




A project by

**FORTUNE**  
GREENHOMES

Build fortunes that last

THE BEST IS  
WHAT YOU SEEK,  
AND IT'S HERE.



# SAPPHIRE

WAKE UP TO NATURE



2 & 3 BHK

PREMIUM GATED COMMUNITY APARTMENTS

TELLAPUR

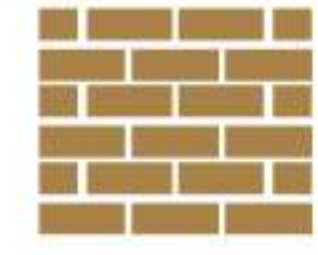
TS RERA NO. P01100003019



Premium  
Gated Community  
in 8.5 Acres



Cellar +  
G+5 Floors



Red Bricks



2 Independent  
Clubhouses  
33,418 SFT



Open  
Area: 55.5%



Designer  
Landscape



GOODNESS  
COMES WITH  
NATURE.

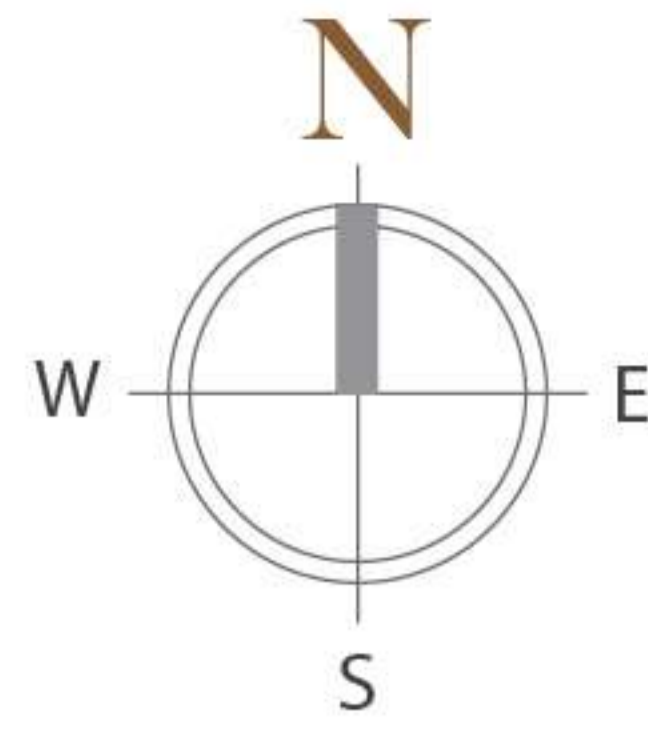
# DISCOVER YOUR SPACE FOR A LIFETIME.

## LEGEND

- |                              |                                 |
|------------------------------|---------------------------------|
| 1) MAIN ENTRANCE             | 10) CRICKET PITCHES             |
| 2) VEHICLE ENTRY / EXIT      | 11) HALF BASKETBALL COURT       |
| 3) ENTRANCE WATER FEATURE    | 12) OUTDOOR FITNESS STATION     |
| 4) ELDERS' SEATING AREA      | 13) SEATING DECKS UNDER PERGOLA |
| 5) LAWN WITH STEPPING STONES | 14) JOGGING TRACK               |
| 6) LAWN AREAS                | 15) CONNECTING PATHWAY          |
| 7) CHILDREN'S PLAY AREAS     | 16) AVENUE PLANTATION           |
| 8) SKATING RINK              | 17) GAZEBOS                     |
| 9) BADMINTON COURTS          | 18) PARTY LAWN                  |



KEY PLAN



BLOCK - A

BLOCK - B

TYPICAL FLOOR PLAN





KEY PLAN

BLOCK - C



BLOCK - D

TYPICAL FLOOR PLAN



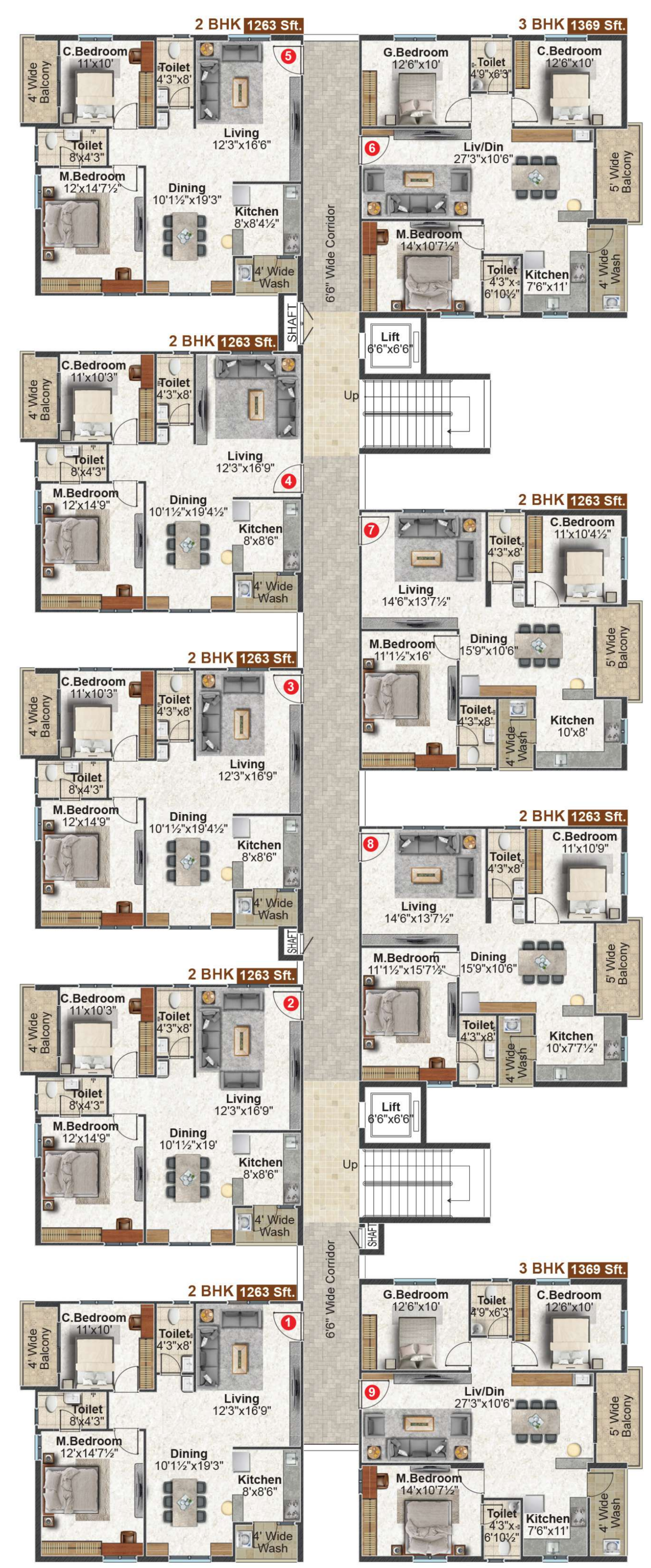
THERE'S LUXURY FOR EVERY MINDSET.



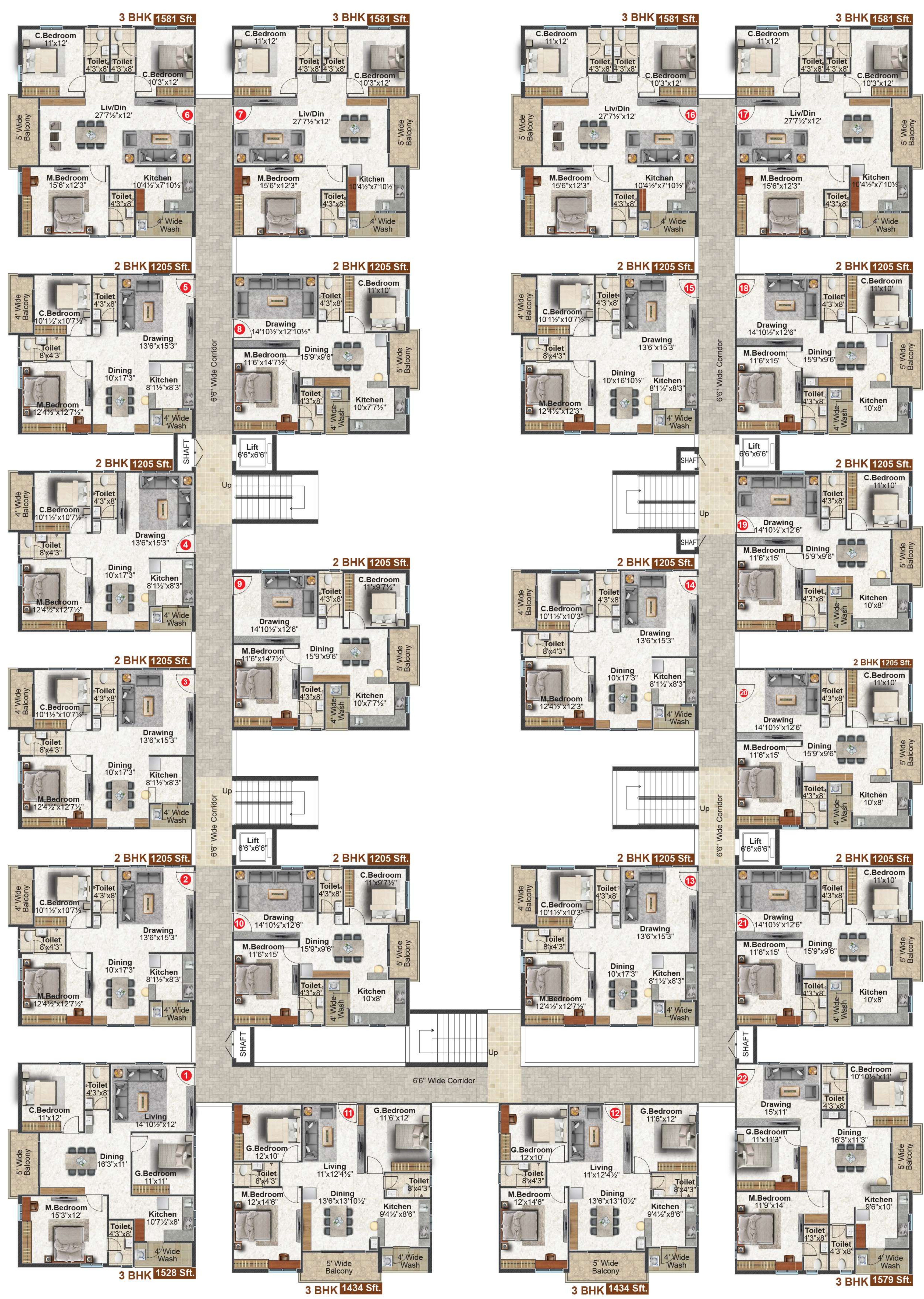


TYPICAL FLOOR PLAN

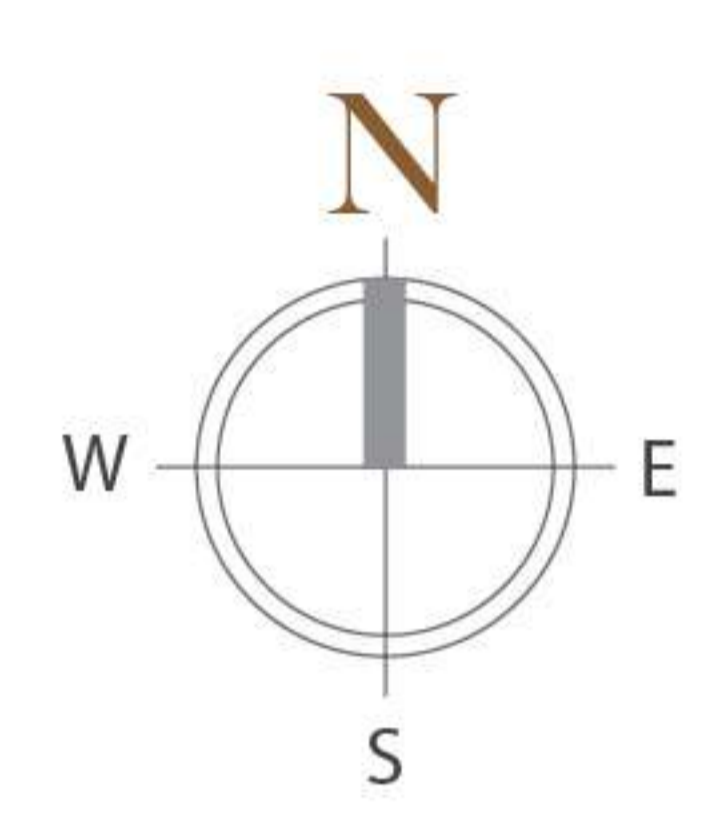
BLOCK - F



BLOCK - E



KEY PLAN



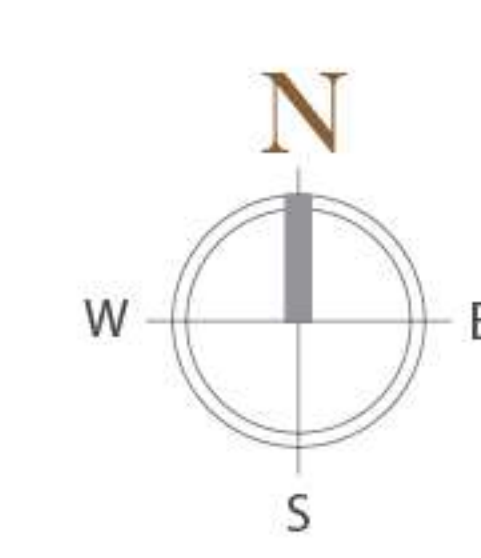
NO MATTER THE MOMENT, OWN IT.





**BLOCK - I**

**TYPICAL FLOOR PLAN**

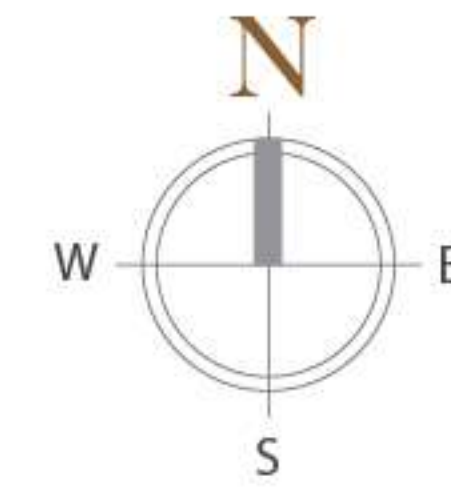


**KEY PLAN**





KEY PLAN



TYPICAL FLOOR PLAN



BLOCK - J





2 INDEPENDENT  
CLUBHOUSES 33,418 SFT

## CLUBHOUSE AMENITIES



### CLUBHOUSE -1

#### GROUND FLOOR

- Reception with Waiting Lounge
- Supermarket
- Health Clinic
- Pharmacy
- ATM Provision
- Space for Cafeteria with Outdoor Seating

#### FIRST FLOOR

- Banquet Hall & separate Dining Hall

#### SECOND FLOOR

- Well designed, Air-conditioned Gym
- Indoor Games

#### THIRD FLOOR

- Yoga / Meditation / Aerobics Hall
- Space for Work Stations

#### FOURTH FLOOR

- Space for Library
- 6 Guest Rooms

#### TERRACE

- Swimming Pool
- Separate Kids' Pool

### CLUBHOUSE -2

#### GROUND FLOOR

- Banquet Hall

#### FIRST FLOOR

- Space for Creche
- Indoor Games

#### SECOND FLOOR

- Spa \ Salon
- Maintenance Office
- Space for Boutique

LEISURE  
THAT'S NEVER  
TOO DISTANT.

With two independent clubhouses for the entire community that together span over 33,418 Sft – why will you even think of stepping out for leisure and entertainment for yourself or for your kids? Well, there's enough around your home.

# LIVE THE OUTDOORS UNLIKE EVER.

If you have been waiting to live the outdoor life, live now! At Sapphire, you'll find enough amenities and options to do that. From a Party Lawn to a Cricket Practice Net and many more....

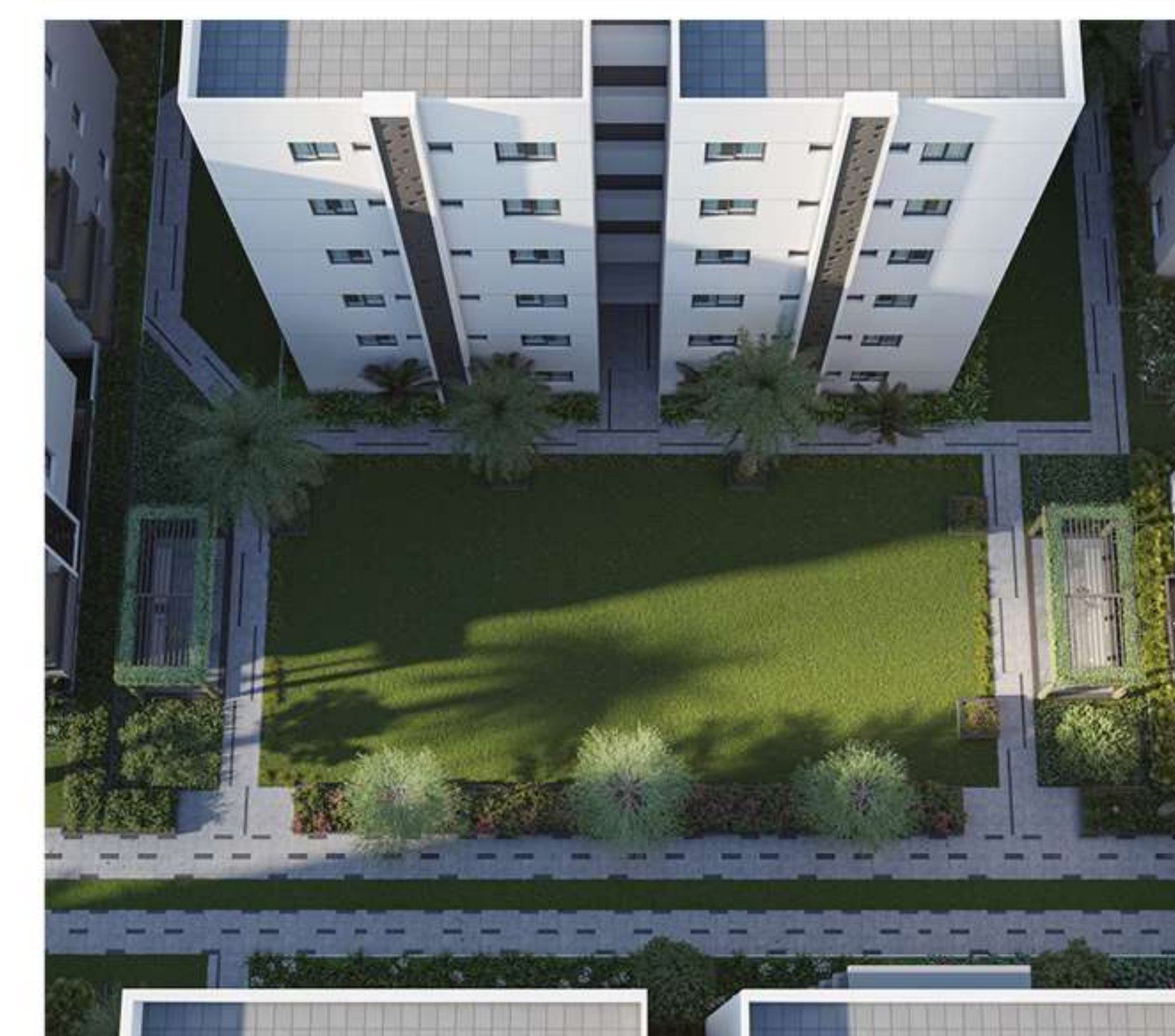


## OUTDOOR AMENITIES

- TWO CHILDREN'S PLAY AREA
- TWO BADMINTON COURTS - OUTDOOR
- HALF BASKETBALL COURT
- TWO CRICKET PITCHES
- OUTDOOR FITNESS STATION
- SKATING ARENA
- JOGGING/WALKING TRACK
- GAZEBO
- PARTY LAWN

## FEATURES

- GRAND ENTRY WITH SECURITY POST
- WATER FEATURES AT ENTRY AND EXIT
- SECURITY
  - a) CCTV cameras at Entry & Exit points at Cellar and Ground floor
  - b) SOLAR-FENCING
- GENERATOR
  - a) 100% DG set back-up for common Areas (lift, corridor lighting etc)
  - b) For all tube lights and fans in the flat.
- SEATINGS WITH PARGOLAS
- WELL DESIGNED LANDSCAPE
- AESTHETICALLY-DESIGNED LIGHTING
- INTERCOM FACILITY
- RAIN WATER HARVESTING PITS
- WATER SOFTNER
- INDIVIDUAL WATER METER
- SEWAGE TREATMENT PLANT



# ENSURING YOUR DELIGHT ALL THE WAY.

## SPECIFICATIONS



STRUCTURE	RCC-framed structure to withstand seismic loads.
SUPER STRUCTURE	CC Brick or Red Brick for 9" external and 4½" internal walls.
PLASTERING	External: 18 mm Cement Plastering. Internal: 12 mm Cement Plaster with smooth finishing. Ceiling: 12 mm cement plaster finish.
PAINTING	Internal Walls & Ceiling: Water-proof putty finish with two coats of premium emulsion paint of Asian / Dulux or equivalent make, over a coat of primer. External: Texture or putty finish with two coats of exterior emulsion paint of Asian / Dulux or equivalent make.
JOINERY WORKS	Main Door: BT wood frame with two sides veneered flush shutter with melamine polishing and hardware of reputed make. Internal Doors: MT wood frame and flush shutter with white paint, fitted with reputed hardware. Toilet Doors: MT wood frame and flush shutter with white paint, fitted with reputed hardware. Windows: 2.5 track UPVC window systems with clear glass of standard-make. Grills: Aesthetically-designed MS safety grills with enamel paint finish.
ELECTRICAL	Concealed copper wiring of Polycab / RR or equivalent make, Modular Switches of reputed make. Power outlets: For air-conditioners in all Bedrooms, for geysers and exhaust fans in all bathrooms. Power plugs: For cooking range: chimney, refrigerator, microwave oven, mixer / grinders in kitchen, washing machine in utility area. Three-phase power supply for each unit with individual meter boards. Miniature Circuit Breakers (MCB) of reputed make for each distribution board. Telephone point and wired internet provision in Living Room. TV points in Living and Master Bedroom.
FLOORING	Living, Dining, Bedrooms & Kitchen: Vitrified tiles (30"x30") of reputed make. Balconies: Vitrified tiles (24"x24") of standard-make. Bathrooms: Anti-skid and acid-resistant tiles of standard-make. Staircase / Corridor: Natural Stone / Tiles as per architectural design Utility: Anti-skid tiles of standard make.
WATER-PROOFING	Water-proofing shall be provided for all bathrooms, balconies, utility area and roof terrace.
BATHROOMS	All sanitary fixtures are of Hindware / American Standard / Jaquar or equivalent. Wall mount EWC with Concealed Flush Tank of Grohe / Hindware or equivalent. Single-lever wall mixer with bath spout and shower of Hindware / Cera / Jaquar or equivalent All Chrome-plated fittings are of Hindware / Cera / Jaquar or equivalent.
DADOING	Bathroom: Tiles of standard-make up to door height.
KITCHEN	Provision for fixing of water purifier. Kitchen platform is not part of general offering.
RAILING	SS railing for staircases. MS powder-coated railing for balconies.
LIFT	Johnson / Kone / ThyssenKrupp or equivalent make.
WATER SUPPLY	Sump and overhead tank.



# POPULAR DESTINATIONS NEAR SAPPHIRE

## EDUCATIONAL INSTITUTES

- Glendale International School - 4 min
- Manthan International School - 9 min
- Sadhana Infinity International School - 10 min
- Vikas Global Epistemo School - 10 min
- Sancta Maria International School - 13 min
- Samashti International School - 16 min
- Vista School - 16 min
- Kairos International School - 20 min
- Sri Devi Women's Engineering College - 18 min
- Hyderabad Central University - 18 min
- Indian School of Business - 19 min

## CORPORATES

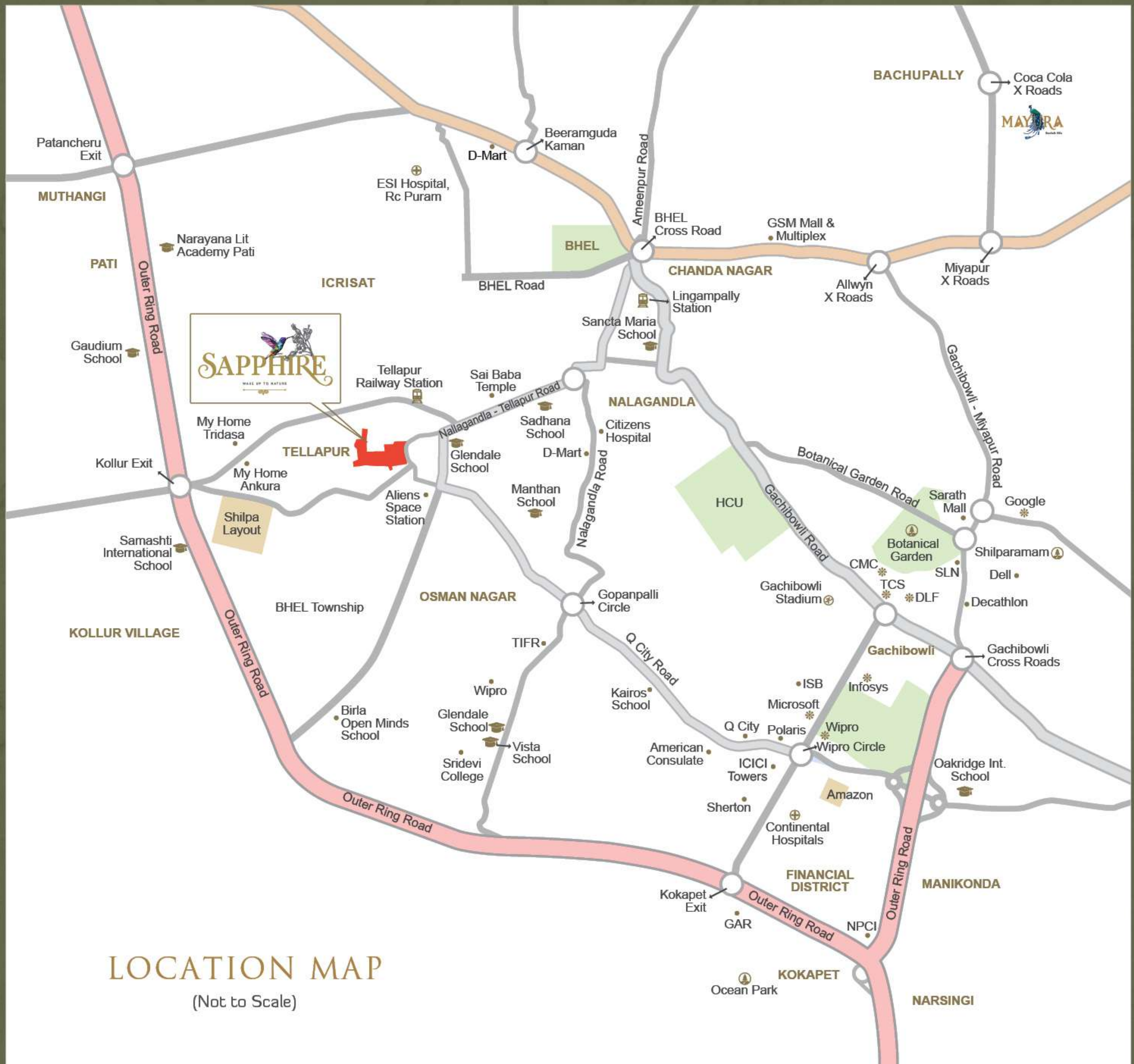
- Wipro - 15 min
- Q city - 17 min
- Polaris - 17 min
- Financial District - 20 min
- ICICI - 20 min
- TCS - 20 min
- Microsoft - 20 min
- UBS - 21 min
- Amazon - 22 min
- Infosys - 22 min
- Wave Rock - 22 min
- Accenture - 23 min
- Google - 26 min

## HEALTHCARE

- Citizen - 10 min
- Continental Hospital - 20 min

## CONNECTIVITY

- Tellapur MMTS Railway Station - 5 min
- Lingampally MMTS Railway Station - 14 min
- ORR - 10 min



**FORTUNE GREENHOMES**  
Build fortunes that last

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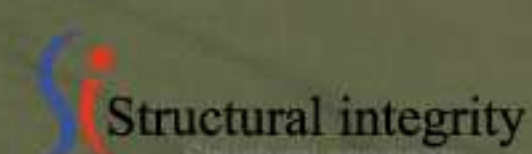


SCAN FOR WEBSITE

Architects



Structural Engineers



MEP Consultants



Landscape



NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

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