



—CUMINS—

SANCTUM

Where serenity finds a home

Experience the perfect blend of elegance and tranquility at Cumins Sanctum.





Sanctum

noun : refuge, retreat, a sanctuary.

When designing this project, we envisioned a space where people could come and find peace, a retreat from the clamour of everyday life - a space that would embrace community and become a sanctuary.

The word 'Sanctum' emerged as a beacon of our vision. A refuge where residents can truly feel at home and thrive in their surroundings.

Welcome to Cumins Sanctum, a residential enclave located in Amruthahalli.

Comprising of 112 carefully designed units with 8 units per floor to choose from. Our 2 BHK and 3 BHK units, range from 966 to 1836 sq. ft., distributed across 14 levels.

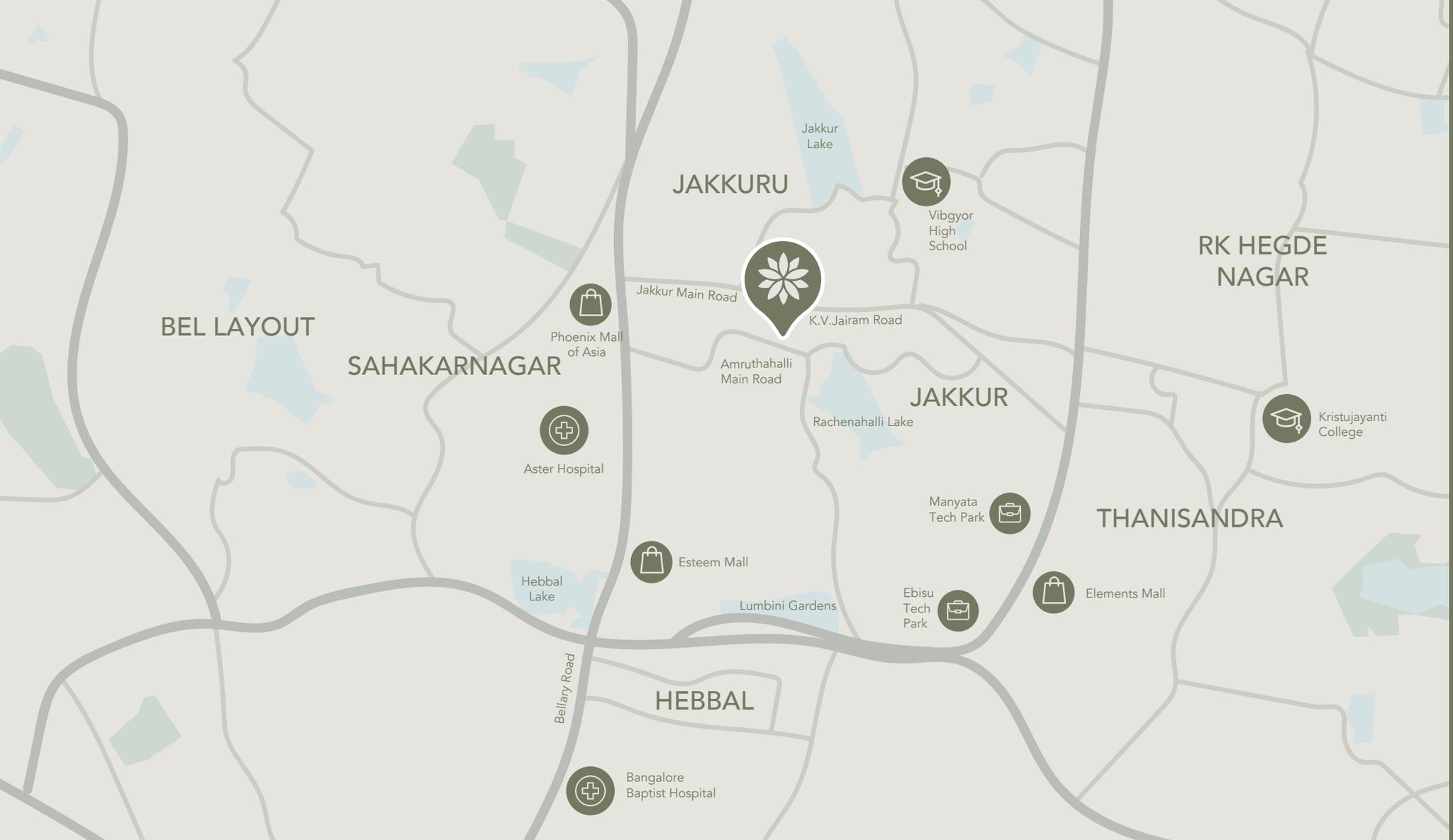




Spaces to pause, reflect and take a break from the bustle of city life.

Located in North Bangalore, Rachenahalli Lake is known for its lush surroundings, vibrant birdlife, and tranquil walking trails.





Tech Parks

Manyata Tech Park, Kirloskar Tech Park, Karle Tech Park, IFCI Financial City



Hospitals

Manipal Hospital, Aster CMI Hospital, Bangalore Baptist Hospital, Motherhood Hospital



Schools

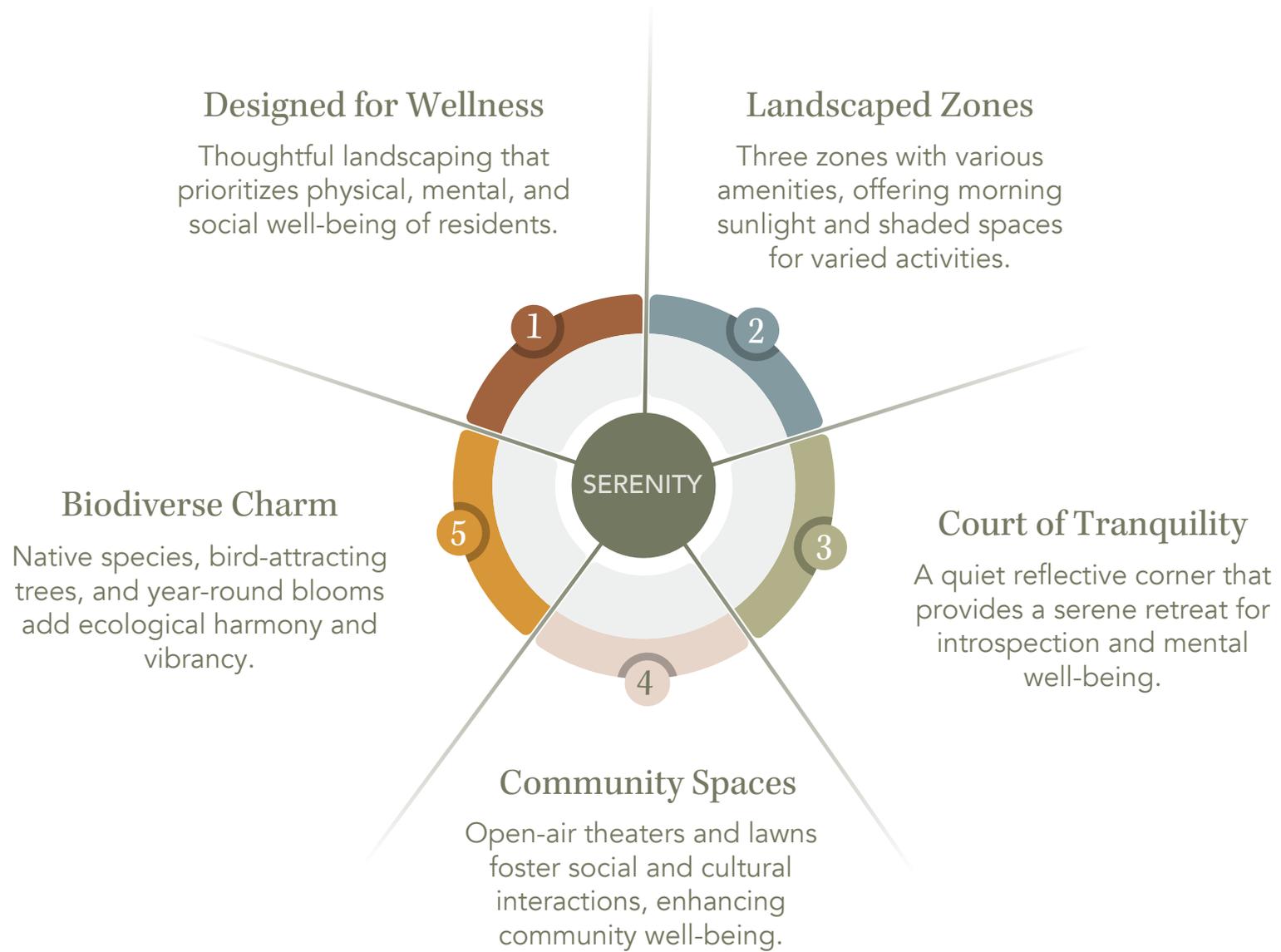
Vibgyor High, Vidya Niketan School, Kidzee, Presidency College, Reva University, Sindhi High School



Shopping Malls

Phoenix Mall of Asia, Garuda Mall Yelahanka, RMZ Galleria Mall, Esteem Mall, Elements Mall

A SERENE DWELLING





GROUND FLOOR PLAN Amenities

- | | | | |
|--------------------------------------|---------------------------|--------------------------|--------------------------|
| 1. Entrance Driveway | 7. Mounds with Seating | 14. Yoga Lawn | 21. Lawn and Lawn Mounds |
| 2. Visitors Parking | 8. Swimming Pool | 15. Outdoor Gym | 22. Pickle Ball Court |
| 3. Entry Water Feature | 9. Accent Paving | 16. Climbing Wall | 23. Stage |
| 4. Orchard | 10. Half Basketball Court | 17. Kid's Play Area | 24. Butterfly Park |
| 5. Pet Play Area | 11. Seating | 18. Reflective Pool | 25. EV Charging Point |
| 6. Pool Changing Rooms
and Toilet | 12. Cricket Pitch | 19. Court of Mindfulness | 26. Transformer Yard |
| | 13. Bicycle Parking | 20. Court of Wisdom | |



Main Entrance Lobby

A refined space blending productivity and relaxation with modern seating, natural light, and a serene ambience for meetings or quiet work.



Fitness Studio

Experience an indoor gym with the latest fitness equipment, designed to keep you motivated and energized.



Community Lounge

Relax and connect in a vibrant space with cozy seating and a pool table, perfect for casual chats and friendly gatherings.



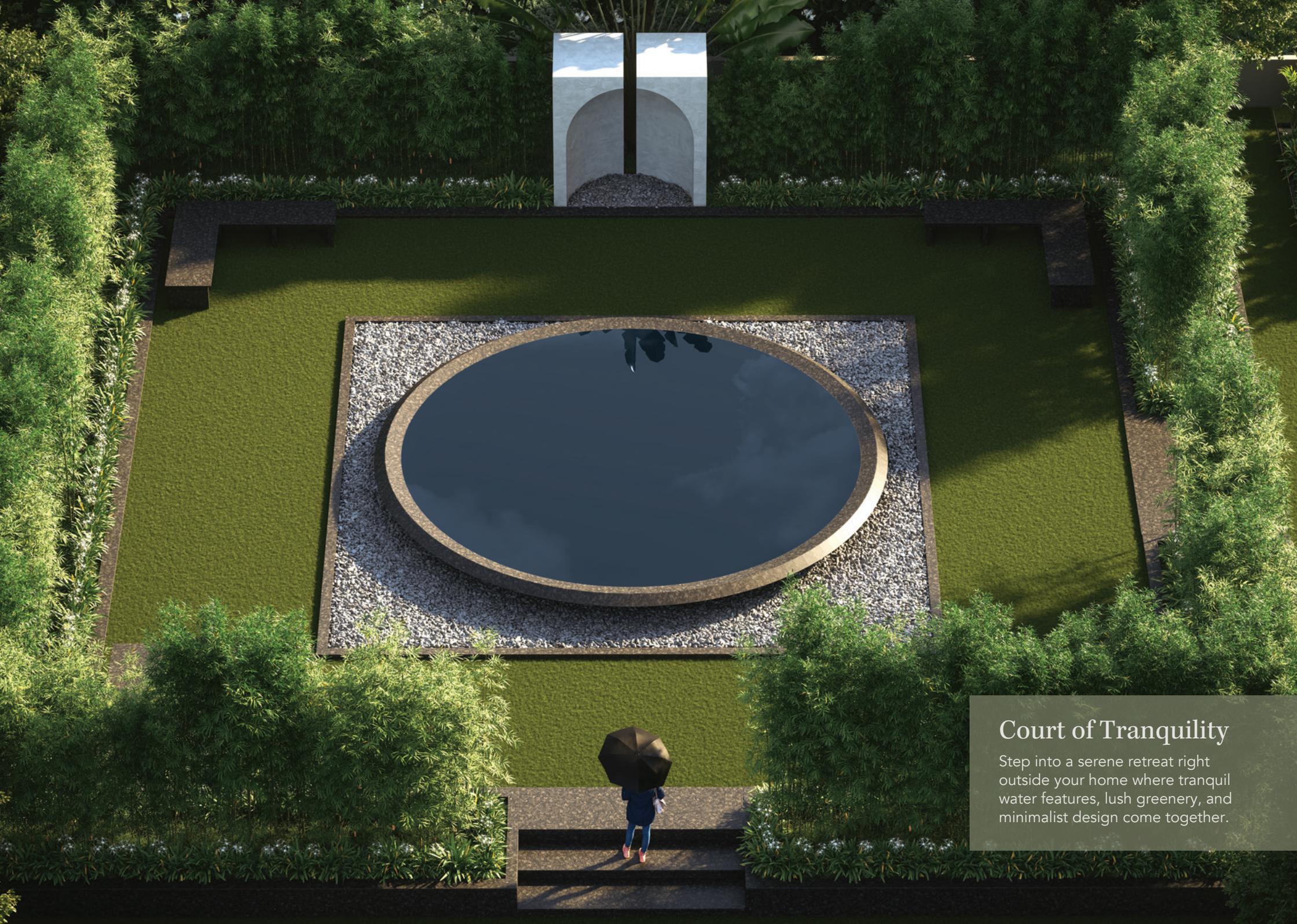
Kid's Play Zone

A vibrant space where kids can explore, learn, and have fun. Featuring interactive elements, climbing areas, and cozy nooks, it's designed for safe, creative play.



Swimming Pool

Relax in the pool, surrounded by greenery and serene cabanas. Enjoy a refreshing swim or lounge by the water to unwind.



Court of Tranquility

Step into a serene retreat right outside your home where tranquil water features, lush greenery, and minimalist design come together.



Party Hall

Celebrate in style at our modern party hall, featuring sleek design, warm lighting, and refined finishes. The perfect setting for both intimate and grand events.

CUMINS SANCTUM Master Plan

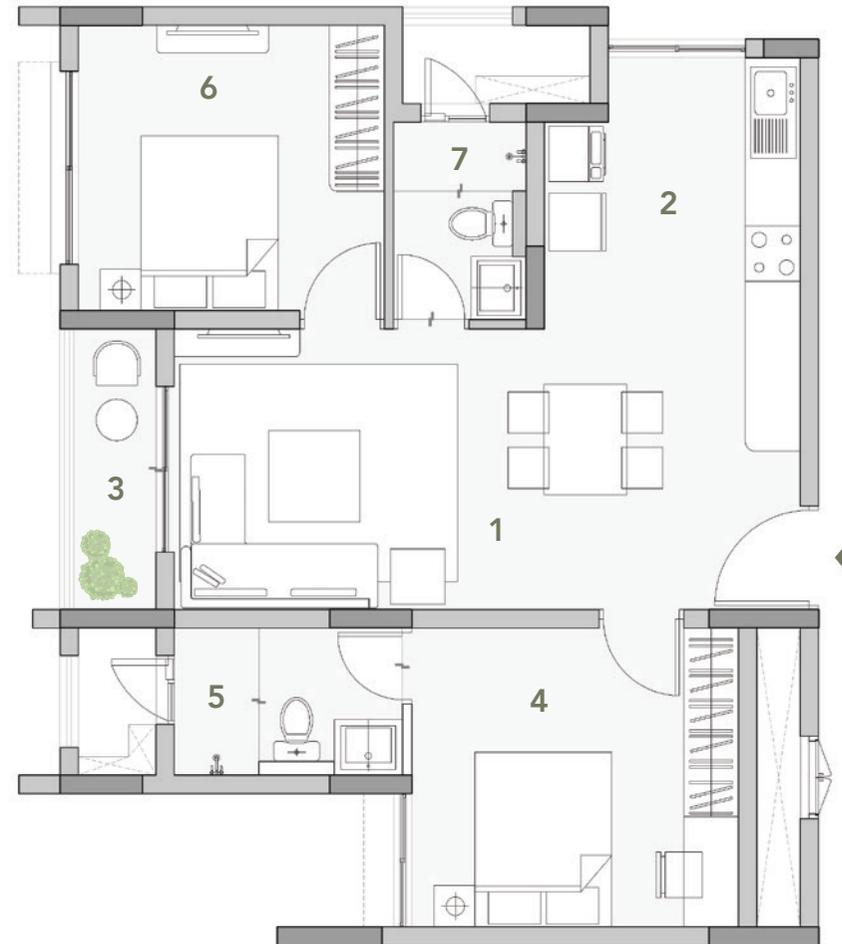
Our unit plans are thoughtfully designed, adhering to the highest standards, with meticulous attention to detail.

- TYPE A - 2 BHK UNIT 966 SQ. FT.
- TYPE B - 3B 2T UNIT 1590 SQ. FT.
- TYPE C - 3B 2T UNIT 1605 SQ. FT.
- TYPE D - 3 BHK UNIT 1681 SQ. FT.
- TYPE E - 3 BHK UNIT 1688 SQ. FT.
- TYPE F - 3 BHK UNIT 1802 SQ. FT.
- TYPE G - 3 BHK UNIT 1802 SQ. FT.
- TYPE H - 3 BHK UNIT 1836 SQ. FT.



TYPE A

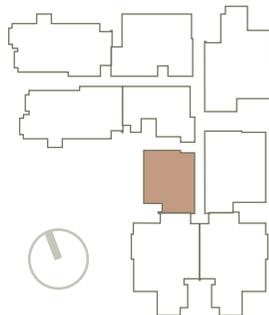
SUPER BUILT UP AREA - 966 SQ. FT.
CARPET AREA - 650.68 SQ. FT.
BALCONY AREA - 34.44 SQ. FT.



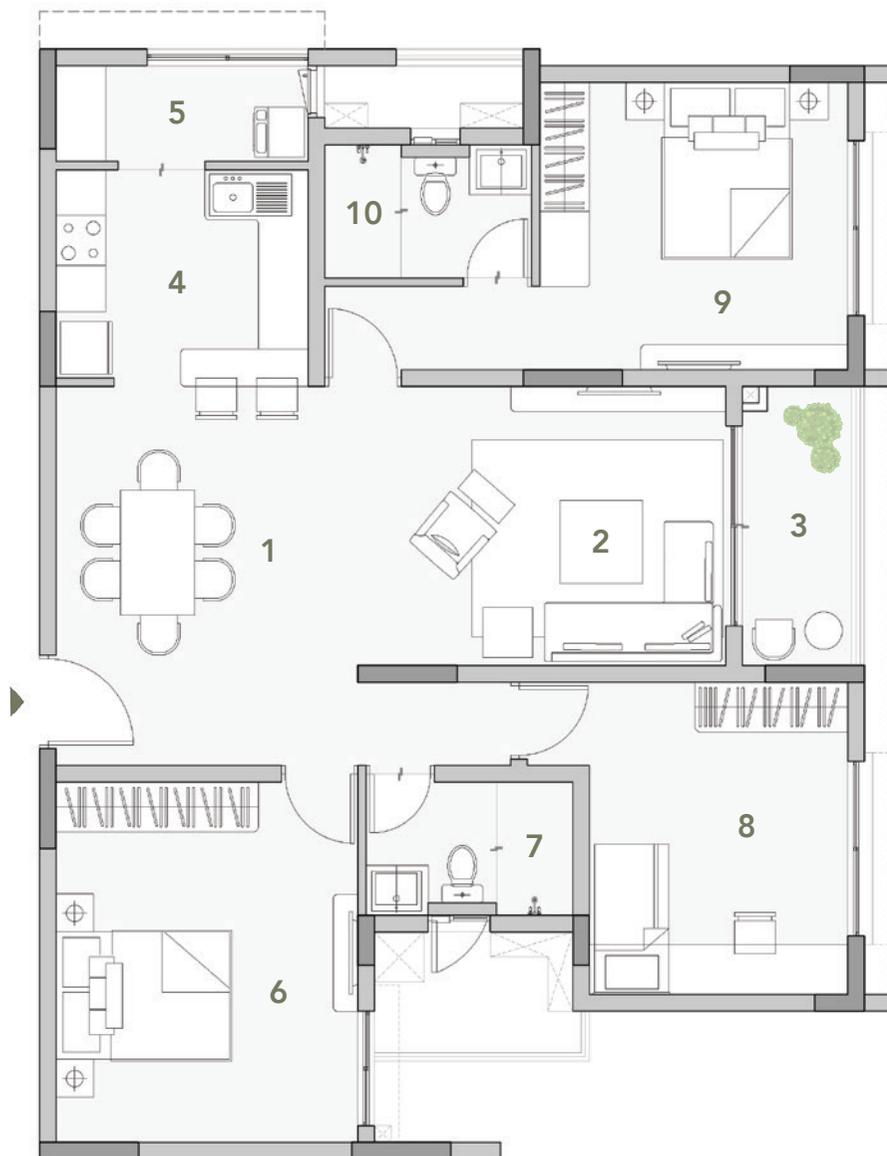
2BHK UNIT - 966 SQ. FT.

1. LIVING/DINING - 22'6"X10'0"
2. KITCHEN - 9'2"X9'7"
3. BALCONY - 3'5"X10'0"
4. BEDROOM 1 - 11'10"X10'8"
5. TOILET 1 - 8'2"X5'3"
6. BEDROOM 2 - 11'0"X10'2"
7. TOILET 2 - 4'9"X7'1"

TYPICAL FLOOR PLAN



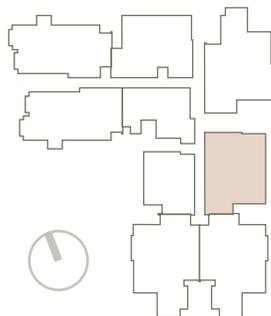
SUPER BUILT UP AREA - 1590 SQ. FT.
 CARPET AREA - 1094.05 SQ. FT.
 BALCONY AREA - 53.17 SQ. FT.



3B 2T UNIT - 1590 SQ. FT.

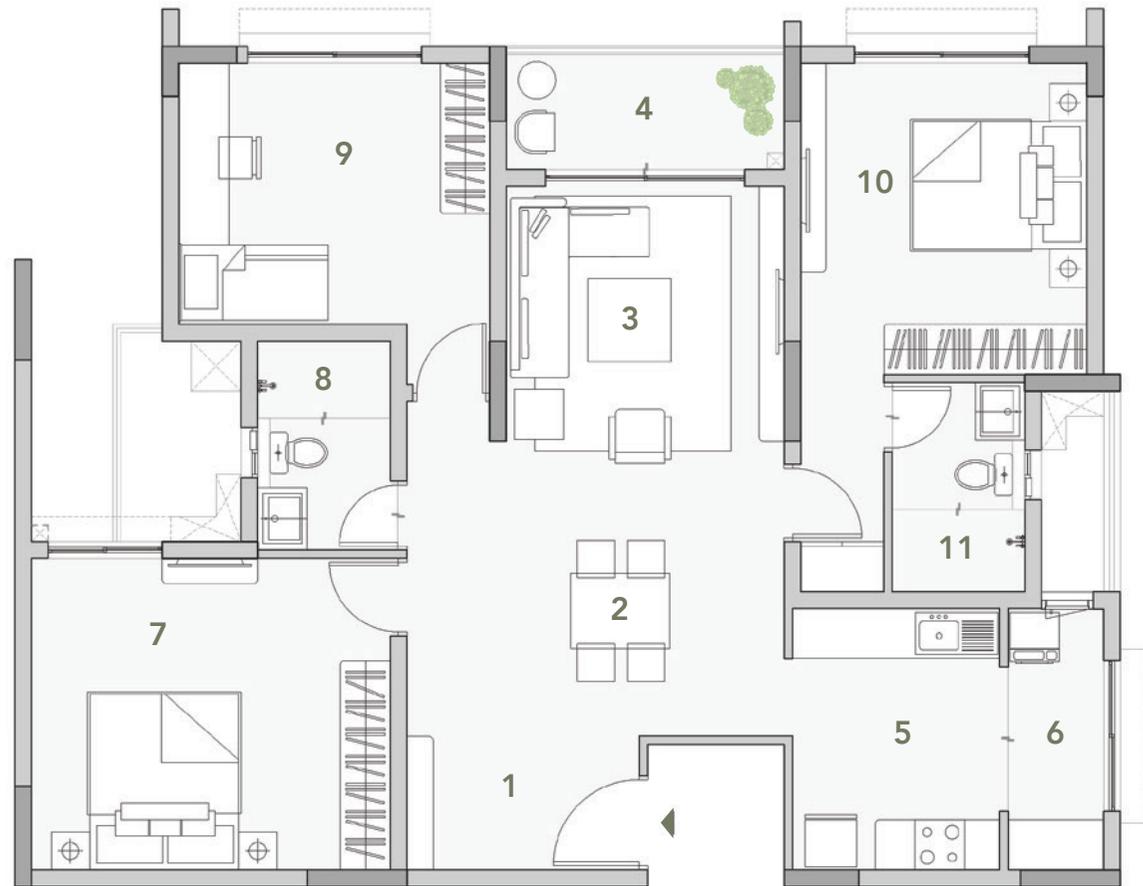
TYPICAL FLOOR PLAN

1. DINING - 12'0"X14'11"
2. LIVING - 14'7"X11'0"
3. BALCONY - 4'10"X11'0"
4. KITCHEN - 10'0"X8'2"
5. UTILITY - 10'0"X4'1"
6. BEDROOM 1 - 12'0"X14'2"
7. TOILET 1 - 8'2"X5'3"
8. BEDROOM 2 - 12'2"X11'4"
9. BEDROOM 3 - 10'3"X12'4"
10. TOILET 2 - 8'2"X5'3"



TYPE C

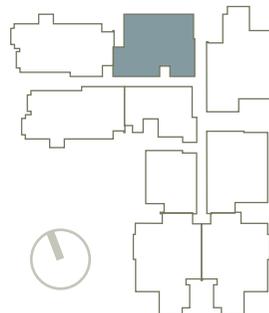
SUPER BUILT UP AREA - 1605 SQ. FT.
CARPET AREA - 1070.80 SQ. FT.
BALCONY AREA - 53.17 SQ. FT.



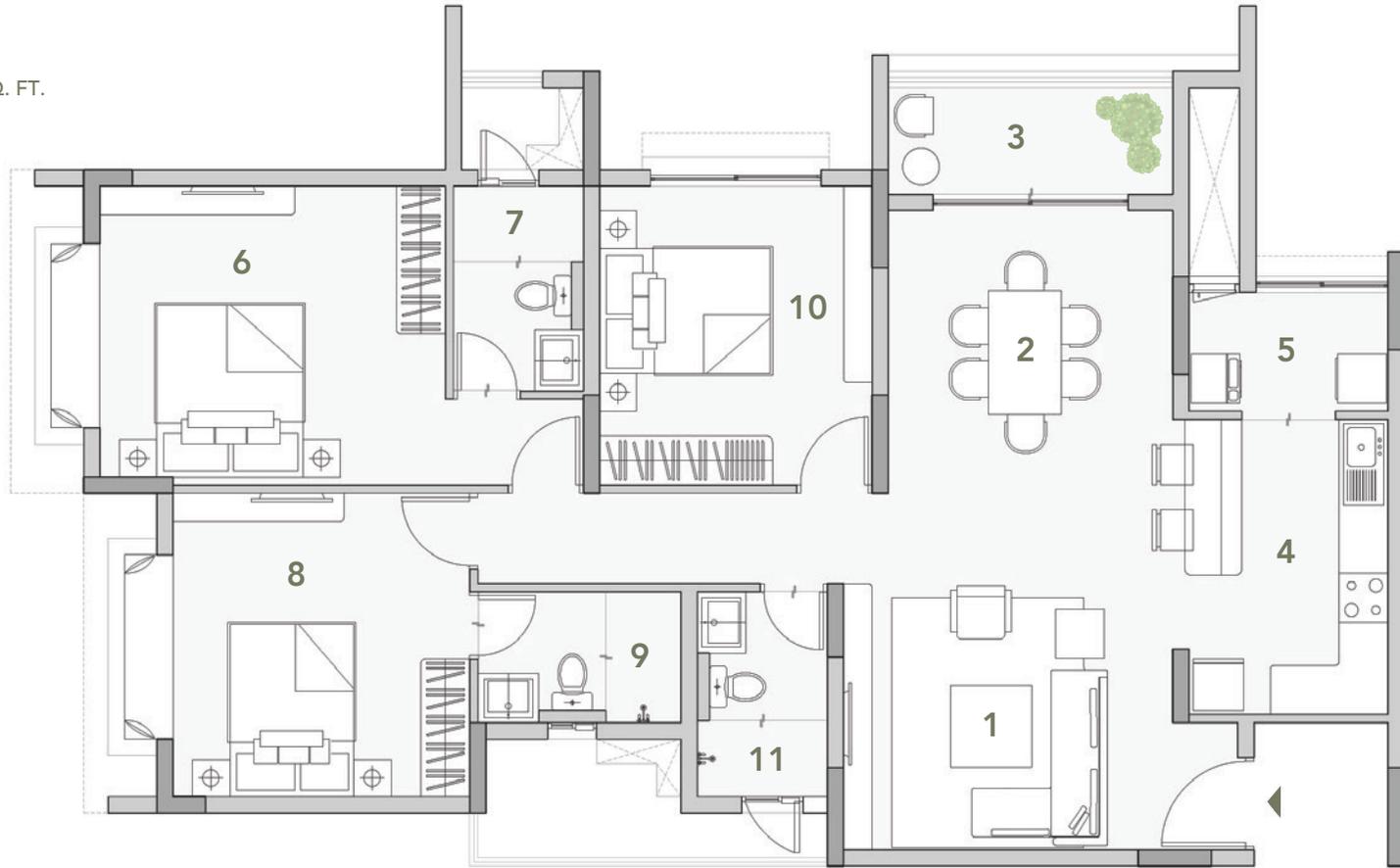
3B 2T UNIT - 1605 SQ. FT.

1. FOYER - 9'2"X5'3"
2. DINING - 14'11"X11'6"
3. LIVING - 11'0"X9'11"
4. BALCONY - 11'0"X4'10"
5. KITCHEN - 8'2"X10'0"
6. UTILITY - 4'1"X10'0"
7. BEDROOM 1 - 14'2"X12'0"
8. TOILET 1 - 5'3"X8'2"
9. BEDROOM 2 - 12'4"X10'3"
10. BEDROOM 3 - 11'4"X12'2"
11. TOILET 2 - 5'3"X8'2"

TYPICAL FLOOR PLAN



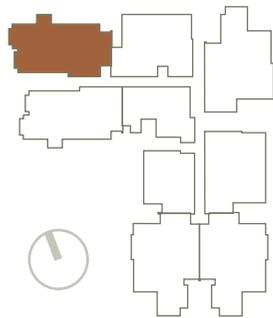
SUPER BUILT UP AREA - 1681 SQ. FT.
 CARPET AREA - 1122.90 SQ. FT.
 BALCONY AREA - 56.51 SQ. FT.



3BHK UNIT - 1681 SQ. FT.

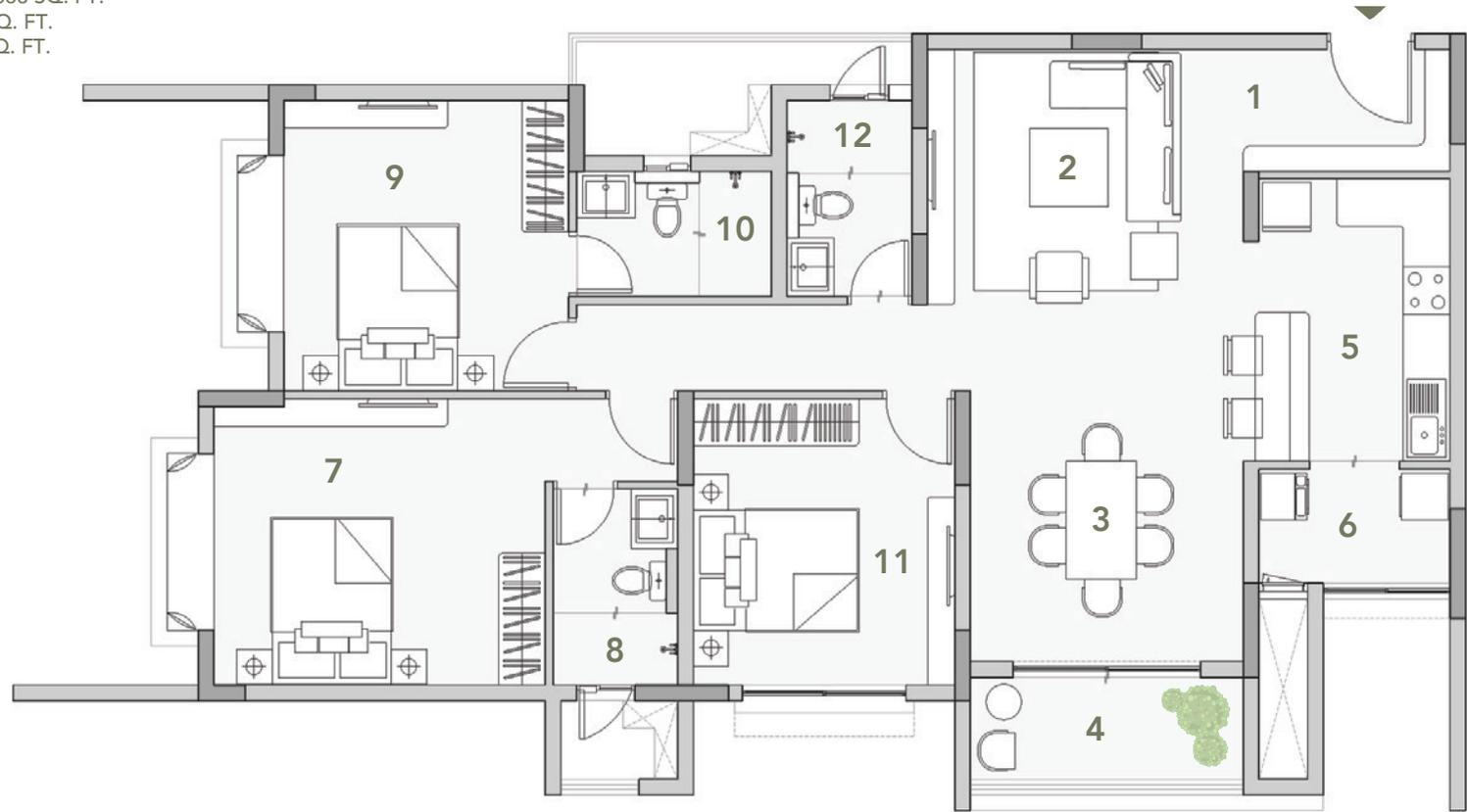
TYPICAL FLOOR PLAN

- 1. LIVING - 13'3"X14'3"
- 2. DINING - 11'6"X11'4"
- 3. BALCONY - 11'6"X5'0"
- 4. KITCHEN - 8'0"X11'10"
- 5. UTILITY - 8'0"X5'1"
- 6. BEDROOM 1 - 13'11"X12'0"
- 7. TOILET 1 - 5'3"X8'2"
- 8. BEDROOM 2 - 12'0"X12'2"
- 9. TOILET 2 - 8'2"X5'3"
- 10. BEDROOM 3 - 11'0"X12'0"
- 11. TOILET 3 - 8'2"X5'3"



TYPE E

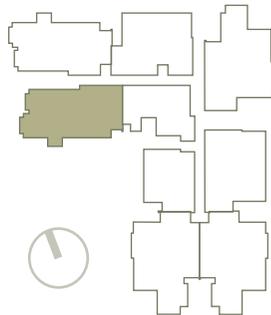
SUPER BUILT UP AREA - 1688 SQ. FT.
CARPET AREA - 1155.62 SQ. FT.
BALCONY AREA - 56.51 SQ. FT.



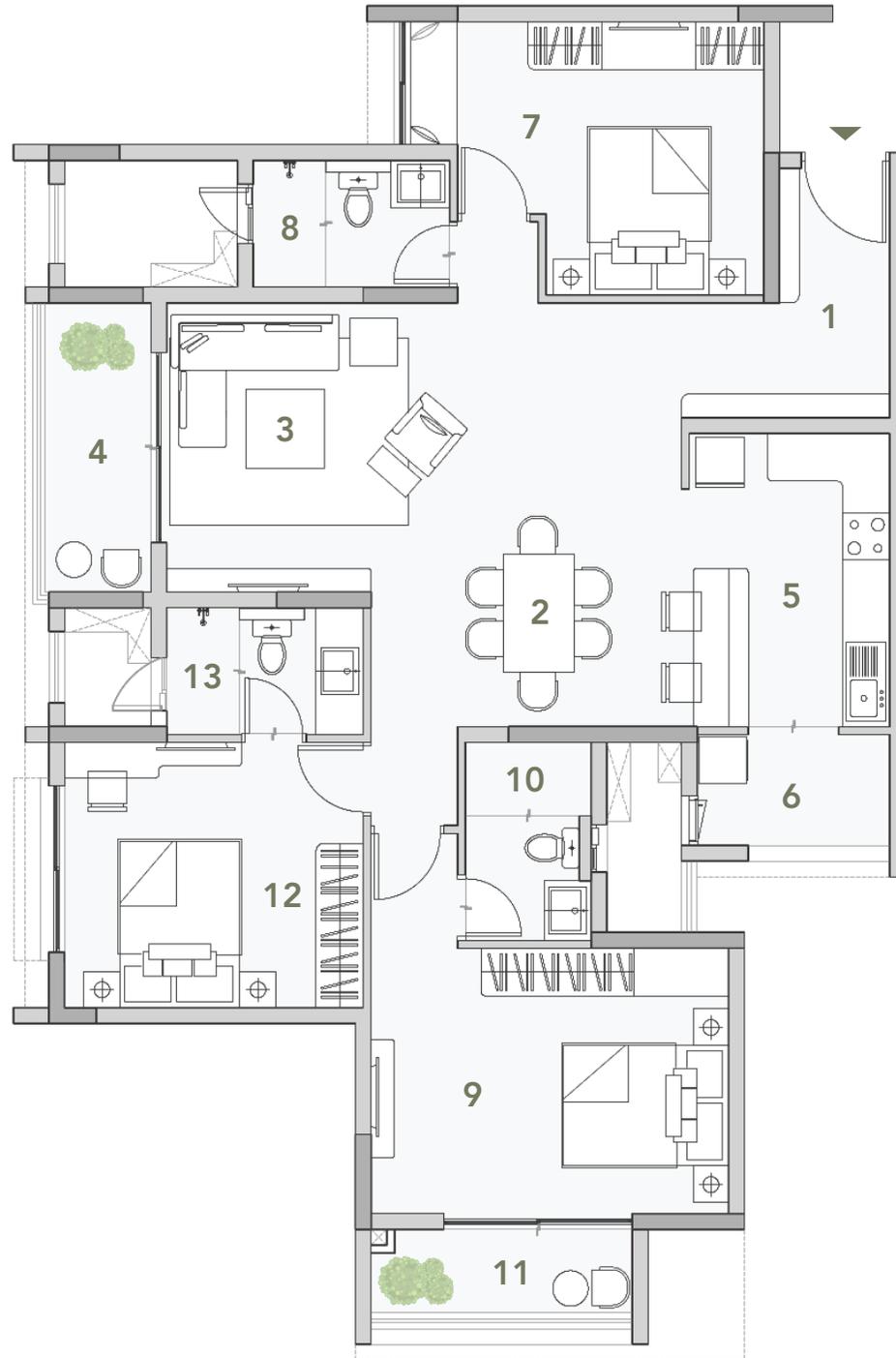
3BHK UNIT - 1688 SQ. FT.

1. FOYER - 8'9"X5'1"
2. LIVING - 13'3"X14'3"
3. DINING - 11'6"X11'4"
4. BALCONY - 11'8"X5'0"
5. KITCHEN - 8'0"X11'10"
6. UTILITY - 8'0"X5'1"
7. BEDROOM 1 - 13'11"X12'0"
8. TOILET 1 - 5'3"X8'2"
9. BEDROOM 2 - 12'0"X12'2"
10. TOILET 2 - 8'2"X5'3"
11. BEDROOM 3 - 11'0"X12'0"
12. TOILET 3 - 5'3"X8'2"

TYPICAL FLOOR PLAN



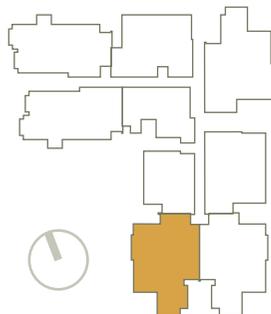
SUPER BUILT UP AREA - 1802 SQ. FT.
 CARPET AREA - 1192.65 SQ. FT.
 BALCONY AREA - 109.58 SQ. FT.



3BHK UNIT - 1802 SQ. FT.

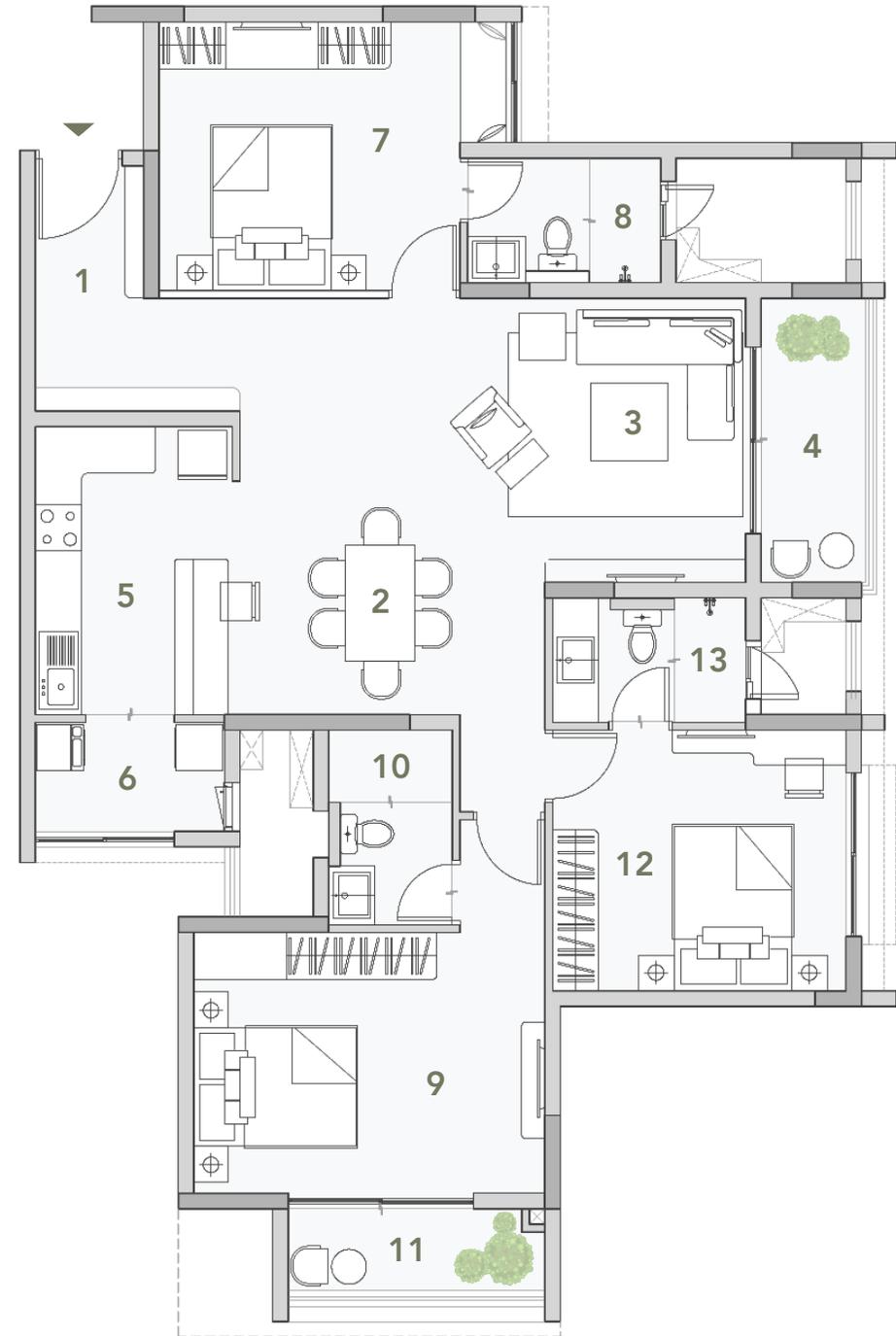
1. FOYER - 4'7"X10'4"
2. DINING - 13'0"X17'6"
3. LIVING - 8'6"X11'8"
4. BALCONY - 5'0"X12'0"
5. KITCHEN - 8'4"X12'2"
6. UTILITY - 8'0"X5'0"
7. BEDROOM 1 - 12'10"X11'0"
8. TOILET 1 - 8'2"X5'3"
9. BEDROOM 2 - 14'11"X11'0"
10. TOILET 2 - 5'3"X8'2"
11. BALCONY - 10'11"X4'0"
12. BEDROOM 3 - 12'6"X11'0"
13. TOILET 3 - 8'2"X5'3"

TYPICAL FLOOR PLAN



TYPE G

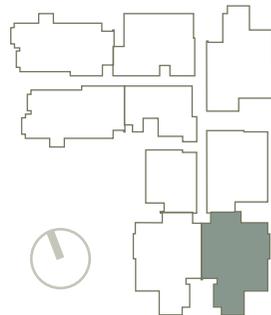
SUPER BUILT UP AREA - 1802 SQ. FT.
CARPET AREA - 1192.65 SQ. FT.
BALCONY AREA - 109.58 SQ. FT.



3BHK UNIT - 1802 SQ. FT.

1. FOYER - 6'7"X10'4"
2. DINING - 13'0"X17'6"
3. LIVING - 8'6"X11'8"
4. BALCONY - 5'0"X12'0"
5. KITCHEN - 8'4"X12'2"
6. UTILITY - 8'0"X5'0"
7. BEDROOM 1 - 12'10"X11'0"
8. TOILET 1 - 8'2"X5'3"
9. BEDROOM 2 - 14'11"X11'0"
10. TOILET 2 - 5'3"X8'2"
11. BALCONY - 10'11"X4'0"
12. BEDROOM 3 - 12'6"X11'0"
13. TOILET 3 - 8'2"X5'3"

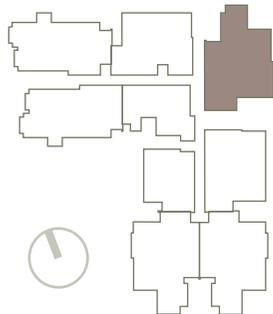
TYPICAL FLOOR PLAN



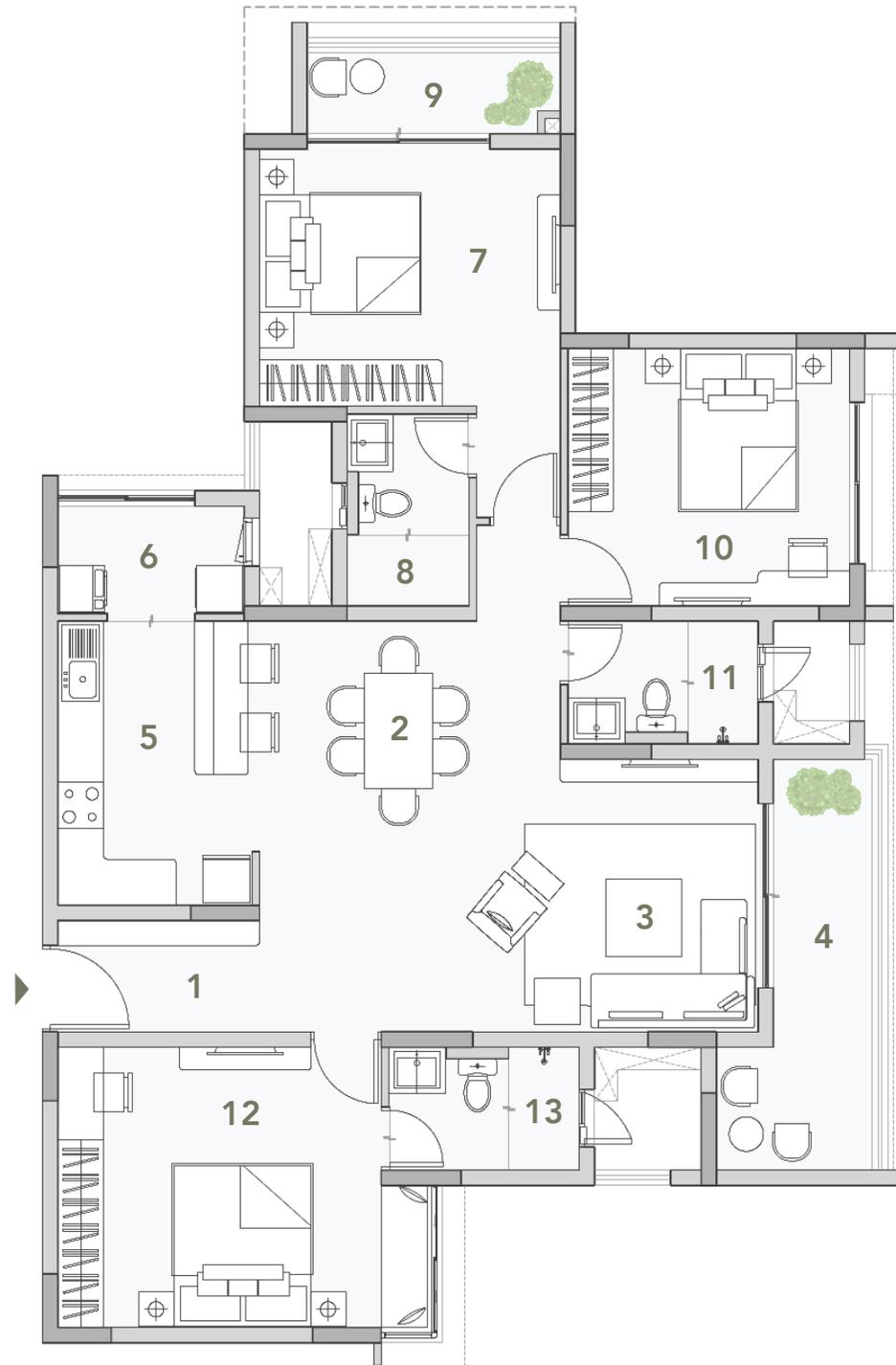
SUPER BUILT UP AREA - 1836 SQ. FT.
 CARPET AREA - 1165.31 SQ. FT.
 BALCONY AREA - 154.57 SQ. FT.

3BHK UNIT - 1836 SQ. FT.

TYPICAL FLOOR PLAN



1. FOYER - 8'8"X4'9"
2. DINING - 13'0"X17'6"
3. LIVING - 8'6"X11'8"
4. BALCONY - 10'11"X4'0"
5. KITCHEN - 8'4"X12'2"
6. UTILITY - 8'0"X4'6"
7. BEDROOM 1 - 13'0"X11'0"
8. TOILET 1 - 5'3"X8'2"
9. BALCONY - 5'0"X17'6"
10. BEDROOM 2 - 12'2"X11'0"
11. TOILET 2 - 8'2"X5'3"
12. BEDROOM 3 - 14'0"X12'0"
13. TOILET 3 - 8'2"X5'3"





Residence View

Soar above the city in elegantly designed residences with expansive views, offering a perfect blend of luxury and urban living.



Living Room

Step into a thoughtfully designed living room, with expansive views and spacious layouts, it's the ideal space to relax and entertain.



Dining Area

Dine in style with a modern and elegant dining area that seamlessly blends with your living space. Perfect for intimate meals or entertaining - designed for comfort and sophistication.



Kitchen

Step into a sleek and functional kitchen. Designed for efficiency and style, - the perfect space for culinary creativity.



Master Bedroom

Retreat to a spacious bedroom that blends comfort and style, with an abundance of natural light - offering a perfect sanctuary to relax and recharge.



Master Bathroom

Indulge in a modern bathroom featuring sleek fixtures, ambient lighting, and elegant finishes, designed for a refined and relaxing experience.



Kid's Room

A well designed and thoughtfully planned space with ample natural light flowing in. The perfect setup for a fun and creative kid's room!



Cumins Estates, established in 2014 in Bangalore, is a real estate developer with a legacy of over 45 years in the construction industry. Known for their commitment to quality, thoughtful design, and community-focused living, Cumins Estates creates modern residential projects that cater to the aspirations of urban dwellers. The company goes beyond building homes, aiming to craft spaces where residents can thrive and foster meaningful connections.

Cumins Estates is driven by four key pillars: People First, Commitment to Quality, Trust and Transparency, and Thoughtful Design. Each project blends contemporary aesthetics with functional design, delivering homes that balance sophistication and accessibility. With an emphasis on quality and premium amenities, Cumins Estates ensures every home is built to last.

Focused on connecting communities, Cumins Estates redefines urban living by creating environments that enhance quality of life. Their commitment to transparency and customer needs has established them as a reliable and forward-thinking developer in Bangalore's real estate market, inviting residents to be part of vibrant, connected communities.

Disclaimer

The Company provides this document for general informational purposes only and does not guarantee or represent the accuracy of the information contained herein. Any interested party should independently verify all information, including designs, plans, specifications, facilities, features, payment schedules, and sales terms, with the Company before making any purchasing decisions related to any of the Company's projects. The user of this brochure acknowledges that they have not solely relied on this information when booking or purchasing any project from the Company. The information, visuals, renders, and creative depictions in this document are artistic impressions and indicative in nature, serving general informational purposes. The actual design, color, finish, construction, and landscaping may undergo changes based on design modifications, materials, site conditions, and other factors. Any furniture, paintings, or personalized items not explicitly mentioned in the contract and depicted in the images are for illustrative purposes only and are not part of the offering. Additionally, renders and visuals depicting areas beyond the project site are artistic representations and may not accurately depict the actual surroundings. While every effort has been made to provide accurate information, the Company, its employees, managers, or representatives shall not be liable for any loss or damage, whether special or consequential, arising from the use or reliance on the information in this brochure without independent verification with the Company. The contents of this brochure are provided 'as is' and 'as available' and do not create any warranty or expand the scope of any warranty that cannot be disclaimed under applicable laws.

To know more contact us on +91 80888 75875
or email us at sales@cumineseates.com

*Property Bearing BDA Site No. 68A, 68B & 68C (Sy. No. 88/3).
7th Block, Arkavathi Layout, Jakkur Village, Yelahanka Hobli, Bangalore North Taluk, Ward No. 07.*

RERA NO. - PRM/KA/RERA/1251/472/PR/220125/007415