



NALAPARA, GUWAHATI.



One Project
Infinite Experience




subham[®]
A unit of Lohia group

The Lavish High Life...

Some things in life are precious because they are one of a kind. Because, not everyone can call it their own like SUBHAM SAPPHIRE, the epitome of urban luxury. From architectural aesthetics to interior beauty, from magical lifestyles to rare privileges, SUBHAM SAPPHIRE is a prominent and grandiose residential and commercial block in Guwahati, with 11 magnificent floors featuring life-spaces & amenities as flawless as perfection itself.

Front View

Fresh Breath



72% Open Area



Landscaped Garden



Seating Area For Senior Citizens

Take a deep breath and experience the air at its purest! At Subham Sapphire, 72% open spaces and landscaped greenery ensures a fresh, clean, pollution free breeze all around the project premises, thus keeping you and your loved ones healthy!



Savour The Joy Of Outdoors



Landscaped Garden



Relax Recharge



Sun Deck



Locker Room

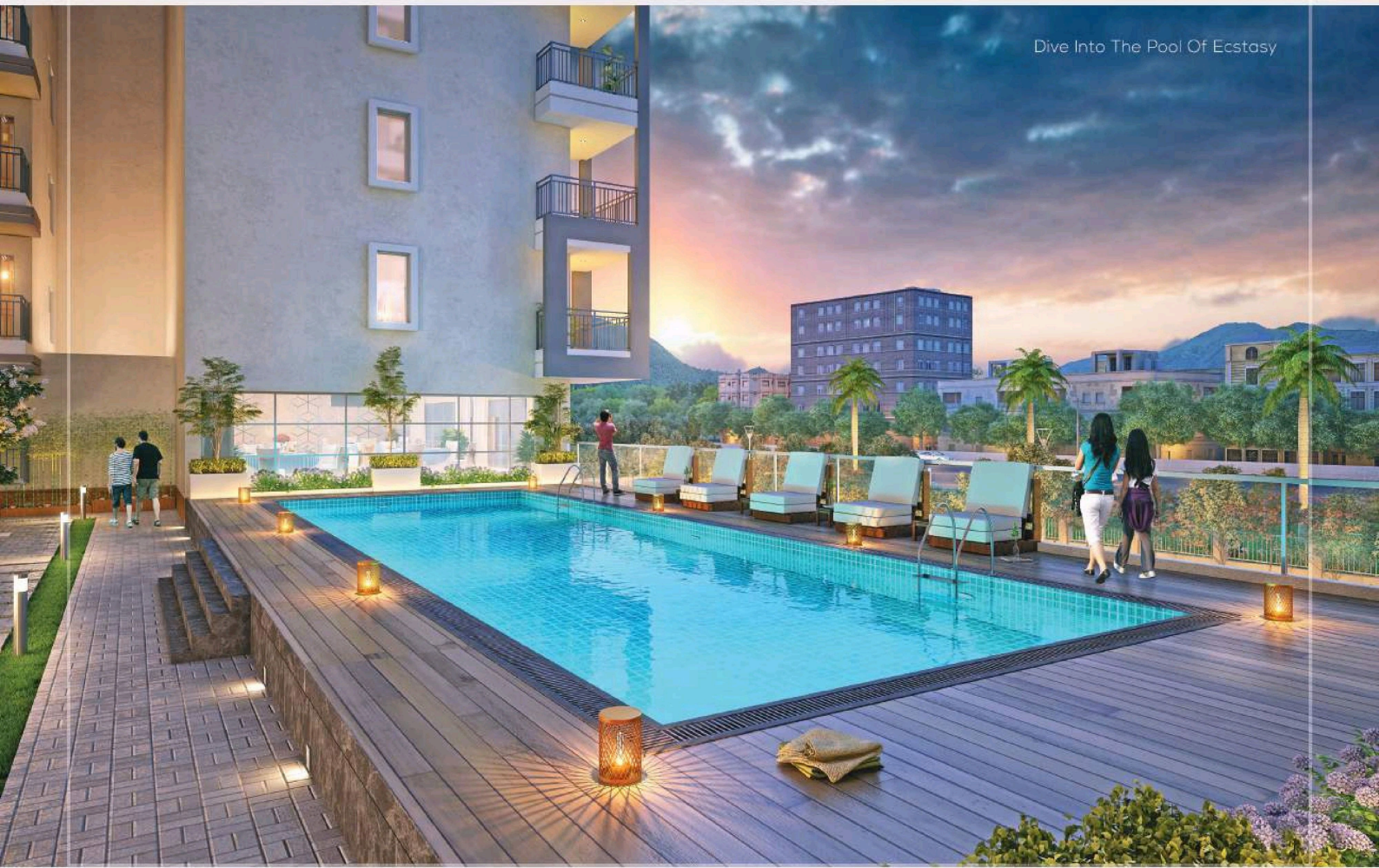


Swimming Pool

Take a break from your fast paced urban lifestyle and experience relaxation right within your home premises! At Subham Sapphire, the amenities have been handpicked to suit your leisurely pursuits and bring you rejuvenation like no other!



Dive Into The Pool Of Ecstasy



Swimming Pool

Health Retreat



Gymnasium



Indoor Games

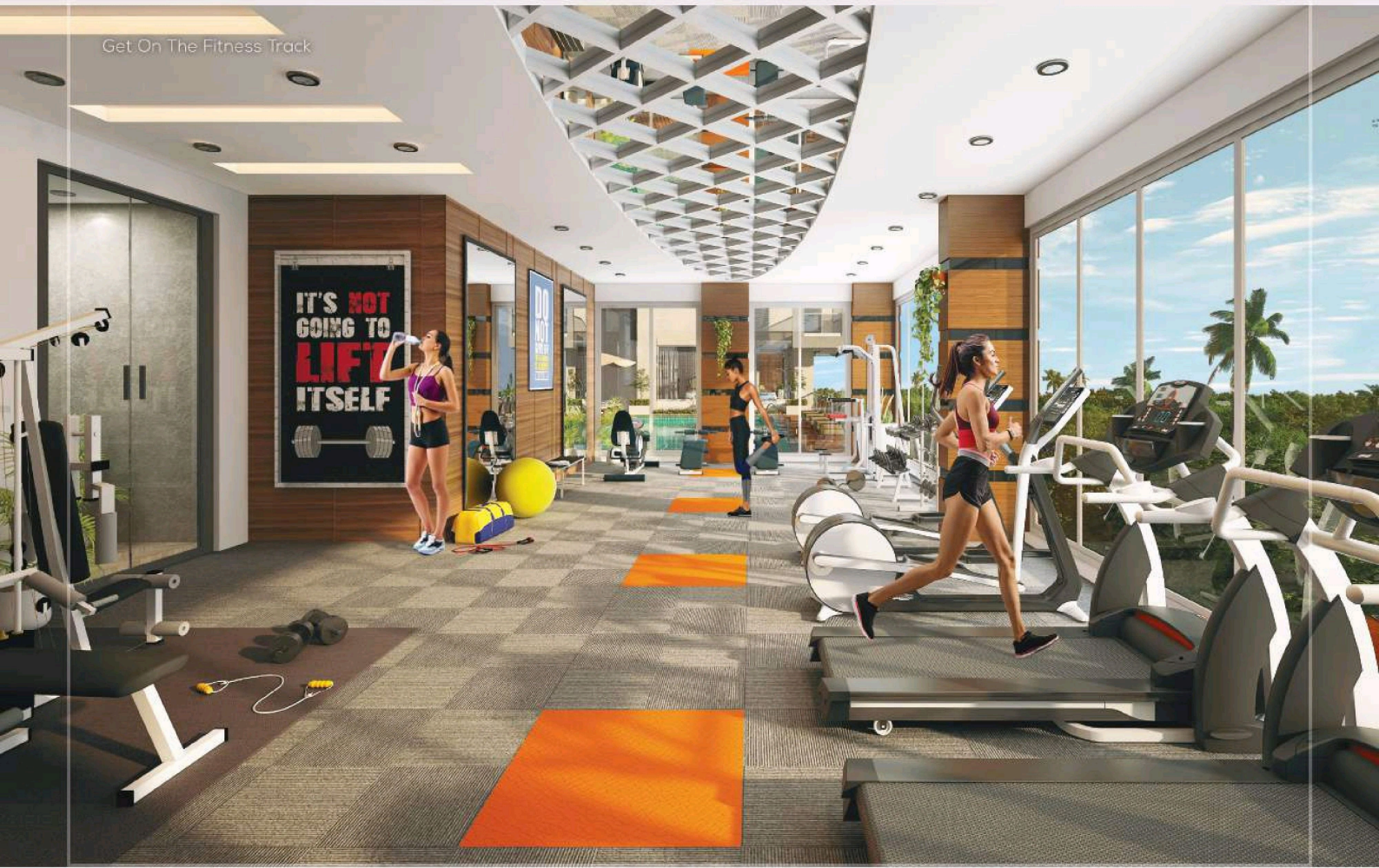


Walking/Jogging Track

Move over to the healthier side of life and experience an energetic living! At Subham Sapphire, there are numerous amenities designed to give you a much more active lifestyle and keep you fit and ready for your day ahead!



Get On The Fitness Track



Gymnasium

Recreation Center



2500 Sqft. Spacious Community Hall



Suitable For Parties



Connected to Terrace and
Swimming Pool Area

Experience the special moments of your life in its glory! The recreational spaces at Subham Sapphire are designed for such happy celebrations and gatherings and bring to life the sheer joy of community living!



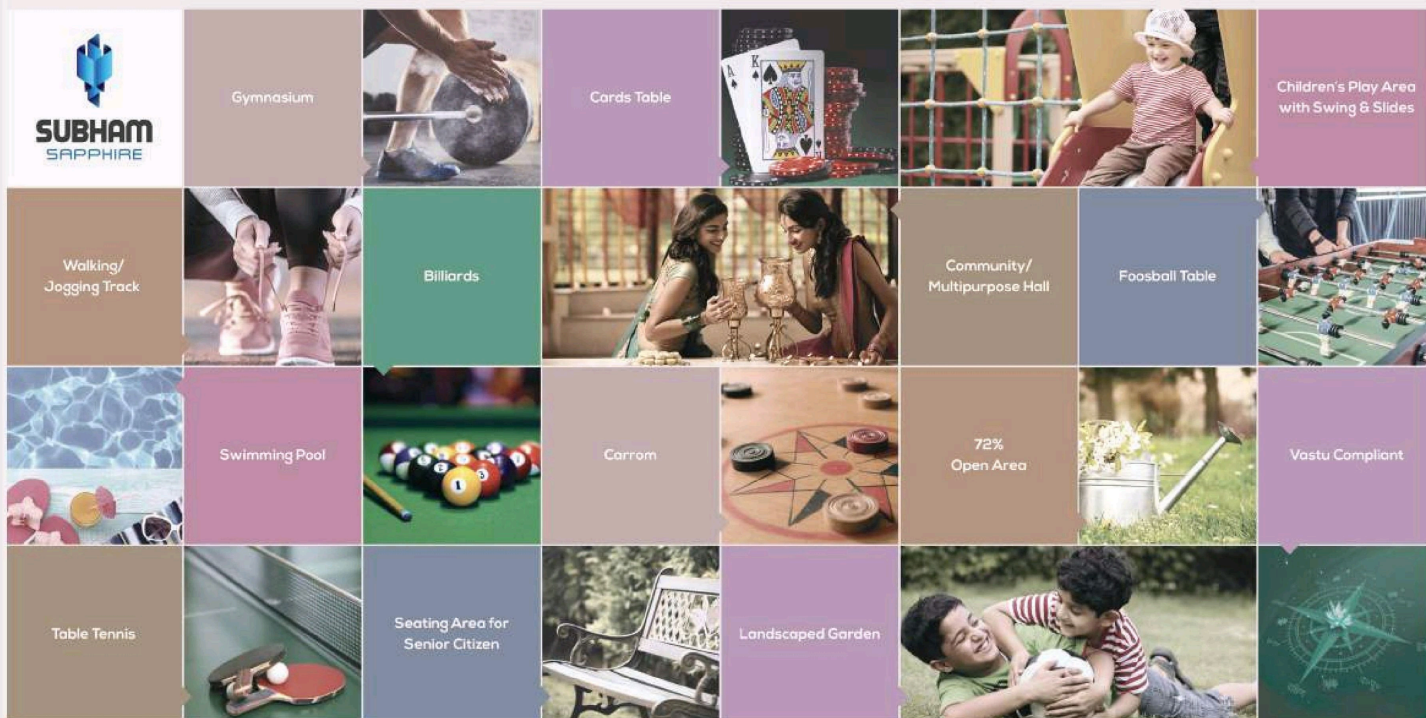
Have Celebrations To Remember



Community Hall

Happiness All Around

Infuse more joy in your everyday life! Subham Sapphire brings you a host of amenities and facilities that have been curated for a fun-filled, happy and energetic lifestyle. Live at Subham Sapphire and have something to look forward to, each day!



The Perfect Address For Your Perfect Life!



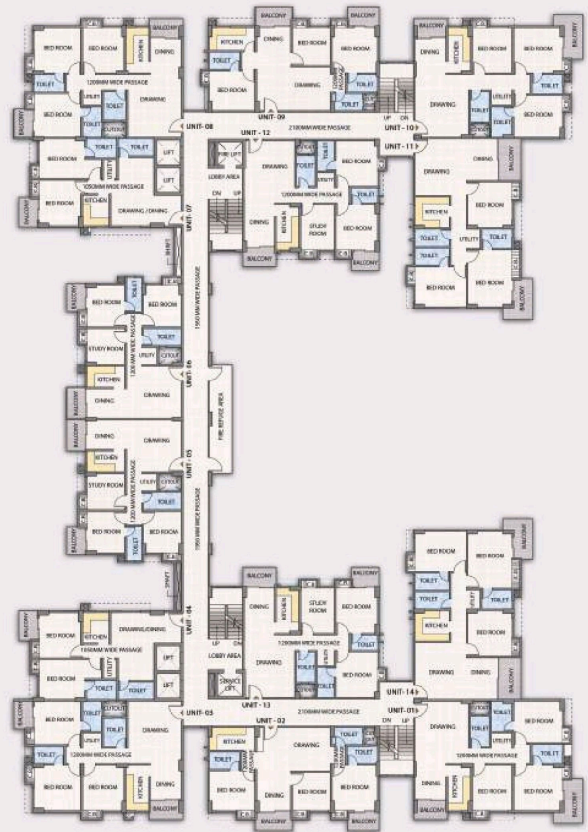
Road View

Site Plan





Residential Block
Typical 2nd, 3rd, 4th, 6th, 8th & 10th Floor



Residential Block
Typical 5th, 7th & 9th Floor

Floor Plans



Residential Block
1st Floor



Residential Block
11th Floor





FLAT	UNIT-1
BHK	3
BUA	1295 sqft
SBUA	1669 sqft
CARPET AREA	1069 sqft
BALCONY AREA	105 sqft



FLAT	UNIT-4
BHK	2
BUA	856 sqft
SBUA	1138 sqft
CARPET AREA	749 sqft
BALCONY AREA	38 sqft



FLAT	UNIT-2
BHK	3
BUA	1111 sqft
SBUA	1478 sqft
CARPET AREA	953 sqft
BALCONY AREA	87 sqft



FLAT	UNIT-5
BHK	2.5
BUA	1002 sqft
SBUA	1332 sqft
CARPET AREA	853 sqft
BALCONY AREA	75 sqft



FLAT	UNIT-3
BHK	3
BUA	1223 sqft
SBUA	1627 sqft
CARPET AREA	1066 sqft
BALCONY AREA	75 sqft



FLAT	UNIT-6
BHK	2.5
BUA	1002 sqft
SBUA	1332 sqft
CARPET AREA	853 sqft
BALCONY AREA	75 sqft





FLAT	UNIT-7
BHK	2
BUA	856 sqft
SBUA	1138 sqft
CARPET AREA	749 sqft
BALCONY AREA	38 sqft



FLAT	UNIT-10
BHK	3
BUA	1255 sqft
SBUA	1889 sqft
CARPET AREA	1089 sqft
BALCONY AREA	105 sqft



FLAT	UNIT-8
BHK	3
BUA	1223 sqft
SBUA	1627 sqft
CARPET AREA	1066 sqft
BALCONY AREA	75 sqft



FLAT	UNIT-11
BHK	3
BUA	1297 sqft
SBUA	1724 sqft
CARPET AREA	1094 sqft
BALCONY AREA	125 sqft



FLAT	UNIT-12
BHK	2.5
BUA	1143 sqft
SBUA	1520 sqft
CARPET AREA	991 sqft
BALCONY AREA	79 sqft



FLAT	UNIT-12
BHK	2.5
BUA	1143 sqft
SBUA	1520 sqft
CARPET AREA	991 sqft
BALCONY AREA	79 sqft

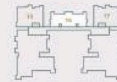




FLAT UNIT-13	
BHK	2.5
BUA	1143 sqft
SBUA	1520 sqft
CARPET AREA	891 sqft
BALCONY AREA	79 sqft



FLAT UNIT-16	
BHK	3
BUA	1493 sqft
SBUA	2284 sqft
CARPET AREA	1299 sqft
BALCONY AREA	82 sqft
TERRACE AREA	447 sqft



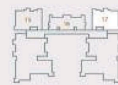
FLAT UNIT-14	
BHK	3
BUA	1297 sqft
SBUA	1724 sqft
CARPET AREA	1094 sqft
BALCONY AREA	125 sqft

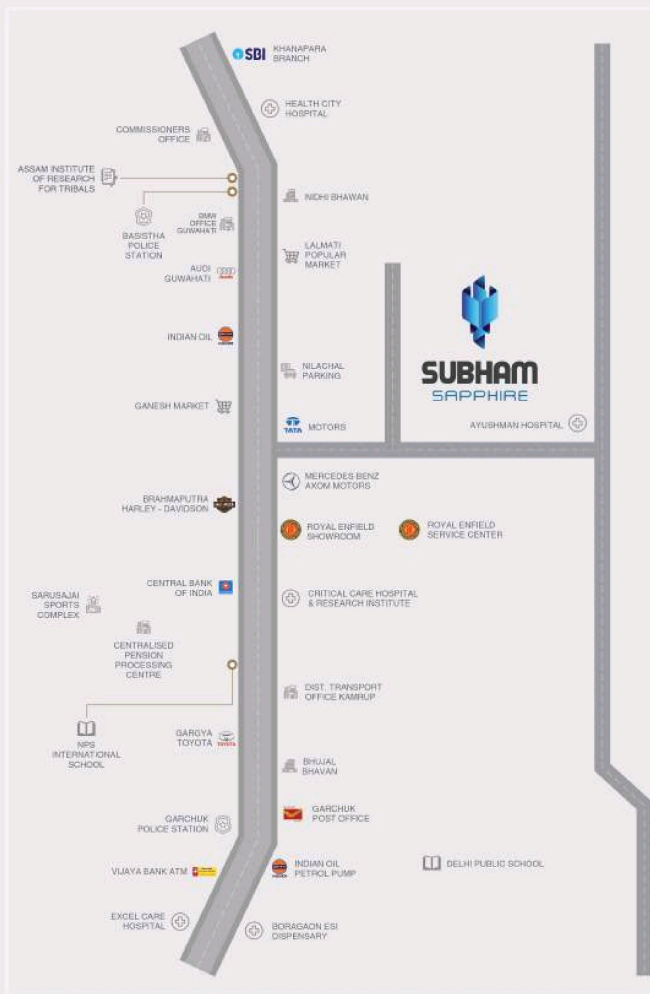


FLAT UNIT-15	
BHK	4.5
BUA	1805 sqft
SBUA	2561 sqft
CARPET AREA	1609 sqft
BALCONY AREA	73 sqft
TERRACE AREA	242 sqft



FLAT UNIT-17	
BHK	4.5
BUA	1805 sqft
SBUA	2561 sqft
CARPET AREA	1609 sqft
BALCONY AREA	73 sqft
TERRACE AREA	242 sqft





Location Map

Address of Convenience



Mercedes Benz Axom Motors
4 Minutes



Sarusajai Sports Complex
10 Minutes



Radisson Hotel
22 Minutes



BMW Office Guwahati
4 Minutes



International School
4 Minutes



Cinepolis Mall
22 Minutes

WITHIN 0.5 KMS TO 10 KMS DISTANCES



Health Care Centres

Critical Care Hospital - 6
Research Institute - 16 Kms
Health City Hospital - 5.3 Kms
Ayusundra Superspeciality Hospital - 5.7 Kms
Excel Care Hospital - 9 Kms



Educational Institutions

International School - 18 Kms
Royal Global University - 4.5 Kms
Delhi Public School - 7.8 Kms
Scholars Academy - 9.7 Kms



Showrooms

Ravinder Yamaha Service - 550 M
Brahmaputra Harley-Davidson - 13 Kms
Maruti Suzuki Service, Beharbari - 13 Km
Gargya Toyota - 3.6 Kms



Sports & Entertainment

Hockey Stadium - 2 Kms
Sarusajai Stadium - 2.6 Kms



Temple

Ram Mandir - 3 Kms
Sri Bataji Temple - 5 Kms



Banks

SBI - 3.8 Kms
Central Bank of India - 4.6 Kms
HDFC Bank - 5 Kms



Court

High Court - 13.4 Kms

Specifications

Foundation & Super Structure

RCC Framed Structure designed for seismic forces standing on Pile Foundation provided to take care of gravity and earthquake forces.



External & Internal Walls

External Wall of 115mm thick Brick Work to finish with Emulsion Paint. All internal Walls of 115mm thick Brick Work to finish with POP Punning.

Flooring

Master Bedroom /Drawing & Dining Area / Other Bedrooms
Vitrified Flooring of well-known brands.



Toilets

Anti-Skid Ceramic Tiles in Floors and exclusively designed Ceramic Wall Tiles dado up to door height.

Concealed piping system with anti-bacteria CPVC pipes for high hygienic standards for cold and hot water with provisions for geysers.

C.P. fittings of Jaquar or equivalent.

Porcelain sanitary ware of reputed brand.

Balconies

Vitrified Tiles with water proofing treatment, with drainage system and Exterior Emulsion Paints.



Doors

Hardwood Door Frame with Timber Framed Flush Shutters.

Windows

Glazed Anodized Powder Coated Aluminium Windows/UPVC Windows.



Kitchen

Vitrified Tiles in floors and exclusively designed Ceramic Wall Tiles dado up to 2 ft. height. Granite cooking platform with Stainless Steel Sink.

C.P. Fittings of Jaquar or equivalent.



Electricals

Concealed electrical wiring with fire resistant wires of reputed brand.

Adequate points for lights, fans & other plugs in bedrooms, toilets, kitchens with modular switches of reputed brand.

Provisions for exhaust fans in toilets.

Provisions for Geysers in toilets.

Provision for Washing Machine, Microwave Oven, Water Purifier, Refrigerator and other home appliances.

Telephone and TV points in Living, Dining and Bedrooms.

Provision for easy & safe installation of Split Air Conditioners.

Per phase isolation with RCCB in all flats.

Backup Power

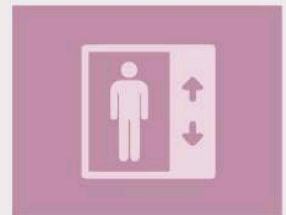
Silent DG set for power backup in all common areas.

2KVA power backup per flat

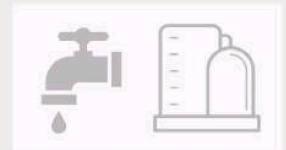


Elevator

Two eight passenger lifts of Kone, OTIS, Schindler or equivalent make in each block.



Water Treatment Plant



Sewage Treatment Plant Installed



Security Features

Round the clock security.

Adequate fire detection / fighting system strictly as per fire safety norms.

Intercom facilities, CCTV Facilities in common areas.

Completed Projects

Residential Projects



Subham Enclave
Hatigaon



Subham Park View
Fatasil



Subham Heights
Kahilpara



Subham Classic
Ambikagiri Nagar



Subham Residency
Kharguli



Subham Regency
Hengrabari



Subham Elite
Gandhibasti

Residential Cum Commercial Projects



Subham Greens
Lokhra



Subham Garden
Kalapahar



Subham Buildwell
Zoo Road

Commercial Projects



Subham Velocity
GS Road



Subham Red Stone
Downtown

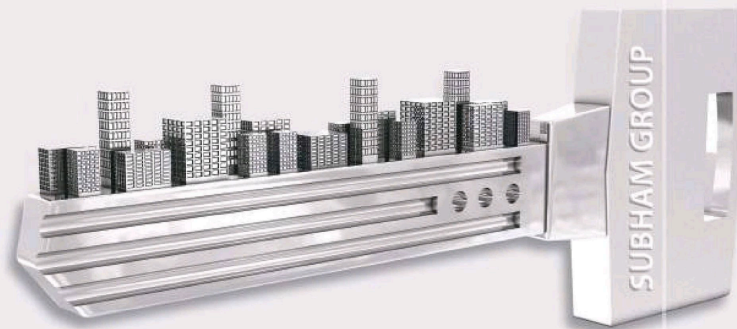


Bijay Crescent
Pibco

One Name.

Behind Transformed Living !

Subham Group seeks to transform city skylines with high quality projects, both in the residential and commercial areas. The Group is known for its architectural excellence, aesthetic designs and integrity both in quality and service. The immaculately constructed projects have been a favourite in Urban dwellers and the Group will continue creating such towering testaments of excellence.





Aerial View