



SANCTUARY
105
SECTOR 105, GURUGRAM

UNFRAMED LIFE OF ART,
NATURE & ARCHITECTURE

UNFRAMED. OUT-OF-THE-BOX. EXTRAORDINARY.

Sanctuary 105 is your unframed getaway, where art, nature, and architecture come together in harmony. Located in the heart of the Millennium City, this sanctuary invites you to step inside and leave the hustle and bustle behind. The project spans - 13.07* Acres (52,924.7 Sq. Mt.) and features 11 towers with 734 apartments, offering 3.5 BHK and 4 BHK.



ART

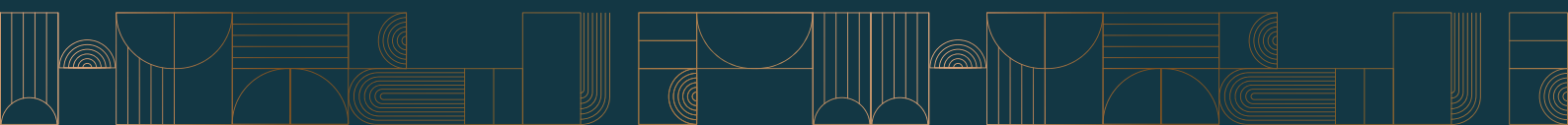
Artistic corners to bring about an essence of celebration.

NATURE

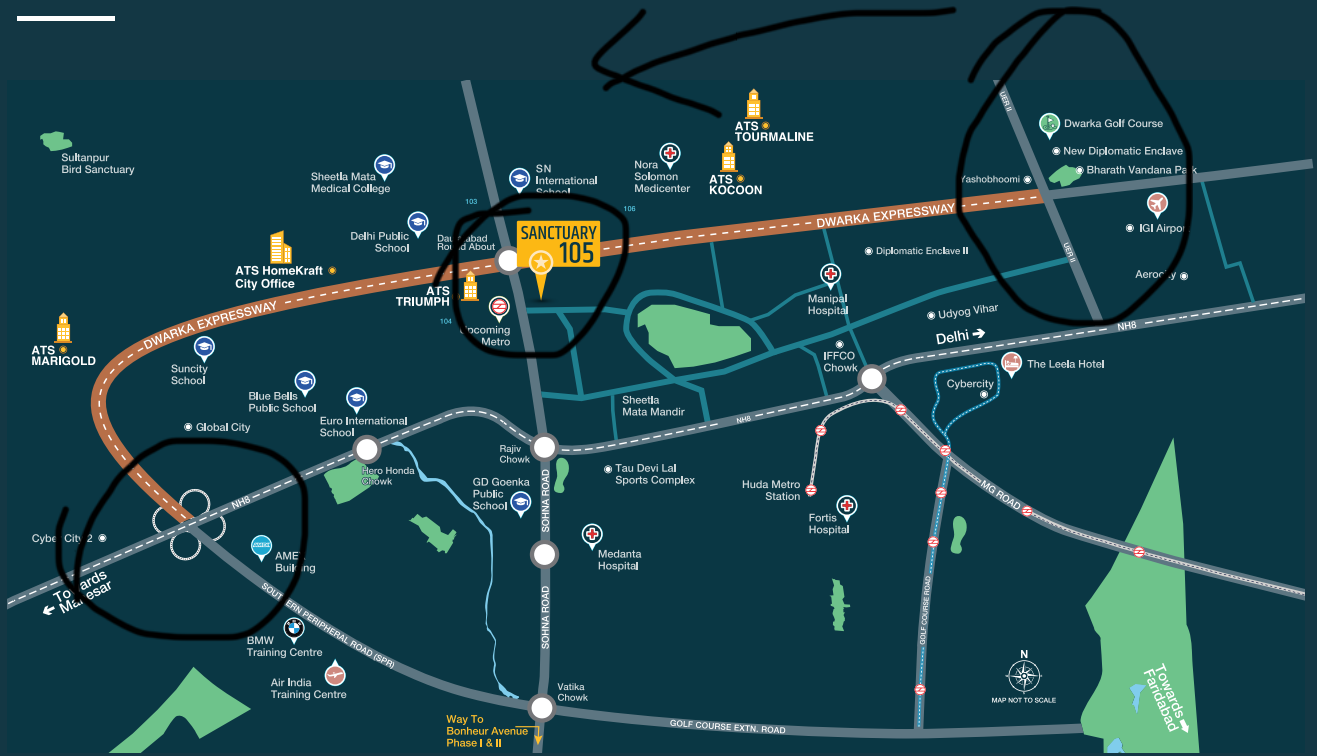
A green and serene ambience that soothes the soul.

ARCHITECTURE

An Art Deco masterpiece that brings about a sense of grandeur.



RIGHT NEXT TO ALL THE ACTION,
YET SEEMINGLY NOT.



UNDER 10 MINUTES*

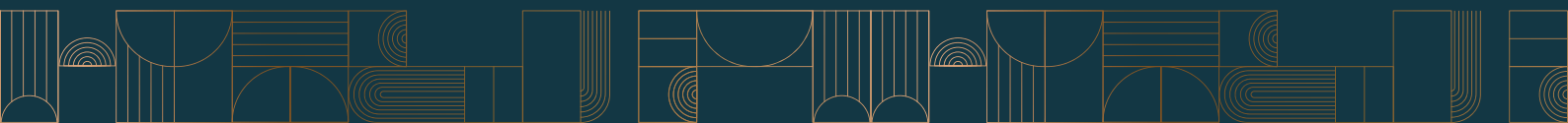
- Gurugram Railway Station
- Conscient One Mall
- Delhi Border
- Old Gurugram
- Upcoming Metro Station

UNDER 20 MINUTES*

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

UNDER 30 MINUTES*

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



A SANCTUARY WHERE SERENITY NEVER ENDS.



BASKETBALL COURT



KIDS PLAY AREA



TREEHOUSE

AMENITIES

Floral, Fragrance, Butterfly & Miyawaki Gardens | Amphitheatre | Cricket Pitch | Tennis Court | Basketball Court | Skating Rink | Pickle Ball | Badminton Court | Squash Court | Pool Table | Table Tennis | Gymnasium | Golf Simulator | Carrom | Chess | Salon | Sauna & Steam Room | Art Gallery | Vegan Cafe & many more.

#CLUB REVERB - YOUR SANCTUARY OF SATISFACTION.

Our state-of-the-art club Reverb has different levels and intensities of recreation. It is located at the heart of the project, with 4 different zones, each catering to a different need.

Recreation Zone

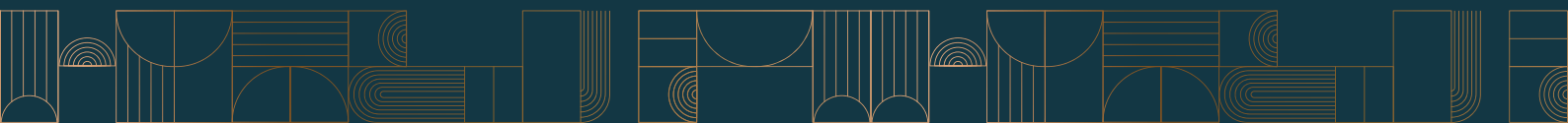
Celebration Zone

Transformation Zone

Party Zone



SWIMMING POOL



A MASTER STROKE FOR A LIFE FULL OF ART.

With a breathtaking view and an unmatched location, we are just a step away from a life of wonder.



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.

LEGEND

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



UNIT PLAN, TYPE A

4 BHK

Saleable Area: 2,800 Sq. Ft.
(260.1 Sq. Mt.)

Carpet Area: 1,565 Sq. Ft.
(145.4 Sq. Mt.)

Balcony Area: 340 Sq. Ft.
(31.6 Sq. Mt.)

UNIT PLAN, TYPE B

3.5 BHK

Saleable Area: 1,850 Sq. Ft.
(171.9 Sq. Mt.)

Carpet Area: 1,035 Sq. Ft.
(96.1 Sq. Mt.)

Balcony Area: 245 Sq. Ft.
(22.8 Sq. Mt.)



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.

ATS HomeKraft

Aspirational Homes

M/s 1000 Trees Housing Private Limited | CIN No.: 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-201305

Registered Office: 711/92, Deepali, Nehru Place, New Delhi - 110019, India

CALL: 7026 105 105

DISCLAIMER

All information, images and visuals, drawings, plans or sketches shown in the document 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 recommended to exercise its sole discretion when relying on the provided information and to independently verify all details, including area, amenities, services, sales terms, payment conditions, and other relevant aspects as stated in the DTCP approvals and RERA registration certificate and should thoroughly understand these details and if needed, seek an appropriate advice before making any decision to purchase a Unit in the Project. All dimensions mentioned in the drawings may vary/differ as compared to the original at the site. For amenities and specifications approved plans may be referred. The extent/number/variety of the equipment/appliances are indicative and subject to change at the sole discretion of the Promoter and shall be as per applicable law. Taxes and statutory charges are 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, "M/S 1000Trees Housing Pvt Limited" own responsibility.

For Sanctuary 105 Phase - 1 HARERA Registration No.: 89 OF 2024 Dated: 28.08.2024 | For Sanctuary 105 Phase - 2 HARERA Registration No.: 25 OF 2025 Dated: 04.03.2025
HARERA Website: www.haryanarera.gov.in

Promoter: M/s 1000 Trees Housing Pvt. Ltd. | Project Name: Sanctuary 105 | Licence No. and validity 127 of 2012 dated 27.12.2012, valid up to 26.12.2027 for Total Licensed Area of the project measuring 13.07* Acres (52,924.7 Sq. Mt.) | 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 Phase - 1 Area: 4.336 Acres (17,548.9 Sq. Mt.) | Phase-2 Area: 4.894 Acres (19,804.53 Sq. Mt.) being "Sanctuary 105 ("Project") at Sector-105, Gurugram, Haryana - 122001.

Conversion scale: 1 square meter = 10.7639 square feet | 1 square foot = 0.092903 square meter | 1 square meter = 1.19599 square yards | 1 square yard = 0.83613 square meters

This document was printed in April 2025.