

UNITY
Sapphire
3 & 4 BHK APARTMENTS



LIFE
STYLE KA
MASTER
STROKE





3 Elements of
A Joyous Life



DIVERSITY



EQUALITY

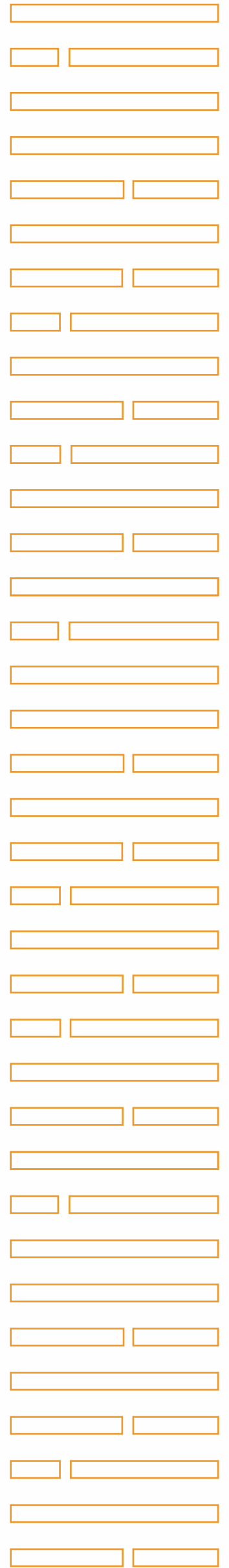


UNITY

Over the years, the developers have had the opportunity to be part of many projects of Residential and Commercial spaces for the people of Vadodara. Coming from this long experience of more than 12 years in Vadodara's Real Estate industry, they have learned what it takes to live a Joyous life.

It's about living in a Community that brings out the best in you. Such a Community deserves a home that does everything possible to prosper it.

Welcome to homes that inspire unity.



About Developer

Unity Group may sound like a new name in the Real Estate industry of Vadodara. But when you get to know the behind-the-stage names, you truly understand the quality and the essence of the Group. These industry experts come with more than a decade of accumulated experience in the Real Estate realm of Vadodara. Having experimented and succeeded with Multiple Projects, these experts have now joined hands with a new name and a new vision.

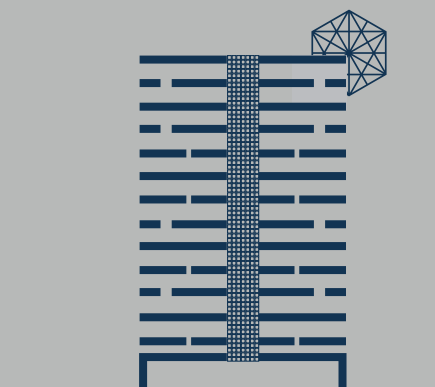


Combining the diverse strengths of all, Unity Group is focussed to work with a vision to create homes that radiate perfection in every corner. Unity Group aims to raise the standards of living for the targeted segment, with a commitment towards Qualitative work and Delivery. With a drive for passion and innovation at each stage of the journey, Unity Group is aiming for a solid and steadfast sustainable reputation over the coming years with the long and rich experience of promoters and stakeholders.

About Architect

We, Alter Architects are a team of Vadodara's most enthusiastic architects. We try to employ the experiences of all the partners to produce something extraordinary. We believe in our experiences in different areas back us from working on all kinds of projects.

We believe that every structure has two parts, built spaces and unbuilt spaces. It's the conscious Amalgamation of both that makes any structure a great one. With our new project, Unity Sapphire, we have made use of all open and closed areas for maximum wellness. Every window and each balcony opens to clean views than just facing the walls. All the open points from every side get more than enough space to welcome an abundance of fresh air and natural light. Such tiny little details make a home radiate happy vibes.



One Element For Connectivity & Calmness

Unity Sapphire gives you the best of both worlds as it is located on 18-metre wide road that connects Bhayli - Sevasi Canal Road and Sevasi TP 3 Road. The main roads give you the connectivity you want and their off-ness gives you the calm and noise-free living environment you need.



Structure That Inspires Equality

When you observe our planning in detail, you can witness our core pillars reflecting on the surface.

Equality is one of the core pillars of our planning. To ensure that each open space, be it a window or a balcony, gets the maximum flow of air and light, we have planned the layout of Unity Sapphire, an L shaped one. So that each home gets similar views.





Unity Sapphire is a dream abode where time stands still for you to enjoy every moment while you sit and cherish some good old memories with your dear ones.

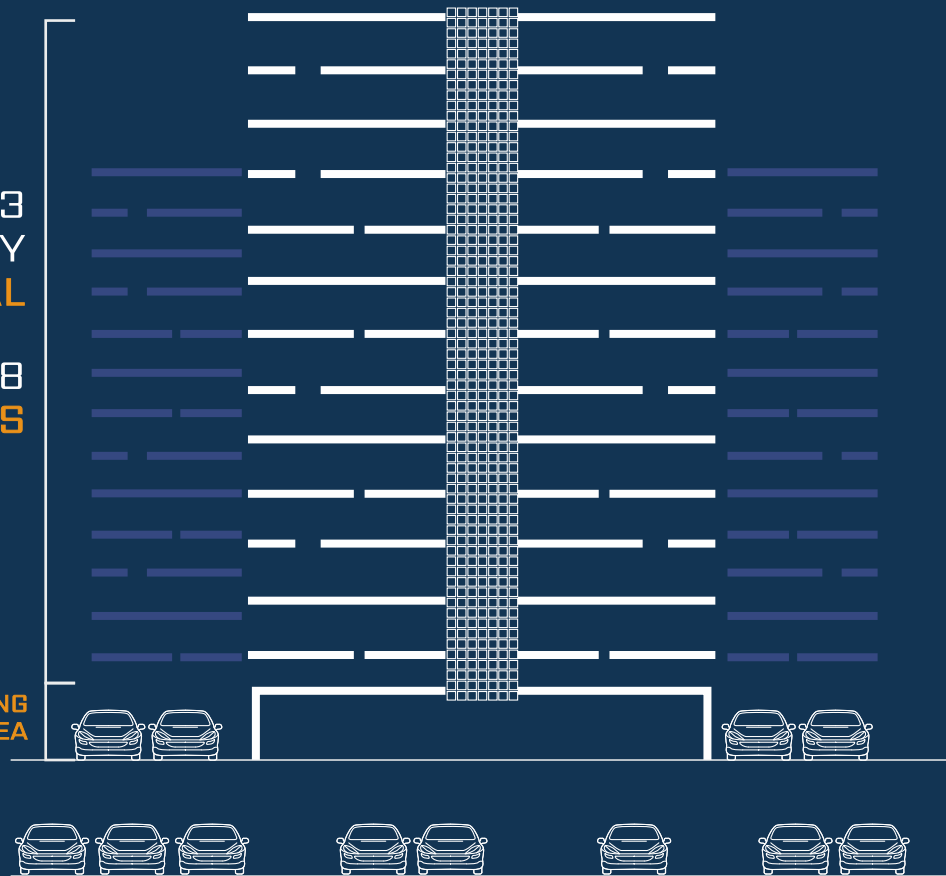
Amenities That Create Pleasant Good Evening



13 STOREY RESIDENTIAL

98 HOMES

CAR PARKING AREA



11 SHOPS ON GROUND FLOOR

CAR PARKING AREA



GROUND FLOOR PLAN

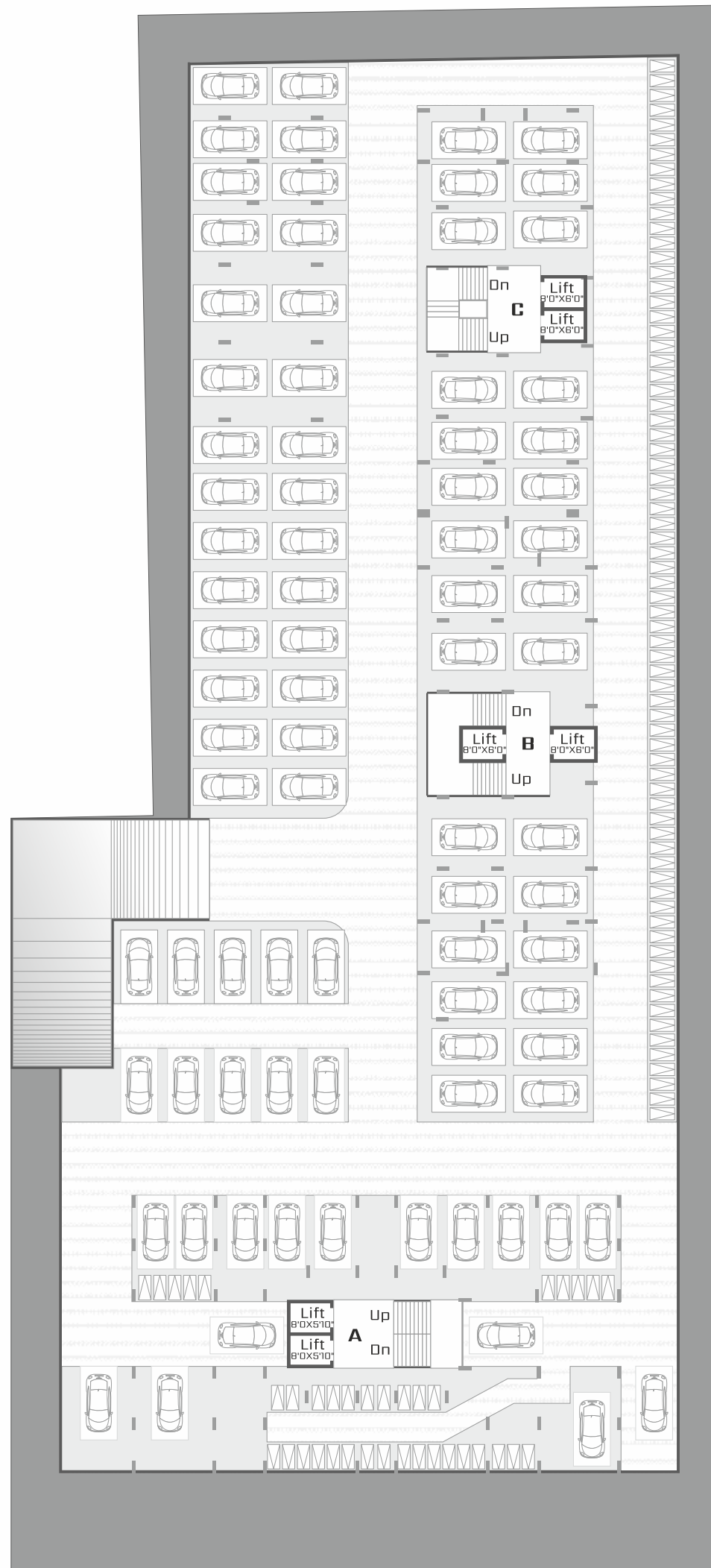
Shop	Size
01	8'0"x21'3"
02	8'0"x21'3"
03	10'0"x21'3"
04	8'0"x21'3"
05	9'3"x21'3"
06	8'7"x21'3"
07	9'3"x21'3"
08	8'0"x21'3"
09	10'0"x21'3"
10	8'0"x21'3"
11	8'0"x21'3"



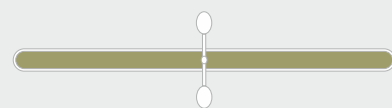
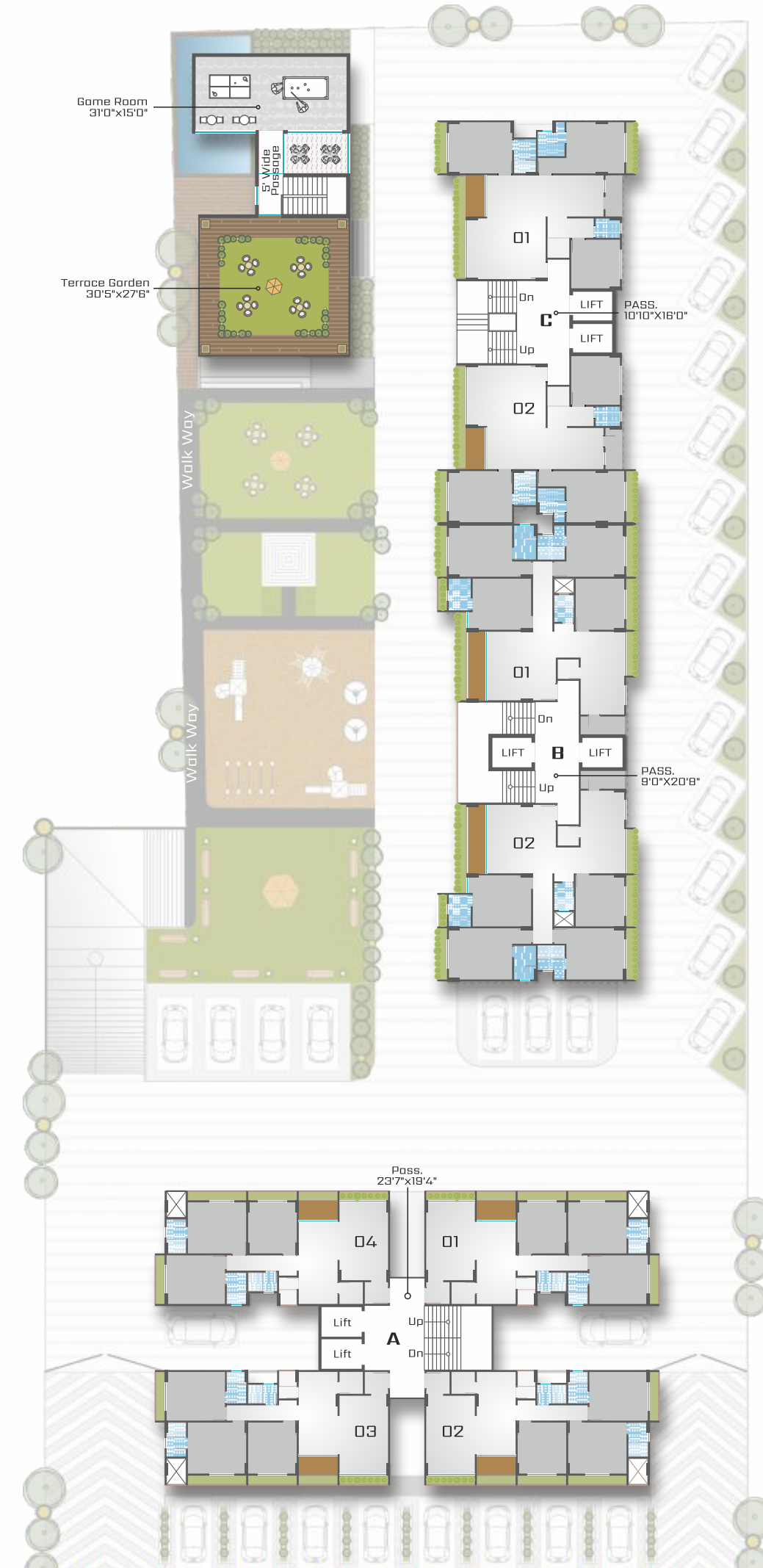
18.00 MTR Wide Road



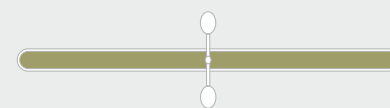
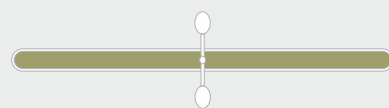
BASEMENT FLOOR PLAN



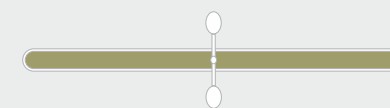
TYPICAL FLOOR PLAN



18.00 MTR Wide Road



18.00 MTR Wide Road



SPLENDID AND ASTOUNDING

A well defined structure that is entirely unparalleled and magnificent, designed for pleasant living and with absolute uniqueness, Unity Sapphire is a delicacy for any buyer in the segment.



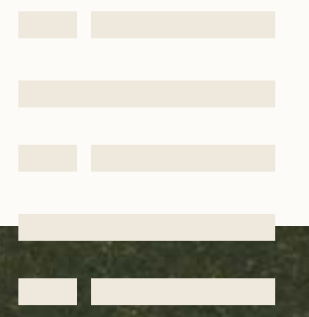
TOWER A
1ST TO 13TH



TOWER B
1ST TO 11TH



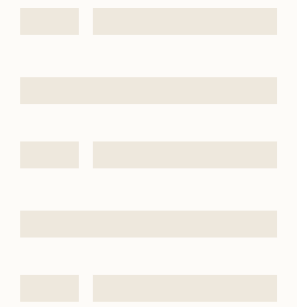
TOWER C
1ST TO 11TH



TOWER A
13TH FLOOR PLAN



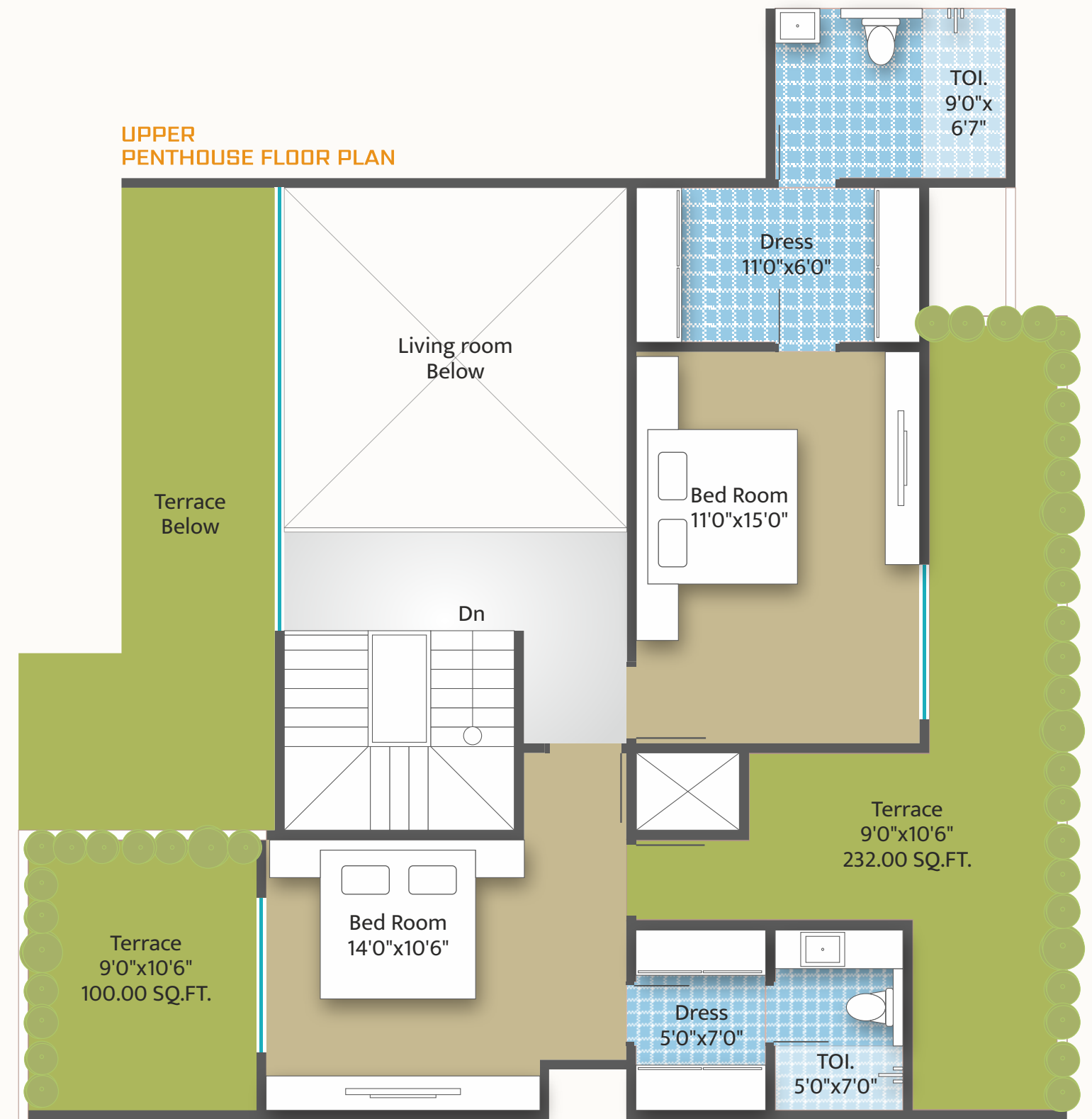
TOWER B
PENTHOUSE FLOOR PLAN



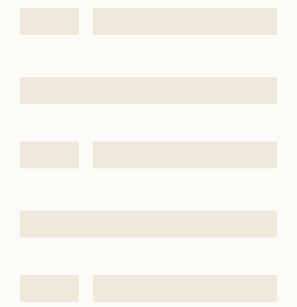
LOWER
PENTHOUSE FLOOR PLAN



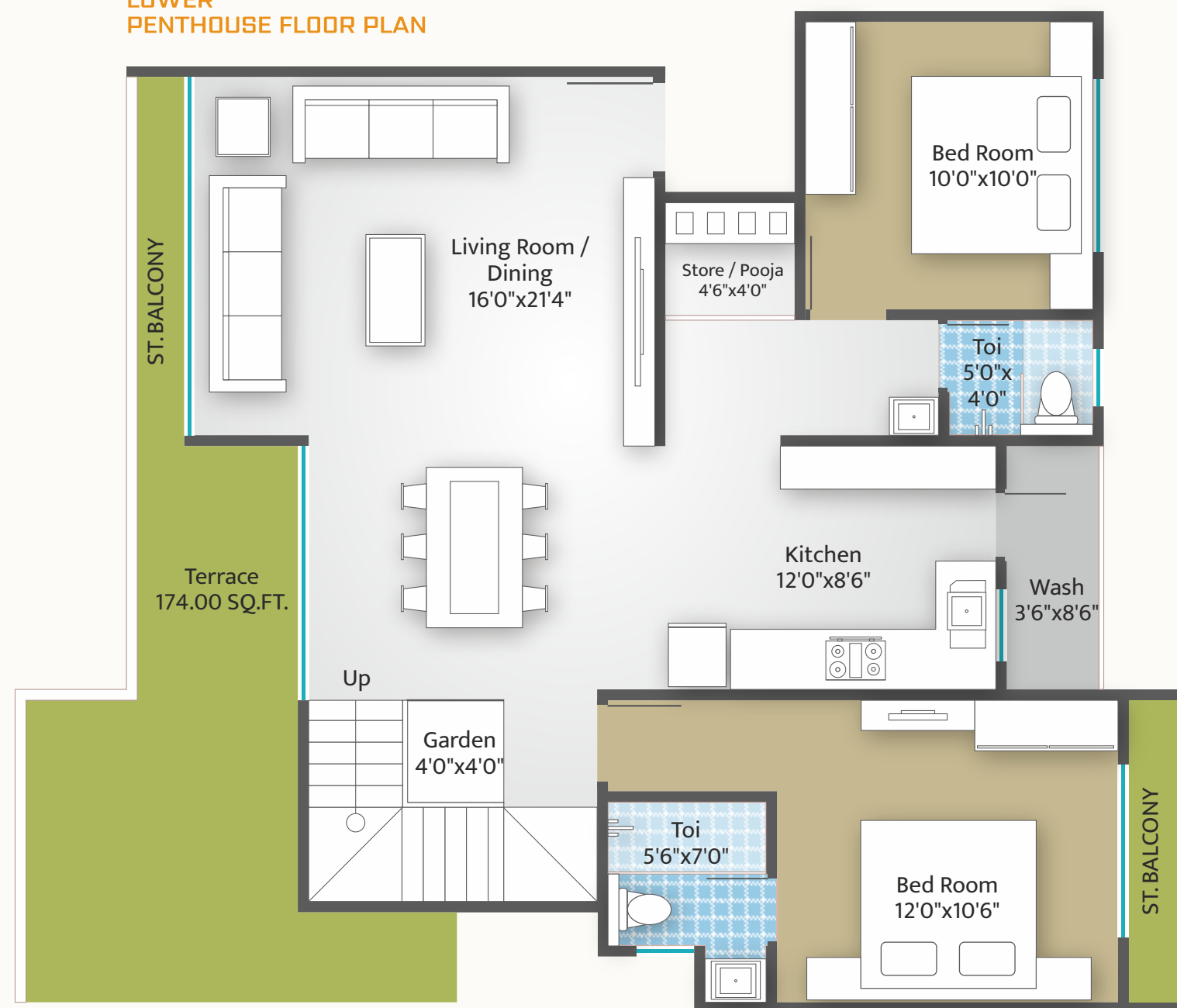
UPPER
PENTHOUSE FLOOR PLAN



TOWER C
PENTHOUSE FLOOR PLAN



LOWER
PENTHOUSE FLOOR PLAN



UPPER
PENTHOUSE FLOOR PLAN





EVERY ELEMENT FOR A FRESH VIEW, EVERY SIDE

On one side of Unity Sapphire is the 18-metre wide main road, on the other side you get views of common amenities and landscaped gardens with your little ones playing in it. Imagine spending everyday to such majestic views every single day and breathing fresh air for a lifetime.

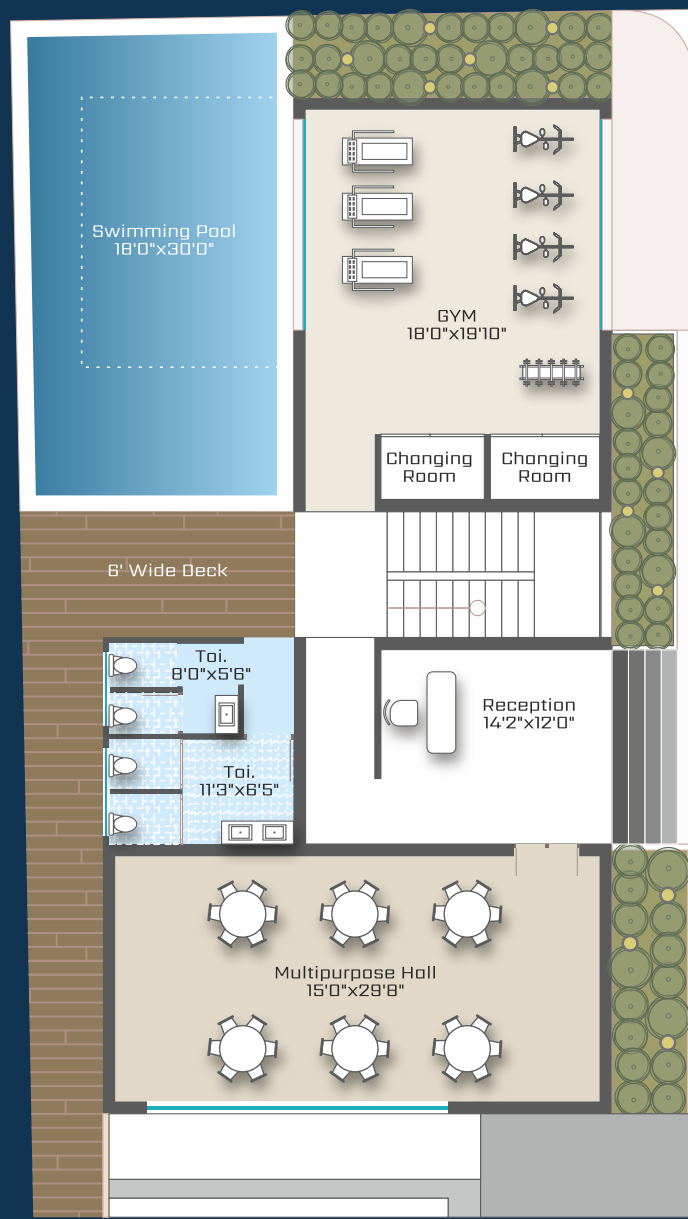




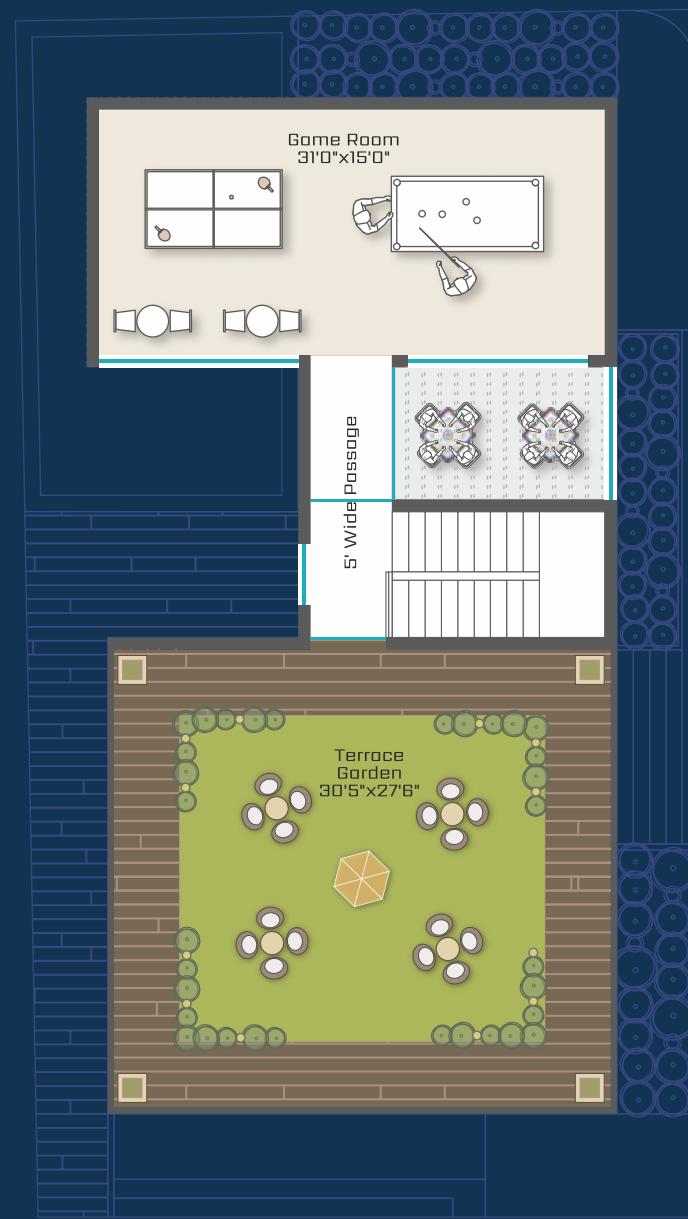
WHERE TIME
WAITS FOR YOU
GRACEFULLY



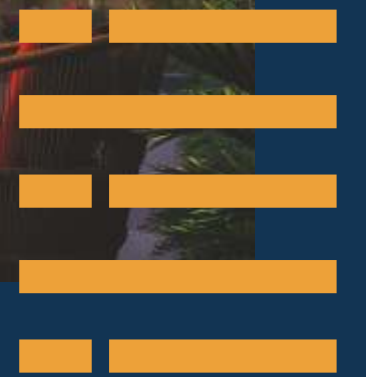
CLUBHOUSE
FLOOR PLAN



GROUND FLOOR



FIRST FLOOR





AMENITIES



Banquet/Multipurpose Hall for parties / functions etc activities



Well Equipped Children Play Area



Sr. Citizens Garden Area with Gazebo



Well Equipped Gymnasium



Kids Games room with kids Library



Indoor Games Hall



Terrace Garden



Walkway around the Garden



Outdoor Café



Allotted Car Parking with Visitors Parking



Intercom Facility



EV Charging Point



Medical Room



equipped with First Aid Kit, Wheel Chair



Stretcher for emergency needs.



Power Backup

Swimming Pool

Deck Area

Shower Room with His/ Her Changing Room



Gated Campus with Round the clock security

CCTV Surveillance for common Area with anywhere access to all members

Centralized Water Softener Plant for Whole Campus

Intercom Facility covering all flats & common places

24 Hrs Water Supply automated with multipoint sensors for borewell, underground and overhead water storage

Rain Water Harvesting

Dual Elevators to each building with Power Backup out of which one will be of stretcher size in each building, can be used for goods as well

Automated Power Backup for common passage area, parking areas, pumping, amenities area in the campus

Name Plate & Mail Box at ground floor in each tower

Allotted Car Parking for each unit in basement/Ground

Decorative LED based Street Lights in campus & Green Area

Anti Termite treatment for the building foundation and common areas

Earthquake Resistance RCC Frame Structure Designs as per building code

Fire & Safety Provisions as per standards

Provision for Rooftop Solar for Common facilities – Subject to continuance of govt. schemes for residential solar rooftop.

EV Charging point provision for public charging system in common parking area

Common Infrastructure

ONLY ELEMENT FOR A GREAT SUNDAY

IF A NICE AND COOL POOL CANNOT ELEVATE YOUR SUNDAY, NOTHING ELSE WILL.





STRUCTURE

- Earthquake resistant RCC frame structure designed by approved structural Consultant.

ELECTRIFICATION

- 3 Phase concealed copper wiring as per ISI standard.
- Adequate electric points in each room as per architect drawing.
- Good Quality Modular Socket & Switches
- TV & Telephone Points in Living Room & Master bedrooms
- Provision for Washing Machine with electric point
- Provision of Chimney with electrical point in Kitchen
- Geyser Point in all bathrooms and Kitchen
- Wiring & Provision for Inverter Installation in Flat

AIR CONDITIONING

- A.C. Provision in Living Room, and all Bedrooms.

KITCHEN

- Glazed Tiles on kitchen dado upto beam bottom level.

BATHROOMS

- Designer bathroom with premium quality bath fitting and sanitary wares.
- Premium quality ceramic tiles dado upto beam bottom.

specification

DOORS

- Main door - Veneer polish on both side / wooden frame.
- Internal door - Laminate flush door with both side laminate and stone framing.

WINDOWS

- Aluminum sliding window with heat reflective glass
- Mosquito protection net shutter in windows
- Natural/Artificial Stone Door Frames & Windows Sills

FLOORING

- Large size Vitrified Tiles in living all rooms, Anti Skid tiles in Bathrooms, Balconies.

WALL FINISH

- PVC Coated moisture resistant ceiling in Master Bathroom
- Interior - Smooth finish plaster with 2 coat putty and primer.
- Exterior - Double coat plaster with weather resistant paint.

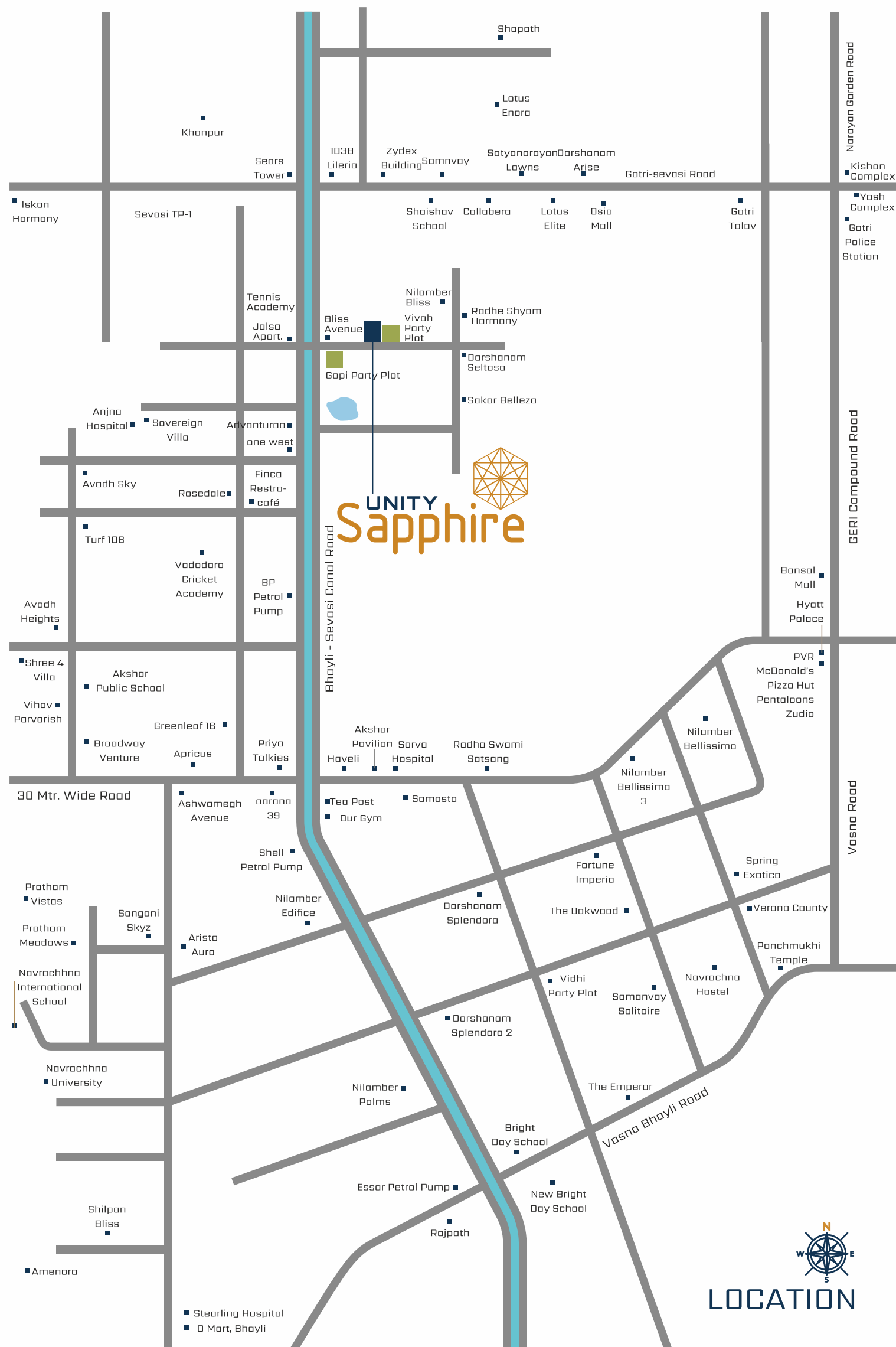
TERRACE

- China Mosaic finish with waterproofing treatment.

KEY
ELEMENT
FOR A GOOD
IMPRESSION

We are judged by the lives we lead. Then, why not live on elevated one? Imagine having your guests over and them getting awe-struck with the majestic entrance and the glass-finish on all sides.





Developers : **UNITY DEVELOPERS**

Architect :

Structure :

Site Address : FP NO. 21 SEVASI TP3,
NEAR GPOI PARTY PLOT, OPPOSITE JALSA,
NEAR CANAL ROAD, VADODARA,
Gujarat 391101



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Plumbing

Electrical



Notes:

1. No changes, Modification or additions allowed of a nature which may affect the exterior elevation of buildings.
2. Internal changes will be allowed after necessary approval of structure consultant and architects approval and charged extra at actuals. these will be executed only after receiving full advance payment.
3. Possession shall be given after one month of settlement of all accounts.
4. The payment terms shall be as agreed mutually and specified in allotment letter.
5. Documentation charges, legal Fee, Stamp Duty, Registration Fee, GST as applicable will be extra.
6. Any changes in government Levies, New taxes if any, shall be in the scope of buyer.
7. Electricity connection expenses and deposits shall be extra as per load applied for.
8. One time maintenance Deposit as defined by developer shall be paid by each buyer before possession.
9. Additional Yearly maintenance will be defined once the common services are functional and after reviewing the expenses and planned to be collected yearly advance for the smooth functioning of common services.
10. Continuous defaults in payment terms as agreed may lead to cancellation of unit.
11. after completing necessary formalities and applications, developers will not be responsible for any delays in electricity and water supplies from respective authorities.
12. Architects/developers have the right to change/revise/improve any details in the project permissible as per building rules.
13. This brochure is only for information and presentation purpose and does not form a part of any agreement/contact or legal document.



SCAN FOR LOCATION



SCAN FOR WEBSITE



SCAN FOR BROCHURE

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