



**KOHINOOR  
SAPPHIRE**

TATHAWADE | 2 BHK

A PROJECT BY



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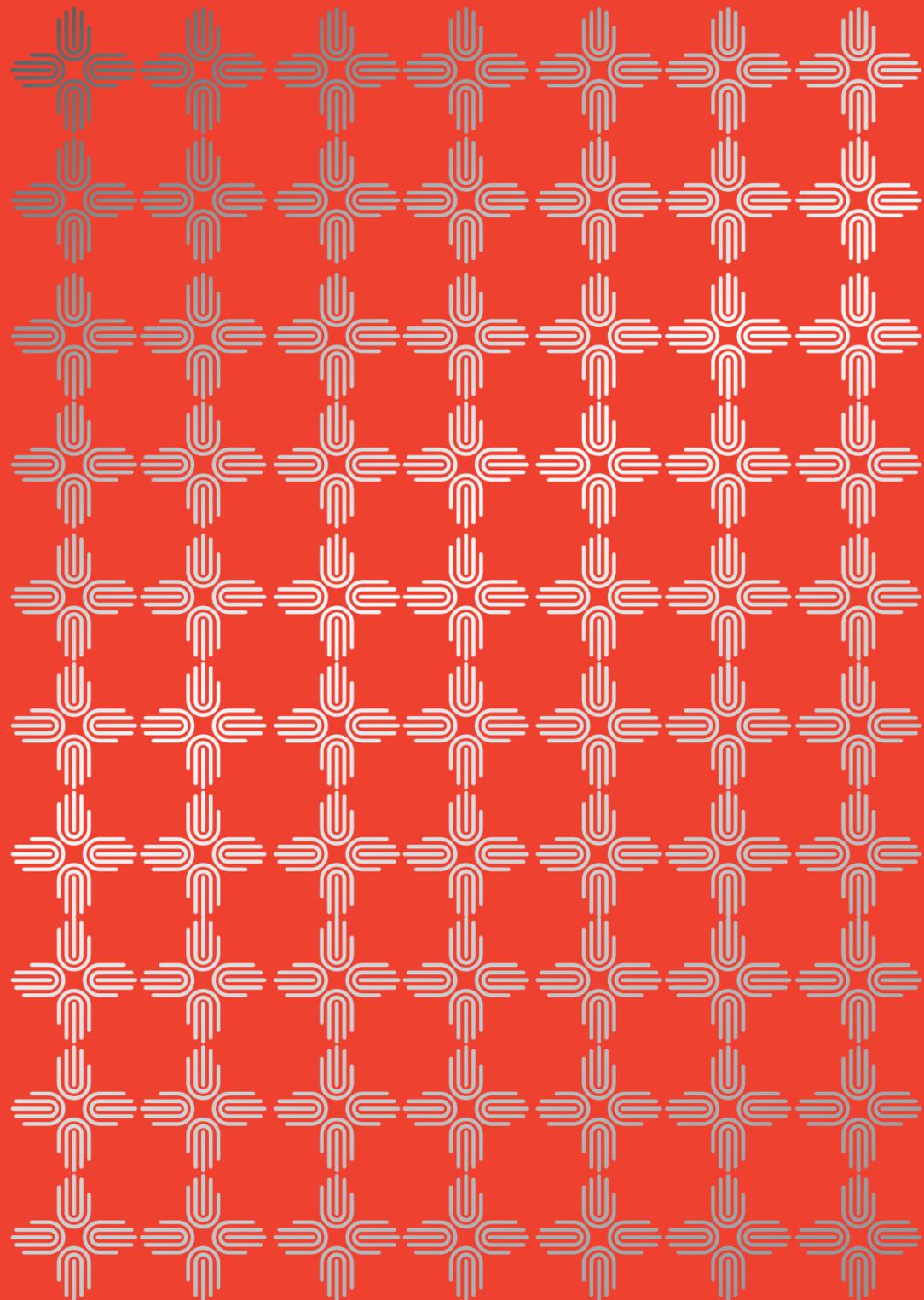


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SAPPHIRE**

TATHAWADE | 2 BHK



Artistic Impression



# PRESENTING A NEW BENCHMARK IN RESIDENTIAL REAL ESTATE

Starting 2019, there will be two distinct types of residential projects in Pune. Regular Projects and Kohinoor Projects.

A Kohinoor project by definition will offer residences that are beyond compare in quality, design and value.

Which means, you can expect nothing short of the very finest when you buy a Kohinoor home because it will meet

the exacting parameters as set by Kohinoor's

Sada Sukhi Raho commitment.



SADA SUKHI RAHO  
COMMITMENT

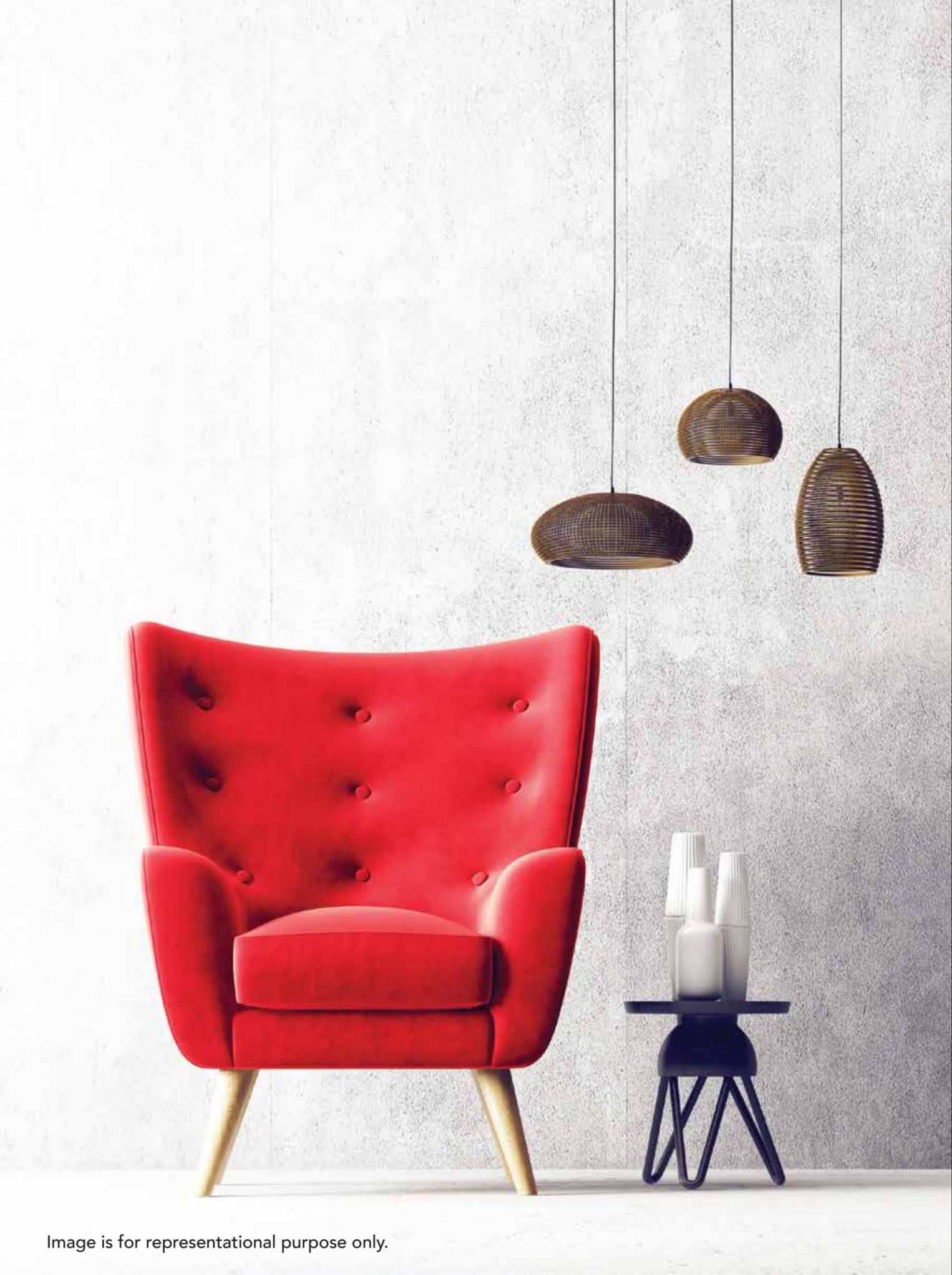
 COMMITMENT 1

# WHERE HAPPINESS COMES BRANDED.

Unlike projects by other developers, all Kohinoor projects will be a showcase of branded residences where each and every fitting and embellishment will feature best-in-class brands in their respective segments. Right from doors to flooring to paints to sanitaryware, and even things not visible to the eye like pipes, wires etc. Because as a brand committed to quality, we wouldn't compromise on anything.



Image is for representational purpose only.



# BRANDED HOMES

- Cement by Birla Super Shakti / Ambuja / Vasodatta / equivalent
- Steel by Rajuri / Kalika / equivalent
- Internal plastering by Gyproc / Buildcon / equivalent
- Lifts by Kone / Schneider / Thyssenkrupp / equivalent
- Flooring by Kajaria / Nitco / equivalent tiles
- Windows by Domal / Euro / equivalent
- Kitchen sink by Franke / Nirali / equivalent
- Basins and WC by Jaquar / equivalent
- Tap fittings by Jaquar Lyric / equivalent
- Wires by Finolex / Polycab / equivalent
- Electrical fittings by Schneider Vivace / equivalent
- Power backup by Kirloskar / equivalent
- Paints by Dulux / equivalent
- Main door by Tata Prवेश / Century / Greenlam / equivalent
- Main door biometric lock by Yale / equivalent
- Common area LED lights by Osram / equivalent

 COMMITMENT 2

# HOMES THAT BEFRIEND OUR PLANET.

Building a residential project is one thing, but creating thoughtful societies is quite another. At Kohinoor, we have always aligned ourselves with the larger good for the environment. And keeping in line with this thinking, our projects have sustainable living features at the core of everything we do. Little wonder then, that when you live in a Kohinoor home, Mother Nature will automatically befriend you, and that too without a social media request.



Image is for representational purpose only.



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# COMMITTED TO SUSTAINABLE LIVING

## Water Conservation:

- Rainwater harvesting
- STP recycled water for landscaped green areas
- Drip irrigation system for landscaped green areas

## Energy and Waste Management:

- Organic waste converter
- Water treatment plant
- Solar water heating system
- LED lamps in common areas

## Connected to Nature:

- Dedicated landscaped area
- Fruit bearing trees

 COMMITMENT 3

# A FINE MIX OF AMENITIES FOR HOLISTIC LIVING.

Living in a Kohinoor home will come with its own share of exceptional benefits and the finest lifestyle upgrade in the category. This commitment of 'Best-in-class Lifestyles' will deliver an assured set of pre-defined amenities across various categories of residential projects. Which means, as a resident, you can expect the best standard of living in a Kohinoor home as compared any other project in the neighbourhood.



Image is for representational purpose only.



## BEST-IN-CLASS LIFESTYLES

### Fitness & Health

- Gymnasium
- Multipurpose game court
- Swimming pool
- Table tennis and chess

### Leisure & Well-being

- Clubhouse
- Multipurpose hall
- Landscaped garden
- Co-working space with café

### Recreation & Fun

- Amphitheatre
- Children's play area

 COMMITMENT 4

# YOU'LL ALWAYS BE IN SAFE HANDS.

The first and foremost concern of any homebuyer, especially in today's times, is the safety and security of their loved ones. Reason why, at Kohinoor, we will leave no stone unturned in ensuring the highest levels of security to safeguard every resident. Thereby leaving you with zero worry lines and broader smiles.



Image is for representational purpose only.



# MULTIPLE LEVELS OF SECURITY

## Main Entrance:

- Boom barriers
- Security personnel
- Password controlled entry: MyGate App

## Apartment:

- Video door phone
- Fire alarm & fire-fighting system
- Safety door provision
- Windows with grills

## Common Areas:

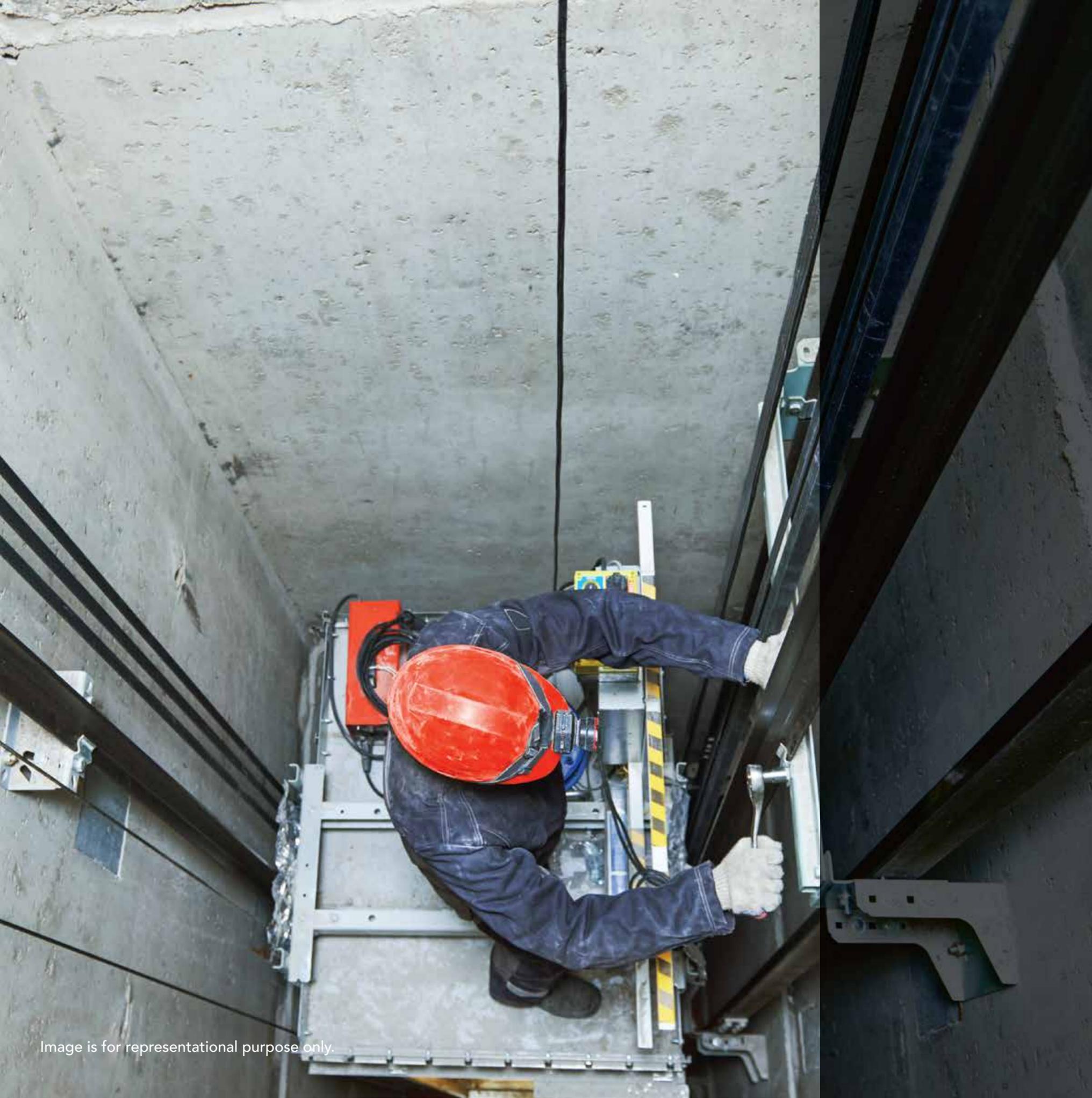
- CCTV monitoring
- Smoke detector & sprinklers

# COMMITMENT 5 WORRY-FREE LIVING FOR A LIFETIME.

As a homebuyer, when you grow with age, so do your worries. But not when you live in a Kohinoor Home. Our one-of-its-kind commitment called 'Maintenance Assurance', will mean that quite a few common features and facilities in every residential project will be regularly maintained by us periodically, so that as residents or society members, you don't have to fret about the same. Come, erase the wrinkles from your mind and live hassle-free.



Image is for representational purpose only.



# MAINTENANCE ASSURANCE

- Swimming Pool - 2 year maintenance
- Elevators - 5 year maintenance
- Genset Back-up - 5 year maintenance
- Fire-fighting System - 5 year maintenance
- Waste Treatment Plant - 5 year maintenance
- Sewage Treatment Plant - 5 year maintenance

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INTRODUCING

# KOHINOOR SAPPHIRE

ONE LANDMARK.  
9 TOWERS.  
13 STOREYS.

## A OASIS OF MEDITATIVE CALM.

Strategically located in Tathawade, with everyday conveniences and lifestyle comforts in the immediate neighbourhood, Kohinoor Sapphire is a thoughtfully planned project designed to fill homes with positive vibrations, keep negative influences at bay, help you introspect and rediscover yourself all over again. Every day.

Born out of a well-thought blueprint, the design philosophy integrates the principles and practices of Vastu and other proven sciences to bring peace, positivity and balance in the lives of the residents. Besides, this project of 2 BHK residences also come with well-planned amenities to further take the chaos of urban life away and fill your life with happiness.

So, bid goodbye to stress and elevate yourself to a blissful state of mind every day.

**KOHINOOR  
SAPPHIRE**

# IDEAS FOR ACTIVE, HEALTHY LIVING.

## Indoor Amenities

### • Clubhouse

- Multipurpose Hall
- Reception & Waiting Area
- Indoor Games: Table Tennis, Carrom & Chess
- Well-equipped Gym

### • Lifestyle Amenities

- Toddlers' Room / Creche
- Co-Working Space with Café



Artistic Impression

KOHINOOR  
SAPPHIRE

# IDEAS FOR ACTIVE, HEALTHY LIVING.

## Outdoor Amenities

- Kids' Play Area
- Swimming Pool with Kids' Pool
- Well-maintained Garden
- Pergola Seating
- Multipurpose Game Court
- Senior Citizens' Deck
- Open Air Gym
- Yoga Deck



Artistic Impression

**KOHINOOR  
SAPPHIRE**

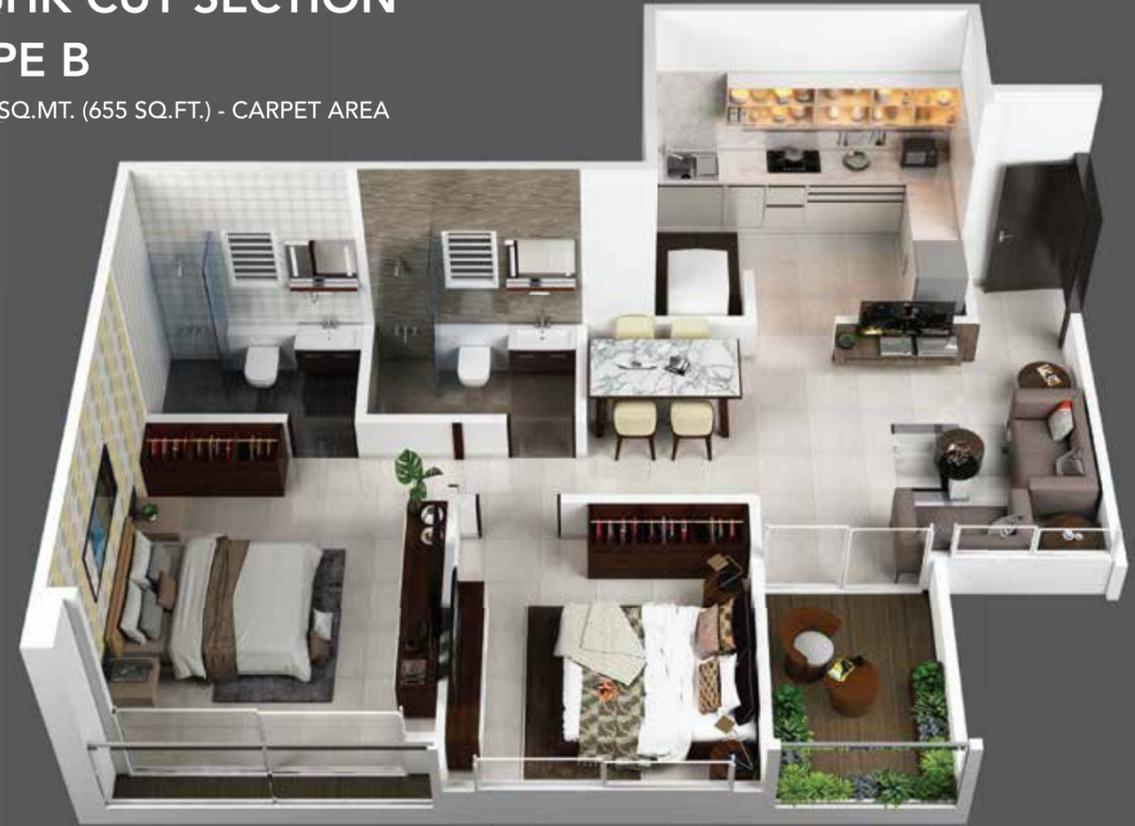
# SPACES OPTIMISED FOR A SUPERLATIVE EVERYDAY.

Born out of a thoughtful blueprint, homes at Kohinoor Sapphire are designed in a way that optimises internal space management. The architecture and planning is Vastu-compliant; thereby ensuring maximum natural light and ventilation. Experience ingenuity at work every single day, inside your home.

## 2 BHK CUT SECTION TYPE B

**TYPE B**

60.85 SQ.MT. (655 SQ.FT.) - CARPET AREA



## 2 BHK CUT SECTION TYPE A

**TYPE A**

67.26 SQ.MT. (724 SQ.FT.) - CARPET AREA





Artistic Impression

# ENSURING HIGH QUALITY LIVING SPACES.

## STRUCTURE & BLOCKWORK:

- RCC (Reinforced Cement Concrete) structure with 125mm AAC (Autoclaved Aerated Concrete) blocks
- Birla Super Shakti, Ambuja, Vasodatta / equivalent type cement
- Rajuri, Kalika, Polad / equivalent type steel

## PAINTING & FINISHING:

- Interior Home Walls:
  - Internal wall with Gypsum finish of Gyproc / Buildcon / equivalent
  - Dulux premium emulsion paint / equivalent for walls and ceiling
- Other Interior Walls:
  - Internal plastering with Gypsum finish of Gyproc / Buildcon / equivalent
  - Dulux textured paint / equivalent with scratch finish near lift lobbies
  - Textured paint with scratch finish texture
- External Walls:
  - External plaster with double coat, sand-faced plaster with chicken mesh
  - Dulux textured paint and Dulux Weather Shield / equivalent for all exterior walls

## FLOORING:

- Kajaria / Nitco / equivalent make 600mm x 600mm tiles inside the apartment
- Kajaria / Nitco / equivalent make 150mm x 600mm rustic wooden-finish tiles for balconies

- Kajaria / Nitco / equivalent make 300mm x 300mm rustic-finish ceramic tiles for dry balconies

## WATERPROOFING:

- Brickbat & chemical waterproofing for attached terraces
- Chemical waterproofing in toilets
- Brickbat waterproofing & chemical admixture for dry balcony

## DOORS:

- Main Door:
  - Tata Pravesh / Century / Greenlam / equivalent main door with ply frame
  - Provision for safety door
  - Yale / equivalent biometric lock
- Bedroom Doors:
  - Bedroom door with plywood frame with laminate
  - Europa / equivalent cylindrical lock
- Toilet & Balcony Doors:
  - Laminated ply door with granite door frame for toilets and balconies
  - Europa / equivalent cylindrical lock
- Balcony:
  - Folding doors to access terrace

## WINDOWS:

- 4-sided window sill with grey granite
- Domal / Euro / equivalent series windows with anodised / powder-coated 3-track aluminium windows with mosquito mesh
- Window grills with satin paint



# ENSURING HIGH QUALITY LIVING SPACES.

## RAILING:

- 1200mm high glass railing with SS grab bar

## KITCHEN:

- Franke / Nirali / equivalent kitchen sink
- Kajaria / Nitco / equivalent make 300mm x 600mm tiles for kitchen walls
- Jaquar Lyric series / equivalent tap fittings
- Black granite otta supported by cudappa

## TOILETS:

- Kajaria / Nitco / equivalent make 300mm x 300mm satin-finish anti-skid tiles for toilet flooring
- Kajaria / Nitco / equivalent make 300mm x 600mm digital tiles for toilet walls
- Jaquar / equivalent basins & WC
- Jaquar Lyric series / equivalent tap fittings
- Slung plumbing

## ELECTRIFICATION & CABLING:

- Finolex / Polycab / equivalent wires
- Schneider Vivace series / equivalent switches

## LIFTS:

- Kone / Schneider / Thyssenkrupp / equivalent lifts

## SECURITY:

- CCTV monitoring in common areas
- Fire alarm & fire-fighting system
- Boom barrier at each entry and exit
- Smoke detector & sprinklers in common areas
- Video door phone in each home integrated with lobby and security connect

## COMMON FEATURES:

- 1 drivers' toilet to be provided in each building
- Kirloskar / equivalent genset back-up system
- Osram / equivalent LED-based fittings for common area lights
- Attractive entrance lobbies

## ENVIRONMENTAL FEATURES:

- Rainwater harvesting
- STP recycled water for landscaped areas
- Organic waste converter
- Water treatment plant
- Fruit bearing trees
- Drip irrigation system in landscaped green areas
- Underground water tank with softened and conditioned water treatment

**A  
REJUVENATION  
COVE.  
INSIDE YOUR  
HOME.**



**SPACES  
CRAFTED TO  
ELEVATE  
FAMILY BONDING  
AND IDEATION.**



**ORIGINAL  
RECIPES  
ARE BORN  
IN INSPIRING  
KITCHENS.**



**A WELCOME  
SO WARM,  
EVERY GUEST  
WILL FEEL  
AT HOME.**





Artistic Impression

**KOHINOOR  
SAPPHIRE**

# MASTER PLAN

- 1 Grand Entrance Gate
- 2 Clubhouse
- 3 Swimming Pool
- 4 Multipurpose Court
- 5 Lawn
- 6 Kids' Play Area
- 7 Senior Citizens' Deck
- 8 Open Air Gym & Yoga Deck

# KOHINOOR SAPPHIRE

## LOCATION MAP

### LANDMARKS

Mumbai-Bengaluru Highway - 3.7 KM  
 Pune University - 14.6 KM  
 Hinjawadi - 6.9 KM

### TRAVEL AND ACCESSIBILITY

Shivaji Nagar Railway Station - 17.1 KM  
 Pune Railway Station - 20.1 KM  
 Pune International Airport - 24.8 KM  
 HP Petrol Pump - 1.7 KM

### KEY JUNCTIONS / ROADS

Tathawade Chowk - 1.1 KM  
 Bhumkar Chowk - 3.7 KM  
 Dange Chowk - 2.2 KM

### BANKS

State Bank Of India - 2.4 KM  
 HDFC Bank ATM - 2.5 KM  
 Axis Bank ATM - 3.4 KM

### HOTELS

Ginger Hotel: 4 KM  
 Sayaji Hotel: 5.2 KM

### ENTERTAINMENT AND DINING

Barbeque Nation - 5.2 KM  
 Hotel Bluewater - 2.7 KM  
 McDonald's - 4.3 KM

### HOSPITALS

Aditya Birla Hospital - 4 KM  
 Vatsalya Multi-speciality Hospital - 2.7 KM

### EDUCATION

The Academy School - 500 M  
 Indira College - 4.9 KM  
 Rajiv Gandhi Business School - 290 M



(NOT TO SCALE)

# WELCOMING HOMEBUYERS SINCE 35 YEARS

## OUR RESIDENTIAL PROJECTS

SQ.FT. CONSTRUCTED TILL NOW

**44.68 L SQ. FT.**

SQ.FT. UNDER CONSTRUCTION

**18.59 L SQ. FT.**

### COMPLETED PROJECTS:

S3 Lifestyle, Pimple Saudagar  
Saheel Fortune Park, Moshi  
Shubhashree, Akurdi  
Kohinoor Vyona, Pimpri  
Shubhashree Woods, Pimple Saudagar  
Princess Villa, Bhosari  
Kohinoor Shangrila, Pimpri  
Vineet Residency, Akurdi  
Saheel Residency, Thergaon  
Air Castle, Ravet  
Latis, Talegaon  
Saheel Elegance, Pimpri  
Kohinoor Tower, Pimpri  
Saheel Calysta, Wakad  
High Point, Model Colony  
Kohinoor Grandeur, Ravet  
Kohinoor Falcon, Pashan-Sus Road  
Kohinoor Classy Marvel, Bopodi  
Kohinoor Corner, Bopodi  
Shubhashree Phase 3, Akurdi  
Tinsel Town, Hinjawadi Phase 2

### UNDER CONSTRUCTION PROJECTS:

Tinsel County, Hinjawadi Phase 3  
Kohinoor Courtyard One, Wakad  
Kohinoor Reina, Kondhwa

## OUR AFFORDABLE HOUSING PROJECTS

SQ.FT. CONSTRUCTED TILL NOW

**2.45 L SQ. FT.**

SQ.FT. UNDER CONSTRUCTION

**7.97 L SQ. FT.**

### COMPLETED PROJECTS:

Abhimaan Homes, Shirgaon  
Nano Homes, Ravet



# ADDING LANDMARK VALUE TO BUSINESSES.

## OUR COMMERCIAL PROJECTS

SQ.FT. CONSTRUCTED TILL NOW

**4.97 L SQ. FT.**

SQ.FT. UNDER CONSTRUCTION

**1.42 L SQ. FT.**

## COMPLETED PROJECTS:

Jai Ganesh Samrajya, Bhosari  
Vision Galleria, Pimple Saudagar  
Kohinoor Plaza, Khadki  
Kohinoor Arcade, Akurdi  
Jai Ganesh Vision, Akurdi  
Shubham Galleria, Pimpri  
World of Mother, Akurdi  
Ginger, Pimpri  
B-Zone Salunkhe Vihar  
B-Zone Pimpri

## UNDER CONSTRUCTION PROJECTS:

B-Zone Baner  
B-Zone Shivaji Nagar



Actual Image of B-Zone Pimpri



## THE PROMISE OF HAPPINESS FOR A LIFETIME.

At Kohinoor, everything revolves around customer happiness. Every single thing. Which is why, everything that it builds comes with the promise of Sada Sukhi Raho: the timeless blessing in India. This promise means that Kohinoor stays with its customers at every touchpoint and every step of the customer journey; right from assistance in the sales procedures to ensuring easy paperwork to transparent dealings to offering free maintenance on all of its projects\*.

Pillared on the values of integrity, trust and transparency, Kohinoor is a name synonymous with quality construction since decades. The group has earned a niche for designing and developing residential and commercial real estate of international standards; real estate that goes much beyond fulfilling the needs of its customers and delivers a lifetime of delight.

3 decades. 30+ successful projects.

Over 4 million square feet delivered to 5000+ happy customers.

Presently developing over 3 million square feet of residential,  
retail and commercial spaces.

\*Subject to terms and conditions