



SANCTUM *Palacio*

engraving of lifestyle

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YOUR FAMILY'S *Sweet Abode*

A brand that has set benchmarks in quality, commitment and innovative design in the real estate scenario of the city. **ABHISHEK BUILDERS** have tag line of " Making dreams a concrete reality " simply applies to **Sanctum Palacio**.





# Elegance

Awaits you...

A luxurious residential community with amazing environment and amenities that help you create harmony between life & living.



24X7 SECURITY



BOOM BARRIER



CCTV SURVILLANCE



# Lifestyle is where it begins

Transcend into a world of pure luxury and grandeur, a world immersed in a cadence of serenity and leisure, hidden underneath the warm blithe sun, far from the hissing reality... Welcome to the one of the first in its kind and most ambitious projects in the city of Surat.



GAZEBO



SENIOR CITIZEN  
SITTING



LANDSCAPED  
GARDEN



Homes that Match your *Style*



LIFT



AMPLE PARKING



GENERATOR



Experience the quality *Living* A new age residential community with a bunch of amenities which convert your dream in concrete reality Sanctum Palacio.



FIRE SAFETY



CHILDREN PLAY AREA



BANQUET HALL

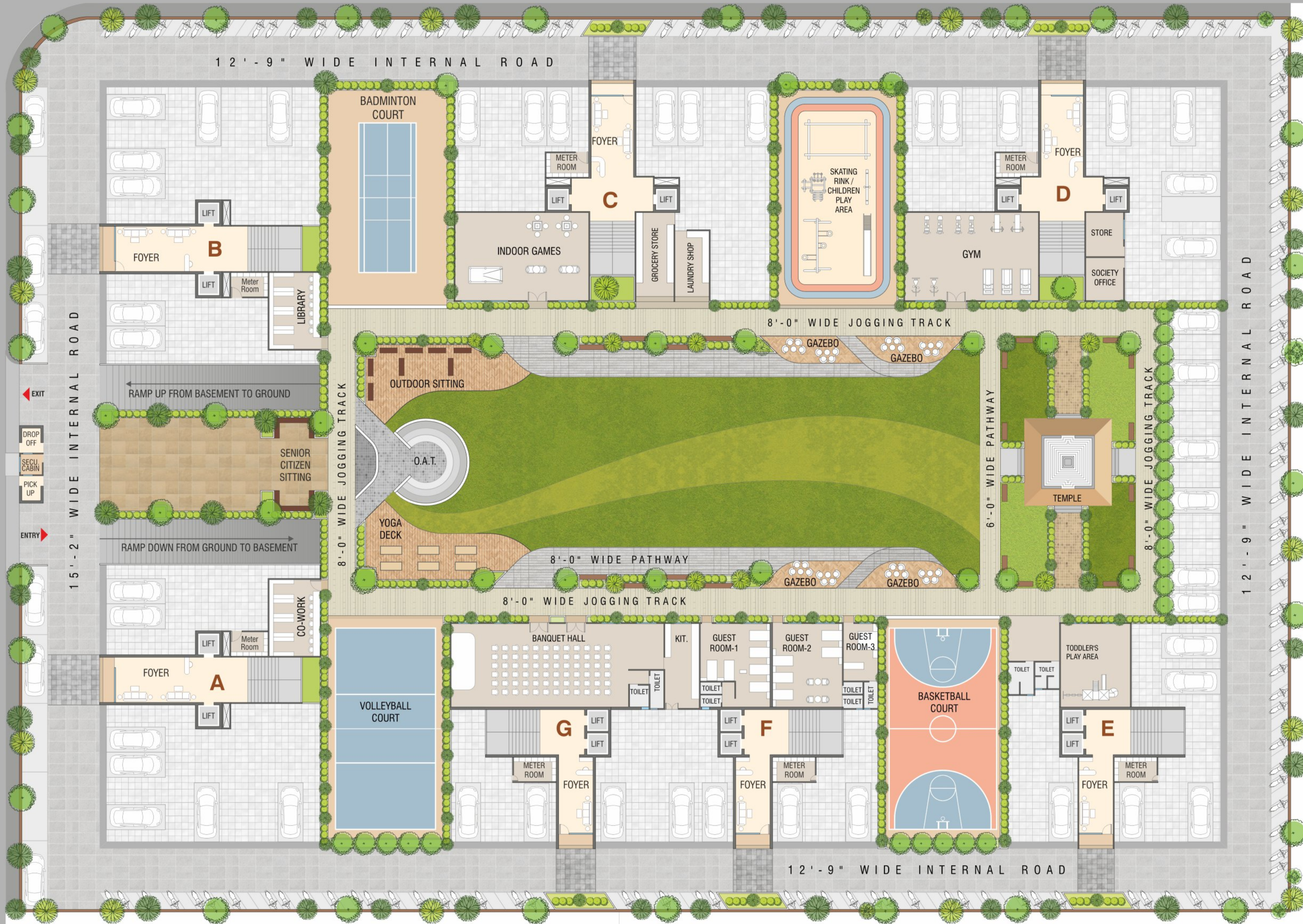


12'-9" WIDE INTERNAL ROAD

12 M. WIDE ROAD

15'-2" WIDE INTERNAL ROAD

12'-9" WIDE INTERNAL ROAD



LAYOUT PLAN



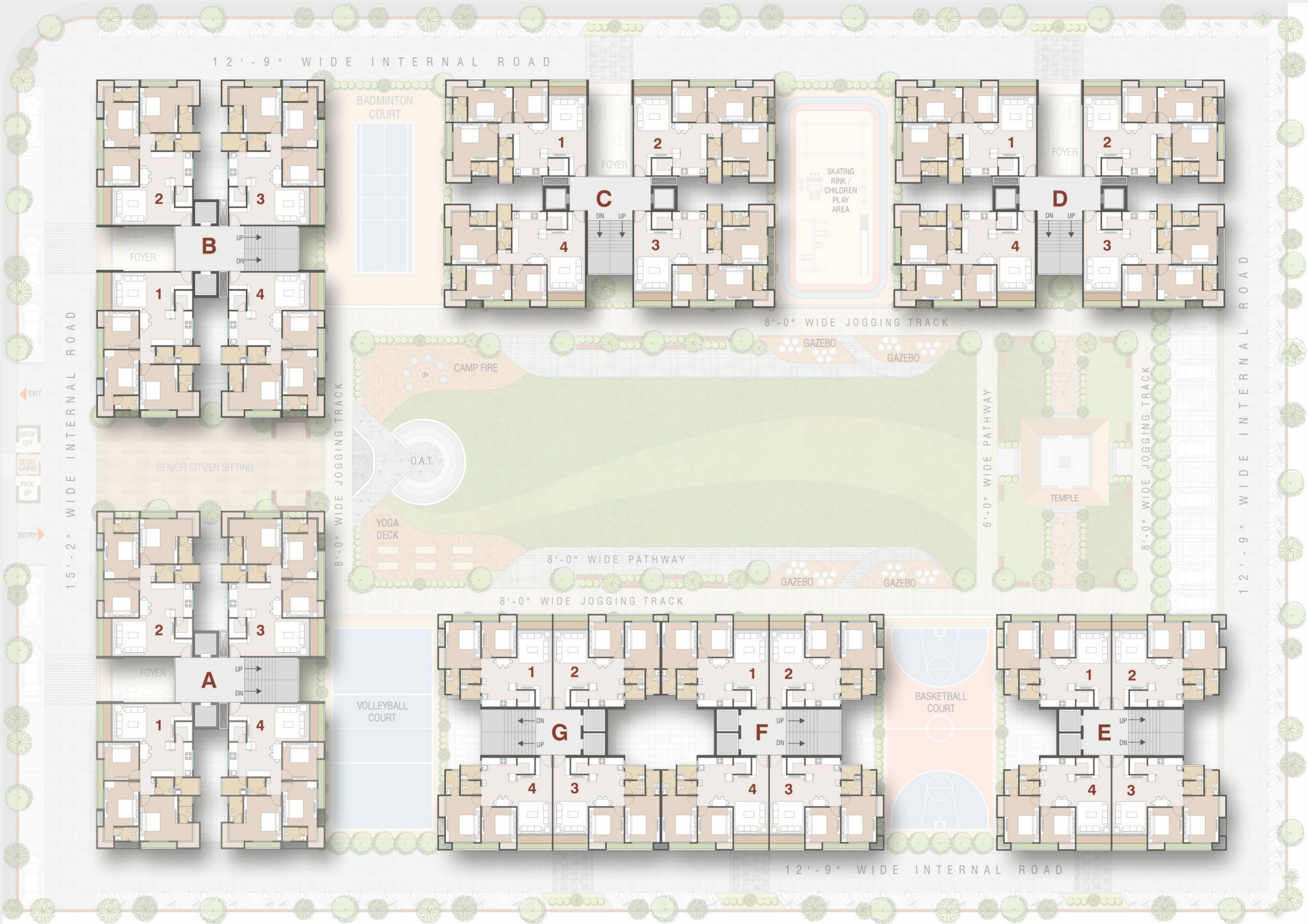
12M. WIDE ROAD

12'-9" WIDE INTERNAL ROAD

12M. WIDE ROAD

15'-2" WIDE INTERNAL ROAD

12'-9" WIDE INTERNAL ROAD



TYPICAL LAYOUT PLAN



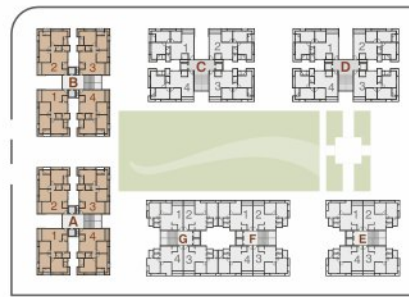




A-B BUILDING

3 BHK

TYPICAL FLOOR PLAN

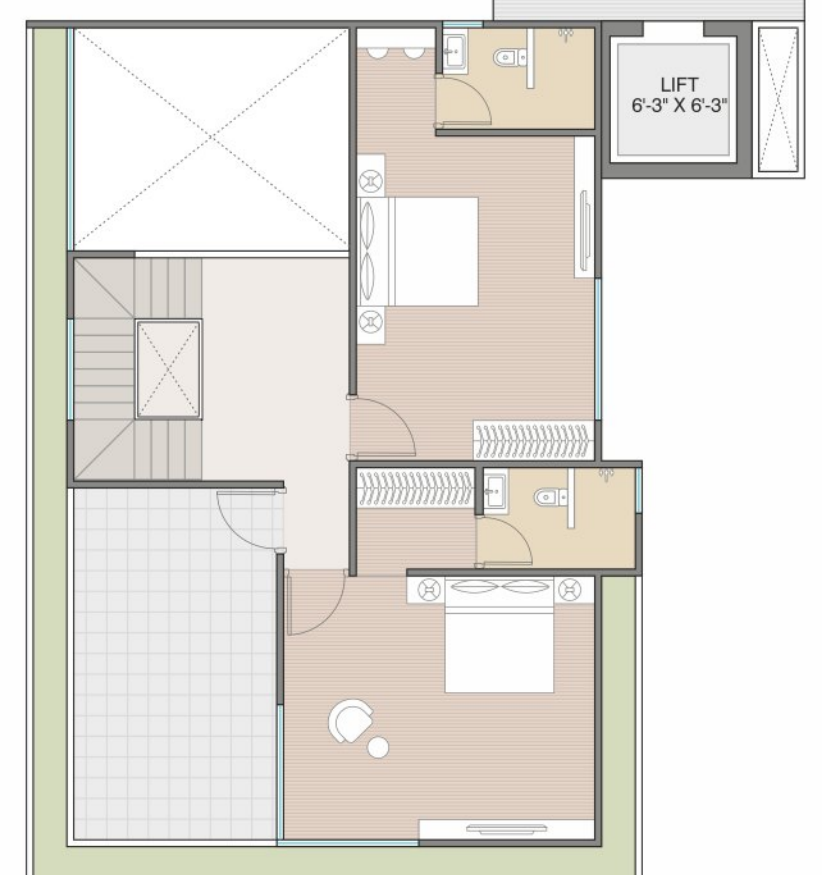
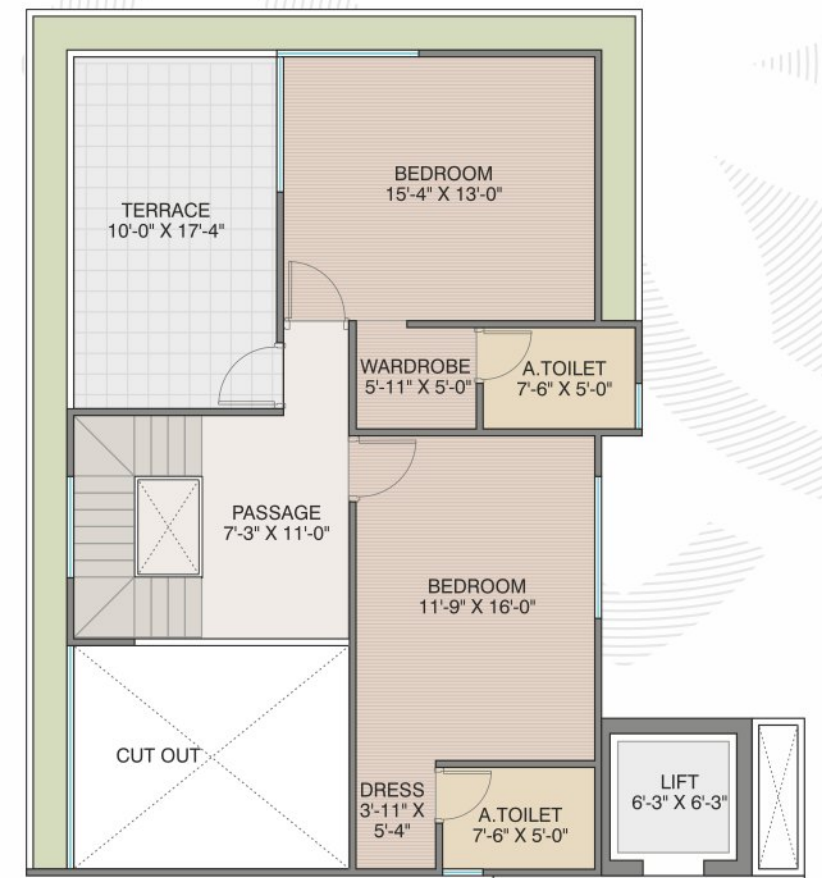
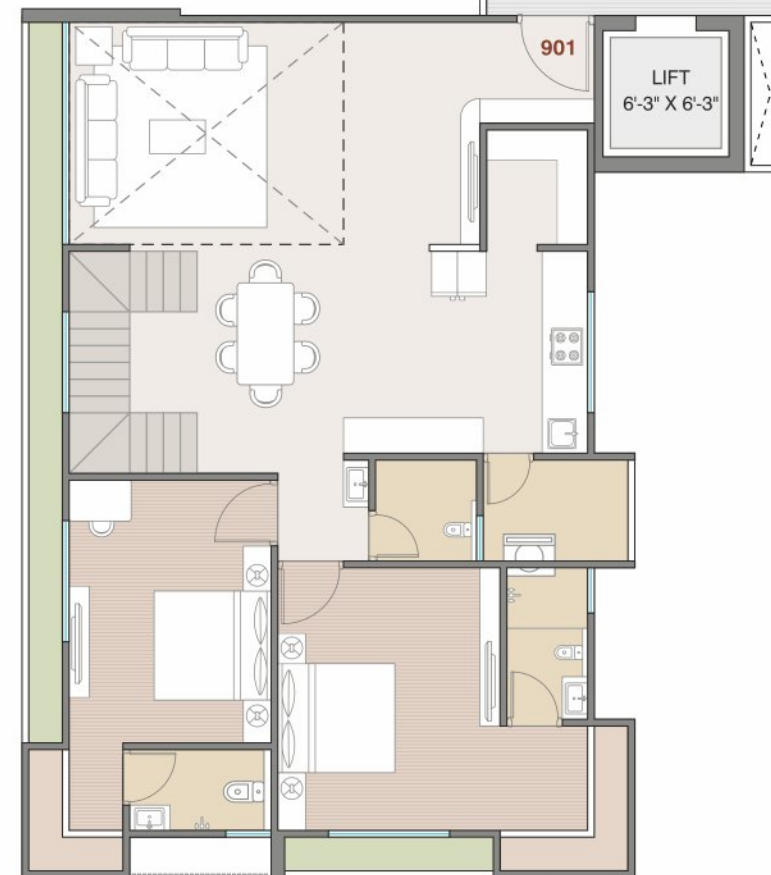
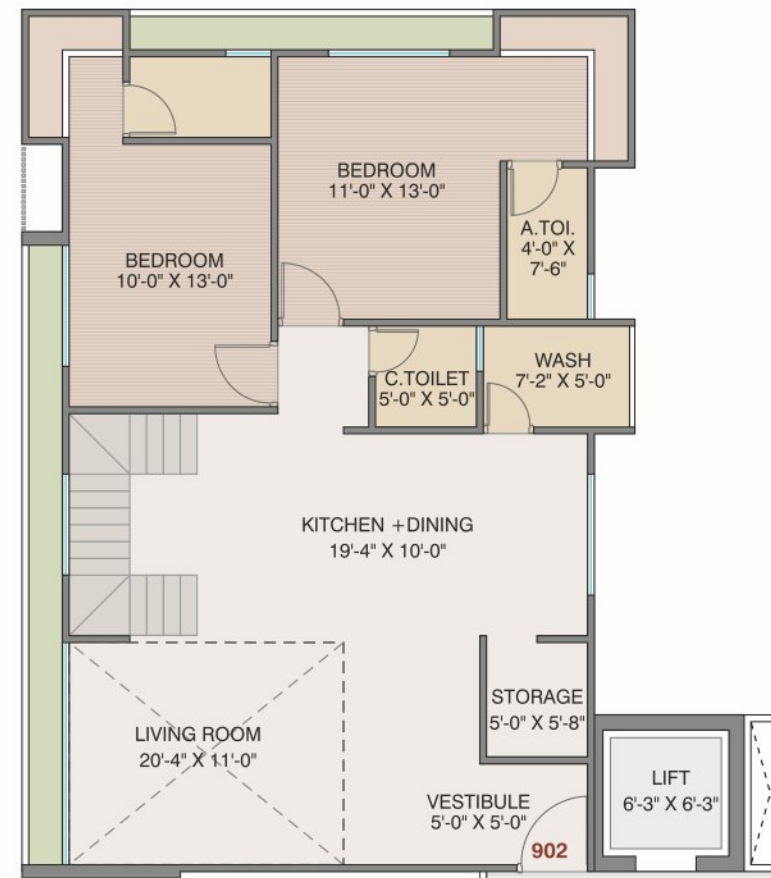


4 BHK

A-B BUILDING



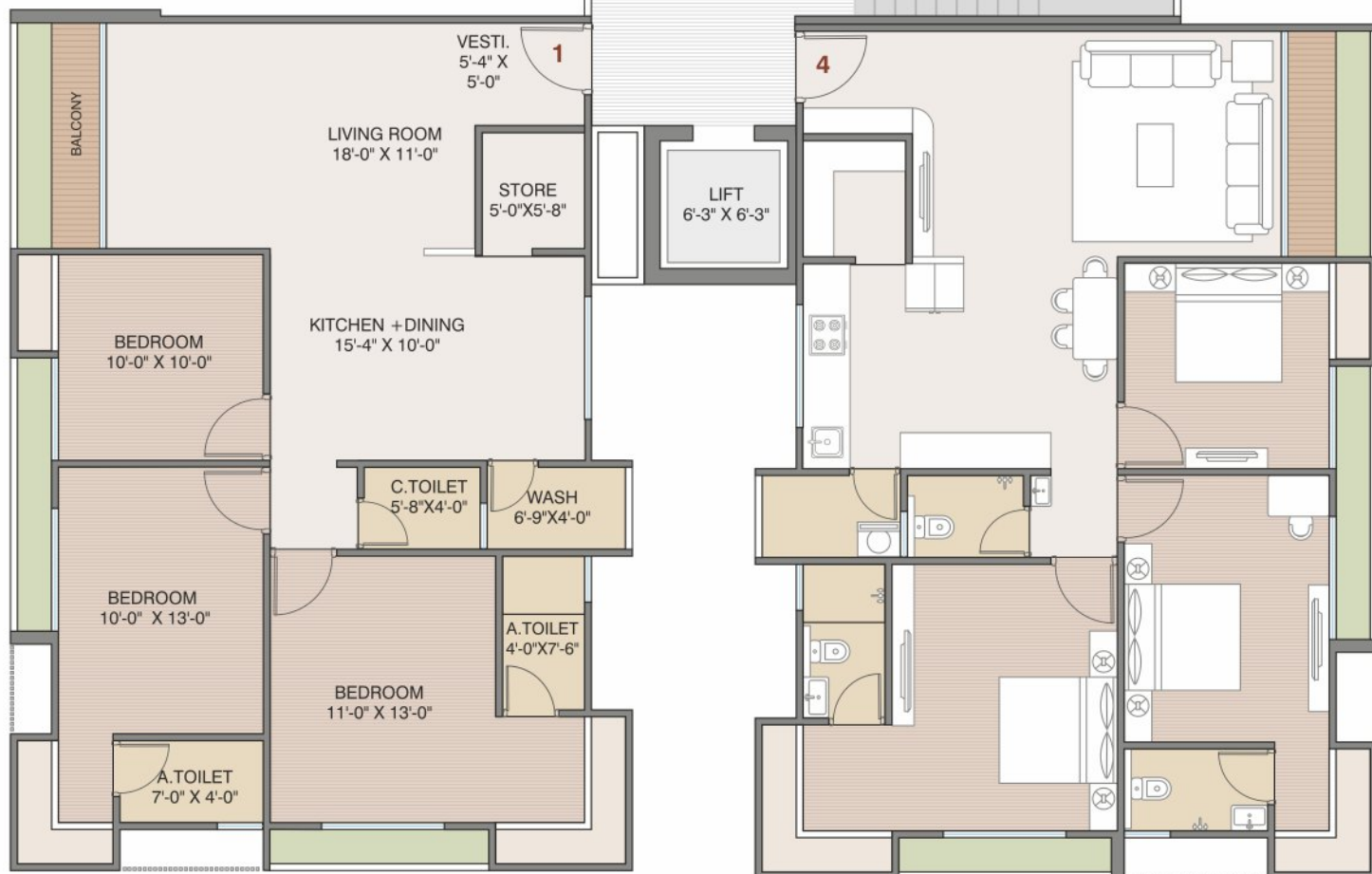
PENT HOUSE PLAN



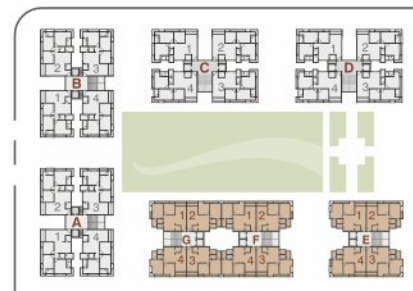
9TH FLOOR

10TH FLOOR

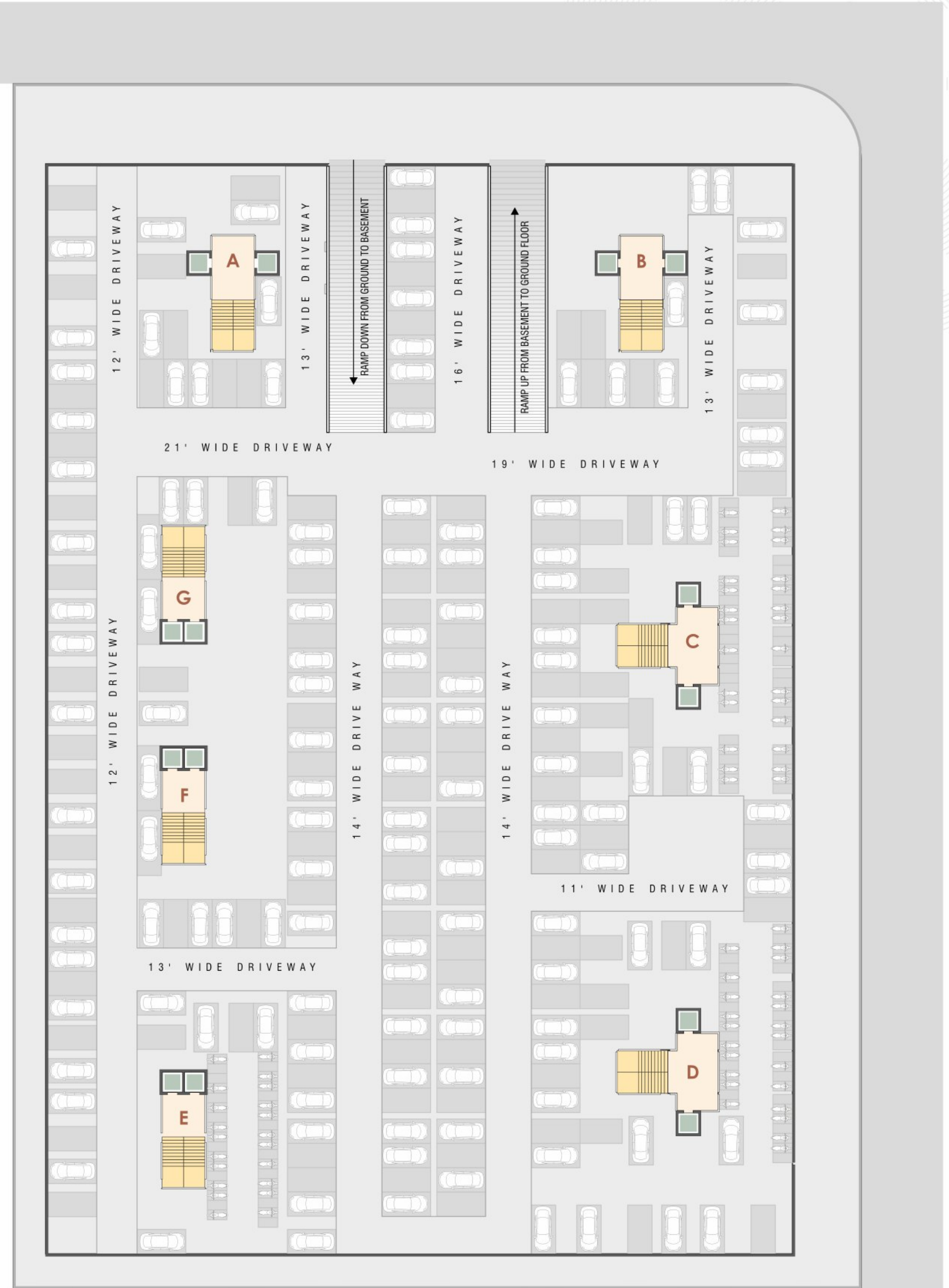
**C-D BUILDING** 3 BHK  
TYPICAL FLOOR PLAN



**2 BHK E-F-G BUILDING**  
TYPICAL FLOOR PLAN



# BASEMENT PARKING



# Enjoy your life

Sanctum Palacio spells out the promise of a convenient and comfortable lifestyle. At Sanctum Palacio, unique architectural details combine in perfect harmony to provide elegant living spaces and vast open spaces.



## INDOOR AMENITIES



GYM



CARROM



CHESS



POOL TABLE

- Banquet Hall with attached kitchen
- Guest Rooms
- In-House Grocery Shop
- In-House Laundry Shop
- Toddlers Play Area
- Co-working Space
- Society Office
- Society Store Room

## OUTDOOR AMENITIES



TEMPLE



PARTY LAWN



BASKET BALL



BADMINTON COURT



VOLLEYBALL COURT



CHILDREN PLAY AREA



SKATING RINK



GAZEBO SITTING



SENIOR CITIZEN SITTING



YOGA DECK



BUS PICK-UP AND DROP

## CAMPUS FACILITIES

- Planned Meter Area
- 24X7 CCTV Security System
- Rain water harvesting
- Designer Entrance Foyer
- Boom Barrier at Main Gate
- Covered Allotted Car Parking
- EV Car Charging
- Society Office
- Society Store
- Solar Panel (3 BHK 10 KW) (2 BHK 8 KW)
- Generator Backup Facility

# Happiness

inspired by unlimited luxury

Embellished by landscaped areas, manicured gardens & lovely views makes Sanctum Palacio a miniature paradise.



## SPECIFICATION

### Campus Scenario

- : Attractive Main Entrance Gate
- : 24x7 CCTV Camera Surveillance
- : Well Design Entrance Foyer
- : RCC Trimix Internal Road With Paver Block Fittings where ever required.

### Garden And Club House

- : Well Design Landscape Garden With Gazebo
- : Sitting and Jogging Track
- : Gym, Indoor Games

### Car Parking

- : Allotted 1 Car Parking\*
- (Basement Area or Ground Floor)

### Building Structure

- : R.C.C. Framed Structure Designed For Earthquake Resistance By Approved Structure Engineer.
- : R.C.C. Under Ground And Over Head Water Tank
- : Special Chemical Treatment For Waterproofing with China Mosaic Tiles on terrace

### Doors And Framed

- : Salwood Or Granite Frame.
- : Well Design Entrance Gate And In Room
- : Flush Doors With Oil Paints
- : Galvanized Aluminum Section Window

### FLOORING

- : 24"x24" Premium Quality Vitrified Tiles Flooring In Living, Kitchen And In All Bedrooms
- : 12"x18" Glaze Tiles Flooring In Wash Area And In Toilets Up To Lintel Level
- : Kitchen With Granites With Standard Quality Sink
- : Marbel Shelf In Store Room

### PLUMBING

- : Jaquar, plumber or equivalent brand make C.P. Fittings
- With 7 years company warranty
- : Standard ISI make sanitary ware
- : Central geysers line in each flat

### GASLINE

- : Two point gas connection One point in kitchen
- Area and One point in wash area.

### ELECTRIFICATION

- : Anchor, finolex or equivalent make concealed
- Wiring in each flat
- : Standard ISI make modular switches with ac and TV point

### WALL/PAINT

- : External wall with texture and acrylic paint
- : Internal wall with putty finish

\* Honda City Car Size



# KEY PLAN



**Site Address : Sanctum Palacio, Opp. Shreepad Seasons, Palanpore, Gauravpath Road, Surat 395009**

## WE REQUEST

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax will be borne by the purchaser.
- Changes / Alteration of any Nature including elevation, exterior colour scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. while every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.

## TERMS & CONDITION

- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be changed to the purchaser.

## NOTES

- all rights for alteration / Modifications in design or specifications suggested by architects and / or developer shall be binding to all the members .
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- Gujarat gas connection is dependent upon Gujarat Gas Company's working methodology. if the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat Gas Company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- All dimensions are approximate, average and unfinished.
- This brochure is for private circulation only. no means, it will form part of any legal contract.

**RERA Number : PR/GJ/SURAT/SURAT CITY/SUDA/RAA12950/190224/300830**

**Website : gujrera.gujarat.gov.in**

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BUILDCON**

ARCHITECT

**FORMLESS  
ARCHITECTS**  
Kishan Mangukiya

STRUCTURE

**R**  
**Ramesh  
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A PROJECT BY



MAKING DREAM A CONCRETE REALITY

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