

↳ Sapphire ◀

# EUROPEAN VILLAS

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## *View of glory*

Glory, not just a word but an expression in itself. It is when you view magnificence, you feel that this word has come alive and into play. And it is this feeling that Sapphire Greens strives to bring into your lives, the feeling of sheer glory. Come feel the glory and be a part of it.



## *View of lifestyle*

At Sapphire Greens, you will discover the true meaning of lifestyle. Here, lifestyle is a way of life, waiting to be discovered and rediscovered with each passing moment. Complete living pleasure is what is in the offing.

## View of luxury

Villas at Sapphire Greens, planned for those who wish to live an uncompromised life. Every home at here is a master piece crafted with perfection, promising a never before living experience. Spacious and lavishly built, European Villas offer freedom to live life at the fullest.

## View of extended benefits

Aesthetic architecture, supreme space planning, use of the best of building materials and branded fixtures are what makes European Villas different from other houses. A very glimpse of this modern day delight in real estate is sure to leave onlookers captivated. A strong urge to own a home here is inescapable.



European Villas come with the added benefits of being at Sapphire Greens, a township that has been built keeping in mind all the needs and requirements of people. Talk world class features, and you have them all here.

### TOWNSHIP FEATURES AT A GLANCE

- Drive way: 80 Feet wide RCC tremixed roads with fountains, landscaped avenues, gardens and world class lamp-posts
- Gate: Grand and majestic entrance gate with modern design
- Internal roads: Wide internal roads that are 24m, 12m and 7.5m wide. All roads are laid with RCC tremixed concrete
- Parks:
- Huge, special gardens as kids play zone
  - Senior citizens parks
- Colony:
- 200 Feet wide approach roads to the project
  - Secured campus with well designed boundary walls
  - RCC Roads with well fit world-class lamp-posts
  - Large landscaped gardens with water bodies.
  - Convenient shopping options
  - Underground electrification
  - Grand entrance avenues
  - Underground drainage
  - Rain water harvesting
  - Kids play areas



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

## View of relaxation

When it comes to amenities, your stay at European Villas is bound to be the best. The Club Sapphire is a place that has been put together keeping in mind ones urge to unwind after a tiring and hectic day. It has a list of never ending facilities that have been created to keep you relaxed, fit and in shape to take on another challenging day that lies ahead.

## Club Sapphire

- MULTIPURPOSE HALL FOR YOGA, MEDITATION AND COMMUNITY EVENTS
  - HEALTH SPA EQUIPPED WITH STEAM BATH (SEPARATE FOR LADIES AND GENTS)
  - INDOOR GAMES ZONE - BILLIARDS, CAROM, CHESS, TABLE-TENNIS, BADMINTON COURT
  - OUTDOOR GAMES ZONE - TENNIS COURT, VOLLEY-BALL COURT, SWIMMING POOL, KIDS POOL.
- 
- PARTY LAWN • JACUZZI • HI-TECH GYMNASIUM
  - BANQUET HALL • AMPHITHEATER • MULTI-PLAY AREAS



## View of sophistication

4 BHK EUROPEAN VILLAS

Sapphire Greens is also home to luxurious yet cozy villas. If your wish is to live by the rule of independence, you sure need to explore the world of the Sapphire Green villas. Truly independent, the villas here have been built with a thought to make the owner feel elevated in just about every sense. From every square feet of floor that makes you feel like a complete owner to the roof that protects you from wrath, each villa is a perfect example of what modern day architecture and living should feel like.

• Sapphire •

EUROPEAN  
VILLAS



**4 BHK OAK VILLA** Plot Size 40x60  
 Builtup Area 2298 Sq.Ft.  
 Carpet Area 1953 Sq.Ft.

**4 BHK WOOD VILLA** Plot Size 40x60  
 Builtup Area 2298 Sq.Ft.  
 Carpet Area 1953 Sq.Ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**SPECIFICATIONS**

- Structure : RCC framed
- Flooring : (a) 2 Ft.x2 Ft. vitrified tiles in bedrooms, lounge, drawing room, kitchen & living area  
 (b) Anti-skid tiles in verandah, porch, rear yard, covered sit out and open terrace of first floor  
 (c) Laminated wooden flooring in master bedroom
- Toilet : (a) Premium designer tiles up to 7 Ft. height  
 (b) Shower panel for toilets of ground floor and master bedroom
- Plumbing : Branded C.P. fittings with hot and cold shower mixer in toilets
- Kitchen : Granite moulded kitchen platform with S.S. sink and designer tiles dado 2 Ft. height
- Doors : (a) Wooden/ Granite frames with S.S. premium hardware fittings  
 (b) Moulded panel door shutters
- Windows : Powder coated three track Aluminium sliding windows with clear/ pin-head glass and mosquito nets

- Electric : (a) Fittings - Modular electric switches and plates, Anchor/ Leon/ Havells or approved branded equipment fittings and circuit security MCB's  
 (b) Wiring - All electric wiring in concealed conduits with FRC Copper wires convenient provision and distribution of light and power plug  
 (c) Provision - A.C. points in drawing room and all bedrooms, T.V./ Telephone connection points with three provisions for cable network in drawing room, lounge and all bedrooms
- Water Supply : (a) Concealed PPR/ CPBC/ GI pipelines with individual 1000 Ltr. PVC overhead tank in each villa  
 (b) Supply through bore-well
- Wall Finish : (a) Internal-surface including roof will be painted in pleasing colors of plastic emulsion paint  
 (b) External-wall surface will be painted with exclusive exterior paint
- Staircase : (a) Granite/ Vitrified stone flooring on staircase  
 (b) Attractive stainless Steel staircase railing
- Lawn : Lush green lawns with plantations on boundary of each villa



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- Toilet : Premium designer tiles up to 7 Ft. height
- Plumbing : Branded C.P. fittings with hot and cold shower mixer in toilets
- Kitchen : Granite moulded kitchen platform with S.S. sink and designer tiles dado 2 Ft. height
- Doors : Wooden/ Granite frames with S.S. premium hardware fittings  
 Moulded panel door shutters
- Windows : Power coated three track sliding Aluminum windows with clear/ pin-head glass & mosquito nets
- Electric : Fittings- Modular electric switches and plates, Anchor/Leon/Havells or equivalent brand ISI fittings and circuit security MCB's  
 Wiring - All electric wiring in concealed conduits with FRC Copper wires for convenient provision and distribution of light and power plugs  
 Provision for A. C. points in drawing room and all bedrooms, T.V./ Telephone connection point with three provisions for cable network in drawing room, lounge and all bedrooms
- Water Supply : Concealed PPR/ CPBC/ GI pipelines with common PVC overhead tank in each apartment having supply through borewell
- Wall Finish : Internal - Surface including roofs shall be painted in pleasing colors of plastic emulsion paint  
 External - Wall surface shall be painted with exclusive exterior paint

# View of prosperity

Situated at a location that is seen as prime in terms of living as well as investment, it is close to the super corridor, hospitals, reputed schools, markets, malls, multiplexes and more. The location is very well connected by all modes of transportation as well. All these factors put together, make Emperia the most sought after residential living option and you are most welcome to experience the feeling of bliss when it comes to living and life.

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