



live large and **luxurious**



SITE ADDRESS : VINAYAK SAPPHIRE - II,
Koba - Gandhinagar Highway, Nr. Nexa Service Station,
Bhajiipura Circle, B/h Radhe Empire, Kudasani, Gandhinagar - 382421.

CONTACT : 95 12 66 63 63

live large and **luxurious**



SPACIOUS BALCONY



TOP LOCATION



LUXURY FACILITIES



WIDE OPEN AREA



STRONG & STYLISH BUILD

3 Towers | **14** Storey



VINAYAK
SAPPHIRE II

3 BHK

Premium Lifestyle

Where every square foot feels like home.



PROJECT BY



With over 15 years of experience in real estate development, we take pride in delivering projects that stand for quality and commitment. Our latest project, Vinayak Sapphire One at Sargasan, is a testament to our dedication to excellence. From thoughtful design to superior construction, we ensure every detail reflects our promise of reliability and trust.

lifestyle of luxury &
prosperity



A home should be more than just four walls - it should be a place where comfort surrounds you, style flows effortlessly, and every corner holds a memory waiting to be made. It's where laughter fills the air, where moments turn into cherished stories, and where life feels just right, every single day.



KUDASAN, GANDHINAGAR

GROUND FLOOR PLAN



Legends

- 01 - Security Cabin
- 02 - Main Entry & Exit Gate
- 03 - Pickup & Drop
- 04 - Garbage Collection
- 05 - Basement Ramp Entry & Exit
- 06 - Residential Arrival
- 07 - Foyer
- 08 - Meter Room
- 09 - Theatre
- 10 - Library
- 11 - Work From Home Cubicles
- 12 - Outdoor Seating
- 13 - Toilet
- 14 - Walking Track
- 15 - Floor Games
- 16 - Banquet
- 17 - Kitchen
- 18 - Toddlers Play Area
- 19 - Society Office / Bms Room
- 20 - Store
- 21 - Pickle Ball Court
- 22 - Indoor Games
- 23 - Gym
- 24 - Palates Studio
- 25 - Locket Room
- 26 - Children Play Area
- 27 - Party Lawn
- 28 - Outdoor Swing
- 29 - Planter
- 30 - Drivable Green Path
- 31 - Visitors Parking & Ev Charging Point
- 32 - Senior Citizen Sit Out

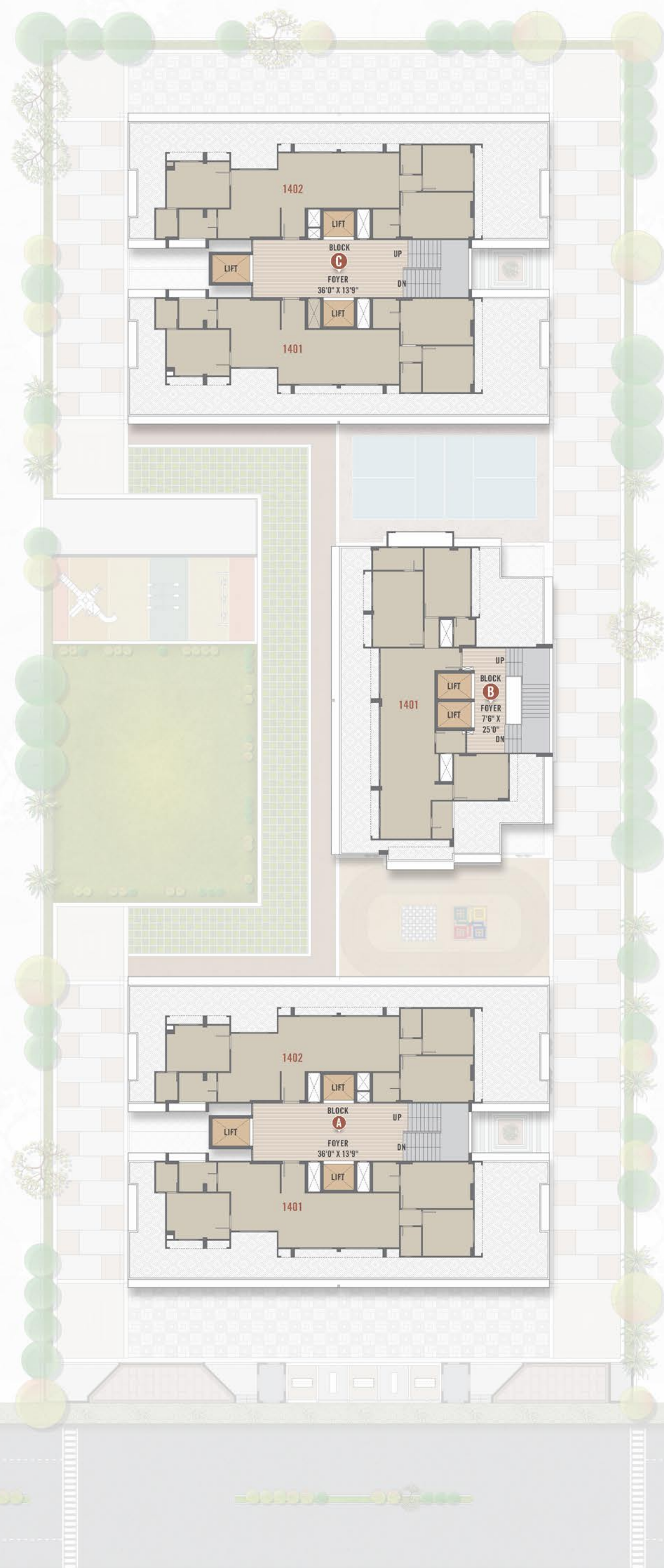
1ST FLOOR PLAN



TYPICAL
FLOOR PLAN



14TH
FLOOR PENTHOUSE PLAN





designed with care
built for dreams

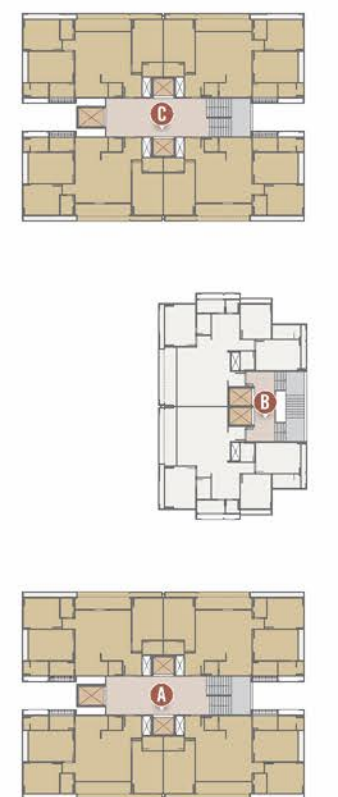




3 BHK
UNIT PLAN



BLOCK - A & C

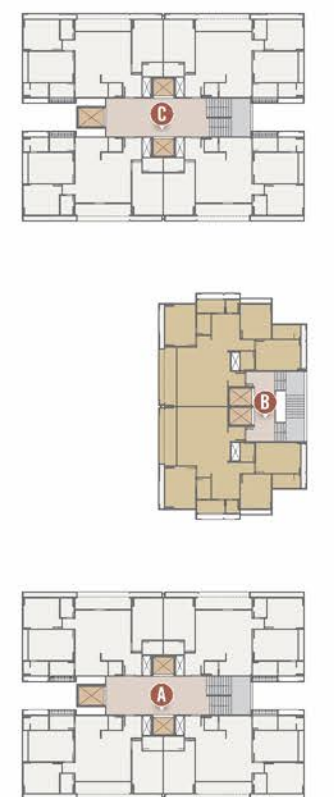




3 BHK UNIT PLAN

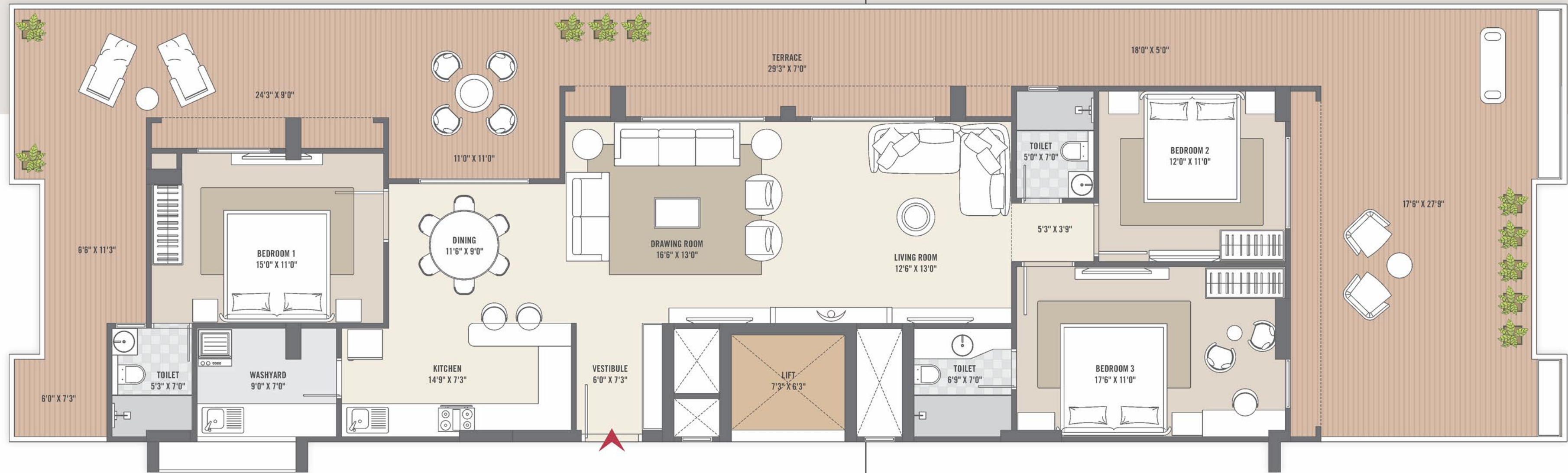


BLOCK - B





3 BHK
PENTHOUSE UNIT PLAN

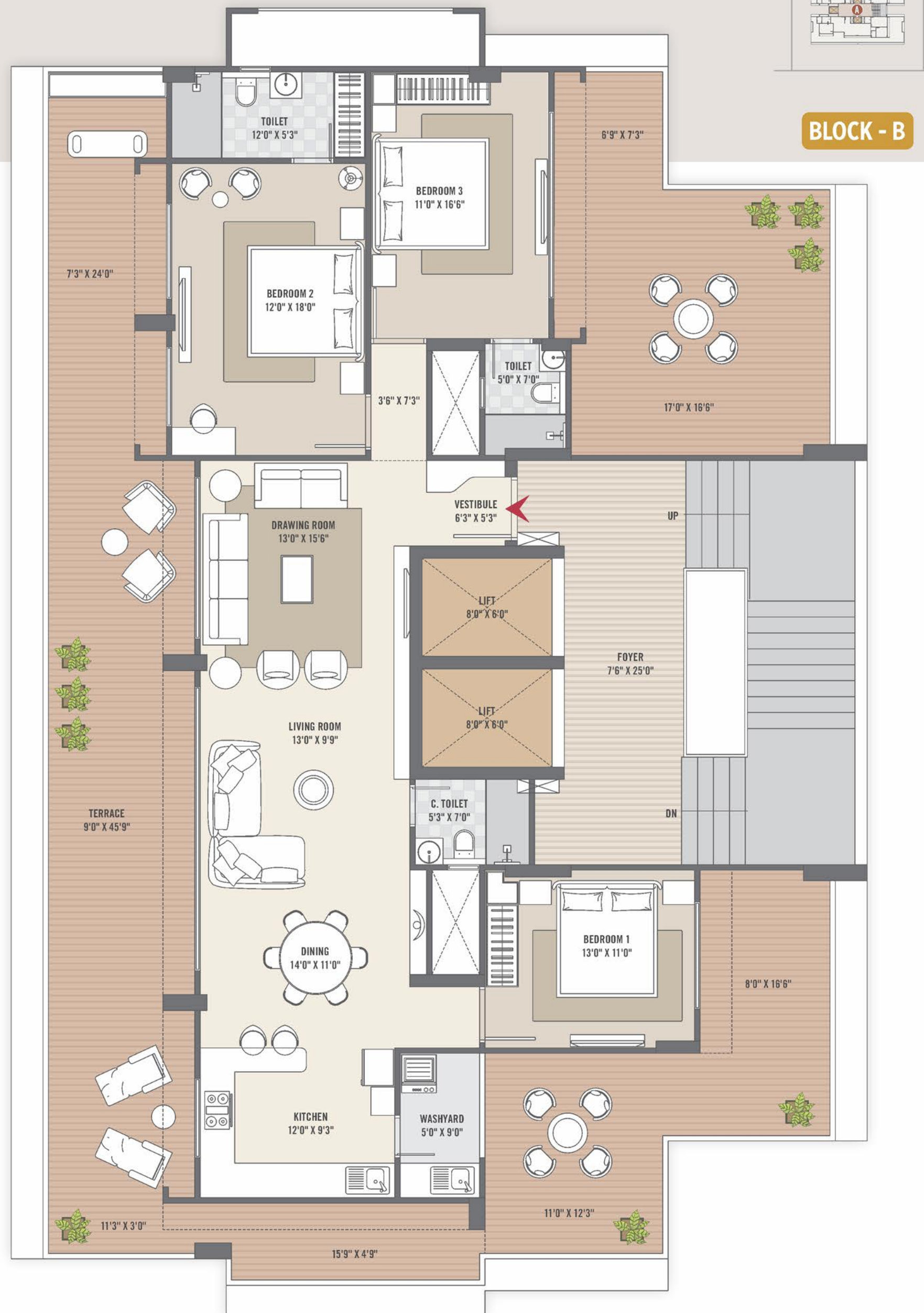


BLOCK - A & C





3 BHK PENTHOUSE UNIT PLAN



a home where comfort feels natural







with top-tier
amenities and exquisite

residences

Vinayak Sapphire - II, is the perfect retreat that many aspire to call home



**VINAYAK
SAPPHIRE II**

32+

AMAZING AMENITIES

Experience a lifestyle of ease and elegance with thoughtfully designed amenities that cater to your every need



GYMNASIUM



AMPLE PARKING



ATTRACTIVE
ENTRANCE GATE



TODDLER'S
PLAY AREA



POWER BACKUP
FOR COMMON AREA



PICKLE BALL
COURT



PICK-UP ZONE



FIRE SAFETY



BRANDED FULLY
AUTOMATED LIFT



PALATES STUDIO



PROVISION FOR
GAS LINE



SECURITY
CABIN



SENIOR CITIZEN
SITTING



WALKING TRACK



CCTV CAMERA



24 HOURS
WATER SUPPLY



FLOOR GAMES



LIBRARY



MINI THEATER



SWING PLAZA



ADMIN OFFICE &
STORE



BANQUET HALL



TODDLERS PLAY
AREA



INDOOR GAMES



EVENT LAWN



YOGA DECK



COMMON SOLAR
SYSTEM



VISITOR / GUEST
PARKING



BOOM BARRIER
SYSTEM



WORK FROM HOME
CUBICAL



ELDER'S READING
LOUNGE



COMMON EV
CHARGING STATION





step inside to
a world of comfort and
convenience
Where every amenity is designed to make life easier and more enjoyable





STRUCTURE

- **Shell** : - Earthquake resistant RCC Frame Structure with AAC Block Partition.
- **Steel & Concrete** : - Superior Quality (TMT ISI) Steel Reinforcement With High Quality ready mix concrete using Leading Brand.
- **Masonry** : - High Quality Masonry work.
Internal wall with Mala Plaster and External wall with double Coat plaster
- **Wall** : - Internal wall finish with White Putty & External Walls Weather Shield Exterior Paint with Texture Finish.



FLOORING

- **Apartment Area** : - Premium quality GVT / Vitrified tiles in entire area.
- **Kitchen** : - Designer Ceramic Tile Dado above Platform.
Washing Machine & Dish Washer Point shall be provided in the Wash yard.
- **Toilets** : - Vitrified / Ceramic Tiles up to Lintel level on walls and floors with Anti - slips tiles.
- **Balcony** : - Rustic / Antiskid / Ceramic Tile / Stone in Balconies.
- **Staircases** : - Granite flooring with railings as per Architect's Details.
- **Common Area** : - Lift, Lobby Wall & Foyer with Granite / GVT Vitrified Tiles as per Architect's Details.
- **Car Parking Area** : - Trimix Concrete at Basement.



BATHROOM

- High Quality Branded CP Fitting & Sanitary.
- Washbasins shall be provided in all bathrooms with stone counter tops for basin.



PLUMBING

- All Water Supply Lines Shall be ISI Marked CPVC / UPVC Pipes.
- Drainage Lines & Storm Water Drain Pipes Shall be in PVC.



LANDSCAPE

- Professionally Designed Landscaping with Paved Driveways and Elegant Outdoor Lighting.



ELECTRICAL

- 3-Phase Concealed Conduits with PVC insulated ISI Copper Wiring.
- Distribution Board with Separate MCB & ELCB for all Areas.
- ISI Marked Standard Modular Switches.



DOORS & WINDOWS

- **Main door** : - High Quality wood / WPC frame and flush door with Veneer Paneling & Safety Locks.
- **Internal doors** : - Wooden / WPC frame and flush doors with Superior Quality door fittings and without Paint.



WINDOWS

- Anodized Aluminum Sliding Windows with Granite Stone Framing.



KITCHEN

- Natural / artificial premium Stone / Granite sandwiched platform with single.
- Bowl sink and Integrated Drain board.

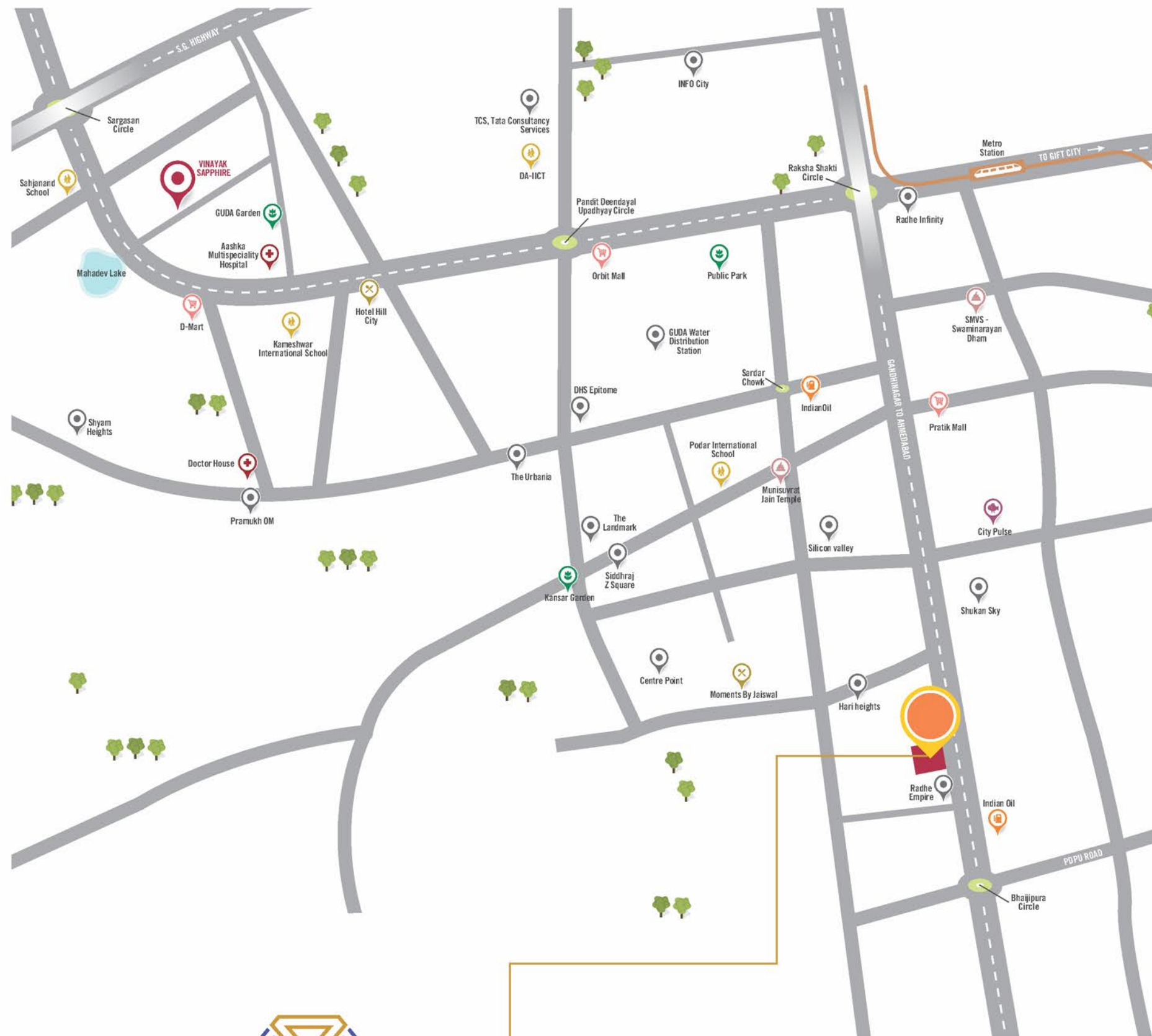


ELEVATORS

- High speed lifts with ARD & automatic doors leading brand.







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RERA NO. : PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/RAA15355/230625/310329
www.gujrera.gujarat.gov.in

PROJECT BY



ARCHITECT



STRUCTURE ENG.



MEP



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NEARBY



SCAN ME FOR
LOCATION



RAA15355/230625/310329



<https://gujrera.gujarat.gov.in>

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