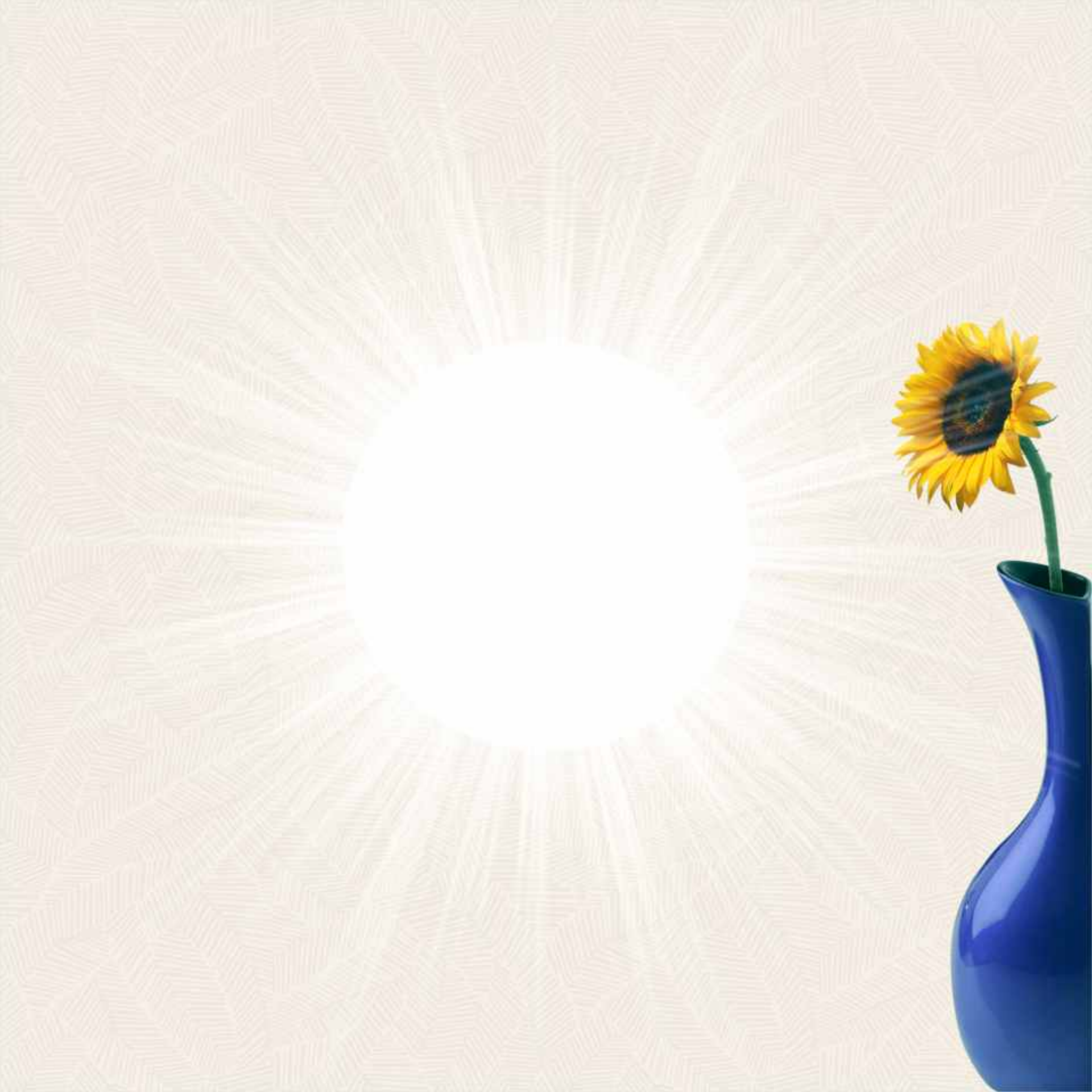


• A GLOWING AMBIENCE FOR BLISSFUL LIVING •



## Sapphire RADIANT LIVING Court

### **Welcome to Sapphire Court.**

After delivering one of Zirakpur's most prestigious residential development "Swastik Vihar" the younger generation of Prem Bansal Group, now introduces Sapphire Court, well designed all 3BHK independent floor homes. This dynamic development welcomes to live, grow, learn, socialize and be cared in a secure and friendly environment.

## Swastik Vihar & PBG

Skirting the Chandigarh Patiala Highway in Zirakpur with close proximity to international airport, SwastikVihar is one of most recognised addresses of Zirakpur. Started in 2000 by Prem Bansal Group, SwastikVihar is well developed residential township and home of thousands of occupants. With a four laning of busy Patiala Zirakpur highway and fast evolving infrastructure in the vicinity, adding new dimension to the project day by day.





**Sapphire Court**  
RADIANT LIVING

ZIRAKPUR

PANCHKULA

**A most desired address.**

- INTERNATIONAL AIRPORT - 10mins
- TRINITY HOSPITAL - 0mins
- INT. SCHOOL - Within 10mins
- MALLS & SUPERMARKET - 5mins
- NATIONAL BANKS - 1mins

Chandigarh International Airport

To Chandigarh

To Shimla

To Kharar

To Airport

To Patiala

To Ambala

HQ N Area

TRIBUNE COLONY

Abhepur

Alchemist Hospital Panchkula

Wings Hospital

Sector 20 Community Center

SECTOR 20

Sun Park Resort

Paras Downtown Square Mall

Gurudwar aSri Baoli Sahib

ALIPUR

Bhabat

PANCHKULA

KRISHNA ENCLAVE DHAKOLI

SECTOR 27

Aura Vaseela Resort

Air Force Station High Grounds

ZIRAKPUR

Kishanpura

SECTOR 28

Sapphire Court

Highland Park  
Trishla City

Swastik Vihar  
Trinity Hospital

Hyundai Showroom

Police Station

Gopal's

Metro

Global Mall

DAFFARPUR

Bakarpur

DYALPUR

Tricity (Maruti Suzuki)

Radisson Red Hotel

Gurudwara Sri Nabha Sahib

VIP Road

Park Plaza

Sindhi Sweets

Best Price

Gazipur

Sanauli

Chitvan Resorts

To Kharar

GMADA AEROCITY

Chimney Heights

Global Mall

Gurudwara Guru Gobind Singh

DS ROYAL RESORT

Kishanpura

NAGLA

The Church of Peace

NARAINGARH

Chhat Bir

Decathlon

200 ft. Airport Road

Burger King  
McDonalds  
KFC

MUBARAKPUR

Ramgarh Rd

Running Ground

Pandwala



*A new radiant living.*



## *A perfect recipe for life.*

Experience the place with spectacular settings. Center to that is your home, a clean, modern aesthetic architecture. Imagine a life where your family gathers to make memories in a community that will create beautiful friendships and lasting bonds.

Experience Sapphire Court.  
Experience Home.

## Peace of mind.

Whether the privacy of your own home, the surrounding of your neighbours, or common public spaces, you and your family will enjoy the day to day living and peace of mind that comes with our 2 tier security.







## The neighbourhood.

Each roadway within the Sapphire Court is lined by striking, contemporary modern homes, framed by abundance of indigenous landscapes.

# Amenities Fact Sheet

Leave the hustle bustle of the city behind and live in the well designed residential development with modern living amenities.

## Exterior Features

- 24x7 power backup
- Ample parking space
- Stilt + 3bhk with lift
- 2 tier security
- Low Maintenance Cost Society
- Wifi Connectivity

## Interior Features

- Spacious living and dining area
- Modular kitchen with modern fittings
- Provision for split Ac and outdoor unit
- Modern wardrobes
- False ceilings in whole apartment with Led Lights





## Living at Sapphire Court.

Navigate your way from the indoors to outdoors with a relaxed ambience in a neutral palette with ample private space. Living at Sapphire Court will encourage you to stroll along the meandering roadways, share light moments with your neighbours or simply spend quality time with your loved ones.

Sapphire Court  
Living Room





Joyful living.

Artistic Impression

# Contemporary Kitchen





Room with a view.

Artistic Impression

## The master plan.

Sapphire Court invites you to take life at its own pace. A greener community that's more considerable towards the environment, most of the amenities are inspired by nature and promote a balanced way of life. Located in well developed Swastik Vihar on NH-64 with easy access to Airport and other major highways, Sapphire Court is the latest offering on this beautiful location.



Already Developed Residential Area



# Plan 1

Saleable Area - 1551  
Carpet Area - 900 sq.ft  
Plot - 25x54=1350 sq.ft  
+ store\* (Store in stilt)



# Plan 2

Saleable Area - 1611  
Carpet Area - 930 sq.ft  
Plot - 27x51=1377 sq.ft  
+ store\* (Store in stilt)



## Plan 3

Saleable Area - 1551  
Carpet Area - 900 sq.ft  
Plot - 25x51 = 1275 sq.ft  
+ store\* (Store in stilt)



## Technical Specifications

### Structure

Earth Quake Resistant RCC framed structure

### Living/Dining Room

Flooring & skirting : Premium vitrified Tiles

Wall Finish : Emulsion/OBD paint

Ceiling : False ceiling with LED lights

### Bed Room

Flooring & skirting : Premium vitrified Tiles

Wall Finish : Emulsion/OBD paint

Ceiling : Emulsion/OBD paint with Cornics

( False ceiling only in master bed room)

Wood work : Wooden wardrobe in all bedrooms

with Hettich/ Hafle fitting

### Toilet

Flooring & skirting : Anti skit ceramic Tiles

(Somany/ Marbita/ Ellegance/ Kajaria or equivalent)

Wall Finish : Anti skit ceramic Tiles

(Somany/ Marbita/ Ellegance/ Kajaria or equivalent)

up to door level.

Fitting : CP fittings – Jaquar or equivalent.

Chinaware - Jaquar or equivalent.

### Kitchen

Cabinets : Modular kitchen with hettich/ hafle fittings or equivalent.

Flooring & skirting : Premium vitrified Tiles

Wall finish : Emulsion/OBD paint,

premium ceramic tiles up to 2 ft. above counter.

Ceiling : Emulsion/OBD paint.

Counter : Pre polish premium Granite

Fittings : CP fittings Jaquar or equivalent.

### Doors & Windows

Internal Doors : Wooden laminated flush doors

Doors & windows : UPVC with branded glass.

### Balcony

Flooring & skirting : Anti skid ceramic tiles

Railing : M S railing with glass

Wall & ceiling : Weather proof Exterior paint

### Common Passage & Staircase

Flooring & skirting : Premium Granite/Marble/Tiles

Wall finish & ceiling : Emulsion/OBD paint

Railing : MS railing

Lift wall : Granite/ Tiles

### Electricals

Provision for AC

Internal cables for TV, telephone & Intercom facility

Copper cables, switches & sockets (branded)

### External finish

Apex exterior grade (asian) or equivalent.



**PREM BANSAL GROUP**

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