



**JEWEL  
SAPPHIRE**

@ LUXURY REDEFINED

*Jewel Sapphire*  
*In the Heart of Dehradun*



# *Jewel Residency*

The project has been developed on 9 bighas of prime land in the centre of Dehradun, amicably located on GMS Road, Near Hotel Sunpark Inn.

Jewel Residency was started in 2017 and was timely delivered in 2021. The project consists of a total 206 units comprising of 1,2&3 BHK flats.

Jewel Residency makes a brilliant architectural statement and reinforces the motif of understated elegance. Planned to perfection, it is a green-responsible endeavour and reduces the energy burden by optimizing sunlight and wind flow within the home. Painstaking attention to details ensures that every nook and cranny is blissfully symmetric with the ideas and aspirations of a perfect home.





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# *Epitome of Luxury*



Nestled in the heart of Doon, Jewel Sapphire is spread across a sprawling expanse of more than 5 bighas. The project offers ultra-premium 3&4 bed boutique residence and penthouses. The most exquisitely designed home in Dehradun and par excellence lifestyle that gives its residents the perfect blend of nature's delights and urbane comforts.

*Whatever your mood you always  
feel calm and nice near nature.  
Relax... you are at Jewel Sapphire*



# About Doon

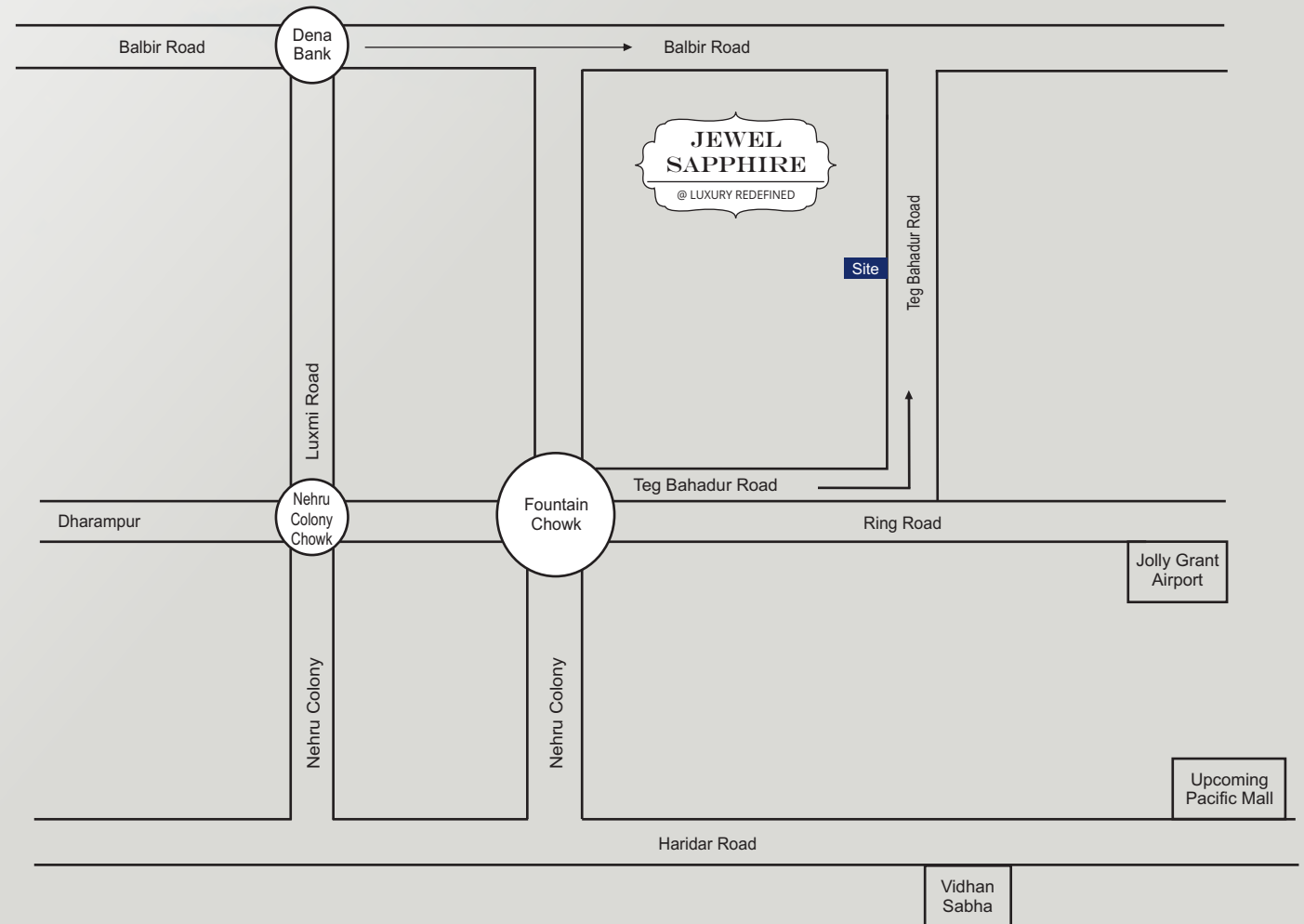
Dehradun - "The Adobe of Drona", is today a much sought after destination for its peaceful environs, and rich cultural heritage. Being developed as a Smart City, Dehradun is a notable academic and research hub.

All round development, presence of eminent institutes such as Indian Military Academy, Forest Research Institute, The Doon School, Welham Girls & Boys School, Institute of Himalayan Geology etc. add to its historical charm.

Standing at an elevation of 2,100 ft above sea level Dehradun is the Gateway to Himalayas.

A greet habitat where life cocoons on the fertile Earth, thrives under the Sun's golden warmth and takes wings on the highest boughs of trees. A universe that's self-sufficient. A sanctuary where sustainability and sophistication co-exist. The perfect blend of peace and convenience.







# *The Most Central Location of Modernity & Convenience*



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A towering landmark of architectural ingenuity, unconventional design and dedicated excellence, Jewel Sapphire, is a unique limited edition chateau of spacious apartments crafted to deliver the finest that life has to offer to the choicest few. A home that understands you and lives your way of life.

A palatial celebration of effortless living, Jewel Sapphire located at the heart of Dehradun is in close proximity to famous schools, hospitals, banks, shopping malls, the commercial hubs and every other civic amenity imaginable so that you spend less time on the road and more at home.

Jewel Sapphire gives enough room for you to stretch your imagination, push your limits and aim however high your dreams wish to take you. Well planned with user friendly amenities, Jewel Sapphire is imbued with immense beauty in the centre of Doon Valley.

Everyone and everything that shows up in our life is a reflection of something that is happening inside of us. Come reflect real beauty inside out. Welcome home to Jewel Sapphire.

- 40 min Drive from Haridwar
- 25 min Drive from Airport
- 15 min Drive from ONGC
- 15 min Drive from FRI
- 10 min Drive from Railway Station
- 10 min Drive from Clock Tower









INFINITE CLASS.  
TIMELESS LUXURY  
BOUNDLESS HAPPINESS



## JEWEL SAPPHIRE

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Jewel Sapphire embodies a divine fusion of fine architectures and thoughtful planning that offer comfort on one hand & luxury on the other. What sets Jewel Sapphire apart from every other luxury development is its unique, forward thinking design. The project encompasses beautifully crafted towers, thoughtfully spaced well apart from each other, so that each tower commands absolute privacy and superlatives views.





# *Unmatched Opulence and Grandeur*



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From the large windows that welcome sunlight in abundance and maximise cross ventilation, to ergonomically crafted interiors, your home is designed to perform, inspire and sure to turn heads.

Clear glass sliding windows give you a theatrical experience of nature, filling dining and living room with light and positive energy.

Bedrooms are simplicity and elegance woven together to create an intimate space for you to relax and rejuvenate. Indulge in the comforts of a modern and swanky private haven. A soulful space designed to refresh.

**Fully Air Conditioned Apartments**  
**Italian Marble Flooring in**  
**Drawing Dining & Kitchen**  
**Well Ventilated Apartment**  
**3 Tier Security | Power Backup**







# Health Zone



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## Take your endurance to greater heights

With various indoor and outdoor activities, Jewel Sapphire is designed for the transformation of your mind and body. Embrace the gym, aerobics and yoga for a happier fitness regime. Get fit the green way at your own open-air amenities like fitness lane and jogging tract.

Your private sanctuary complements the go-getter in you. Come, achieve the impossible, immerse yourself in our world-class amenities, and experience the ultimate in luxury living.

**World Class GYM | Sauna & Steam**

**Jogging Track | Toddler House**

**Kids Pool & Gazibo**







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*Luxury Redefined  
at  
Jewel Sapphire*

Where Forever Begins.....



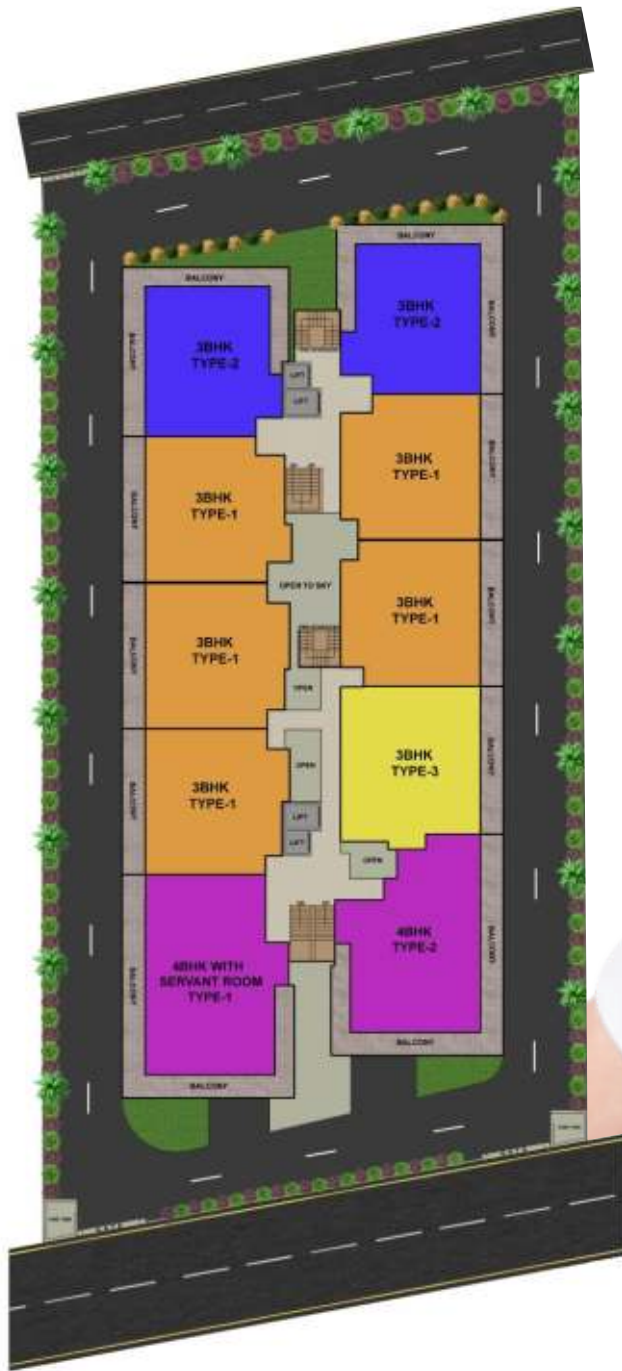


**JEWEL SAPPHIRE**





# Site Layout



# Section View



*Type 1*

**4 BHK & 4 Toilets  
& Servant Room  
Area : 2751 SQR. FT.**



# Section View



*Type 2*

**4 BHK & 4 Toilets  
Area : 2751 SQR. FT.**



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*Type 2*

**4 BHK & 4 Toilets  
Area : 2751 SQR. FT.**

# Section View



*Type 1*

**3 BHK & 3 Toilets  
Area : 2051 SQR. FT.**



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*Type 1*

**3 BHK & 3 Toilets**  
**Area : 2051 SQR. FT.**

# Section View



*Type 1*

**3 BHK & 3 Toilets  
Area : 2051 SQR. FT.**





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*Type 1*

**3 BHK & 3 Toilets**  
**Area : 2051 SQR. FT.**

# *Section View*



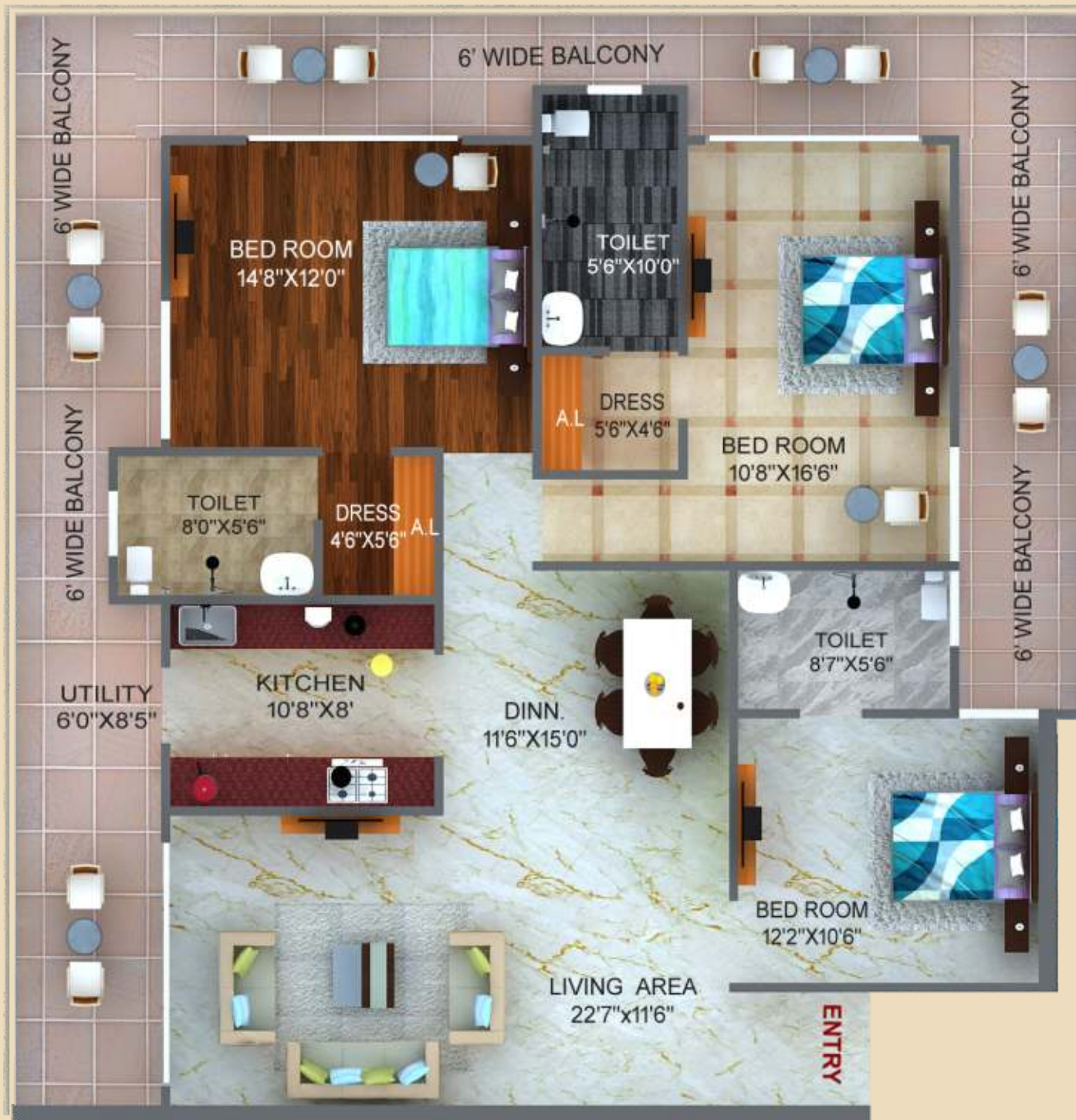
*Type 2*

**3 BHK & 3 Toilets**  
**Area : 2251 SQR. FT.**



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*Type 2*

**3 BHK & 3 Toilets**  
**Area : 2251 SQR. FT.**

# Section View



*Type 3*

**3 BHK & 3 Toilets  
Area : 2095 SQR. FT.**



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*Type 3*

**3 BHK & 3 Toilets**  
**Area : 2095 SQR. FT.**

*The Hub for  
Modern Living  
and Activity  
Redefined*

**STRUCTURE**

Earthquake resistant RCC framed structure  
Vastu Friendly Architecture

**LIVING & DINING ROOM**

Floors: Imported / Italian Marble / Export Quality Vitrified Tiles  
Externals Doors & Windows : UPVC Glazed Shutters with Toughened & Tinted for Reduced Heat Gain Along with Mesh Shutters  
Air Conditioner : Split air conditioner  
Internal Walls : Anti Fungal Acrylic Emulsion Paints  
Internal Doors : Skin Moulded Door / Laminated Flush Doors  
Ceiling : Designer POP Ceiling with Concealed Lights

**ALL BED ROOMS**

Floors: Export Quality Vitrified Tiles  
Externals Doors & Windows : UPVC (Veka Fenesta or Equivalent) Glazed Shutters with Toughened & Tinted for Reduced Heat Gain Along with Mesh Shutters  
Air Conditioner : Split air conditioner in all Bed Rooms  
Internal Walls : Anti Fungal Acrylic Emulsion Paints  
Wardrobes : Designer Laminated Wardrobes  
Ceiling : Designer POP Ceiling with Concealed Lights

**TOILETS**

Floors: Anti Skid Designer Tiles  
Ventilators : UPVC (Veka Fenesta or Equivalent)  
Fixtures : Hindware / Kohler or Equivalent  
Fittings : Jaguar / Kohler or Equivalent  
Walls : Designer Italian / Designer Tiles up to the Ceiling  
Internals Doors : Skin Moulded Door / Laminated Flush Doors  
Electrical Fittings : Geysers in all Bathrooms





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### KITCHEN

Floors: Imported / Italian Marble / Export Quality Vitrified Tiles

Externals Doors & Windows : UPVC Glazed Shutters with Toughened & Tinted for Reduced Heat Gain  
Along with Mesh Shutters

Fixture & Fitting : Designer Counter Top, Chimney, RO, Geyser

Walls : Ceramics Tile upto 2 Ft. above Counter Balance Walls Painted & Acrylic Emulsion Paint

Cupboard : Wooden cupboard will be installed

### BALCONIES / VERANDAH

Floors : Anti Skid Vitrified Tiles

Walls : Water Proof Exterior Paint

### LIFT LOBBIES / CORRIDORS

Lift : Schindler / Kone / OTIS or Equivalent

Floors: Anti Skid Vitrified Tiles

Walls : Designer Marble / Tiles for Lift Entry and Balance Area Painted in Acrylic Emulsion Paint

### ELECTRICAL FITTINGS

Switches & Wires : Modular Electrical Switches & FR Copper Wires

Door Phones : Video Door Phones

LED Lighting Fixture & Fan : In all the Rooms



*Project by*

## Avenue Commercial Private Limited

Registered Office :  
Khasra No. 96,97,98, ITBP Road,  
Near Hotel Sunpark Inn  
GMS Road, Dehradun  
Uttarakhand

Site Office :  
3, Teg Bahadur Road,  
Near Fountain Chowk,  
Dalanwala, Dehradun  
Uttarakhand

**ARCHITECTS:** AGGARWAL ASSOCIATES, 10 Malviya Road, Dehradun

Disclaimer: Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans, Sample Flats etc., are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.