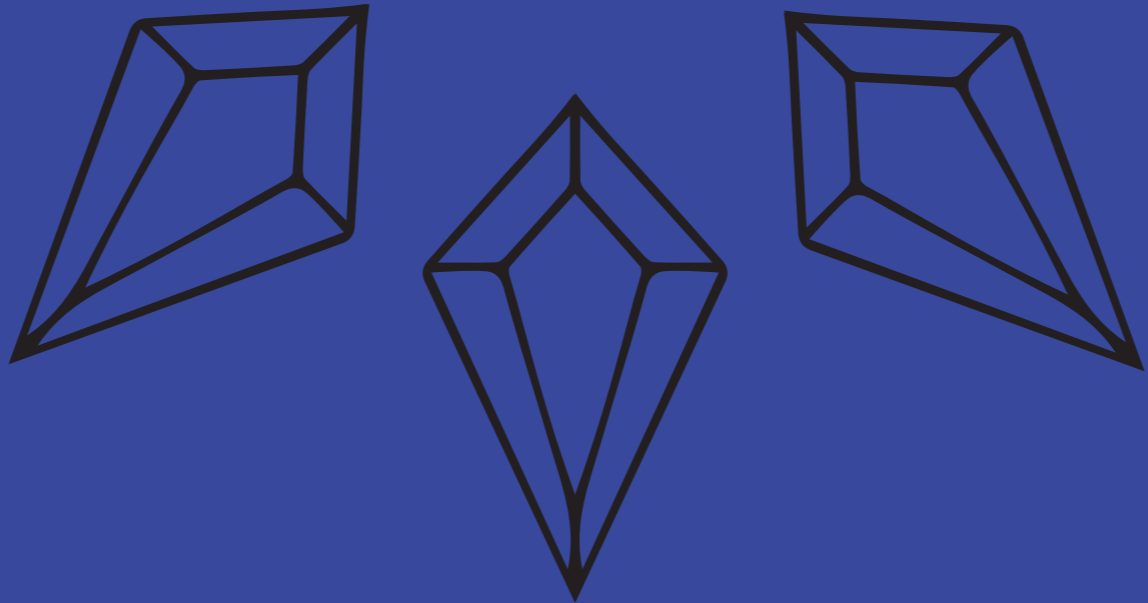


SAPPHIRE



Rare as the Gem, Lasting as Your Legacy
Luxury Villas in Whitefield, Bengaluru



As a shared vision of 42 Estates and SPP, **Sapphire**, reimagines the art of luxury living by blending timeless design with enduring strength.

Crafted with precision and passion, these villas embody the brilliance of their name - **rare, radiant, and lasting through generations.**

Here, architectural elegance meets expansive space, privacy flows into wellness, and modern innovation is woven seamlessly with nature.

Sapphire, reflects our commitment to creating sanctuaries that shine with beauty, endure with strength, and grow in value - ensuring every resident experiences a life of unparalleled comfort, serenity, and timeless luxury.





The photographic and artistic impressions are for illustrative purposes only and may not be an exact representation of the final product.



Living Area

Actual image, shot on site.



Kitchen

Actual image, shot on site.



Terrace Bedroom

Actual image, shot on site.



Guest Bedroom

Actual image, shot on site.



Family Lounge

Actual image, shot on site.



Indoor Elevator

Actual image, shot on site.



Master Bedroom

Actual image, shot on site.



Kids Bedroom

Actual image, shot on site.



Home Theatre

Actual image, shot on site.

At Sapphire, planning goes beyond blueprints - it is the art of shaping life. The master plan balances landscaped greens, wide avenues, and elegant villas in perfect proportion, creating a community that feels expansive yet intimate. Every pathway, every open space, is thoughtfully designed to bring flow, harmony, and a quiet sense of belonging.

Step inside, and the floor plans reflect the same philosophy of balance. Spacious living areas welcome gatherings, sunlit rooms open to the sky, and private corners invite quiet retreat. Each detail is intentional, ensuring that beauty and functionality come together to craft not just homes, but experiences that last for generations.

Thoughtful plans,
timeless living

East Facing

Ground Floor



First Floor



Second Floor



BUILT-UP AREA: 3112 Sq. Ft.

CARPET AREA: 2249 Sq. Ft.

SUPER BUILT-UP AREA: 3420 Sq. Ft.

East Facing

Ground Floor



First Floor



Second Floor



BUILT-UP AREA: 4374 Sq. Ft.

CARPET AREA: 3074 Sq. Ft.

SUPER BUILT-UP AREA: 4810 Sq. Ft.

West Facing

Ground Floor



First Floor



Second Floor



BUILT-UP AREA: 3733 Sq. Ft.

CARPET AREA: 2502 Sq. Ft.

SUPER BUILT-UP AREA: 4105 Sq. Ft.

West Facing

Ground Floor



First Floor



Second Floor



BUILT-UP AREA: 3733 Sq. Ft.

CARPET AREA: 2502 Sq. Ft.

SUPER BUILT-UP AREA: 4105 Sq. Ft.

Specifications

DESCRIPTION	SPECIFICATION
STRUCTURE	RCC framed structure
WALLS	6" Solid concrete blocks for exterior & 4" solid concrete blocks for interior
DOORS	Main door & bedroom door: Thick engineered wooden frame with Monvin special protection, rubber gasket, luxury veneer PU lacquer finish. Toilet door: Similar frame with water-resistant shutter PVC laminate finish
MAIN DOOR LOCK	Yale smart lock/equivalent with handle
BEDROOM & TOILET DOOR LOCK	Yale/equivalent locks
KITCHEN	Provision for aquaguard, dishwasher, microwave, fridge point (kitchen sink, wall tiles & granite not provided)
WINDOWS	TOSTEM aluminium windows with Japanese technology, anodised TEXGUARD coating, mosquito mesh
FLOORING	Premium marble in living, kitchen, staircase & common areas. Wooden flooring (master bedroom) Other rooms: 1200x1800mm vitrified tiles Toilets: 600x1200mm Balconies: 600x1200mm (Zealtop/equivalent)
CAR PARKING	400x400mm vitrified body
PAINTING	External apex paint with front texture finish & internal royal emulsion paint
RAILINGS	Aluminium top railing with toughened glass
SANITARY FIXTURES	Rain shower head in all bathrooms Tempesta 110 shower rail set: 3 spray in 3 bathrooms & 1 toilet handshower Grohe/equivalent
SWITCHES, SOCKETS & WIRES	GreatWhite/equivalent
ELECTRICITY	Power supply of 8 KVA per villa
BACKUP	100% Power backup
AUTOMATION	1 Light point & 1 fan point in each bedroom, ground & first floor living area
WATER	Water source from borewells & hydro-pneumatic system (with water meter)
LIFT	Lift provision in each villa
INFRASTRUCTURE	Sewage treatment plant, rainwater harvesting pits, water treatment plant & compound wall
SECURITY	24x7 security service



Actual image, shot on site.

At Sapphire, convenience surrounds you in every direction. World-class schools, renowned hospitals, vibrant malls, and IT hubs are just minutes away, making everyday life seamless and effortless.

Whether it's your child's education, your workday commute, or an evening of leisure, everything you need is within easy reach.

Yet, amidst this accessibility, Sapphire preserves a sense of calm. Set in the heart of Whitfield, it offers the rare balance of being deeply connected to the city's pulse while giving you the serenity of a private retreat. Here, you live at the center of it all-without ever feeling the rush of it all.



Close to everything,
yet away from
the rush

Location & Connectivity

TRANSPORT

- Whitefield Railway Station - 3.5 km
- Whitefield (Kadugodi) Metro - 3.7 km
- Hope Farm Junction - 5 km
- Kempegowda International Airport - 33 km

EDUCATIONAL INSTITUTES

- PNC Cognito School - 650 m
- ORCHIDS The International School - 700 m
- Mount Litera Zee School - 1.1 km
- National Public School/ NPS - 1.7 km
- Ujval World School - 4 km
- The Deens Academy - 6.8 km

COLLEGES

- MVJ Engineering - 5.8 km
- Don Bosco College - 7 km
- Silicon City College - 7.8 km
- Vaidehi Institute of Medical College - 9 km
- CMR Institute of Technology - 9.2 km

- Gopalan Pre-University College - 10 km
- New Horizon PU College - 13.3 km

HOSPITALS

- Aaxis Hospital - 2.5 km
- Medicovert Hospital - 4.6 km
- Manipal Hospital - 5.5 km
- Narayana Multispeciality Hospital - 5.9 km
- Svastha Hospital - 6.4 km
- Cloudnine Hospital - 7 km
- Aster Hospital - 7.1 km
- Motherhood Asia - 8.2 km

TECH PARKS

- Goyal & Co - 5.1 km
- HM Tech Park - 5.6 km
- SCB Bridge - 6.3 km
- ITPL - 6.5 km
- ITPB - 6.6 km

SUPERMARKET

- Fresh City Supermarket - 750 m
- Families Supermarket - 1.1 km
- New Royal Fresh Market - 1.4 km
- Grandcity Market - 1.6 km
- A1 Fresh World - 1.9 km

SHOPPING MALLS

- Nexus Shantiniketan - 5 km
- Park Square Mall - 6.7 km
- Nexus Whitefield - 7.6 km
- Phoenix Marketcity - 7.9 km
- Orion Uptown Mall - 9.8 km

Approved by BBMP







SAPPHIRE

RERA: PRM/KA/RERA/1251/310/AG/180430/000875
PROJECT RERA: PRM/KA/RERA/1251/446/PR/130924/007016

42 High Street, No. 775, 100 Feet Road,
Indiranagar, Bengaluru, Karnataka, 560 038



LOCATION

Project Name: Sapphire
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WEBSITE

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