

RERA REGISTRATION NO.

UPRERAPRJ432597/12/2025

Rera Website: www.up-rera.in/projects



A/c Name: Sapphire Infraventures Pvt Ltd-Collection Account-Imperial Estates by Sapphire - II
A/c No.: 44445011690 | Bank & Branch: State Bank of India, SME Hazratganj | IFSC: SBIN0016882

LAUNCH DATE: 19TH DECEMBER, 2025

Note: All payment shall be deposited in the collection account only.



IMPERIAL

ESTATES

BY S A P P H I R E - II



Scan the QR for
Walkthrough



Scan the QR for
Location

SAPPHIRE INFRAVENTURES (P) LTD.

Head Office : Sapphire Central, 9A, Tilak Marg, Dalibagh, Lucknow - 226001

Site Office : Sapphire Royale, Kasimpur Biruha, Lucknow-Sultanpur National Highway, Lucknow - 226501.

Contact No.: **8882 235 235** | Email: sales@estatesbysapphire.com | Website: www.sapphireelko.com

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ACCOUNT DETAILS: Name of the Account: Sapphire Infraventures Pvt Ltd-Collection Account-Imperial Estates by Sapphire -II | **Account No.:** 44445011690 | **Bank Name:** State Bank of India | **IFSC Code:** SBIN0016882

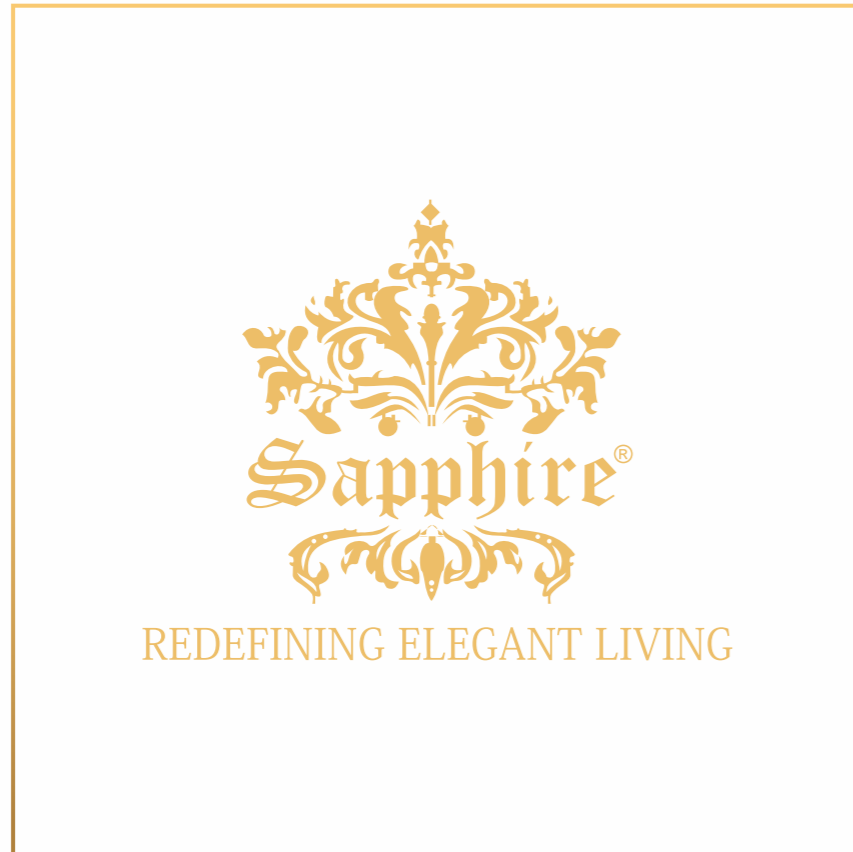
FINANCE AVAILABLE:



and more....

Disclaimer: Information, images, and visuals are only indicative of the envisaged developments and the same are subject to change in actual as per approvals. The views shown in the pictures may vary over the period of time and does not guarantee the same. All intending purchaser(s) are requested to inspect all plans and approvals and visit the project site and apprise themselves of all plans and approvals and other relevant information obtained from time to time from respective authority. The promoter holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/alterations/improvements so made. The project specifications are only indicative & some of these may be changed in consultation with the Architect at the sole discretion of the promoter. Visual representations shown in this brochure are purely conceptual. Elevations, Specifications, Site Plans etc. of the township are tentative and subject to variation and modification by the company at its sole discretion.

REDEFINING ELEGANT LIVING



THE WORLD OF SAPPHIRE

At Sapphire Infraventures (P) Ltd. we believe that urbanization is not mere filling of space by cement and concrete, it is evolved with living and breathing entities shaped by the experiences they offer. Our mission is to enrich lives by curating exceptional developments across residential, commercial, retail, hospitality and social infrastructure domains.

Through meticulous attention to detail, innovative design, and a commitment to sustainability, we redefine urban living. Our project is endowed with world-class amenities, luxurious finishes, and a dedication to enhance the natural environment.

Driven by a passion for excellence, we strive to create vibrant communities that inspire imperial lifestyles. Projects delivered to the satisfaction of our customers, we continue to set new standards in Imperial and elegant living.



SMARTER SPACES.
REFINED COMFORT.

A LIFESTYLE CRAFTED FOR TODAY'S FAMILIES—
WELCOME TO THE NEXT LEVEL OF 3 BHK LIVING.

INTRODUCING



Imperial Estates by Sapphire - II

A new chapter of elegant living, thoughtfully designed to expand the comfort, luxury, and lifestyle that Phase 1 residents are already enjoying.

Phase 2 brings enhanced spaces, refined amenities, and a modern living experience for today's families.

Comfort, Space & Style
PERFECTLY BALANCED

3 BHK Apartments

Step into a visionary realm with Imperial Estates - II, where future-ready living blends seamlessly with world-class amenities. Thoughtfully crafted 3 BHK residences bring you cutting-edge features and a truly elevated lifestyle. Every corner reflects elegance, luxury, and meticulous planning—offering a living experience designed for modern families. With enhanced comfort, smart conveniences, and a refined ambience, each day in Phase 2 promises unmatched sophistication and effortless living.





A GRAND WELCOME, EVERY TIME

Your experience begins the moment you arrive. The grand entrance of Phase-II offers an impressive first impression, seamlessly blending design, openness, and a touch of luxury.

— — — — —
Where life unfolds
beyond expectations
— — — — —





















Experience a lifestyle filled with vibrance and style, with every corner designed to elevate your everyday. Welcome to Imperial Life, where living feels more exciting than you ever imagined.



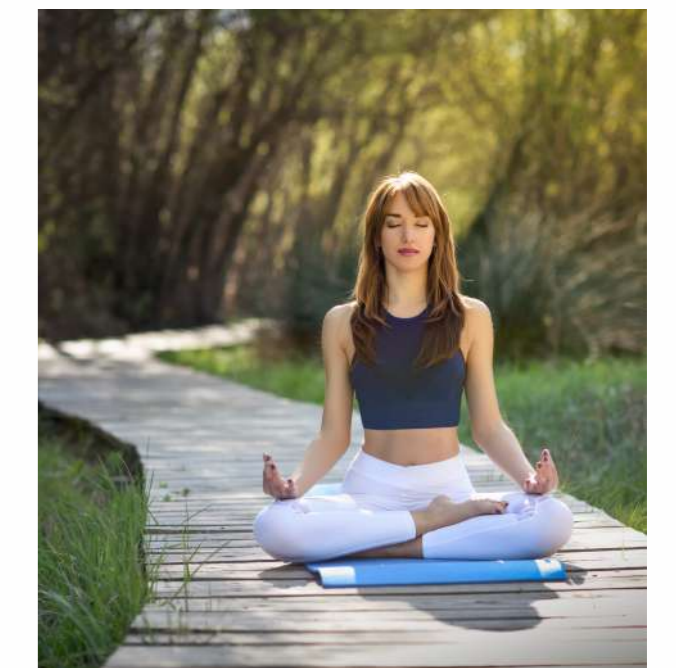
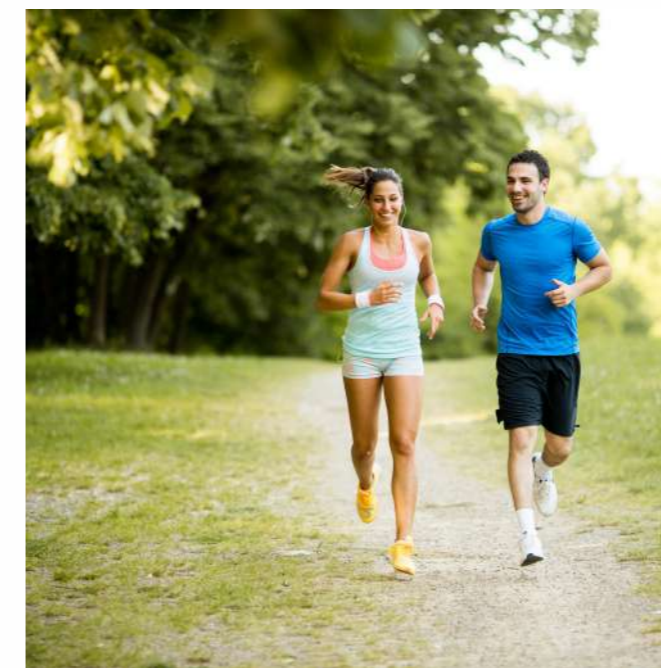
EXPERIENCE
BREATHTAKING
GARDEN VIEWS FROM
THE COMFORT
OF YOUR
SPACIOUS AND
PEACEFUL OUTDOOR
RETREAT.



AMAZING 25+ AMENITIES

- | | | | | |
|---|---|--|---|---|
| 
CLUB | 
SWIMMING POOL | 
KIDS PLAY AREA | 
TABLE TENNIS | 
GYMNASIUM |
| 
BADMINTON COURT | 
JOGGING TRACK | 
CENTRAL LAWN | 
INDOOR GAMES | 
YOGA |
| 
OPEN GYM | 
AMPHITHEATRE | 
HALF BASKET BALL COURT | 
FOUNTAINS / WATER BODY | 
AMPLE CAR PARKING |
| 
TENNIS COURT | 
ZEN GARDEN | 
POOL TABLE | 
24X7 POWER BACKUP | 
EV CHARGING POINT |
| 
REFLEXOLOGY PARK | 
BEAUTIFUL LANDSCAPES | 
CONVENIENCE SHOPS | 
24X7 SECURITY | 
ACCESS CONTROL ENTRY |

TIMELESS COMFORT, ENDLESS FUN FOR ALL GENERATIONS





SWIMMING POOL

Indulge in the oasis of relaxation with our luxurious swimming pool, offering a serene escape right at your doorstep.

TENNIS COURT

Enjoy the perfect serve on
a court built for excellence.

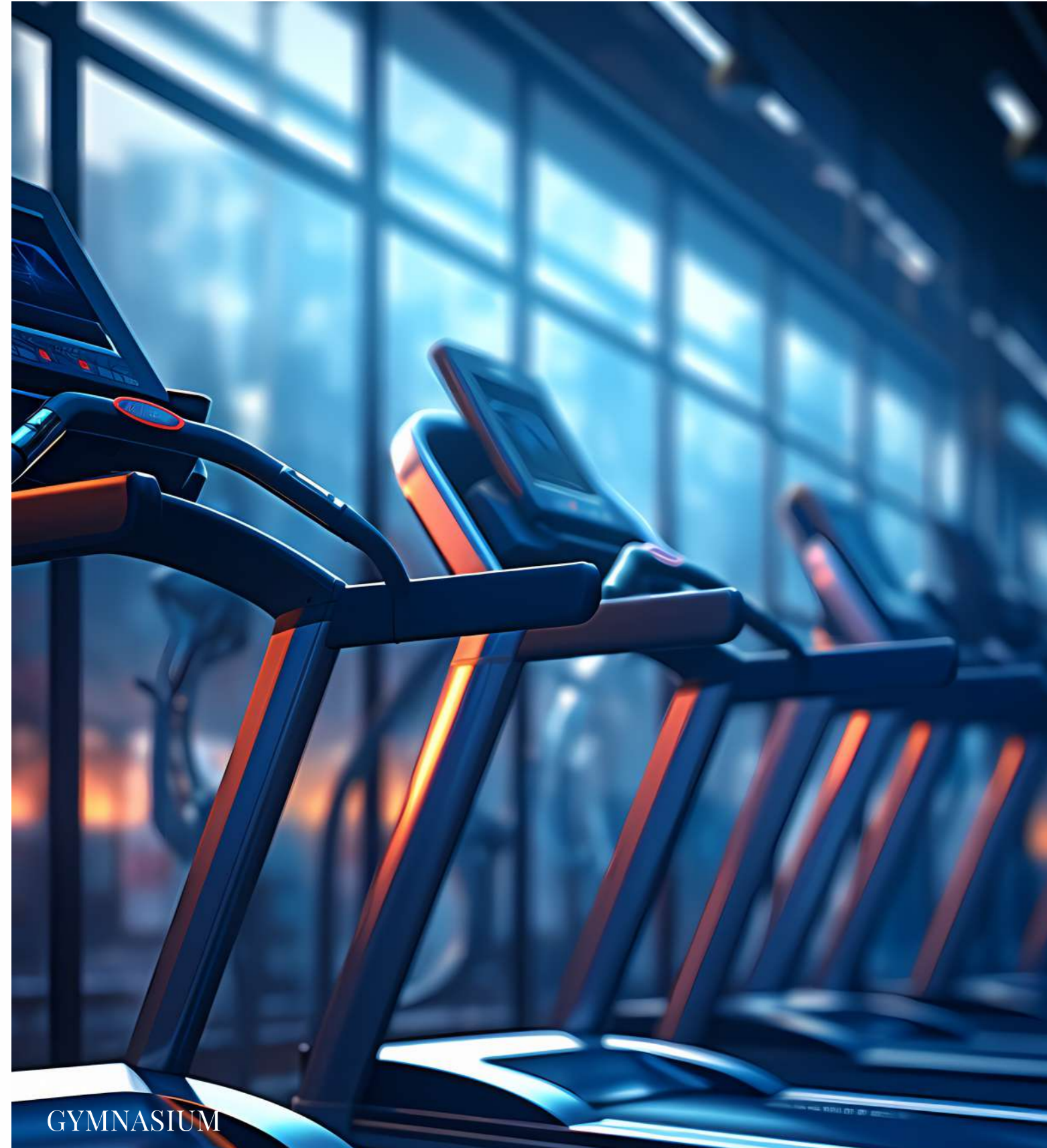




THE CLUB CALLISTO
Relax, Refresh and Rejuvenate

Experience leisure and luxury at our state-of-the-art club house, designed for relaxation and socialization.

CLUBHOUSE AMENITIES



GYMNASIUM

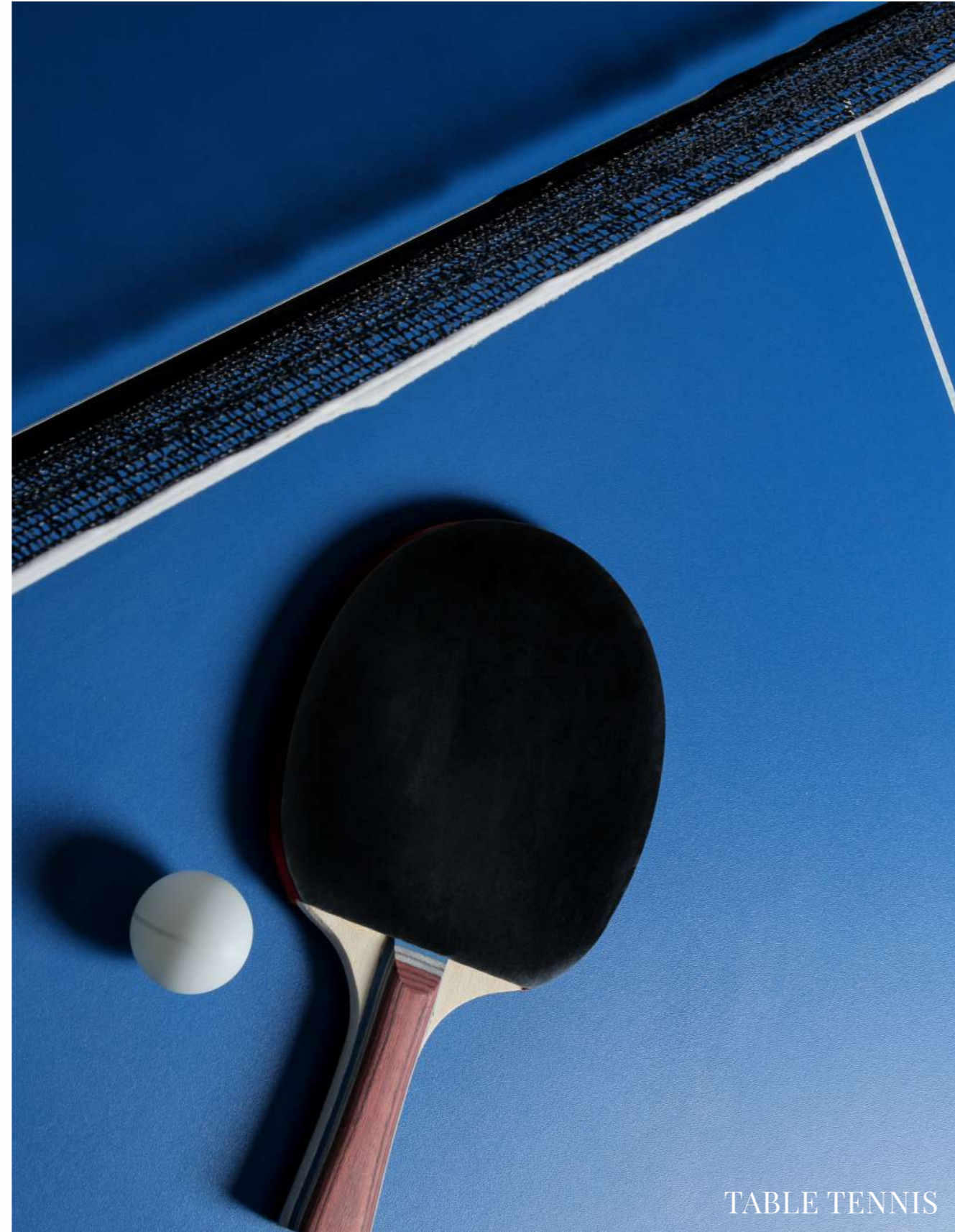


TABLE TENNIS



YOGA AREA



POOL TABLE



Step into a spacious living room that combines elegance with breathtaking views.

REFERENCE IMAGE

HOMES THAT REFLECT Everlasting Radiance

IMPERIAL
ESTATES
BY SAPPHIRE-II



The residences at Imperial Estates township are designed to inculcate the never-ceasing splendour of nature in every square feet.



ARTISTIC IMAGE

CLUSTER PLAN



MASTER PLAN LAYOUT

LEGENDS

- 1. MOUND SEATING
- 2. SCULPTURE CIRCLE
- 3. FEATURE WALL WITH WATER FEATURE
- 4. WATER BODY SCULPTURE CIRCLE
- 5. RAMP TOP TRELLIS
- 6. DROP OFF WITH FEATURE WALL/SCULPTURE
- 7. FUN HANGOUT ZONE (SEATING POCKET)
- 8. WATER FEATURE & FOUNTAIN
- 9. SWIMMING POOL WITH DECK
- 10. PERGOLA SEATING
- 11. CHILDREN'S PLAY AREA
- 12. BADMINTON COURT
- 13. STEPPED SEATING
- 14. JOGGING TRACK
- 15. CENTRAL LAWN
- 16. SURPRISE FOUNTAIN
- 17. AMPHITHEATRE
- 18. REFLEXOLOGY PARK & OPEN GYM
- 19. HALF BASKET BALL COURT
- 20. TENNIS COURT
- 21. ZEN GARDEN





ARTISTIC IMAGE

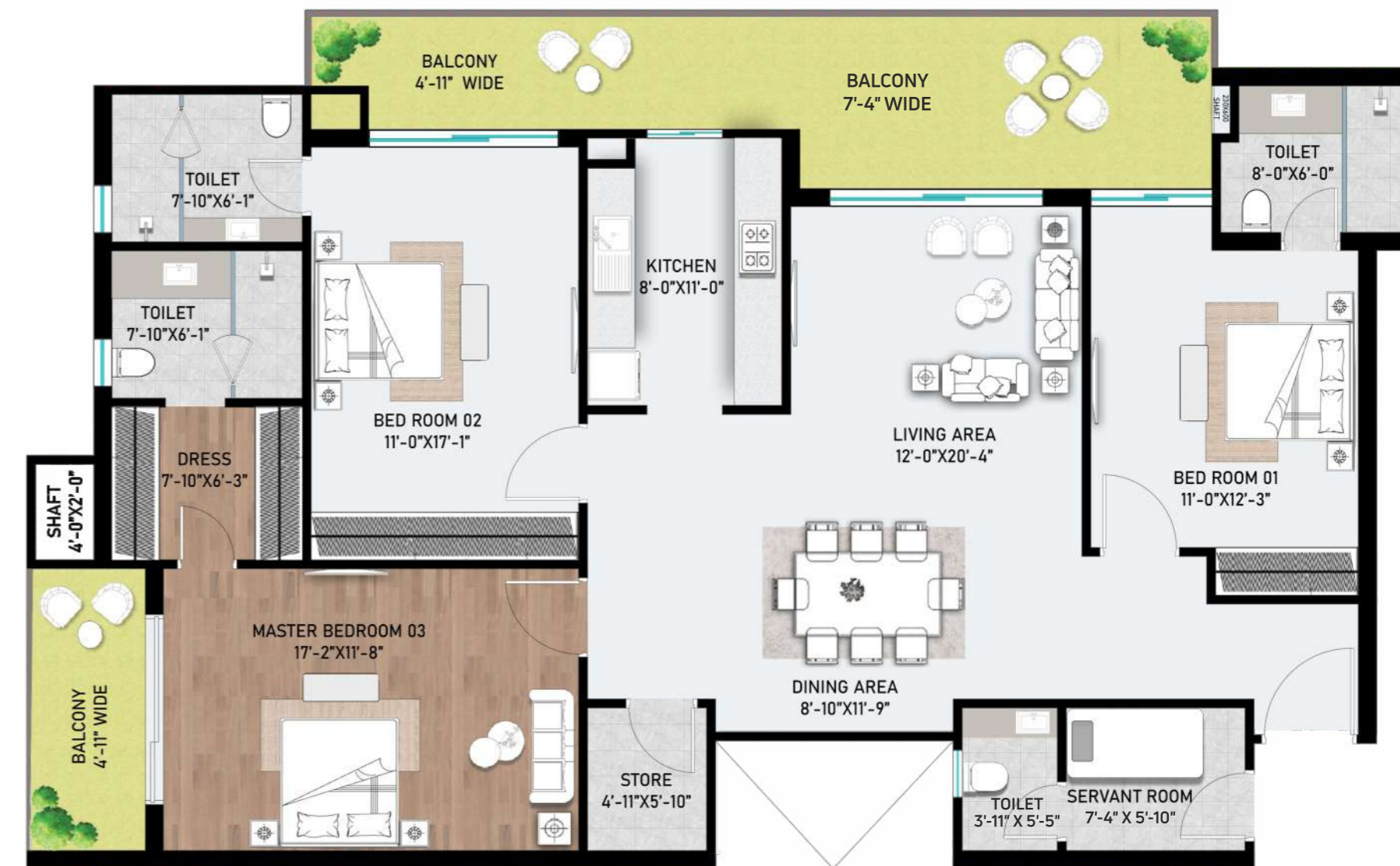
**REIMAGINING THE PAST,
SHAPING THE FUTURE.**

Following the success of Sapphire Royale and Imperial Estates by Sapphire (Phase I), we proudly present Imperial Estates by Sapphire II Luxurious 3 BHK + Servant, premium apartments designed for those who seek the finest in living, with spacious layouts and prime location. Your dream home awaits.



3BHK + STORE + SERVANT

TYPICAL FLOOR PLAN



UNIT	CARPET AREA	BUILT-UP AREA
Sq. Mt.	130.66	166.19
Sq. Ft.	1406.42	1788.86

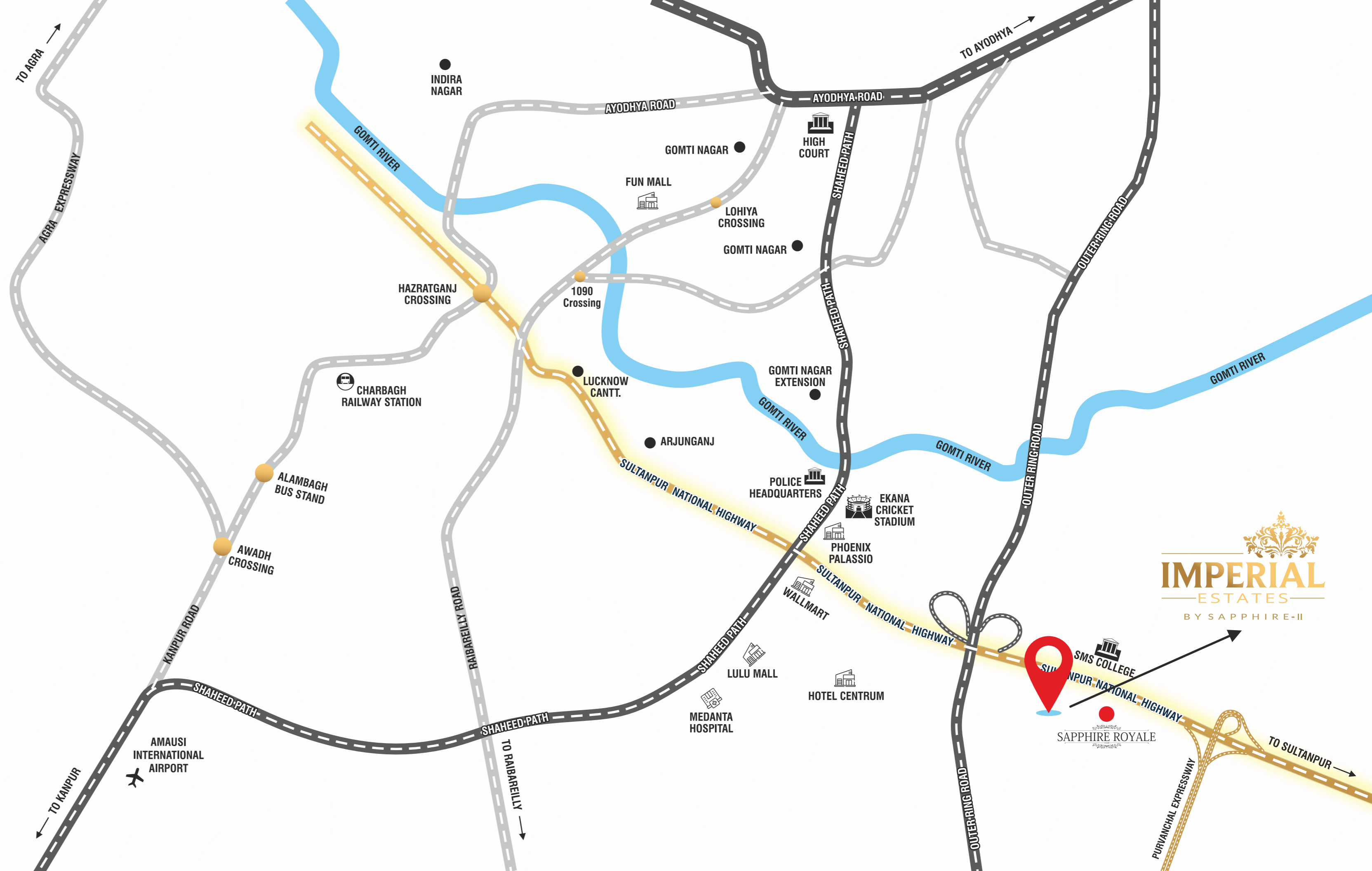
LOCATION AND CONNECTIVITY TO IMPERIAL ESTATES



NEAR BY

PURVANCHAL EXPRESSWAY	03 MINS	15 MINS	MEDANTA HOSPITAL
KISAN PATH	06 MINS	16 MINS	PHOENIX PALASSIO MALL
CANCER INSTITUTE	10 MINS	16 MINS	EKANA CRICKET STADIUM
HCL IT CITY	11 MINS	20 MINS	POLICE HEAD QUARTER
LULU MALL	15 MINS	30 MINS	INTERNATIONAL AIRPORT
WALL MART	15 MINS	30 MINS	HAZRATGANJ
SHAHEED PATH	15 MINS	40 MINS	CHARBAGH RAILWAY STATION

SCAN QR TO VIEW PROJECT LOCATION



PREMIUM SPECIFICATIONS

STRUCTURE



- Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.

FOUNDATION



- Reinforced concrete footings & columns.

ALL BEDROOMS



- **Flooring/Skirting:** Wooden laminated flooring AC-3 grade in Master Bedroom, Other Bedrooms superior quality vitrified tiles 800x800mm or bigger.
- **Wall Finishes:** Acrylic emulsion on POP punning.
- **Ceiling:** Oil bound distemper.

LIVING & DINING ROOM



- **Flooring/Skirting:** Premium quality vitrified tiles 800x800 mm or bigger.
- **Wall Finishes:** Acrylic emulsion on POP punning.
- **Ceiling:** Oil bound distemper.

TOILETS



- **Flooring:** Antiskid ceramic tiles.
- **Wall Finishes:** Ceramic wall tiles upto dado level (approx. 2400 mm)
- **Ceiling Finishes:** Oil bound distemper with false ceiling
- **Counter:** Granite/Tiles
- **Sanitary Ware:** Premium quality range.

STAIRCASE



- **Flooring:** Kota Stone / Indian Stone / Granite
- **Railings:** Powder quoted MS Railings
- **Wall Finishes:** Oil bound distemper.

KITCHEN



- **Flooring/Skirting:** Antiskid ceramic tiles.
- **Wall Finishes:** Acrylic emulsion paint on walls
- **Ceiling:** Oil bound distemper with part false ceiling

CP FITTINGS & ACCESSORIES



- Grohe/Jaguar/Roca or equivalent Toilet fittings/single lever fitting in all toilets. Provision for geyser installation.

LIFT LOBBY



- **Flooring:** Granite / Marble / Tiles
- **Wall Finishes:** Granite / Marble / Tiles upto 2100 mm on lift side wall and acrylic emulsion paint in balance area.
- **Ceiling:** Acrylic emulsion paint

DOORS



- Engineered laminated frame with laminated door shutters
- **Hardware:** Locks, Handles and Knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware.

WINDOWS & EXTERNAL GLAZING



- Powder coated aluminum frame or UPVC frame windows with clear glass.

EXTERNAL WALL FINISH



- Exterior grade paint from reputed makes and brands.

ELECTRICAL WIRING & INSTALLATIONS



- **Fixtures & Fittings:** ISI mark switches / sockets, distribution boxes and circuit breakers from standard makes and brands.
- **Wiring:** ISI mark concealed conduits with copper wire.
- **Plumbing:** ISI mark CPVC water supply pipes with standard valves and accessories.
- **Security System:** CCTV surveillance, EPABX, Video Door Phones, Burglar Alarm System.

Note: The above specifications are only indicative and some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the company.