

SAPPHIRE - EMERALD

— P A R R Y S —

BY

VINOTH  REALTY



F1 - 1395 Sq.ft (3 BHK)

F2 - 1380 Sq.ft (3 BHK)



UDS 450 Sq.ft
₹ 11499 per Sq.ft



Emi Starts
₹ 58000/- per month

SAPPHIRE - EMERALD

— P A R R Y S —



BEHOLD THE GLORY OF SAPPHIRE - EMERALD

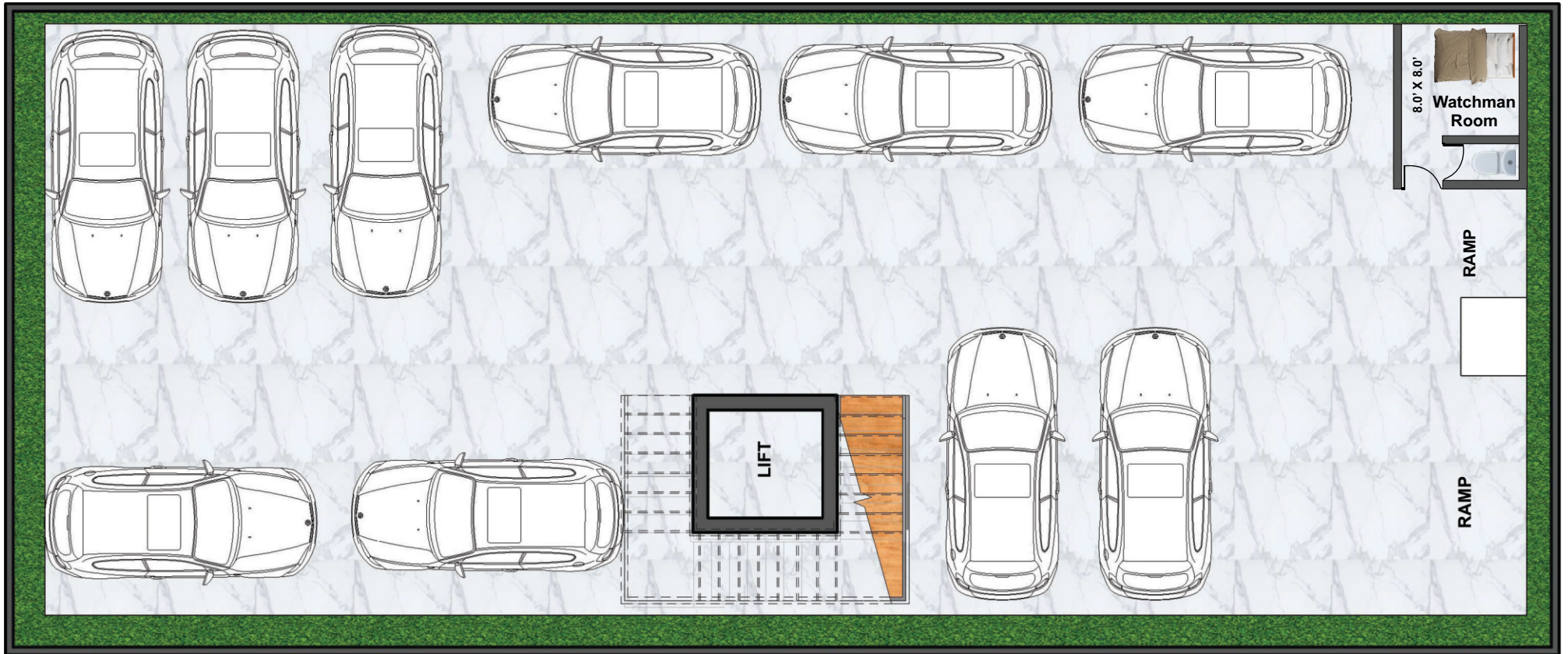
Welcome to the cocoon of total harmony; a space for you to energise in tranquil surroundings and indulge in the finest quality of life. With a wonderful view, world-class amenities and smart planning, Sapphire - Emerald by Vinoth Realty is an ultra-modern project of 3 BHK high-end apartments located in Parrys. Living here is advantageous as you will be well- connected to the city with reputable social infrastructure around the locality enabling a pleasant stay.



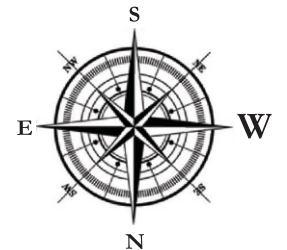
VINOTH REALTY

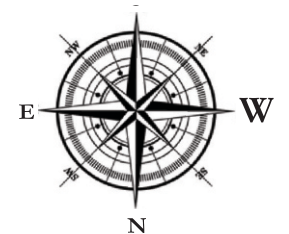
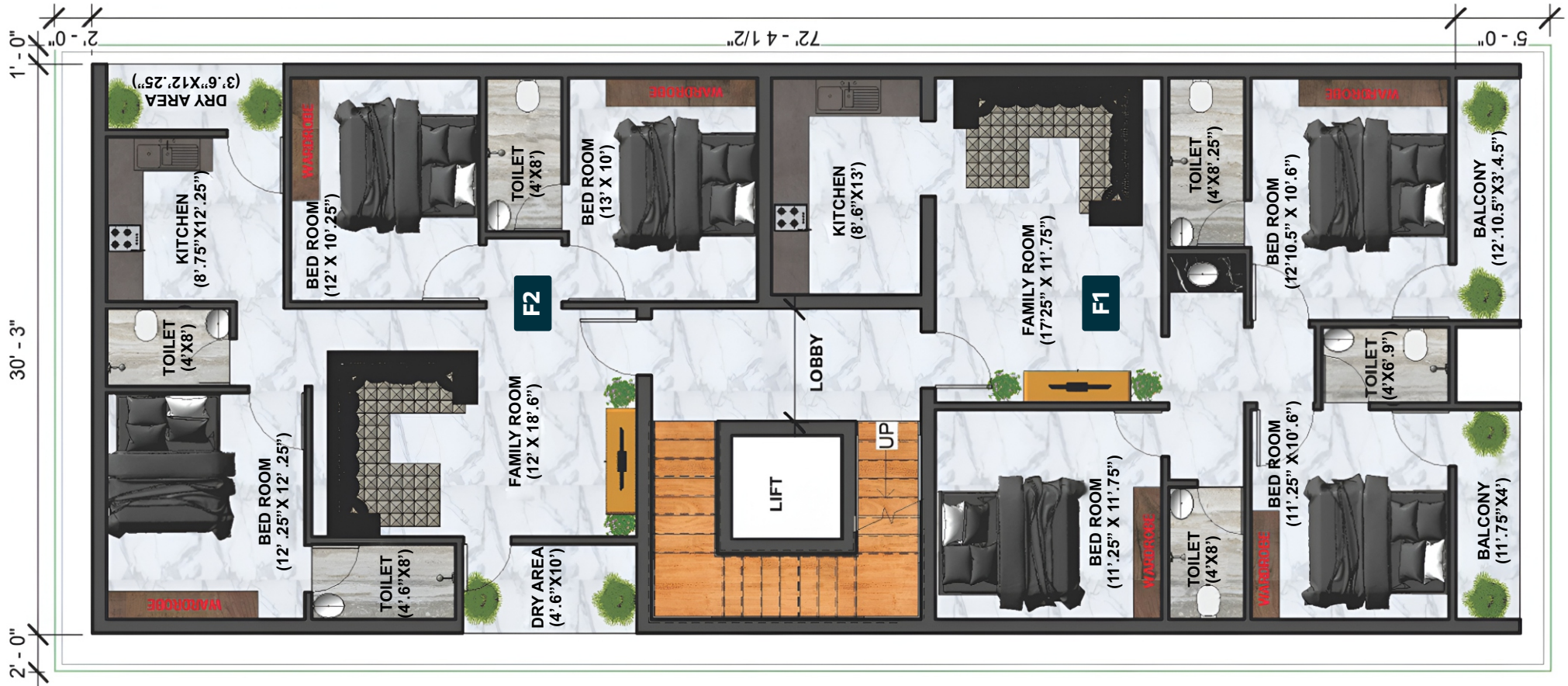


VINOTH REALTY



GROUND FLOOR
(COVERED CAR PARKING WITH SECURITY ROOM)



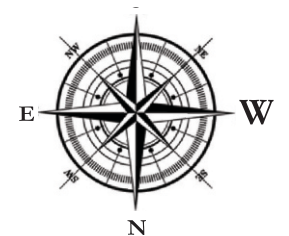




Second Floor

S1 - 1395 Sqft

S2 - 1380 Sqft

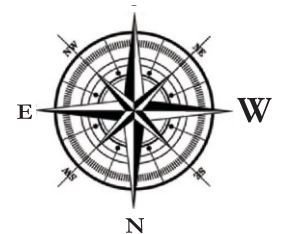




Third Floor

T1 - 1395 Sqft

T2 - 1380 Sqft





Structure

- RCC framed structure with RC foundation confirming to BIS compliance as per seismic zone requirement
- Anti-termite treatment as per BIS for the complete building
- 9" Red Bricks for outer wall and 4.5" Red Bricks block for internal partition wall with cement plastering



Wall Finishes

- Cement plaster finish with two coats of wall putty & emulsion paint for all internal walls
- Toilet walls will be finished with double glazed vitrified tiles up to 7' height
- 2' above the kitchen platform will be finished with double glazed vitrified tiles
- Exterior faces of the building will be finished with cement plaster and exterior emulsion paint
- **CEILING:**
- All ceiling areas will be finished with cement plaster with tractor emulsion paint



Floor Finishes

- Living, dining & bedrooms will be finished with 4' X 2' vitrified tiles with matching skirting
- Kitchen, balconies, toilets & wash/service area floors will be finished with non-slippery vitrified tiles
- All lobbies and corridor will be finished with granite
- Staircase will be finished with granite
- Car parking areas will be finished with paver block flooring



Doors & Windows

- ENTRANCE: Teak wood frame and teak veneered shutter plus melamine polish on both sides with locks
- BEDROOM & TOILET: African teak wood frame with both side laminated flush doors
- WINDOWS: UPVC windows with MS grills as per the design of the architect



Toilets

- White European water closets of Parry Ware or equivalent will be provided
- Health faucets, diverter with an overhead shower will be provided
- All toilets will have provision for connecting a geyser
- All CP fittings will be of Parry Ware or equivalent



Electrical

- Concealed insulated copper multi-stranded Orbit/Polycab fire-resistant wires in all apartment will be provided
- Each apartment will be provided with a distribution board having MCBs
- All switches & sockets of Legrand or equivalent
- TV points will be provided in living and master bedroom
- AC provision in all bedrooms



Each Floor 2 Units Only

- Each Floor consists of 2 Units Only with good common Area



Kitchen

- 2' wide granite slab and stainless steel single bowl sink
- Chimney and Aquaguard provision will be provided



Internet

- Provision given for internet connection in living area



Elevator

- Building will be served by Schindler/Kone or equivalent make



UG Sump

- Underground sump of adequate capacity will be provided



Rainwater Harvesting

- It will be provided



24 hours Security with Room Facility

- In-person Security Available in premises 24 hours



Extra Work

- Any extra work/fittings required by the client will be executed at extra cost after the client approves the estimate and pays in advance

VINOTH  REALTY



Parrys is an established residential, neighbourhood dominated by gated communities, Independent houses and well-constructed establishments. Sapphire - Emerald is an exclusive symbol of luxury living with an eye for the utmost convenience and safety for the occupants. The spacious homes are exemplary of high-quality Infrastructure and its strategic location makes Sapphire - Emerald one of the most sought-after properties in Chennai.



 **Fitness Center (GYM)**

 **100% Vasthu Compliant**

 **Sheltered Car Parking**

 **Roof Top Sit Out**

 **CCTV & Power Backups**

 **Metro Water Supply**

 **Digital Door Lock System**

 **Security Room**

 **Drainage Facility**

KEY PLAN

KEY LOCATIONS FROM OUR SITE

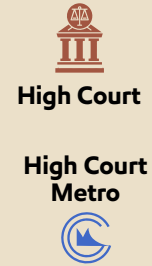
- 150 METERS FROM MANNADY METRO
- 100 METERS FROM KOTHAVALCHAVADI MARKET
- 1KM FROM MADRAS HIGH COURT

Mannady Street

Errabalu Street

Maclean Street

NSC Bose Road



Broadway Road

NSC Bose Road



SAPPHIRE - EMERALD
PARRYS

Scan to Location



Mosque

P.V. Iyer Street



Thatha Muthiappan Street



Mosque

HDFC Bank



TMB Bank

Davidson Street



SAPPHIRE - EMERALD



Chinna Thambi Street

Audiappa Naicken Street

Hajee Essa Abba Saits
H.S.School

Anderson Street

St. Thomas
Matriculation
School

Kothaval chavadi
Market

Sri Kanyaka
Parameswari
Arts & Science

VINOTH REALTY

ALL MAJOR BANK LOAN CAN BE FACILITATED AS PER CUSTOMER ELIGIBILITY:



SAPPHIRE - EMERALD

Site Address:

Old No.41, New no.15, Chinnathambi Street,
Broadway, Chennai - 600 001

Contact Us:

 +91 91 5005 5006