

A Project By



VARSHA GROUP[®]
Life Beyond Imagination

Developer

VARSHA INFRASTRUCTURE

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Site Add. : Plot No.56, Sector - 19A, Nerul, Navi Mumbai - 400 706.

SCAN QR CODE



For Booking Contact :

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This project is registered As **Balaji Sapphire** with MahaRera Registration
No. P51700079088 available at maharera.mahaonline.gov.in

Architect :

DPT DEEPAK P. THAKARE
ARCHITECTS & PLANNERS

RCC Consultant :



MEP Consultant : ECPHE

Disclaimer :

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Parijat design 9870098094

LIVE GRAND. LIVE SAPPHIRE.



BALAJI
SAPPHIRE
PREMIUM LUXURY APARTMENTS

NERUL, NAVI MUMBAI

Balaji Sapphire is a statement of elegance, where architectural excellence meets luxury.
Experience a lifestyle beyond imagination in the most prestigious address of Nerul.



BALAJI SAPPHIRE

PREMIUM LUXURY APARTMENTS

Architectural Excellence

Designed for the Discerning Few

Balaji Sapphire is an architectural marvel that redefines upscale living. The modern glasswork, elegant entrance lobby, and spacious balconies create an atmosphere of sophistication. Every element, from aesthetic detailing to functional layouts, has been curated for the perfect living experience.



A wide-angle photograph of a modern balcony at dusk. The balcony has a wooden deck and a ceiling with horizontal wooden slats. A large, spherical, woven pendant light hangs from the ceiling. A hanging orange chair is positioned on the left. A green wall with plants is visible in the background. The balcony railing is made of metal. In the foreground, there are several potted plants, including a large one with yellow and green leaves. The view from the balcony shows a city skyline with a prominent golden stupa in the distance. The sky is a mix of purple, pink, and blue.

Spacious Homes with Panoramic Views

Breathe in the Beauty of the Skyline

Your home at Balaji Sapphire is designed for unparalleled luxury and serene comfort. Experience the joy of waking up to breathtaking skyline views from your expansive balcony. With ample natural light, and meticulously planned interiors, each residence offers an ambiance of tranquility and grandeur.

Introduction to Balaji Sapphire

An Address of Distinction

Welcome to Balaji Sapphire, an extraordinary G+14 storeyed tower offering 2BHK & 3BHK premium residences. Designed for those who seek a harmonious blend of luxury and comfort, each home is crafted with precision and elegance. From its grand façade to its spacious balconies, every aspect of Balaji Sapphire defines sophistication.



■ CIDCO Tender Plot – A hallmark of trust & quality



■ Exclusive Neighbourhood – Live in a coveted locale



■ Unmatched Ease of Living – Seamless comfort & convenience



■ Large Balcony Views – Breathe in panoramic cityscapes



■ Podium & Terrace Amenities – Elevate your lifestyle



Luxury in Every Detail

Balaji Sapphire is designed with state-of-the-art features that ensure comfort, security, and exclusivity:

Signature Features

- G+14 Storeyed Residential cum commercial Tower.
- Signature styled 2 & 3 BHK Flats.
- Vaastu Compliant Layout.
- Premium commercial spaces on Ground floor.
- Grand entrance Italian Marble lobby with elegant waiting lounge.
- High Speed Automatic Elevators with Automatic Rescue device.
- 2 tier security with CCTV surveillance system.
- Generator power backup for Elevators & Common area.
- Designer Lift Lobby on all floors.
- Elegantly designed main Building Entrance Gate.





The Swimming Pool Experience

Indulge in a Serene Aquatic Retreat

Take a dip in our **exquisitely designed podium-level swimming pool**. Whether for fitness or leisure, the pool offers a **tranquil escape from city life**, surrounded by elegant landscaping and relaxing poolside seating.

Luxury Beyond Expectations

Podium & Rooftop Amenities

The podium and rooftop at Balaji Sapphire are designed to cater to every aspect of modern living. Whether it's relaxation, fitness, or social engagement, our exclusive amenities ensure an enriched lifestyle.

- Podium Swimming Pool- Refresh & rejuvenate
- Podium Landscape Garden- Serenity in every step
- Rooftop Gazebo Seating- Unwind in style
- Fully equipped Gym
- Yoga & Meditation Deck- A sanctuary for mindfulness
- Walkway & Pergola Seating- Stroll & relax amidst nature



Relax & Unwind Amidst Nature

A Tranquil Escape Above the City

Discover serene outdoor spaces designed for peaceful retreats and social gatherings. The terrace and podium offer beautifully designed gazebo seating, landscaped gardens, and pergola-covered walkways, creating a perfect balance of nature and luxury.

- Terrace Gazebo Seating – Your private sanctuary under the open sky
- Walkway & Pergola Seating – Stroll through elegance
- Gazebo Seating – A charming spot for relaxation
- Landscape Garden – A lush green oasis for rejuvenation



Fitness & Wellness Spaces

Shape Your Best Self

At Balaji Sapphire, wellness is a priority. Our yoga deck, and meditation spaces offer the perfect setting for a healthy and balanced lifestyle. Stay active while enjoying panoramic views of the city.



Smartly Designed Homes, Thoughtfully Planned Spaces

SPECIFICATION



FLOORING

- Vitrified flooring in all rooms.
- Anti-skid flooring in Toilet & Bath.



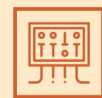
KITCHEN

- Granite Kitchen platform with S. S. Sink.
- Designer glazed tiles upto beam height.
- Water purifier point.



DOORS & WINDOWS

- Decorative laminate main door.
- Decorative laminate internal doors
- Main Door wooden frame
- Internal Door granite / wooden frame.
- Anodized Aluminum sliding windows.



ELECTRIFICATION

- Concealed copper wiring with MCB's/ELCB's.
- Adequate electrical points in all rooms.
- ISI modular switches of premium make.



WALLS AND PAINTS

- Putty finished internal walls.
- Emulsion paint for internal walls.
- Acrylic paint for external walls.



BATH & WC

- Designer glazed tiles upto beam level.
- ISI mark branded sanitary wares.
- Premium Quality C. P. Fittings.
- Exhaust Fan & Geyser point.



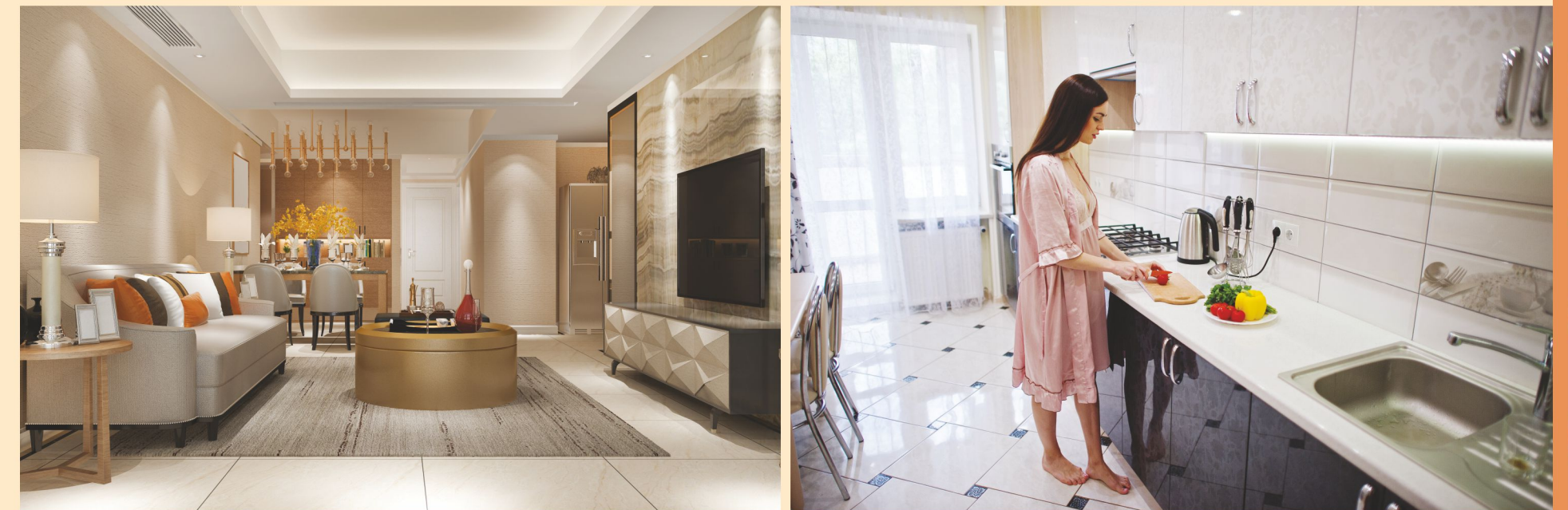
WATER TANK

- Underground and Overhead water tank with adequate storage capacity.



TERRACE

- Water proofing treatment with China Chips flooring on top floor.



Floor Plans & Layouts

Our 2BHK & 3BHK residences offer spacious layouts that maximize functionality and comfort. Designed to provide abundant natural light, ventilation, and modern aesthetics, each floor plan is a testament to fine craftsmanship.



3D VIEW
2 BHK FLATS



3D VIEW
3 BHK FLATS

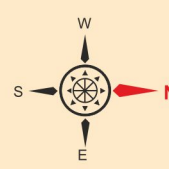
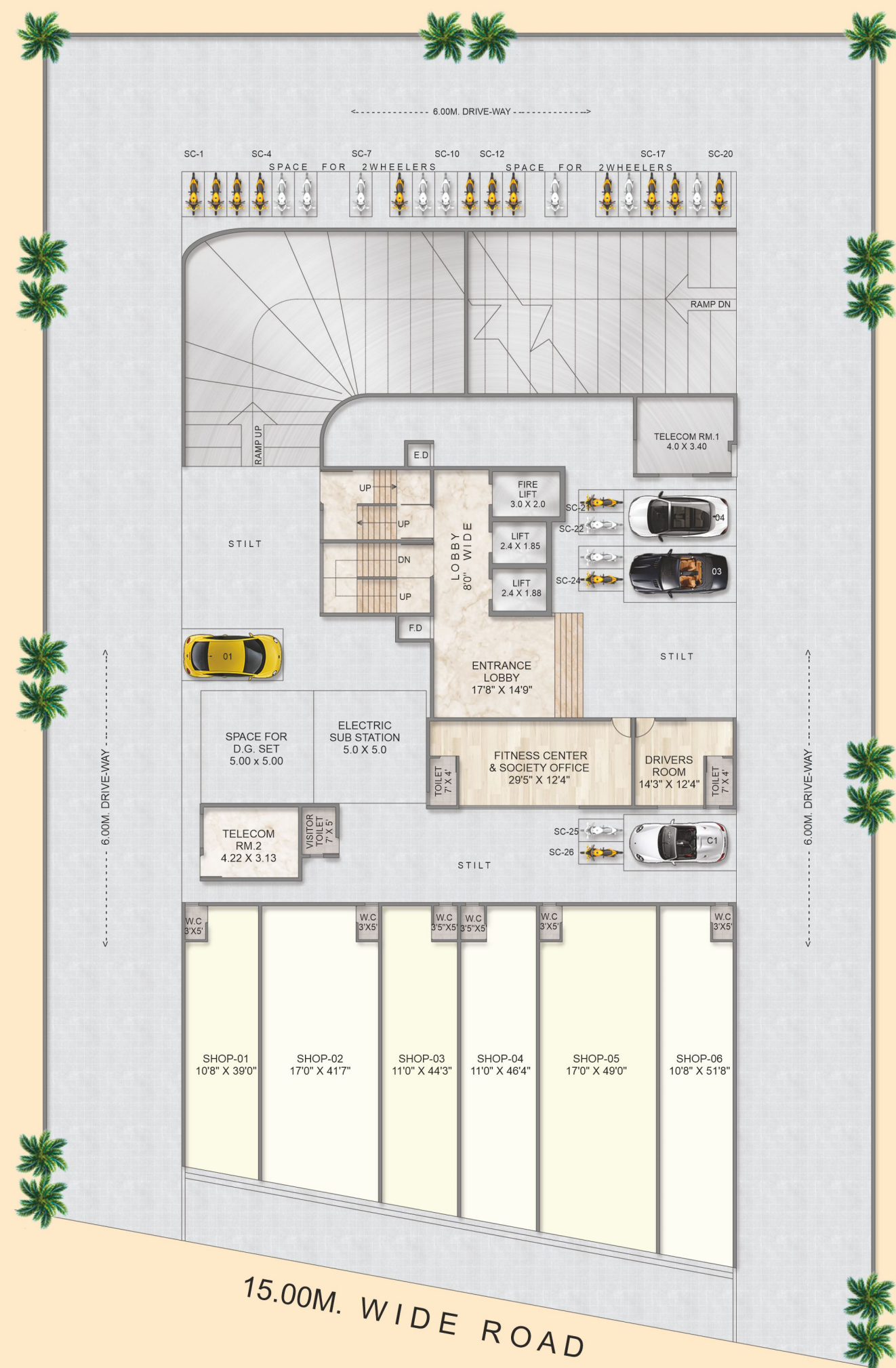




3D VIEW
3 BHK FLATS

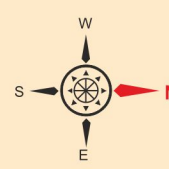
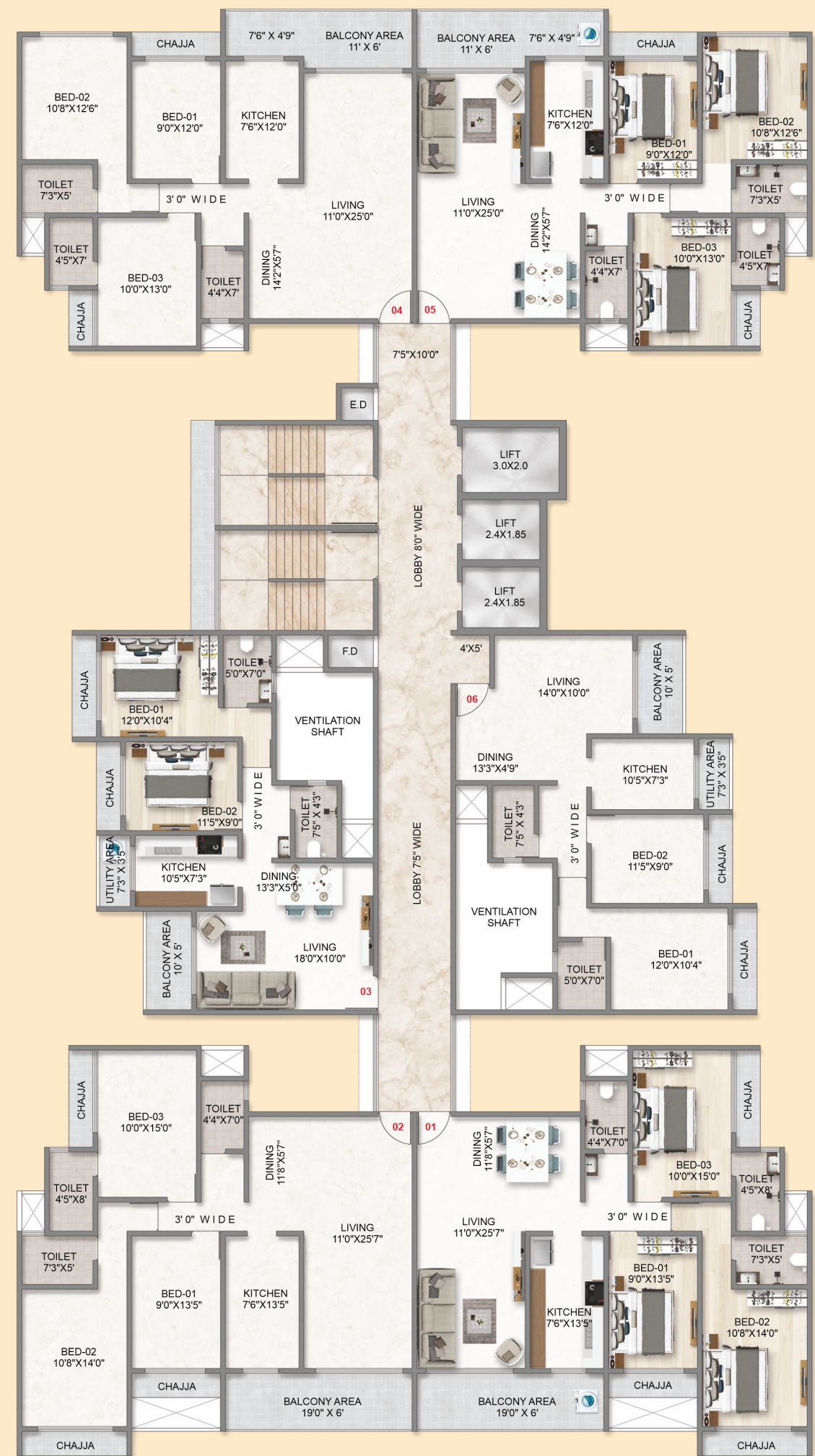


GROUND FLOOR PLAN

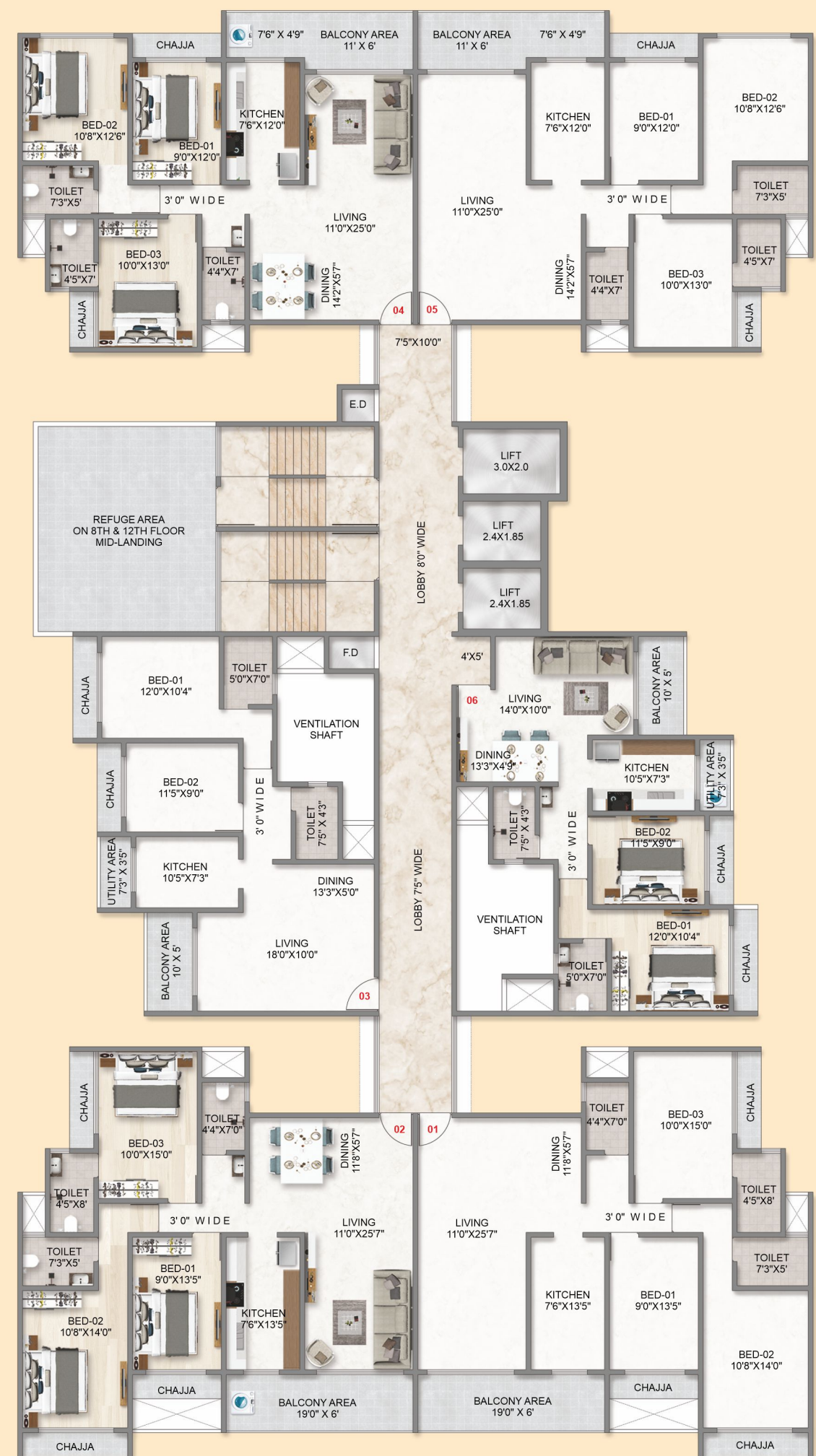


TYPICAL FLOOR PLAN

(2,3,4,5,6,7,9,10,11 & 13TH)



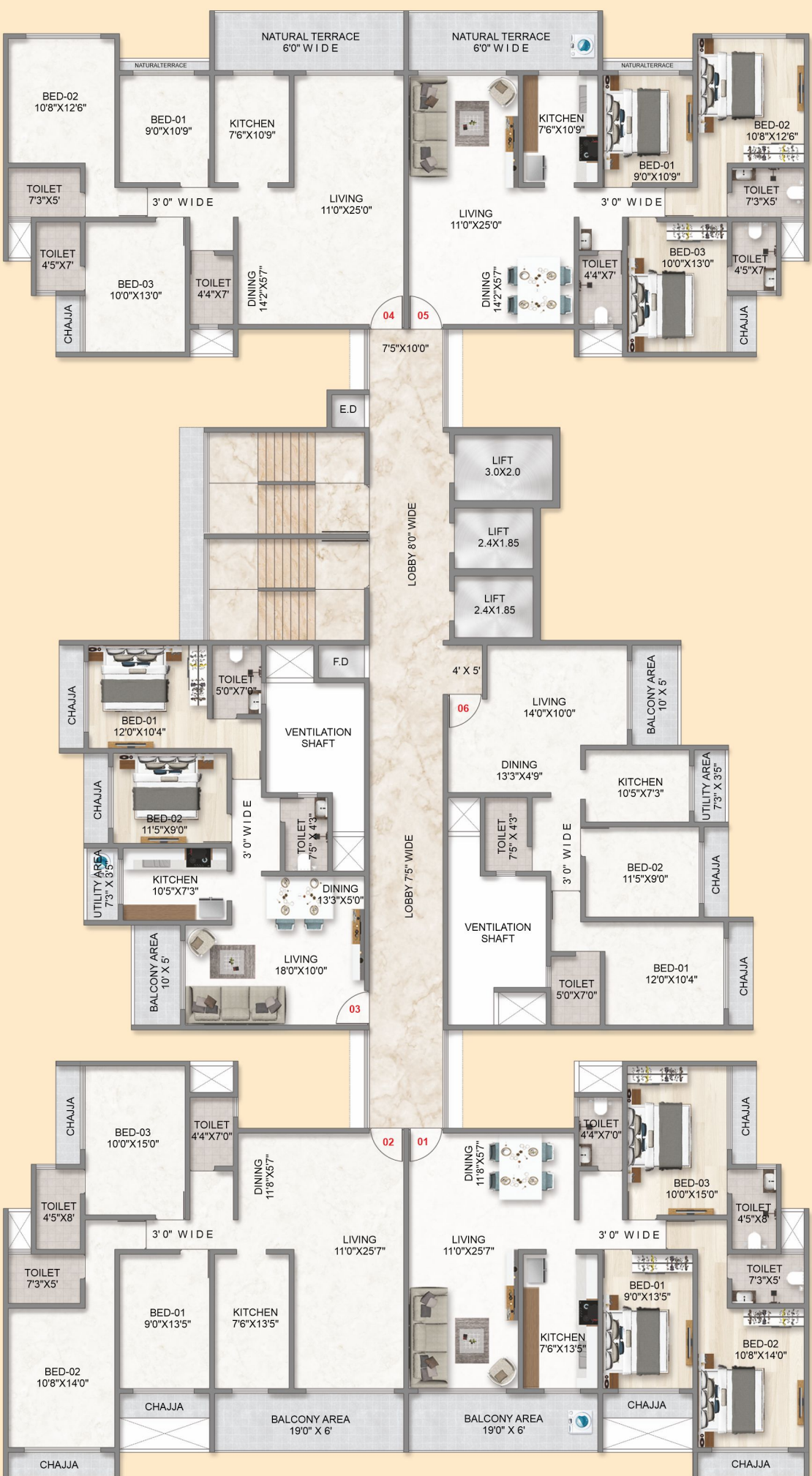
TYPICAL FLOOR PLAN
(8TH & 12TH)



15.00M. WIDE ROAD



14TH FLOOR PLAN



15.00M. WIDE ROAD





NAVI MUMBAI INTERNATIONAL AIRPORT



NEXUX MALL - SEAWOODS



NMMC HEAD OFFICE



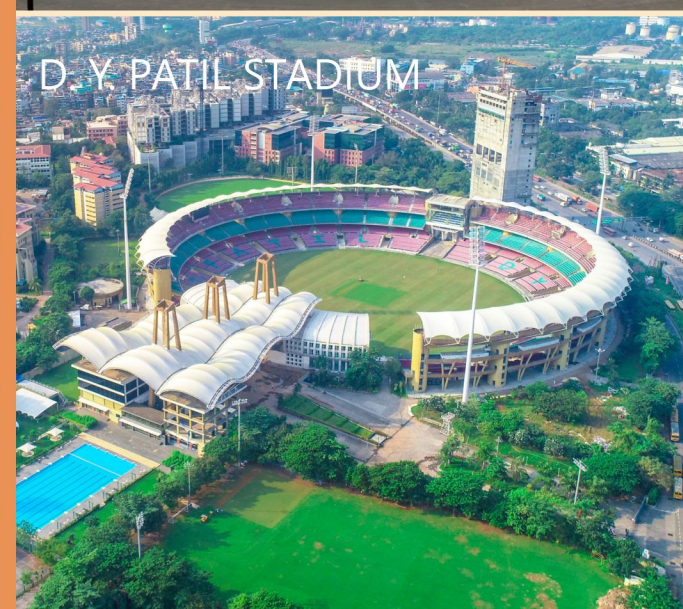
APOLLO HOSPITAL



WONDERS PARK



PROPOSED SCIENCE PARK



D. Y. PATIL STADIUM



RYAN SCHOOL



PALM BEACH ROAD

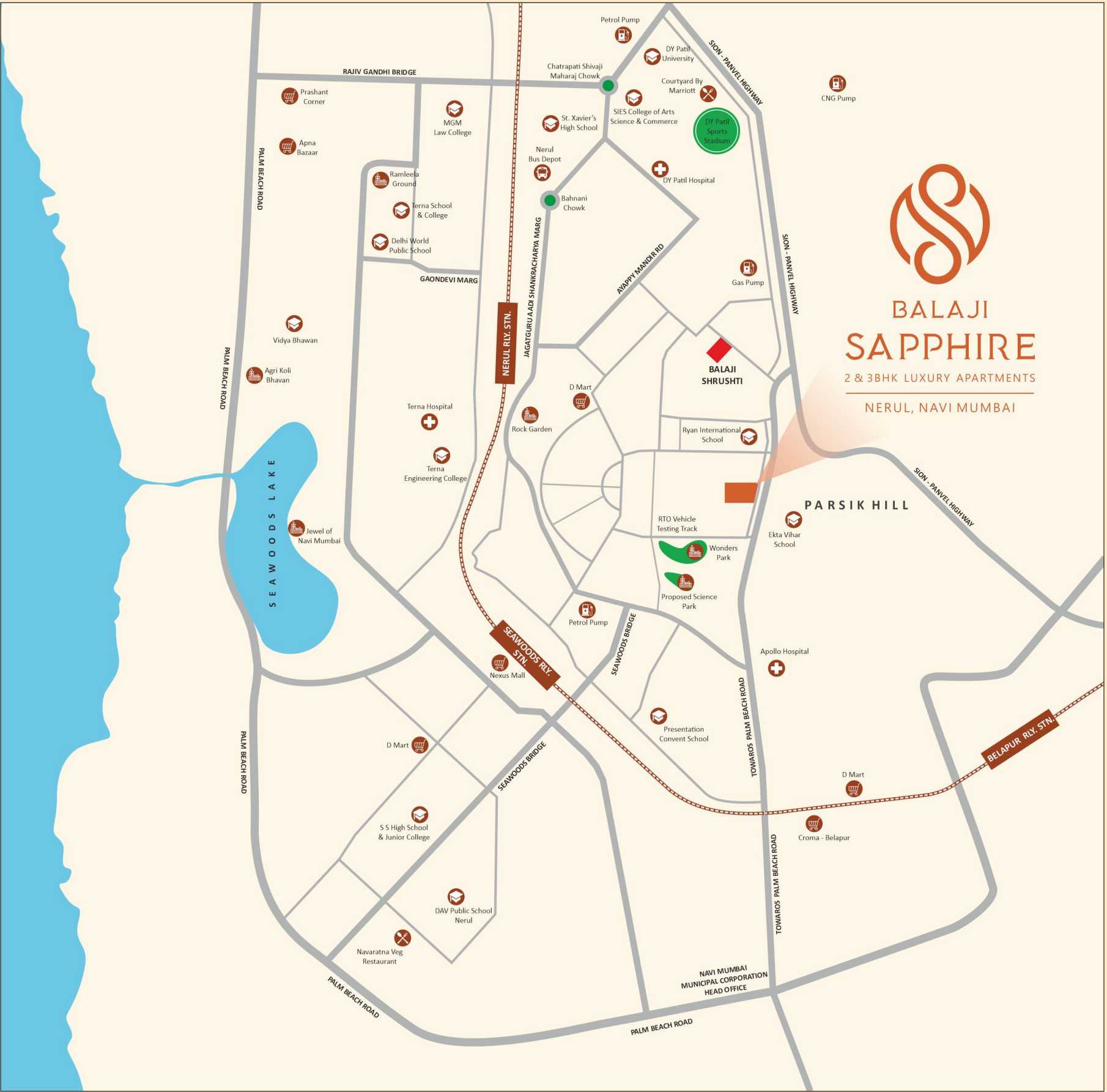
The Best of Navi Mumbai at Your Doorstep

Balaji Sapphire offers seamless connectivity to prime locations in Nerul and beyond:

- Education: Ryan International School, Terna Engineering College, D Y Patil University
- Healthcare: Apollo Hospitals, Terna Hospitals
- Recreation: Wonders Park, Science Park, D Y Patil Stadium
- Connectivity: Seawoods Railway Station, Navi Mumbai International Airport, Atal Setu, Palm Beach Marg Live in the heart of convenience, where prestige meets accessibility.

Location Map - Nerul, Navi Mumbai.

Exclusive Neighbourhood & Connectivity



VARSHA GROUP®

Life Beyond Imagination

The Creators Of Sheer Magnificence



Years Of Legacy

VARSHA GROUP is a dynamic construction company with a strong commitment to delivering value and exceptional customer experiences. With over two decades of experience in the industry, Our dedicated and qualified team ensures the smooth functioning of every department, prioritizing the needs of our clients throughout the buying process and beyond. We specialize in working on CIDCO Tender plots and have a proven track record of successfully completing numerous projects. Our mission is to surpass the expectations of our home buyers and investors by consistently delivering the highest quality services and lifestyle. We are committed to upholding our core values of trust, transparency, reliability, and timeliness in every endeavour we undertake. By staying ahead of market trends, we aim to proactively incorporate innovative features, amenities, and solutions in each of our projects. With a customer -centric approach, we strive to create homes that not only meet but exceed the evolving needs and aspirations of our valued customers.