

Sapphire

A Rare Gem of Kollur

2 & 3 BHK
PREMIUM LIFESTYLE APARTMENTS
@KOLLUR



- SPACIOUS HOMES
- WORLD-CLASS AMENITIES
- GREEN & SECURE GATED COMMUNITY



Here, life sparkles with a rare brilliance, a blend of luxury, nature, and belonging.

Welcome to Sapphire by Vaishno. where every home is not just built, but beautifully composed to be A Rare Gem of Kollur.

2.8 ACRES | 2 TOWERS | 2B + S + 12 FLOORS | TOTAL 276 UNITS

UNIT SIZES

2 BHK: 1365 sft. | **3 BHK:** 1650, 1685, 1705, 1925, 1955 & 2030 sft.



Welcome to a Lifestyle That Shines

At **Vaishno Ventures Sapphire**, every detail is crafted to make life brighter and more meaningful. Our vision is to create a residential sanctuary that goes beyond the ordinary. a place where families can grow, socialize, and thrive. From wide open spaces that breathe life into your surroundings to thoughtfully designed interiors that combine elegance with functionality, Sapphire embodies comfort, convenience, and class.

**YOUR HOME IS NOT JUST A DWELLING IT'S A
STATEMENT OF LIVING WELL.**



Design & Architecture

Like its name, Sapphire shines as *"A Rare Gem of Kollur"*, a creation where architecture and artistry unite in perfect harmony.

Every detail has been meticulously sculpted to reflect refinement, balance, and brilliance. Wide corridors, intelligent layouts, and well-placed towers come together to offer a sense of openness and exclusivity rarely found elsewhere.

Adorned with a Terracotta elevation, the towers exude an earthy elegance that complements their modern form, capturing the essence of luxury rooted in nature.

The result is not just a residential community, but a crafted masterpiece that sparkles with space, serenity, and sophistication, a true Sapphire in the heart of Kollur.

Planned with Precision. Designed for Comfort.

Sapphire is thoughtfully designed to create open, vibrant, and safe community living:

- ◇ 65% open spaces with landscaped gardens
- ◇ Wide internal driveways for easy movement
- ◇ Children's play zones & community seating pockets
- ◇ Gated community with 24/7 security

Master Plan

Amenities

- | | | | | |
|--------------------------------------|-----------------------------------|-------------------------------|-----------------------------|--|
| 1. Entry/ Exit | 7. Seating Plaza | 13. Kids Play Area | 19. Skating Rink | 24. Senior Citizen Garden with Reflexology |
| 2. Entrance Gate with Security Cabin | 8. Congregation Lawn with Seating | 14. Fitness Area | 20. Cricket Practise Pitch | 25. Ramp entry Paving |
| 3. The Street | 9. Pickleball Court | 15. Swing Garden with Pergola | 21. Festival Lawn | 26. Palm Avenue |
| 4. Jogging Track | 10. Amphi Theatre | 16. Forest Walk | 22. Seating with Pergola | 27. Boundary Plantation |
| 5. Floral Garden | 11. Stage | 17. Tranquil Plaza | 23. Stage with Feature Wall | |
| 6. Board Games Area | 12. Recreational Lawn | 18. Pet Park | | |

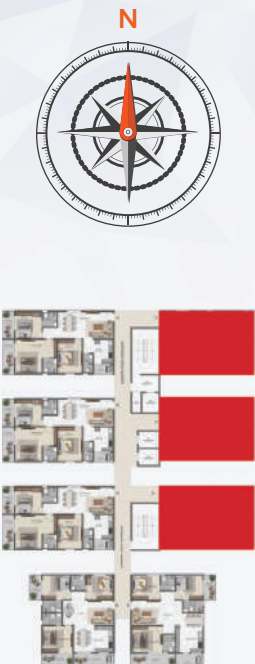


Sapphire
A Rare Gem of Kollur



2 BHK RESIDENCES

1365 sq.ft | 2 BHK | West Facing **B1, B2, B3**



1650 sq.ft | 3 BHK | East Facing **B5**



3 BHK RESIDENCES

1685 sq.ft | 3 BHK | East Facing **B6, B7, B8**



1650 sq.ft | 3 BHK | West Facing **B4**



1705 sq.ft | 3 BHK | East Facing A14, A15



1925 sq.ft | 3 BHK | North Facing A4, A5, A6



1705 sq.ft | 3 BHK | West Facing A12, A13



1955 sq.ft | 3 BHK | East Facing A8, A9, A10



1955 sq.ft | 3 BHK | West Facing **A11**



2030 sq.ft | 3 BHK | East Facing **A7**



1955 sq.ft | 3 BHK | West Facing **A1, A2**



2030 sq.ft | 3 BHK | West Facing **A3**



Amenities

A Lifestyle Filled with Experiences. Where Life Shines Brighter.

At **Sapphire by Vaishno**, every day is a celebration of life. From sunrise strolls to evening gatherings, every space is designed to **inspire, rejuvenate, and connect**.

◇ Move, Play, and Energize

Begin your day on the **jogging track**, push your limits at the **fitness area**, or enjoy a game of **pickleball, skating, or cricket**. Every moment here keeps you active and alive.

◇ Laugh, Celebrate, Enjoy

Let your children's laughter fill the **kids' play area**, challenge friends in the **board games zone**, or enjoy performances at the **Amphi Theatre and stage**. **Festival lawns** and **recreational spaces** make every gathering memorable.

◇ Relax, Rejuvenate, Reflect

Step into serenity at the **floral garden**, unwind in the **swing garden with a pergola**, or take a quiet walk along the **tranquil plaza and congregation lawns**. Seniors can enjoy peaceful moments at the **reflexology garden**.

◇ Connect and Celebrate Together

Share stories on the **seating plazas**, stroll along the **palm avenue**, or host celebrations with **festival and recreational lawns**. Spaces that turn neighbors into friends and moments into memories.

◇ Safe and Secure

With a **grand entrance gate and security cabin**, Sapphire ensures peace of mind, so you can focus on enjoying life.

Sapphire by Vaishno, where living is a celebration, every day, every moment.





Clubhouse

At the **heart of Sapphire by Vaishno** rises the magnificent **20000+ sq. ft.** Club Sapphire, **a vibrant lifestyle destination** designed for every generation. Here, mornings awaken to state-of-the-art fitness zones and serene yoga spaces. Afternoons echo with laughter in kids' play areas and indoor games, while evenings sparkle in party halls and celebration lounges.



- ◇ Adult Pool & Kids Pool
- ◇ Deck with Sun Lounger & Pergola Seating
- ◇ Barbeque / Pantry Counter
- ◇ Lawn Mound with Tree Planter
- ◇ Indoor Games & Badminton Court
- ◇ Guest Room & Creche
- ◇ Reception & Waiting Area
- ◇ Store & Banquet Hall
- ◇ Gym, Salon & SPA
- ◇ Toilets



More than just a clubhouse, it is the soul of Sapphire. a place where neighbors become friends, families create timeless memories, and every day feels like a celebration.

A rare gem of community living, crafted to inspire,
unwind, and connect.

Specifications

Where Design Meets Detail, and Comfort Meets Craftsmanship.



Structure

R.C.C. structure with **M45 and M30 grade concrete** as approved by consultants and tested by a third-party civil lab agency.



Super Structure

CC brick with compressive strength of 12 MPa / clay bricks with compressive strength of >3.5 MPa of 6" thickness for external walls and 4" thickness for internal walls.



Plastering

Internal Walls: 12 mm thick cement plaster with smooth putty finish

Ceiling: Smooth putty finish.

External Walls: 18 mm thick cement plaster for a seamless façade



Flooring

Living, Dining, Bedrooms and Kitchen: Premium vitrified GVT/Double Charged tiles of reputed make with water absorption ≤ 0.08% (VITERO or equivalent) (2'0" × 4'0")

(For bedrooms – 2'6" × 2'6")

Balconies/Sit-outs: Premium vitrified/ceramic tiles of reputed make with water absorption ≤ 0.08% (VITERO or equivalent) (2'0" × 2'0")

Bathrooms: Anti-skid, acid-resistant tiles of reputed make (VITERO or equivalent)

Walls: 2'0" × 4'0" Flooring: 2'0" × 2'0"

Utility: Anti-skid, acid-resistant tiles of reputed make (VITERO or equivalent) (1'6" × 1'6")

Corridors: Combination of granite (with moisture content ≤ 0.15% and water absorption ≤ 0.5%) / vitrified tiles as designed by the architect.

Staircase: Steel nosing as per architect design and MS railing.

Skirting: 4-inch height all around the room.



Dadoing

All Bathrooms: Glazed tiles of standard make up to 8'0" height (VITERO or equivalent).

Utility: Glazed tiles of standard make up to 3'0" height (VITERO or equivalent).



Joinery Works

Main Door: Teak wood frame with double-side veneered flush shutter with melamine polish finish and hardware of reputed make.

Internal Doors: MT wood frame with double-side laminated/painted flush shutter fitted with hardware of reputed make.

Toilet Doors: MT wood frame and flush shutter painted white with reputed hardware / granite frame with WPC shutter painted white.

Windows: 2.5 track UPVC sliding shutters with clear glass (NCL / Venster)

Railing: MS railing for staircases



Kitchen

Provision for domestic and municipal water connections and RO water purifier.

Provision for washing machine point in utility.



Painting

Internal Walls & Ceiling: Two coats of water-based putty, one coat primer, and two coats of Tractor Emulsion paint (Asian or equivalent).

External: Combination of water-based texture paint finish for all external walls.



Electrical

Concealed copper wiring of Polycab/equivalent and modular switches of Schneider make.

Provision for air conditioners in all bedrooms.

Provision for geysers and exhaust fans in all bathrooms.

Provision for chimney, refrigerator, microwave oven, mixer/grinder in kitchen and washing machine in utility.

Three-phase power supply for each unit with individual smart meters.

MCBs of reputed make in all distribution boards.



Security Network

CCTV cameras at identified common areas and clubhouse with monitoring and recording system from the security room.



Telecom / Internet / Dth

Provision for **internet and TV connection** in each flat.



Bathrooms & Plumbing

Provision for hot & cold water lines in toilets.

All internal and external water lines are CPVC (Ashirvad or equivalent).

All wastewater lines are PVC (Ashirvad or equivalent).

All sanitary fixtures are American Standard and CP fixtures are Grohe or equivalent.

Wall-mounted EWC with flush valve / concealed flush tank in all toilets (American Standard / Grohe or equivalent).



Lift

High-speed (1.7 m/s) automatic 13-passenger lift with rescue device (Kone or reputed make).



Generator Power Backup

DG setup with acoustic enclosure and AMF (Automatic Main Failure) panel.



Fire Safety

Fire Hydrant System (FHS) & water sprinklers in basements, and Fire Alarm & Public Address system (FAPA) as per norms.



Car Wash Facility

Car wash facility provided at designated parking area.



Wtp & Stp

Domestic water through an exclusive water softening plant (not RO).

Sewage Treatment Plant of adequate capacity as per norms; treated water to be used for landscaping and flushing.



EV CHARGING PROVISION

EV charging provision at visitors' parking.

Additional charging station at specified location will be provided on a chargeable basis.



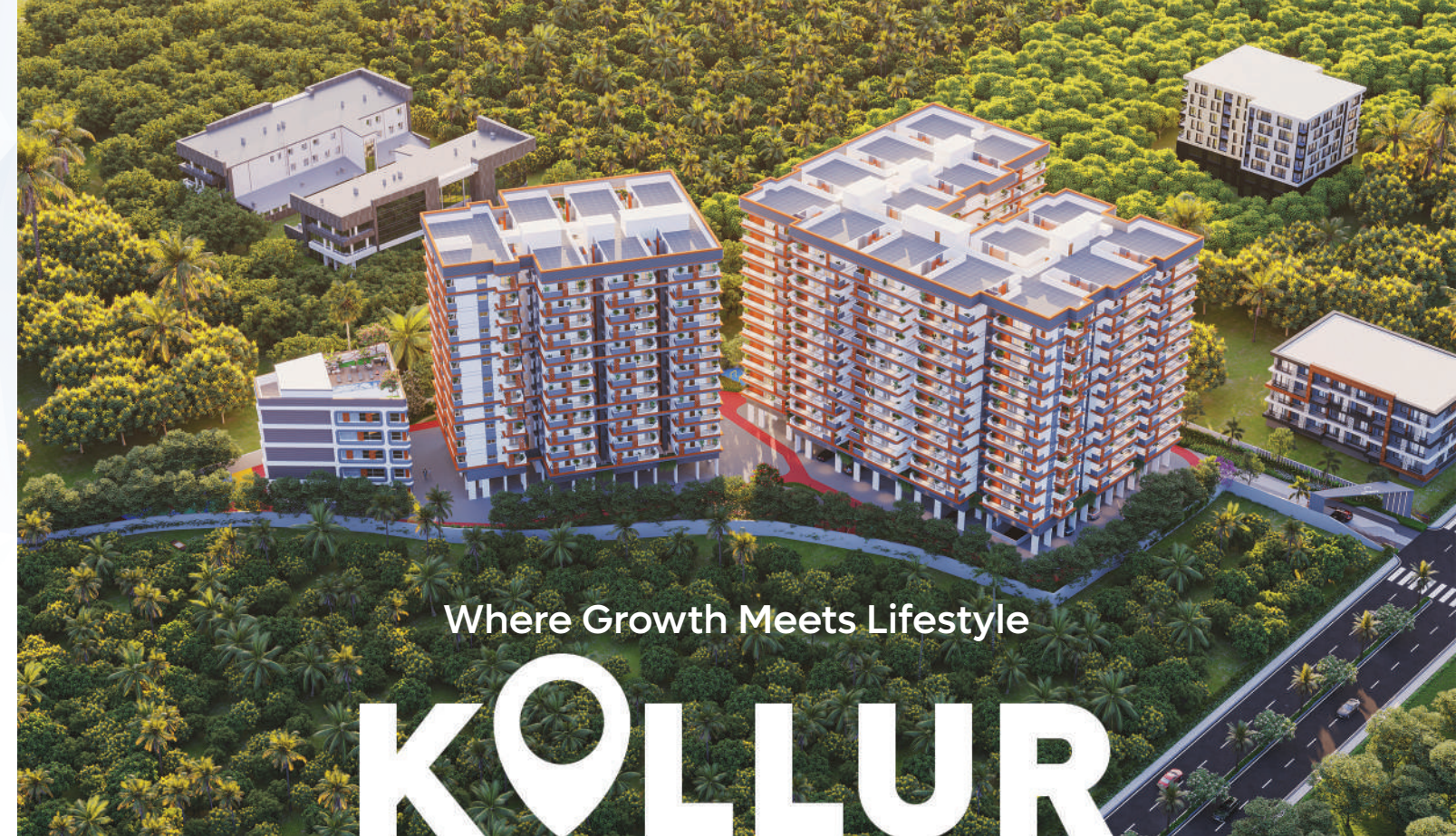
Facilities For Differently Abled

Access ramps at all block entrances for **differently-abled persons**.



Location Map

Not To Be Scaled



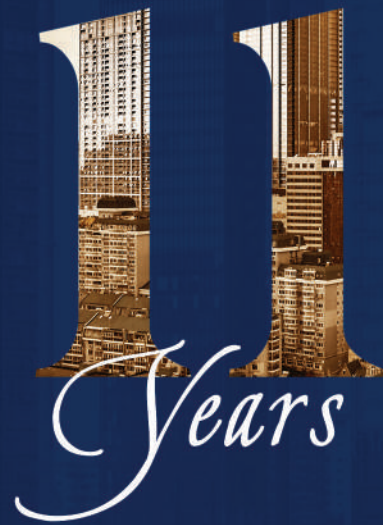
Sapphire is located in Kollur, one of **Hyderabad's fastest-growing residential destinations**. It's perfect mix of connectivity and tranquility makes it an address you'll be proud of.

- ◇ **10-20 mins** from **Financial District, Gachibowli & Neopolis**
- ◇ Quick access to **Outer Ring Road**
- ◇ Close to **reputed schools, colleges, hospitals & shopping hubs**
- ◇ **Upcoming Metro Corridor** boosting connectivity and value

Live in a location that balances
work, life, and growth seamlessly.

CONSTRUCTION JOURNEY OF VAISHNO VENTURES

Trust, Legacy, and Excellence
in Every Brick



With over **11 years of expertise**, Vaishno Ventures has become a symbol of reliability, quality, and customer satisfaction in Bangalore.

- ◇ 10+ Gated Communities Delivered across prime locations
- ◇ 2 Million+ Sq. Ft. of Construction completed
- ◇ Recognized as a leading developer for quality, design, and timely delivery
- ◇ Strong focus on sustainable, community-centric living

Vaishno Ventures doesn't just build homes; we craft lifestyles.
Sapphire continues our legacy A project that embodies excellence, trust,
and "A Rare Gem of Kollur."

VAISHNO VENTURES

Completed Projects

VAISHNO
Signature
Bare life. Reborn.

VAISHNO
PaLash
2 & 3 BHK Luxury Apartments

VAISHNO
Seasons
Beautiful as it is

VAISHNO
Silver Bells
2 & 3 BHK Apartments

VAISHNO SPARK

VAISHNO
SOLITAIRE
Beyond compare!

VAISHNO
LOTUS
THE NEW BLOOM

Ongoing Projects

VAISHNO VENTURES
LUXURIA

ambaram
3 BHK SKY RISE RESIDENCES

Sapphire
A Rare Gem of Kollur

Project Partners

Architect

EVODE
STUDIOS

Landscape Architect

RNA
Landscape Design Studio

Structural consultants
& MEP

esigntree
Service Consultants Pvt Ltd

Secure Your Dream Home
today at

Vaishno Ventures Sapphire

A Rare Gem of Kollur

VAISHNO
VENTURES

CORPORATE OFFICE

Lake Side Township, First floor, Splendor Building, Plot No: 122&123, Doyens Rd,
near Doyens Road, Serilingampalle (M), Hyderabad, Telangana 500019

SITE OFFICE

Vaishno Sapphire Sy No: 248,249, Kollur Village, Ramachandrapuram Mandal
Sangareddy District, Telangana-502300

📞 **+91 8484845566**

www.vaishnoventures.com



**ADITYA BIRLA
CAPITAL**

**Aditya Birla Housing
Finance Ltd.**

**Project is Financed by and Mortgaged to
Aditya Birla Housing Finance Ltd.**

NOC from Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement
for sale of any unit/flat in the Project