

SAPPHIRE

A V E N U E

SHOPS - OFFICES - 2&3 BHK FLATS





Structure Specifications

Structure

All RCC and block-work as per the structural engineer's design.

Wall Finish

Internal Walls : Smooth plaster with wall Putty and primer
External Walls : Double coat plaster and exterior paint

Flooring

Vitrified tiles flooring.

Windows

Sliding coating Aluminum windows with mosquito net, Frame with neutral stone.

Doors

Decorative main door with wooden frame, and premium fittings.
All internal doors of quality flush doors with natural stone frames.

Kitchen

Granite platform with SS sink, wall tiles up to lintel level.

Bathrooms

Designer Bathrooms with premium sanitary fittings;
Wall tiles up to lintel level.

Electrification

Modular switches with sufficient electrical points.

Plumbing

All plumbing with CPVC/UPVC Concealed Pipes.

Terrace

Waterproofing treatment on the terrace.

Water

Underground and overhead water tank with borewell.

Payment Mode for Flats :

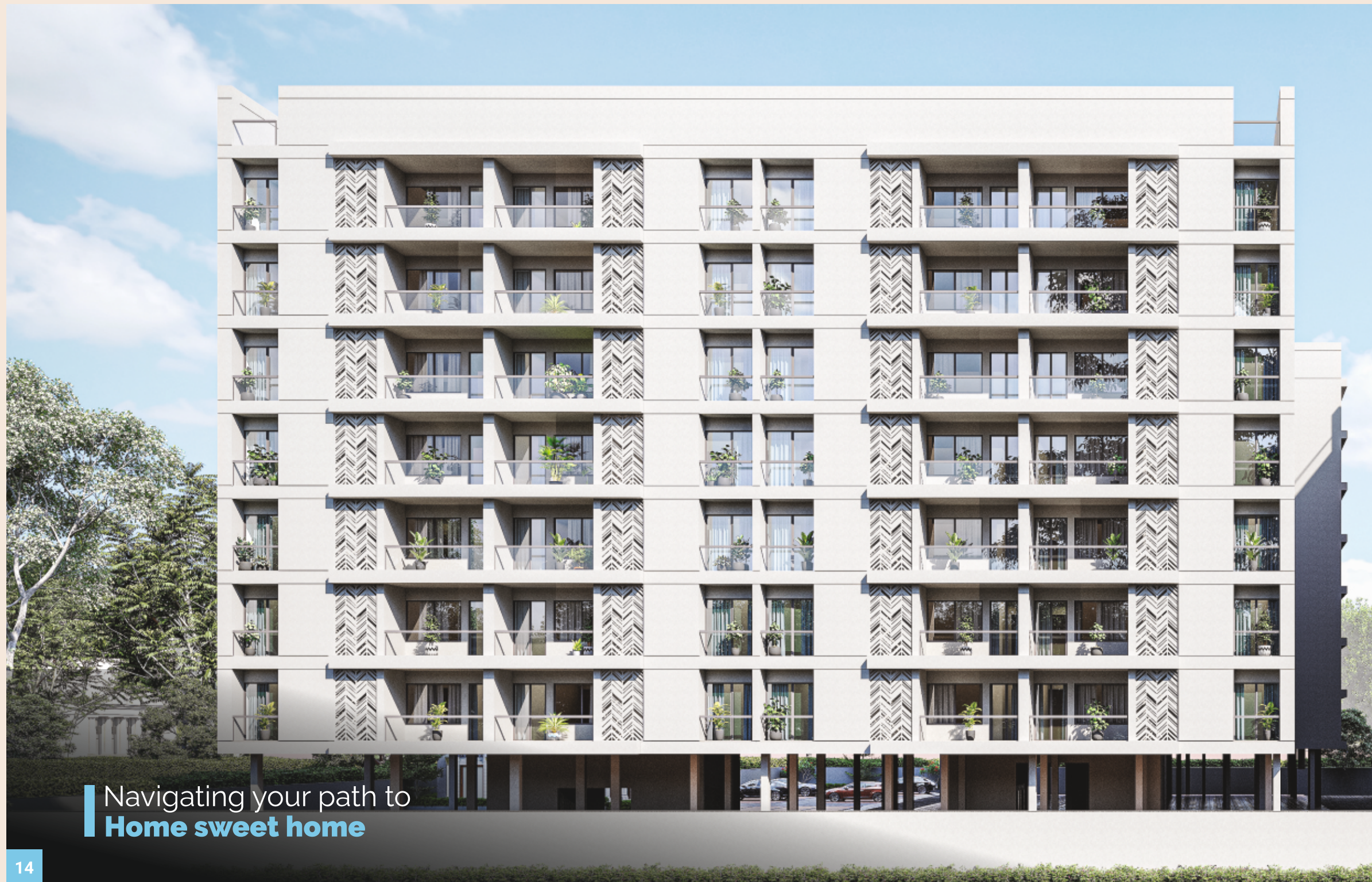
• 20% On Booking • 10% Plinth • 20% Slab Level • 15% Brick Work • 10% Plaster • 10% Sanitary Fitting • 05% Sale deed and possession

Payment Mode for Shops :

• 20% On Booking • 20% Plinth • 20% Slab Level • 15% Brick Work • 15% Flooring • 05% Sale deed and possession

Disclaimer :

1. The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract.
2. All plans are subject to any amendments approved by the competent authorities.
3. This brochure shall not be treated as a legal document; it is only for the purpose of information.
4. The areas are inactive only. The measurements indicated in the plan may vary at the time of construction.
5. All landscaping is conceptual and shall be as per the architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy.
6. The developer's reserve all the rights to make any changes as may be necessitated from time to time in the layout, building plan, and specifications without any prior notice. Such changes would be binding to all members.
7. In case of booking cancellation 90% of the amount will be refunded after booking of same unit.
8. Subject to Vadodara Jurisdiction.



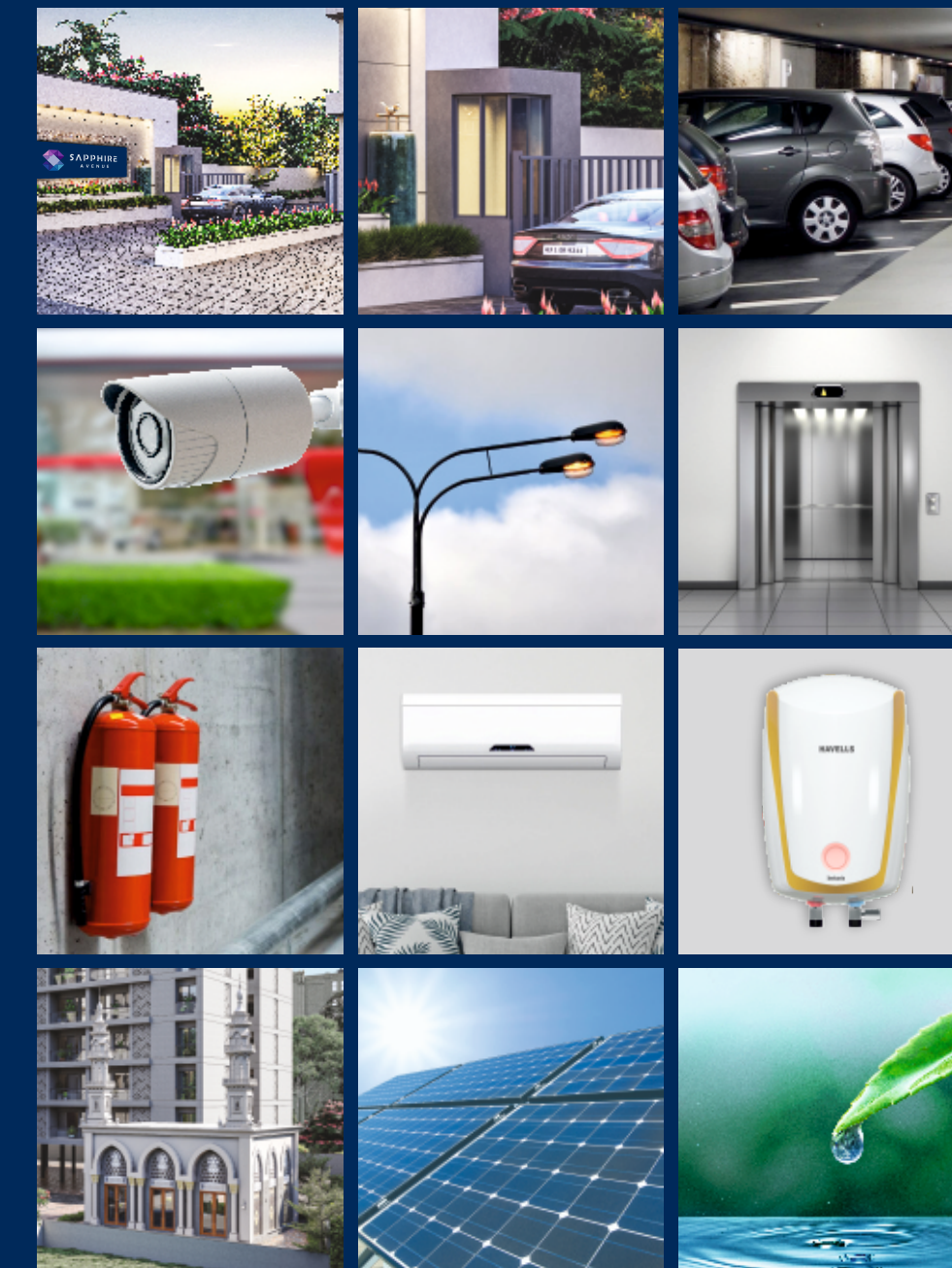
Navigating your path to
Home sweet home



Find your
Prime Paradise
at **Sapphire Avenue!**

Where every home sparkles with luxury living.

Welcome to **Sapphire Avenue**, where you will find the perfect jewel of luxurious living and sophistication. Nestled in the heart of Vadodara, our apartments offer a blend of modern design and comfort. Each residence is creatively crafted with high-end finishes, ensuring that your home is as stylish as it is functional. The definition of luxury living is redefined at **Sapphire Avenue**, with its expansive rooms and breath-taking views. At **Sapphire Avenue**, we put your comfort first. Savour a convenient lifestyle. **Sapphire Avenue** offers the ideal fusion of a serene haven and an elegant urban setting, with each element thoughtfully crafted to enhance your quality of life.



Guiding you home with **extraordinary amenities**

- Eco-friendly surrounding environment
- Attractive entrance gate
- Security cabin
- Ample Parking space
- CCTV Surveillance
- Designer street lights
- RCC internal roads
- Lift with power backup in all towers
- Fire safety
- A.C. Points in all bedrooms and hall
- Electric Geyser point in all bathrooms
- Common plot area
- Solar system for common uses in each tower
- Rain water harvesting
- Common boring
- Water proofing treatment on terrace

■ **Connectivity**

3.0_{KM}

- Railway Station
- Bus Stand

2.0_{KM}

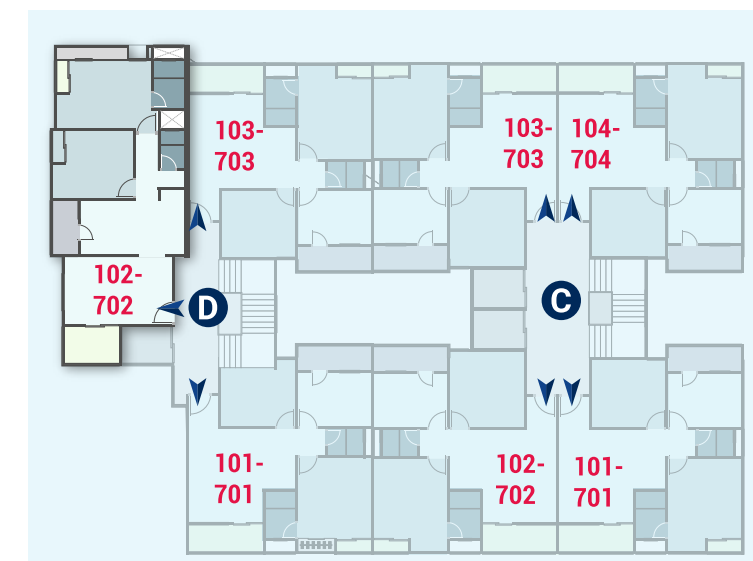
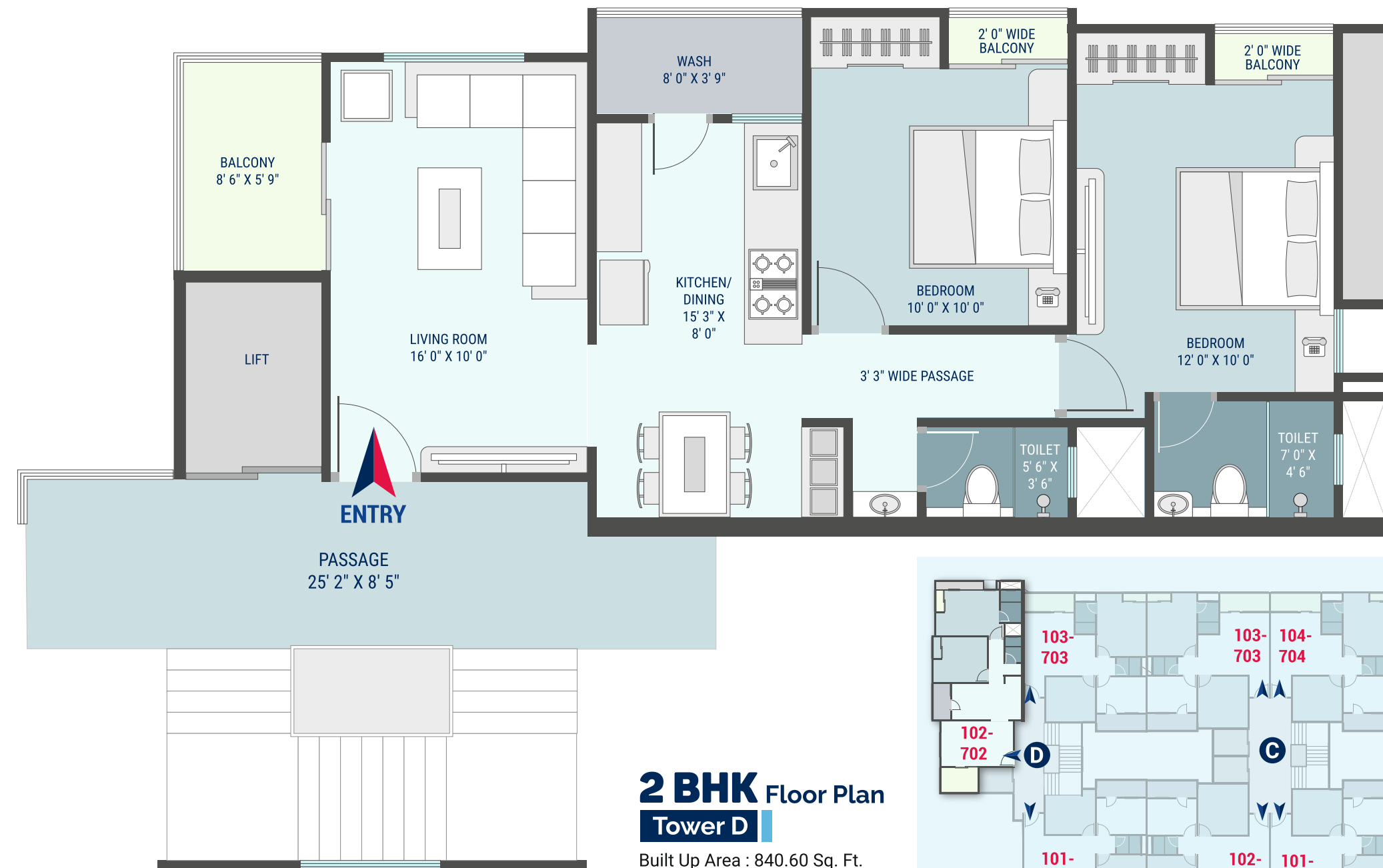
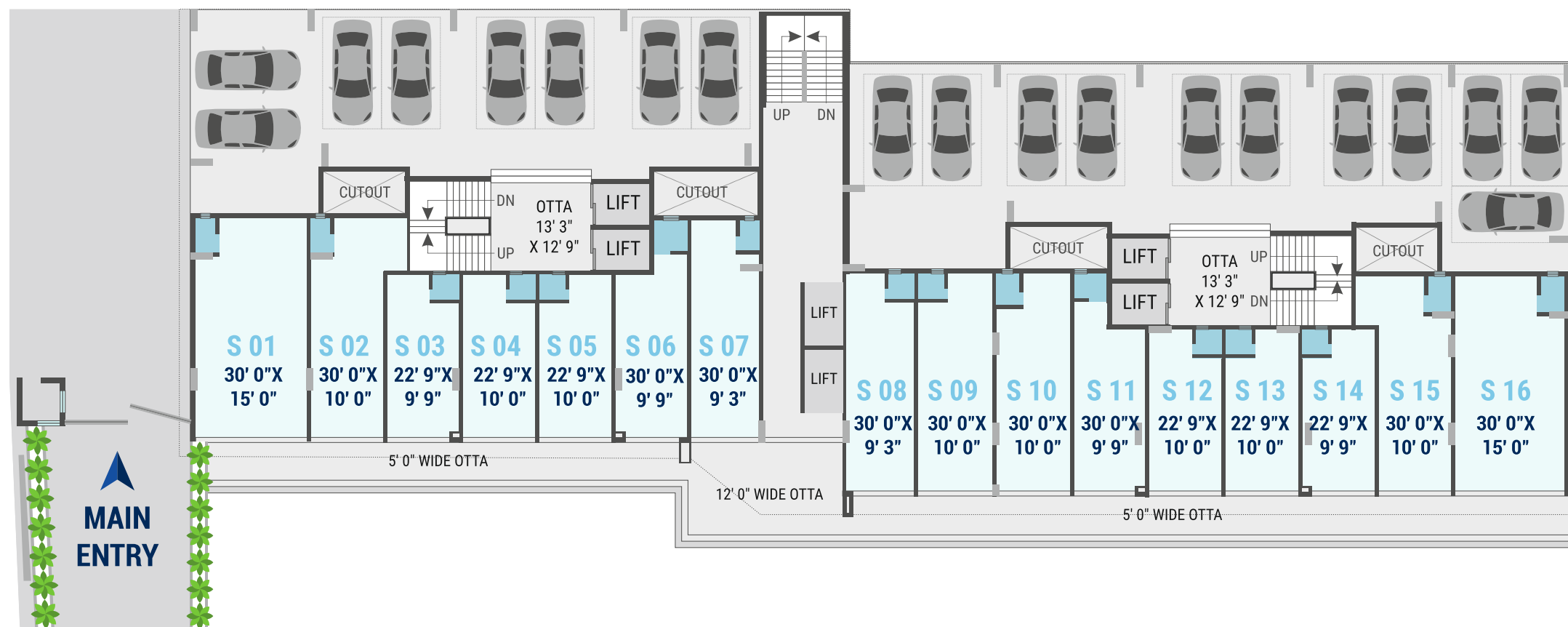
- Mall
- Multiplex

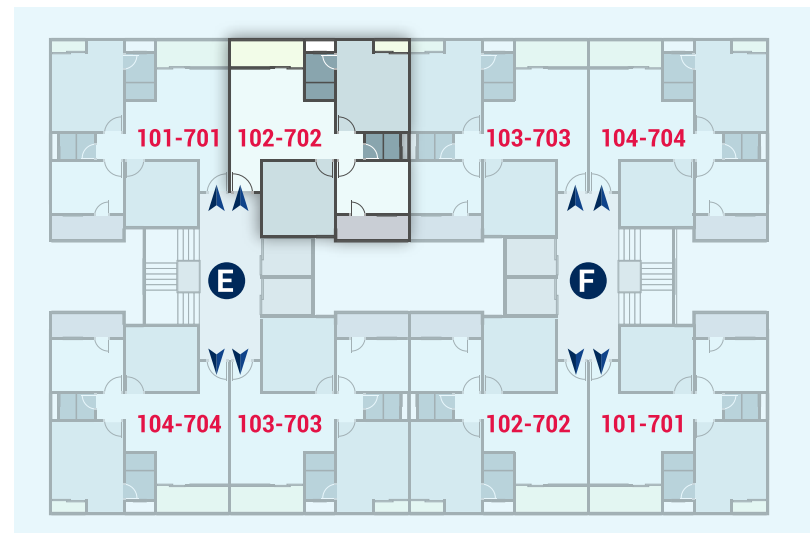
1.0_{KM}

- Hospital
- Restaurant



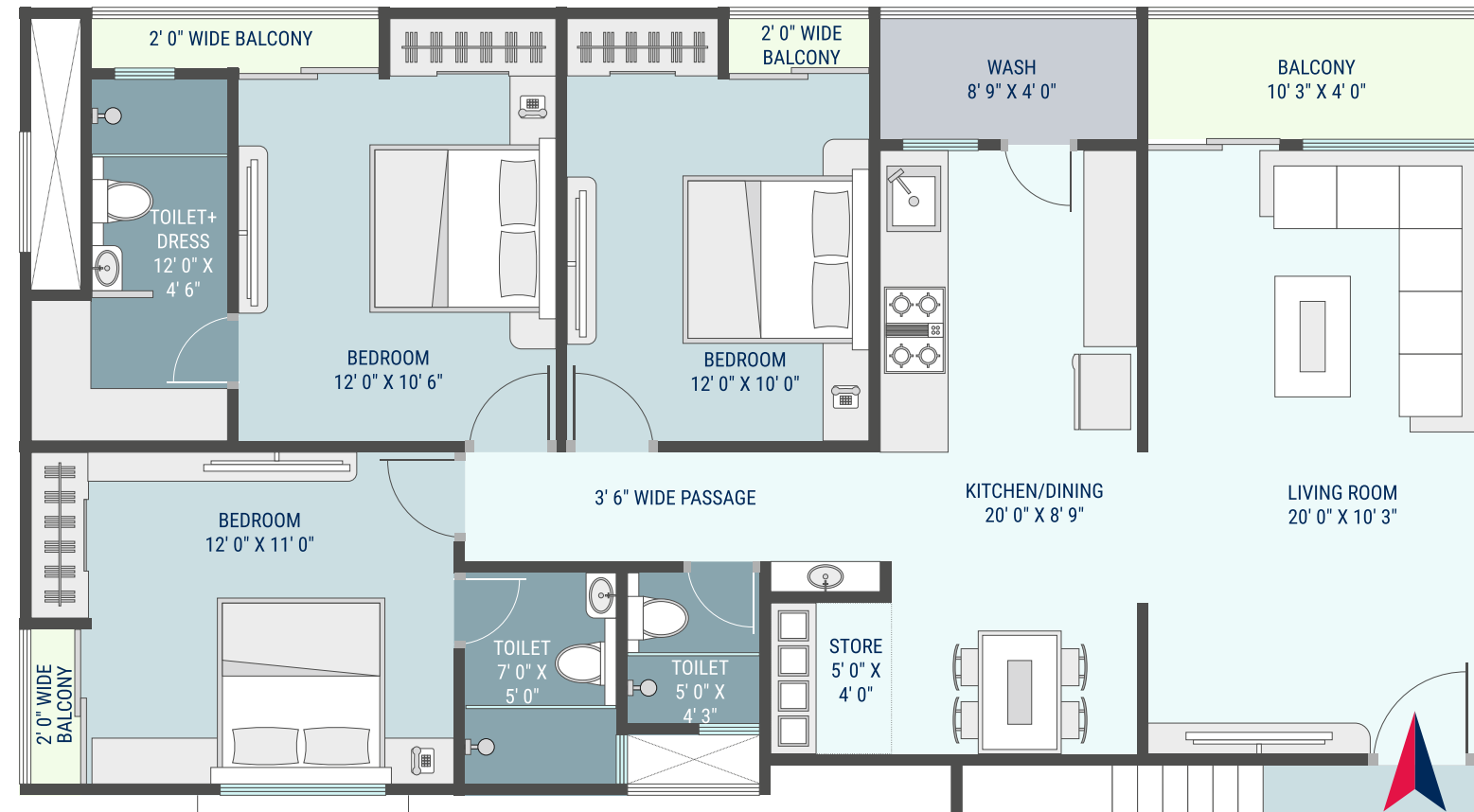
Ground Floor
Tower A & B
Shops





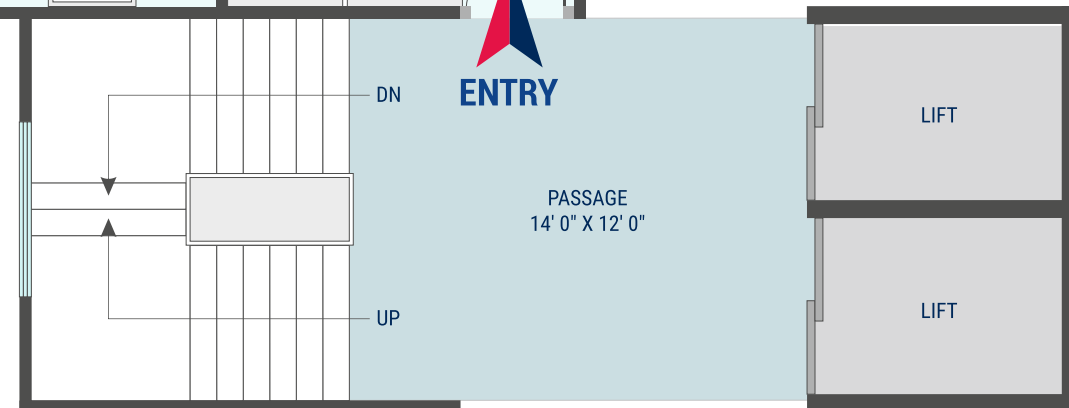
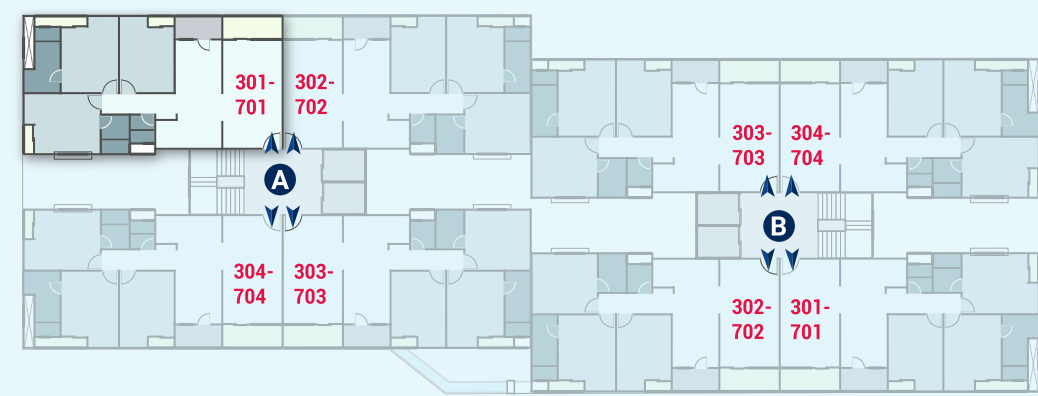
1st & 2nd Floor
Tower A & B
Shops & Offices





3 BHK Floor Plan Tower A & B

Built Up Area (I) : 1258.59 Sq. Ft.
Built Up Area (II) : 1210.87 Sq. Ft.



Empowering your
home journey with sapphire!



SAPPHIRE A V E N U E

Developer

Architect

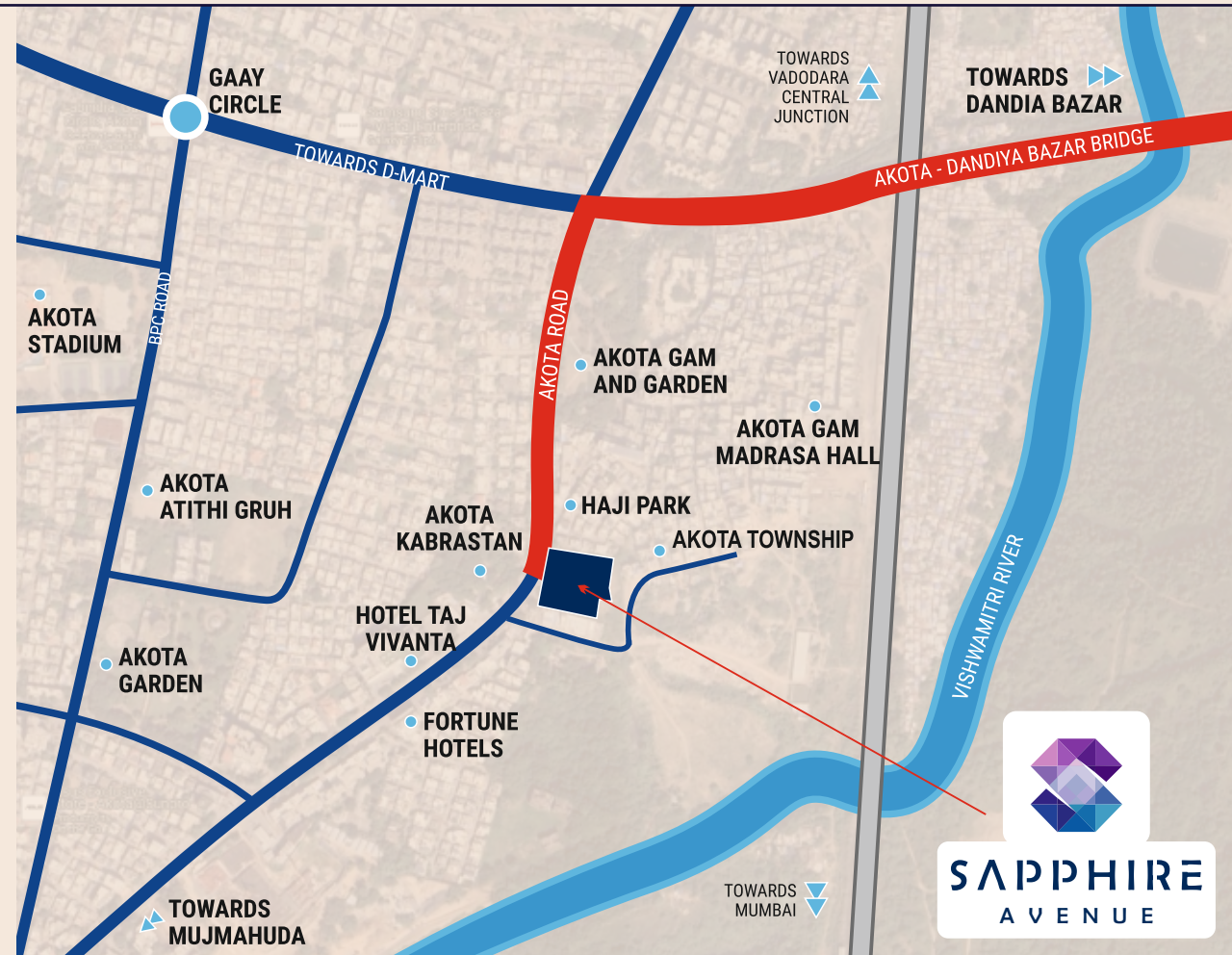


Structure



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FOR BOOKING CONTACT
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Scan for
Location



SAPPHIRE AVENUE

Next To Haji Park Society, Opp. Taj Vivanta Hotel,
Akota Gam Main Road, Vadodara - 390020

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