



SAPPHIRE  
EIGHTY  
THREE

sector 83, gurgaon

SERVICED SUITES  
HIGH STREET RETAIL  
MULTIPLEX ENTERTAINMENT



THE NEXT  
METROPOLITAN  
DESTINATION OF  
NEW GURGAON

SAPPHIRE  
EIGHTY  
THREE





## LIVE, SHOP AND PLAY.

Some places within a city are designed to become the centre of its life where people love to flock in without a second thought, always want to stay close to, navigate the region and sometimes even measure the entire city through it.

Located in the upcoming posh Sector 83, Gurgaon, **Sapphire Eighty Three**, is just 400 mts. off NH8 & close to the upcoming Dwarka Expressway.

On the crossroads of several upscale, fast developing residential & commercial sectors, **Sapphire Eighty Three** is a defining development in the region.



Spread Over  
**3.522 acres**



Ground & 1st Floor  
**High Street Retail**



2nd Floor  
**Entertainment Zone**  
Multiplex, Food Zone, Restaurants



2nd to 11th Floor  
**Serviced Suites**

# LOCATION MAP



## THE CROSSROAD ADVANTAGE

Accessible location on the junction of two of the widest roads of New Gurgaon. In proximity to the fast developing sector 82, 82A, 83, and existing 5 star hotel.



## THE DIRECT LINK ADVANTAGE

The entry road for Sapphire Eighty Three is directly linked to NH8 and Dwarka Expressway, making it a prime location of the region.



## THE ADVANTAGE OF THE FUTURE

The proposed Dwarka-Gurgaon-Manesar link metro will be 2mins away and thus serve another level of connectivity within the city and the International Airport in Delhi.



### LEGENDS

RESIDENTIAL SECTORS	WALKING DISTANCE
NH-08 HIGHWAY	400 METERS
PROPOSED METRO STATION	2 MINUTES
IMT MANESAR	5 MINUTES
KMP EXPRESSWAY	10 MINUTES
GURGAON TOLL	15 MINUTES
RAJIV CHOWK	5 MINUTES
IGI AIRPORT	25 MINUTES

**SAPPHIRE EIGHTY THREE**





**SERVICED SUITES**



## MADE FOR POWER LIVING

The plush one & two bedroom suites come fully furnished and equipped for your multi tasking lifestyle. Each contemporarily designed suite is up for undisputed ownership and comes with the privileges of an exclusive fully secured premises with fabulous facilities and amenities.

The serviced suites zone will not only have a separate entry leading to a grand lobby and ample parking but also a direct access to the buzzing retail and entertainment zones of **Sapphire Eighty Three**.

## AN ASSET BEYOND COMPARE

- **Saving time and money:** Save hotel and business center cost when traveling
- **Multi usage advantage:** Usage for business purpose or a second home or simply earning rent
- **High return on investment:** Competitive buying prices and tremendous appreciation scope





## AN INDULGING ENVIRONMENT

- 24/7 housekeeping, concierge and travel desk
- First class business centre and lounge
- Broadband internet connectivity in all areas
- Separate entry, exits, ample parking with RFID card reader access, boom barrier control and controlled access to visitors
- State of the art international high speed elevators including service elevators
- CCTV monitoring, international standard fire fighting system
- Earthquake resistant structure
- Exclusive health club and swimming pool
- Outdoor party area and barbeque pits
- Direct access to retail and entertainment zones



## SERVICED LUXURY WITH FUTURE READY FEATURES

- One & Two bedroom fully furnished private suites
- 100% power backup and round the clock water supply
- Fitted modular kitchenette, branded CP fittings and imported marble flooring or equivalent
- Smart lighting solution
- Air conditioned suites with temperature control in each room
- Fire rated main door, smoke detectors and sprinkler system in all areas



**HIGH STREET RETAIL**

SAPPHIRE  
EIGHTY  
THREE



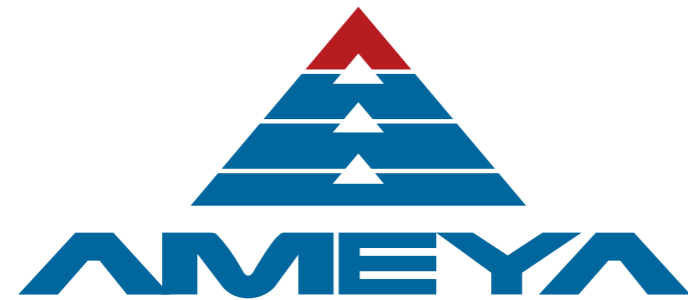
## FROM ANCHOR STORES TO LIFESTYLE BRANDS

- With ample floor space there is a scope for selection of FMCG, apparels and general merchandise stores
- One stop location for exclusive outlets of high-end luxury brands as well as daily convenience shopping



## STATE OF THE ART MULTIPLEX ENTERTAINMENT AND VIBRANT FOOD ZONES

- European Street café experience
- Expansive multi cuisine food court
- Fine dining restaurants with finest of food and ambience
- Enjoy exclusive cinematographic experience at a multiplex of the future



## BROUGHT TO YOU BY THE RETAIL AND COMMERCIAL EXPERTS: AMEYA GROUP

Ameya is a Gurgaon based professional real estate group focused on all aspects of commercial & retail property development.

Founded by Mr. Deepak Gupta and Mr. Sanjay Gupta in 2008, with a belief in creating real value for our customers through extensive market analysis and time bound quality construction.

In the short period from inception, Ameya has delivered two successful projects-**The Sapphire** in Sector 49, Sohna Road, Gurgaon and **Ameya One** in Sector 42, Golf Course Road, Gurgaon.

The group's track record of performance and growth exceeds even the most stringent criteria it sets for itself, as one of the Gurgaon's respected groups.

## COMPLETED PROJECT

AMEYA ONE,  
GOLF COURSE ROAD, GURGAON



## COMPLETED PROJECT

THE SAPPHIRE,  
SOHNA ROAD, GURGAON



## UPCOMING PROJECTS

HIGH STREETS RETAIL  
SERVICED SUITES  
MODERN WORK SPACES  
HOSPITALITY  
DINING AND  
ENTERTAINMENT

DELHI NCR: GURGAON  
SECTOR 82A, 84, 85, 86, 90, 93  
& MANY MORE...



A WHOLE NEW  
EXPERIENCE  
AWAITS YOU





## **SAPHIRE LANDCRAFT (P) LTD.**

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Disclaimer: All site plans, specifications, dimension, design, measurement and location are indicative and are subject to change as may be decided by the company or competent authority. Revisions, alterations, modification, additions, deletion, substitution or Recast if any be necessary during constructions.

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