

THE  
Beauty OF  
Living





## ABOUT COMPANY

With a legacy of trust and quality, Siddhi's Venture has become a hallmark of excellence in the real estate industry. Over the last five years, the group has successfully delivered over 52,000 Sq. Ft. of prime space, setting new standards of luxury and functionality. Currently, Siddhi's Venture is bringing its vision to life with another 42,000 Sq. Ft. of innovative, meticulously designed developments. As they celebrate five years of success, Siddhi's Venture continues to transform landscapes, create unparalleled spaces, and redefine the future of real estate with every project they undertake.

**5** YEARS OF  
LEGACY

**52000**  
SQ. FT. DELIVERED

**42000**  
SQ. FT. ONGOING

OUR  
COMPLETED  
PROJECTS



**SIDDHI'S SHRINATH HEIGHTS**

📍 MARUNJI



**SIDDHI'S ASHOKA HEIGHTS**

📍 HINJEWADI



**SIDDHI'S HEIGHTS**

📍 HINJEWADI



**SIDDHI'S SPLENDID HOMES**

📍 BANER



LET'S  
MAKE IT



# Shine!

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Siddhi's Sapphire Homes presents a lifestyle of unparalleled luxury in Wakad's most sought-after location. These premium 3 BHK residences offer spacious living, modern amenities, and a touch of elegance that redefines comfort. With meticulous attention to detail, every home is designed to provide a perfect balance of style and functionality, making it the ideal choice for those who seek the best in life.



WHEN YOU  
MAKE IT



Shine!

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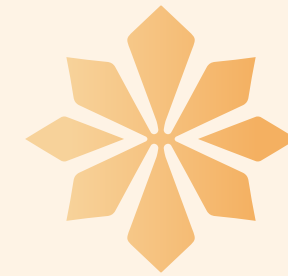
Step into a world where every moment sparkles with elegance, and each day unfolds like a masterpiece. Embrace the beauty of luxury, where style and grace come together in perfect harmony to create unforgettable memories. Here, every detail is meticulously crafted to reflect the essence of sophistication, offering you a space where dreams are realized and experiences are cherished. Let the allure of timeless elegance elevate every aspect of your life, and create moments that will be remembered for a lifetime.





ARTISTIC IMPRESSION

PRESENTING



SIDDHI'S  
**Sapphire**  
HOMES

At the vibrant crossroads of Wakad, Siddhi's Sapphire stands as a rare address where refined living shines naturally. Inspired by the brilliance of sapphire, the project features thoughtfully crafted **3 BHK premium residences** that reflect elegance, comfort, and quiet sophistication. Here, light-filled spaces, contemporary design, and a serene setting come together to create a life that glows effortlessly. More than a home, Siddhi's Sapphire is where everyday living begins to shine brighter.





HOMES  
THAT

Shine  
LIKE  
Sapphire







ARTISTIC IMPRESSION

# LIFESTYLE AMENITIES



**CHILDREN'S  
PLAY AREA**



**SKY DECK  
LOUNGE**



**MEDITATION &  
YOGA AREA**



**RAINWATER  
HARVESTING**



**PARTY  
LAWNS**



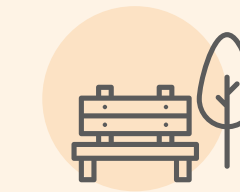
**SENSORY  
PLAY AREA**



**STARGAZING  
ZONE**



**SENIOR  
CITIZEN ZONE**



**ETHEREAL  
SKY GARDEN**



**ELEGANT  
ENTRANCE LOBBY**



**CHILDREN'S PLAY AREA**

ARTISTIC IMPRESSION



**MEDITATION & YOGA AREA**



**OPEN GYM AREA**

ARTISTIC IMPRESSION



**SEATING AREA**

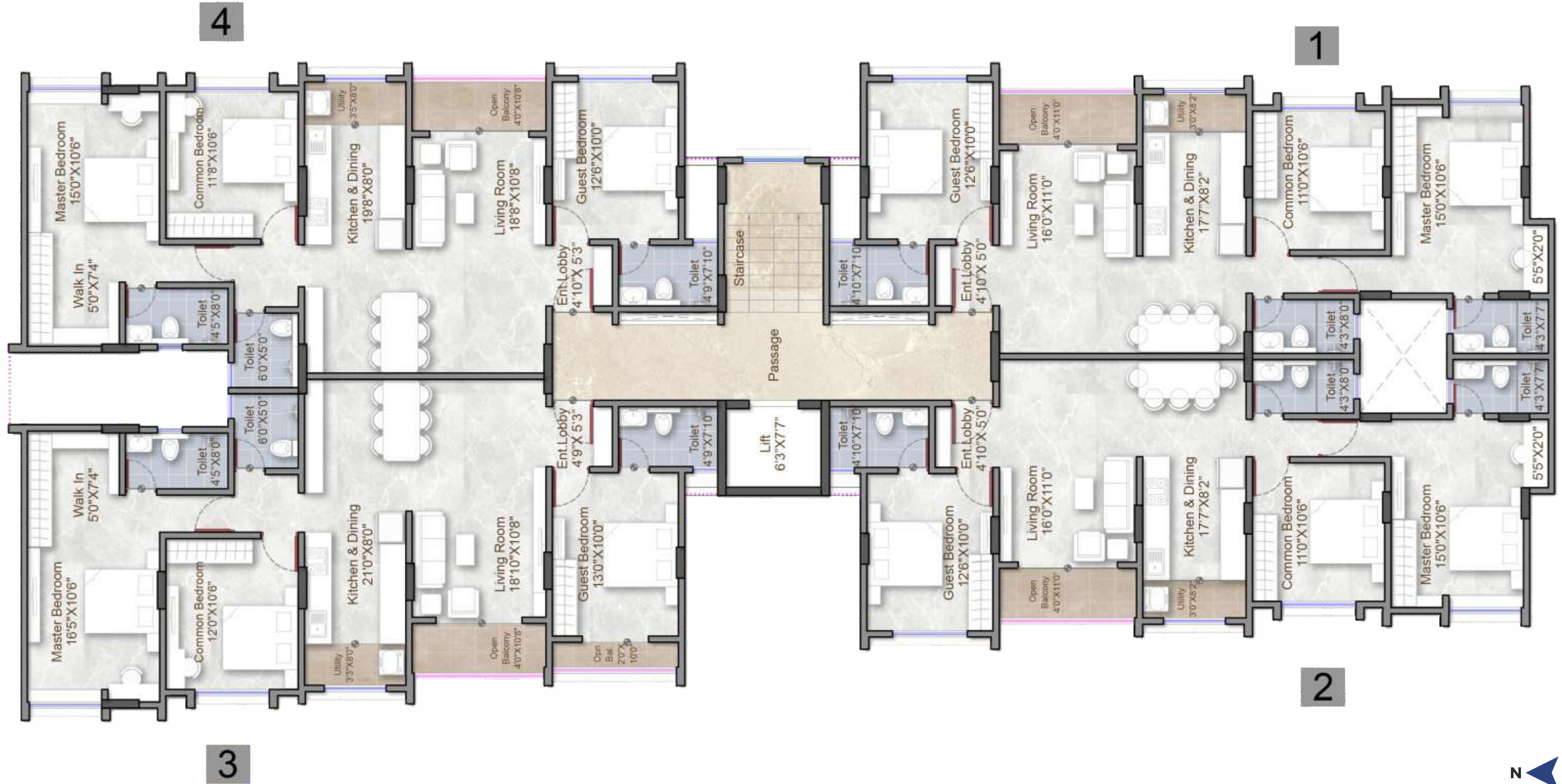


**GAZEBO**

ARTISTIC IMPRESSION

# Typical Floor Plan

3 BHK **SERIES 1/2** | 3 BHK **SERIES 3** | 3 BHK **SERIES 4**



# Unit Plan

SERIES 1/2

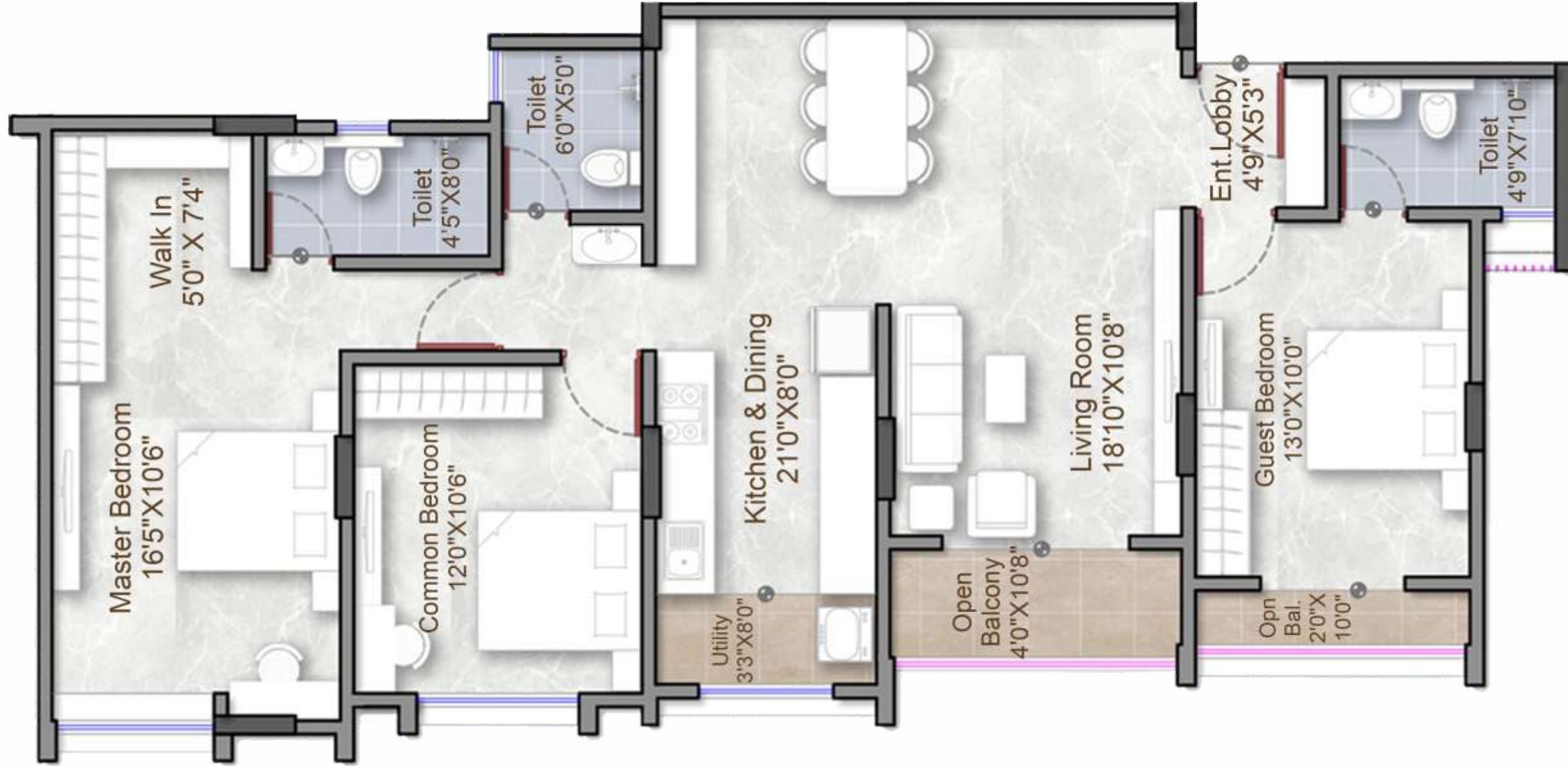
3 BHK - 1005 SQ. FT.



# Unit Plan

**SERIES 3**

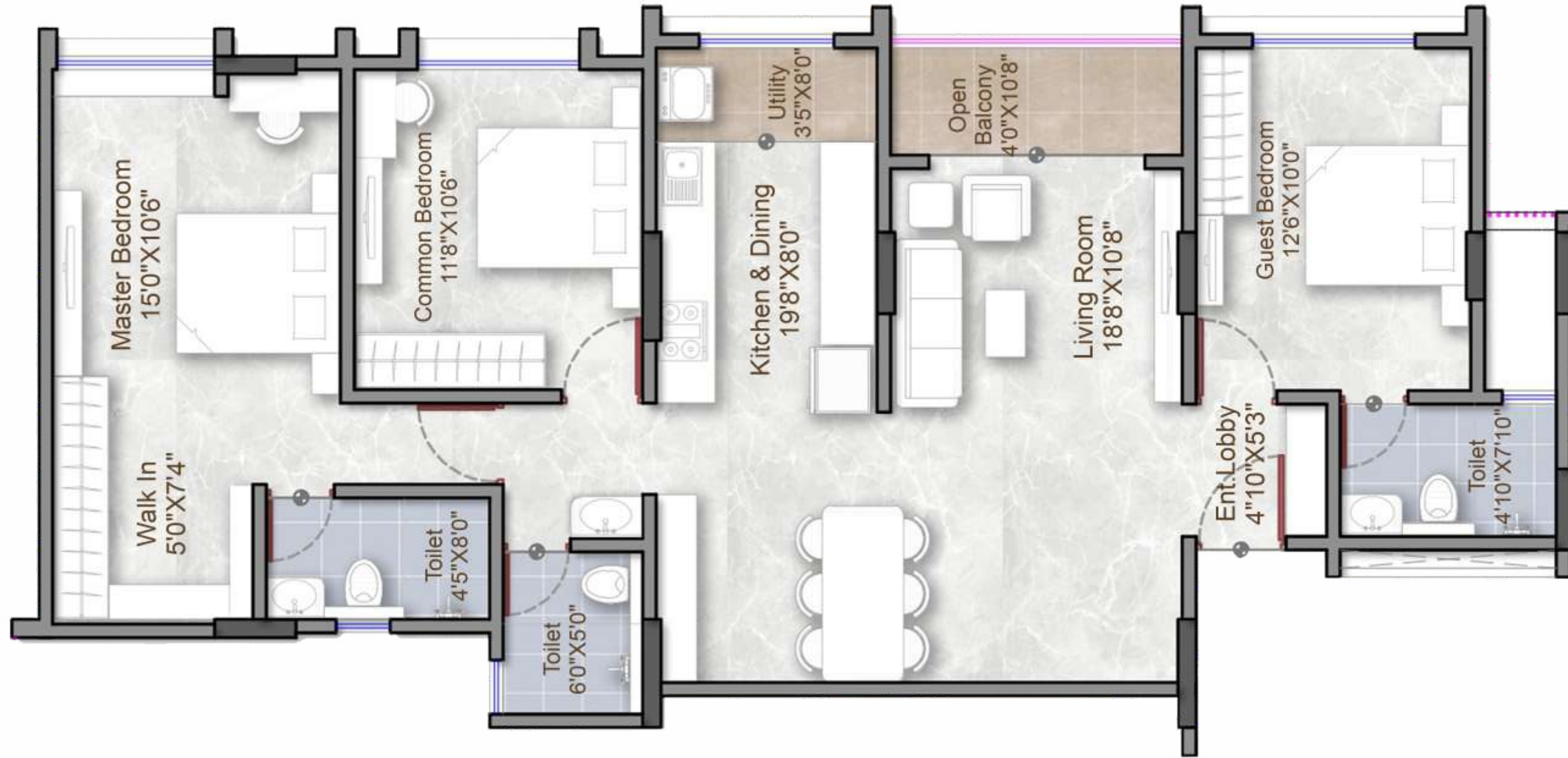
**3 BHK - 1148 SQ. FT.**



# Unit Plan

**SERIES 4**

**3 BHK - 1097 SQ. FT.**



# Unit Plan

## 3 BHK



# PREMIUM SPECIFICATIONS

## STRUCTURE

- RCC structure of superior quality earthquake-resistant design with best material components
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## INTERNAL PLASTER

- Walls and ceilings with gypsum plaster

## EXTERNAL PLASTER

- Premium Quality Sand plaster
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## DOORS

- Post-forming laminated frame and flush door
  - Main Door: 50 mm laminate main door with SS brass fittings with biometric lock and name plate
  - Internal Door: Both side laminated post-formed doors with premium handle lock
  - Bathrooms and Toilet Doors: Waterproof post formed doors with premium handle lock
  - Terrace: Aluminium sliding door
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## KITCHEN

- Premium kitchen platform with SS sink
  - 300 mm x 600 mm digital tiles
  - Provision for chimney
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## TILING

- Flooring - Living, dining and kitchen - 800 mm x 1600 mm with skirting
  - Bathroom flooring-matt finish anti-skid tiles- 1200 mm x 600 mm
  - Bedroom flooring - 1200 mm x 600 mm
  - Anti-skid tiles for balconies in two bedrooms
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## WINDOWS, SLIDING DOOR & RAILINGS

- High quality sliding windows with mosquito net and reflective protected glass
- Glossy marble framing on all four sides
- Glass railing for living room balcony and bedroom balconies



## **ELECTRICAL**

- Concealed electrical work
  - Smart switches – Single board in each room of gold medal or equivalent make
  - Modular switches – Gold medal / havells / great white or equivalent make
  - Adequate points in each room. Provision for chimney, washing machine, aquaguard, Inverter and exhaust fans
  - A/C points in the living room and both bedrooms
  - Earth leakage circuit breaker
  - Provision for Wi-Fi and router
- 

## **PLUMBING, SANITARY**

- Concealed internal plumbing - UPVC
  - External plumbing - PVC and UPVC
  - Sanitary fittings - American Standard / Grohe or equivalent make
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## **CP FITTINGS**

- Grohe or equivalent make
- 

## **PAINTINGS**

- Internal – Acrylic based emulsion paint
  - External – Waterproof primer, texture and double coat acrylic emulsion paint
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## **BATHROOMS**

- Hot and cold diverter unit
  - Provision for geyser and exhaust fan point in toilets (if multiple)
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## **SECURITY**

- Video door phone and biometric door lock
- Three-tier security system
- Guard security cabin, secured lobby with access panel and VDP of Individual flats are integrated with each other
- CCTV in common areas, Common areas like children's play area integrated with CCTV and VDP
- Three-tier security system
  - First secure verification at entrance (CCTV and Guard)
  - Second security in lobby through secured fingerprint lock
  - Third security through in-person verification by flat owner through specially designed safety door

## **OTHER SPECIFICATIONS**

- Acrylic false ceiling in bathroom
  - Glass partition of 2' 7" for only master bed shower area
  - Provision for battery and inverter
  - MNGI connection available nearby
  - Inverter backup for lifts and common areas
  - Fire fighting system
  - Designer name plate for each flat
  - Integrated intercom facilities
  - Electrical and plumbing plan as part of maintenance guide
  - Maximum sunlight throughout the day
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## **GREEN INITIATIVES**

- Rain water harvesting
- Use of motion-sensing LED lights in common areas
- Solar Energy brought in use





## SCHOOLS & COLLEGES

Kidzee Preschool & Daycare	180 M	Hans International School & College	1.6 KM	JSPM Rajarshi Shahu College of Engineering	3 KM
Bal Seva English Medium	500 M	SNBP International School	1.6 KM	Akshara International School & College	3.3 KM
Sanskruti International School	850 M	Podar International School	2.3 KM	Indira College of Commerce & Science	4.4 KM
Sankalp ITI College	1 KM	Sai Balaji University	1.2 KM		

# CONNECTIVITY

## HOSPITALS

Ashraya Hospital	600 M
Lifepoint Multispeciality Hospital	2 KM
Orion Multispeciality Hospital	1.7 KM
Dattakrupa Multispeciality Hospital	1.7 KM
Golden Care Hospital	1.7 KM
Pentagon Hospital	3.1 KM
Aditya Birla Memorial Hospital	3.5 KM

## SHOPPING CENTER

Phoenix Mall of the Millennium	1.5 KM
Sayaji Hotel Pune	1.7 KM
Ginger Hotel	1.7 KM
Decathlon Sports	1.6 KM
E Square Xion Mall Hinjewadi	4.3 KM
D Mart Hinjewadi	4 KM
Courtyard By Marriott	4.4 KM
D Mart Tathawade	4.4 KM





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Site Address: Siddhi's Sapphire Home's, Choudhary Park,  
Shankar Kalat Nagar, Wakad, Pimpri-Chinchwad, Maharashtra 411057

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