



VINAYAK

**SAPPHIRE**

**3 BHK LUXURIOUS APARTMENTS AND SHOPS**



“ We believe real estate is more than just building the proverbial four walls, it's about "Building a Better Life". This is the ideology with which we at Vinayak landmark group have promise to deliver the finest developments that will become some of the most iconic addresses and the most desirable residences in the state of Gujarat. ”



# LEXURY

IS IN EACH DETAIL.

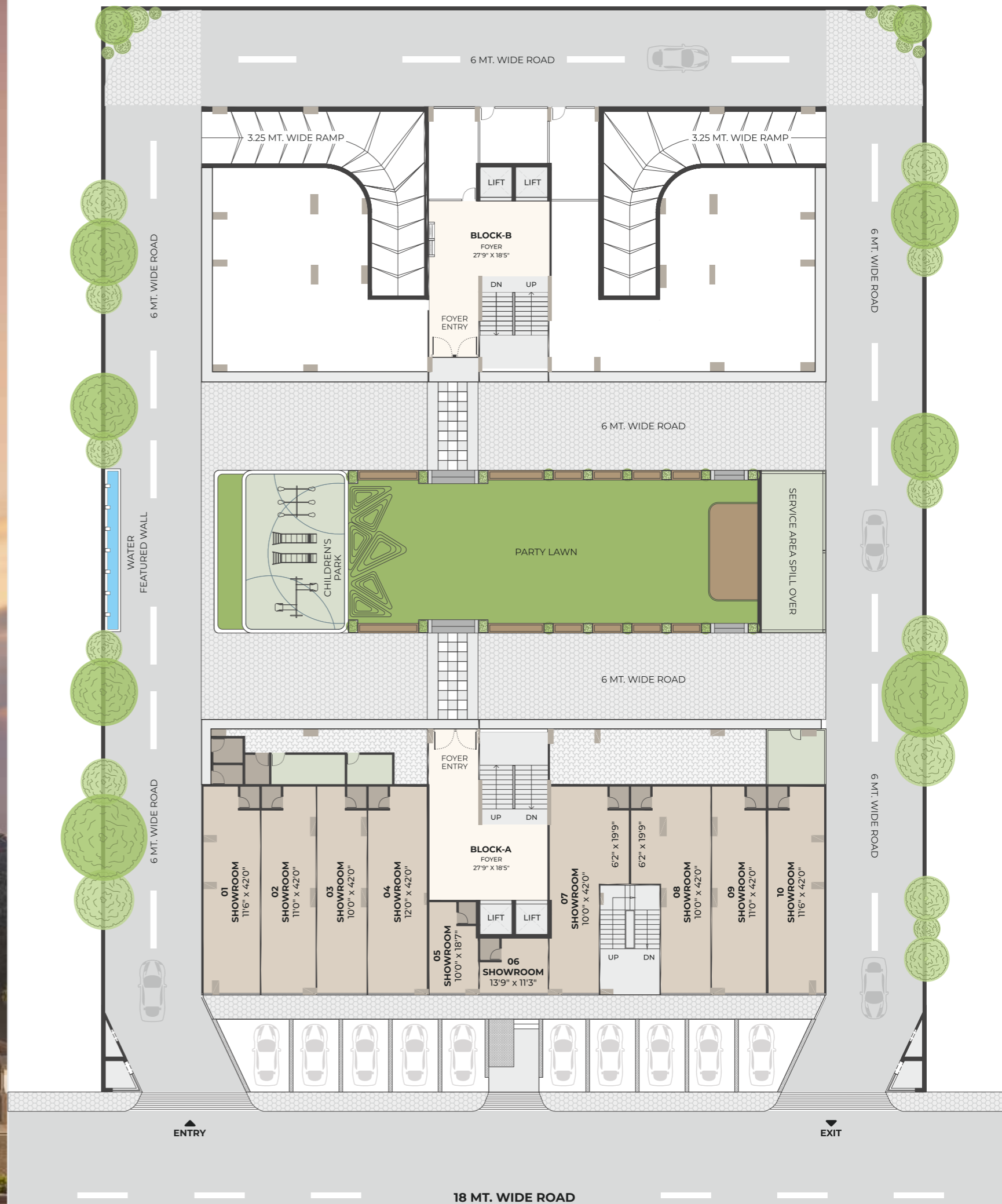


# LET YOUR MIND BASK IN SERENITY

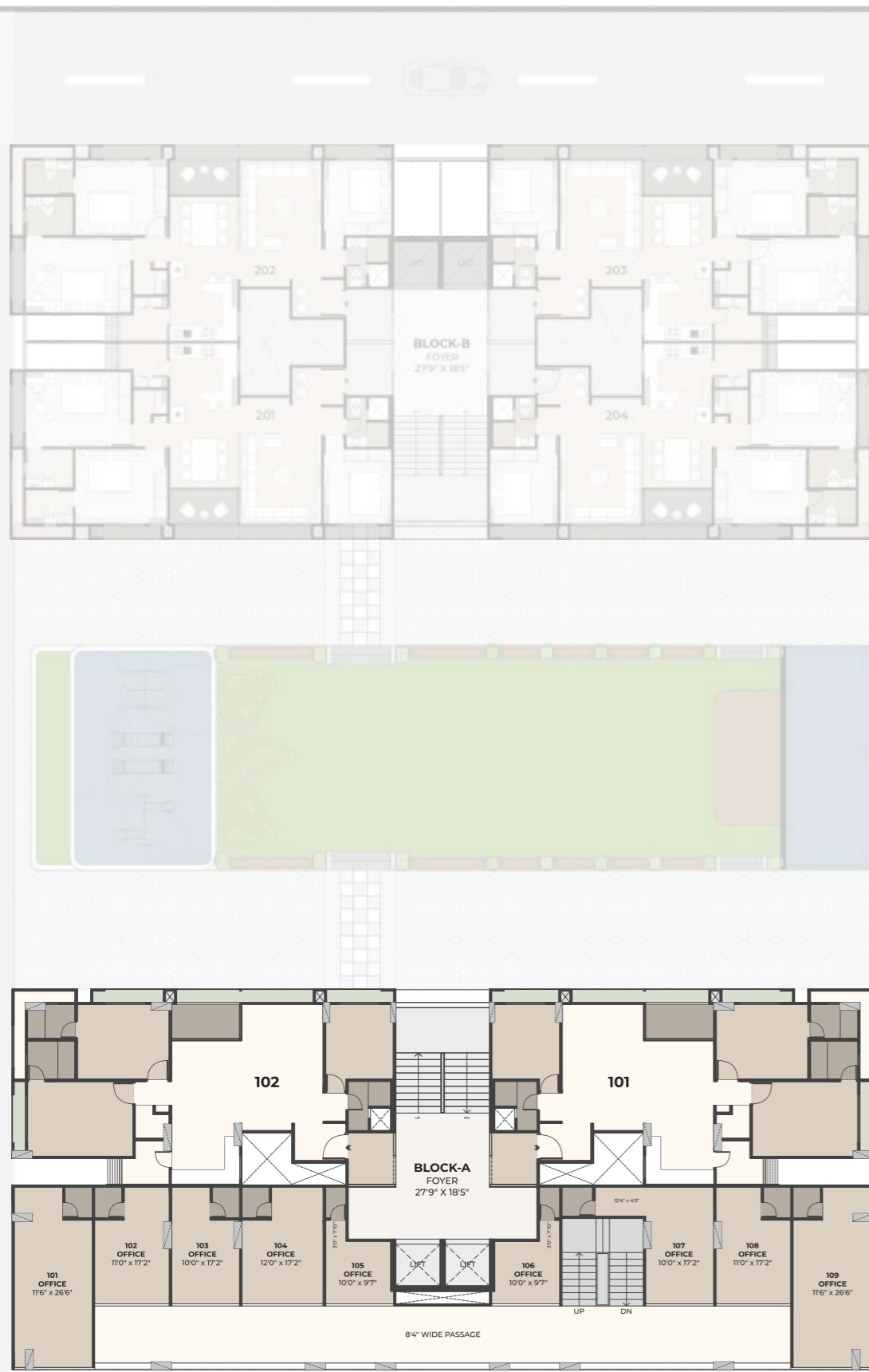
Simply stepping out takes you to a world of relaxation,  
where you can enjoy a delightful conversation and laughter  
in the company of those closest to you.



## GROUND FLOOR



FIRST FLOOR

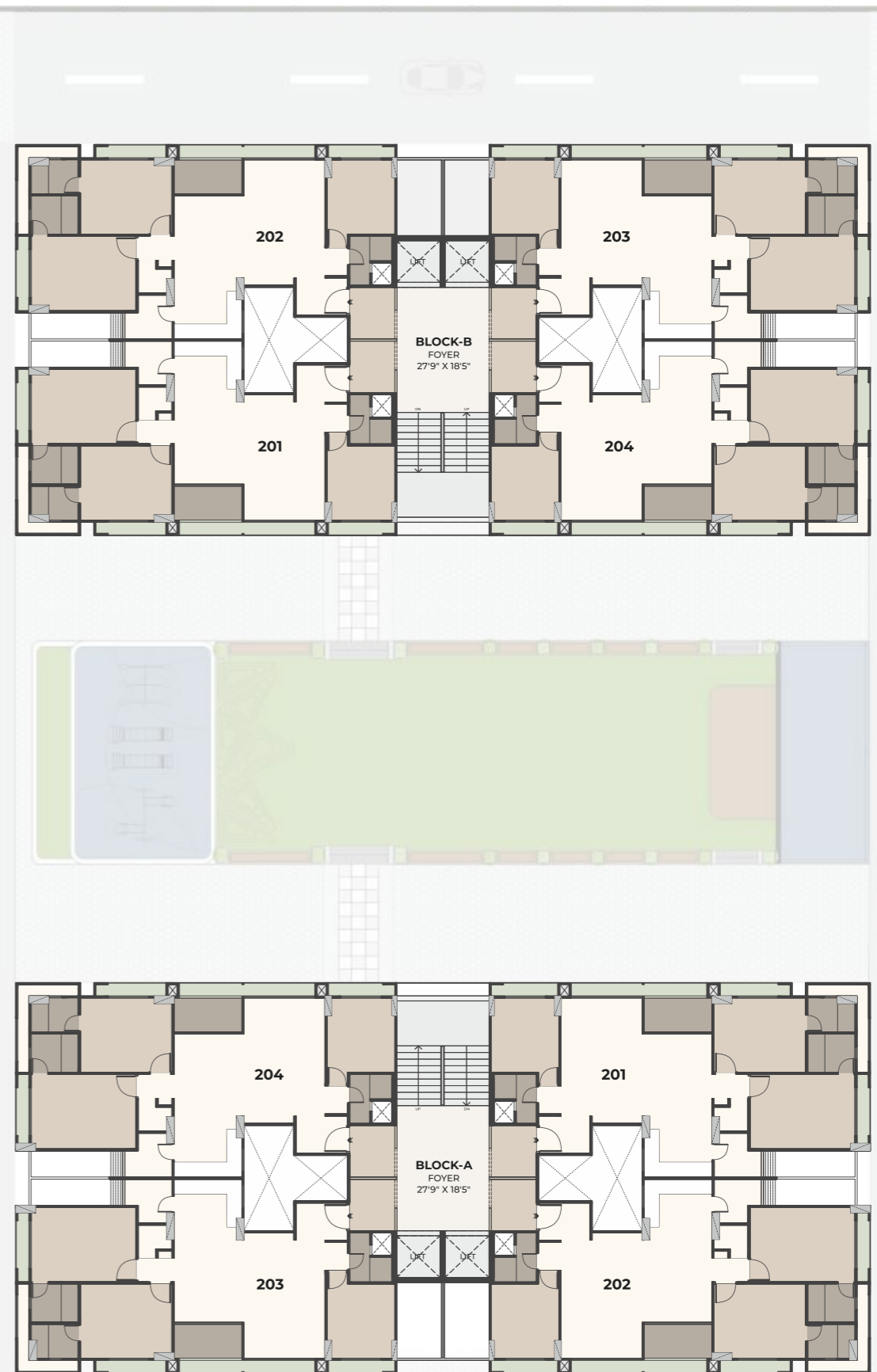


ENTRY

EXIT

18 MT. WIDE ROAD

TYPICAL FLOOR



ENTRY

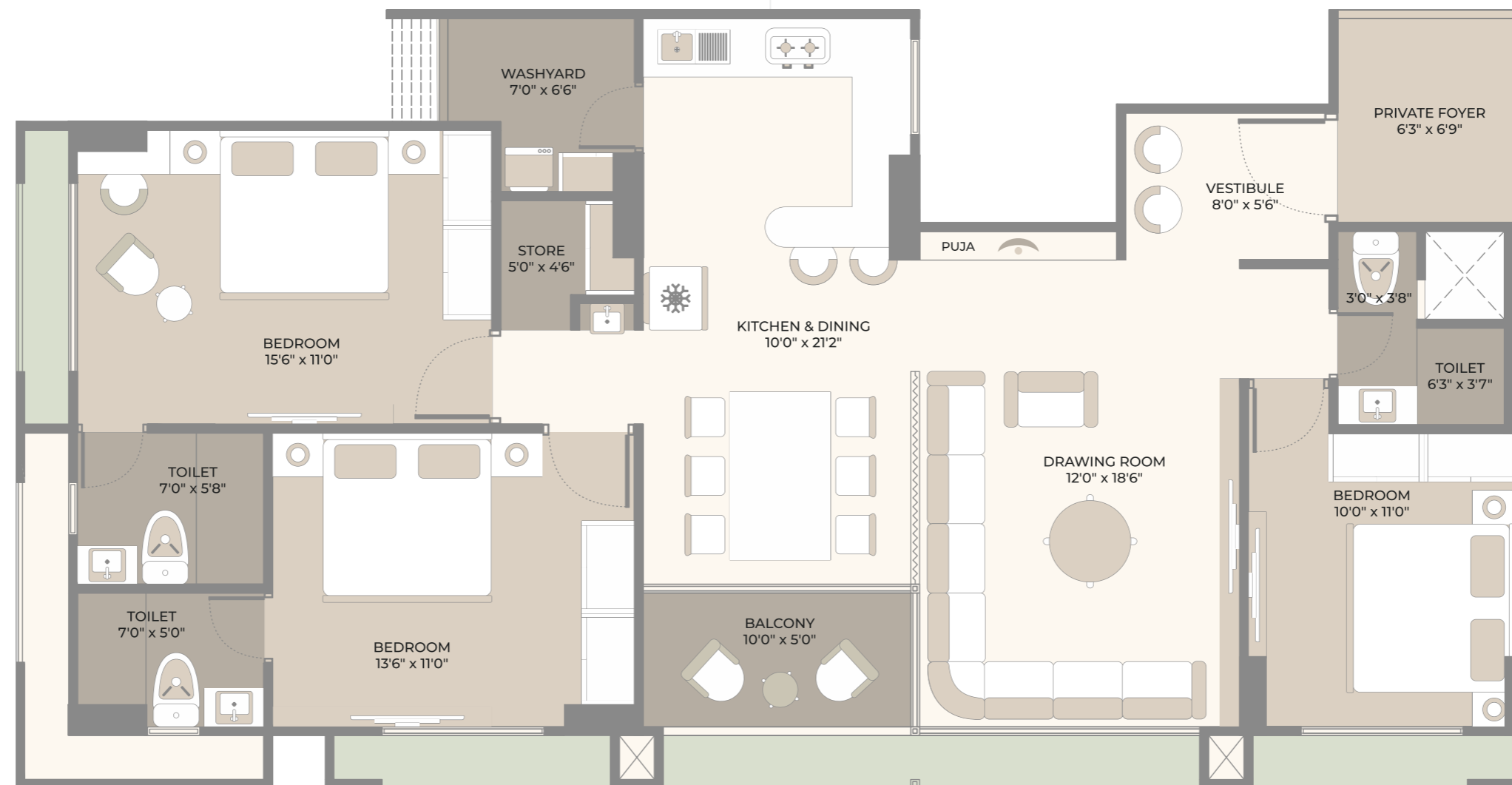
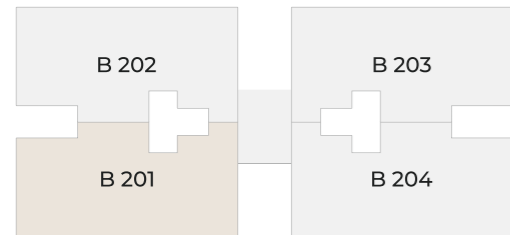
EXIT

18 MT. WIDE ROAD



# REFRESH

your mind with a morning stroll  
through pristine landscaped gardens.


























ELEGANT  
INTERIORS  
DESIGNED  
TO DAZZLE



# AMENITIES

-  24 HOUR SECURITY
-  INDOOR PLAY AREA
-  POWER BACKUP FOR COMMON AREAS
-  WATER CASCADE
-  LIBRARY WITH WI-FI ZONE
-  BRANDED FULLY AUTOMATIC LIFT
-  ATTRACTIVE ENTRANCE FOYER
-  MULTIPURPOSE HALL
-  PROVISION FOR GAS LINE
-  SENIOR CITIZEN SITTING AREA
-  EVENT LAWN
-  FIRE SAFETY SYSTEM
-  TODDLER'S PLAY AREA
-  OPEN STAGE/ YOGA DECK
-  24 HOURS WATER SUPPLY
-  CHILDREN PLAY AREA
-  CCTV SURVEILLANCE
-  ELECTRIC VEHICLE CHARGING POINT
-  GYMNASIUM
-  AMPLE PARKING
-  INTERCOM SYSTEM





## STRUCTURE

| Earthquake resistant RCC Frame Structure.

## WALL FINISH

| INTERNAL : Finished mala plaster with putty finish.  
| EXTERNAL : Double coat sand face plaster / Texture with acrylic paint.

## FLOORING & WALL TILING

| Premium quality vitrified tiles in entire flat.  
| Granite platform in kitchen with S.S Sink.  
| Designer tiles up-to beam bottom above kitchen platform.  
| Kota stone shelf in store room.  
| Granite / Kota stone flooring in wash area.  
| Anti Skid flooring in toilets.

## TOILETS

| Western concept designed toilet.  
| Vitrified tiles in flooring and dado up-to beam bottom.  
| Granite counter with ceramic washbasin.  
| CPVC/ UPVC Concealed pipe with brass ends.

## DOORS & WINDOWS

| Main door with wooden frame & safety locks.  
| Internal doors with wooden frame, flush shutter & safety locks.  
| Superior Quality hardware fittings.  
| Anodized aluminum sliding window with mosquito net and granite stone framing.

## ELECTRICAL WORK

| 3-Phase concealed conduits with PVC insulated ISI copper Wiring.  
| Distribution board with separate MCB & ELCB for all area.  
| ISI marked standard modular switches.  
| Provision for broadband, telecom & Television.

## PLUMBING & SANITATION

| Premium Quality sanitary ware & plumbing fixtures.

## HVAC

| Provision for air conditioning.



NOTES: G.E.B. charges, Legal charges, GUDA/GMC charges, deposits & other Govt. charges shall be paid separately. | Maintenance advance and deposit should be paid separately | Right of any changes in dimensions, design & specifications reserved with the developer, which shall be binding for all members. | **EXTERNAL CHANGES NOT ALLOWED.** | Stamp duty, registration fees, service charges, &/or GST on allotment and possession of flat shall be borne by the members as applicable per prevailing law. | Any additional liabilities due to change in the bye-laws, stamp duty, Govt. laws shall be borne by the member. In the event of cancellation for any reason, 10% of the basic amount plus applicable govt. levies will be deducted and balance amount will be refunded after the new booking of same unit(s). | Terms & conditions as per separate agreement. | **THIS BROCHURE IS MEANT FOR INFORMATION PRESENTATION & GUIDANCE PURPOSE ONLY**, it is not an authorized document or agreement. | This brochure does not form the basis of any contract. | Variations may occur as per local regulations and our policy of improvement. | Subject to Gandhinagar jurisdiction.

# CONVENIENT

Your neighbourhood places needs and wants within easy reach



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Scan this qr code for site direction

Scan this qr code to take a virtual tour

## SITE ADDRESS

Vinayak Sapphire,  
Opp. Madhuram Greens, Near Swagat Blossom,  
Sargasan, Gandhinagar, Gujarat - 382421  
RERA NO: PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA09373/261121  
Website: www.gujrera.gujarat.gov.in

**PROJECT BY**  
VINAYAK LANDMARK

**ARCHITECT**  
H M ARCHITECTS

**STRUCTURE**  
MARUTI ASSOCIATES

**MEPF CONSULTANT**  
SP ENGINEERING CONSULTANTS



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