



Life ...as it should be




5 BHK Ultra Luxurious Apartments

Sapphire Court now includes two magnificent towers, featuring 44 apartments with two spacious 5BHK ultra-luxurious flats in each floor. With the changed plan of development, limited flats are available for the elite.

Salient features of the initiative include:

- 3-sided open ventilated rooms constructed as per Vastu guidelines
- High-end security options with video-door facility
- Lush green development with about 60% open space amidst constructed towers

This is where you and your family can live life as you want, and as you desire.

Limited homes of your stature are vacant, awaiting your arrival!
Do not be late in realizing your dream!



We at Rameshwaram Group, are one of the leading real estate companies in Surat who are known for quality construction, loyalty and commitment. We attach specific importance to style and design. Our group's projects adorn strategic points in Surat and replete with strength and splendor. With uncompromising dedication, impeccable construction standards and matchless aesthetic beauty, Rameshwaram Group has provided numerous residential projects to the city and is soon venturing into commercial project space, including farmhouses and hospitality projects. Right from its advent in 2001, Rameshwaram Group has grown drastically over the decade with major projects completed in Adajan, Vesu, Citylight and Amroli.





Life at Sapphire Court...

Sapphire Court presents a loving family, in their perfect abode, with perfect amenities and a perfect lifestyle.

Get a glimpse of how life would be at your new residence...



Enjoy Priceless Moments in Style!

Hug your kiddos... cuddle your wife, watch TV upside down and play some jazz... in the crazy living room!



ACTUAL VIEW Lavish Living Room and Drawing Room

The Bed and the Blanket!

Fight with pillows, share romantic moments, browse the web, or rest awhile...in your own luxurious bedrooms.



The Kidz Space
and the Balcony!

Let your kids dance, study
and be merry while you gulp
down refreshing
coffee with
your love!

Friday



ACTUAL VIEW Kids Room, Study Room and the Balcony



The Chef and Gourmet's Delight!

Treat yourself to sumptuous food, teach your kids to cook, and dine royally with your family!



ACTUAL VIEW Kitchen and Dining Space

Lavishness in Every Corner!

Rejuvenate yourself with a shower, watch an interesting flick, and experience sanctity...all under one canopy.



ACTUAL VIEW

Bathrooms, Washrooms, Meditation Corner and Home Theatre Room





Verdant Dreams at your Behest!

Splash in the pools, bask in leisure and take pleasure in the environs



AMENITIES

- 3 Car Parking for each flat
- Swimming Pool
- Children Pool
- Table Tennis & Carom
- Jogging Track
- A.C. Club House / Multipurpose Hall
- Senior Citizen Sitting
- Skating Rink
- Children Play Area
- Fully equipped Gymnasium
- Individual Servant room per flat
- Security

INTERNAL FLAT AMENITIES

- Italian marble flooring in foyer, hall, dining and kitchen area
- Wooden flooring in two master bed rooms
- 5 nos. of A.C. will be provided in living room & four bed rooms
- A.C. piping provision will be provided in guest bed room, family hall & dining areas





AMENITIES

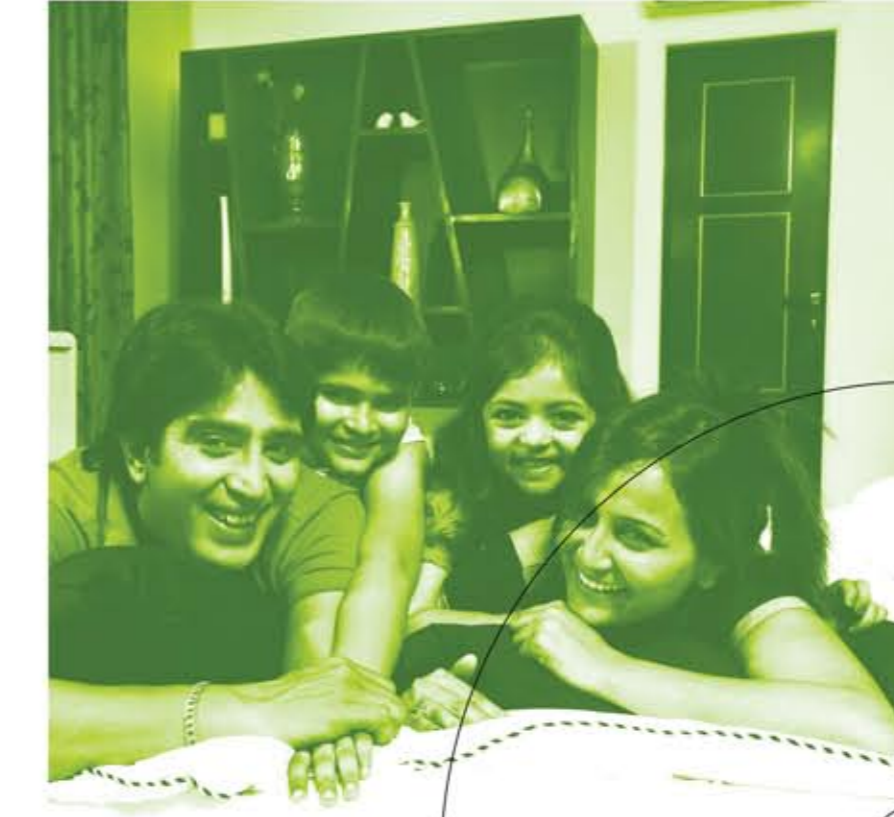
- 3 Car Parking for each flat
- Swimming Pool
- Children Pool
- Table Tennis & Carom
- Jogging Track
- A.C. Club House / Multipurpose Hall
- Senior Citizen Sitting
- Skating Rink
- Children Play Area
- Fully equipped Gymnasium
- Individual Servant room per flat
- Security

INTERNAL FLAT AMENITIES

- Italian marble flooring in foyer, hall, dining and kitchen area
- Wooden flooring in two master bed rooms
- 5 nos. of A.C. will be provided in living room & four bed rooms
- A.C. piping provision will be provided in guest bed room, family hall & dining areas

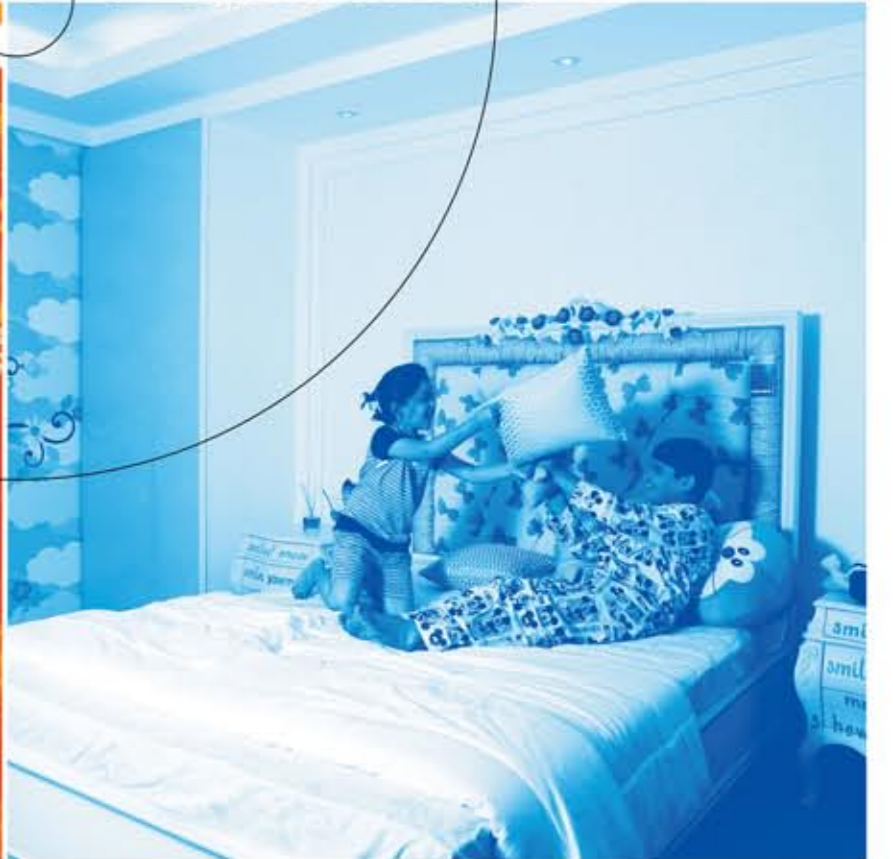
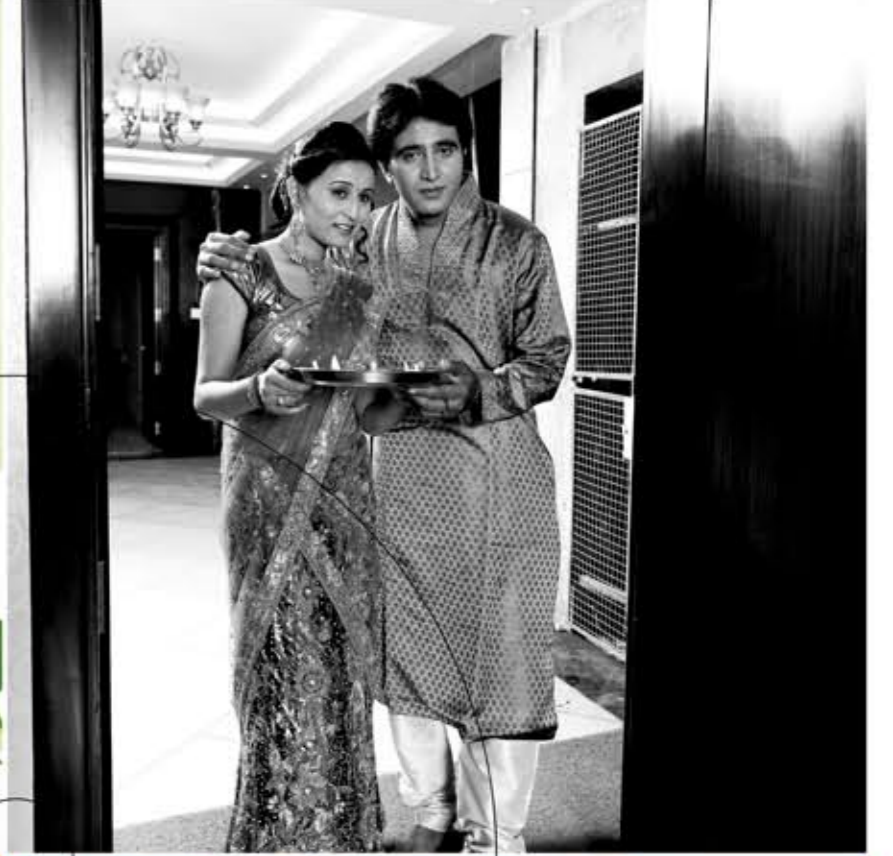


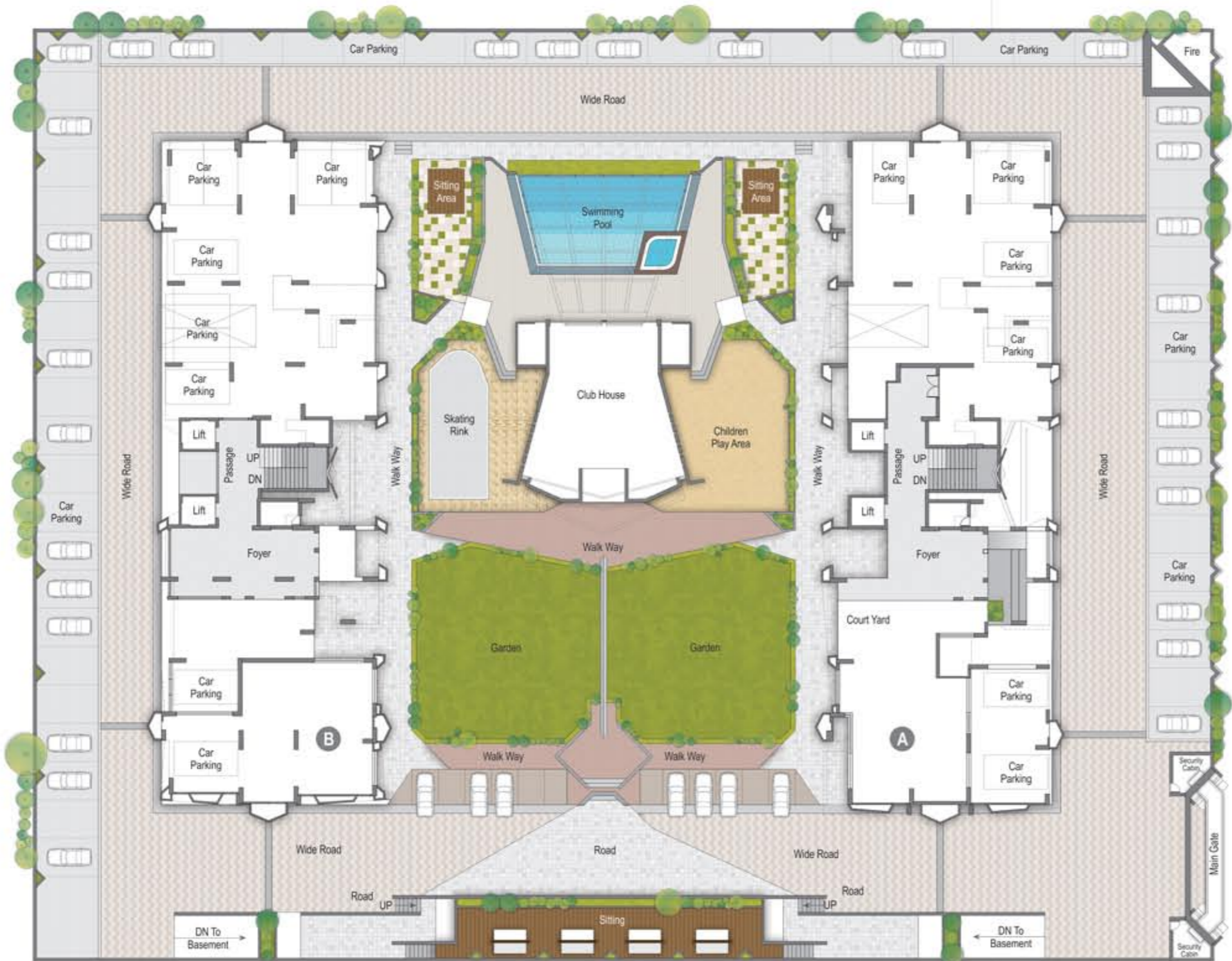
Majesty is defined with the lifestyle that you live here...



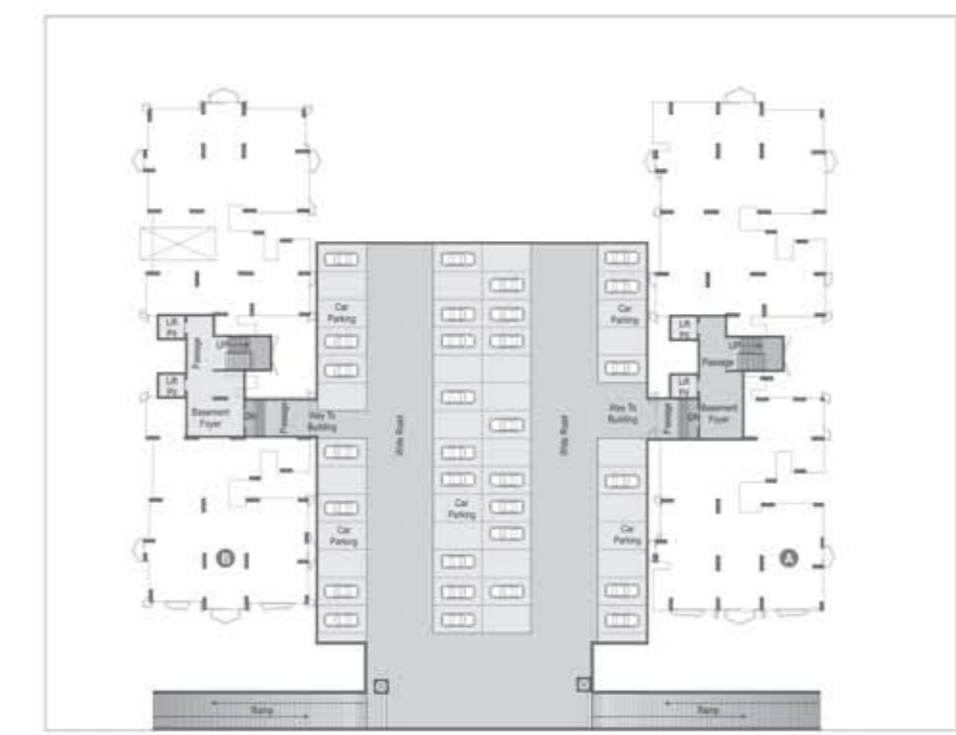


Observe grandeur and
experience ecstasy, in equal measures!





SITE LAYOUT PLAN

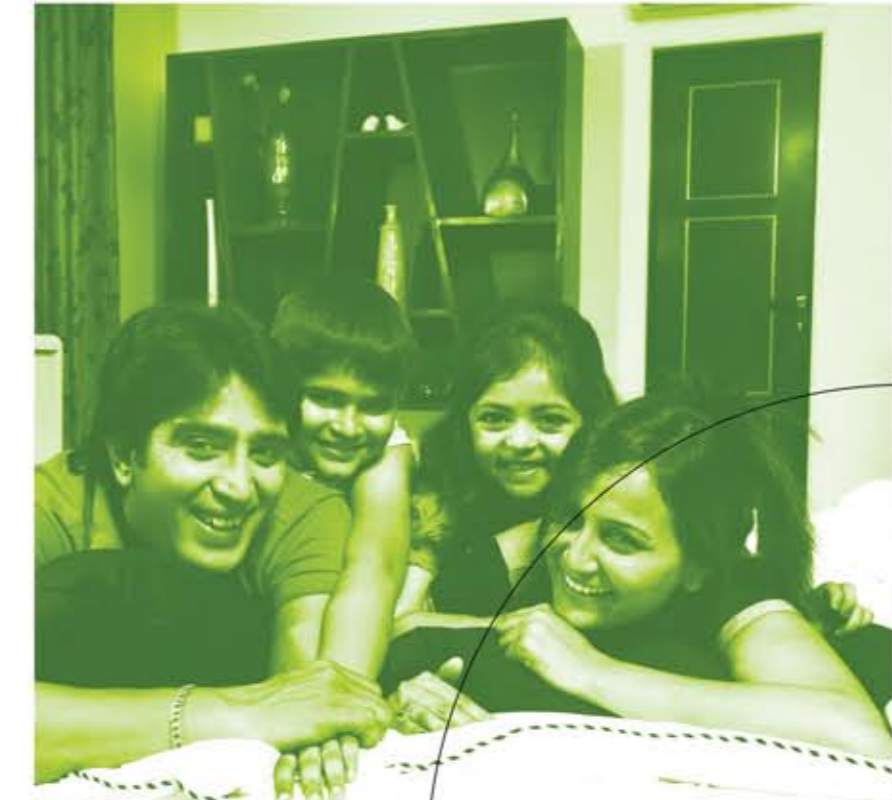


BASEMENT PLAN





Block A 5 BHK Unit Plan





SPECIFICATIONS

BUILDING FINISHING & SYSTEMS

Construction

- Enhanced structure safety against earthquake
- R.C.C. frame structure as per I.S.I. norms with fine sand faced plaster and outside double coat sand faced plaster

External Colour

- All building finished with double coat water repellent colour and weather shield poly acrylic texture

Entrance Lounge & Foyer

- Well organized grand luxurious foyer equipped with nameplates, reading desk & multi mobile charger. It also has sophisticatedly designed reception and waiting lounge
- Specially designed area for handicapped persons

Water Supply

- Supply of municipal water and / or auxiliary source of water from boring
- Rain water harvesting for water conservation

Electricity Supply

- Supply by GEB
- Generator to be installed for sufficient power back-up for common area of building

General Security

- Campus will be protected by compound wall from all sides
- Highly secured campus with security cabin at entry-exit & C.C.T.V. Cameras at building foyer & entrance
- 24Hours security in campus

Floor Landings, Staircase & Terrace

- Finished with combination of matt & glossy Granamite tile or nature stone in flooring & provision of decorating ceiling
- Application of china mosaic at terrace area

Elevator

- Two elevators, with auto doors of Standard make with high-end specifications
- Separate power back-up for lift at the time of breakdown of electricity supply

Fire fighting System

- As per NBC norms

Off-Time Security

- C.C.T.V. surveillance in public area with 15 day recording facility

Communication Connectivity

- Intercom facility between flats, building foyer & within the campus
- Wireless connectivity for broad band internet access

SALIENT FEATURES

- Spacious Axial Planning with maximum utilization of space and minimum passage areas
- Two towers exclusive complex for beautiful planning with great space & luxuries
- Vastu based layout of building on site, heaviest to lowest
- Vastu based residential plans
- Central plaza housing various facilities like Gazebo, Garden, Rockery & Pavilion

STANDARD FLAT FINISHES

Doors & Windows

- All doors and frames of Seasoned Salwood
- All toilet doors of granite frame and convenient size
- All windows of hi grade anodized aluminium extruded section and reflective glass
- Kitchen & toilet windows designed with space for exhaust fan
- Door shutters of pre-pressed, pre-treated highly decorative company made flush door shutters

Window Grill

- M.S. Safety grill fitted from inside as per design

Flooring

- Italian marble flooring in foyer, hall, dining and kitchen area
- Two master bed room with wooden flooring
- Remaining area with 32"x32" Granamite tiles
- Rustic / Antiskid tiles in balcony
- Kotastone flooring in wash

Electrification

- Electrification will be done by Havel's Everest wires and Crabtree switches or equivalent
- Sufficient power back-up will be generated by generator for 12 points per flats
- Earth leakage protector will be provided by the developers
- 3 Phase GEB meter connection

Plumbing

- General water supply & drainage line as per norms. Provision for central hot water line from individual flat gas geyser system
- CPVC and UPVC pipe for water supply
- PVC pipe for drainage

Water Supply

- Hard and soft water supply in all flats

Sanitary Wares

- All toilets are to be equipped with designer wall hung W.C. and uniquely designed counter basin of Cera / Hindware / equivalent brand

Sanitary Fittings

- All toilets & kitchen are equipped with flush valve, combination of mixer & diverter with over head shower, sink taps & movable kitchen taps. All fitting will be of chrome plated finish of Jaquar / Kohler / Equivalent brand

Kitchen

- Good quality kitchen sinks with drain board
- Kitchen platform will be made of good looking sturdy granite
- Kitchen dado fitted with designer kitchen tiles up to 7' 0"
- Gujarat gas connection with two points

Toilet

- Toilet dado fitted with designer tiles
- Toilet and bath area will be internationally designed separating dry and wet area. Master bedroom toilets attached to Dressing Area / Closet

Wash

- Space for the clothes drying area
- Electric and plumbing points for washing machine
- Space for washing

Wall & Ceiling Finishes

- All internal walls finished with Birla putty

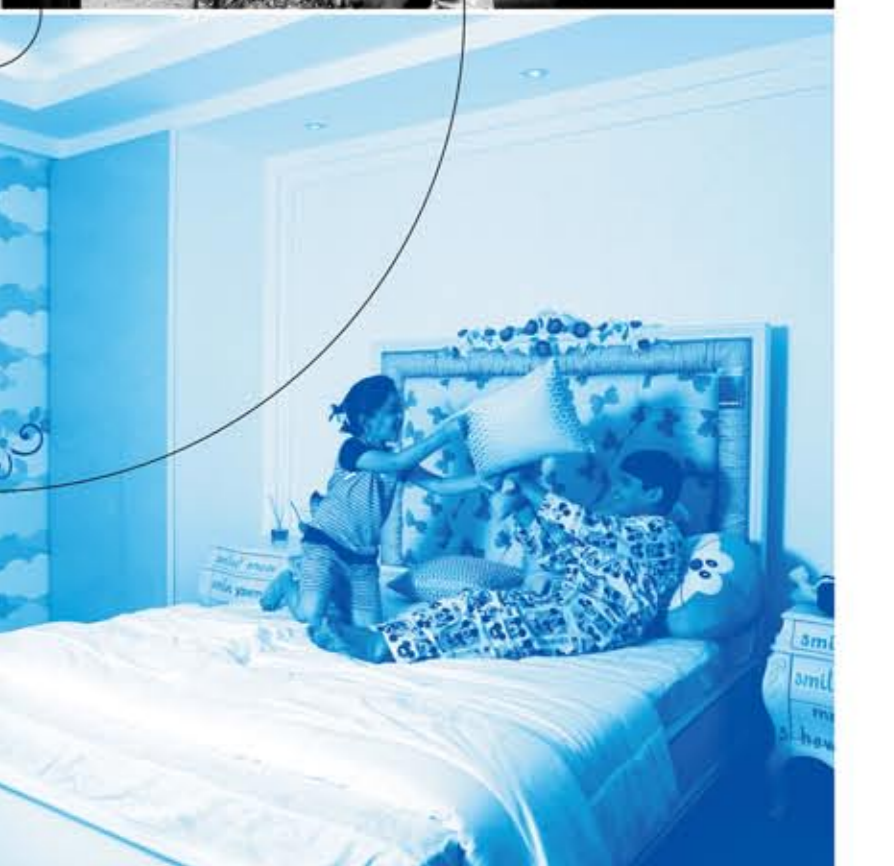
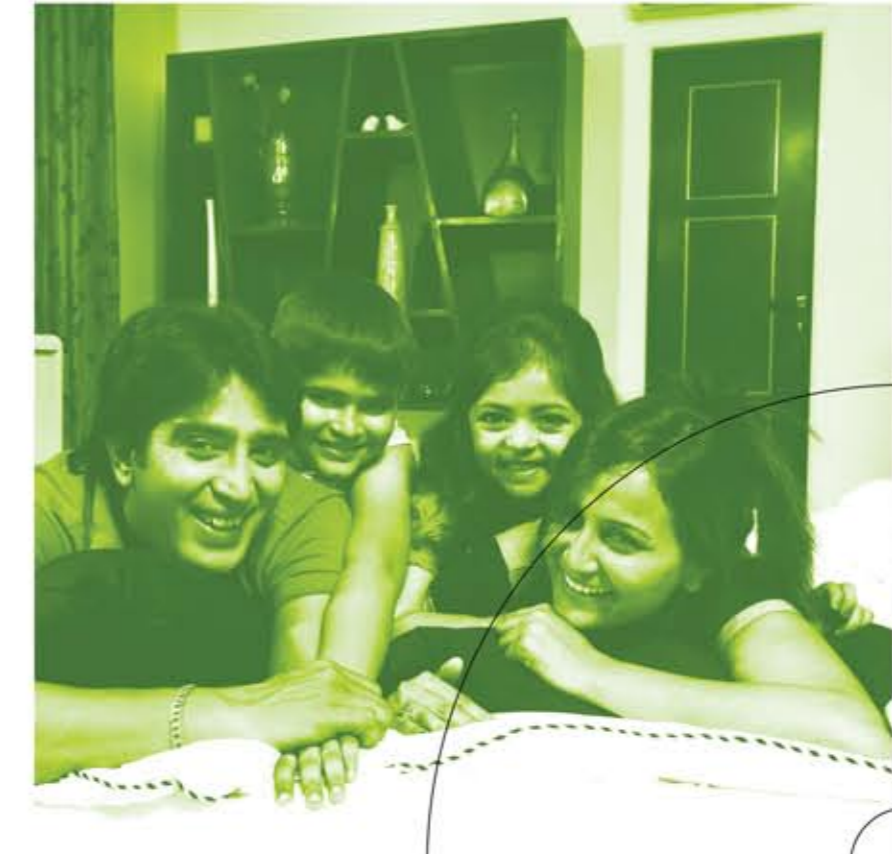
Air Conditioning

- 5 nos. of A.C. will be provided of Daikin / Hitachi / equivalent make in Living room & Four Bed rooms. A.C. piping provision will be

provided in Guest Bed room, Family hall & Dining areas

Disclaimer:
The Developer reserves the right to change or revise or make any modifications, additions, omissions or alterations in the plan, layout, and elevation of the scheme as a whole or any part thereof or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members. • Legal charges, Registration fee, Stamp duty, Service Tax, VAT, GEB connection charges, Gas connection charges, Grill and other govt. charges shall be borne by Members. • External changes which affect the elevation/aesthetics of building shall not be permitted. Even installation of A.C. units will be permitted in its designated space. • This information book is the property of developer and is only for easy display of the project. It cannot be used as legal or reproduced without permission. • Subject to Surat Jurisdiction.

LOCATION (Not to Scale)



Developers



Site Address

Sapphire Court

Nr. L. P. Savani School, VIP Road, Vesu, Surat.

Email: rameshwaramgroup@gmail.com

Web: www.rameshwaramgroup.com

Mbl: **+91 7878 40 7362**

Architects



Structural Consultant

