A project by

FORTUNE
GREENHOMES
Build fortunes that last

THE BEST IS
WHAT YOU SEEK,
AND IT'S HERE.

SAPPHIRE

WAKE UP TO NATURE

2 & 3 BHK
PREMIUM GATED COMMUNITY APARTMENTS
TELLAPUR

TS RERA NO. P01100003019

Premium Gated Community in 8.5 Acres

Cellar + G+5 Floors

Red Bricks

2 Independent Clubhouses 33,418 SFT

Open Area: 55.5%

Designer Landscape

DISCOVER YOUR SPACE FOR A LIFETIME.

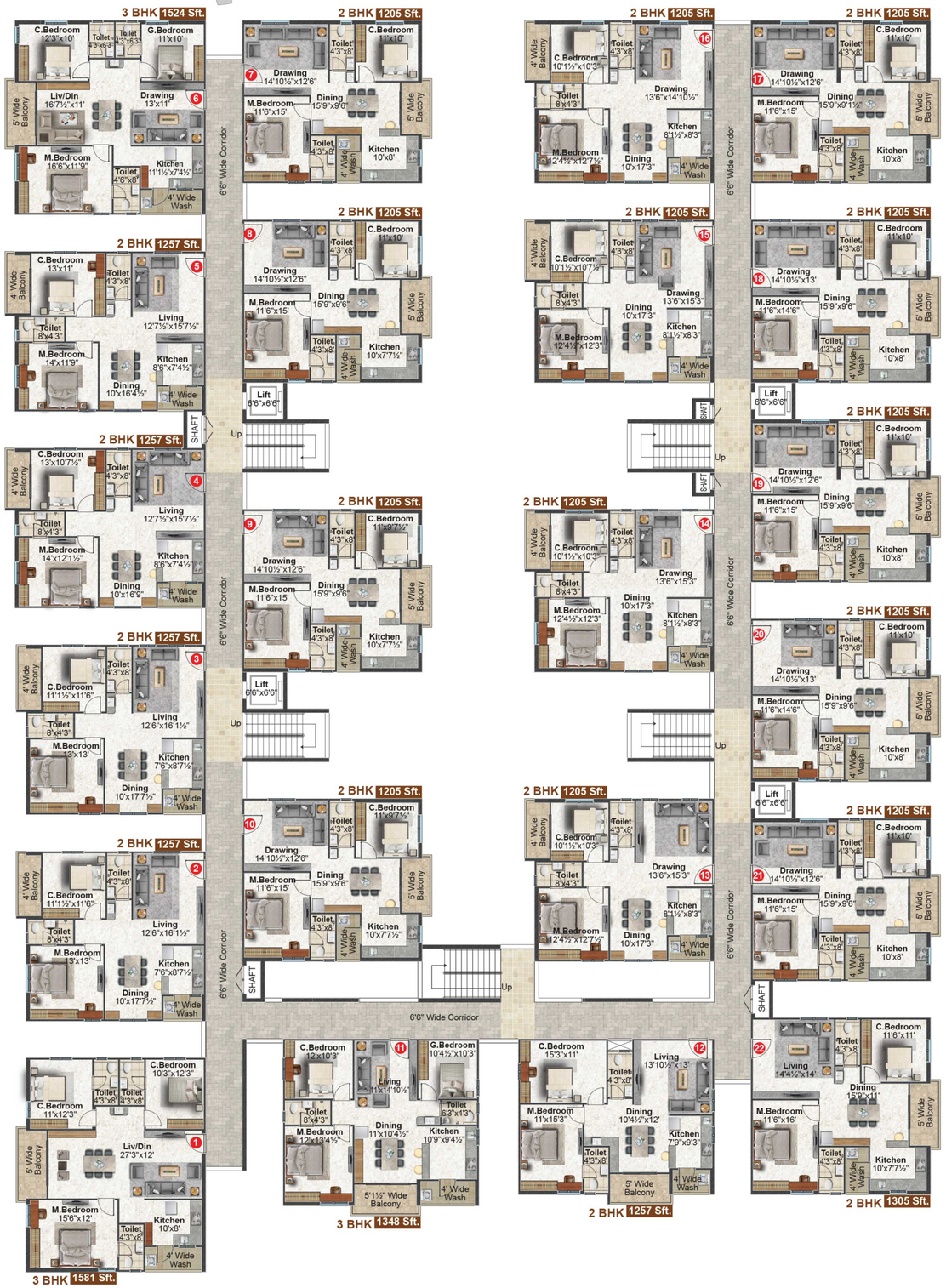
LEGEND

1) MAIN ENTRANCE
2) VEHICLE ENTRY / EXIT
3) ENTRANCE WATER FEATURE
4) ELDERS' SEATING AREA
5) LAWN WITH STEPPING STONES
6) LAWN AREAS
7) CHILDREN'S PLAY AREAS
8) SKATING RINK
9) BADMINTON COURTS
10) CRICKET PITCHES
11) HALF BASKETBALL COURT
12) OUTDOOR FITNESS STATION
13) SEATING DECKS UNDER PERGOLA
14) JOGGING TRACK
15) CONNECTING PATHWAY
16) AVENUE PLANTATION
17) GAZEBOS
18) PARTY LAWN

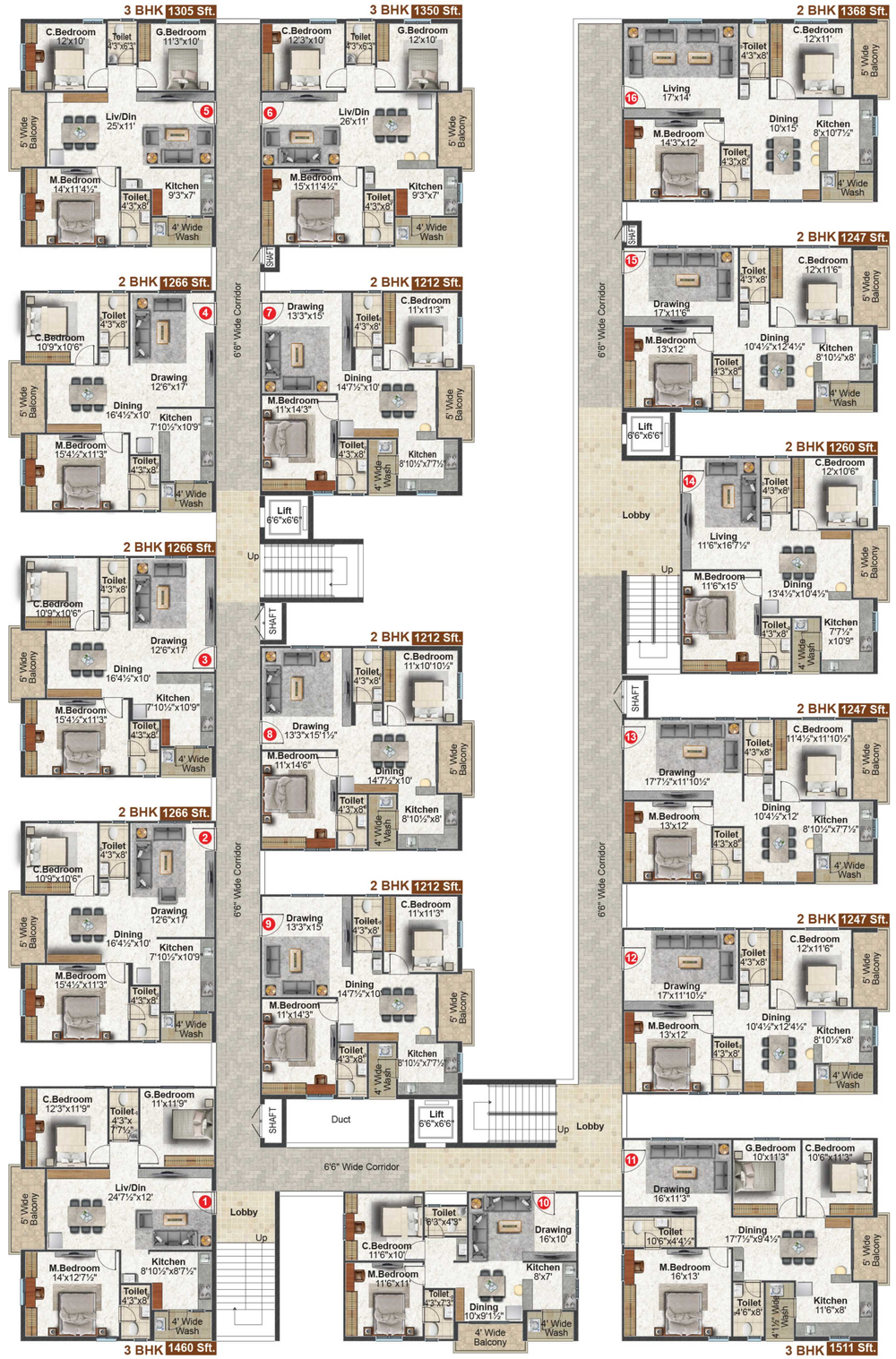
TYPICAL FLOOR PLAN

KEY PLAN

BLOCK - A



BLOCK - B



TYPICAL FLOOR PLAN

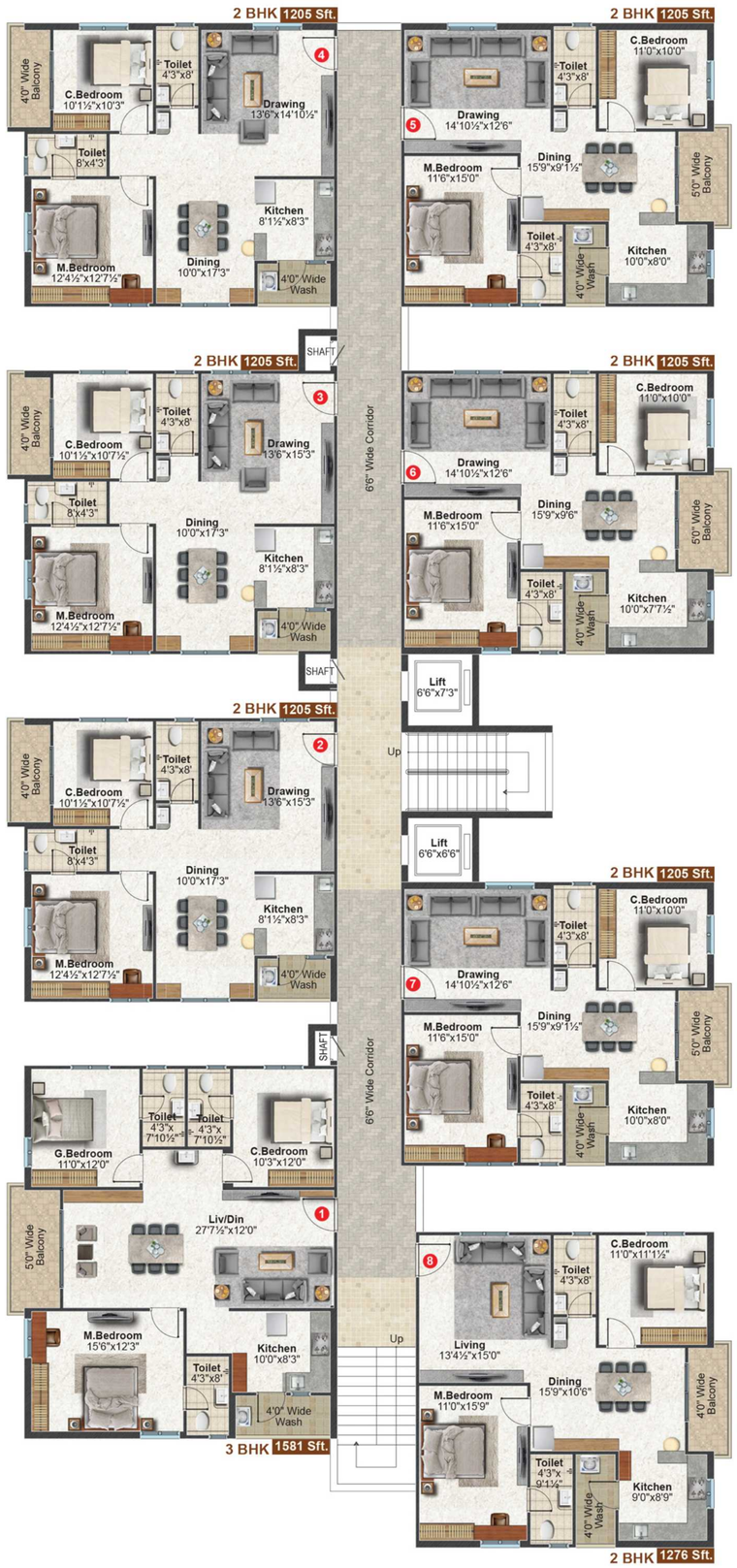
KEY PLAN

N
W E
S

THERE'S LUXURY FOR EVERY MINDSET.

BLOCK - C

BLOCK - D



KEY PLAN

BLOCK - E

BLOCK - F

TYPICAL FLOOR PLAN

NO MATTER THE MOMENT, OWN IT.

TYPICAL FLOOR PLAN

KEY PLAN

LIVE THE NATURE. DON'T JUST FEEL IT.

BLOCK - G

BLOCK - H

BLOCK - I

TYPICAL FLOOR PLAN

KEY PLAN

TYPICAL FLOOR PLAN

KEY PLAN

BLOCK - J

2 INDEPENDENT
CLUBHOUSES 33,418 SFT

CLUBHOUSE AMENITIES

CLUBHOUSE-1 1

GROUND FLOOR
- Reception with Waiting Lounge
- Supermarket
- Health Clinic
- Pharmacy
- ATM Provision
- Space for Cafeteria with Outdoor Seating

FIRST FLOOR
- Banquet Hall & seperate Dining Hall

SECOND FLOOR
- Well designed, Air-conditioned Gym
- Indoor Games

THIRD FLOOR
- Yoga / Meditation / Aerobics Hall
- Space for Work Stations

FOURTH FLOOR
- Space for Library
- 6 Guest Rooms

TERRACE
- Swimming Pool
- Separate Kids' Pool

CLUBHOUSE-2 2

GROUND FLOOR
- Banquet Hall

FIRST FLOOR
- Space for Creche
- Indoor Games

SECOND FLOOR
- Spa \ Salon
- Maintenance Office
- Space for Boutique

LEISURE THAT'S NEVER TOO DISTANT.

With two independent clubhouses for the entire community that together span over 33,418 Sft – why will you even think of stepping out for leisure and entertainment for yourself or for your kids? Well, there's enough around your home.

LIVE THE OUTDOORS UNLIKE EVER.

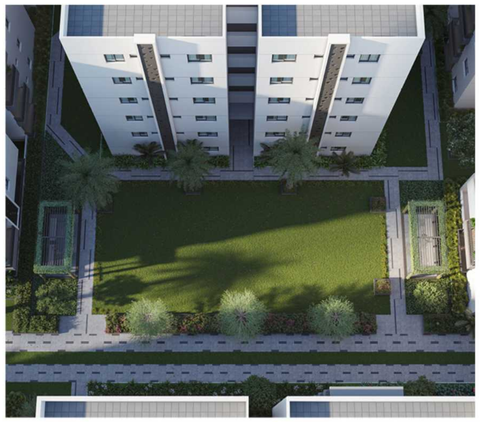
If you have been waiting to live the outdoor life, live now! At Sapphire, you'll find enough amenities and options to do that. From a Party Lawn to a Cricket Practice Net and many more....

OUTDOOR AMENITIES

- TWO CHILDREN'S PLAY AREA
- TWO BADMINTON COURTS - OUTDOOR
- HALF BASKETBALL COURT
- TWO CRICKET PITCHES
- OUTDOOR FITNESS STATION
- SKATING ARENA
- JOGGING\WALKING TRACK
- GAZEBO
- PARTY LAWN

FEATURES

- GRAND ENTRY WITH SECURITY POST
- WATER FEATURES AT ENTRY AND EXIT
- SECURITY
  a) CCTV cameras at Entry & Exit points at Cellar and Ground floor
  b) SOLAR-FENCING
- GENERATOR
  a) 100% DG set back-up for common Areas (lift, corridor lighting etc)
  b) For all tube lights and fans in the flat.
- SEATINGS WITH PARGOLAS
- WELL DESIGNED LANDSCAPE
- AESTHETICALLY-DESIGNED LIGHTING
- INTERCOM FACILITY
- RAIN WATER HARVESTING PITS
- WATER SOFTNER
- INDIVIDUAL WATER METER
- SEWAGE TREATMENT PLANT



ENSURING YOUR DELIGHT ALL THE WAY.

SPECIFICATIONS

STRUCTURE	RCC-framed structure to withstand seismic loads.
SUPER STRUCTURE	CC Brick or Red Brick for 9" external and 4½" internal walls.
PLASTERING	External: 18 mm Cement Plastering.
	Internal: 12 mm Cement Plaster with smooth finishing.
	Ceiling: 12 mm cement plaster finish.
PAINTING	Internal Walls & Ceiling: Water-proof putty finish with two coats of premium emulsion paint of Asian / Dulux or equivalent make, over a coat of primer.
	External: Texture or putty finish with two coats of exterior emulsion paint of Asian / Dulux or equivalent make.
JOINERY WORKS	Main Door: BT wood frame with two sides veneered flush shutter with melamine polishing and hardware of reputed make.
	Internal Doors: MT wood frame and flush shutter with white paint, fitted with reputed hardware.
	Toilet Doors: MT wood frame and flush shutter with white paint, fitted with reputed hardware.
	Windows: 2.5 track UPVC window systems with clear glass of standard-make.
	Grills: Aesthetically-designed MS safety grills with enamel paint finish.
ELECTRICAL	Concealed copper wiring of Polycab / RR or equivalent make, Modular Switches of reputed make.
	Power outlets: For air-conditioners in all Bedrooms, for geysers and exhaust fans in all bathrooms.
	Power plugs: For cooking range: chimney, refrigerator, microwave oven, mixer / grinders in kitchen, washing machine in utility area.
	Three-phase power supply for each unit with individual meter boards.
	Miniature Circuit Breakers (MCB) of reputed make for each distribution board.
	Telephone point and wired internet provision in Living Room.
	TV points in Living and Master Bedroom.
FLOORING	Living, Dining, Bedrooms & Kitchen: Vitrified tiles (30"x30") of reputed make.
	Balconies: Vitrified tiles (24"x24") of standard-make.
	Bathrooms: Anti-skid and acid-resistant tiles of standard-make.
	Staircase / Corridor: Natural Stone / Tiles as per architectural design
	Utility: Anti-skid tiles of standard make.
WATER-PROOFING	Water-proofing shall be provided for all bathrooms, balconies, utility area and roof terrace.
BATHROOMS	All sanitary fixtures are of Hindware / American Standard / Jaquar or equivalent.
	Wall mount EWC with Concealed Flush Tank of Grohe / Hindware or equivalent.
	Single-lever wall mixer with bath spout and shower of Hindware / Cera / Jaquar or equivalent All Chrome-plated fittings are of Hindware / Cera / Jaquar or equivalent.
DADOING	Bathroom: Tiles of standard-make up to door height.
KITCHEN	Provision for fixing of water purifier.
	Kitchen platform is not part of general offering.
RAILING	SS railing for staircases.
	MS powder-coated railing for balconies.
LIFT	Johnson / Kone / ThyssenKrupp or equivalent make.
WATER SUPPLY	Sump and overhead tank.

POPULAR DESTINATIONS NEAR SAPPHIRE

EDUCATIONAL INSTITUTES

Glendale International School	- 4 min
Manthan International School	- 9 min
Sadhana Infinity International School	- 10 min
Vikas Global Epistemo School	- 10 min
Sancta Maria International School	- 13 min
Samashti International School	- 16 min
Vista School	- 16 min
Kairos International School	- 20 min
Sri Devi Women's Engineering College	- 18 min
Hyderabad Central University	- 18 min
Indian School of Business	- 19 min

CORPORATES

Wipro	- 15 min
Q city	- 17 min
Polaris	- 17 min
Financial District	- 20 min
ICICI	- 20 min
TCS	- 20 min
Microsoft	- 20 min
UBS	- 21 min
Amazon	- 22 min
Infosys	- 22 min
Wave Rock	- 22 min
Accenture	- 23 min
Google	- 26 min

HEALTHCARE

Citizen	- 10 min
Continental Hospital	- 20 min

CONNECTIVITY

Tellapur MMTS Railway Station	- 5 min
Lingampally MMTS Railway Station	- 14 min
ORR	- 10 min

LOCATION MAP

(Not to Scale)

FORTUNE GREENHOMES
Build fortunes that last

SCAN FOR WEBSITE

Architects
INSTONE

MEP Consultants
CANNY CONSULTANTS

Structural Engineers
Structural integrity

Landscape
NAVEEN ASSOCIATES

Artifice: +91 98852 53570

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