



  
**VRAJ**  
**SAPPHIRE**  
3 & 2 BHK PREMIUM LIVING



**VRAJ**  
**SAPPHIRE**  
3 & 2 BHK PREMIUM LIVING





**VRAJ**  
**SAPPHIRE**  
 3 & 2 BHK PREMIUM LIVING

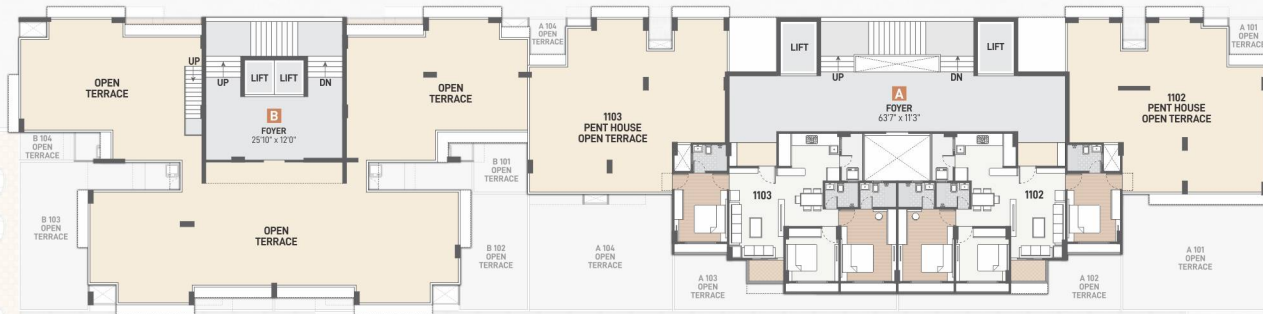
**GROUND**  
 FLOOR PLAN



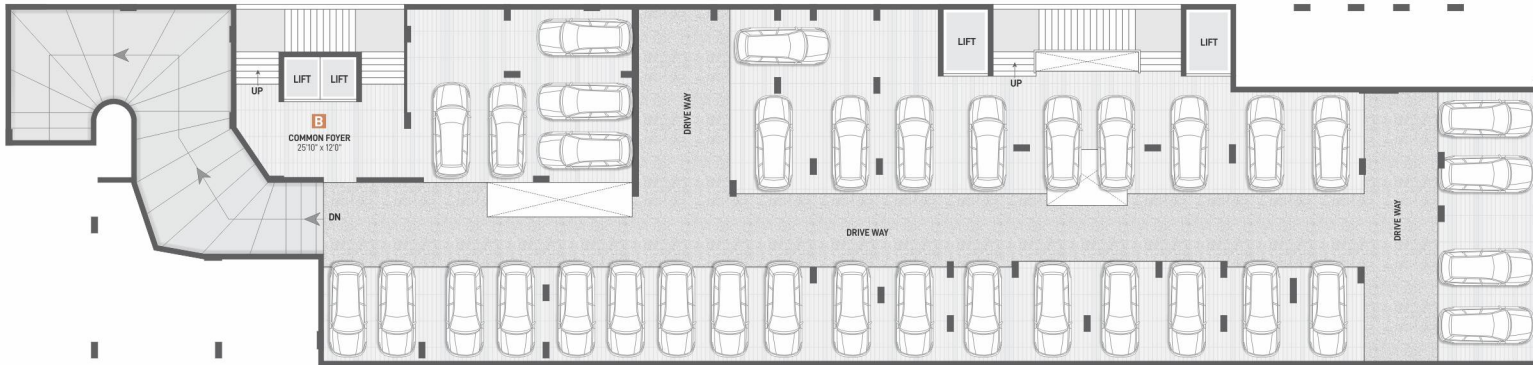
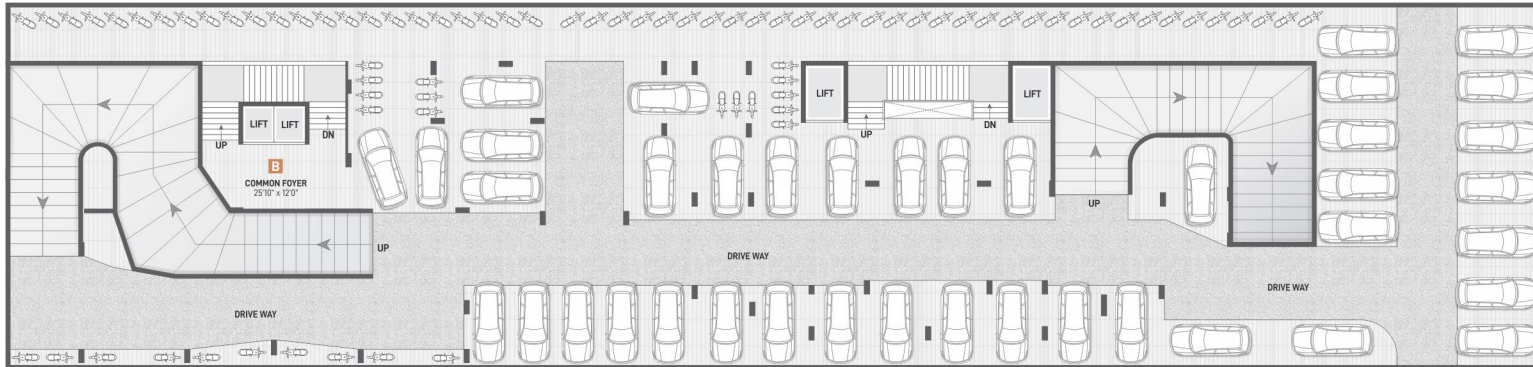
TYPICAL FLOOR PLAN



ELEVEN FLOOR PLAN



**BASEMENT 1**

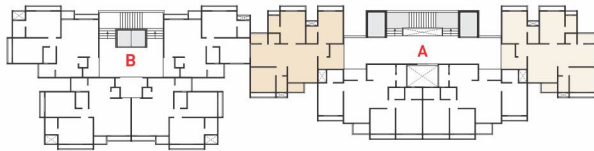


**BASEMENT 2**



### BLOCK - A

UNIT NO. 201 to 1001 & 204 to 1004

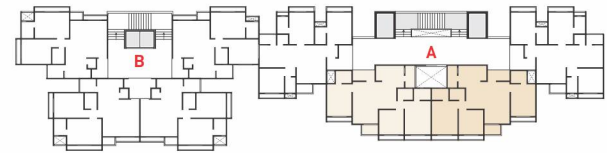


### 3 BHK UNIT FLOOR PLAN



### BLOCK - A

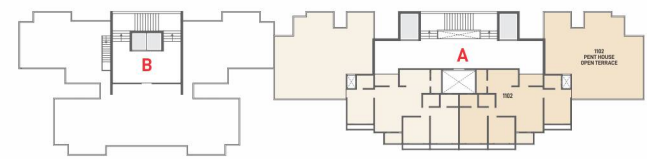
UNIT NO. 202 to 1002 & 203 to 1003





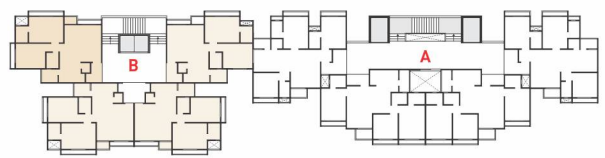
**BLOCK - A**

PENT HOUSE  
1102 & 1103



**BLOCK - B**

UNIT NO.  
201 to 1001 - 202 to 1002  
203 to 1003 - 204 to 1004



**2** BHK  
UNIT FLOOR PLAN

**3** BHK  
UNIT FLOOR PLAN



## SPECIFICATIONS



### STRUCTURE

R. C. C. framed Structure. Design as per IS code considering earthquake resistance.



### WALL

All internal walls will be finished with putty. All external wall will be finished with texture / Plaster & Acrylic paint.



### PLUMBING

Concealed plumbing with premium quality pipes and fittings. For continuous water supply and common borewell.



### FLOOR FINISH

Premium quality designer vitrified tiles in drawing room dining area with kitchen and all bedrooms



### TOILETS

Elegantly designed toilets with designer tiles up to 07 ft. and colour coordinated sanitary ware.



### ELECTRIFICATION

Concealed copper wiring with adequate number of electrical points & branded modular switches. TV & AC Points in drawing room & master bedrooms.



### KITCHEN

Ready to use granite finished platform with SS sink, Designer glazed tiles clado up to lintel level. Plumbing and electrical provisions for water purifier & washing Machine, Kota stones self in store room.



### DOORS & WINDOWS

Decorative wooden polished main entrance door with brass / SS fitting and fixtures. All other doors are flush doors. Fully/Galzed aluminum Windows with stone revile.



### TERRACE

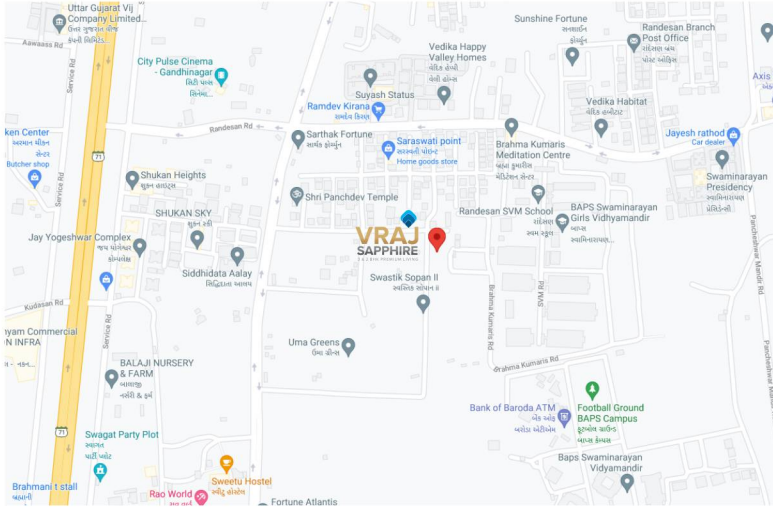
Open terrace finished with suitable water proofing with China - mosaic / Ceramic Tiles flooring for heat reflection.



### FIRE SAFETY

Fire fighting system as per the regulation.





DEVELOPER  
**VRAJ**  
INFRASTRUCTURE

VRAJ SAPHIRE, Shree Status Lane,  
Near City Pulse Theater, Randesan, Gandhinagar-382007.  
**Contact : 98250 42160**

ARCHITECT - ENGINEER



RERA REGI. No. :

Website : [gujra.gujarat.gov.in](http://gujra.gujarat.gov.in)

**Notes :** Stamp Duty, Registration Charges, Legal Documentation Charges, GST Advance Maintenance, Fix Maintenance Charges and Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. • Any Additional charges, taxes, cess or duties levied by the Government / Local authorities prior, during or after the completion of the scheme will be borne by the purchaser. • This brochure is intended only to convey the essential design and technical features of the project • This Brochure should not be treated as legal document. • All elements, objects, treatments, materials, equipment and colour schemes shown are artist's impression. Actual may be different as per architect's design. • All right are reserved by the developers to make any changes in the plan, elevation, specifications and future additional development in surrounding area in the project and shall be binding to all the members. • Subject to Gandhinagar Jurisdiction