



REDEFINING ELEGANT LIVING

Kya Kahie Akhe-Dil Ke Liye Kya Hai Lucknow,
Har Shaker Har Dagar Se Acha Hai Lucknow,
Tehzeeb Ko Meri Nazar Mein Jackegi Kya,
Meri Digahe-Shaah Ne Dekha Hai Lucknow!





ĀDAAB LUCKNOW

The people of Lucknow are amongst the warmest and the most courteous people in India. They are known to be very soft spoken and treat guests like Gods. Lucknow city popularly known as "The City of Nawabs" situated on the banks of Gomti River dates back to Suryavanshi Dynasty. It has a rich cultural heritage of Nawabs who were known for their polished and refined language and high standards of living.



SAPPHIRE ROYALE



A masterpiece from a renowned Real Estate Developer with expertise in designing, customer satisfaction, quality, trust, meticulous planning and above all timely and committed delivery. Apart from excellence in real estate Sapphire also has mining, hospitality and infrastructure development in its portfolio in Uttar Pradesh and its neighbouring state.



Smartly developed 25 Acre Township with all modern and essential facilities located on Lucknow-Sultanpur National Highway. Includes Luxury and Expandable Villas, Plots, EWS, LIG, School, Commercial Spaces & Group Housing Apartments. Situated between two major roads of Lucknow 120 Mtr. wide Purvanchal Expressway & 150 Mtr. wide Kisan Path and bang opposite to Knowledge Park (LDA Master Plan 2031).



ROYALE

Villas | Plots





REDEFINING ELEGANT LIVING

At Royale, you can soak in the morning rays of the Sun, feel the soft breeze on your face as you take an evening stroll with your loved ones. Step into a world of elegance as we bring together excellence in design and craftsmanship. We offer you a variety of Plots, meticulously designed Luxury Villas and Expandable Homes.

Amenities & Facilities



- Modern School
- Signature Entrance Gate
- Potable Water Supply System
- Vastu Compliant Plots & Villas
- Wide Metallic Boulevard Pathways

- Efficient Electric Supply System
- 24x7 Power Backup for common area
- Garbage & Sewer Disposal System with S.T.P
- Community Shopping Center
- Relaxation & Recreational facilities like Gym and Club*

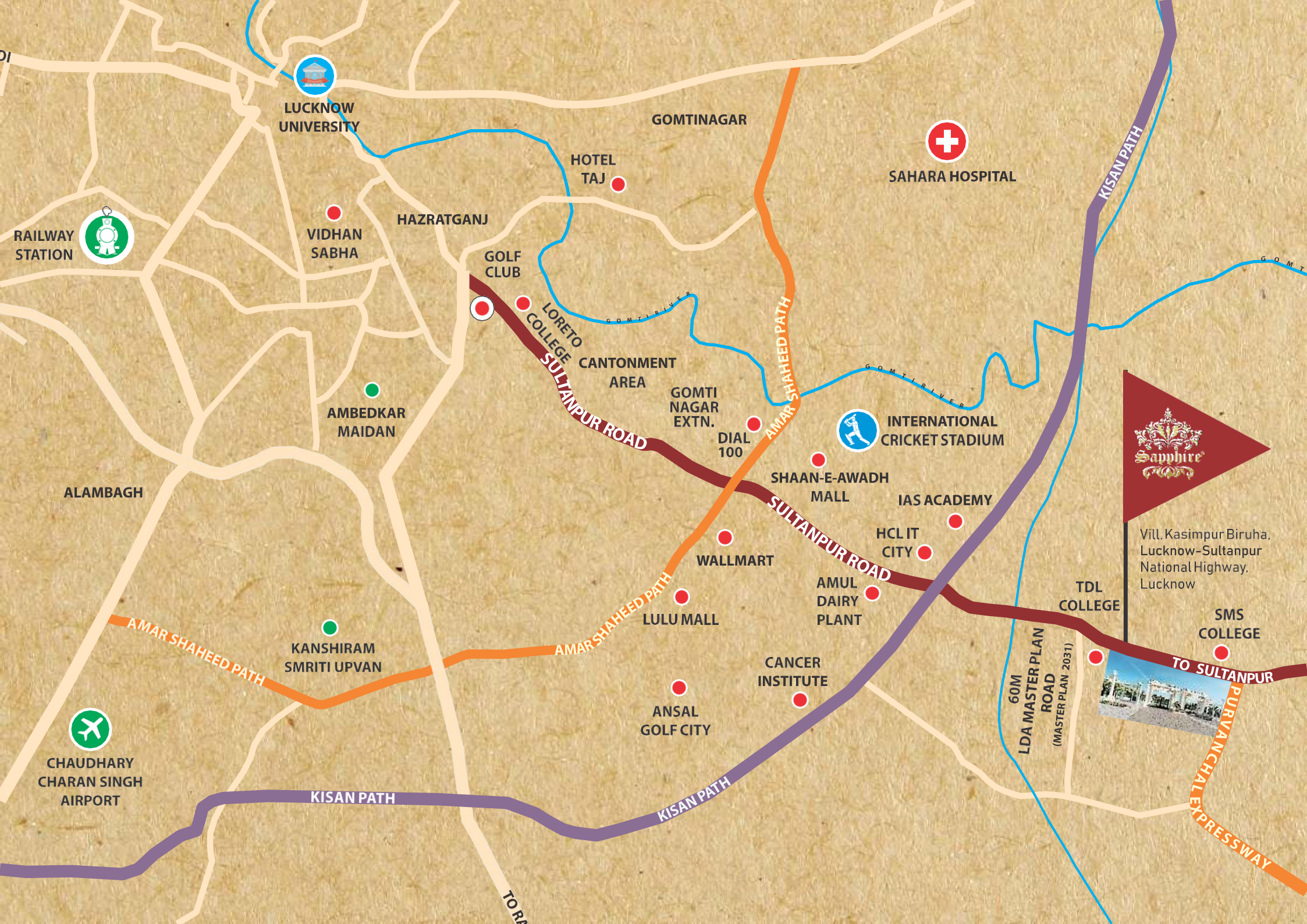
- 24x7 CCTV Surveillance Security
- Kids' Play Area & Jogging Track
- Personalized Garden in Luxury Villas with Splash Pool
- Integrated Landscaped Parks for Senior Citizens

*Gym and Club are not the part of the Township.



REDEFINING LUXURY

World class amenities including incredible leisure facilities
and smart lifestyle amidst beautiful landscape.



LUCKNOW
UNIVERSITY

GOMTINAGAR

SAHARA HOSPITAL

RAILWAY
STATION

VIDHAN
SABHA

HAZRATGANJ

HOTEL
TAJ

GOLF
CLUB

LORETO
COLLEGE
SULTANPUR ROAD

CANTONMENT
AREA

GOMTI
NAGAR
EXTN.

DIAL
100



INTERNATIONAL
CRICKET STADIUM

ALAMBAGH

AMBEDKAR
MAIDAN

SHAAN-E-AWADH
MALL

IAS ACADEMY

HCL IT
CITY

WALLMART

AMUL
DAIRY
PLANT

LULU MALL

TDL
COLLEGE

SMS
COLLEGE

TO SULTANPUR



PURVANCHAL EXPRESSWAY

60M
LDA MASTER PLAN
ROAD
(MASTER PLAN 2031)

CANCER
INSTITUTE

ANSAL
GOLF CITY

KANSHIRAM
SMRITI UPVAN

KISAN PATH

KISAN PATH

CHAUDHARY
CHARAN SINGH
AIRPORT



Vill. Kasimpur Biruha,
Lucknow-Sultanpur
National Highway,
Lucknow

REDEFINING LANDMARK

Sapphire Royale is located in the vicinity of much hyped C.G. City (IT City) incorporating following landmarks.



- 5 Star Hotels
- HCL IT City
- Super Specialty Hospital
- Cardiology / Cancer Institute

- International Cricket Stadium
- Asia's biggest shopping mall "LULU"
- I.A.S. Training Academy & C.S.I. Towers
- Proposed new building of Vidhan Bhawan

- Modern Milk Processing Plants (Amul & Parag)
- Indian Institute of Information Technology (IIIT)
- Shaan-E-Awadh Mall "The Connaught Place of Lucknow"
- UP Dial 100