

BUNGALOW LIKE LUXURY
BEYOND URBAN FRENZY

SHELL
SAPPHIRE

OFF ELECTRONIC CITY / HOSA ROAD

ESCAPE THE CITY CHAOS, EMBRACE LUXURY HOMES

RELIABLE GARDENIAA LAYOUT PHASE 1, OPP. ROAD NO. 6&7,
RAYASANDRA MAIN ROAD, BENGALURU SOUTH TALUK - 560 100.

RERA No. PRM/KA/RERA/1251/310/PR/270723/006098



BIG APARTMENTS WITH 180-DEGREE CITY VISTAS FOR LUXE LIFESTYLE OF THE HIGHEST LEVEL

WITH SWEEPING 180-DEGREE CITY VISTAS FROM BREATHTAKINGLY BIG BALCONIES, COME HOME TO LIGHT-FILLED, LARGE HEARTED BUNGALOW-LIKE SPACIOUS APARTMENTS WITH FLOWING LAYOUT, SPECTACULAR VIEWS, AND RESORT-LIKE AMENITIES.

WELCOME TO SHELL SAPPHIRE, WHERE YOU CAN TRULY RISE ABOVE COMPACT LIVING WHILE RAISING YOUR STANDARD OF LIFESTYLE.

SHELL
SAPPHIRE
OFF ELECTRONIC CITY / HOSA ROAD



BDA APPROVED



80 PREMIUM FAMILIES



EXCELLENT VENTILATION



RERA REGISTERED



2, 2.5 & 3 BHK SPACIOUS FLATS



1165 SFT. TO 1680 SFT.



1 ACRE



STILT + GROUND + 3 FLOORS



DELUXE QUALITY CONSTRUCTION

20+

LUXURY AMENITIES



SHELL SAPPHIRE

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A VIBE THAT CAN RIVAL VILLA LIFESTYLE

EMBRACE NEW AGE HOMES WITH UNHINDERED INDOOR AND OUTDOOR LUXURY LIVING IN ONE OF BENGALURU'S MOST PICTURESQUE AND PRISTINE SUBURBS. SOAK UP SUNRISES AND SUNSETS, INVITE FRESH AIR AND NATURAL LIGHT, ENJOY COMMANDING VIEWS OF THE CITY. FEEL A VIVACIOUS VIBE THAT CAN RIVAL VILLA LIFESTYLE. GET PRIVILEGED ACCESS TO WORLD-CLASS FACILITIES AND RESORT STYLE RECREATION CHOICES. LIVE MINUTES AWAY FROM THE ORR THAT BREEZILY CONNECTS THE CITY'S URBAN CENTERS. LOOK NO FURTHER. RISE UP TO THE RICHNESS OF SHELL SHAPPIRE.

PROJECT HIGHLIGHTS

- 100% Vastu Compliance
- Futuristic Elevation
- Designer Landscaping
- Children Play Area
- Wide Driveways
- Entry & Exit Monitoring
- Sufficient Water Supply
- 24 Hrs. Security with CC Cameras
- Rainwater Harvesting pits
- Covered Parking
- Sewage Treatment Plant
- Strategic Location
- Experienced Builders
- Reputed Brands & Materials
- Generator Power Backup
- Provision For EV Charging point

PROJECT AMENITIES

- SWIMMING POOL
- KIDS POOL
- GYMNASIUM
- INDOOR GAMES
- JOGGING TRACK
- OUTDOOR GYM
- ELDERS PARK
- MULTIPURPOSE HALL
- CHILDREN PLAY AREA
- GAZEBO WITH SEATING
- STAGE WITH SEATING AREA
- LANDSCAPE GARDEN



RELAX AND UNWIND ANYTIME

SHELL SAPPHIRE

OFF ELECTRONIC CITY / HOSA ROAD



CONNECT TO BLISS WITH EASE



BASK IN LUXURY AND ADD A TOUCH OF INDULGENT STYLE TO YOUR MUNDANE URBAN LIFESTYLE AT SHELL SAPPHIRE.

FIND EASY ESCAPES AS AMAZING REJUVENATING AMENITIES AWAIT WITHIN. TAKE A DIP ANYTIME IN THE INFINITY SWIMMING POOL. LET ASANAS AND MEDITATION TRANSFORM YOU. FEAST YOUR EYES/JOG ON THE HEALTHY VISION OF ENDLESS GREEN. TRY AND BAG SOME WINS PLAYING GAMES. PARTY/CELEBRATE SPECIAL MOMENTS WITH FAMILY AND FRIENDS. OR INDULGE AS YOU LIKE, ALONE OR WITH SOMEONE.

IN ESSENCE, YOU CAN CONNECT TO BLISS THE MOMENT YOU THINK OF DOING SOMETHING FUN - ALL YOU HAVE TO DO IS TRY TO DRAG YOURSELF AWAY FROM YOUR SELF-CONTAINED HOME.



SHELL SAPPHIRE

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NEVER TOO FAR FROM AN ACTIVITY OF CHOICE

Abundant, vibrant and family friendly, the impressive privileges are a proud symbol of lush lavishness within Shell Sapphire. So no need to get away from home. Hit the gym to stay in shape or lose the love handles. Stop playing mind games, be a sport and give a go to real ones. Celebrating? Just make the guests list. The venue is within. And a ton of other things for you to do at Shell Sapphire.



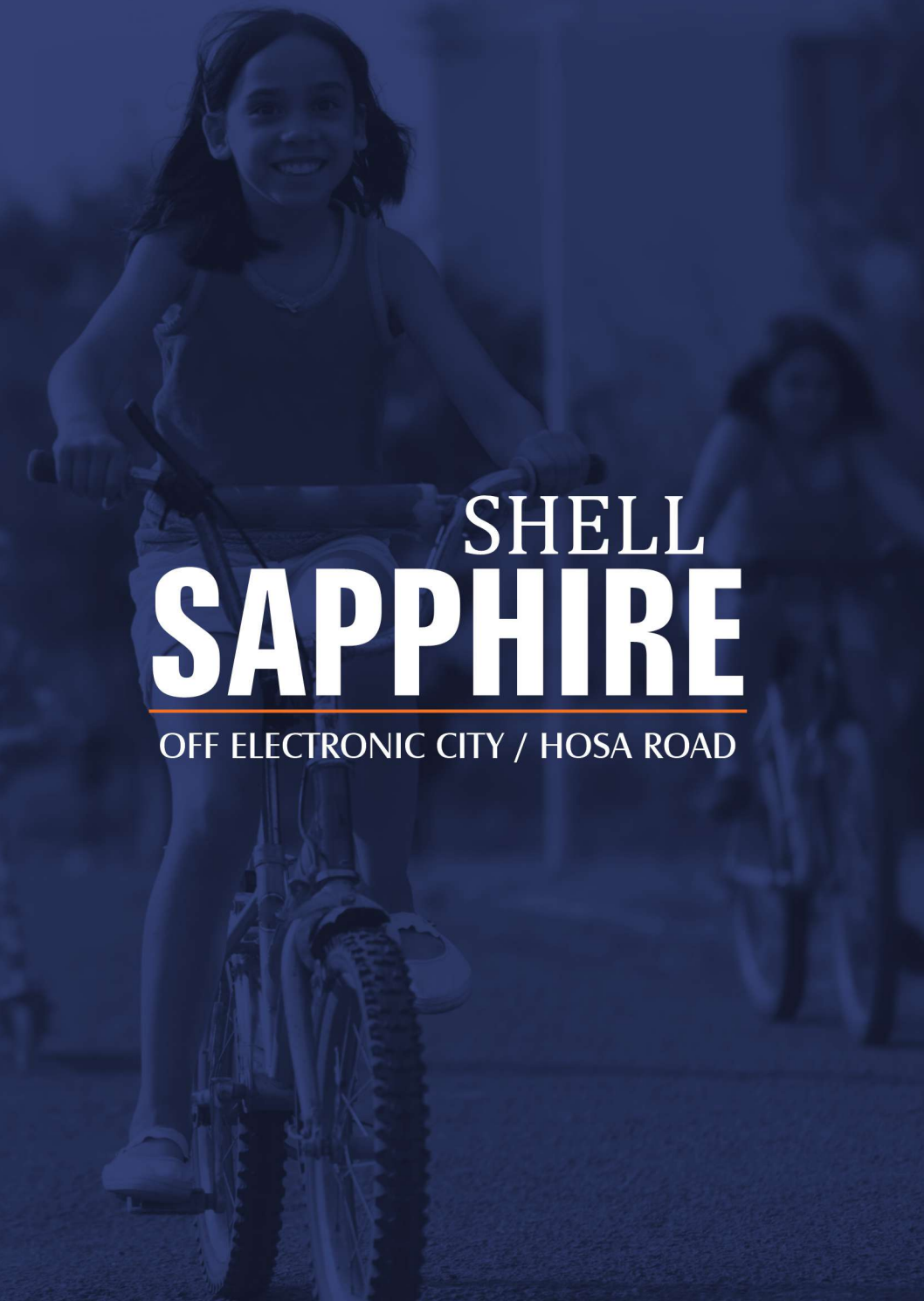
CLASSY MULTI-LEVEL AMENITIES, ALL TO YOURSELF

NESTLED AMONGST THE RESIDENTIAL BLOCKS IN THE HEART OF SHELL SAPPHIRE, A LEAFY PATH LEADS TO THE CLASSY MULTI-LEVEL AMENITIES. SET IN AN INDEPENDENT BUILDING OF ITS OWN, IT OFFERS AN UNINTERRUPTED ACCESS TO RESORT STYLE AMENITIES. THE RITZY RETREAT CLEARLY MEANS THE RESIDENTS NEVER NEED TO LEAVE THE SECURITY OF THE GATED COMMUNITY, AND YET EVERYONE GETS A CHANCE TO IMMERSE IN A RECREATIONAL ACTIVITY OF THEIR CHOICE. SO WHENEVER YOU HAVE LEISURE TIME AT HAND, SIMPLY STEP DOWN FROM YOUR HOME AND ENJOY!



SHELL SAPPHIRE

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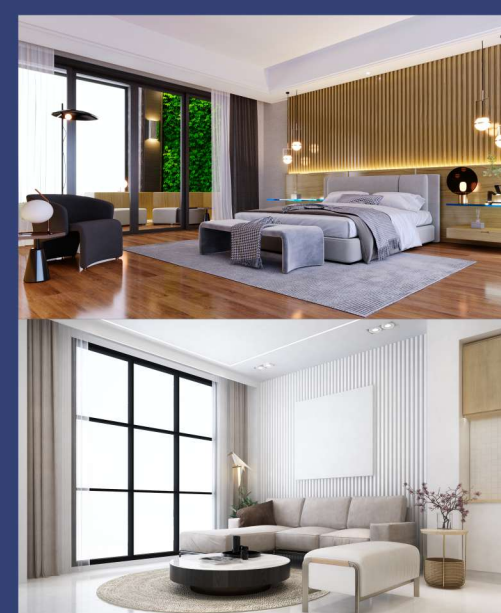
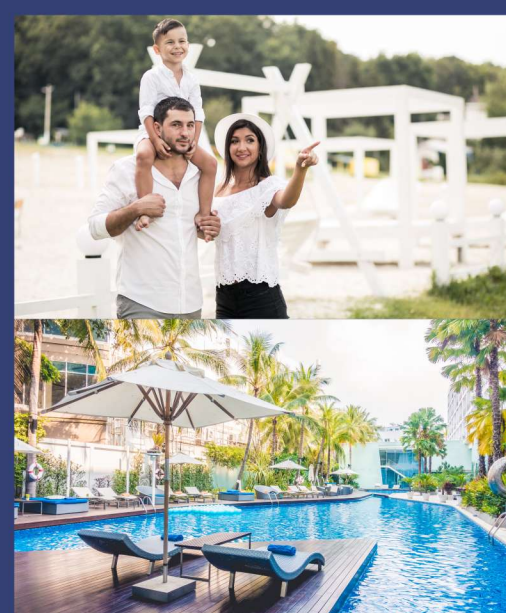




MAIN ROAD

SEAMLESSLY DIMENSIONED, A VIBRANT WORLD WITHIN

Embrace the elegance of lavish apartment living with the 'lock and leave' security convenience. With no common walls between the units, each home is as independent as possible. The wide corridors unite the apartments at a safe distance. The free flow of space within caters to personal lifestyle, and the vast spaciousness can be utilised as a venue when entertaining guests. Overall, the master plan blends contemporary and Indian architectural influences. From manicured relaxation lawns and play areas, to open spaces and water body, the elements form a seamless extension and harmonise to create a vibrant world within.



SHELL
SAPPHIRE
OFF ELECTRONIC CITY / HOSA ROAD

01 2 BHK - EAST 1250 SFT

CA:841 UA:43 BA:43



02 2 BHK - EAST 1215 SFT

CA:813 UA:43 BA:43



05 2 BHK - WEST 1170 SFT

CA:778 UA:37 BA:50



06 3 BHK - WEST 1465 SFT

CA:994 UA:39 BA:55



SHELL SAPPHIRE

OFF ELECTRONIC CITY / HOSA ROAD

WING - 1 FLOOR PLANS

KEY PLAN



PROMISING PREMIUM LIFESTYLE IN A VALUE BASED PROJECT

WING - 1&2 FLOOR PLANS

KEY PLAN



03 2 BHK - EAST 1335 SFT

CA:841 UA:43 BA:102



04 3 BHK - WEST 1525 SFT

CA:970 UA:42 BA:115

WING - 2 FLOOR PLANS



01 3 BHK - NORTH 1675 SFT

CA:1064 UA:44 BA:133



02 3 BHK - EAST 1425 SFT

CA:964 UA:46 BA:47

03 2 BHK - WEST **1255 SFT**

CA:855 UA:36 BA:44



04 2 BHK - EAST **1250 SFT**

CA:839 UA:47 BA:43



07 3 BHK - NORTH **1385 SFT**

CA:929 UA:45 BA:55



08 3 BHK - NORTH **1385 SFT**

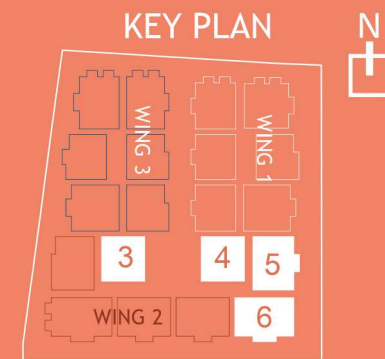
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SHELL SAPPHIRE

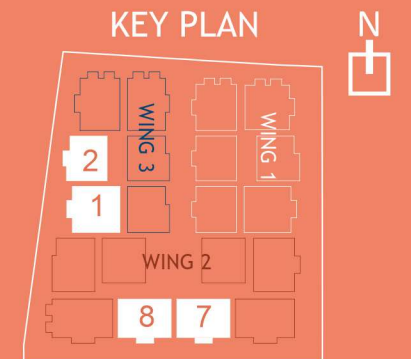
OFF ELECTRONIC CITY / HOSA ROAD

WING - 2 FLOOR PLANS



RELAXATION RETREAT SEGMENTED INTO RITZY RESIDENCES

WING - 2&3 FLOOR PLANS



05 3 BHK - WEST **1480 SFT**

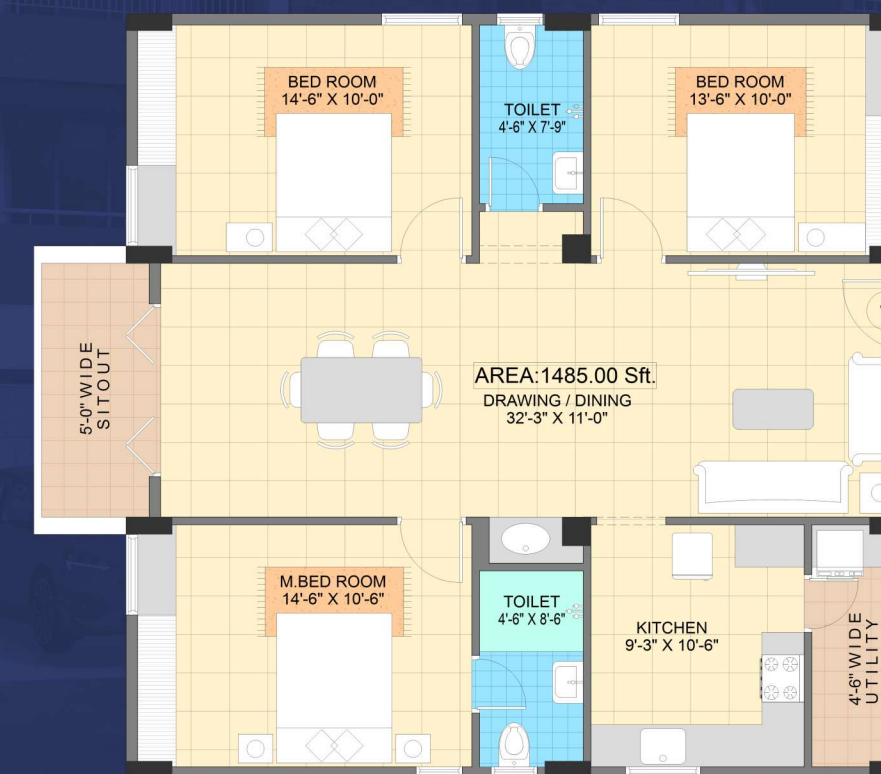
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06 3 BHK - NORTH **1465 SFT**

CA:1043 UA:44 BA:75

WING - 3 FLOOR PLANS



01 3 BHK - EAST **1008 SFT**

CA:1008 UA:42 BA:55



02 2 BHK - EAST **1175 SFT**

CA:775 UA:42 BA:48

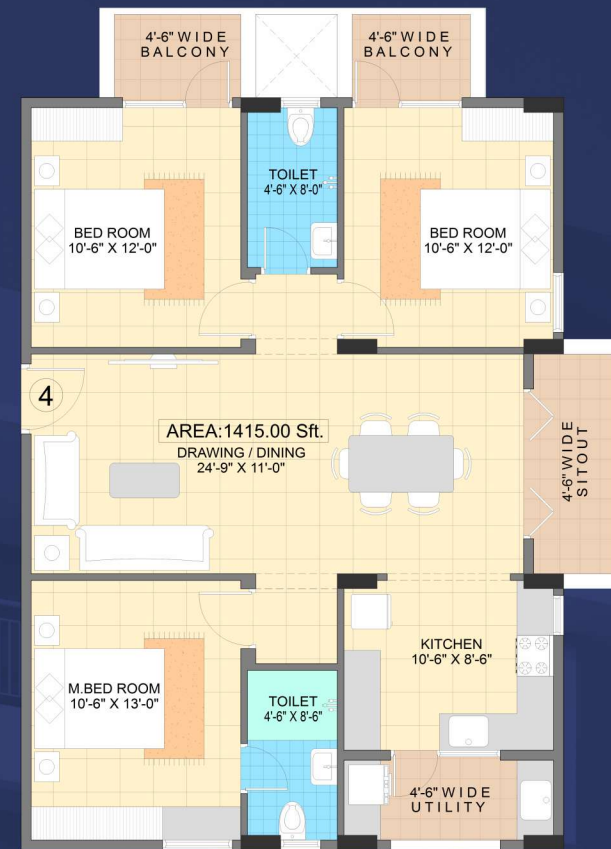
03 3 BHK - EAST **1495 SFT**

CA:950 UA:45 BA:111



04 3 BHK - WEST **1415 SFT**

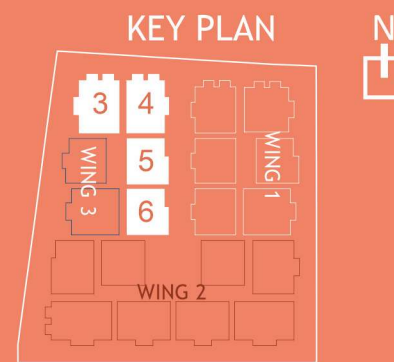
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SHELL SAPPHIRE

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WING - 3 FLOOR PLANS



SPECIFICATIONS

STRUCTURE:

Seismic zone II compliant structure.
Solid block

WALL FINISHING:

Internal walls and ceiling finished with oil-bound distemper. External walls painted with Weather Shield

FLOORING:

Vitrified tiles for complete Flat. Ceramic tiles for balconies and utility areas. Lobbies with vitrified tiles. Staircases with granite

KITCHEN:

Kitchen counter 20mm thick granite with single drain board sink. Cladding with ceramic tiles 2' above the kitchen platform

ELECTRICAL:

2 BHK : 3 KW KPTCL Supply & 1.0 KW DG back up
2.5 & 3 BHK : 5 KW KPTCL supply & 1.25 KW DG back up.
100% DG back for pumps, lifts and common area.

TOILETS:

Ceramic tiles dado up to ceiling height. Grid false ceiling. CP fittings of Jaquar or equivalent. EWC and ceramic basin of CERA or equivalent make in all toilets.

DOORS & WINDOWS:

Main Doors with Beech wood frames and Solid Particle Board Veneer finish Doors with PU polish, Other Doors With Beach wood frames and Honicel core Timber Framing Laminated Door / UPVC Windows and Balcony Doors with plain Glass in three Track with Mosquito Mesh Provision.

WATER SUPPLY :

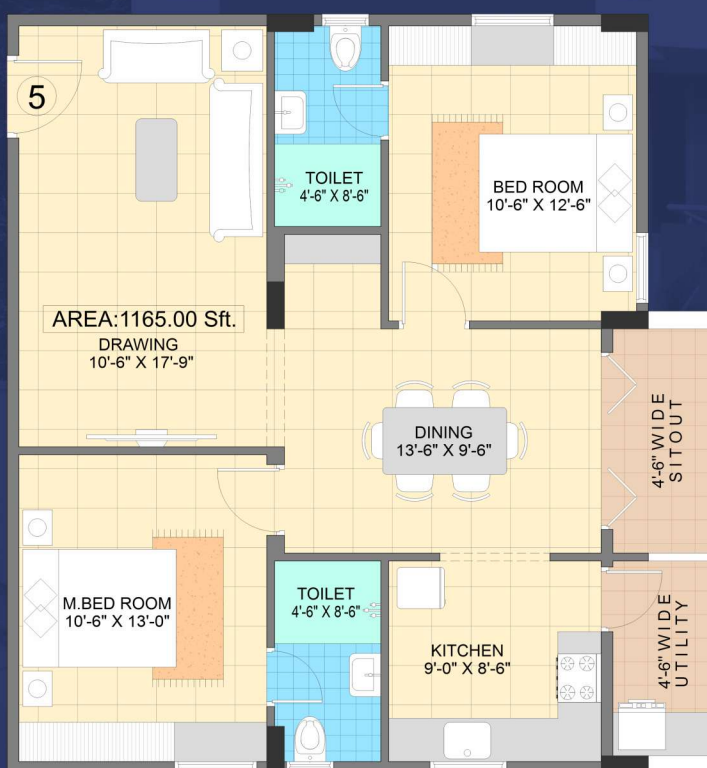
CPVC line for Water Supply through Borewell, UPVC/PVC Lines for Sail Drainage and External Lines. The sewage treatment plant, Rain Water Harvesting System.

LIFTS

Automatic Lifts for each Block - Kone / Johnson.

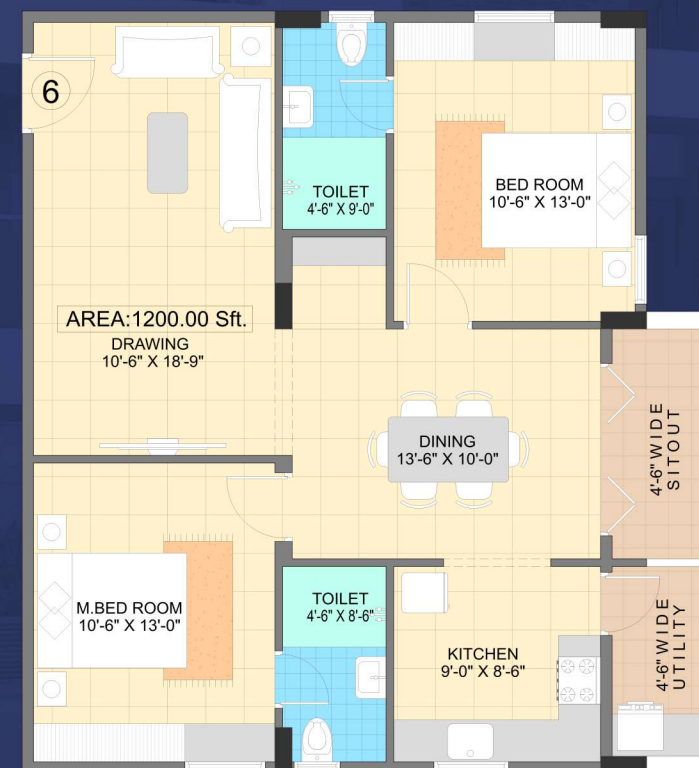
SENSE OF GRANDEUR IN EVERY CORNER

Each of the impeccably appointed apartments at SHELL SAPPHIRE are crafted using a rich tapestry of raw materials, subtle textures and harmonious hues. Reflecting a sense of grandeur in every nook, the embodiment of SHELL SAPPHIRE commitment to creating a world-class residential enclave with a global appeal is evident throughout. No wonder the attention to detail and exquisite craftsmanship is unparalleled. The charming colour scheme draws upon the relaxed sophistication of the serene suburban setting.



05 2 BHK - WEST **1165 SFT**

CA:786 UA:36 BA:43



06 2 BHK - WEST **1200 SFT**

CA:812 UA:36 BA:45

SHELL SAPPHIRE

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TOGETHER WITH LUXURY LIVING, TOP AMENITIES AND A SPECTACULAR SETTING, THE SUBLIME ELEVATION OF THE SHELL SAPPHIRE DOMINATES THE SKYLINE OF THIS PART OF OFF ELECTRONIC CITY / HOSA ROAD. THE EXTERIOR HAS BEEN GIVEN STATELY SHEEN BY CLEAN LINES AND SPLENDID SQUARES.

INTEGRATING GREENERY ON THE PARAPET, THE NATURAL DETAILS REFLECT CLASSIC WALL DECORATION. THE FINE FINISHES AND IMPOSING FACADE CREATE A SOOTHING ENVIRONMENT THAT WOULD SURELY TRIGGER ONLOOKER'S CURIOSITY TO HALT AND ADMIRE THE BUILDING'S BEAUTY.



LOCATION MAP
(NOT TO SCALE)



BLESSED WITH A BEAUTIFUL LIVING

Shell Sapphire is more than just a residential project; it is a way of life envisioned to give you perfection in every aspect

LOCATION ADVANTAGES

CORPORATE OFFICES

- + RGA Tech Park
- + Wipro New Campus
- + TCS
- + Infosys
- + Virndavan Tech Park
- + CISCO
- + Tech Mahindra

- + RMZ Eco World
- + SAP Labs
- + Embassy Tech Park
- + Prestige Tech Park
- + Cessna Business Park
- + BOSCH
- + Semicon Park

EDUCATIONS

- + Priyanka School
- + Primus Public School
- + Harvest Int. School
- + Notre Dame Academy
- + Sr. Patricks Academy
- + Delhi Public School
- + Gear Innovative Int. School

- + New Horizon Vidya Mandir
- + Oakridge Int. School
- + The Cambridge Int. Scol
- + National Public School
- + New Cambridge Public Scol
- + PES University
- + Amrita University

HEALTH CARE

- + Punarjani Ayurvedic Hospital
- + Narayana Multi Spl. Hospital
- + Motherhood Hospital
- + Manipal Hospital
- + Sakra World Hospital
- + VIMS Hospital

SHOPPING MALLS

- + Decathlon
- + Total Mall
- + Forum Value Mall

CORPORATE HUBS

- + Electronic City
- + Whitefield
- + ITPL

TRANSPORT

- + Carmelaram Railway Station
- + PRR (Peripheral Ring Road

Office Address

Shell Promoters and Infra LLP
G2, Surya Shell Heights, Jail Road, Kasavanahalli - Sarjapur Road Bengaluru - 560 035.

Site Address

Sy.No.79/2A1, Reliaable Gardeniaa Layout. Phase-1, Opp. Road No 6&7, Rayasandra Main Road, Bengaluru South Taluk - 560 100.



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.