



SANCTUARY

by



Home of Nature

Nature-centric Plots, Manoharabad near Medchal



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NATURE
is the best
THERAPY

- Nature heals the weary souls
- Nature restores calm and balance
- Nature soothes life and lifts spirits
- Nature connects us to each other
- Nature teaches you to live in the moment



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HOME
of
NATURE

Imagine yourself in a world of tranquility, waking up to the morning song of the birds and experiencing nature in its purest shape. That's what Ista Sanctuary is!

Head out into nature,
Surrender yourself to the elements,
Discover the splendor of life
@ Ista Sanctuary



A big smile of welcome from the nature.

Take a lovely morning walk along the greens and spend a few minutes to yourself. Many of nature's highlights, trees along with peacocks, birds, squirrels add delights to your hike.



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5000
MANGO TREES



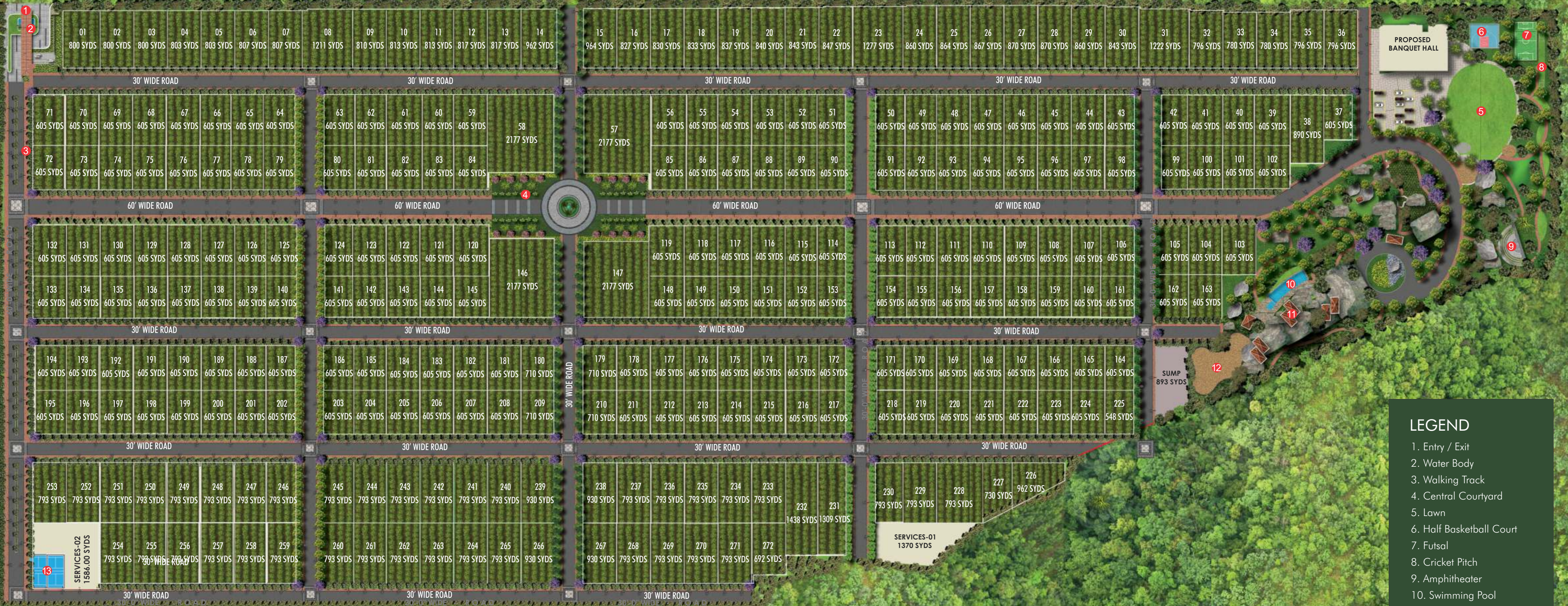


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**Mango orchard Plots
near Medchal**

Build your humble abode amidst the untouched forests and live life in its purest form. Sanctuary is a unique plotted community designed to embrace the magic of outdoors. This lush 100 acres green paradise comes with 10 acres natural landscaping, tree avenues, pedestrian walkways, parks and open spaces. What adds to the charm of the property is an exclusive 30,000 Sft. resort on the hill with lifestyle amenities. It is designed to bring the tired urban mind, body and soul into the heart of pristine nature without taking away the luxuries they'd expect back home.

MASTER PLAN



LEGEND

1. Entry / Exit
2. Water Body
3. Walking Track
4. Central Courtyard
5. Lawn
6. Half Basketball Court
7. Futsal
8. Cricket Pitch
9. Amphitheater
10. Swimming Pool
11. Pergola Seating Spaces
12. Children Play Area
13. Tennis Court



NATURE *is the ultimate* LUXURY

Ista Sanctuary is the perfect place where all the elements of nature converge. Surrounding you with all the five elements- the earth, water, space, air & fire, it lets you live as one with nature.



Air



Space



Water



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Fire



Earth



Air

*Who has seen the wind?
Neither you nor I:
But when the trees sway,
Savor the soft caress.*



The bliss of a nature walk

Kickstart your day in a soothing atmosphere where there is no noise or air pollution. Relax to the peaceful call of wild birds on your walk or enjoy cycling the paths which criss-cross the beautiful terrains.

A garden that smells as good as it looks

Stimulate your sense of smell and feel the cool & sweet breeze of the flowers at the fragrance garden. Lifting your spirits and bringing back memories, it evokes the feelings and moods you want to experience.





Earth

*Take a moment
In the solitude of the forest.
Let your heart hum
Earth will listen and join in.*

The simple pleasures children enjoy

Give your little explorers a whole new world of their own. Let them go on an adventure, roam and play or just lay on the ground. With a dedicated play area that is pristine and inviting, your kids will be treated to exciting & fun times making it their second home.





A smooth game experience, naturally.

Play five a side futsal with your friends. Chase the ball all over the park and have some play time amidst the green surroundings. Stay fit & active the natural way, playing the beautiful game.



For those with a passion for the game

Master your talents with ease in a perfect environment that balances the tranquility and active lifestyle you've always wanted. Enjoy, relax and unwind with friends and bat your worries away.





Bring out the sportsmanship in you

Play your favorite game and find exciting ways of staying engaged with friends and nature. Basketball court in the community let you spend more time in the lap of nature and help you keep up with your healthy lifestyle.



Play to your heart's content

Spend your day at leisure by the rink or go for a skate in the expansive skating rink, surrounded by nature. Come up with your friends and family, challenge them for a game and have some fun time.



A young man and woman are smiling broadly with their arms outstretched against a clear blue sky. The man is in the foreground, wearing a blue checkered shirt. The woman is behind him, wearing a yellow and green sari. The overall mood is joyful and carefree.

Space

*If the sky is blue,
why are clouds white?
If the morning Sun is searing,
why is the evening Moon shimmering?*



All the world's an Amphitheater

Some performers, some spectators. But when you have a stage surrounded by untouched forests and lush greens, it becomes the perfect setting for nature to perform. Here at Sanctuary, nature sings everyday. You just have to take a seat and cheer it.

A mesmerising resort on a hillock

Enjoy a tranquil retreat and the captivating views from over-the-hill resort. Treating you with the luxuries you'd expect back home, it gives you sense of unabashed indulgence and oneness with nature.





Give a natural touch to your celebrations

Celebrate your events in a breezy ambiance that makes your day even more special. Away from the hustle and bustle of the city, the banquet hall lets the natural splendor of the forest become a part of your celebrations.



Celebrate life amidst serene nature

Celebrate your special moments in the company of your friends and family in a refreshing setting away from the chaos of city. Unplug from the outside world and rejoice in the charming warmth of nature.





Water

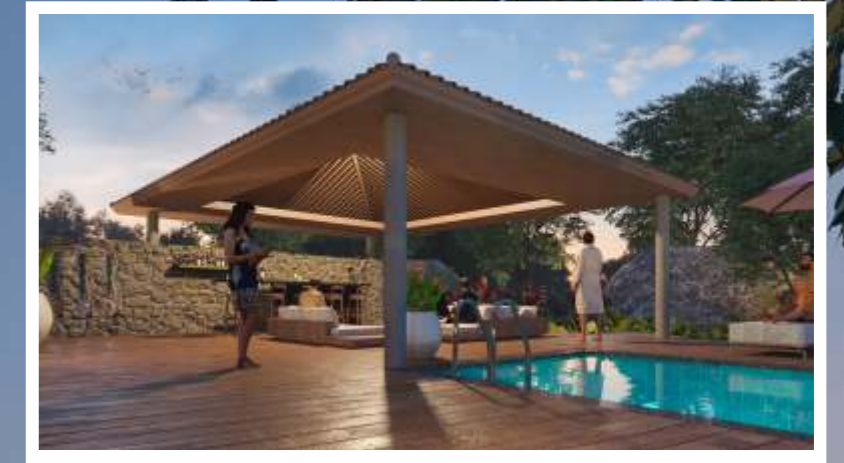
*Water in me,
Water in you,
Water everywhere,
Water in every creature,
What are we, without water?*



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A calm and inviting ambiance

Relax by the water bodies and take in the nature overlooking the community. Creating a perfect balance of nature and elegance, the water bodies at the entrance set the tone for the rest of the community.




A pool to keep you cool

When it's too hot to play ball, so humid to move at all, a pool that overlooks the natural forests is your spot to be. Swim in beautiful bliss among the natural rocks and feel the sun smiling down upon you as you glide through the waters.



Fire

*It is not light that we need, but fire;
not passion, but a burning desire;
to spread joy & cheer,
to illuminate the world.*

A person wearing a white apron with colorful polka dots is grilling skewers on a charcoal grill at night. The person is using long-handled tongs to lift a skewer of meat and vegetables from the grill. The grill is filled with various skewers, including meat and vegetables, and a flatbread. The background is a blurred outdoor setting with people and lights, suggesting a social gathering.

Make barbecues a natural part of the diet

Catch up with friends and family in a casual and relaxed setting over a great barbecue session. Spend your days nourishing your spirit amidst lush greenery and live a healthy lifestyle.



TO KEEP YOU WARM *in the cold* OUTDOORS

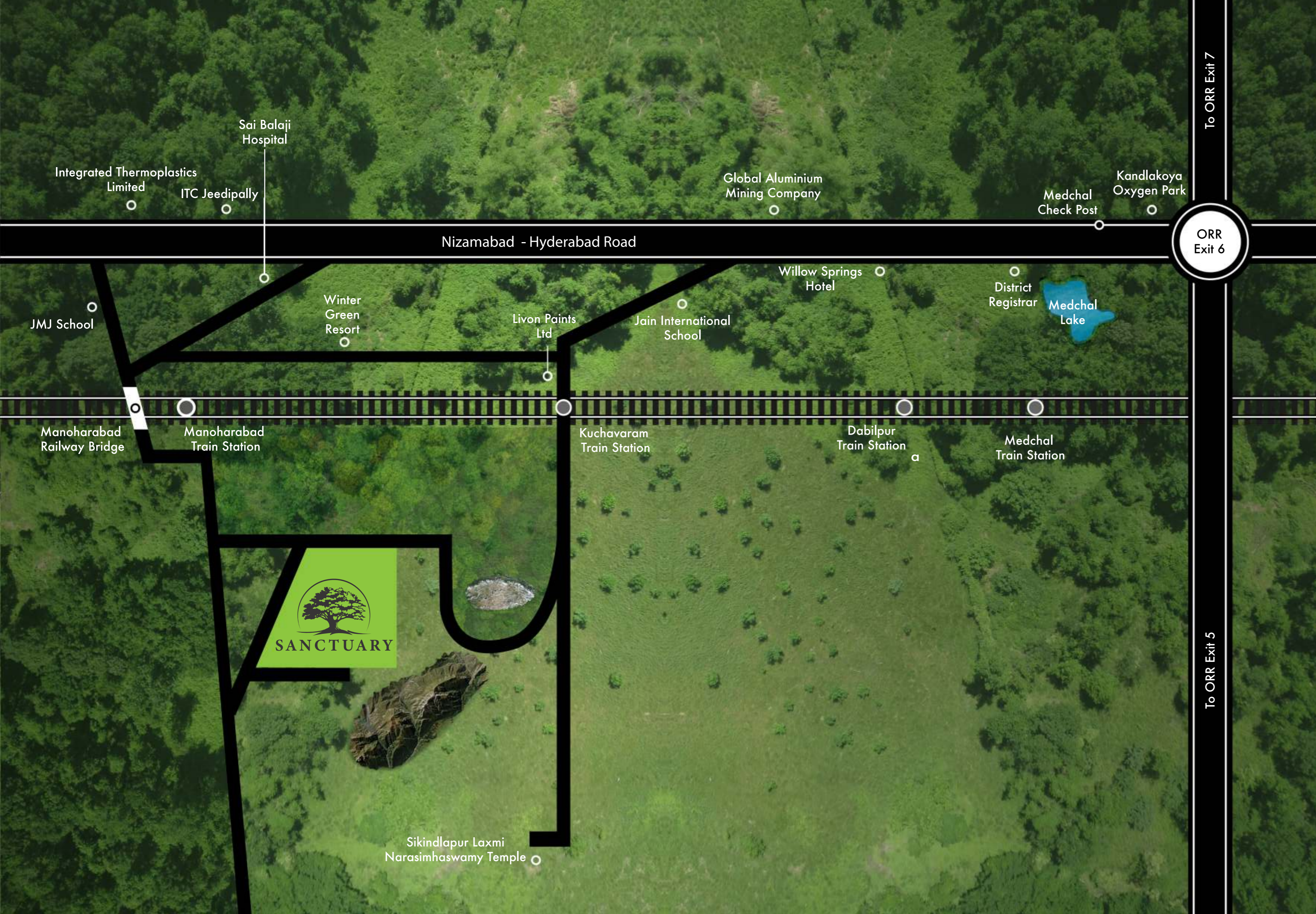
Enjoy a cosy and intimate bonfire experience in a pleasant environment with your loved ones. Swap stories under the night sky with the cool breeze of the nearby hills giving you company.



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UTMOST
LUXURY
is in our
NATURE

Enjoy all the advantages and excitement staying in the forest, along with all the modern amenities, comforts and luxury. Unwind and experience the sights and sounds of the forest in solitude from our luxury cottages.



To ORR Exit 7

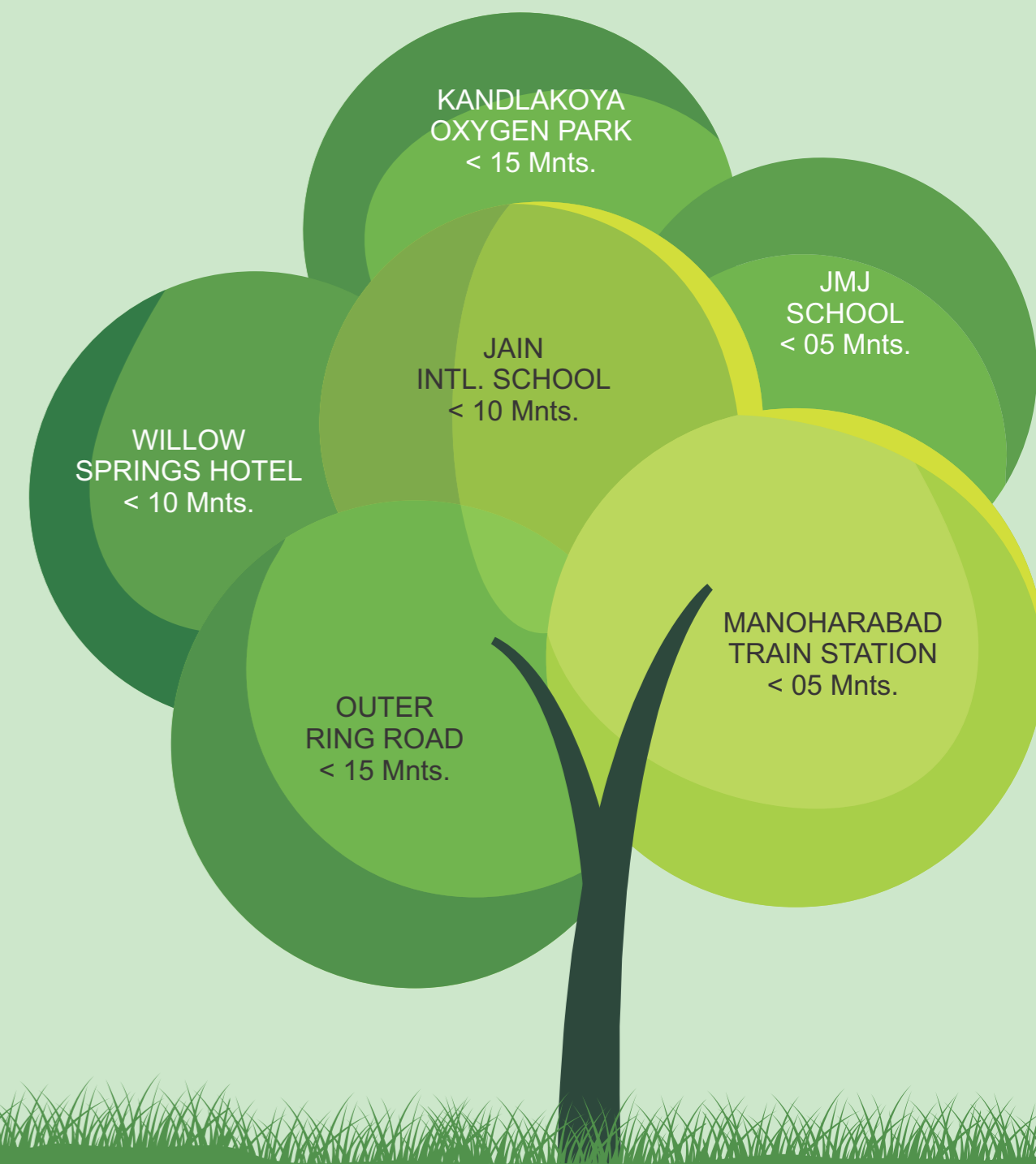
ORR Exit 6

To ORR Exit 5

Close to Nature, Closer to Life.

Take the time to experience beauty of the world around you and feel the soothing effects of nature on your life. Idyllically set just five minutes from the Outer Ring Road yet bordered by the peaceful landscape of a nature reserve, Sanctuary near Medchal couldn't be more perfectly situated.

PROXIMITY





COMMITMENT TO RISE ABOVE THE ORDINARY

Ista Homes has established itself as the premier firm for building dream-like homes. Backed by a commitment to new thinking in everything we do, we have garnered a stellar reputation over the last 10 years. What sets us apart from the rest of the home builders is our fine eye for detail. Our residential projects are built with the vision of providing utmost comfort and luxury. Ista Sanctuary is a retreat into the arms of Mother Nature that is aimed at soothing the urban heart and soul.

ONGOING PROJECTS



**VEMANA
TOWERS**
AN ELITE LIFESTYLE
AT MADHAPUR



AN ELITE LIFESTYLE
AT KAKATEEYA HILLS
MADHAPUR



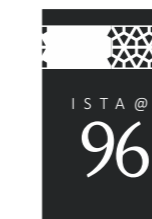
AN ELITE LIFESTYLE
AT KAKATEEYA HILLS
MADHAPUR



LEGACY
BY ISTA HOMES
BOUTIQUE LIFESTYLE
APARTMENTS
JUBILEE HILLS



AN ELITE LIFESTYLE
AT HITECH CITY



AN ELITE LIFESTYLE
AT KAKATEEYA HILLS
MADHAPUR



AN ELITE LIFESTYLE
AT KAKATEEYA HILLS
MADHAPUR



AN ELITE LIFESTYLE
AT NALLAKUNTA
VIDYA NAGAR

COMPLETED PROJECTS



HILLTOP BY ISTA HOMES
JUBILEE HILLS, HYDERABAD



SEASONS BY ISTA HOMES
MADHAPUR, HYDERABAD

COMPLETED PROJECTS



GATEWAY BY ISTA HOMES
NANDAGIRI HILLS, HYDERABAD



SENIOR BY ISTA HOMES
KAKATEEYA HILLS, HYDERABAD



ISTA @ 36
ROAD NO 36, JUBILEE HILLS
HYDERABAD



ISTA @ 124
KAKATEEYA HILLS,
HYDERABAD



ISTA @ 138
KAKATEEYA HILLS,
HYDERABAD



10+ BY ISTA HOMES
KAKATEEYA HILLS,
HYDERABAD



ISTA @ 130
KAKATEEYA HILLS,
HYDERABAD



ISTA AVENUE
KONDAPUR, HYDERABAD



PRINCESS COURT BY ISTA
KAKATEEYA HILLS,
HYDERABAD



ELEVATE BY ISTA
KAKATEEYA HILLS,
HYDERABAD



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