



HEALTHY HABITATS
MADE BY YOUR CHOICES

COME FOR THE VIEWS,
STAY FOR THE LIFE UPGRADE

Presenting

sapphire

S P R I N G



Happy-sized 2 & 3 bed apartments
by the gorgeous Gottigere lake

5 mins from the Upcoming Metro | 📍 Off Bannerghatta Road



SAY GOODBYE TO ALARMS, HELLO TO ENDLESS CALM

- A massive 10-acre community
- A striking 14-storey structure with 800 thoughtfully designed units
- Off Bannerghatta Road and NICE Road
- Easy commute to JP Nagar, BTM, and Koramangala
- 3.5 acres of amenities, more than 1000 ft. wide lake promenade
- Homes with up to 75% carpet area efficiency*
- Patio homes with fluid architecture and multiple balconies
- MIVAN construction for timely delivery

Discover the address that feels just right – Book Now



WELCOME TO
sapphire
S P R I N G

Step into a life you'll never want to leave – Book Today



HERE, CONVENIENCE CHECKS IN & FOMO CHECKS OUT



At the heart of South Bengaluru's residential rise.



Fresh air, courtesy of the 40-acre Gottigere Lake and AQI under 80.



High street vibes with premium malls, hospitals, and schools, all within reach.



Steps away from entertainment and shopping hotspots.



Seamless connectivity to NICE Road.



Perfect blend of city living & nature's bounty.



30 mins to Koramangala



20 mins to JP Nagar



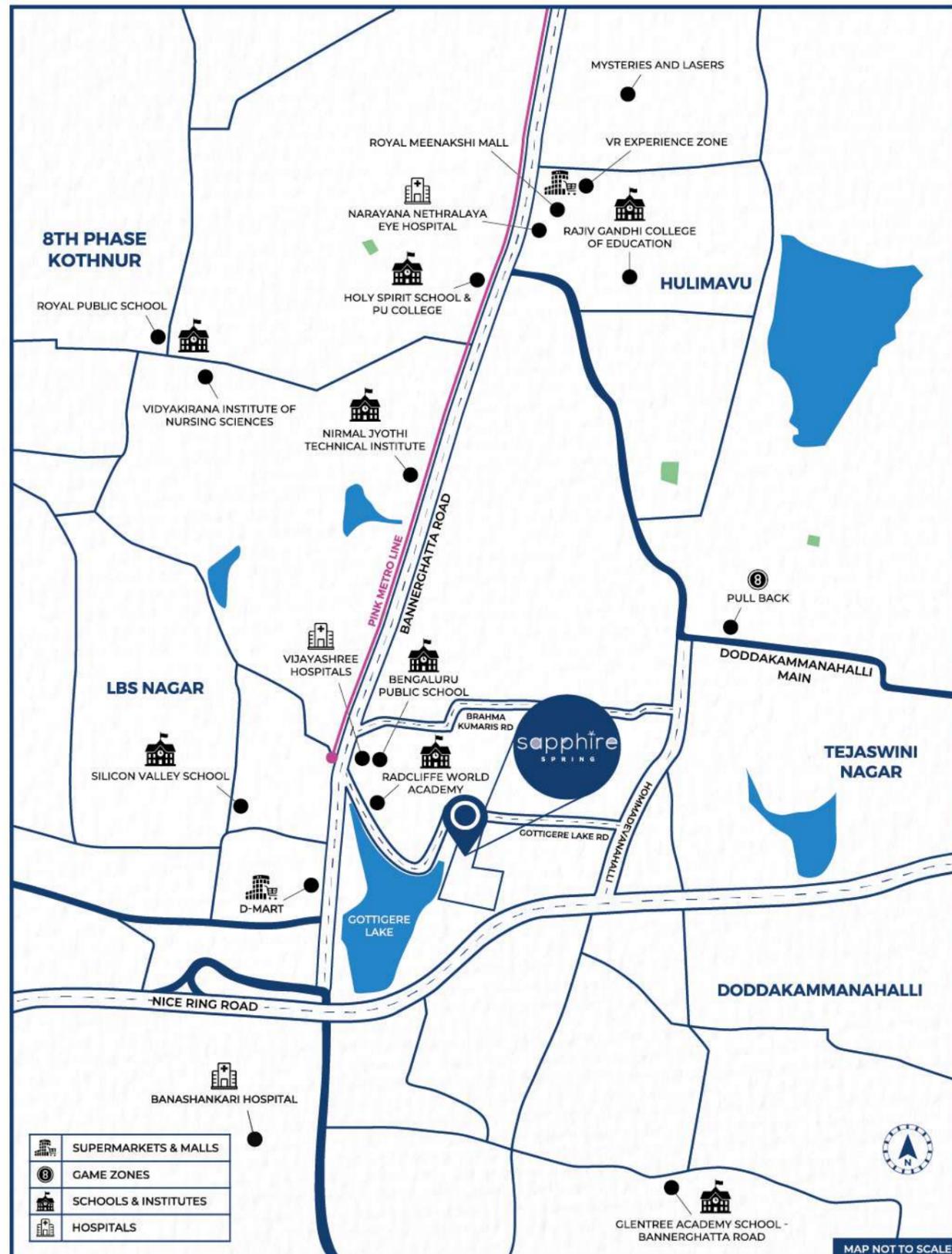
20 mins to Electronic City



5 mins from the Upcoming Metro Line

Your kind of calm is closer than you think – Book Now

LOCATION MAP



SO WELL CONNECTED, YOU'RE ALWAYS MINUTES AHEAD

HEALTHCARE

- Vijayashree Hospital - 4 mins
- Narayana Nethralaya - 5 mins
- Jayadeva Hospital - 10 mins
- Fortis Hospital - 12 mins
- Apollo Hospital - 12 mins

- Narayana Multispeciality - 20 mins
- Rainbow Children's Hospital - 20 mins
- Sagar Hospital - 25 mins
- Aster RV Hospital - 25 mins

EDUCATION

- Radcliffe World Academy - 2 mins
- Silicon Valley School - 2 mins
- Bengaluru Public School - 2 mins
- Rosemount International - 4 mins
- National Public School - 5 mins

- Glentree Academy School - 6 mins
- T.John - 8 mins
- Christ University, BG Road - 10 mins
- IIMB - 15 mins
- PESIT - 15 mins

ENTERTAINMENT

- Meenakshi Mall - 5 mins
- Decathlon Flagship Store - 5 mins
- Gatsby Brewery - 10 mins
- Indian Music Experience - 15 mins

- Centro Mall - 15 mins
- Vega City Mall - 20 mins
- JP Nagar Breweries - 20 mins
- Gopalan Innovation Mall - 22 mins

HOSUR AIRPORT

60 mins

3 ZONES, INFINITE FUN

THE URBAN FOREST

1.5 acres

of natural paradise and
central courtyard.

THE SHORE

>1,000 ft.

wide lakeside promenade
spread over 85,000 sq. ft.

THE RECREATIONAL CENTRE

20,000 sq. ft.

of a 3-storey pavilion with
modern & luxury conveniences.



THE URBAN FOREST

Where adventure leads to endless possibilities and unexpected wonders.

Reimagine your days. Envision yourself immersed in a tranquil reading nook, enveloped by the soothing sound of water and the scent of blooming flowers, under a canopy of trees providing the perfect retreat for uninterrupted solitude and peace.



The Urban Forest, a 1.5-acre natural canopy of native trees offer a tranquil green retreat.



This space offers the luxury of breathing clean, fresh air with an average Air Quality Index (AQI) under 80, ensuring a healthy environment.



Experience a unique bond amidst the tree walks, serene streams, and birdwatching spots.



1.5 ACRES OF GREEN COVER. GET COORG-LIKE AIR QUALITY IN BENGALURU.

WHAT TO EXPECT AT THE URBAN FOREST

SPRING SPLASH

- Swimming Pool
- Kids' Pool
- Pool Cabana
- Water Feature

SPRING SOLIDARITY

- Forest Lounge
- Meditation Deck
- Senior Citizen Corner
- Fire Lounge
- Solarium
- Tree Walks

SPRING SOLITUDE

- Kids' Play Area
- Seating Alcove
- View Deck
- Amphitheatre

A new season of life starts here – Book Now



THE SHORE

Where the sunsets are picture-perfect, and the fragrance of freedom is in the air.

Enjoy breathtaking sunsets from the deck, a game of tennis, or a jog along the 450-meter track. Stay active with cricket, beach volleyball, or unwind in the solarium with spellbinding lake views.

Spanning more than 1,000 ft. of stunning lakefront, with 85,000 sq. ft. of vibrant amenities that seamlessly combine excitement and relaxation.



Spread across 85,000 sq. ft., the promenade features sweeping and serene lakefront vistas.



Featuring walking paths and sports courts, it fosters an active waterfront lifestyle.



Crafted for connection, it serves as a tranquil lakeside haven for socialization.



BENGALURU'S MOST SCENIC SPORTS ZONE WITH MORE THAN 1,000 FT. LAKE FRONTAGE.

WHAT TO EXPECT AT THE SHORE

SPRING SPORTS

-  450m Jogging Track
-  Cricket Practice Net
-  Full-size Badminton Court
-  Outdoor Gym
-  Kids' Play Area
-  Full-size Basketball Court
-  Beach Volleyball

SPRING SERENITY

-  Wellness Deck

SPRING SERENADE

-  Party Lawn

Make this Spring your new beginning – Enquire Today



WHAT TO EXPECT AT THE RECREATIONAL CENTRE

- | | | |
|--------------|---------------------|-----------------|
| Reception | Squash Court | Yoga Space |
| Pantry | Toddlers' Play Area | Restaurant |
| Store | Co-working Space | Table Tennis |
| Indoor Games | Banquet | Foosball |
| Spa | Buffet Area | Badminton Court |
| Laundry | Kitchen | Gymnasium |
| Mini Theatre | Cafe | Courtyard |

THE RECREATIONAL CENTRE

The Recreational Centre features a 20,000 sq. ft. lakeside pavilion with three levels of leisure spaces and a three-storey design.

This thoughtfully crafted space is designed to offer stunning views and ultimate relaxation, perfectly blending nature with luxury. It is your gateway to a laid-back, vibrant lifestyle, with an abundance of exciting features still to come. Whether you seek solace by the lake or indulge in premium amenities, The Recreational Centre promises an experience like no other.



Lakeside Pavilion



Spread over 4 storeys with 20+ amenities



A comprehensive lifestyle experience



BEST IN SEGMENT: 3-STOREY PAVILION WITH 20+ AMENITIES.

Where nature surrounds and life unfolds – Enquire Now



FLUID ARCHITECTURE

"Codename Sunday brings a touch of nature's elegance to modern living with its fluidic architecture, inspired by the organic harmony found in the natural world. This innovative design incorporates an element of asymmetry that adds character and a dynamic aesthetic to the structure."

Mr. Girish M., Architect | Greyscale

PATIO & MULTI-BALCONY LIVING

By offering balconies of different sizes, the architecture caters to a wide range of lifestyles and budgets, allowing residents to choose the space that best aligns with their vision of home. Whether it's a compact balcony for quiet moments or an expansive one for entertaining and enjoying the lake-side views, every option reflects the adaptability and beauty of nature itself.

BALCONIES TAILORED FOR EVERY LIFESTYLE

Whether you're seeking a cozy nook to enjoy your morning coffee or a spacious terrace to host evening gatherings, our range of homes offers balconies in various sizes to suit your lifestyle. Embrace the perfect blend of indoor comfort and outdoor calm with a balcony that complements your unique living space.

FRIDAY HOMES	SATURDAY HOMES	SUNDAY HOMES
40-80 sq. ft. Balcony Area	81-100 sq. ft. Balcony Area	100+ sq. ft. Balcony Area

KEY FEATURES

A) SPECIFICATIONS:

GENERAL:

- STEEL - FE 450/500
- RCC - RMC / Site mixing
- Cement - ACC/Ultra tech/Bharathi/KCP [43 Grade/53 Grade]

RCC FRAME STRUCTURE

- Concrete/Walls - 6"/4" Solid Block Masonry
- Car Parking - Concrete finishing [VDF with 4 mm groove cut]

FLOORING

- 600 x 600 mm Vitrified flooring in living, dining and bed rooms
- 600 x 600 mm Vitrified tile flooring for kitchen
- Anti-skid ceramic tile flooring for Balcony and Utility
- Anti-skid Staircase Tiles

DOORS AND WINDOWS

- Main Door Frame is that Teak wood and internal Doors Frames will be of Hard wood
- The main door will be of Veneered Teak and internal doors shall be flush doors with paint finish.
- Windows will be UPVC sliding with clear 4 mm Float Glass ,
- French windows shall be in Aluminum sliding doors with clear Float Glass.
- Aluminum louvers in Toilets

TOILET FITTINGS AND ACCESSORIES

- Ceramic Glazed tiles dado up to a height 2.1 mtr.
- Cera or Hindware or Jaquar ,Glocera , Kerovit make sanitary ware or equivalent
- C.P.Fitting Jaquar Continental make Parryware or equivalent with provision for health faucet
- Plumbing - concealed in medium class C.P.V.C./P.V.C Pipes. All external plumbing, waste water pipes and storm water drains shall be in combination of PVC.

KITCHEN

- Provide 20mm Black granite kitchen 2.43mts length with stainless steel sink
- 0.600 mts glazed ceramic tiles dado above granite kitchen platform unit
- Provision for washing machine point and provision for aqua guard

ELECTRICAL

- Fire Resistant electrical wire of Anchor /Finolex or /Havells/Gratewhite make/equivalent.
- Elegant modular electrical switches [Crabtree/Anchor or equivalent]
- Telephone and Television points in living room.

PAINTING

- Interior ceiling– Base white oil bound /acrylic distemper
- Interior walls – Tractor brand acrylic distemper
- Exterior –Premium quality cement paint
- Doors – Main doors shall be provided with Melamine Polish, other doors shall be provided synthetic enamel paint.
- M.S railings –M.S railings shall be in synthetic enamel paint.

LIFT

- 10 Passenger lift of reputed make OTIS / KONE / JONSON

GENERATOR

- Standby generator for common areas, lifts & pumps and 0.5KVA Back up for lighting to individual flats

B) COMMON AMENITIES:

- Children play area
- Land Scapped area
- CC Cameras in Common area
- Walking pathways
- Jogging track
- Herbal garden
- Open air theater
- STP

C) FACILITY CENTER/BUILDING

- Swimming Pool
- Fully Equipped Gym
- Multipurpose Hall
- Multipurpose court
- Indoor games





NATURE TRAILS, FRESH AIR, AND ZERO NOTIFICATIONS, YOUR KIND OF RETREAT.

Artistic impression

Serenity now has a new pin code – Book Today

MASTER PLAN

LEGENDS

1. SIGNAGE WALL
2. PARKING
3. PYLON
4. SECURITY CABIN
5. COMMUNITY KITCHEN GARDEN
6. SKATE PARK
7. KIDS PLAY
8. FITNESS STATION
9. MEDITATIONAL PODS
10. YOGA LAWN
11. VIEW DECK
12. MINI CONGREGATIONAL LAWN
13. MULTI-PLAY COURT
14. TENNIS & BASKETBALL COURT
15. WALKING TRACK
16. CRICKET NET
17. UNDERGROUND RAMP
18. WATER FEATURE-1
19. CLUBHOUSE DROP OFF
20. BBQ AREA
21. POOL PAVILION
22. MAIN POOL
23. KIDS POOL
24. PARTY LAWN
25. FOREST TRAIL
26. MEDITATIONAL COURTYARD
27. SOLARIUM
28. FIRE LOUNGE
29. KITTY PARTY AREA
30. ZEN GARDEN
31. SKY WALK
32. ADVENTUROUS KIDS PLAY
33. AMPHITHEATRE
34. CONGREGATIONAL LAWN
35. SEATING ALCOVE
36. WELLNESS DECK
37. SENIOR CITIZEN CORNER
38. WATER FEATURE-2
39. ROCK GARDEN

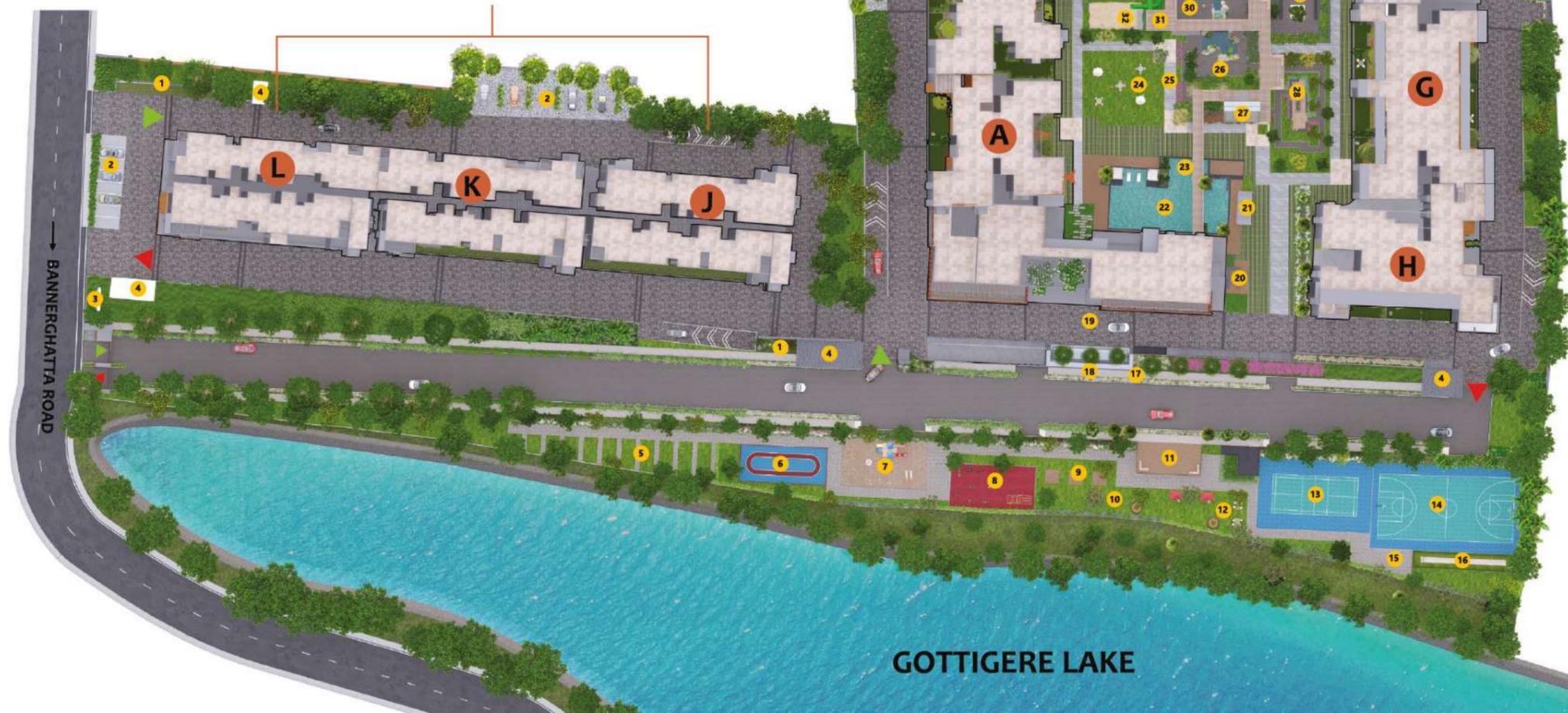
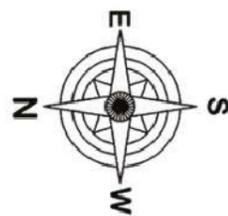
RECREATIONAL CENTER

- | | |
|-----------------------|----------------------|
| 40. RECEPTION | 51. RESTAURANT |
| 41. PANTRY | 52. KITCHEN |
| 42. CAFE | 53. TABLE TENNIS |
| 43. STORE | 54. POOL TABLE |
| 44. COURTYARD | 55. CO-WORKING SPACE |
| 45. BANQUET | 56. BADMINTON COURT |
| 46. BUFFET AREA | 57. YOGA |
| 47. INDOOR GAMES | 58. GYM |
| 48. SQUASH COURT | 59. SPA |
| 49. FOOSBALL | 60. MINI THEATRE |
| 50. TODDLER PLAY AREA | 61. LAUNDRY |

For future development SY. No's. 85/2 and 90/2

For future development SY.No's 63/8, 63/9, 63/10

For future development SY.No's 64/1 For future development SY.No's 65/1 and 65/2



GOTTIGERE LAKE

FLOOR PLANS

EVERY INCH, THOUGHTFULLY DESIGNED

SBA=1490 SQ. FT.
CA=1010 SQ. FT.
3B-2T - Friday Balcony

SBA=1470 SQ. FT.
CA=960 SQ. FT.
2.5B-2T - Saturday Balcony



3B-2T - Sunday Balcony
SBA=1515 SQ. FT.
CA=1010 SQ. FT.

2.5B-2T - Friday Balcony
SBA=1455 SQ. FT.
CA=977 SQ. FT.



KEY PLAN

TOWER A

TOWER A, 2, 6 & 10TH FLOOR

SCALE 1:150



Calm is no longer a weekend luxury – Own it Now

SBA=1635 SQ. FT.
CA = 1075 SQ. FT.
3B-3T - Saturday Balcony

SBA = 1470 SQ. FT.
CA = 979 SQ. FT.
3B-2T - Friday Balcony

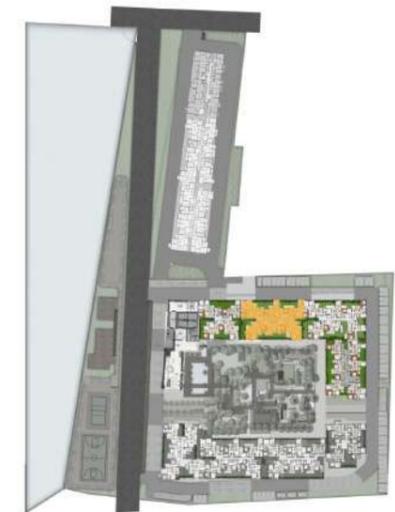
SBA = 1430 SQ. FT.
CA = 931 SQ. FT.
3B-2T - Sunday Balcony



3B-2T - Saturday Balcony
SBA= 1490 SQ. FT.
CA = 978 SQ. FT.

2B-2T - Saturday Balcony
SBA AREA = 1215 SQ. FT.
CARPET AREA = 775 SQ. FT.

3B-2T - Sunday Balcony
SBA= 1525 SQ. FT.
CA = 977 SQ. FT.



TOWER B

TOWER B_2ND, 4TH, 6TH, 8TH, 10TH & 12TH FLOOR



SCALE : 1:150

So well connected, you'll never think twice – Book Now

SBA=1635 SQ. FT.
 CA=1075 SQ. FT.
 3B-3T - Saturday Balcony

SBA=1660 SQ. FT.
 CA=996 SQ. FT.
 3B-3T - Sunday Balcony

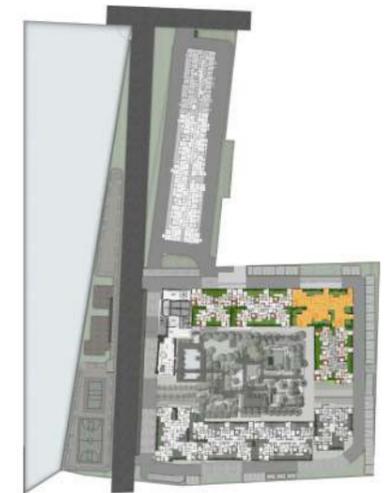
SBA=1500 SQ. FT.
 CA=1010 SQ. FT.
 3B-3T - Friday Balcony



3B-2T - Sunday Balcony
 SBA=1505 SQ. FT.
 CA=978 SQ. FT.

2B-2T - Saturday Balcony
 SBA=1230 SQ. FT.
 CA=775 SQ. FT.

2B-2T - Sunday Balcony
 SBA=1395 SQ. FT.
 CA=857 SQ. FT.



KEY PLAN

TOWER C

TOWER C 2ND, 4TH, 6TH, 8TH, 10TH, 12TH & 14TH FLOOR

SCALE : 1:150

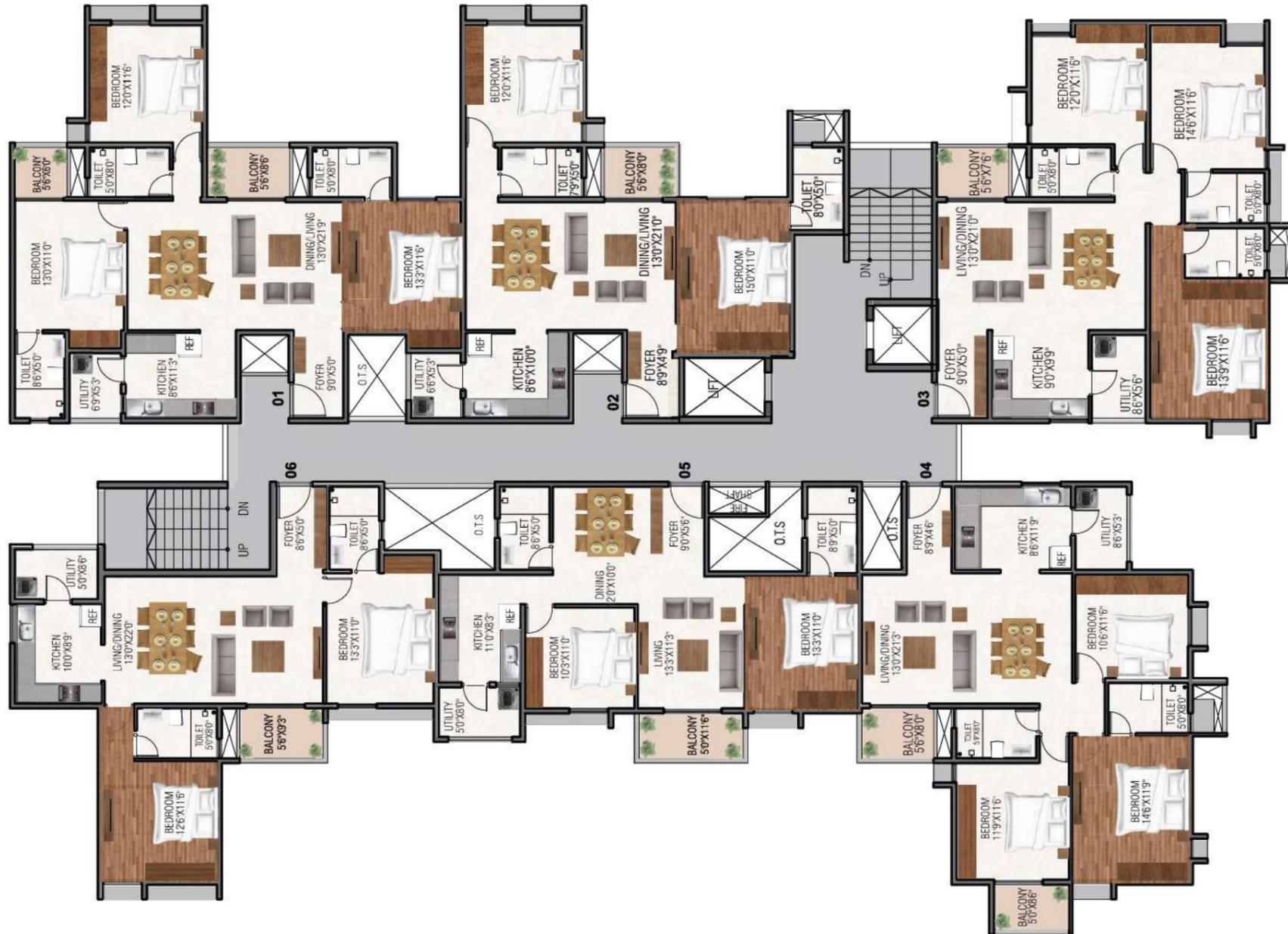


Work, play, rest – all minutes away – Enquire Today

SBA=1575 SQ. FT.
 CA=1037 SQ. FT.
 3B-3T - Saturday Balcony

SBA=1320 SQ. FT.
 CA=834 SQ. FT.
 2B-2T - Friday Balcony

SBA =1585 SQ. FT.
 CA=1084 SQ. FT.
 3B-3T - Friday Balcony



2B-2T - Friday Balcony
 SBA=1275 SQ. FT.
 CA=828 SQ. FT.

2B-2T - Friday Balcony
 SBA=1195 SQ. FT.
 CA=775 SQ. FT.

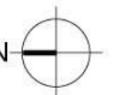
3B-2T - Saturday Balcony
 SBA=1500 SQ. FT.
 CA=990 SQ. FT.



KEY PLAN

TOWER D_FLOOR PLAN_4,6,8,10,12,14TH FLOOR

SCALE : 1:150



TOWER D

Beat the commute, live the comfort – Enquire Now



MADE BY YOUR CHOICES

It is often said that your choices define your journey. But what if we said that here, your choices do more?



ABOUT US

In the early 2000s, GRC shaped Bengaluru's skyline with a vision of healthy living, delivering 17+ projects, 1500+ happy families, and a future of luxury and growth.

Built on values of trust, honesty, and quality, GRC has created a thriving ecosystem of luxury residences, commercial spaces, and hospitals, highlighted by our masterpiece, GR Vistas.



THOUGHTS FROM LEADERS



Mr. G. Ramana Babu, Chairman

At GRC, we're not just building homes; we're creating spaces that enhance lifestyles. Every detail is crafted to make your everyday moments - family dinners, quiet mornings, and time with loved ones, more meaningful. It's about giving you more than just a house; it's about creating a place where memories are made, dreams grow, and life feels special.



Mr. G. Rajesh, Managing Director

At GRC, our approach is driven by precision and care. We believe that the smallest details make the biggest impact, and that's why we dedicate ourselves to perfecting every aspect of our work. We want our residents to feel proud of their homes and enjoy their lives to the fullest. This commitment extends not only to our customers but also to every member of our team, who works with the same passion and dedication to create spaces that truly matter.

Homes this rare don't stay available – Enquire Now

COMPLETED PROJECTS



GRC Brundavan
Mysore Road, Bengaluru



GR Sagar Nivas
Hosa Road



GR Sankalpa
Off Sarjapur Road



GR Shree Nivas
Off Sarjapur Road



GR Shruti Nivas
Singasandra



GR Shrushti
Off Sarjapur Road

& MORE...

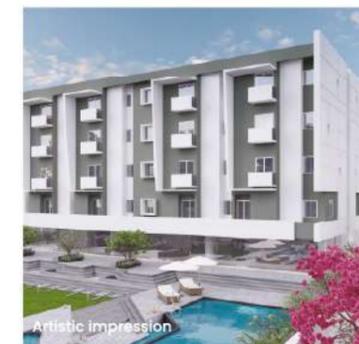
LATEST LAUNCHES



GRC Saffron Skies
Off Kanakapura Road
3 & 4 BHK, 81 units



GRC Shreekrish
Choodasandra Village, Bengaluru
2, 2.5 & 3 BHK, 244 units



GRC Subhiksha
Off Sarjapur Road
1, 2 & 3 BHK, 288 Units

Make the smart move – Book your home today



HEALTHY HABITATS
MADE BY YOUR CHOICES
GRC GROUP

insomniacs.in

 www.grcinfra.com  95383 2111

Site Address: Sy no. 63/4 to 63/13 , Gottigere village, Uttarahalli Hobli, Bengaluru, Karnataka 560083 | RERA : PRM/KA/RERA/1251/310/PR/030225/007478

The information, images, concepts, designs & visuals presented in this brochure are for illustrative and representational purposes only and do not constitute a legal offering. All specifications, designs, features, and other details may be subject to change at the sole discretion of the developer. The final terms and specifications will be as per the agreement executed between the developer and the purchaser. Prospective buyers are advised to apprise themselves of all the project details, before making any decision. The developer reserves the right to make modifications as deemed necessary for the project. The project is registered with the Karnataka Real Estate Regulatory Authority [K-RERA] as "GRC SAPPHIRE SPRING", Registration of Ph-1 No. PRM/KA/RERA/1251/310/PR/030225/007478. Project Address: Sy No. 63/4 to 63/13, Gottigere Village, Uttarahalli Hobli, Bengaluru, Karnataka - 560083. Terms and conditions apply. The project is planned under phase wise development and launches, the handover shall be made phase wise as per the completion of phase wise construction, the internal roads, drive ways, setbacks etc shall be used for ingress and egress by all the allottees in common of all the phases and adjacent projects developed by the developer. As the project is a serene lake view project, the buffer zone is effectively utilised in the project.

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