



NORTHSTAR
sanctuary
CRAFTED PREMIUM VILLAS

Mohabbatnagar, Near Tukuguda, Srisailam Highway



in active collaboration with

Naturep.

“I had always envisioned creating a sustainable sanctuary in Hyderabad where one could escape to slow down and enjoy the beauty of nature, and the crisp clean air. Sanctuary is the result of this yearning and a year-long journey of discovery, innovation and collaboration.”

- Uttam, Managing Director, Northstar Homes



A sanctuary of calm and thoughtful

design

Retains the intimate connection one feels with the landscape from
the moment of unhurried arrival.





A Sanctuary of Sanctum and

Shelter

"Sanctuary is envisioned as a thriving community where one feels a strong sense of belonging and closeness to the natural world. It is a sanctum, where one experiences the retreat, refuge and abundance that nature has to offer."

- Smruti Balvalli, Landscape Architect

<https://smrutibalvalli.in/>

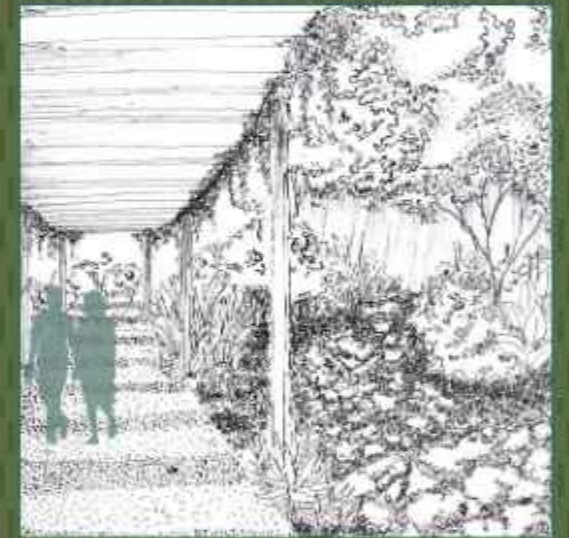
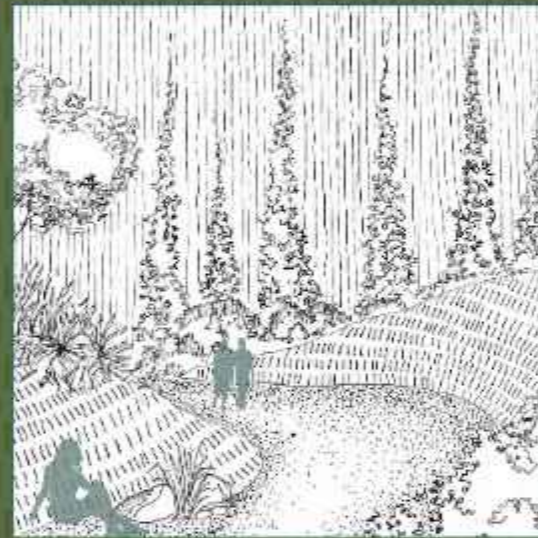
A Sanctuary of Refuge and

Retreat

A natural environment can restore and rejuvenate us,
boost our attention and keep us healthier and lead
the 'Sanctuary' life.



Handcrafted Premium Villas *Inspired* by nature.



Walk into the World of Green Grandeur



Disclaimer: All the images represented here are only for illustration purposes only and do not consider it as an accurate representation of the final output

Main Entrance

SANCTUARY

*Spaces to connect
with the natural
world and built
environment.*

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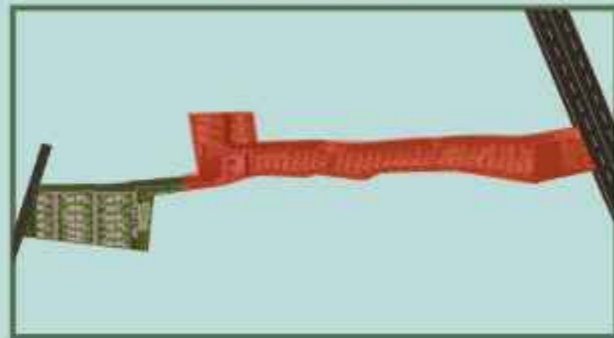
Master Plan - Plots



- Total Site Area: 14 Ac. 11 Guntas
- Total Units: 63
- Ranging from: 600 Sq yds to 1000 Sq yds



KEY PLAN



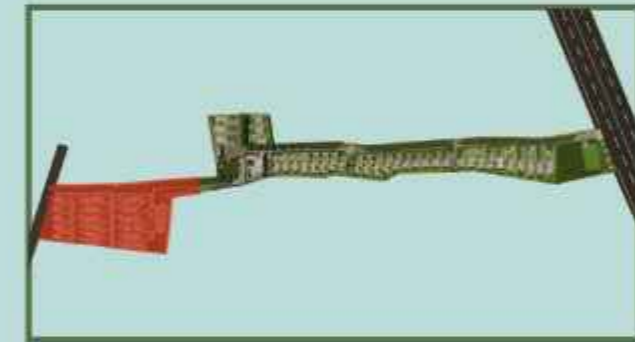
AREA STATEMENT

PLOT NO	SQ YDS	PLOT NO	SQ YDS	PLOT NO	SQ YDS	PLOT NO	SQ YDS
1 - N	1033	10 - N	667	19 - N	700	28 - N	616
2 - N	975	11 - N	647	20 - N	679	29 - E	760
3 - N	931	12 - N	636	21 - N	621	30 - E	818
4 - N	878	13 - N	625	22 - N	627	31 - E	824
5 - N	834	14 - N	615	23 - N	704	32 - W	683
6 - N	793	15 - N	604	24 - N	682	33 - W	714
7 - N	744	16 - N	604	25 - N	653	34 - W	750
8 - N	698	17 - N	716	26 - N	624		
9 - N	681	18 - N	724	27 - N	612		

Master Plan - Villas



KEY PLAN



AREA STATEMENT

- Total Site Area: 14 Ac. 11 Guntas
- Total Units: 63
- Ranging from: 343 Sq yds to 500 Sq yds

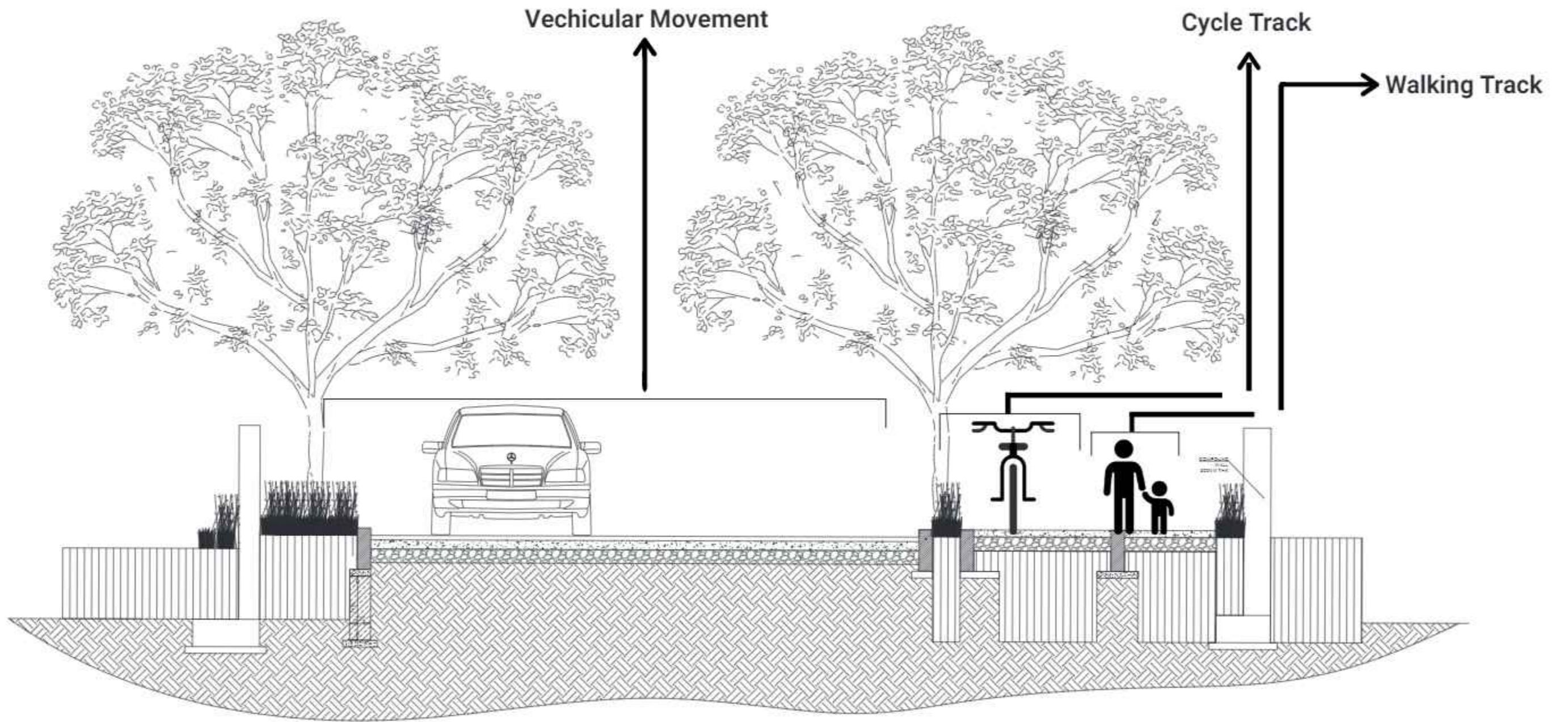
PLOT NO	SQ YDS	PLOT NO	SQ YDS	PLOT NO	SQ YDS
35 - E	500	44 - W	450	53 - W	347
36 - E	450	45 - W	450	54 - W	347
37 - E	450	46 - W	500	55 - W	347
38 - E	450	47 - E	500	56 - W	450
39 - E	450	48 - E	450	57 - W	450
40 - E	487	49 - E	450	58 - W	500
41 - W	417	50 - E	450	59 - E	500
42 - W	417	51 - E	343	60 - E	450
43 - W	450	52 - E	343	61 - E	450
				62 - E	450
				63 - E	479

To Stride, To Cycle and To Drive - Dedicated tracks for cycling, vehicular movements and walking



Explore your
Sanctuary





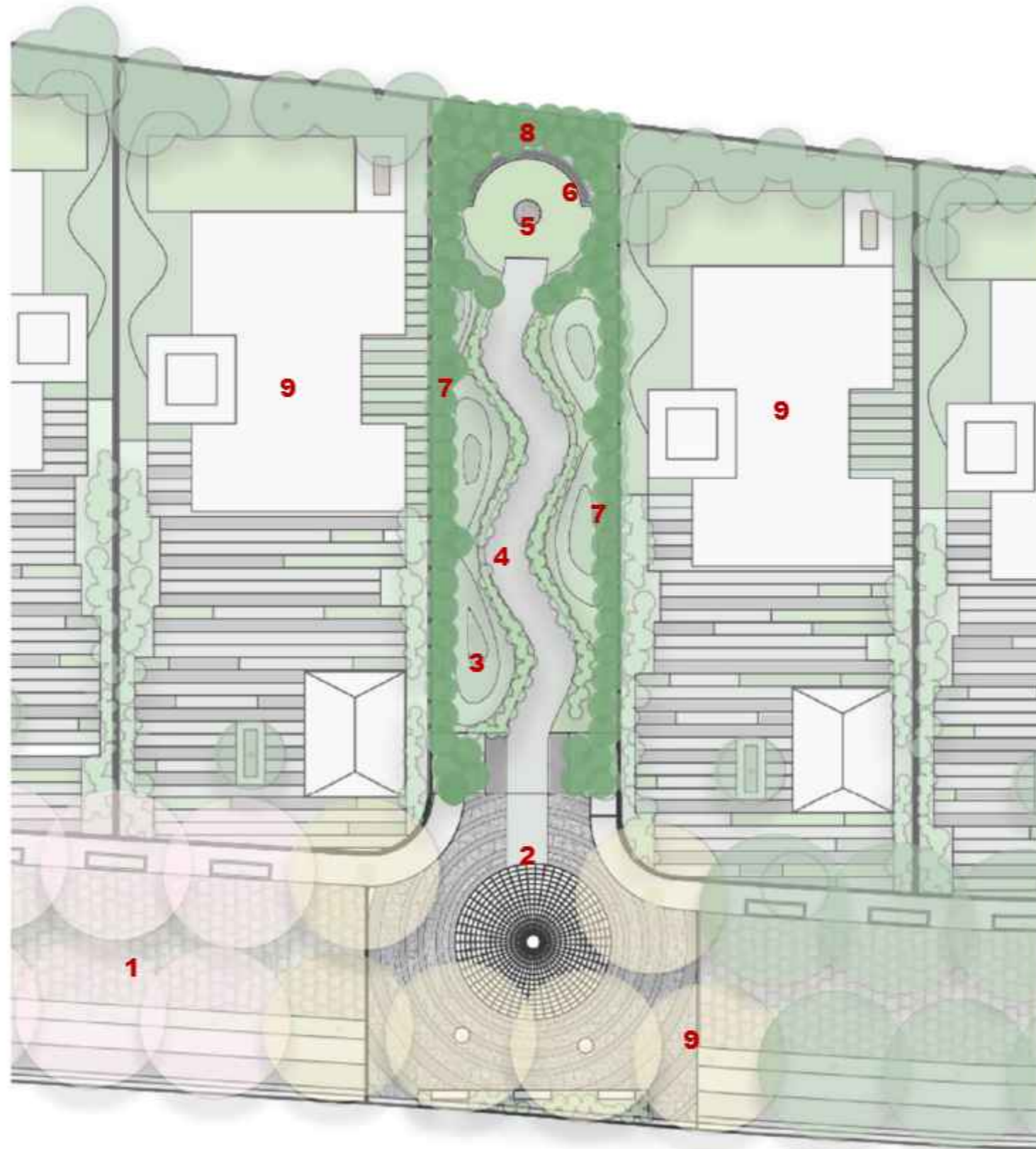
Experience a life of serenity



A lovely life filled with Magical Moments



Pocket Park Sanctum - Unwind a stress free life in the heart of nature



Explore an expansive living space full of

Delightful residents

Legend:

- 1. Avenue
- 2. Node
- 3. Grass Mounds
- 4. Pebbled pathway
- 5. Trellis court
- 6. Trellis with climbers
- 7. Dense planting
- 8. Screen planting
- 9. Flowering Trees marking node

Explore your Sanctuary



The lush green canopy, gracefully restoring tranquility to the world.

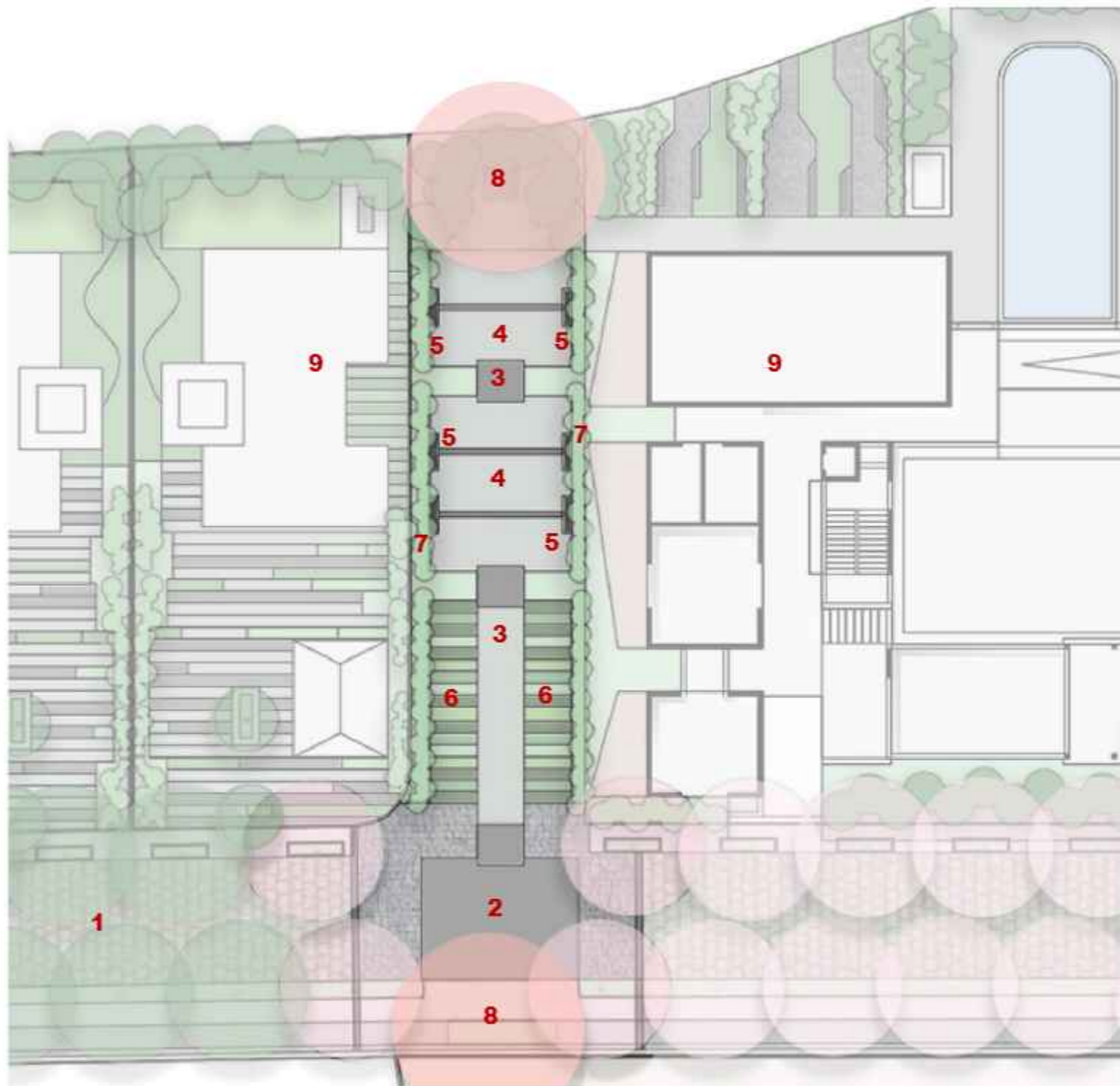


Explore your
Sanctuary



Uncover pockets of calmness,
relish the wonders that

Nature Brings.



Legend:

- 1. Avenue
- 2. Node
- 3. Colourful and fragrant plants attracting bees
- 4. Hardscape access within planting
- 5. Parallel Benches for conversations
- 6. Tall planting-colourful, fragrant, foliage
- 7. Screen planting
- 8. Flowering Trees marking node
- 9. Adjacent villas

Explore your
Sanctuary



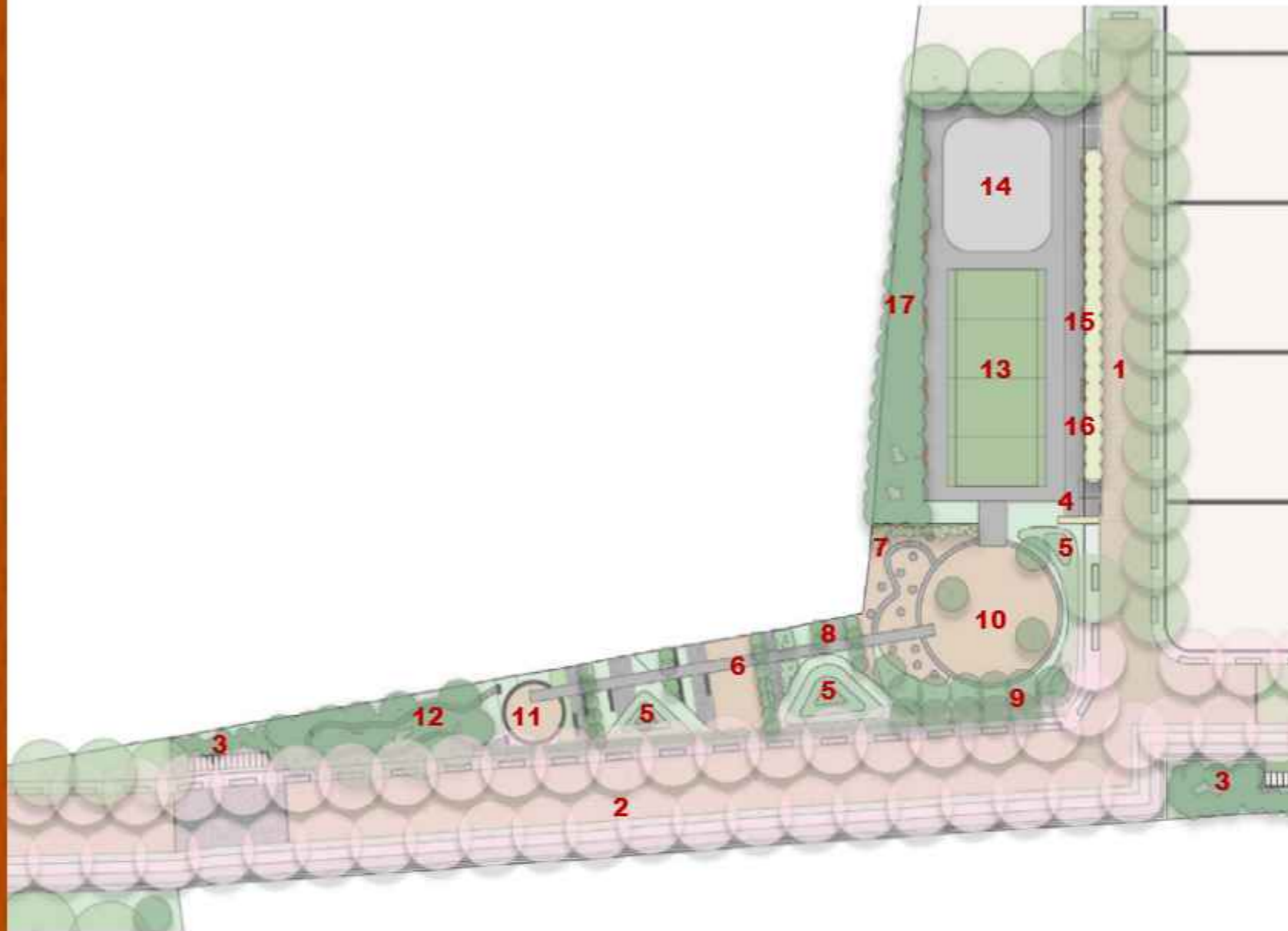
Surreal and enchanting Greens



Explore your
Sanctuary



Outdoor Amenities



All the *space* to play, to unwind and to be one with nature

Legend:

1. Avenue
2. Node
3. Trellis court
4. Play area entrance
5. Mounds to explore
6. Tunnel with play of light
7. Tyresplay
8. Colorful plants
9. Existing guava tree
10. Sand pit to play
11. Sand pit with play equipment
12. Nature trail in woodland
13. Tennis court
14. Skating rink
15. Screen plants
16. Benches to view
17. Screen plants

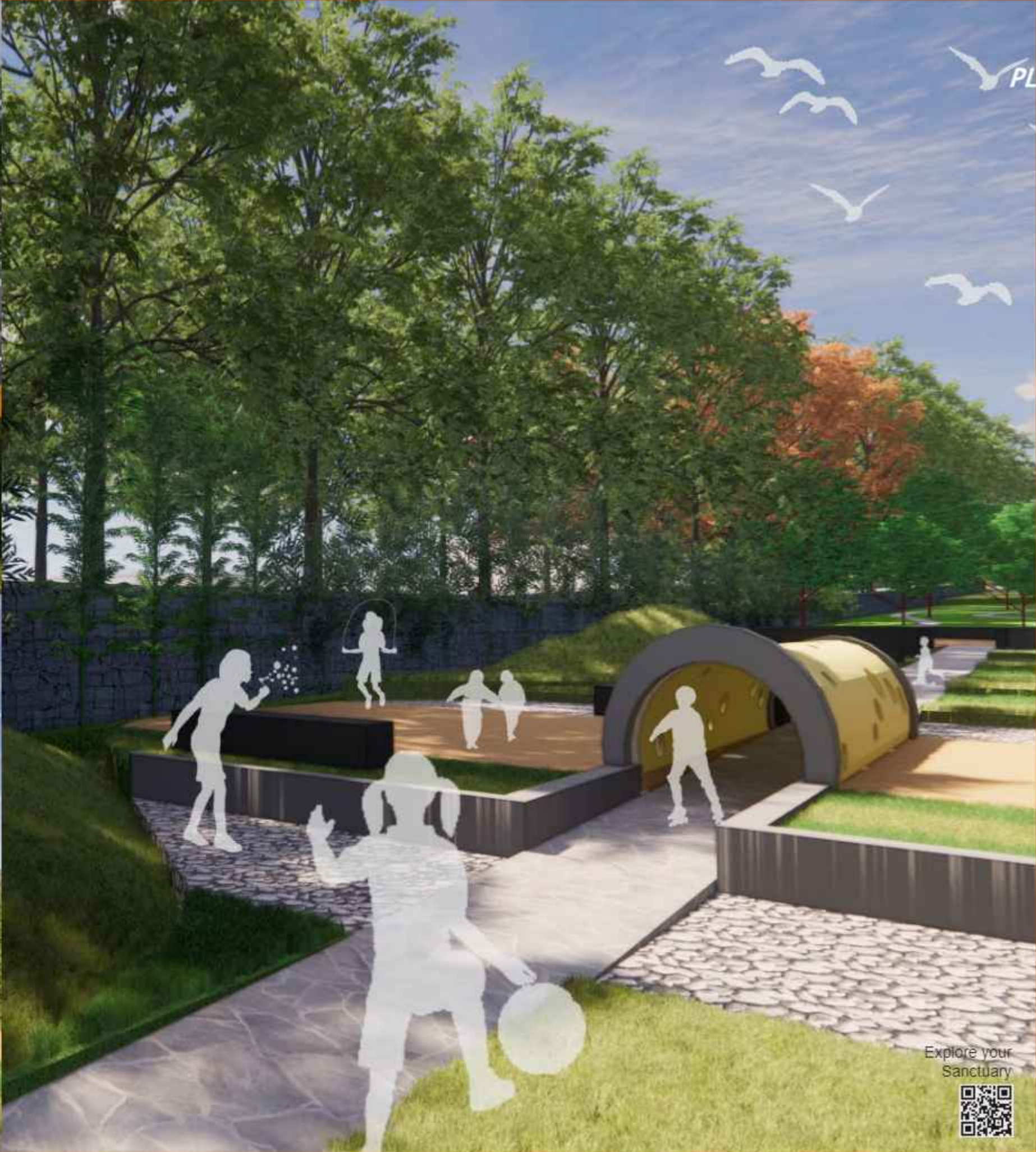
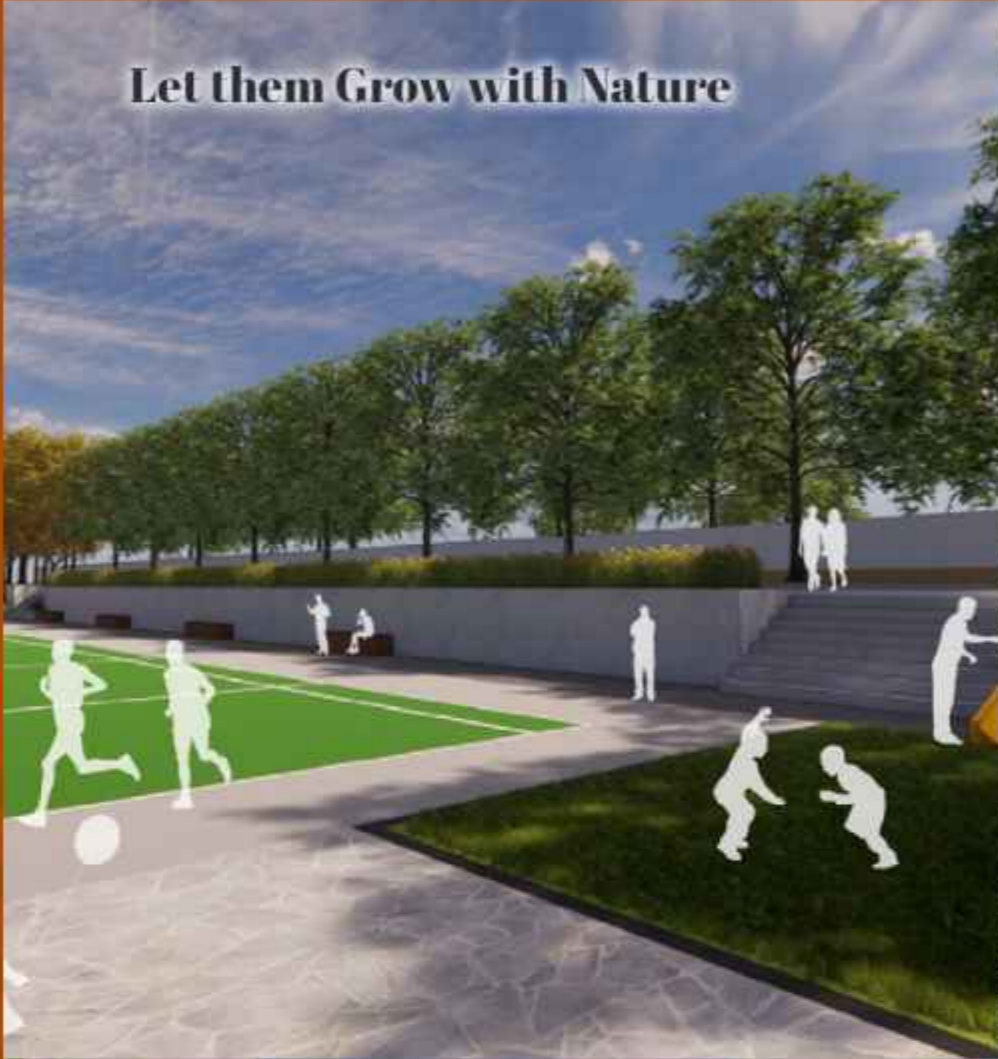
Discover outdoor games: laughter and adventure await.



The play area is their paradise



Let them Grow with Nature



Explore your Sanctuary



Club House

Where laughter echoes and friendships

Bloom



Legend:

1. Avenue
2. Node marked by flowering trees
3. Pocket park
4. Plaza
5. Pavilion for gatherings and sit out
6. Stepped plaza with trees
7. Wall –occasional film screenings
8. Trellis sit out as a pause on the node
9. Gathering lawn
10. Pool
11. Connecting walkway
12. Decks
13. Vibrant foliage planting
14. Spill over Lawn

Explore your
Sanctuary



Immerse in the grand clubhouse: endless imagination & fun



**Clubhouse
Facilities**



Swimming Pool



Indoor Games



Guest Room



Yoga Desk



Party Hall



Gym



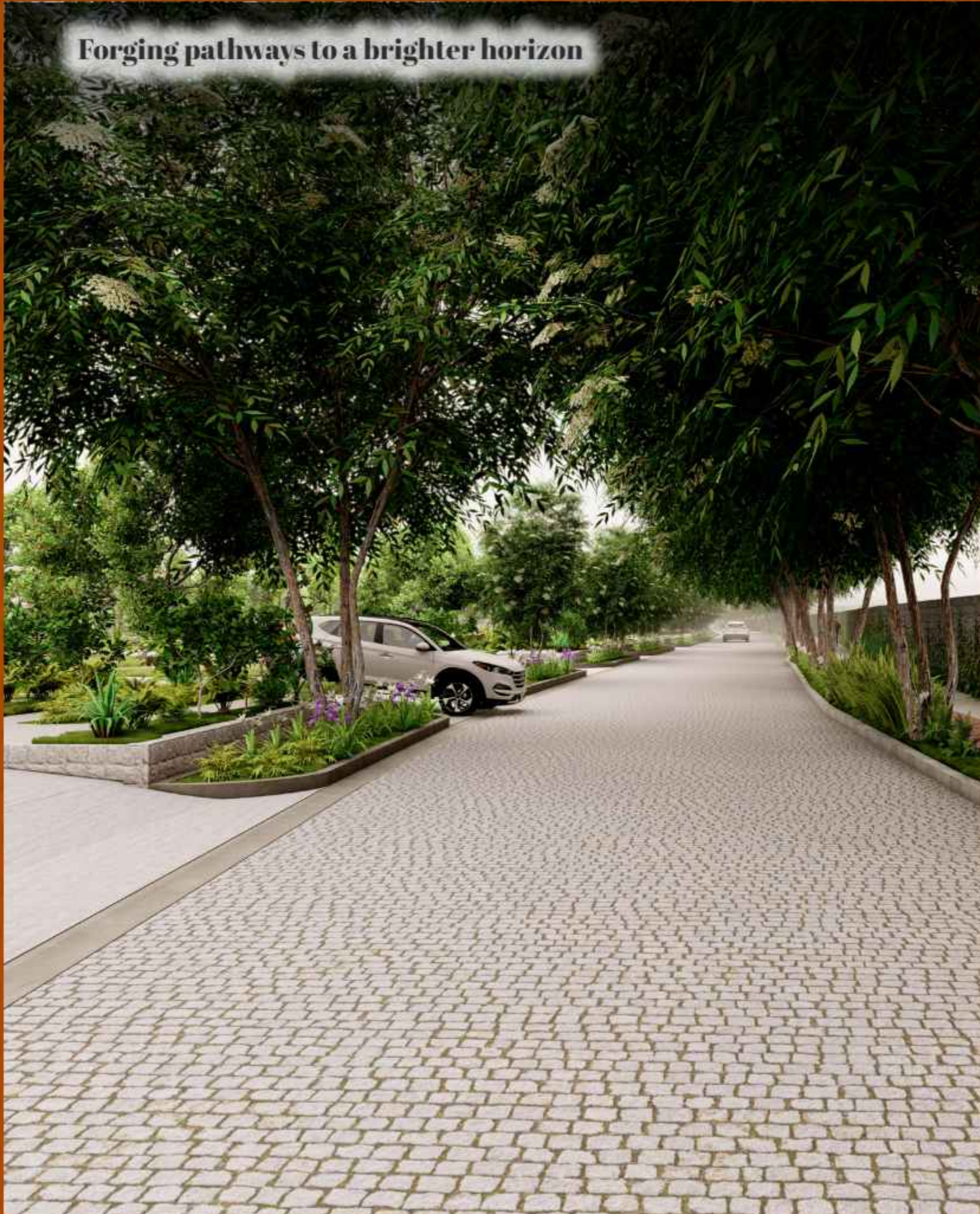
Cards Room

Clubhouse - filled with endless chances for exploration



Forging pathways to a brighter horizon

Infrastructure Developments



Roads - 40 ft - Main road | 30 ft Internal road in cobbled stone



Dedicated Cycling and Walking track



STP



WTP



Underground Electrification



Underground Drainage & Water supply system



Hydro Pneumatic Water Supply



Periphery Compound wall with solar fencing



CCTV



Power Backup

Explore your
Sanctuary



The Gallery of Greens



Planting Palette



1. AROMATIC GARDEN



Mentha piperita *Azadirachta indica* *Polygodium* *Nycotanthes aschersoniana* *Citrus aurantium*



2. NATIVE GRASS GARDEN



Khair *Vetiver zizanioides* *Saccharum spontaneum* *Bamboo* *Clitoria maritima*

TALL BUFFER



Hibiscus rosa-sinensis *Peacock flower* *(Clousaria pulcherrima)* *Isatis tinctoria*

3. COLOUR COURTS-Warm colours palette -red,yellow,white



4. RAIN GARDEN AND FOOD GARDEN-HERBS,MEDICINAL PLANTS



Lemon grass *Canna lily* *Heliconia* *Pandanus*



White ginger *Basil* *Turmeric* *(Curcuma longa)*



5. BUTTERFLY GARDEN

Stachytarpheta mutabilis *Butterfly plant/ rattle plant* *Ophiopogon japonicus* *Paspalum grass*

GROUND COVERS



PROPOSED TREES

Indian laburnum *Indian cork tree* *Citrus lemon* *Quisqualis indica*

CLIMBERS

The layers of plants, which are a mix of diverse, sculptural and rare tropical varieties, significantly temper the heat, absorb rainwater and filter pollutants.

Explore your Sanctuary



**Your home.
Your wonderland.**



Location Highlights

- 5 Km / 10 Min from ORR exit No:14
- 2 Km / 5 Min from Maheshwaram Entrance
- 10 Km / 20 Min from RGIA
- 6 Km / 12 Min from Hardware Park
- 8 Km / 16 Min from Pharma SEZ
- 7 Km / 15 Min from RCI
- 7 Km / 15min From Aga Khan Academy
- 1.5 Km / 5 Min From Sri Sri Academy
- 2 Km / 4 Min from Devendra Vidyalaya
- Bhashyam School 0.5 km

*MAP Not to scale

Explore your Sanctuary



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10 YEARS OF
**'GOING THAT EXTRA MILE'.
TO MAKE YOUR LIVES BETTER.**

Hyderabad

NORTHSTAR
VEDA
Signature Apartments
@ Himayatnagar, Hyderabad

NORTHSTAR
Garden Suites
Limited Edition Luxury Apartments
at Road No. 12, Banjara Hills

Eden Garden
Uber Luxury Villas
@ Kokapet Hyderabad

NORTHSTAR
AMG PLAZA
West Marredpally

NORTHSTAR
HILLSIDE
Luxury Villas @ Landpet

NORTHSTAR
AIRPORT BOULEVARD
Street Hillas, Sec 10, Airport

NORTHSTAR
Leela

NORTHSTAR
allura
Luxury Villas @ Kokapet

NORTHSTAR
DISTRICT 1
Fourth Apartment @ Pura of East, Gachibowli

NORTHSTAR
SP
Purabi

Vizag

NORTHSTAR
EDEN GARDEN
Ultra Luxury Apartments
@ the foothills of Kailasgiri

NORTHSTAR
PARK AVE
Premium Apartments @ Madhurawada

NORTHSTAR
GOLDEN VALLEY
Premium Apartments @ Madhurawada, Vizag



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Ranga Reddy District, Telangana

Explore your
Sanctuary

