

CLASSIC *Featherlite*[®]
THE SANCTUARY

Tech around. Tranquility within.





Welcome

About Us

CLASSIC *Featherlite*[®]

Classic Ventures LLP is a three year old firm, and the Founding Partners are from Classic Property Developers with the expertise of nearly three decades and the Featherlite Group which has an impeccable legacy of 55 years in business. Classic Ventures LLP promises to deliver a prestigious plotted development with clear titles, the best in class amenities, and constant upkeep and maintenance.

Classic Property Developers have been innovative leaders in the residential real estate industry with over 20 years of experience in plotted development solutions, and our unique talents allow us to consistently deliver top-quality projects. The Featherlite Group has been in the furniture business for more than 55 years and in real estate development for 10 years, and has a sterling reputation for quality, integrity and best business practices.

Together they bring to you an opportunity you cannot afford to miss!





What we do and how we do it

At Classic Ventures LLP, we respect the uniqueness and beauty of land. Our approach revolves around developing the land with sensitivity and caring for its surroundings. This has helped us create architectural landmarks that will be cherished for generations to come.

At Classic Ventures LLP, we use our spaces wisely and find ways to be efficient in design. We understand that every land development is different and each comes with its own unique challenges. Finding the right solution for our clients is our specialty.

We have immense market knowledge and a stellar reputation in choosing the right land parcels, and for transforming them into an excellent investment opportunity. By providing world class amenities and tranquil spaces at reasonable rates, Classic Ventures LLP will provide top class villa plots for the discerning buyer looking for a place to build a home in a gated community, with a backbone of security and all essential services already in place.

About The Sanctuary



The Sanctuary is going to be the next residential hotspot in the long-forgotten “Garden City” that was once Bengaluru.

With The Sanctuary, Classic Ventures LLP brings affordable luxury plots and world class amenities to all its clients. All this at an affordable price, and everything already in place!

An excellent investment option, this layout has everything a discerning buyer looks for! Buying a plot here also gives you the option of getting your villa constructed by us, ensuring timely completion and top quality material/finishes you desire, all within a tight budget.

The hand-picked and carefully chosen wide spread cover of trees/plants around the site helps in reducing pollution, providing fresh clean air and shade for all residents at The Sanctuary.



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*Artist's Impression

Location Advantage

Coming up close to the bustling locality of Whitefield, The Sanctuary offers great connectivity to most of the important tech hotspots in our city. It is strategically located almost in the centre of the Sarjapur-Whitefield corridor and connects ITPL, all the way to Electronic City.

Top international schools and reputed education institutions are just a short ride away.

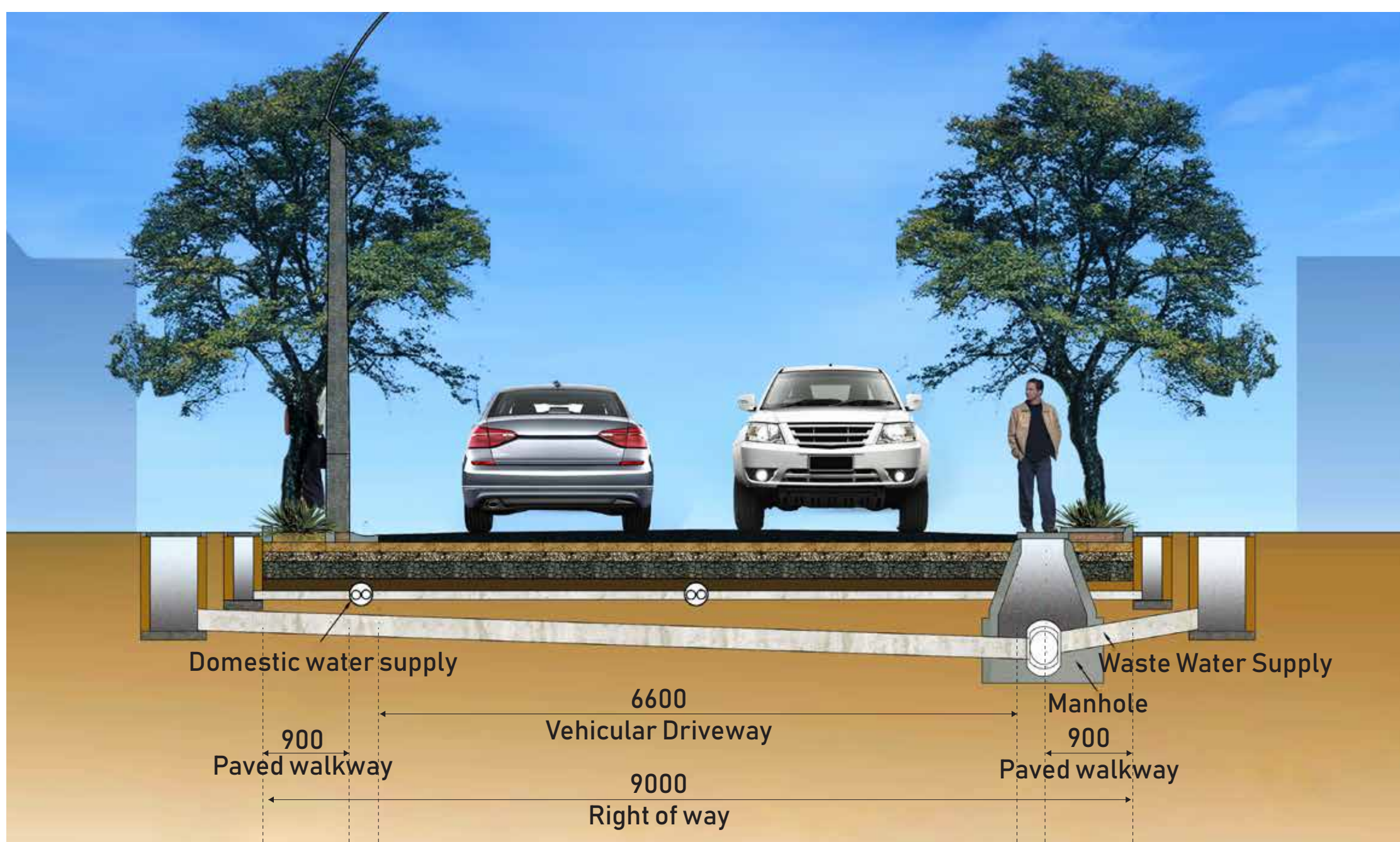
Located in close proximity to the project, are major shopping malls, hospitals, schools, colleges etc. thus offering a preferred destination for home seekers - close proximity to the city, yet away from the noise, pollution and bustle.

Also, a big positive is that it is being developed in an area that lies next to a green zone and the upcoming Peripheral Ring Road, which will improve all-around connectivity, while giving you the calmness and quiet that you crave.

NEIGHBOURHOOD

1. IQRA ACADEMY
2. SRI RAM PUBLIC SCHOOL
3. SRI RAM MANDIR
4. THE COUNTRY ADDRESS
5. OZONE KNS OASIS
6. GODREJ-24
7. MANYATA MORE FIELDS
8. DEENS HIGH SCHOOL
9. TISB
10. INVENTURE ACADEMY
11. GREENWOOD INT. SCHOOL
12. PRESTIGE LAKESIDE HABITAT
13. FORUM VALUE MALL
14. COLUMBIA ASIA HOSPITAL

Reliable Infrastructure



EXISTING INFRASTRUCTURE:

Electricity connection ▪ Water connection ▪ Covered drainage ▪ LED Street lights ▪ Tared internal roads
Landscaped garden ▪ Children's play area ▪ Overhead watertank ▪ Rainwater harvesting ▪ L drains
Storm water drains throughout-eliminating stagnant water ▪ Trees along the avenues

Sewage treatment plant (Coming up in Phase 2)

Master Plan



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Total Area = 45 Acres
Phase I = 8 Acres

*Proposed Clubhouse & Pool to come up in Phase II

What would a buyer want?



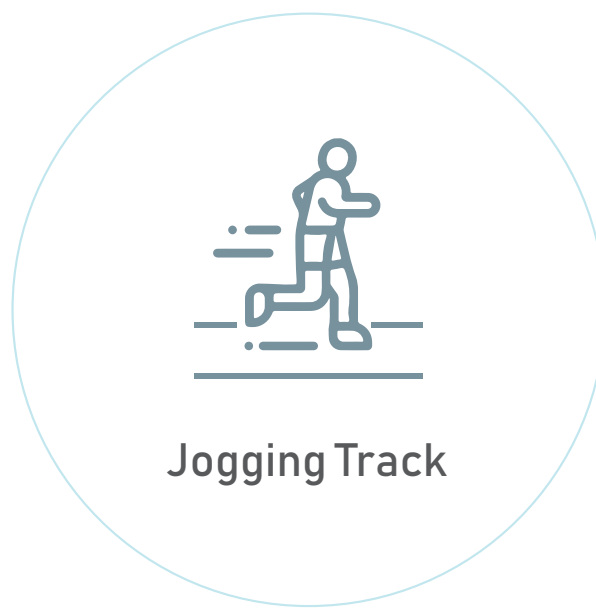
RERA Approved ▪ BMRDA Approved ▪ Strategic Location ▪ Clear Titles ▪ Well planned layout ▪ All infrastructure in place ▪ Maintenance by experts ▪ Financial Assistance ▪ Assistance in home planning and construction ▪ Value appreciation

Rest assured, we take care of all this and more...

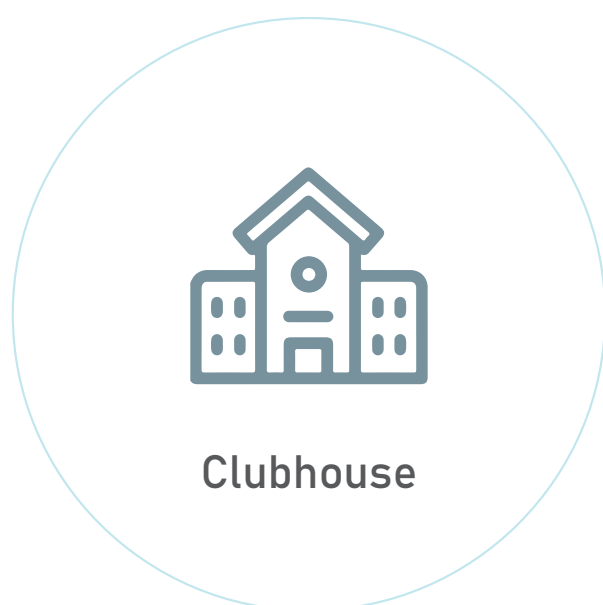
Amenities



Phase 1



Phase 2



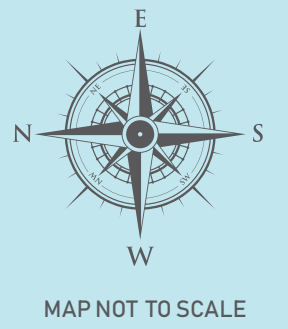
A treasure trove of amenities - experience unparalleled luxury with world class amenities spread across our magnificent property.

Handpicked Flora



Our sprawling property has been adorned with meticulously handpicked flora that are naturally equipped to absorb higher quantities of pollutants and produce copious amounts of oxygen. These easily manageable trees, plants, shrubs and flowering plants have been specifically chosen owing to their short growth period and thick foliage.

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Developed by Classic Ventures LLP

Call: 70269 90111

Corporate Office: #678, CLASSIC HOUSE, 17th Main, 6th 'A' Cross, 3rd Block, Koramangala, Bangalore 560 034.

classicventures.in

