



YELLOW SAPPHIRE

Developer:



Site: YELLOW SAPPHIRE,
B/S Harni Multi-Speciality Hospital,
Opp. Cygnus World School, Harni, Vadodara - 22

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E:
W:

RERA Reg. No.:
www.gujrera.gujarat.gov.in

L I V E I N S T Y L E

Architect:



Structure:

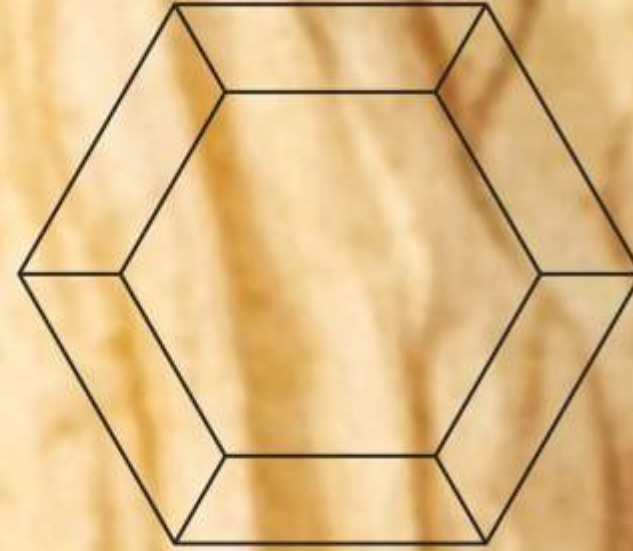


octopus design
studio





STAND
OUT FROM
THE
ORDINARY



A THING OF
BEAUTY IS
A JOY FOREVER

And what can be more beautiful than one's own home
A home that delights, pampers and spoils you with luxury
A home that elevates you to an extraordinary life

3BHK LIFESTYLE APARTMENTS













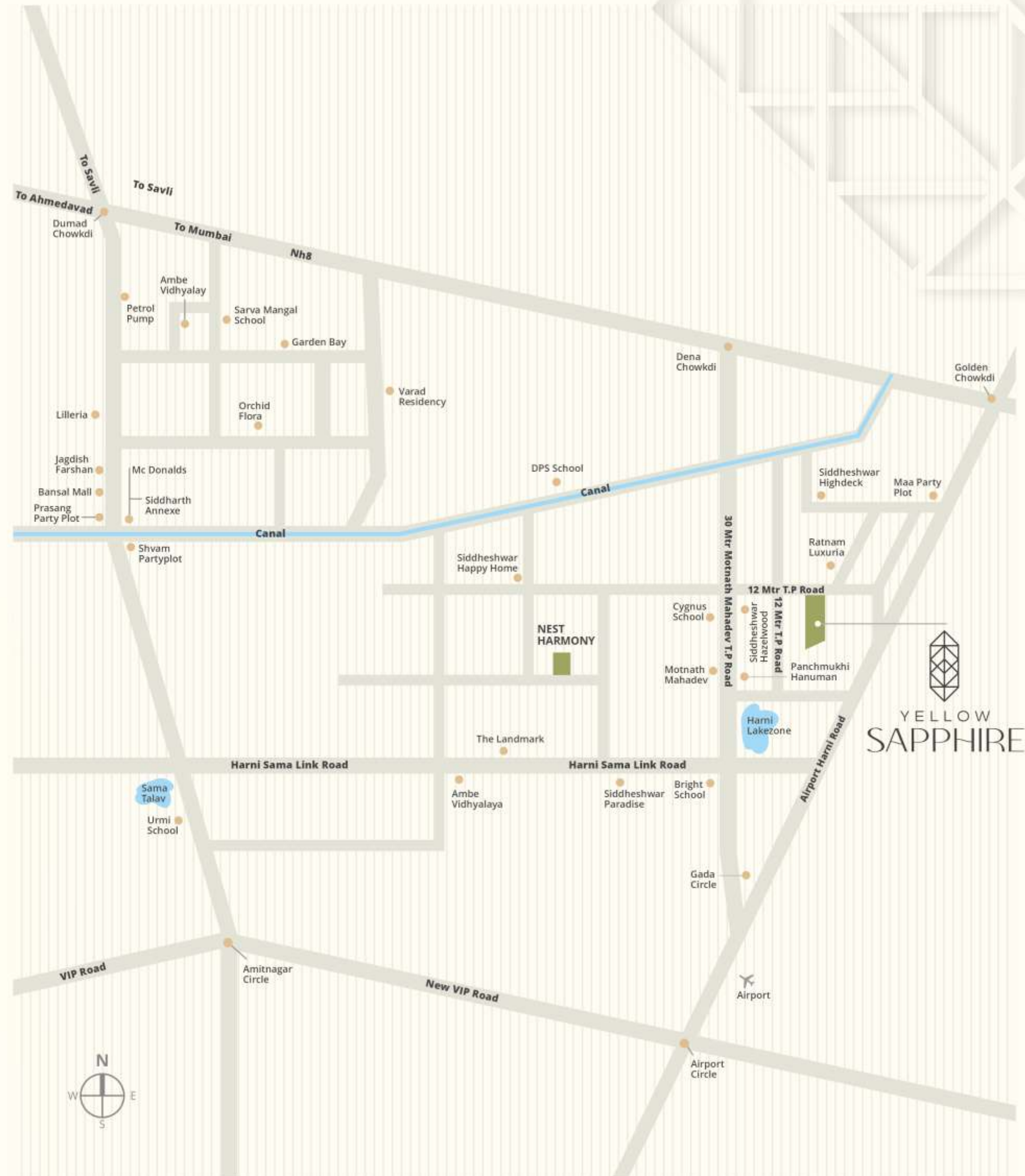
YELLOW
SAPPHIRE

POSITIONED FOR ACCESS

Conveniently located in the emerging neighbourhood of Harni, YELLOW SAPPHIRE has easy access to all facilities of a signature lifestyle as well as every corporate / commercial destinations of the city.

PROXIMITY

 Airport	1.6 Km	 Hospital	0.1 Km
 Super Market	0.1Km	 Petrol Pump	0.3 Km
 School	0.2 Km	 Temple	0.2 Km
 Railway Station	7.5 Km	 Bus Stop	0.3 Km
 Sports Center	3.5 Km	 Express Way/ National Highway	1.0 Km






YELLOW
SAPPHIRE

DESIGNED
TO
IMPRESS

The Legacy of unmatched style continues with YELLOW SAPPHIRE. A smart blend of concrete, glass and green spaces, the design is both stately and sustainable. Magnificent in every detail, the sleek facade is sure to make lasting impressions.



YELLOW
SAPPHIRE

SOPHISTICATED
REIMAGINED

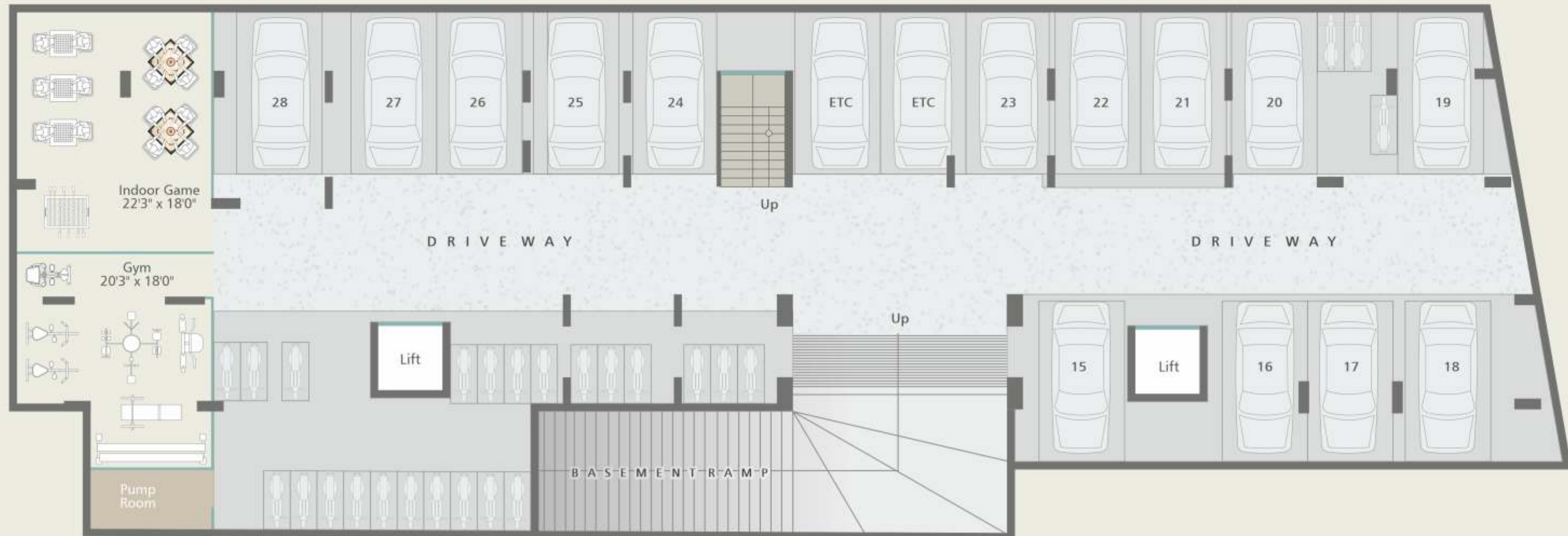


**BASEMENT
FLOOR LAYOUT**



**ADDITIONAL
SPECIFICATION**

- Entry foyer with CCTV surveillance in common area.
- Fire fighting system.
- Anti termite treatment.
- Rain water harvesting.
- Sensor / Timer lighting in common area as required.
- Provision of optical fiber piping for each flat.
- 24 hours security.
- LED light in common area.
- Enexture Board
- Name Plate



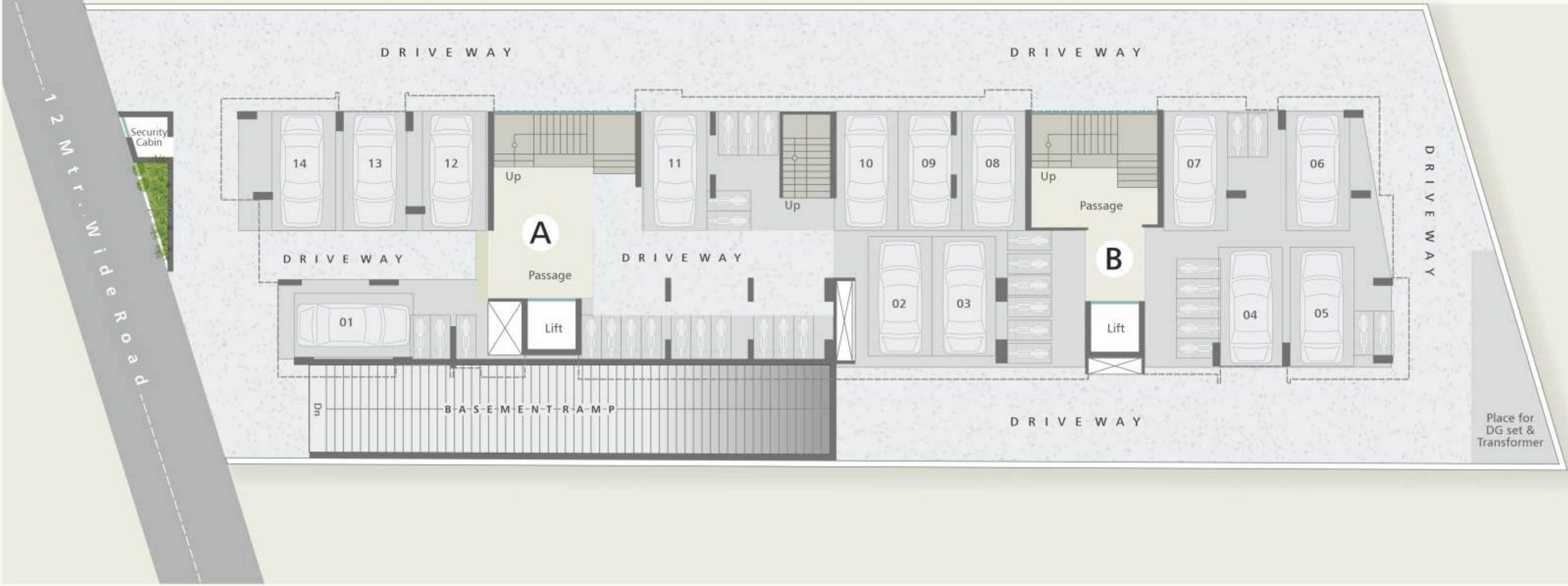


GROUND FLOOR LAYOUT



1st to 7th FLOOR

TYPICAL FLOOR LAYOUT



YELLOW
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TERRACE
FLOOR LAYOUT






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PRIDE
TO
POSSESS

YELLOW SAPPHIRE is a privileged community of elegant homes that are in the true tradition of luxury. Both the towers offer pristine views of the surrounding nature and also connect to generous amenities spread across the ground and terrace level.



BEST IN CLASS SPECIFICATION



STRUCTURE

- Earthquake resistant RCC structural design.



ELECTRICAL

- Three phase concealed copper wiring as per IS standard.
- Modular switches.
- Geezer point in each Bath Room.
- T.V point in living room & one M. Bed Room.
- R.O point below CP.
- Separate MCB for each room & A.C.
- A.C point in living room and all bed rooms.



WALL FINISH

- Interior : Smooth finish plaster with two coat putty & primer.
- Exterior : Double coat plaster with weather resistant paint.

KITCHEN

- Good quality granite sandwich platform with SS sink & glazed tiles dedo up to Lintel level.



BATH ROOMS

- Premium quality tiles dedo up to beam bottom with premium quality bath fitting & sanitary ware. (Jaguar / CERA / AGL)



WINDOWS & DOORS

- Alluminium section powder coated sliding windows with glass, mosquito net shutter & safety grill.
- Granite / Stone frame.
- Main Door : Decorative door
- Internal Door : Laminate flush door with granite frame.



MASONARY

- AAC block / Brick.

FLOORING

- 4 x 2 Ft. premium quality vitrified tiles in all rooms.
- Anti-skid flooring in wash room.



TERRACE

- Tiles with water proofing treatment.

OTHERS

- Automatic 8 passage elevator.
- Trimix Concrete in internal road & basement parking and good quality tiles in GF parking.

- Attractive glass closet and sitting in GF / Stair foyer.
- M.S Railling

FLOOR PLAN
INSIDE ▶



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TOWER - A
3 BHK



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TOWER - B
3 BHK






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DEvised TO DE-STRESS

Retreat to your own 'hidden paradise' right in the comfort of your home - our lush terrace garden, replete with all things Zen, with Lush Green Gardens, Tranquil Lounges, State of the Art Gymnasium, Yoga/Meditation Room, Snack Room, Billiard and indoor Games Room, our terrace floor is a perfect setting to relax and rejuvenate.

PLUNGE IN TO GET REFRESHED !



1 Car & 2 Scooter
Parking with
Charging Point



Security System
- CCTV Camera
- Security Cabin



Solar System for
Common Light



Passenger
Lift with ARD (8 Person)



Multipurpose Hall
(Terrace)



24 Hour
Water Supply



Indoor Sport
(Basement)



Entry Glass
Foyer in Ground Floor



Gym
(Basement)



Power Back up
For common area



Fall Cilling in foyer
(Common Lobby)



Terrace
Garden



Vastu
Compliance

