



SANCTORUM

**You are at a destination
that celebrates you,
your unique self**



**It knows you like none other,
understands you like a dear friend
and offers everything you need to
celebrate you as you are.**



You are at Sanctorum

It offers you solitude when you need peace,
embraces your wild side when you want to unwind.
It lets your spirits soar and allows you to be your most
authentic self. That's Sanctorum for you,
where you are the story.



Meet yourself at Sanctorem

Located close to the heart of Kolkata, between Phoolbagan and EM Bypass, Sanctorem is a true sanctuary of premium homes crafted for the many sides of you. The very essence of Sanctorem is crafted in harmony with your choices, making it a space just for you.



SANCTORUM



You choose a lifestyle that spells 'you'



At Sanctorem, you don't just live a lifestyle,
you experience it. Here, good health is a way of life.
Be it a lazy dip in the pool or burning those calories
at the gymnasium. *Find your own way to healthier,
happier days at Sanctorem.*



Artist's impressions purely for representational purposes.

Infinity-Edge Rooftop Swimming Pool Jacuzzi & Kids Pool

To have a splashing good time



Artist's impressions purely for representational purposes.

Rooftop Multipurpose Court

(Basketball, Volleyball and Badminton)

To enjoy the great outdoors to the fullest



Embrace your age,

or defy it



Age is just a number. Be whoever you wish to be in Sanctorum's diverse zones that welcome toddlers to seniors and everyone in between. Find your own space.



Outdoor Kids Play Area

For unlimited hours of pure fun



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Large Central Lawn
Rock Climbing Wall

Reach a whole new peak of experiences



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Fully Equipped
Gymnasium

Sweat it out and chase that endorphin rush

Go social, the way you like it

Connect with like-minded peers over a game of chess or a casual meet-up.

Skip the lazy and the bored. Rekindle connections and conversations.





Artist's impressions purely for representational purposes.

Cabanas overlooking the
Large Central Lawn

Sprawling space to walk, play or just be



Artist's impressions purely for representational purposes.

Indoor Games Rooms
for Adults & Kids

For chill game time sessions with friends

You're the celebration. Make it a grand one.

Our lives are studded with events that deserve celebrations. From baby showers to golden jubilee celebrations or just a party without any reason, Sanctorum lets you keep the vibe going. With scrumptious food and bubbling drinks for company, the space gives you ample opportunities to make moments into memories.





Artist's impressions purely for representational purposes.

Rooftop Sky Lounge

So you can celebrate or unwind sky high



Double Height Community Hall
with Garden

Spark your mind with goodness

The greatest pleasures in life are those that come seeking you, and make you a happier version of yourself. Because you are what your mind feels like.





Artist's impressions purely for representational purposes.

**Rooftop Meditation
& Yoga Deck**

For that much-needed inner peace



Artist's impressions purely for representational purposes.

Senior Citizen Area
Reflexology Zone

Savour moments of bliss, peace and happiness

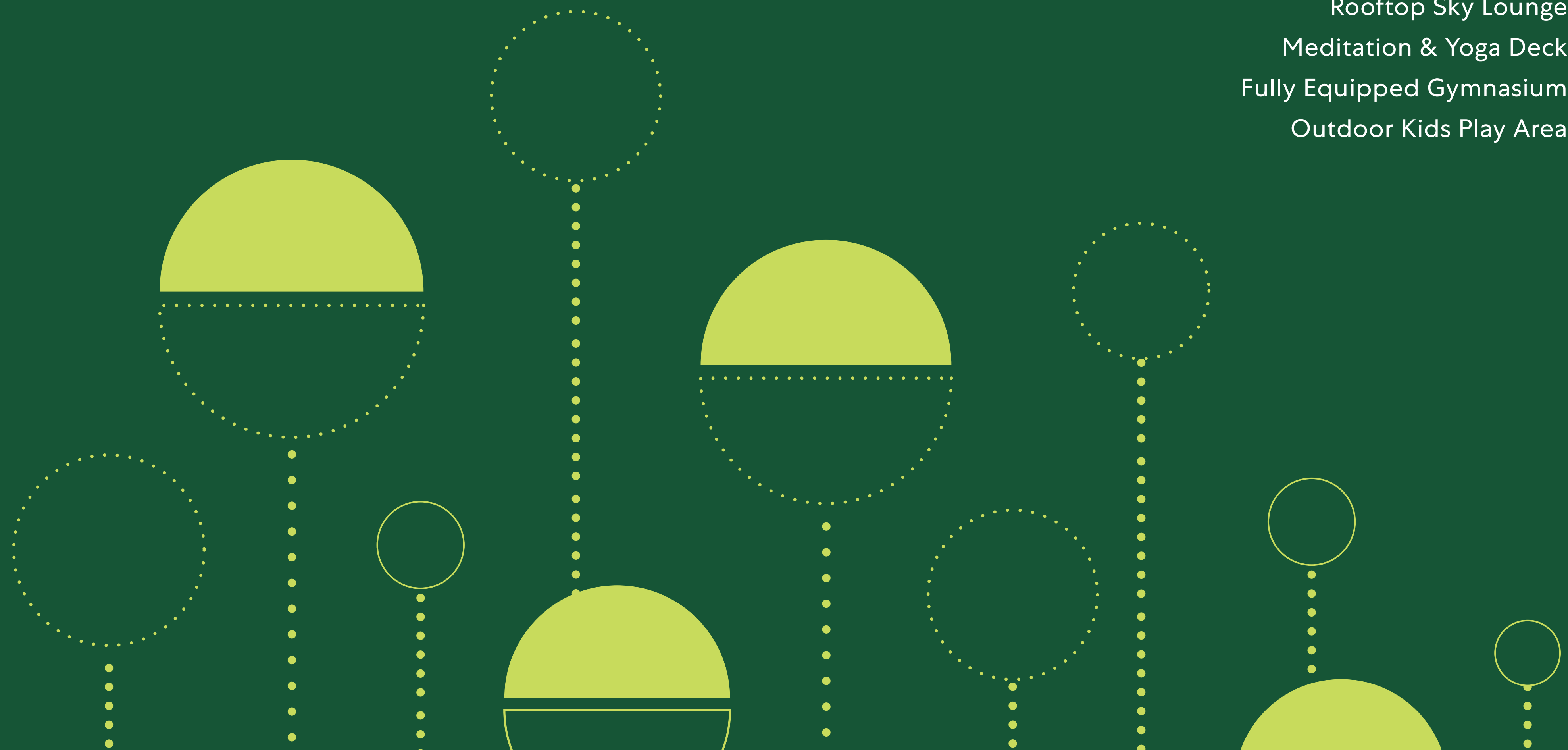
**Experience luxury living
at its finest with nearly
15,000 sq.ft. of
conveniences**


PODIUM LEVEL

Senior Citizen Area & Reflexology Area
Double Height Community Hall with Garden
Large Central Lawn with Terraced Seating
Open Air Cabanas
Rock Climbing Area for Kids

ROOF-TOP LEVEL

Infinity-edge Swimming Pool, Jacuzzi & Kids Pool
Multipurpose Court for Basketball, Volleyball & Badminton
Indoor Games Rooms for Adults & Kids
Rooftop Sky Lounge
Meditation & Yoga Deck
Fully Equipped Gymnasium
Outdoor Kids Play Area





At Sanctorum, convenience meets connectivity

Nestled in a city that casts an enchanting spell, you come across a charming neighbourhood burrowed between EM Bypass and Phoolbagan. As Calcutta becomes Kolkata, a walk through the lanes of Pagladanga takes you away from the bustle, into a space that is calm and meaningful.

Find everything close to you at Sanctorem

EDUCATIONAL INSTITUTIONS

Calcutta Boys' School - 1.8 km
Jadavpur University, Salt Lake Campus - 2 km
NIFT, Salt Lake - 3.8 km
NUJS - 3.9 km

WINE & DINE

Byepass Dhaba - 1.6 km
JW Marriot - 1.8 km
ITC Royal Bengal - 2.1 km
Hyatt Regency - 3.2 km

SPORTS ZONES

Sports Authority of India - 2 km
Salt Lake Stadium - 2.5 km

HANGOUTS

Inox, Swabhumi - 2.2 km
Mani Square - 3.2 km
City Centre I - 5.4 km
Science City - 6.4 km
Quest - 7.9 km

HEALTHCARE

Divine Nursing Home - 1.6 km
IRIS Hospital - 1.7 km
DAMA Healthcare & Medical Centre - 1.8 km
AMRI Hospital, Salt Lake - 3.2 km

DAILY CONVENIENCES

Joramandir Market - 1.5 km
EM Bypass - Chingrighata Crossing - 1.6 km
Beliaghata Building More/EM Bypass - 1.6 km
Phoolbagan Metro - 1.9 km
Sealdah Station - 3.4 km
Airport - 15 km





Sanctorum Homes

Made for the dreamers and the doers,
Sanctorum is the home where you can feel at ease,
and just be yourself.



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Live the greener life

Pre-Certified IGBC Green Homes (Gold)



Built with viability at its core

- › energy-efficient appliances
- › locally sourced materials
- › ethically sourced wood
- › reduced heat effect
- › low VOC paints

Sustainable from the ground up

- › energy saving
- › soil erosion control
- › low carbon footprint
- › recycled building material

Nature's elements in your room

- › enhanced fresh air ventilation
- › sunlit rooms from all corners

Intelligent water management

- › water efficient plumbing
- › rain water harvesting

Responsible innovation

- › draught tolerant landscaping
- › recycled construction content



The Sanctorum Advantage

Stay closer to everything

With close proximity to major landmarks, metro stations, highways, and more, Sanctorum places you at the centre of the buzz.

Choice of apartments

Sanctorum has 63 boutique homes including 15 2BHKs, 40 3BHKs, and 8 4BHKs, giving you a choice that matches your needs.

Well-equipped spaces

From a spacious banquet hall to landscaped lawns, our experience zones offer you enough space to build connections or spend some time in solitude.

An ecosystem in its own

Gym, swimming pool, party lawn, sky lounge and more – Sanctorum brings you a complete offering so that you never have to look around for your needs or wants.

Artist's impressions purely for representational purposes.

“Architecture is about trying to make the world a little more like our dreams.”

BJARKE INGELS

A reimagination of your dream home, at Sanctorum every view, every experience presents a new reality. Each of its meticulously planned apartments are 3-sides open, letting in more of nature and giving you enough space to live your dream life.

FLOOR PLANS >>

MASTER PLAN

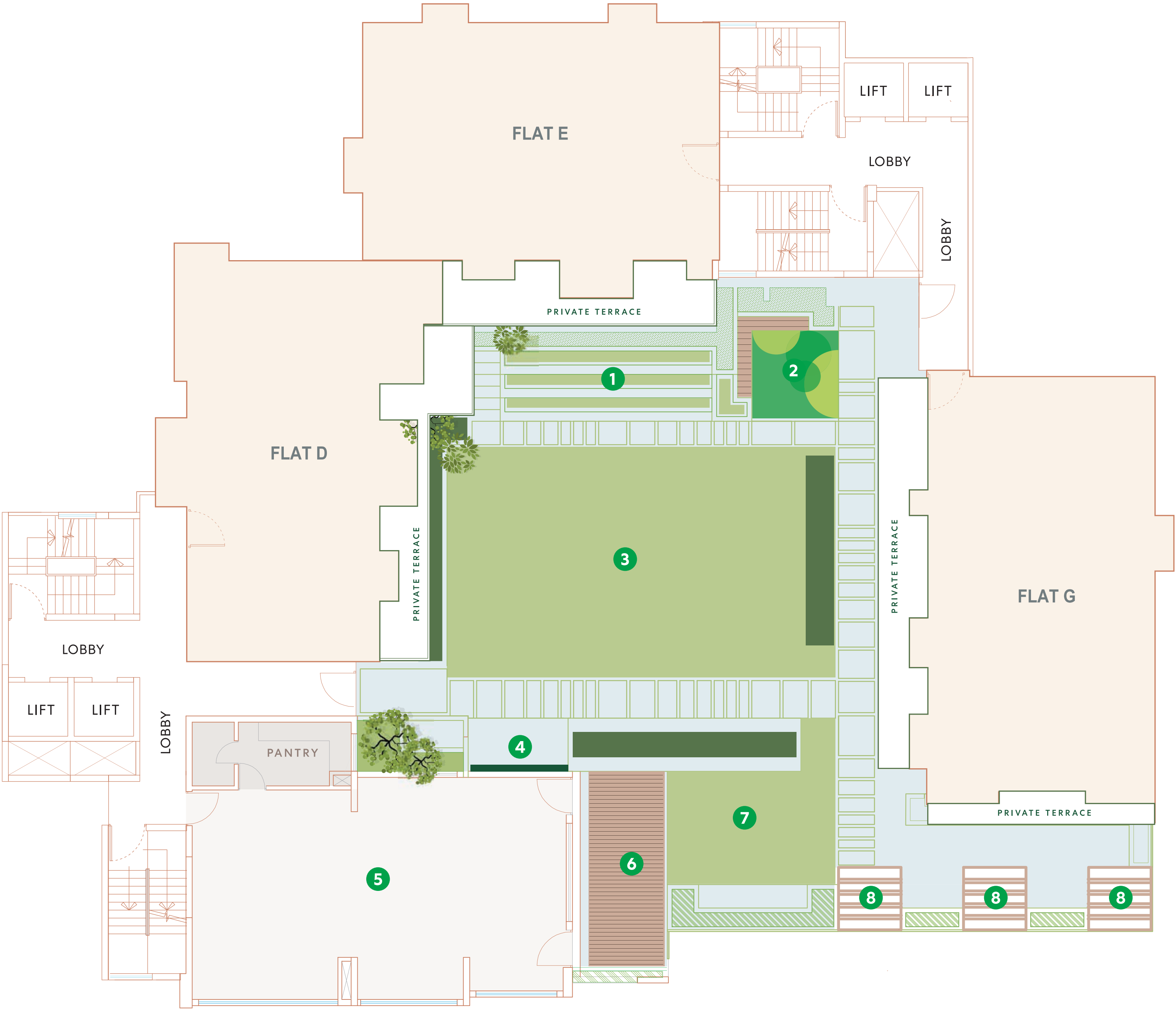


PODIUM LEVEL (1st Floor)



LEGEND

- 1. Stepped Mini Amphitheatre
- 2. Kids Play Area
- 3. Large Central Lawn
- 4. Rock Climbing Wall
- 5. Community Hall
- 6. Community Hall Deck
- 7. Party Lawn
- 8. Shaded Cabanas



CLUB LEVEL (11th Floor)



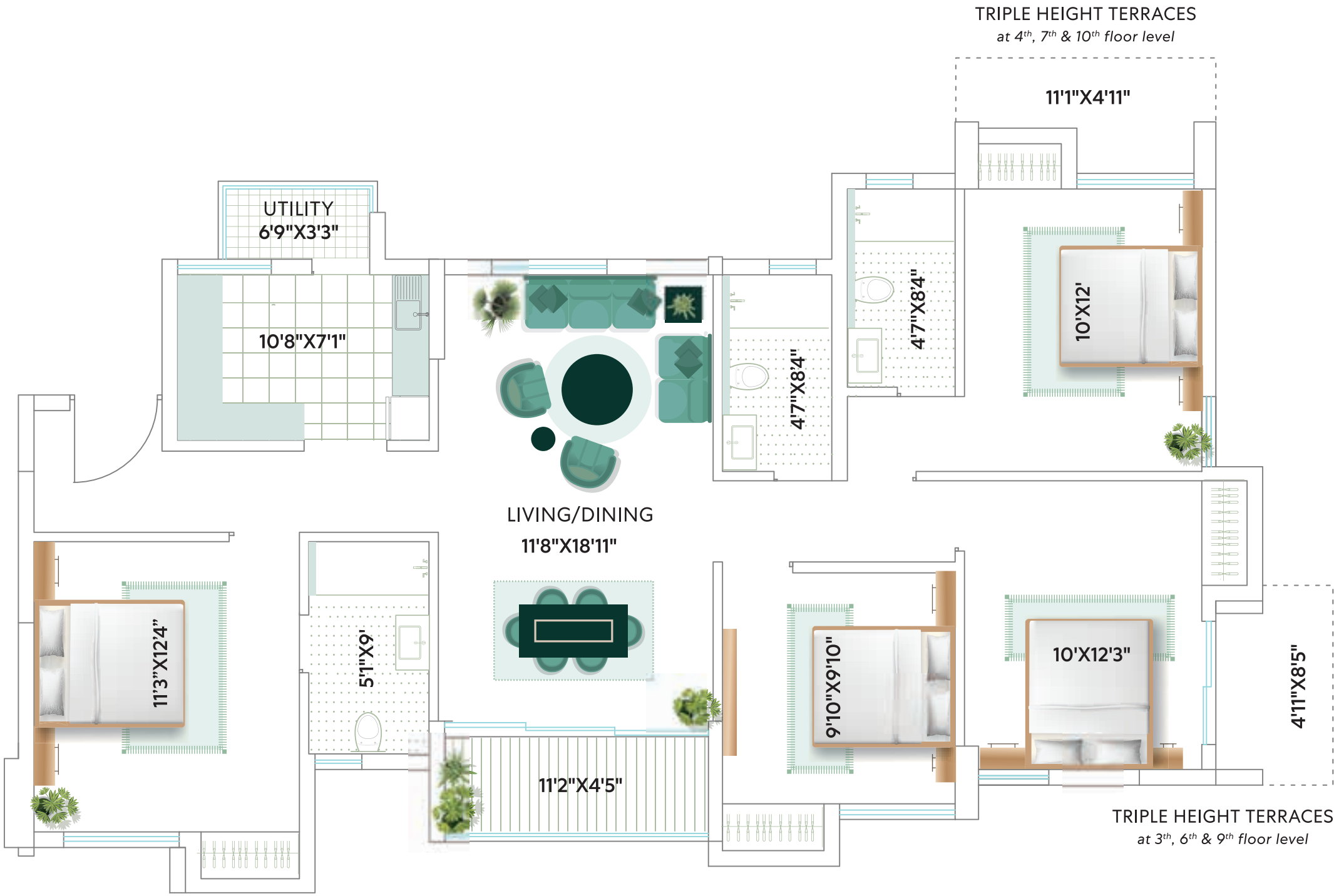
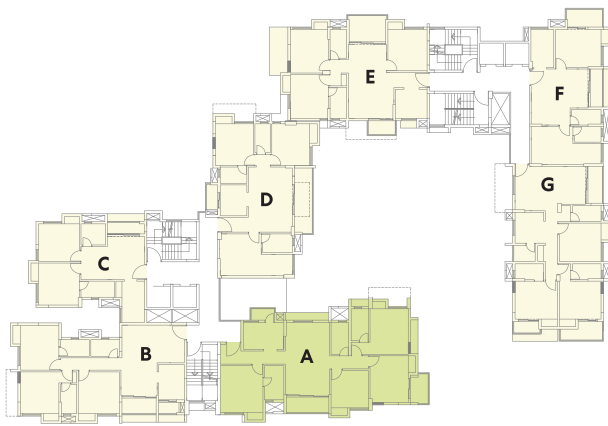
LEGEND

- 1. Gymnasium
- 2. Meditation Deck & Yoga Lawn
- 3. Multipurpose Court
- 4. Indoor Games Room
- 5. Outdoor Kids Play Area
- 6. Sky Lounge
- 7. Infinity Edge Swimming Pool
- 8. Kid's Pool
- 9. Jacuzzi
- 10. Swimming Pool Deck
- 11. Changing Rooms



FLAT A

4 BHK

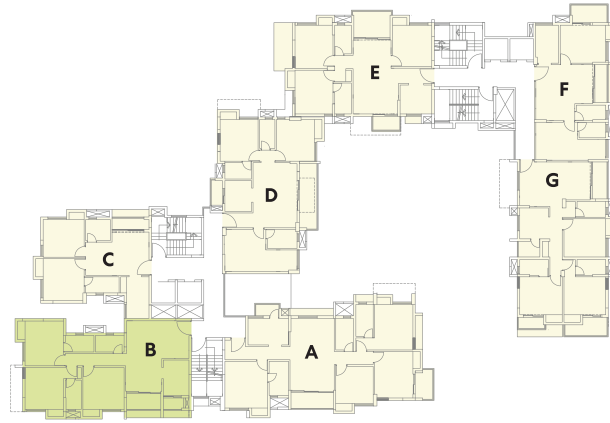


FLOOR	TYPE	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT UP AREA	TERRACE AREA (in sq.ft.)
3,6,9	4 BHK	1,106	50+24	1,308	40
4,7,10	4 BHK	1,106	50+24	1,308	43
5,8	4 BHK	1,106	50+24	1,308	0

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

FLAT B

3 BHK

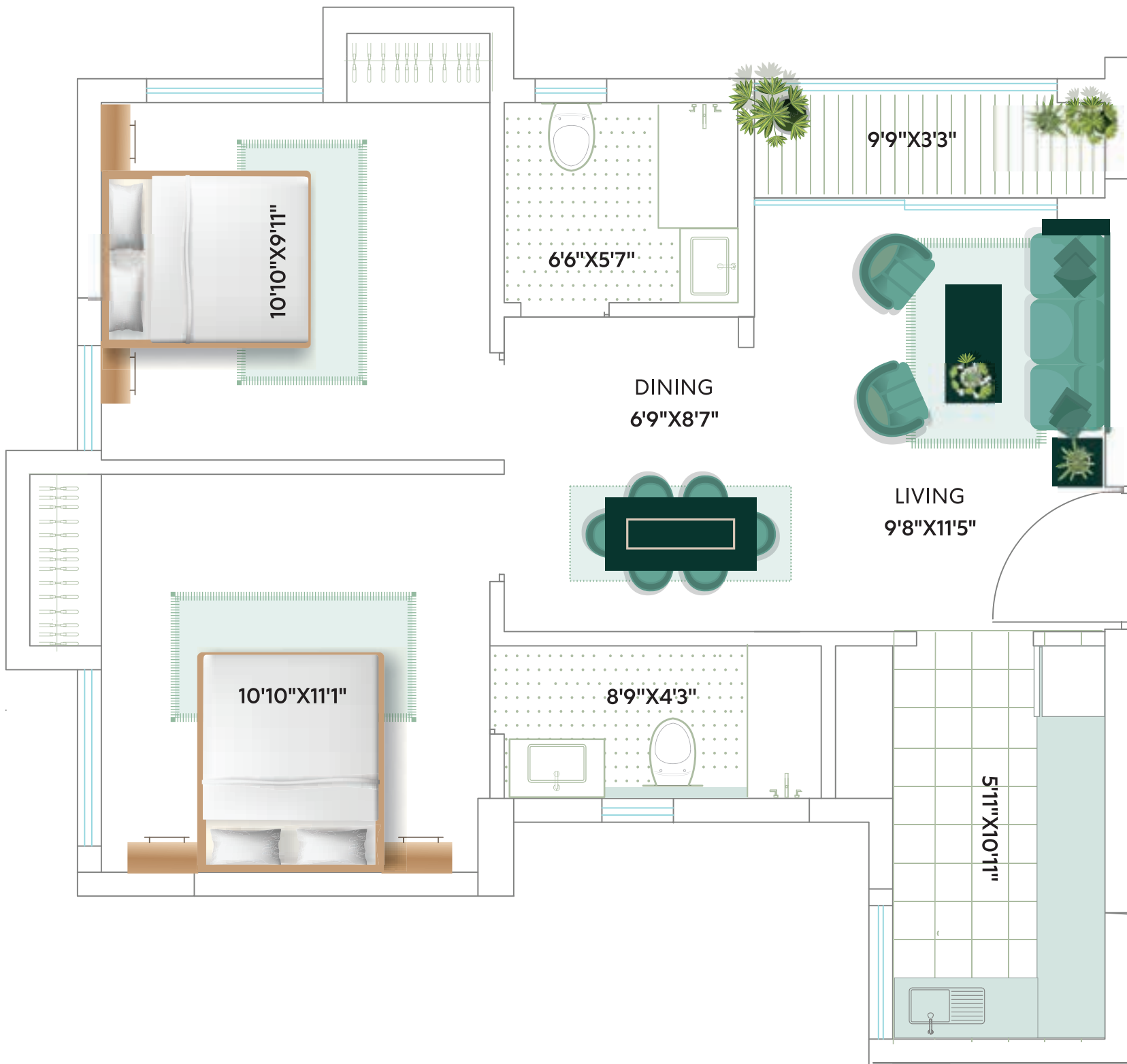
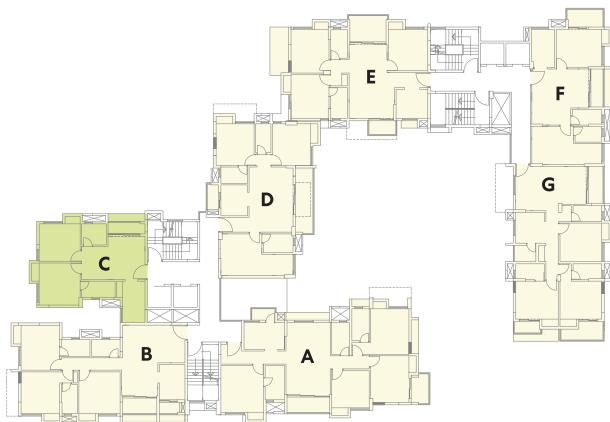


FLOOR	TYPE	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT UP AREA	TERRACE AREA (in sq.ft.)
1,2,3,5,6,8,9	3 BHK	895	41+18	1,070	0
4,7,10	3 BHK	895	41+18	1,070	44

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

FLAT C

2 BHK

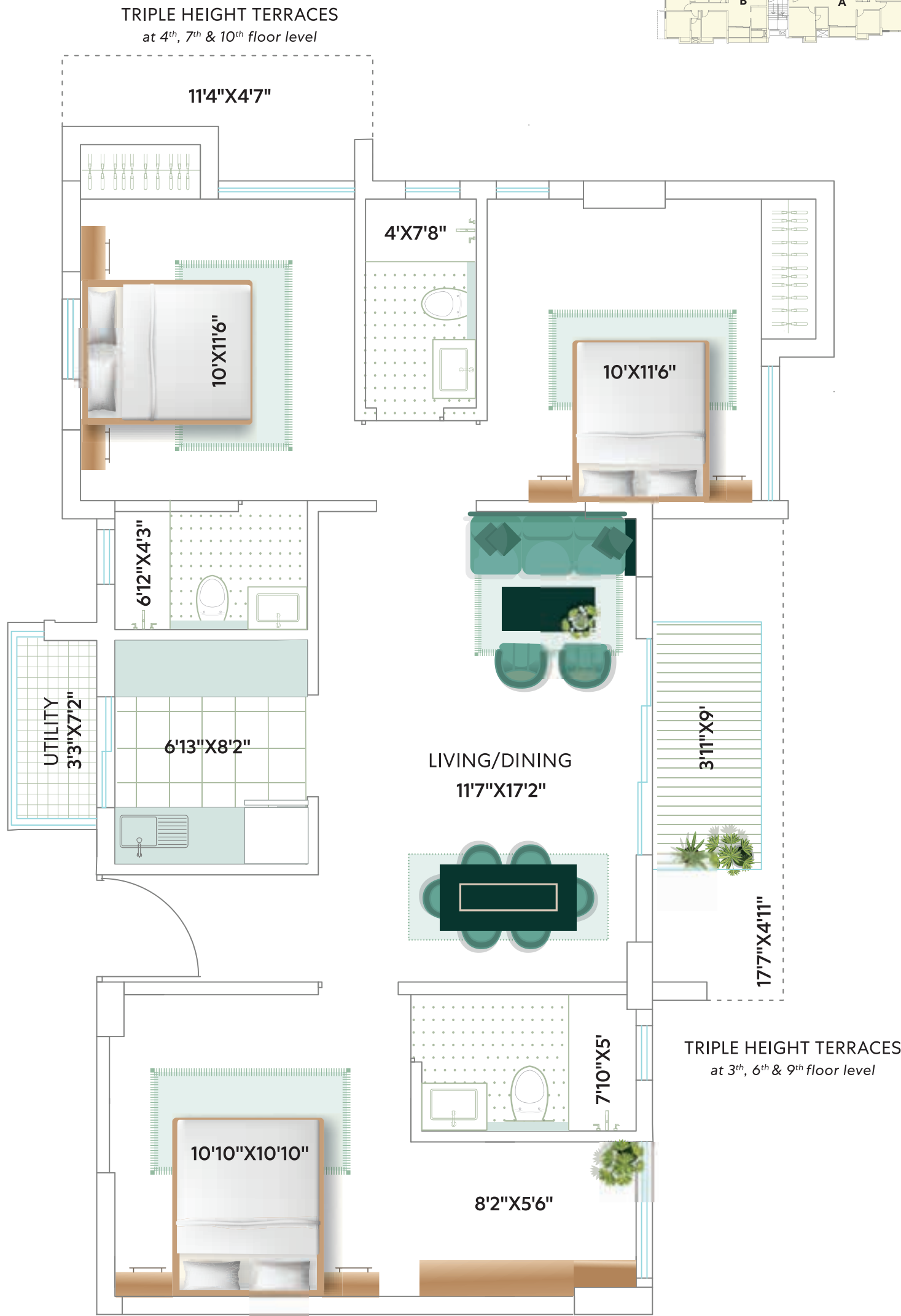
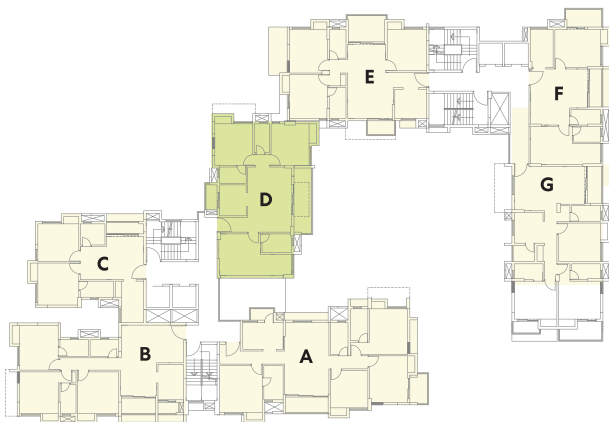


FLOOR	TYPE	CARPET AREA (as per RERA)	BALCONY AREA	BUILT UP AREA	TERRACE AREA (in sq.ft.)
3,4,5, 6,7,8,9	2 BHK	585	32	703	0

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

FLAT D

3 BHK

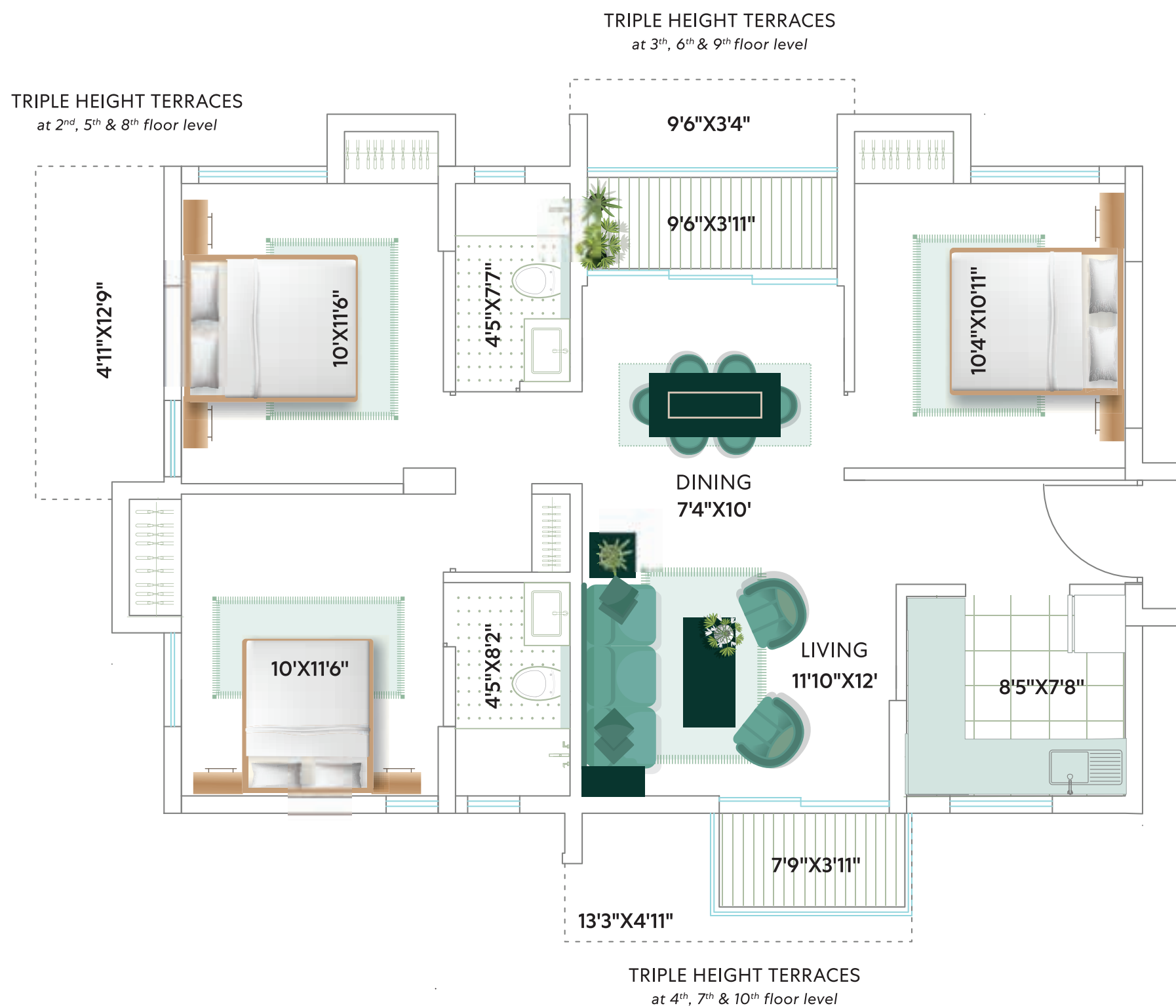
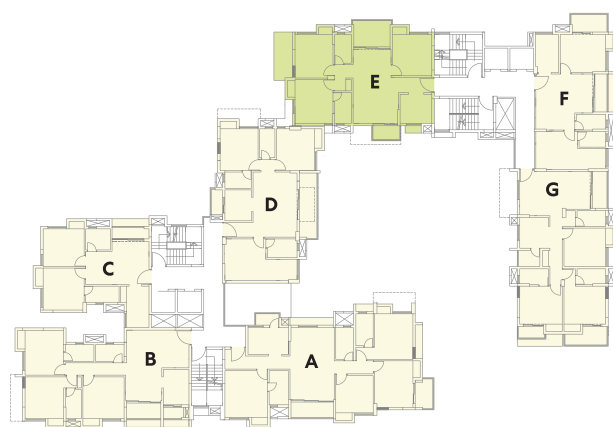


FLOOR	TYPE	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT UP AREA	TERRACE AREA (in sq.ft.)
2,5,8	3 BHK	841	36+23	1,006	0
3,6,9	3 BHK	841	36+23	1,006	51
4,7,10	3 BHK	841	36+23	1,006	40

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

FLAT E

3 BHK

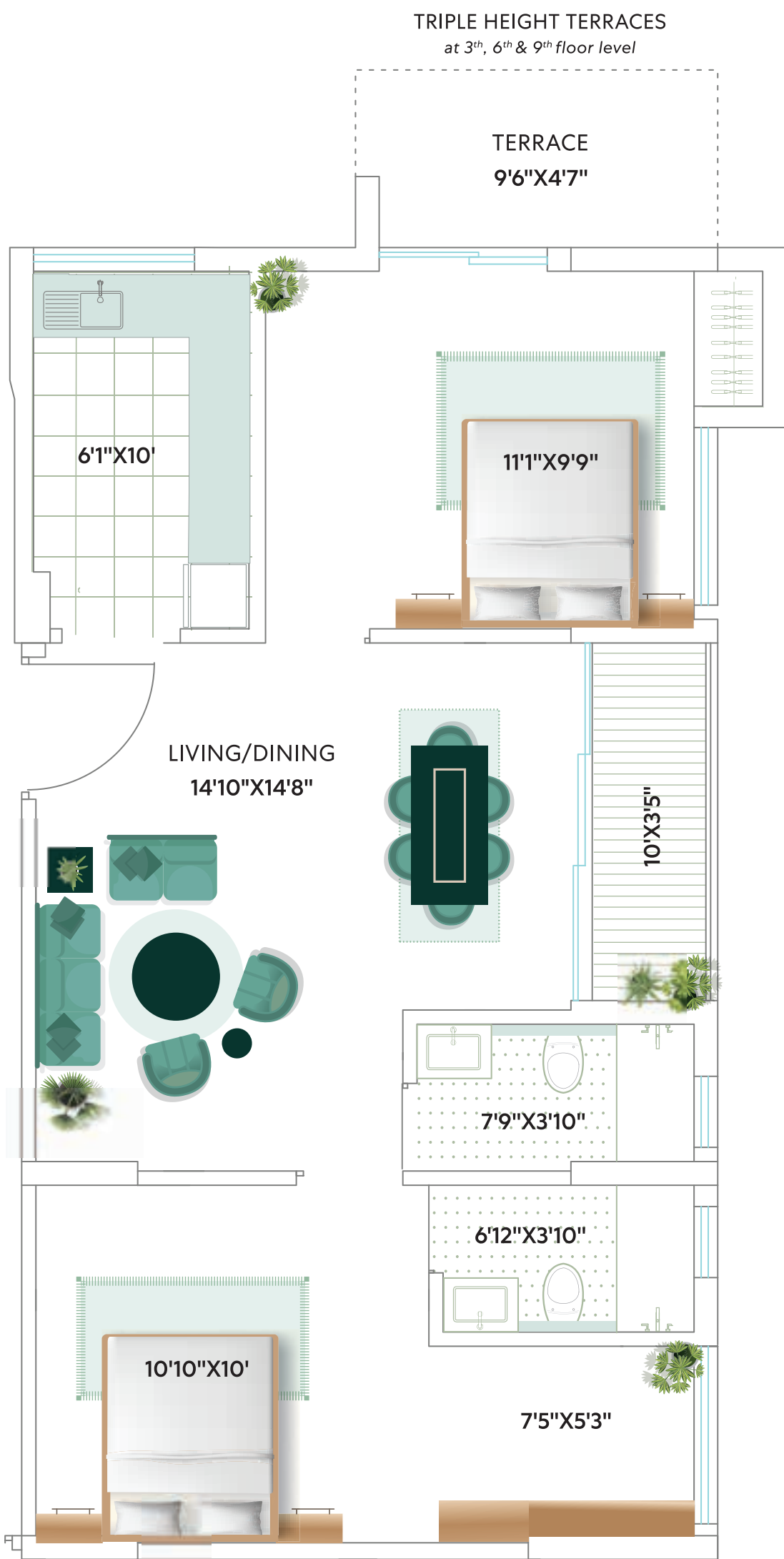
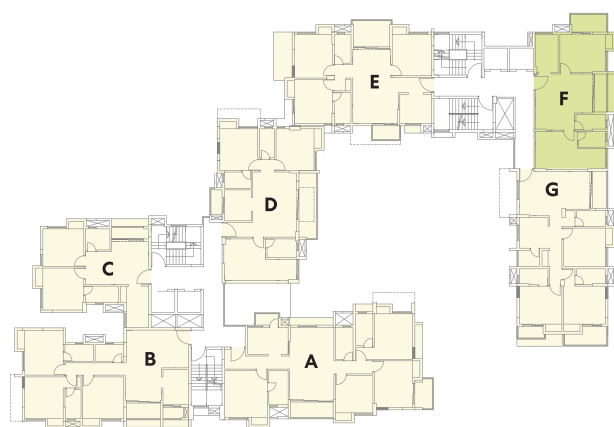


FLOOR	TYPE	CARPET AREA (as per RERA)	BALCONY AREA	BUILT UP AREA	TERRACE AREA (in sq.ft.)
2,5,8	3 BHK	823	69	989	62
3,6,9	3 BHK	823	69	989	34
4,7,10	3 BHK	823	69	989	35

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

FLAT F

2 BHK

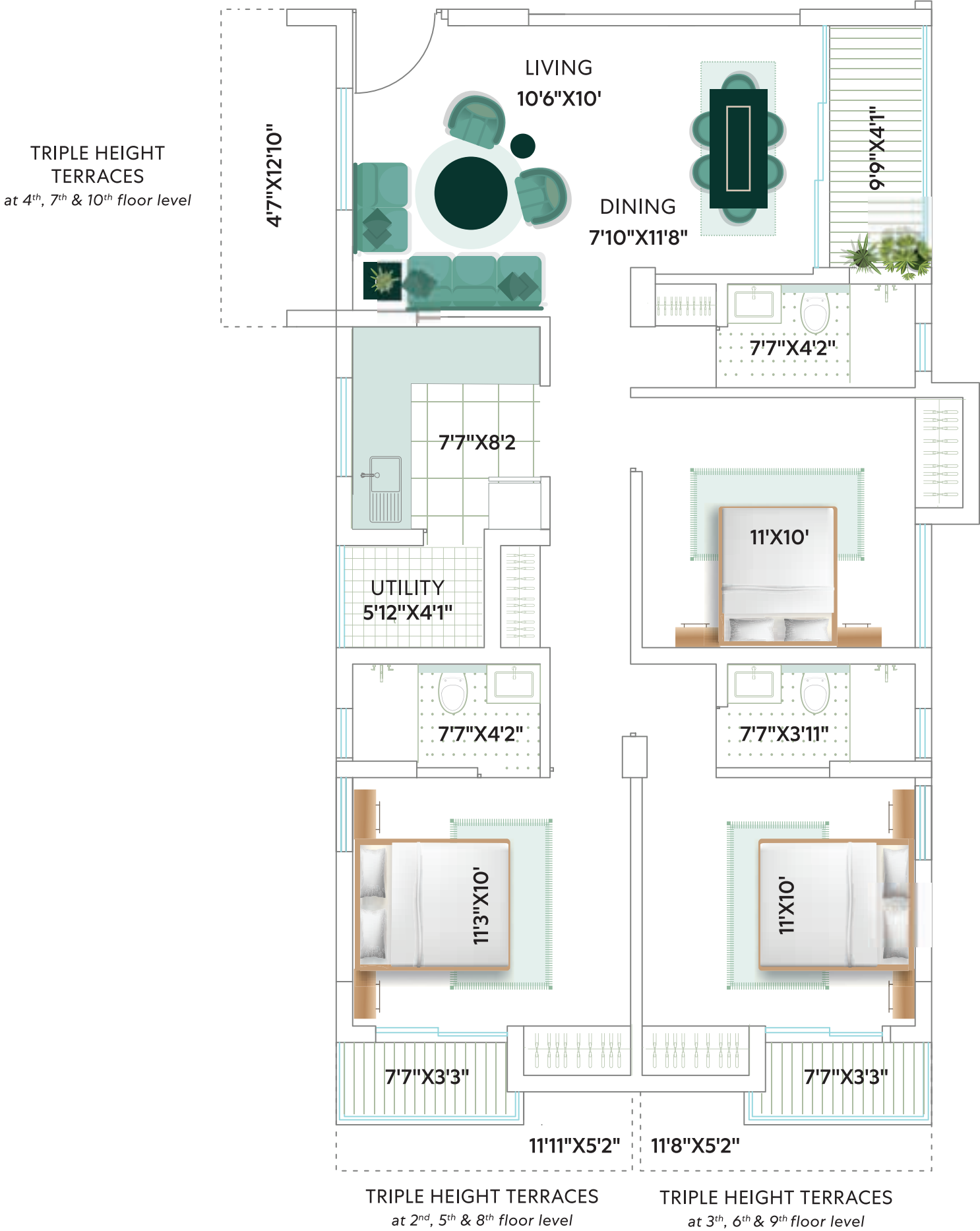
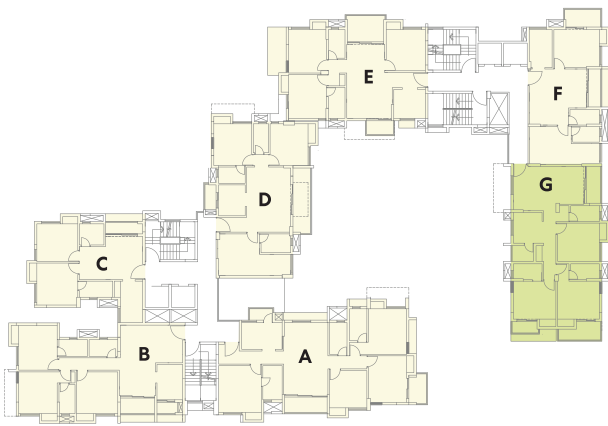


FLOOR	TYPE	CARPET AREA (as per RERA)	BALCONY AREA	BUILT UP AREA	TERRACE AREA (in sq.ft.)
4,5,7,8,10	2 BHK	623	35	726	0
3,6,9	2 BHK	623	35	726	49

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

FLAT G

3 BHK



FLOOR	TYPE	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT UP AREA	TERRACE AREA	(in sq.ft.)
2,5,8	3 BHK	863	88+25	1,077	29	
3,6,9	3 BHK	863	88+25	1,077	29	
4,7,10	3 BHK	863	88+25	1,077	57	

Built up area includes carpet area of the unit, cupboard, balcony/service balcony, and the wall area covering the unit. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

At Sanctorem, every corner opens you up to a new kind of comfort. It gives you plenty of room to move around, just be or let your imagination soar. Live here and you can be sure to make the most of every single day.

A home is truly one-of-a-kind and a reflection of who you are. Hence, we make the best choices when it comes to floor plans, structures, materials, and more – so that your dream home becomes a reality.

STRUCTURE

RCC-framed structure on a pile foundation with anti-termite treatment.

BRICKWORK

Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality finish and thermal insulation.

ELEVATION

Modern Elevation conforming to contemporary designs.

EXTERNAL FINISH

Textured and/or weather-shield paint finish. (Nerolac/Asian Paints/Berger/Akzo Nobel or similar make)

LOBBIES

Beautifully decorated Main Lobbies with Lift Facia, False Ceiling, Elegant Lighting, Seating and Artwork.

DOORS & HARDWARE

FSC certified BWR flush doors with a grand height of 7' 6".
Main door finished with door lock/door handle and eye-hole.
All doors finished in paint.

APARTMENT WALL FINISH

High Quality Putty finish.

WINDOWS & RAILINGS

Colour anodized/powder coated Premium Aluminium Sliding or Casement Windows.
Glass Railings in Balconies and Terraces.
MS Railing in Utility Areas.

FLOORING

Premium Vitrified tiles in bedrooms/living/dining/kitchen.
Anti-skid tiles in toilets with wall tiles up to door height.

KITCHEN

Granite counter top with Stainless Steel Sink.
Wall tiles up to two feet height above counter.
Provision for Water Filter.

TOILETS

Hot and Cold water line provision in all toilets.
CP Fittings of Jaquar/Roca/Kohler/Grohe or similar make.
Sanitary Fittings with Concealed Cistern of Kohler/Duravit/Roca or similar make.
Shower Cubicle/Counter Top Basin/Vantiy in Master Toilet.

LIFTS

2 Passenger Lifts of Kone/Mitsubishi/Thyssenkrupp/Schindler/Otis or similar make in each tower.

ELECTRICALS

Concealed copper wiring with modular switches of Anchor/Roma/Schneider Electric/Havells/Legrand or similar make.
TV points in all bedrooms & living room.
Telephone & Broadband provision in living room.
15A Geyser point in all toilets.
AC point in all bedrooms, living & dining.
One washing machine point.
Provision for installation of Electric Car Chargers in Car Parking Areas.*

WATER SUPPLY

Underground and Overhead water storage tanks of suitable capacity for water supply.

LANDSCAPE

Professionally designed and executed landscaping.

GENERATOR

24-hour power DG backup for all common services.
DG back up of 1000W for 2BHK/1500 W for 3BHK/2000 W for 4BHK.

SAFETY & SECURITY

Round-the-clock manned security personnel.
Security Cabin at entry.
Fire Detection and Suppression systems.
CCTV Cameras.
Intercom facility.
Fire Rated Doors at fire escape staricases.

GREEN BUILDING SUSTAINABLE INITIATIVES

Natural Topography in 30% of Open Areas.
FSC certified BWR flush doors.
Large windows for enhanced ventilation.
Rain Water Harvesting.
Use of low VOC paints.
Water efficient Kitchen and Bathroom fixtures.
Sewage Treatment Plant.

*Additional Charges



Team behind Sanctorum

Two of the best minds in the business – **EDEN GROUP** and **ISHA GROUP** – are joining forces to bring you not just a space but your dream home. With their unparalleled experience and rich expertise combined together, they are ready to set a new benchmark in boutique homes.

EDEN ISHA

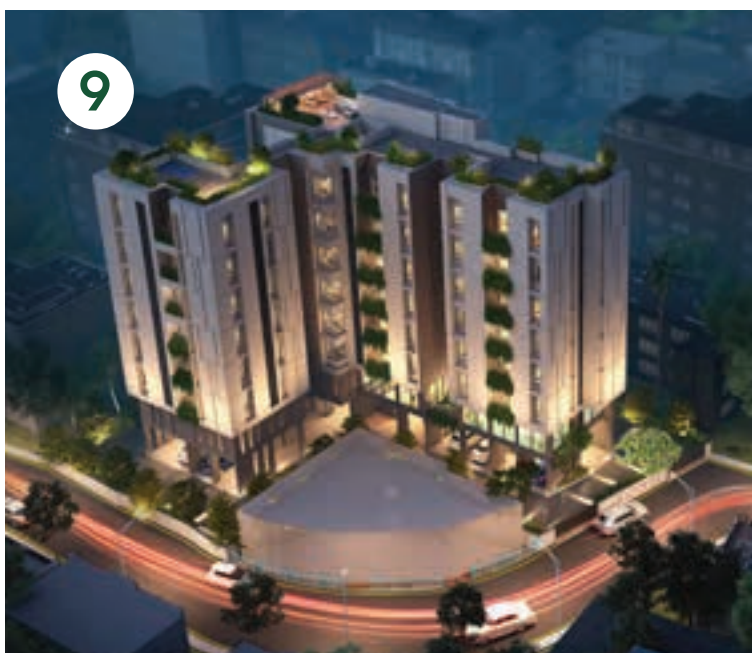
Some of our noteworthy projects



- 1. TATTVAM Manicktala
- 2. THE PARKVIEW Alipore
- 3. THE FOREST Dum Dum
- 4. SAMSKARA Ballygunge

- 5. BELLA VISTA Beliaghata
- 6. EDEN SKY TERRACE Nayabad
- 7. EDEN TOLLY SIGNATURE PLUS Tollygunge
- 8. 23 Circus Avenue

- 9. AAGMAN B.T. Road
- 10. EDEN RICHMOND PARK Narendrapur



Live your many sides,
in a place that's as
unique as you are.



To book your dream home,
simply call us on +91 90735 40000 or
visit ISHAGROUP.COM

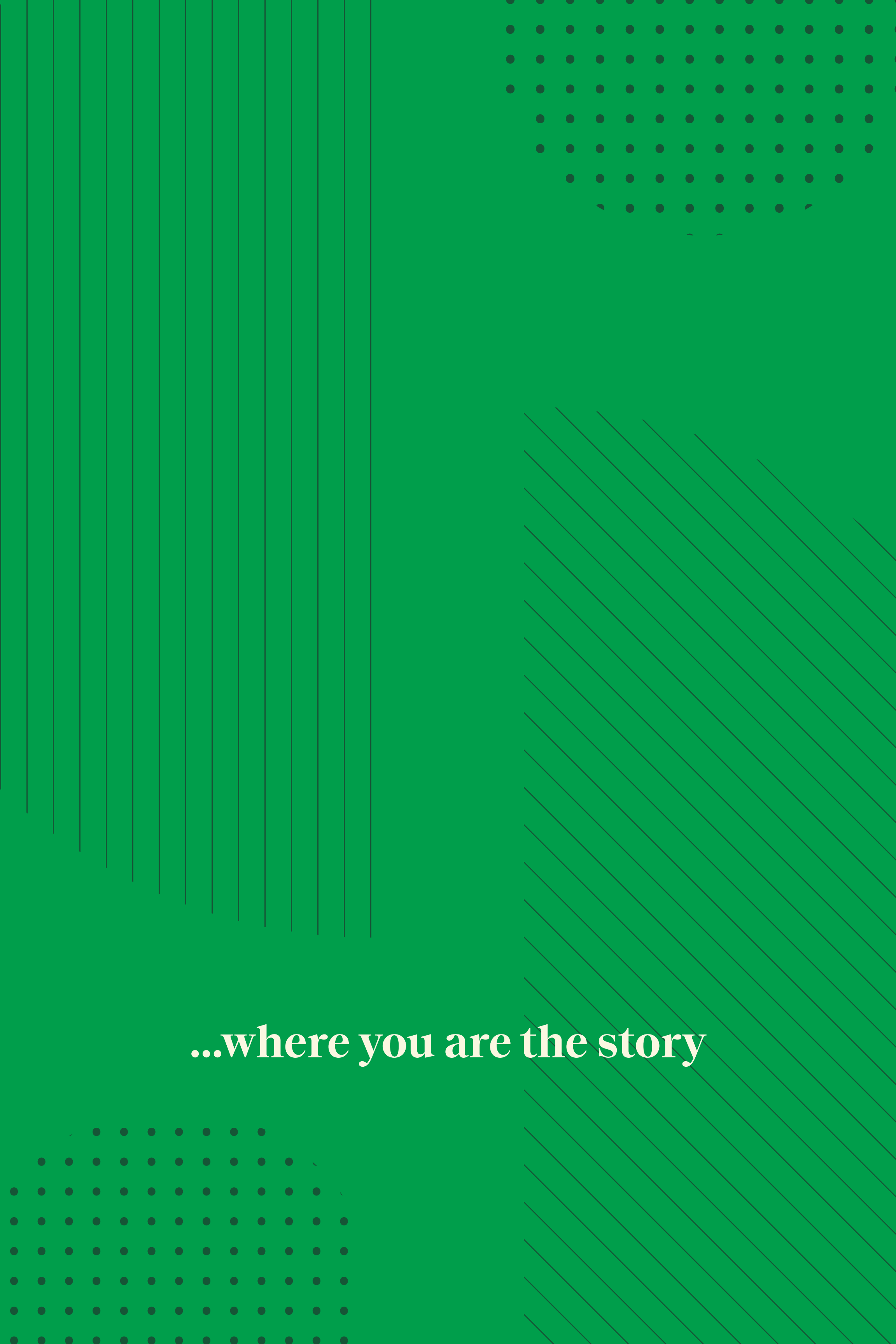
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(Off Phoolbagan)

SCAN TO WITNESS YOUR
LIFE AT SANCTORUM



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...where you are the story