



# SANSA

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*REDEFINING OPULENCE, ONE AT A TIME*





# HYRA SANS A

## ABOUT US

HYRA Properties is a leading design-led real estate developer dedicated to crafting exquisite properties and communities that epitomize high-quality lifestyles. A truly customer-centric developer in the Bangalore real estate market, we develop stunning residences that showcase unparalleled artistry and impeccable architecture. Inspired by the refined tastes of our esteemed clientele, we consistently deliver captivating luxury properties that transcend fleeting fads and embrace timeless elegance.



Introducing a distinctive luxury living experience at 3rd Main Rd, Dollar Layout, BTM Layout, Bengaluru, where elegance meets modern architecture. This boutique apartment complex offers only 8 exclusive residences, spread across 4 floors, ensuring privacy and exclusivity in every detail. Two variations of apartments offered at 2000 Sq.Ft and 2300 Sq.Ft respectively have been meticulously designed, featuring expansive layouts, premium finishes, and ample natural light.

Positioned in one of Bengaluru's most prestigious neighborhoods, residents can enjoy serene surroundings while being in close proximity to the city's finest offerings. The building also boasts multiple car parks, ensuring convenient parking options for every apartment. A true embodiment of luxury and refined living awaits you at this elegant address.



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## LIVING ROOM



This luxurious living room combines modern minimalism with timeless elegance. The neutral color palette, accented with soft metallics and warm undertones, creates an inviting ambiance. The sleek marble-topped coffee table with its subtle gold finish, paired with the plush velvet seating, highlights sophistication. The artistic wall décor adds a unique focal point, while the delicate lighting fixtures cast a soft, ethereal glow, making this space a perfect blend of form and function. Ideal for those who appreciate refined details in every corner.



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## DINING ROOM



The open-concept living and dining area offers a seamless flow across exquisitely finished interiors.

With generous proportions, this combined space is designed to balance comfort and luxury, creating a perfect setting for both intimate moments and larger gatherings. High ceilings, custom wall paneling, and soft natural light amplify the sense of grandeur, while the subtle use of warm tones and gold accents add a layer of modern sophistication.

Throughout the home, every detail has been thoughtfully curated, from the high-end finishes to the masterfully crafted surfaces that evoke a timeless elegance. This residence invites you to experience a perfect blend of style and function, where every square foot is designed to enhance your lifestyle.



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## KITCHEN



This elegant kitchen space is the epitome of luxury and refined craftsmanship. The rich cabinetry in soft sage green, paired with gold accents, lends a sophisticated touch, while the marble countertops and backsplash introduce an air of opulence. The intricate lighting fixture overhead adds a modern sculptural element, creating a harmonious balance between classic and contemporary styles. This kitchen offers both functionality and aesthetic allure, making it a true centerpiece of any home.



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## MASTER BEDROOM



Step into a masterfully designed bedroom that embodies timeless elegance with a contemporary edge. The space is highlighted by intricate ceiling moldings that mirror the refined wall paneling, creating a cohesive design that feels both luxurious and inviting. A soft, neutral palette enhances the feeling of serenity, while the central marble feature above the bed adds a touch of grandeur. Every detail has been thoughtfully curated, from the understated yet plush furnishings to the sleek, modern lighting that creates an intimate and sophisticated atmosphere. Large windows frame serene outdoor views, allowing natural light to softly filter into this perfectly balanced, tranquil retreat.



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## BEDROOM 2



In this bedroom, modern minimalism meets refined elegance. The carefully curated neutral palette, with soft shades of beige and taupe, creates an atmosphere of serenity and sophistication. Vertical paneling adds texture to the feature wall, framing the bed with clean, linear design. Pendant lighting with soft, rounded forms adds a touch of contemporary luxury, while the integrated floating nightstands and sleek, custom-designed vanity desk enhance the room's seamless flow.

The space is thoughtfully arranged to offer both functionality and comfort, with every detail— from the plush bedding to the subtle wood accents—carefully selected to exude understated elegance. Natural light filters through soft drapes, bathing the room in warmth and completing the perfect modern retreat.



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## BEDROOM 3

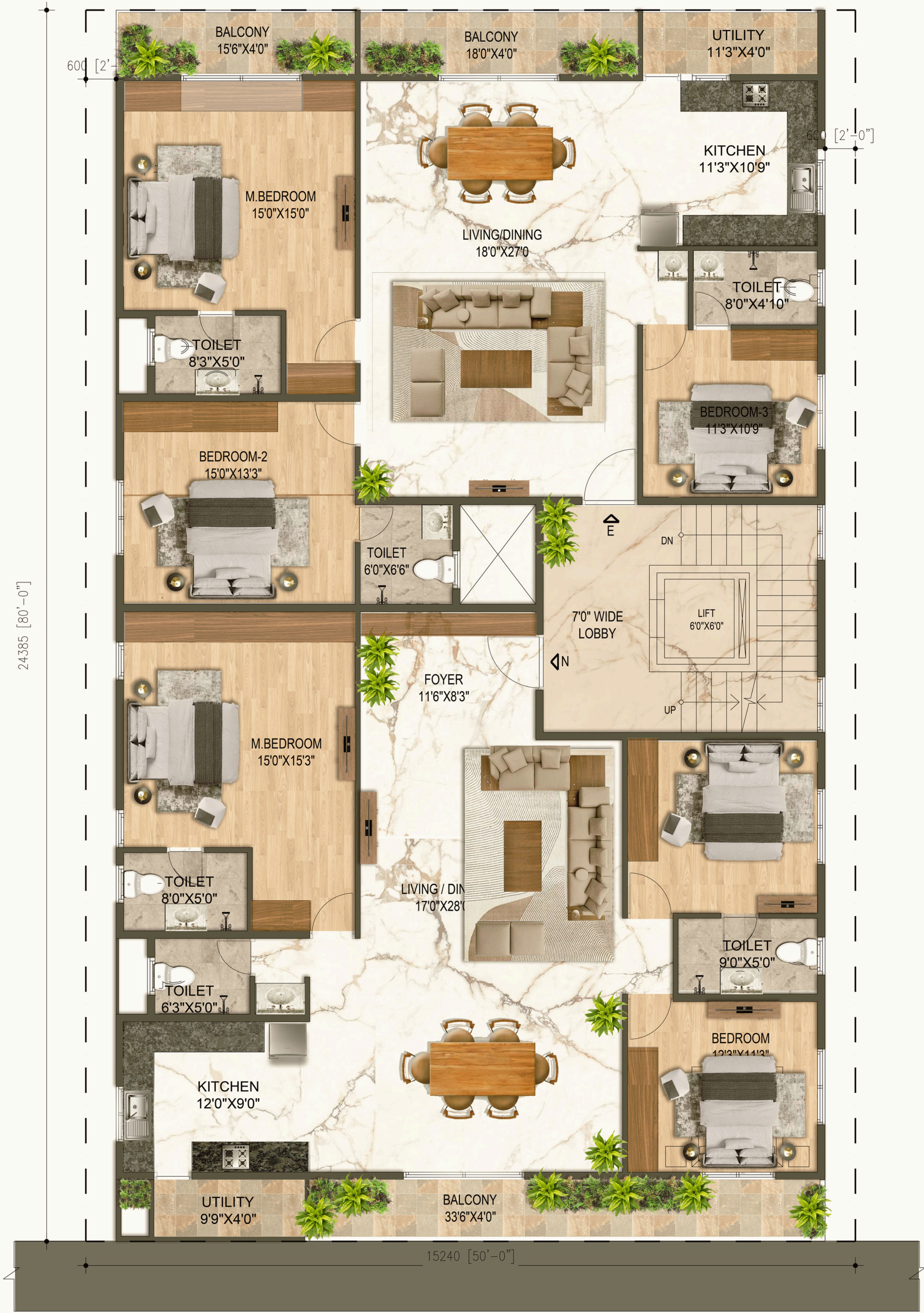


Experience the epitome of refined luxury in this meticulously designed bedroom. The space radiates sophistication with its delicate blend of textures and materials, from the soft vertical paneling that serves as a backdrop to the plush bedding, to the gleaming metallic accents that elevate the room's modern allure.

A statement crystal chandelier cascades from above, casting a gentle glow that highlights the muted tones of the fabrics and sleek furniture. The design effortlessly balances functionality with beauty, as seen in the floating vanity with its round mirror and contemporary pendant lights, adding both warmth and depth to this intimate yet elegant retreat. Every inch of this room exudes polished, thoughtful design, creating a tranquil and sophisticated atmosphere.

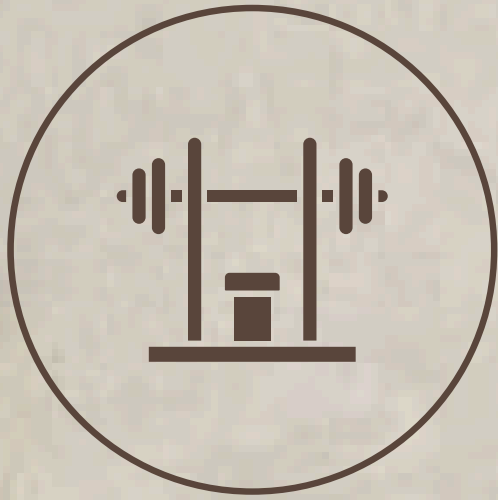


FLOOR PLANS

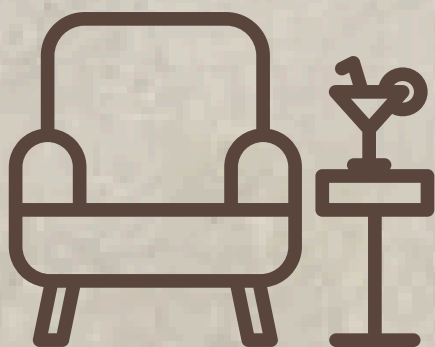




## AMENITIES



Elevate your wellness routine in our elegantly designed, state-of-the-art fitness center, available exclusively to residents. This thoughtfully appointed space offers a serene yet invigorating environment, where modern equipment meets sleek design. Large windows flood the gym with natural light, creating a bright and airy atmosphere that enhances your workout experience. Whether you're focused on strength training, cardio, or yoga, every detail has been curated to ensure a balanced and luxurious fitness experience within the comfort of your own residence.



Discover the pinnacle of luxury living on our exclusive rooftop deck, designed to provide an elegant escape for all residents. This thoughtfully crafted outdoor space offers breathtaking panoramic views, perfect for both quiet reflection and stylish gatherings. With comfortable lounge seating, lush greenery, and ambient lighting, the rooftop transforms into a tranquil oasis by day and a sophisticated retreat by night. Whether you're enjoying a peaceful sunset or hosting an intimate evening under the stars, this rooftop sanctuary elevates the essence of refined living.



Enjoy the ultimate convenience and peace of mind with our ample, elegantly designed parking facilities, reserved exclusively for residents. Thoughtfully laid out to ensure ease of access and security, our carpark offers spacious, well-lit spots that blend functionality with style. Whether you're returning from a day in the city or heading out for a quick drive, the seamless parking experience complements the luxury of your home, adding an extra layer of comfort and sophistication to everyday living.

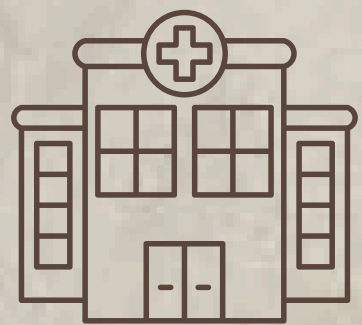




## SCHOOLS

Sherwood High	24 Min
Sarala Birla Academy	33 Min
Bethany High School	24 Min
BGS HIGH Cambridge International School	30 Min
Radcliffe International	22 Min

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## HOSPITALS

Apollo Hospitals Bannerghatta	7 Min
Fortis Hospital, Bannerghatta Road	8 Min
Rainbow Children's Hospital & BirthRight	6 Min
Camry Hospital	17 Min

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## MALLS

Vega City Mall	2 Min
Gopalan Innovation Mall	6 Min
Royal Meenakshi Mall	17 Min





SPECIFICATIONS

RCC Frame Structure	Designed to withstand loads (Zone- II) and wind loads. Ready Mix Concrete (NCL or L&T) / cement as specifically advised by the structural engineer.
Super Structure	Super Quality red bricks / Solid block/ Cement brick of 9” thick for external walls and Structure 4.5” thick for internal walls.
Plastering	Internal: Smooth Luppam Birla finish with acrylic emulsion paint over a coat of primer. External: Two coats exterior acrylic emulsion paint of Asian Apex / ICI of Weather Shield or equivalent make.
Joinery Works	Doors: Main Door: Teak wood door and Teak wood frame 5”x7” and door shutter. Door height 7’6” height 50mm thick solid core. b) Other Door Frames: frame in seasoned best wood with section 5”x3” Other Door Shutters: Door shutters 40mm thick solid core flush doors with veneer on both sides (Century, Huns Ply, Green Ply or equivalent make, water-proof ) Hardware for Locks: Handles, hinges and SS fittings are of Dorset / Hafele or equivalent make.
Windows	UPVC sliding shutters with tinted glass panels and mosquito shutters.(Fenesta or equivalent make)
Kitchen	Provision for sink, dishwasher and Aquaguard points.
Wash Area	Provision for washing machine.
Bathrooms / Powder Room / Dining Wash Basin	One bathroom for every bedroom Wall tiles of matt texture finish porcelain tiles including fixing & laying. (Kajaria, Nitco, White Horse or equivalent make). Sanitary ware fittings and fixtures: Washbasin, WC and all other fittings to be in white and plumbing fixtures in SS of premium brand. (Kohler, Villeroy and Boch, Toto or equivalent make). Providing wet and dry areas separated by shower glass cubicles with Dorma / Hafele SS fittings in all bathrooms .





SPECIFICATIONS

Plumbing	<p>Plumbing to be designed and executed by a certified and reputed consultant.</p> <p>All pipelines of the apartments including rainwater pipes, soil pipes, waste pipes to be concealed within walls or covered shafts.</p> <p>All concealed and exposed (in shafts) pipelines (water supply, sewage and storm water) to be pressure tested for water leakage and certified by the Consultant.</p> <p>Storm water drain piping to be provided for balconies with covers and in parking areas within the building with heavy duty iron grill covers. Water proofing of all sunken slabs, toilet floors, exposed terrace areas to be taken up by professionals.</p>
Electrical	<p>Concealed PVC pipes of 2mm wall thickness.(Sudhakar/equivalent make). Concealed multi strand copper wire. (Finolex/equivalent make).</p> <p>Modular switches and electrical switch box of Legrand, Crabtree and Schneider. Circuit breakers: Legrand.</p> <p>Change over switches: Legrand.</p> <p>Two way switches for fan, light in bedroom and sufficient numbers of points for all other appliances like air-conditioners, clothes Iron,</p>



