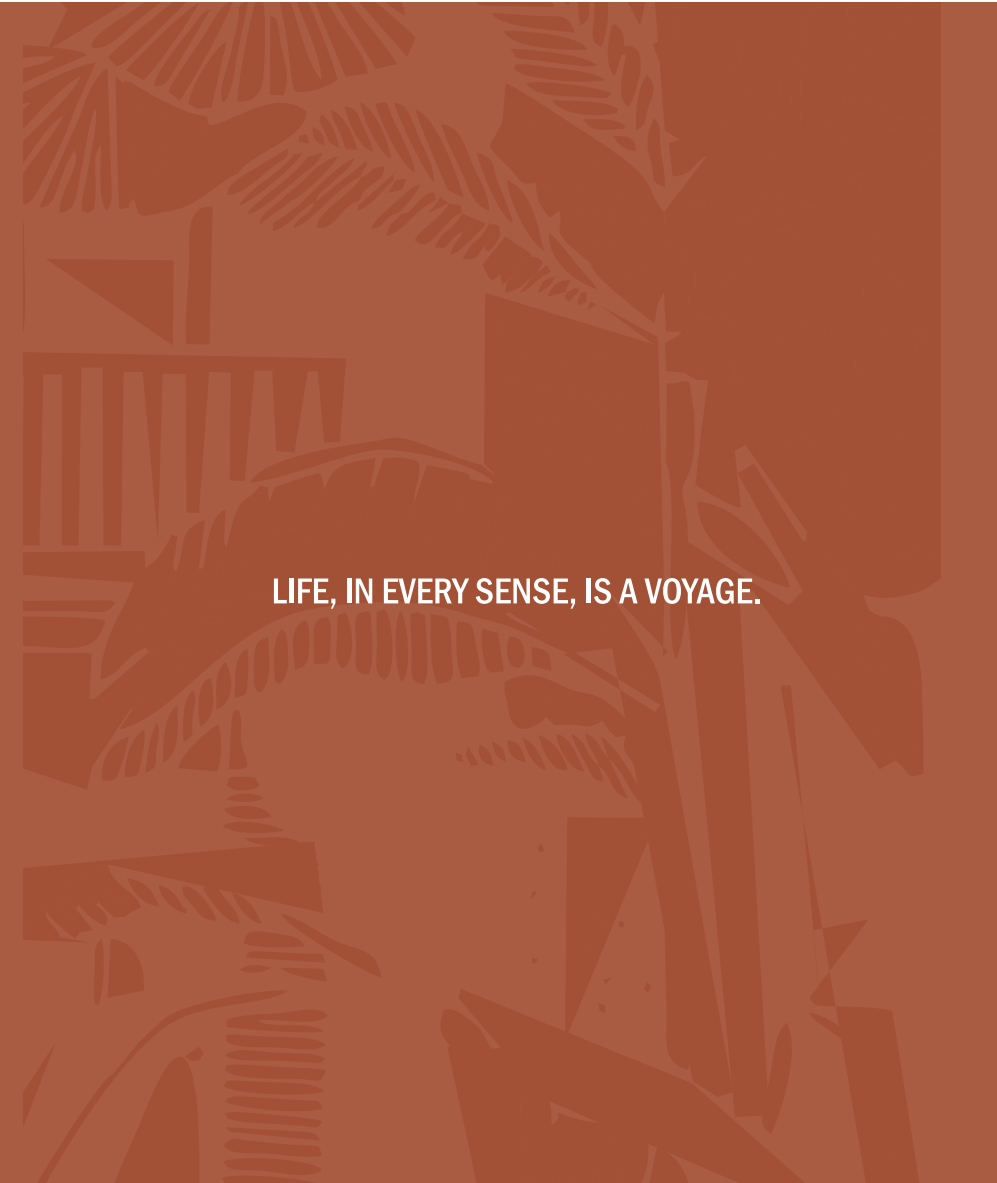
front

back



THE SANCTUARY IS
DISCOVERY

LIFE, IN EVERY SENSE, IS A VOYAGE.





And your home is where you discover new joys,
enjoy new friendships, make time for a new you.
The beauty of living in The Sanctuary is that
the discovery never ends.

Every day, a tapestry of delight unfurls.
Allow the city's vibrancy to continually amaze you



Welcome to a curated community of 30 super-luxury villas that casts a spell at first sight. While the landscaping and the design come together to create a harmonious lifestyle, it is the experience of living in The Sanctuary that is worth cherishing. This is a true boutique lifestyle meant for the city's most discerning elite.

BE PART OF THE INNER CIRCLE



167 SQ YDS TO 255 SQ YDS.	30 VILLAS	DUPLEX VILLAS 2750 SFT TO 3610 SFT
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THE SANCTUARY IS A ROMANCE



ELEVATE YOUR LIFESTYLE

Make an entry into an unmatched abode!
Experience the pinnacle of luxurious living with our residences, offering: living space, generous private balconies, ample space for relaxation and entertainment, topped by breathtaking views.



front



back



A couple is shown in profile, meditating in a grassy field. The woman is on the left, and the man is on the right. They are both sitting on mats with their hands in a prayer position. The background is a soft-focus landscape with trees and a building in the distance. The entire image is overlaid with a teal color and decorative line art elements, including large leaf outlines and a circular pattern of small ovals.

HIGHLIGHTS

HMDA Approved Housing Triplex 4BHK Villa Layout
Grand Entry

40 feet Main road and 30 feet Internal roads

24/7 Security across the community

Vastu Compliant

Exclusive Elders Park for Recreation

Children Play area & Eco-Friendly Park

Avenue Plantation

All Amenities and facilities in accordance with HMDA norms

Underground Cabling for Electrical Network

24/7 Pneumatic System for Water Supply

Ample Parking Space

EV Charging Points

Rainwater Harvesting

Aesthetic Appeal of Lushly Landscaped areas

High Compound Wall Mounted with Solar Security Fence

Optical Fibre Cable connectivity

Generator 100% acoustic encloser &

D.G. backup shall be provided for common amenities and streetlights



AWESOME OUTDOORS

Shaded pathways, ornamental trees, stylish sculpture and a strong sense of aesthetics make this a delightful abode in more ways than one.

AMAZING SPACES

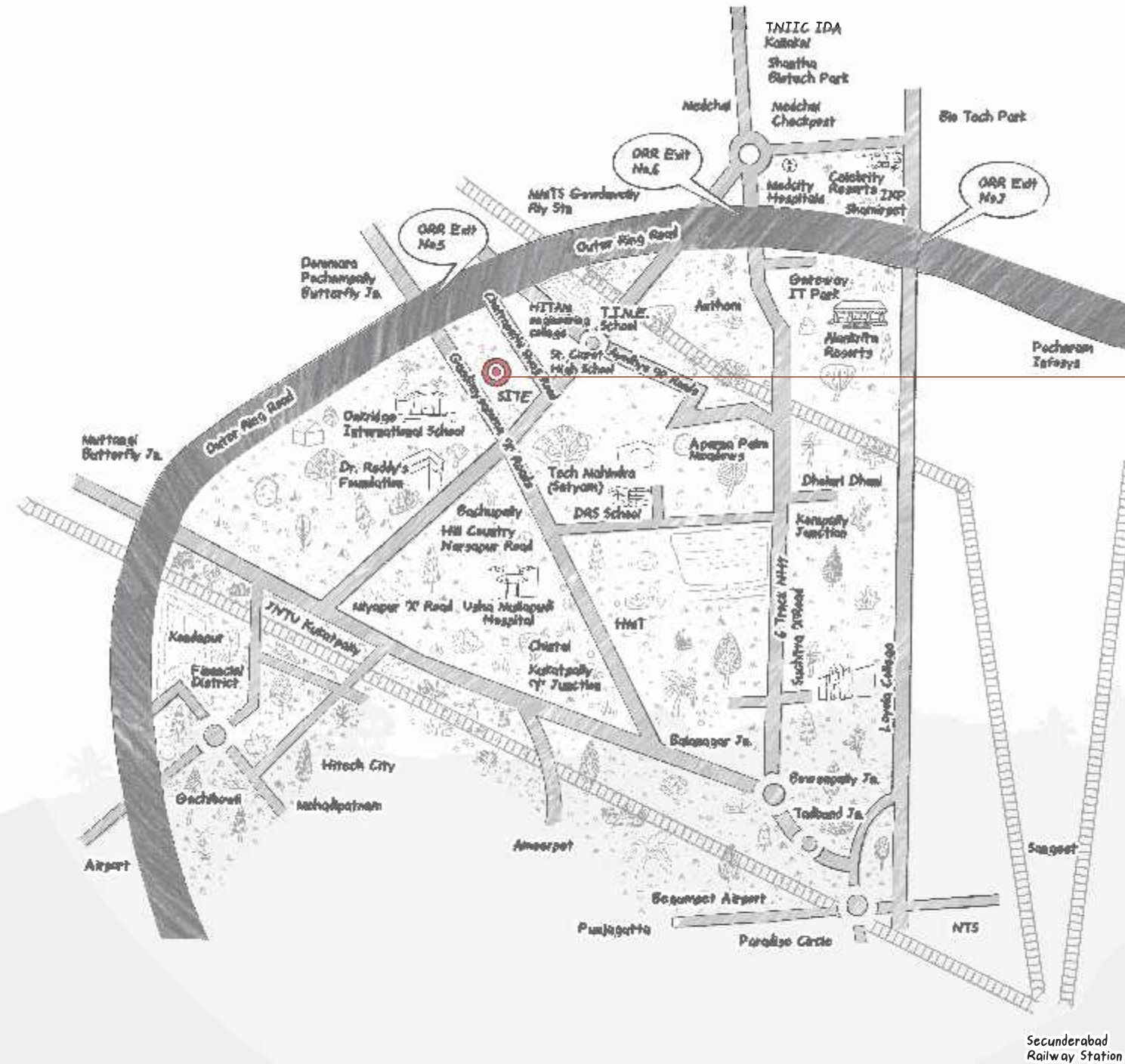
Jog across the walking paths, or take the kids cycling - what's your favourite thing to do today? Chasing the butterflies is a lovely option as well!



THE SANCTUARY IS A MELODY

LOCATION

The lush greenery is so abundant that the layout looks like a priceless emerald in the sophisticated neighbourhood of Kompally. You can hear the birds sing, and the breeze whisper in the oxygen-rich environs. The children can cycle to school, and you can reach your workplace in a jiffy.



Located adjacent to the National Highway 44/ORR Service Road, Gundlapochampally has posh residential layouts in the lap of nature. Thanks to ample social amenities like academic institutions, hospitals and entertainment avenues, life is extraordinary here.

- 200 meters away from Outer Ring Road
- Near to ORR EXIT 5 & EXIT 6
- Near to Narayana multispecialty hospital
- Near to HITAM, MLRIT, IARE, VNR VJIT, GREIT, CMR & Mallareddy engineering colleges
- Near to Kompally IT park
- Kompally 5 km away
- Hitex city/Cyber towers 21 Km away.
- Near to St. Claret School, Oakridge International School, Orchids, The Creek planet school, DRS International School & Niraj International School
- Near to many Convention centres

front


back



The Sanctuary is
LUXURY



BE THE BEST VERSION OF YOURSELF.
YOUR HOME IS ONLY AN EXTENSION
OF YOUR DREAMS

A teal rectangular overlay is positioned on the right side of the image, containing white text. The background of the entire image is a repeating pattern of embossed flowers and leaves in a light brown or tan color.

You will be amazed at the array of carefully designed amenities that comes built into this limited-edition project. Dive into a world of sheer indulgence as **The Sanctuary** provides its residents with opportunities to experience a unique quality of life.

**INFUSE CONTEMPORARY CHARM INTO
YOUR CLUBHOUSE MOMENTS**

To enjoy the exclusive privileges of a mega clubhouse, you have to simply take a few steps from your villa and enter a wonderland full of fun things to do. The multi-level clubhouse caters to every kind of person and all kinds of fantasies with its plush designated spaces.





EMBRACE SERENITY AS YOU IMMERSE
YOURSELF IN THE CALMING BLUES

SWIMMING POOL



The splendid multi-purpose banquet hall, dining area

Indoor games area for relaxed times



Working out at the gym and yoga for fitness addicts



Excitement at every moment



an artistic rendering of street view

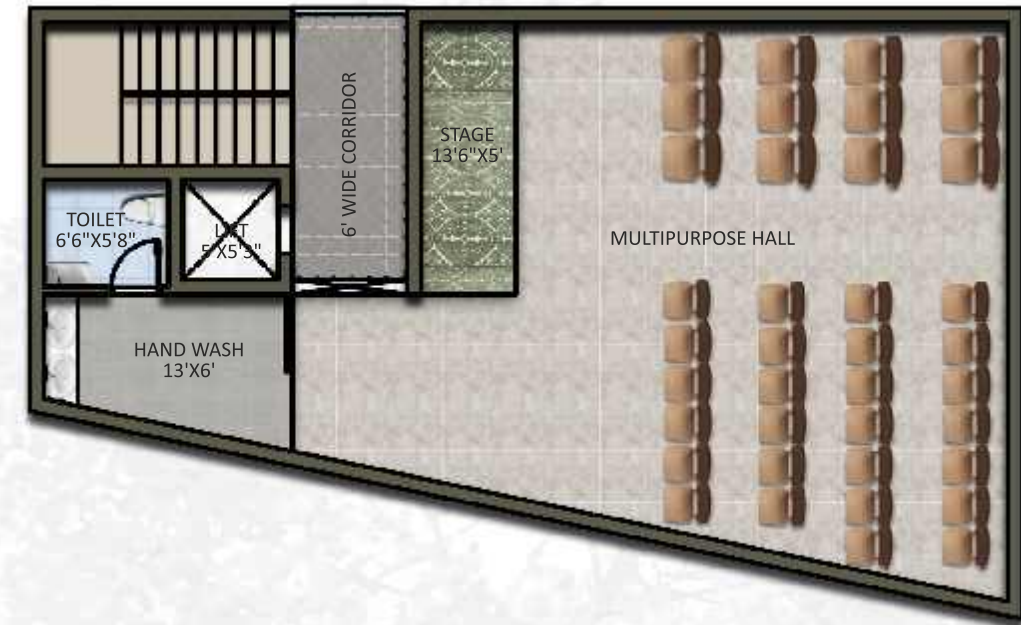


THE
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DISCOVER THE PERFECT ESCAPE

CLUBHOUSE
GROUND FLOOR PLAN



CLUBHOUSE
FIRST FLOOR PLAN



CLUBHOUSE

SECOND FLOOR PLAN



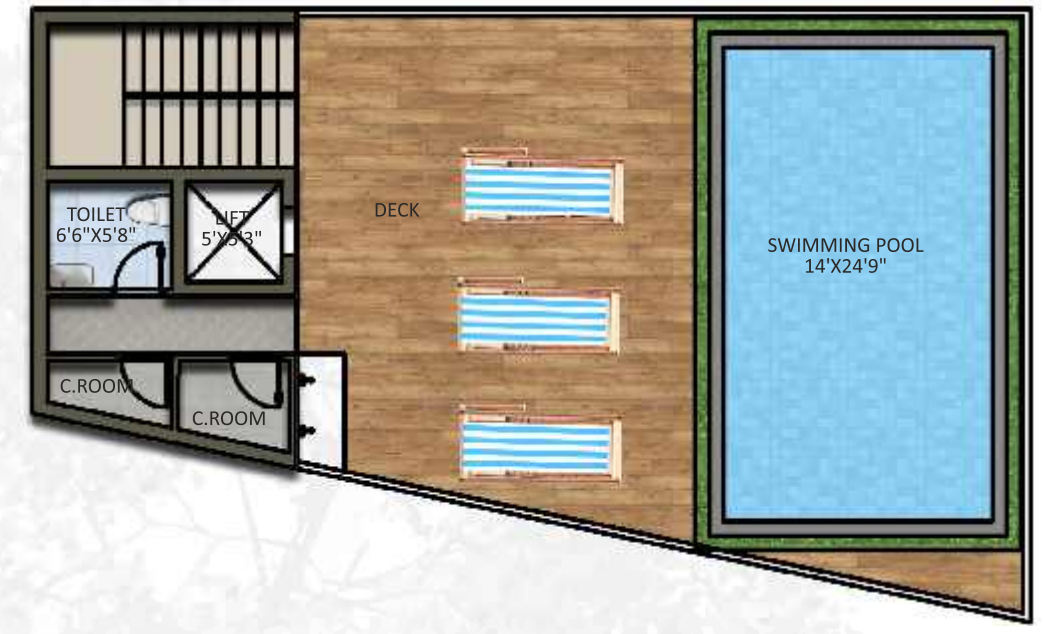
CLUBHOUSE

THIRD FLOOR PLAN



CLUBHOUSE

TERRACE FLOOR PLAN





**INTERIORS FIT FOR
A HIGH-FASHION STATEMENT**

Find yourself immersed in the opulent living room,
designed to reverberate with laughter.
The look and feel is so luxurious and welcoming,
your friends and family will applaud your choice!





THE RECIPE FOR HAPPINESS

The sun-kissed kitchen is where conversations and culinary delights flow from. Sprinkle togetherness into meals in the sensitively designed dining space.



SWEET DREAMS ARE MADE OF THESE

This is the stuff fairytales are made of! The bedrooms are tasteful and subtle, with enough space for your personality to bloom. Think of it as your happy place!



EAST
FACING VILLA
167
SQ.YDS

AREAS

GROUND FLOOR	1015 sq.ft
FIRST FLOOR	1015 sq.ft
SECOND FLOOR	770 sq.ft
TOTAL	2800 sq.ft

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THE
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WEST
FACING VILLA
176
SQ.YDS



AREAS

GROUND FLOOR	1010 sq.ft
FIRST FLOOR	1010 sq.ft
SECOND FLOOR	830 sq.ft
TOTAL	2850 sq.ft

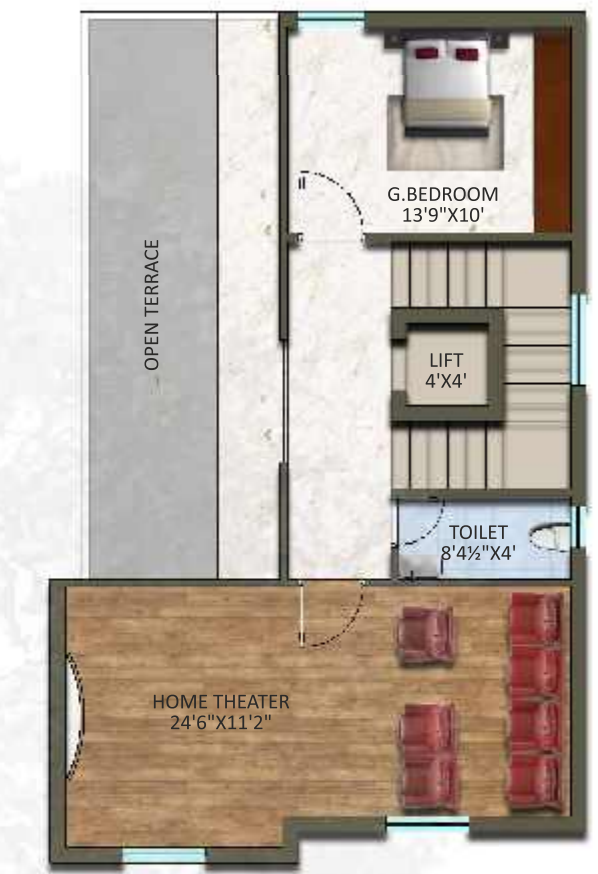
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





MASTER PLAN

LEGEND

1 GATE (ENTRY/EXIT) 2 ENTRY WATER FEATURE 3 LAWN 4 STEPPED SEATING
5 KIDS PLAY AREA 6 OPEN AIR THEATER 7 ELDERS SEATING 8 SEATING SPACES

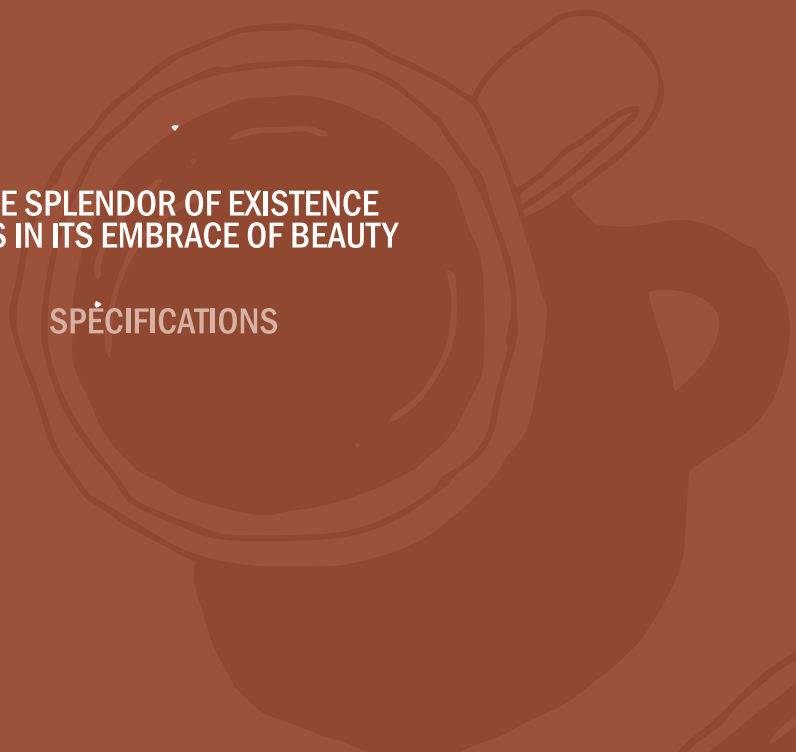
Area Statement (areas in sft.)

UNIT Nos.	1	2-8	9	10	11	12-15	16
Plot Size Area in Sq.yds	182	167	193	175	213	167	176
Builtup Area in Sq.ft.	3070	2800	3035	2960	3370	2750	2850

UNIT Nos.	17	18-21	22-25	26-27	28	29-30	
Plot Size Area in Sq.yds	150	167	167	167	255	200	
Builtup Area in Sq.ft.	2465	2800	2750	2800	3610	3270	

THE SPLENDOR OF EXISTENCE
LIES IN ITS EMBRACE OF BEAUTY

SPÉCIFICATIONS



FOUNDATION & STRUCTURE	R.C.C framed structure to with stand wind & seismic loads.
SUPER STRUCTURE	External walls 9" & internal walls 4.5" with red bricks.
PLASTERING	External walls : All external walls Sponge finish with mortar Internal walls : All internal walls Sponge finish with mortar
DOORS	Main Door : Hard Wood frame and flush door with veneer PU polishing and designed hardware of reputed make and Architrave frame all around the main door. Internal Doors : Hard wood frames and veneer with PU polish doors. French Doors : UPVC sliding door with clear glass. Windows : UPVC sliding windows with clear glass & provision for mosquito mesh.
PAINTINGS	Internal : Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer. External :Exteriors with Texture finish, weather proof paints or equivalent make as per Architectural Design.
FLOORING& DADO	Drawing, Living, Dining, Kitchen, Master Bedroom & other Bedrooms: large Format vitrified tiles of reputed make. Home theater room : Wooden laminated flooring of reputed make. Toilets/Powder room : Anti-skid/Non slip Vitrified tiles of reputed make on floor and suitable premium make Vitrified tiles on walls. Utility & Balcony: Anti-skid premium quality Vitrified tiles of reputed make. Staircase flooring: Natural granite/Amalgamated marble. Parking area : Designer concrete/ Vitrified tiles with good quality.
SANITARY	<ul style="list-style-type: none"> • Sanitary fixtures of Reputed make EWC with flush valve, Vanity type wash basin, provision for geysers in all toilets. • CP fittings of Reputed make, Single lever wall mixtures with showers, wash basin taps and health faucets.
KITCHEN & UTILITY	<ul style="list-style-type: none"> • Ready to receive modular unit. • Granite counter for Kitchen platform with stainless steel sink &back splash with vitrified tiles. • Provision of Power plug for Washing machine, dryer and dishwasher in utility area

PLUMBING	Water supply : ISI make CPVC pipes of Astral/Ashirwad/Sudhakar or Equivalent executed by professional plumbers. Drainage : All Drainage lines & storm water pipes shall be UPVC/PVC/ of Reputed Make.
ELECTRICAL	<ul style="list-style-type: none"> • Concealed copper wiring of Finolex/Havells or equivalent make with adequate points, modular fixtures of standard make • Three-phase supply for each villa. • Miniature Circuit Breakers (MCB) for each distribution board of reputed make. • Provision for air conditioning for living, drawing, and all bedrooms & drain outlet are also provided for each AC point.
TV/COMMUNICATION SYSTEM	<ul style="list-style-type: none"> • Provision for DTH in master bedroom, living room, and Home Theatre. • Internet provision in Ground floor living room and Home theater.
SECURITY SYSTEM	<ul style="list-style-type: none"> • Sophisticated round the clock security system. • Solar fencing throughout the boundary. • Surveillance cameras at the main security gate, entrance, on streets and children's play area.
LIFTS	Lift provision for every villa near staircase area.
GENERATOR	100% DG set backup for the villas and common Areas excluding AC, Geyser, 16 Amps sockets
LANDSCAPING & WATER BODIES	100% DG set backup for the villas and common Areas excluding AC, Geyser, 16 Amps sockets





At Bensup Infra, every home is carefully crafted, state-of-the-art, environmentally conscious, and uncompromisingly beautiful.

THE VISIONARIES

Welcome to 'Bensup Infra,' where we're not just building homes; we're nurturing a sustainable future. As pioneers in eco-conscious living spaces, our team at 'Bensup Infra' is committed to selecting pristine locations to craft homes that enrich the lives of our residents. We share a deep-rooted philosophy of creating thriving living environments and innovative architectural wonders, where aesthetics blend seamlessly with functionality. We firmly believe that the path to sustainable living is as vital as the destination itself. Our dedicated in-house and outsourced teams offer a personalized touch at every stage of your journey, from conception and construction to moving in, as we breathe life into your tailor-made eco-residence. Join us in shaping a greener tomorrow today with 'Bensup Infra'.

ONGOING PROJECTS

BENSUP'S PRIDE (2 Acre futuristic commercial + Residential Apartments)
NH44 facing, Athvelly, Medchal.

Suganda Arogya Vanam
43 acre premium Resort/Farm community.

Suraksha Lake Eden
(66 unit Residential Apartment in Gundlapochampally)

COMPLETED PROJECTS

Suganda Shrine (HMDA Residential Layout in Shankerpally)

Krushi Villas (457 Villa community in Patancheru)

Prestige Villas in Yapral

Corporate Office Address

G11, Ground Floor,
Suraksha Lake Eden Apartment,
Kompally, Gundlapochampally.

Site Address

Sy No 513 , Gnanapur Village,
Near Hitam College, Gowdavelly,
Gundlapochampally.

Ph : +91 8332099992/3, Email : ask@bensupinfra.com



WEB QR CODE

TEAM

ARCHITECTURE & STRUCTURAL
ENGINEERS



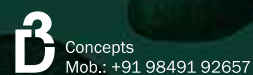
Landscape Architects



MEP



Branding



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