

3BHK Luxurious Flats



shyamal
Sapphire 
A place where life glitters.....

Layout



Layout

9 M t r . R o a d

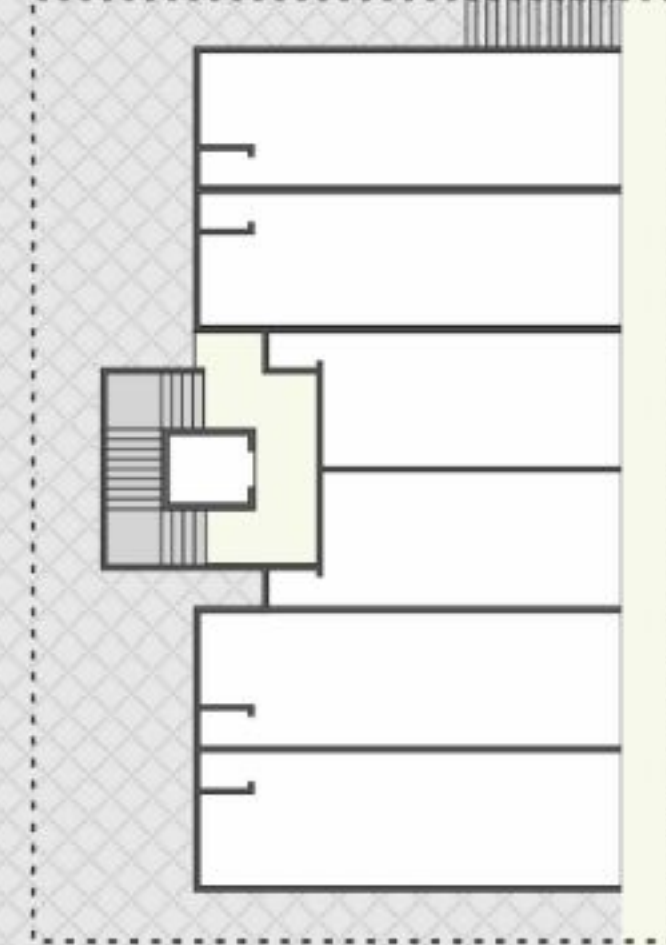
Tower - C



Tower - B



Tower - A



3 0 M t r . R o a d





Amenities

- Gym Room & Game Room
- Designer Gate with security cabin.
- Children play area.
- Jogging track for daily routine.
- Standard Elevator to each tower.
- Letter box to maintain uniformity.
- Anti termite to all buildings.
- Paved parking & internal RCC Road.
- Sufficient car parking space.
- 24 Hrs water supply.
- Individual borewell to each tower.



Specification

Structure : Earthquake resistance RCC framed structure design.

Finishing : Internal smooth plaster with white cement putty finish and External double coat plaster with 100% acrylic paint.

Flooring : Vitrified tiles with Nano polished 2x2 flooring in all rooms.

Doors : Laminated Main door & internal Enamel paint finish flush door with stone frame.

Windows : 3 track color Aluminum windows and natural stone sills with mosquito net & safety grills.

Kitchen : Granite platform with SS Sink & Premium branded wall tiles upto lintel level.

Bathroom : Designer tiles upto lintel level with Good Quality C.P. Fittings.

Electrification : Concealed ISI mark copper wiring, AC points in master bedrooms & Good quality modular switches.

Plumbing : Systmetrix concealed U-PVC plumbing.

Water Supply : Under ground and overhead water tanks.

Amenities & Specification

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Structure :

- Earthquake resistance RCC framed structure.

Flooring :

- Vitrified flooring in Shops & Offices.
- Marble / Vitrified flooring in corridor & stairs.

Toilet :

- Individual toilet in all Shops & Offices.

Finishing :

- Internal smooth plaster with White Cement Putty Finish
- External Modernistic glass clad elevation

Shutter :

- Standard Quality Shutters.

Electrification :

- Concealed ISI mark copper wiring, Good quality modular switches.

Parking : Sufficient parking space with basement parking.

Elevator :

- Standard Company Elevator.



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Site :

“Shyamal Sapphire” Near Dream Upscale,
30 Mtr Gotri Vasna Link Road, Vasna, Vadodara.

email : shyamalsapphire40@gmail.com

Contact : 90330 18191 , 90330 18192

Developers :

SHREE GANESH BUILDCON

Architect : Ruchir Sheth

Structural Engg.: Brave Consulting Engineers

Mode Of Payment : 30% Booking - 15% Plinth Level - 10% 1st Slab - 10% 3rd Slab - 10% 5th Slab - 10% Masonry - 10% Plaster Level - 05% Finishing

Special Notes :

1) Possession will be given after one month of settlement of all accounts. 2) Extra work will be executed after receipt of full advance payment. 3) Document charges, stamp duty, service tax & common maintenance charges will be extra. 4) Any new central or state government taxes, if applicable shall have to be borne by the clients. 5) Extra work shall be executed after making full payment. 6) Continuous default payments leads to cancellation . 7) Architect / Developers shall have the right to change or raise or any details here in and any changes or revision will be binding to all. 8) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 9) Refund in case of cancellation will be made within 30 Days from the date of booking of new client only. 10) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from amount. 11) Maintenance charges shall be paid extra, development charge towards drainage, water & electricity connection shall be paid extra. 12) This brochure is a conceptual, not a legal offering. This Promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein without prior permission or notice. The plan shown is only for the purpose of illustrating a possible layout and does not form a part of the offering.*

*Conditions apply

