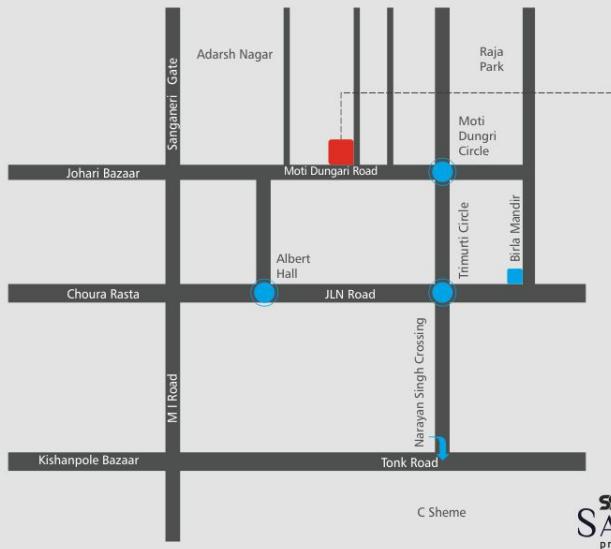




LOCATION MAP
(map not be scale)



Site Address : Sapphire, K-3, Moti Dungri Road, Jaipur



ab Design Studio 38 29061920



Builders & Developers :

SHIV SITAL BUILDERS PVT. LTD.
Sapphire, K-3, Moti Dungri Road, Jaipur
T: +91 141 2603001

Architects :

MALHOTRA ARCHITECTS PVT. LTD.
Architects -Engineers - Interiors Designers
C-86-B, Nand Kishor Pareek Marg, JLN Marg, Bapu Nagar, Jaipur

CALL : +91 98289 99999 | 99826 66666 | e-mail : info@shivsital.com | web : www.shivsitalbuilders.com

Disclaimer : Builders and Developers reserve the right to change any design and specification of the building without any prior notice and information. This booklet is for illustration purpose only and it cannot be in any way treated as a legal document. All information, specifications, plans, material and visual representations contained in the booklet, brochure, model & sample flat are subject to change from time to time by the developer and /or the competent authorities and shall not form part of the offer or contract.



the perfect backdrop for a beautiful life





Some say it sits high, others say it stands tall.

Either way the majestic Sapphire exudes unparalleled beauty.

Step in to a Lavish Life. Of Course. Your Dream Luxury Living is now true.

Lifestyle living of 46 Super Luxury Apartments with 4 BHK Luxury Penthouses,
SAPPHIRE is one-of-a-kind residential complex where super luxurious homes will not only portray
your stature but will also make sure that you shine above the rest of your society.

W E L C O M E

First Building of Rajasthan with

EXTERNAL STONE CLADDING Finish

spacious PROJECT

12

Storey Building

46 Super

Luxury Apartments

4 BHK

Luxury Flats

4 BHK

Lower & Upper
Penthouses

top-of-the-line ASSORTMENTS

2 Penthouse

+ Open Terrace

1 KVA

Power Back-Up
in Each Flat

Elegant

Modular Kitchen

Elegant

Lift Lobby

Showroom

ultra modern CLUB HOUSE

Roof-Top

Swimming Pool

Modern

Gymnasium

Steam

Sauna & Jacuzzi

A HOME
THAT ANNOUNCES
**YOUR
ARRIVAL
ON A VERY
BIG STAGE**

Let Life Begin!

A HOME THAT ANNOUNCES YOUR ARRIVAL ON A VERRY BIG STAGE

! wie ich es will

embrace a slice of
paradise





where living is a luxurious affair

The Ground Floor at Sapphire shall be a one stop destination for your weekend shopping and entertainment needs with a collection of all lifestyle brands and entertainment options under a single roof, being completely mindful of the fact that you would not like to travel far away from your residence for your shopping needs.

Branded company
Showroom

A Lifestyle
that celebrates being alive - **SAPPHIRE**
is the perfect location for rejuvenation invites you
to experience the exquisitely designed abode
for higher living.

Master-planned to perfection

Sapphire has brought together the best of urban planners to ensure a relaxed and convenient lifestyle for its citizens.

LOCATION
(map not be scale)



Site Address :
Sapphire, K-3, Moti Dungri Road, Jaipur

SSB
SAPPHIRE
Premium apartments



an incredible journey of happiness starts here...

A photograph of a smiling couple sitting on a terrace. To the right, there is a decorative graphic of a flower with blue, green, and pink petals. A quote is overlaid on the image:

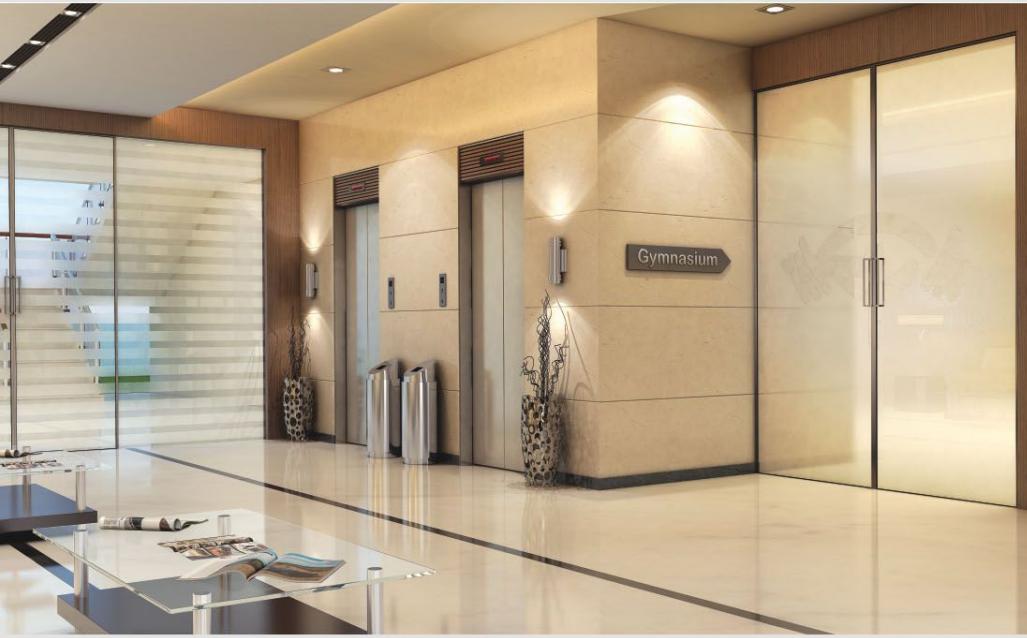
“ when style blends
discreetly with elegance to enhance
each nuance of opulence

that's when
you know you have come home. ”

PENTHOUSE 

4 BHK Lower & Upper Penthouses

Penthouse at SAPPHIRE offers an open, airy life in a refined, modern, sophisticated style, with every possible convenience and luxury you could desire. The idyllic setting and the comforts add to the ambience of relaxation. And you'll feel like you have all the time in the world for those who mean the world to you.



LIFT LOBBY

embrace an endless stretch of rich lifestyle.

You'll love coming home more than ever. Especially when the impressive designer LIFT LOBBY that sets the ambience. The dramatic entry with false ceiling and imported marble flooring will have you and your guests equally mesmerized.

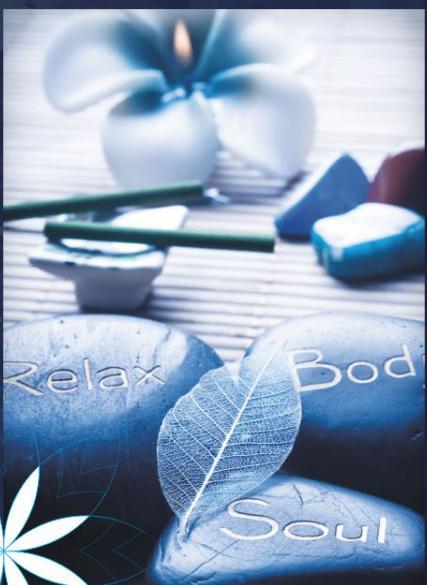
A dark blue background with a geometric pattern and a central graphic featuring a flower logo and text for a modern-themed club.

A grand modern themed club for the community will crown **SAPPHIRE** experience. Relaxing is the luxury that SAPPHIRE CLUB excels in offering. A beautiful centre of **STEAM & SAUNA** for your peace of mind.

This aesthetically designed centre emits an aura of peace and wellbeing is the perfect place to get in touch with your inner self. Other wellness areas includes **GYM** and a **ROOF TOP SWIMMING POOL** for total relaxation and rejuvenation.

ideal edgy indulgence
CLUB HOUSE

 EXCLUSIVE GYM
 STEAM & SAUNA
 SWIMMING POOL

A close-up image of spa products and a leaf.

an array of wonderful experiences and activities await you



ROOF-TOP SWIMMING POOL

It's the urban trend of the last decade - the rooftop bar. But when competition is fierce, you need to offer more than views and cocktails. So here come the pools to turn the settings even more dramatic. Situated on the 12th floor terrace, the gorgeous pool offers a welcome oasis from the bustle of a busy day.



STEAM & SAUNA

Pamper yourself in our spectacular world-class steam bath. STEAM & SAUNA is the perfect excuse to unwind, relax and enjoy the finer things of life. Because here, your pleasure and enjoyment have no limits.



EXCLUSIVE GYM

Fitness is the door to tranquility. A fully equipped GYM help you unwind & aspires to create an oasis of calm to nourish your soul. GYM at SAPPHIRE especially created for you to wash away the excesses of modern life, leaving you fresh for a new day.



Beautiful homes that give you
reason enough to celebrate every single day.

These spacious homes allow you
to celebrate your life and your relations. Now you can cherish
all those beautiful moments of your life every single day.
Get into a beautiful new relationship.

INTERIOR *style shines through*

The exquisitely crafted designer homes
at SAPPHIRE are a connoisseur's delight. These über residences
are meant only for the chosen few.



LIVING ROOM

The perfect setting for everyday conversations

Interiors are not about materialistic pleasures, they are about creating a warm and friendly space that offers every conceivable comfort to you as well as to your future generations. The magnificent Living Room is designed for sharing more than just a comfort, but a timeless conversation. Here you can indulge in the sheer expanse of light and space.





BED ROOM

welcome a new day together

The timeless charm of cozy bed in **Bed Room** adds immeasurably to the warmth. Spend time with your loved ones as well as enjoy your comfort in this sumptuous, super-sized Bedroom filled with compassion and harmony.

Large windows offer breathtaking views and the sheer sense of grandeur ensures a good night's sleep. Thoughtfully designed Master Bed Room is to reflect your attention to every small detail.

Come home to repose and rest...



MODULAR KITCHEN

space you've carved out for yourself.

Luxuriously spacious **Modular Kitchen** make every meal a celebration. The place that lets you rediscover chef inside you. The finest in the world is the criteria for the selection of every element here. So we think it makes sense to dream big - whether it's floor to ceiling cabinets or worktops that never end.



GROUND FLOOR

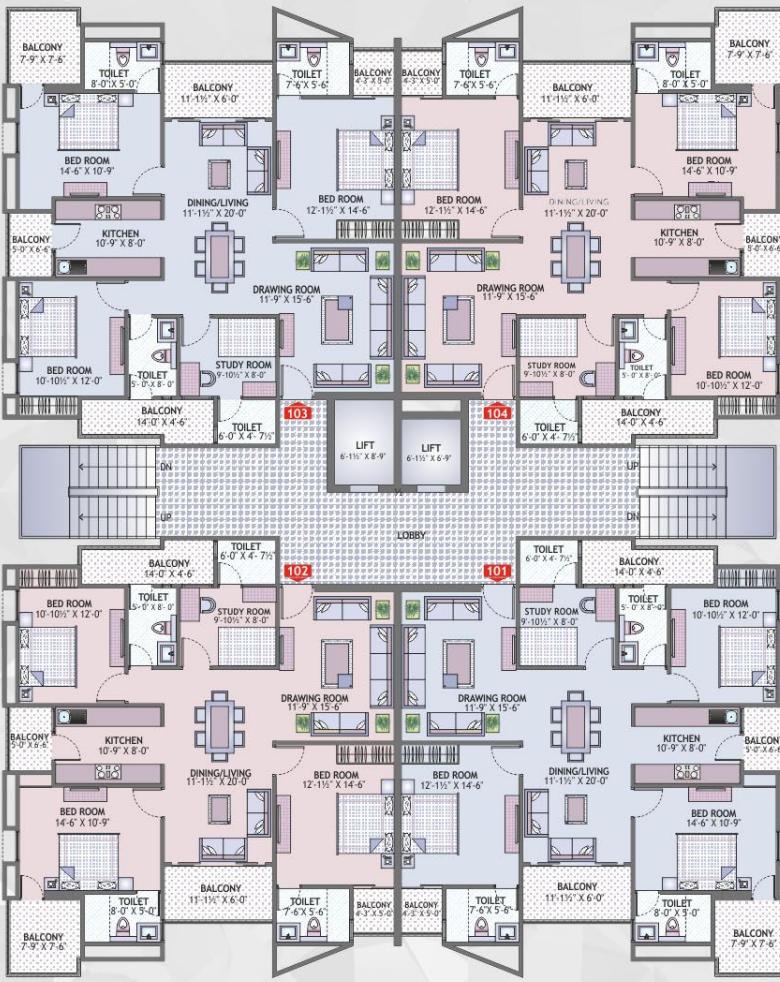
CLUBHOUSE FACILITIES

PARKING AREA WITH LANDSCAPING



TYPICAL LAYOUT

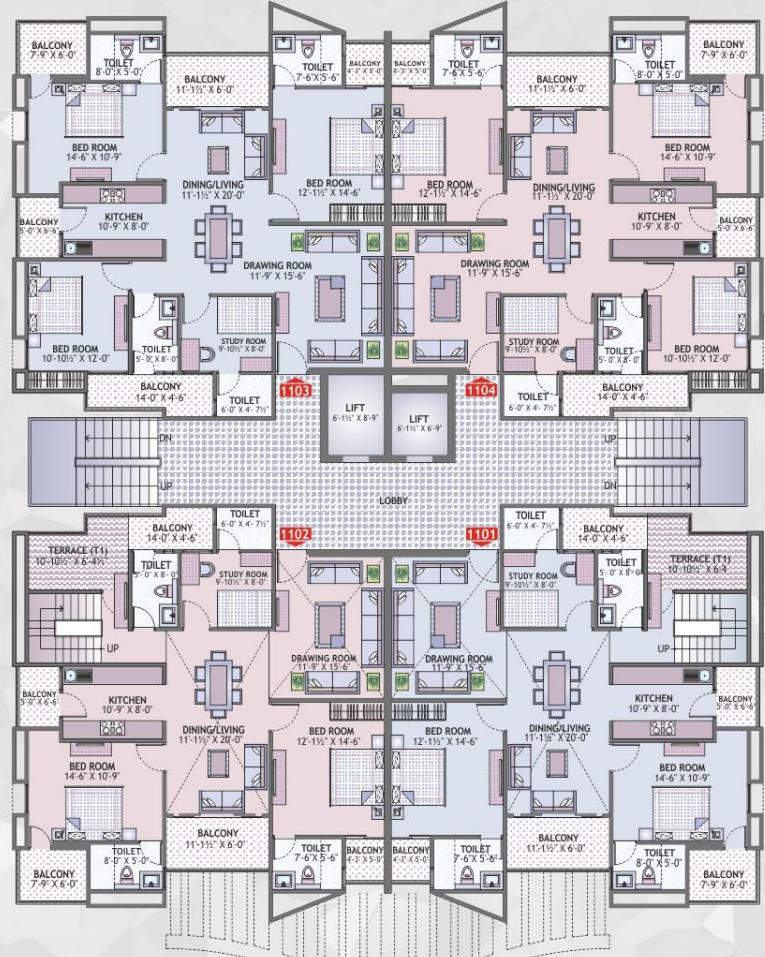
**4 BHK FLAT
(1st TO 10th
FLOOR)**



Flat No.	Flat Type	Saleable Area* (Sq.Ft)
101-1001	4 BHK	2191.25
102-1002	4 BHK	2191.25
103-1003	4 BHK	2191.25
104-1004	4 BHK	2191.25

LOWER PENTHOUSE

4 BHK FALT

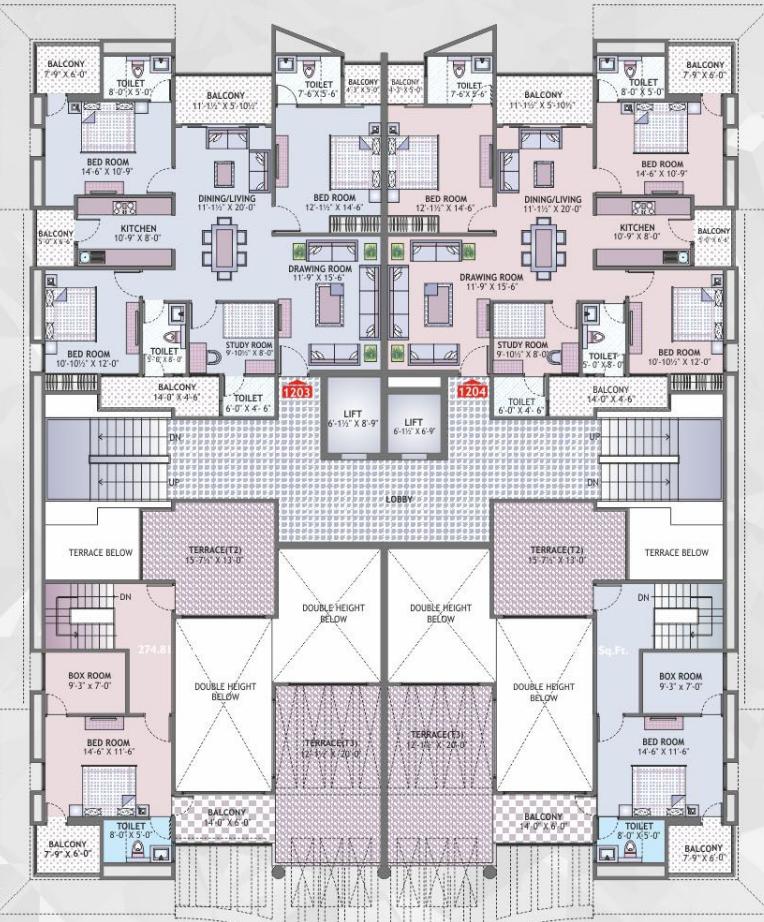


Flat No.	Flat Type	Saleable Area* (Sq.Ft.)
1101	Penthouse	3182.23
1102	Penthouse	3182.23
1103	4 BHK	2191.25
1104	4 BHK	2191.25

(-25%*)

UPPER PENTHOUSE LAYOUT

4 BHK FALT

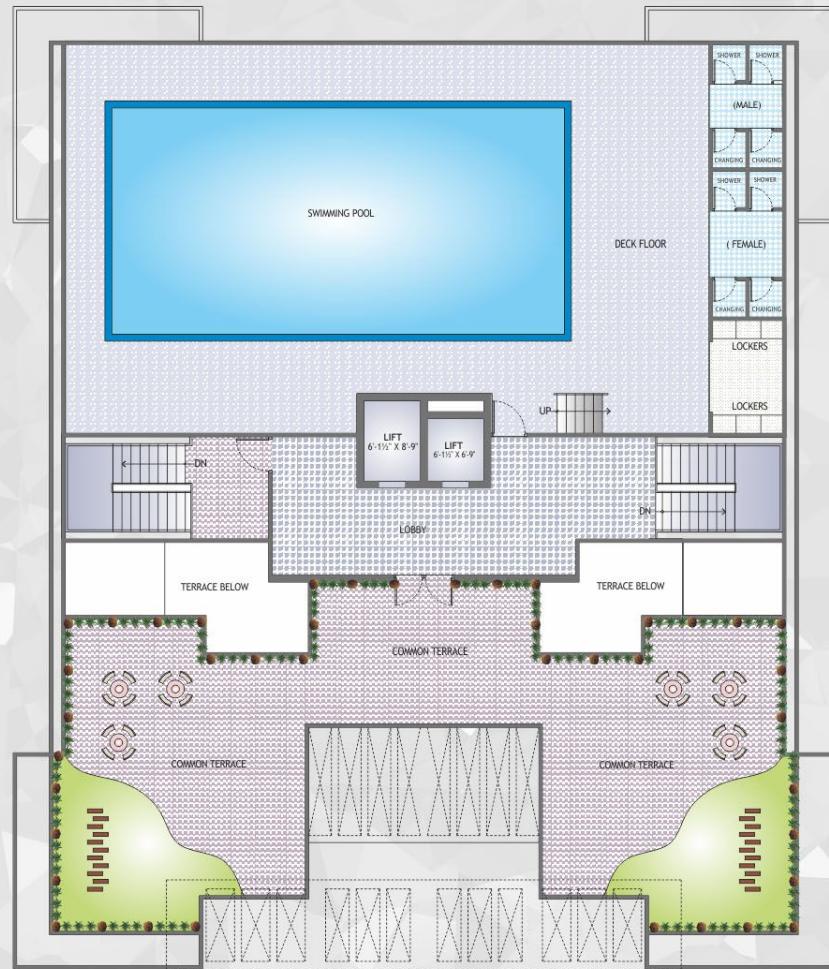


Flat No.	Flat Type	Saleable Area* (Sq.Ft.)
I203	4 BHK	2191.25
I204	4 BHK	2191.25

(-25%*)

TERRACE CLUBHOUSE

SWIMMING POOL
&
TERRACE GARDEN



TYPICAL FLOOR PLAN | 1st to 10th Floor

4 BHK FLAT LAYOUT

SALABLE AREA
2191.25 Sq. Ft.



AREA CHART

1. Bed Room	14'-6" X 10'-9"	6. Drawing Room	11'-9" X 15'-6"	11. Balcony	5'-0" X 6'-6"
2. Bed Room	12'-11 1/2" X 14'-6"	7. Kitchen	10'-9" X 8'-0"	12. Toilet	8'-0" X 5'-0"
3. Bed Room	10'-10 1/2" X 12'-0"	8. Balcony	7'-9" X 7'-6"	13. Toilet	7'-6" X 5'-6"
4. Study Room	9'-10 1/2" X 8'-0"	9. Balcony	11'-11 1/2" X 6'-0"	14. Toilet	6'-0" X 4'-7 1/2"
5. Dining / Living	11'-11 1/2" X 20'-0"	10. Balcony	4'-3" X 5'-0"	15. Toilet	5'-0" X 8'-0"

4 BHK FLAT LAYOUT

**SALABLE AREA
2907.42 Sq. Ft.**

LOWER PENTHOUSE FLOOR PLAN | 11th Floor



AREA CHART

1. Bed Room	14'-6" X 10'-9"	7. Balcony	5'-0" X 6'-6"	12. Toilet	6'-0" X 4'-7/8"
2. Bed Room	12'-11/2" X 14'-6"	8. Balcony	7'-9" X 6'-0"	13. Toilet	5'-0" X 8'-0"
3. Study Room	9'-10 1/2" X 8'-0"	9. Balcony	11'-1 1/2" X 6'-0"	14. Toilet	8'-0" X 5'-0"
4. Dining / Living	11'-1 1/2" X 20'-0"	10. Toilet	7'-6" X 5'-6"	15. Toilet	7'-6" X 5'-6"
5. Drawing Room	11'-9" X 15'-6"	11. Balcony	14'-0" X 4'-6"	16. Kitchen	10'-9" X 8'-0"
6. Terrace (T-1)	10'-10 1/2" X 6-4			17. Upper Staircase	

UPPER PENTHOUSE FLOOR PLAN



AREA CHART

1. Bed Room 14'-6" X 11'-6"	5. Terrace(t3) 12'-1½" X 20'-0"
2. Box Room 9'-3" X 7'-0"	6. Terrace(t2) 15'-7¾" X 13'-0"
3. Balcony 14'-0" X 6'-0"	7. Terrace Below
4. Balcony 14'-0" X 6'-0"	8. Staircase

4 BHK FLAT LAYOUT

SALABLE AREA
274.81 Sq. Ft.



Experience the difference that comes from living at SAPPHIRE

GENERAL FEATURES

Structure	Earthquake Resistant RCC Structure as per Seismic Zone
Power Back-up	1 KVA DG Power Back-up for each Apartment and Common Areas
Parking	Separate Reserve Parking for Resident and Visitors on Ground and Basement Level
Connectivity	DTH Connection Through MDU, Wi-Fi and Intercom Option
Gas Supply	LPG Supply to All Flats through Centralized Gas Station
Security System	Biometric Security, CCTV Recording and Secured Gated Community with Access Control
Elevators	2 High Speed 8 and 14 Passenger Elevators
Water Supply	Solar water heating for Kitchen and Rain Water Harvesting System
Fire Fighting System	Fire Fighting as per NBC Norms
External Facade	Stone Cladding on Outer Facade. Maintenance Free Forever.
Ceiling	Full false Ceiling with LED Lights in all Flat
Security	Hi-Tech Video door Phone for each Flat
Parking	Mechanical Car Parking

SPECIFICATIONS

Living / Dining	Floor Wall Ceiling	Italian Marble POP Surface with Plastic Emulsion Paint of Pleasing Shades Plastic Emulsion Paint
Bedrooms	Floor Wall Ceiling	Laminated Wooden / Vitrified Designer Tile Flooring (800 x 800) POP Surface With Plastic Emulsion Paint Of Pleasing Shades Plastic Emulsion Paint
Kitchen	Floor Wall Ceiling Counter Fixtures / CP Fittings	Anti Skid Tiles Designer Tiles Up to 600MM Above Counter & Acrylic Emulsion Paint Acrylic Emulsion Paint Granite Dark Color SS Sink And Exhaust Fan With Fixtures From Kohlar / Jaguar or Equivalent Full Modular Imported Kitchen with all Accessories with Blum Fittings
Balcony	Floor Ceiling Railing	Anti Skid Ceramic Tiles Exterior Emulsion Paint SS and Glass Railing
Bathrooms	Floor Wall Ceiling Fitting / Fixtures Sanitary Ware	Anti Skid Tiles Designer Tiles and Mirror Removable False Ceiling Towel Rail / Rack, Toilet Paper Holder, Soap Dish of Premium Make Sanitary Ware from Roca / Equivalent And Fitting From Kohlar / Grohe or Equivalent
Lift Lobby		Combination of Marble/Granite and Acrylic Emulsion
Staircases		Marble and Granite Flooring and Texture Paint on Wall
Doors	Bathrooms Internal External	Laminated / membrane Flush Doors 30 MM Decorative Wooden Panel Door With Melamine Finish 35 MM Decorative Wooden Panel Door With Melamine Finish
Windows		Powder Coated Aluminum / UPVC Style Windows (3 track with Wire Mesh Shutter) D.U. Glass in windows for 100% silence & first of its kind
Electrical		Piping Tubing Of Split A.C, Fans And Lights In All Rooms. Modular Switches Of Premium Brand And Copper Wiring. Prefixed Geyser & Exhaust In Kitchen / Toilet
Clubhouse		Gym, Steam, Sauna, Swimming Pool at Roof-Top

the GROUP

Shiv Sital Builders Pvt. Ltd.

Shiv Sital Builders Pvt. Ltd. has established itself as one of India's premier real estate development companies with an impressive portfolio of residential, commercial and hospitality projects. Established in 2007 by international construction magnate Mr. Harish Jagtani, the Group has been creating a unique space in the Indian real estate market, bringing in high quality services for viable real estate solutions.

The Group's commitment to excellence, attention to detail and personalised service has ensured a loyal list of patrons since inception. In its short timeline Shiv Sital Builders Pvt. Ltd. has not only succeeded in crafting a proposition of luxurious, opulent and high-end living, but has also pioneered real estate in the Democratic Republic of the Congo. In a highly successful Joint Venture with Modern Constructions, the company has brought out landmark projects such as Congo Trade Park and the Modern Paradise. Coupled with credible international experience, Shiv Sital is coming up as a world class real estate firm respected for its professional delivery as well as impeccable creative execution that spells reliability and trust.

OUR PROJECTS

Completed Projects ▾



Modern Paradise
at Congo (Africa)

Ongoing Projects ▾



Congo Trade Centre
at Congo (Africa)



Icon Tower
at Congo (Africa)



Hotel Herry's
at Raja Park (Jaipur)