



SAPPHIRE





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A Canvas of Exclusivity

At SAPPHIRE, we redefine it as a rare art: every detail, every finish, every moment crafted

Wellness Philosophy

Wellness is the complete integration of body, mind, and spirit – the realization that everything we do, think, feel, and believe has an effect on our state of well-being.

At Sapphire, six pillars shape every path, every pavilion, every plan.

Luxury
Designed for
Life Not Just Living



Physical Wellness: Encourages movement and outdoor activity.



Spiritual Wellness: Promotes introspection and connection with nature.



Social Wellness: Encourages interaction and community bonding.



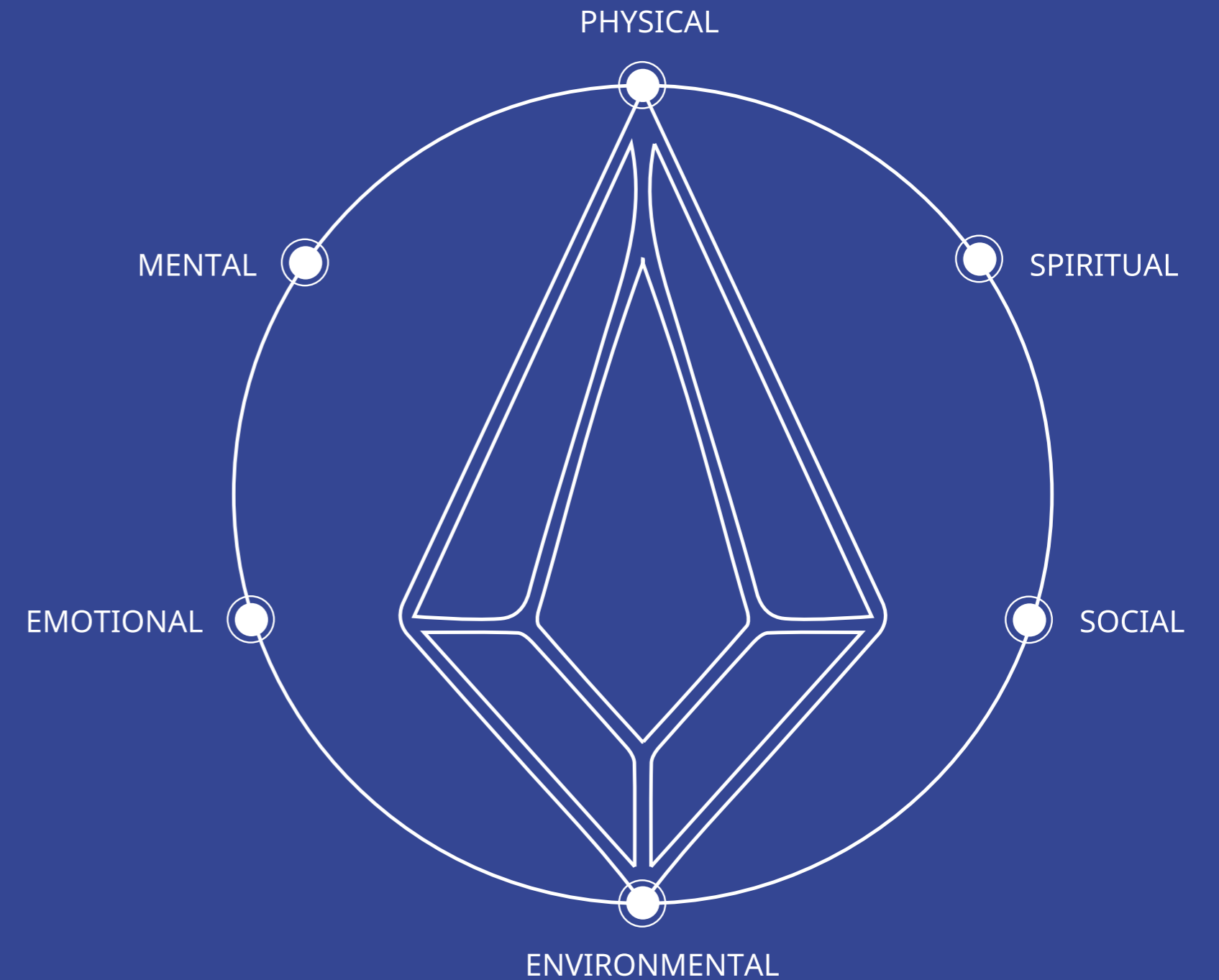
Mental Wellness: Reduces stress and enhances relaxation.



Emotional Wellness: Enhances mood and provides a sense of connection with nature.



Environmental Wellness: Supports biodiversity and sustainability.





The Art of Fine Living, Now in Your Frame

92 Villas

An intimate neighbourhood designed for the discerning few.

7.5 Acres

Ample green lungs woven into every vista.

4 BHK + Home Theatre

Every home built for family, friends, and film premieres.

2 Car Parkings per Villa

Practical luxury for your most prized possessions.

Lift Provision for Each Villa

Elevate every arrival, every floor.

100% Power Backup

Sustainable comfort at your command.

Exclusive 4-Level Club House

A private realm of wellness, leisure and celebration.



MASTER PLAN

LEGEND

1. Pavilion with Seating
2. Temple
3. Afforestation Green Belt
4. Adults Pool
5. Kids Pool
6. Jacuzzi
7. Feature Wall with Spouts
8. Meditation Pavillion
9. Water Body with Buddha Statue
10. Zen Garden
11. Outdoor Work Station / WiFi Station
12. Aroma Garden
13. Amphitheater with Projection Wall
14. Swings Park
15. Lilly Pond
16. Terminalia Tree Court with Seats
17. Cricket Pitch
18. Pickle Ball Court
19. Volleyball Court
20. Pet Park
21. Tot-Lot on Lawn
22. Sand Pit
23. Climbing Wall
24. Children Play Area
25. Participatory Gardening
26. Elders Chit Chat Zone
27. Reflexology Pathway
28. Yoga Lawn
29. Floral Garden
30. Hopscotch
31. Skating Ring
32. Outdoor Gym
33. Outdoor Musical Garden
34. Multipurpose Ground
35. Informal Cafe
36. Pavilion with Food Counter
37. Sculpture Park - Theme Wellness
38. Fruit Orchard
39. Hammock Garden
40. Forest Trails / Nature Trail Walkway
41. Half Basket Ball Court
42. Jogging / Cycle Track

Dusk at Sapphire

As the sky deepens to indigo, Sapphire glows its facades kissed by warm light, pools shimmering like cut gems.

Where Every Gathering Feels Grand

Vaulted lounges, bespoke lighting and curated nooks set the stage for celebrations, quiet retreats and everything in between



Your Private Retreat

- Swimming Pool (Adults & Toddlers)
- Cafe Lounge
- Co-working Lounge
- Creche
- Gym
- Pilates Room
- Spa & Steam
- Yoga & Meditation Studio
- Indoor Badminton Court
- Indoor Games Arena
- Guest Rooms
- Party Hall
- Restaurant and Kitchen

CAFE



GYM



YOGA STUDIO



LOUNGE



Exterior representation of the Clubhouse

The photographic and artistic impressions are for illustrative purposes only and may not be an exact representation of the final product.



Joy Woven into Every Lawn

Children's laughter drifts across manicured lawns, while parents find serenity beneath pergolas. Here, life is unplugged, unhurried and in tune with nature.

- Buffer plantings soften the edges between villas and the landscape.
- Forest trails wind through the property, inviting morning walks and quiet reflection.
- Kitchen and fruit gardens offer a harvest that feeds both body and soul.



Floor Plan

East Facing

Applicable Plot Numbers: 83, 84, 85, 86, 87

Ground Floor



First Floor



Second Floor



BUILT-UP AREA: 3112 Sq. Ft.

CARPET AREA: 2249 Sq. Ft.

SUPER BUILT-UP AREA: 3420 Sq. Ft.

West Facing

Ground Floor



First Floor



Second Floor



BUILT-UP AREA: 3382 Sq. Ft.

CARPET AREA: 2459 SQ. FT.

SUPER BUILT-UP AREA: 4105 Sq. Ft.

East Facing

Applicable Plot Numbers: 22, 23, 24, 25, 26, 38, 39, 40, 45

Ground Floor



First Floor



Second Floor



BUILT-UP AREA: 4374 Sq. Ft.

CARPET AREA: 3074 Sq. Ft.

SUPER BUILT-UP AREA: 4810 Sq. Ft.

West Facing

Ground Floor



First Floor



Second Floor



BUILT-UP AREA: 3733 Sq. Ft.

CARPET AREA: 2502 Sq. Ft.

SUPER BUILT-UP AREA: 4105 Sq. Ft.

SL NO.	DESCRIPTION	SPECIFICATION
1	STRUCTURE	RCC framed structure
2	WALLS	6" Solid concrete blocks for exterior & 4" solid concrete blocks for interior
3	DOORS	Main door & bedroom door: Thick engineered wooden frame with Monvin special protection, rubber gasket, luxury veneer PU lacquer finish. Toilet door: Similar frame with water-resistant shutter PVC laminate finish
4	MAIN DOOR LOCK	Yale smart lock/equivalent with handle
5	BEDROOM & TOILET DOOR LOCK	Yale/equivalent locks
6	KITCHEN	Provision for aquaguard, dishwasher, microwave, fridge point (kitchen sink, wall tiles & granite not provided)
7	WINDOWS	TOSTEM aluminium windows with japanese technology, anodised TEXGUARD coating, mosquito mesh
8	FLOORING	Premium marble in living, kitchen, staircase & common areas. Wooden flooring (master bedroom) Other rooms: 1200x1800mm vitrified tiles Toilets: 600x1200mm Balconies: 600x1200mm (Zealtop/equivalent)
9	CAR PARKING	400x400mm vitrified body
10	PAINTING	External apex paint with front texture finish & internal royal emulsion paint
11	RAILINGS	Aluminium top railing with toughened glass
12	SANITARY FIXTURES	Rain shower head in all bathrooms Tempesta 110 shower rail set: 3 spray in 3 bathrooms & 1 toilet handshower Grohe/equivalent
13	SWITCHES, SOCKETS & WIRES	GreatWhite/equivalent
14	ELECTRICITY	Power supply of 8 KVA per villa
15	BACKUP	100% Power backup
16	AUTOMATION	1 Light point & 1 fan point in each bedroom, ground & first floor living area
17	WATER	Water source from borewells & hydro-pneumatic system (with water meter)
18	LIFT	Lift provision in each villa
19	INFRASTRUCTURE	Sewage treatment plant, rainwater harvesting pits, water treatment plant & compound wall
20	SECURITY	24x7 security service





The Heart of Togetherness

Open, airy, and infused with light—this is where stories unfold, conversations linger, and everyday moments turn into memories.

Thoughtful layouts and seamless indoor-outdoor transitions create space that feels as expansive as it is intimate.

Your Private Escape

Lose yourself in cinematic sound and immersive visuals, all from the comfort of your custom-designed home theatre.

Whether it's movie night or game day, this is where entertainment feels truly elevated.





A Breath of Fresh Luxury

Every balcony opens to sweeping views and quiet moments. Morning coffees, evening sunsets, or midnight stargazing, your personal slice of the sky is always just a step away.



Where Taste Meets Thoughtfulness

Modern, ergonomic, and crafted for everyday ease—your kitchen is more than functional, it's inspiring. Smart storage, natural light, and premium finishes make it a joy to cook and connect.



Peace of Mind, Built In

Discreet private elevators and advanced security systems ensure seamless movement and safety across your home. Comfort, privacy, and control—all at your fingertips.



A Sanctuary of Stillness

Cocooned in comfort, your bedroom is designed for deep rest and gentle mornings. Large windows invite daylight, while premium finishes and warm textures create a space that soothes.

Space for More, Designed with Thought

Enjoy the ease of dedicated double parking for every villa. Wide, well-laid bays and direct access to your home ensure every arrival is smooth, secure, and stress-free.

Location & Connectivity

TRANSPORT

- Whitefield Railway Station - 3.5 km
- Whitefield (Kadugodi) Metro - 3.7 km
- Hope Farm Junction - 5 km
- Kempegowda International Airport - 33 km

EDUCATIONAL INSTITUTES

- PNC Cognito School - 650 m
- ORCHIDS The International School - 700 m
- Mount Litera Zee School - 1.1 km
- National Public School/ NPS - 1.7 km
- Ujjval World School - 4 km
- The Deens Academy - 6.8 km

COLLEGES

- MVJ Engineering - 5.8 km
- Don Bosco College - 7 km
- Silicon City College - 7.8 km
- Vaidehi Institute of Medical College - 9 km
- CMR Institute of Technology - 9.2 km

- Gopalan Pre-university College - 10 km
- New Horizon PU College - 13.3 km

HOSPITALS

- Aaxis Hospital - 2.5 km
- Medicovert Hospital - 4.6 km
- Manipal Hospital - 5.5 km
- Narayana Multispecialty Hospital - 5.9 km
- Svastha Hospital - 6.4 km
- Cloudnine Hospital - 7 km
- Aster Hospital - 7.1 Km
- Motherhood Asia - 8.2 km

TECH PARKS

- Goyal & Co - 5.1 km
- HM Tech Park - 5.6 km
- SCB Bridge - 6.3 km
- ITPL - 6.5 km
- ITPB - 6.6 km

SUPERMARKET

- Fresh City Supermarket - 750 m
- Families Supermarket - 1.1 km
- New Royal Fresh Market - 1.4 km
- Grandcity Market - 1.6 km
- A1 Fresh World - 1.9 km

SHOPPING MALLS

- Nexus Shantiniketan - 5 km
- Park Square Mall - 6.7 km
- Nexus Whitefield - 7.6 km
- Phoenix Marketcity - 7.9 km
- Orion Uptown Mall - 9.8 km



Approved by BBMP



SAPPHIRE

RERA: PRM/KA/RERA/1251/310/AG/180430/000875
PROJECT RERA: PRM/KA/RERA/1251/446/PR/130924/007016

42 High Street, No. 775, 100 Feet Road,
Indiranagar, Bengaluru, Karnataka, 560 038



LOCATION

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Bengaluru, Karnataka
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