

A Project By



THE PERFECT SPACE
FOR THE FUTURIST IN YOU

Mythri **SAP**phire

RERA No.: PRM/KA/RERA/1251/446/PR/210323/004065

Kodathi, Sy No. 67/2, 70/5, Off Sarjapur Road, Bengaluru - 560 035.



INTRODUCING
MYTHRI BUILDERS GATED COMMUNITY

Opportunity doesn't knock the door often. When it comes, everyone sees it, but only few cherish it. **Mythri Builders** presents an exclusive opportunity to own your spacious 1BHK, 2 BHK & 3 BHK dream home in the heart of Kodathi Off Sarjapur Road. It's not only an extravagant lifestyle adobe but an address that offers great conveniences today and supreme connectivity tomorrow.

Come, let's not miss an opportunity which is rightfully termed as "Deal of a Lifetime".

Mythri **SAP**phire



WELCOME TO
NEXT
CHAPTER IN SIGNATURE
LIVING

THE BENGALURU'S MOST RECOGNIZABLE ADDRESS

Leading the world in luxury residential project

Iconic, world-class luxury amenities

A cozy lifestyle exclusively yours

All flats designed as per vaasthu

Luxury that very well defines you

Let the flush ambiance express your style

Let the excellent location highlight your choice

Mythri **SAP**phire

NATURE SKY
**CONTEMPORARY
ARCHITECTURAL** DESIGN AT
IT'S BEST

WHY MYTHRI SAPPHIRE ?

Finest Architectural Design

Gated Community with No Common Walls

Natural Sunlight & Fully Ventilated

Advanced Safety & Round-the-Clock CCTV Surveillance System

High Quality Construction & Speedy Delivery

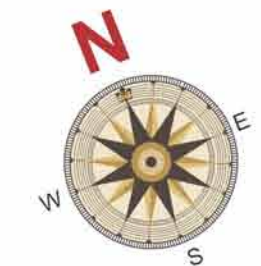
Mythri **SAP**phire



LEGEND

- | | | | | | |
|---------------------|-----------------------------|-------------------------|----------------------|-----------------------------|----------------------|
| 01 Entry & Exit | 07 Multi Purpose Court | 13 Party Lawn - 3 | 19 Yoga / Meditation | 25 Amphitheatre | 31 Party Lawn - 1 |
| 02 Transformer Yard | 08 Human Foosball | 14 Block - D | 20 Aerobic / Dance | 26 Party Lawn - 2 | 32 Block - B |
| 03 Ramp | 09 Block - E | 15 Kids Pool | 21 Baby Creche | 27 Club House | 33 Block - A |
| 04 Bus Bay | 10 Skating Rink | 16 Swimming Pool | 22 Dining Hall | 28 Block - C | 34 Cycling Track |
| 05 Open Gym | 11 Indoor Shuttle Court - 1 | 17 Elder's Seating Area | 23 Library | 29 Indoor Shuttle Court - 2 | 35 Jogging Track |
| 06 Cricket Net | 12 Kids Play Area - 1 | 18 Kids Golf Simulator | 24 Indoor Games | 30 Kids Play Area - 2 | 36 Reflexology Track |

COMMUNITY MASTER PLAN



A LANDSCAPE
DESIGNED TO NURTURE THE WELL-BEING

Mythri SAPphire is not just a residential community, but a massive apartment community of 1BHK, 2BHK & 3BHK homes set on a vast 3.925 acres of land. A five-block setup, it's got all that you would want to make life fulfilling and fabulous, together with a bunch of amenities and facilities that call for commendable lifestyle.

Mythri SAPphire is in every aspect a truly community that offers a great lifestyle. It is designed to become the habitat of the privileged few. While it's conceptualized to be of the finest community living, no stone has been left unturned in preserving the privacy of the individual. The architecture is truly commendable, and the eco-inclusive design shows how one can harmoniously co-exist with the environment.

Mythri **SAP**phire

AMENITIES

- | | | | | |
|---------------------------------------|------------------------------------|--------------------------------------|---------------------------------------|------------------------|
| Swimming Pool with Toddler Pool | Bus Bay for School Kids | Mini Basketball / Multipurpose Court | Shoe Shiner at Clubhouse & Gym | Yoga / Meditation Room |
| Event Management by 3rd Party Vendors | Kids Play Areas - 2 | Baby Creche | Bay Area for Rental Scooter / Bicycle | Amphitheatre |
| Library | Security App for Visitors Tracking | Shuttle Courts - 2 (Indoor) | Aerobic / Dance Room | Cricket Nets - 2 |
| Lush Green all around the Project | Cycling Track | Car Washing Point | Cloth (Steam, Ironing) | Kids Golf Simulator |
| Skating Rink | Jogging Track | Reflexology Track Path | Indoor Games | Party Lawns - 3 |

INFRASTRUCTURE DEVELOPMENTS

- | | | | | |
|------------------------------|-------------------------------|---|-----------------------------|-----------------------|
| STP (Sewage Treatment Plant) | OWC (Organic Waste Converter) | WTP (Water Treatment Plant) | Two Wheeler Parking Zone | Generator |
| CCTV | Visitors Car Parking | Fire Protection System | Intercom | Rain Water Harvesting |
| Service Lift - 5 Nos | Passengers Lift - 8 Nos | Electrical Charging Point in Each Car Parking | Auto Water Level Controller | Solar Fencing |
| Lightning Arrester | Transformer Yard | | | |

PROJECT CONFIGURATION

3.925 ACRES	BASEMENT + GROUND + 6 FLOORS APARTMENT		378 LUXURY UNITS
1,2&3 BHK FLATS	5 BLOCKS	13 LIFTS	450 PAX BANQUET HALL
40+ LUXURY AMENITIES	10000 ^{SQT.} LAVISH CLUB HOUSE		45% OPEN SPACE



A COMPLETE
PRIVATE SPACE FOR LUXURY LIVING

A home is made up of many perspectives, and by that we mean, the many features that a residential campus is surrounded by. Discover yourself with many facilities that are like interesting tidbits that **Mythri SAPphire** is blessed with. All of which will bring to life immersive experiences you will nurture for several years to come. So come, script stories about experiences at every corner.

Mythri **SAP**phire

MASTER KEY PLAN



BLOCK - A

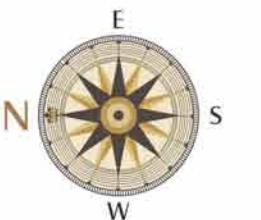
TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT.

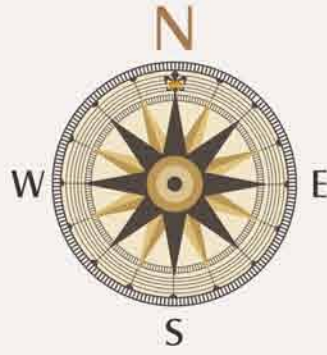
FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
1	718	69	64	281	1132	2 BHK	WEST
2	718	69	64	281	1132	2 BHK	NORTH
3	718	69	64	281	1132	2 BHK	NORTH
4	718	69	64	281	1132	2 BHK	NORTH
5	429	29	48	167	673	1 BHK	NORTH
6	735	70	64	287	1156	2 BHK	NORTH

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
7	970	74	73	369	1486	3 BHK	EAST
8	730	68	65	285	1148	2 BHK	EAST
9	735	68	65	286	1154	2 BHK	EAST
10	709	76	78	285	1148	2 BHK	EAST
11	703	76	78	283	1140	2 BHK	EAST
12	948	83	98	373	1502	3 BHK	EAST

FIRST FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
106	688	72	61	271	1092	2 BHK	NORTH
107	918	75	70	351	1414	3 BHK	EAST
112	948	62	96	365	1471	3 BHK	EAST



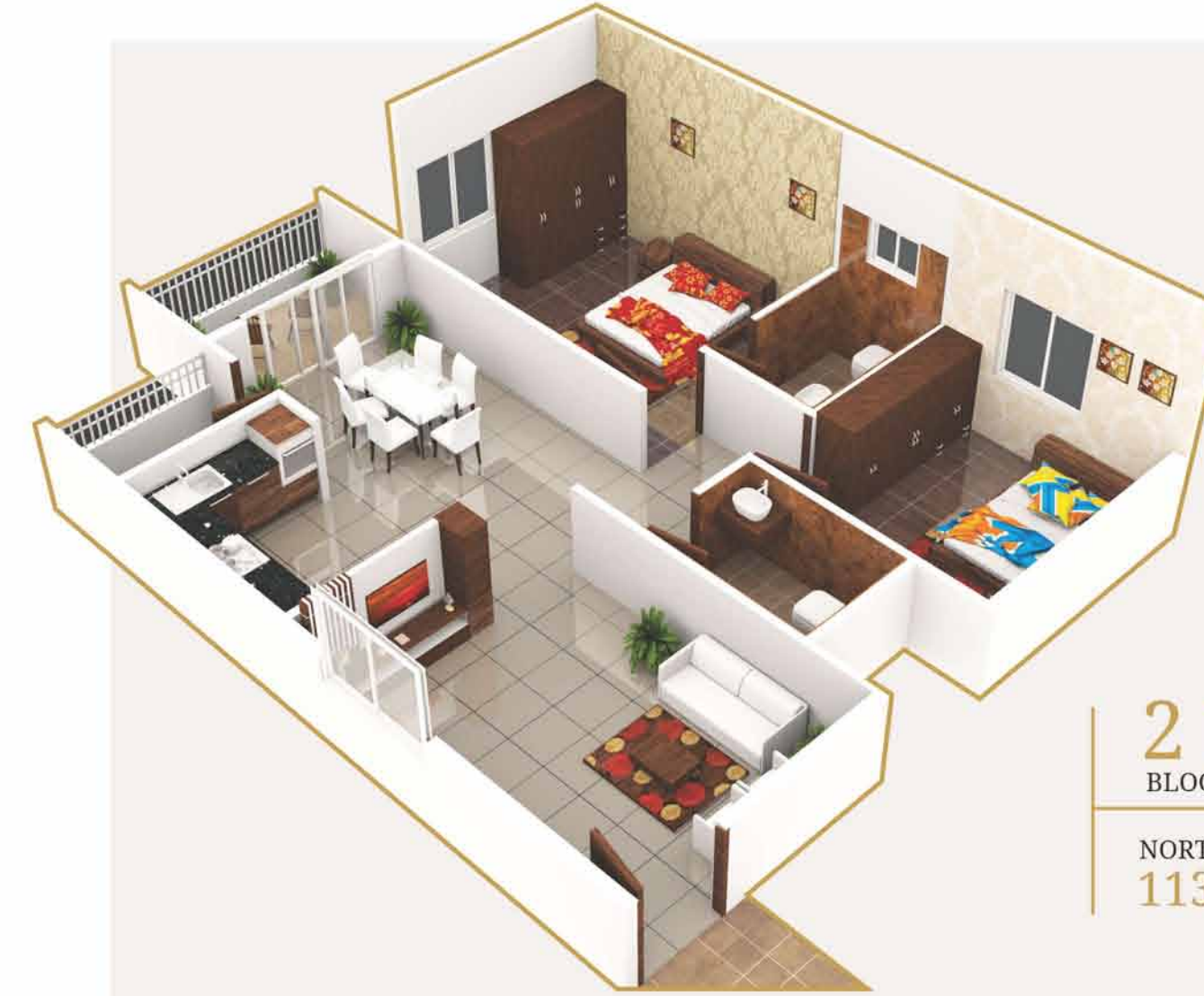


BLOCK - B

TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
1	708	62	64	275	1109	2 BHK	NORTH
2	735	70	64	287	1156	2 BHK	NORTH
3	718	70	65	281	1134	2 BHK	NORTH
4	718	79	65	284	1146	2 BHK	EAST

MASTER KEY PLAN



EXPERIENCE
**THE LUXURY
OF WELL-
DESIGNED**

LIVING
SPACES

2 BHK

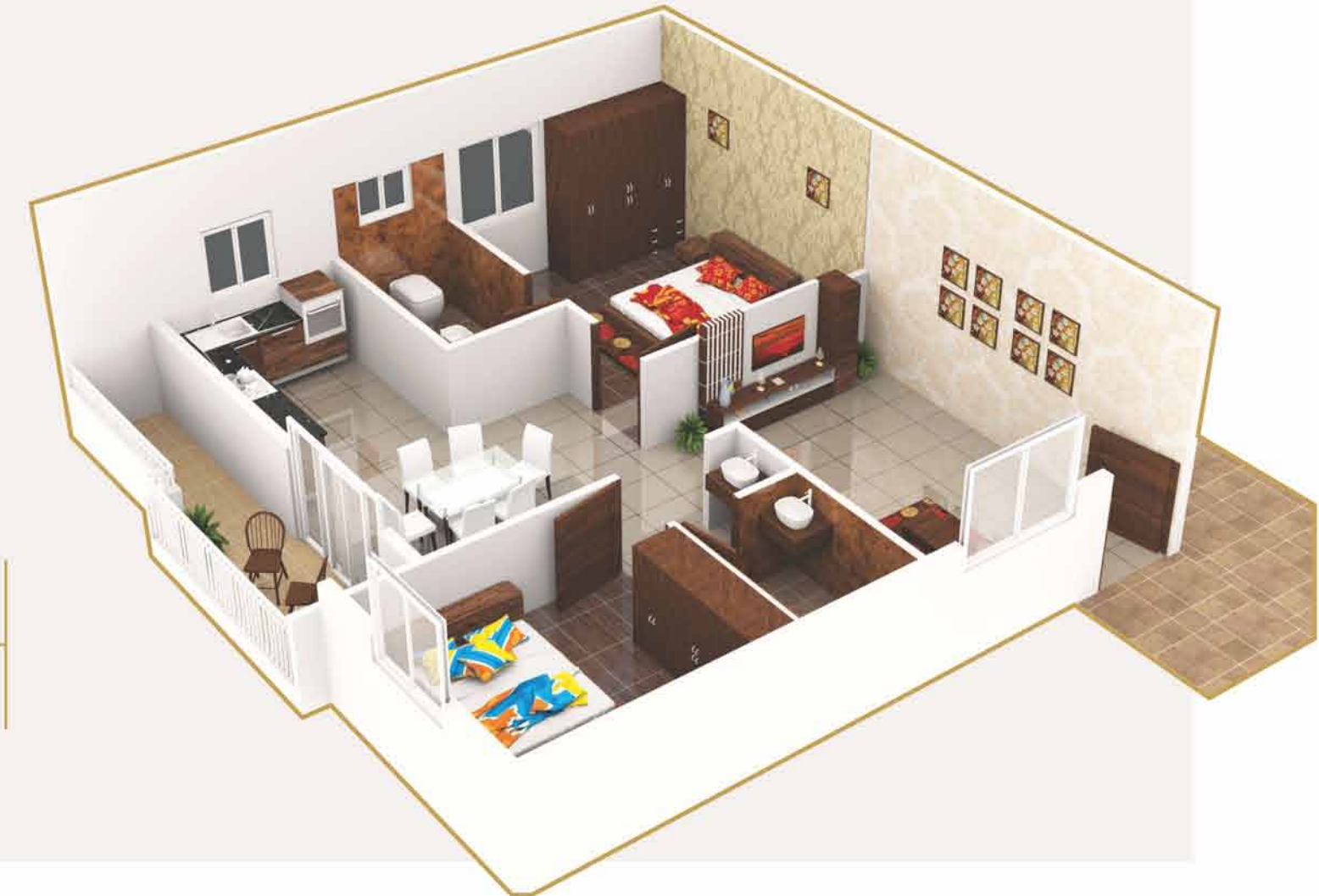
BLOCK - B | FLAT No.3

NORTH FACING
1134 SFT.

2 BHK

BLOCK - C | FLAT NO.3

NORTH FACING
1132 SFT.



MASTER KEY PLAN



BLOCK - C

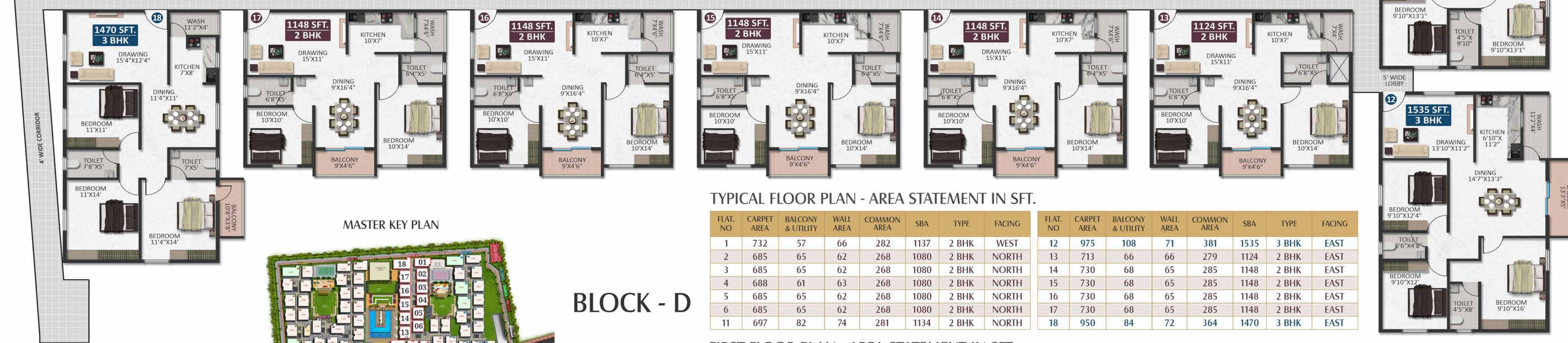
TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
1	706	72	67	279	1124	2 BHK	WEST
2	718	69	64	281	1132	2 BHK	NORTH
3	718	69	64	281	1132	2 BHK	NORTH
4	718	69	64	281	1132	2 BHK	NORTH
5	718	69	64	281	1132	2 BHK	NORTH
6	704	70	65	277	1116	2 BHK	NORTH
7	961	110	76	379	1526	3 BHK	NORTH

FIRST FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
107	916	78	72	352	1418	3 BHK	NORTH
108	721	83	47	281	1132	2 BHK	EAST
113	656	53	59	253	1021	2 BHK	EAST





BLOCK - D

TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
1	732	57	66	282	1137	2 BHK	WEST
2	685	65	62	268	1080	2 BHK	NORTH
3	685	65	62	268	1080	2 BHK	NORTH
4	688	61	63	268	1080	2 BHK	NORTH
5	685	65	62	268	1080	2 BHK	NORTH
6	685	65	62	268	1080	2 BHK	NORTH
11	697	82	74	281	1134	2 BHK	NORTH

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
12	975	108	71	381	1535	3 BHK	EAST
13	713	66	66	279	1124	2 BHK	EAST
14	730	68	65	285	1148	2 BHK	EAST
15	730	68	65	285	1148	2 BHK	EAST
16	730	68	65	285	1148	2 BHK	EAST
17	730	68	65	285	1148	2 BHK	EAST
18	950	84	72	364	1470	3 BHK	EAST

FIRST FLOOR PLAN - AREA STATEMENT IN SFT

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
111	652	82	71	266	1071	2 BHK	NORTH
112	923	94	68	358	1443	3 BHK	EAST



BLOCK - D

TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
7	683	79	65	273	1100	2 BHK	EAST
8	727	81	68	289	1165	2 BHK	NORTH
9	718	70	65	281	1134	2 BHK	NORTH
10	697	82	74	281	1134	2 BHK	NORTH

FIRST FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
110	652	82	71	266	1071	2 BHK	NORTH



2 BHK

BLOCK - C | FLAT NO. 11

EAST FACING
1148 SFT.



3 BHK

BLOCK - D | FLAT NO. 12

EAST FACING
1535 SFT.

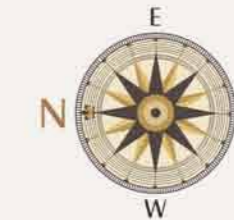
TYPICAL FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
1	712	57	64	275	1108	2 BHK	WEST
2	704	70	65	277	1116	2 BHK	NORTH
3	685	65	62	268	1080	2 BHK	NORTH
4	685	65	62	268	1080	2 BHK	NORTH
5	685	65	62	268	1080	2 BHK	NORTH
6	685	65	62	268	1080	2 BHK	NORTH
7	717	74	78	287	1156	2 BHK	NORTH
8	698	77	78	281	1134	2 BHK	NORTH

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
9	698	77	78	281	1134	2 BHK	NORTH
10	718	70	65	281	1134	2 BHK	EAST
11	730	68	65	285	1148	2 BHK	EAST
12	730	68	65	285	1148	2 BHK	EAST
13	970	83	72	371	1496	3 BHK	EAST
14	970	83	72	371	1496	3 BHK	EAST
15	730	68	65	285	1148	2 BHK	EAST
16	947	83	99	373	1502	3 BHK	EAST

FIRST FLOOR PLAN - AREA STATEMENT IN SFT.

FLAT. NO	CARPET AREA	BALCONY & UTILITY	WALL AREA	COMMON AREA	SBA	TYPE	FACING
107	672	75	74	271	1092	2 BHK	NORTH
108	653	77	75	266	1071	2 BHK	NORTH
109	653	77	75	266	1071	2 BHK	NORTH
116	905	103	96	364	1468	3 BHK	EAST





CLUBHOUSE FLOOR DETAILS

GROUND FLOOR

- Banquet Hall
- Separate Dining Hall for Party
- 2 Squash Courts
- Outdoor Party Area in Lush Greenery

FIRST FLOOR

- Grocery Store
- Coffee Corner
- Mini Theatre (20 Seating Capacity)

SECOND FLOOR

- Indoor A/C Gym
- Open Gym

THIRD FLOOR

- E - Learning / Tuition
- Co - Working Space

FOURTH FLOOR

- Gents Saloon
- Ladies Beauty Parlour
- Guest Rooms - 4
- Steam Bath
- Tuition / Multi Purpose Room

TERRACE FLOOR

- Roof Top Garden
- Barbeque
- Discotheque

LAVISH
CLUB HOUSE AN ELEVATED
INDULGENCE





SWIMMING POOL

The therapeutic blend of stillness and ripples from a pristine elder pool and kids paves the way to an unmatched tranquility, a luxurious haven to retreat home daily and unwind after a day of fast-paced bustle.

RELAX &
UNWIND
**SWIMMING POOL
FOR UNLIMITED**
VIEWS AND
JOY FULL
MOMENTS



INDOOR SHUTTLE COURT



JOGGING TRACK / REFLEXOLOGY TRACK



YOGA / MEDITATION



AEROBIC / DANCE ROOM



STEAM BATH

Mythri **SAP**phire



KIDS PLAY AREA

Life at **Mythri SAPphire** comes with its privileges. Every resident of this exclusive community enjoys the privileges of the clubhouse. Whether it's regimen of rejuvenation at dawn, or a few hours of relaxation at sunset, there's enough and more for the body and the soul.

Amenities aside, what sets the club apart, is the fine quality of interaction one enjoys with fellow residents of a highly evolved community.

LIVE WHERE
LIFE
CONNECTS BEST WITH
 YOUR DREAMS



OUTDOOR GYM



OUTDOOR PARTY LAWN



SKATING RINK



AMPHITHEATRE



KIDS GOLF SIMULATOR

Mythri **SAP**phire



COFFEE CORNER

Mythri SAPPire is a destination for fun, excitement and surprise. As enabling a relaxed and restful ambiance is central to this elegant enclave, a wide array of rejuvenating amenities offer inspiration and that means to be at peace with the world around you.

QUALITY IN
EVERY
SQUARE FOOT

NEW BENCHMARK
ALTOGETHER



CRECHE



TERRACE GARDEN WITH OUTDOOR BARBEQUE



E-LEARNING ROOM



CAR WASHING POINT



TUITION ROOM

Mythri **SAP**phire

SPECIFICATIONS



FRAMED STRUCTURE
R.C.C framed structure



SUPER STRUCTURE
External walls of 6" solid blocks, Internal Walls of 4" solid blocks with solid cement concrete blocks



PLASTERING
1.5 C.M with internal and external smooth finish cement plastering



INTERNAL AND EXTERNAL FINISHES
3 coats of wall care putty inside, one coat primer with two coats of tractor emulsion paints and outside asian apex paints or equivalent and enamel paints for doors and windows grills



FLOORING
2' X 2' double charged vitrified tiles flooring for entire flat, ceramic tiled flooring for utility and balconies



COMMON AREA FLOORING
Granite flooring for common areas such as stair case and corridors



SANITARY
Jaquar C.P. fittings and CERA white colour sanitary or equivalent



WINDOWS
Three track UPVC sliding shutter with mesh track frame with safety grills



TOILETS
Antiskid ceramic tiled flooring and glazed tile dado upto false ceiling height



DISCLAIMER: The information here i.e specifications, design, dimensions etc. are subjected to change without notifications as may be required by the relevant authorities or the assigned architect and cannot form a part of an offer or contract unless specially covered in the contract. Whilst every care is taken in providing this information, the owner, the developers and the managers cannot be held liable for variations. All illustrations and pictures are artistic impression only.



DOORS
Teakwood main door frame with BST shutter. Internal doors with Salwood frames and flush door shutters and UPVC 3 track sliding 6' X 7' only balconies



ELECTRICAL
Concealed copper wiring with Anchor or equivalent switches and sockets



TV & TELECOM
Individual T.V. & Telephone points in hall and master bedroom



WATER SUPPLY
Water supply through borewell with overhead tank and sump



KITCHEN
Granite kitchen platform with stainless steel sink and two feet height ceramic tiles dadoing above the platform



LIFTS
8 nos of automatic lift with capacity of 6 passenger each and 5 service lifts (total 13 lifts)



DG POWER
Generator for lifts, common areas and 0.5 kVA to each flat



SECURITY SYSTEM
Intercom facility for all flats connecting to security. CCTV & 24hrs security

Mythri **SAP**phire

DETAILS THAT
CRAFT A
FINEST LIVING EXPERIENCE

Modern lines, smart design and efficient use of space make **Mythri SAP**phire apartments ideal for individual families. Natural light suffuses the well-designed homes while the no common walls heighten the privacy and freedom of these independently styled 1/2/3 bedroom apartments. Designed to meet all the needs of family members, each apartment offers generous bedrooms, large living & dining area and modern kitchen. The utility / balcony space for maximum outdoor living.



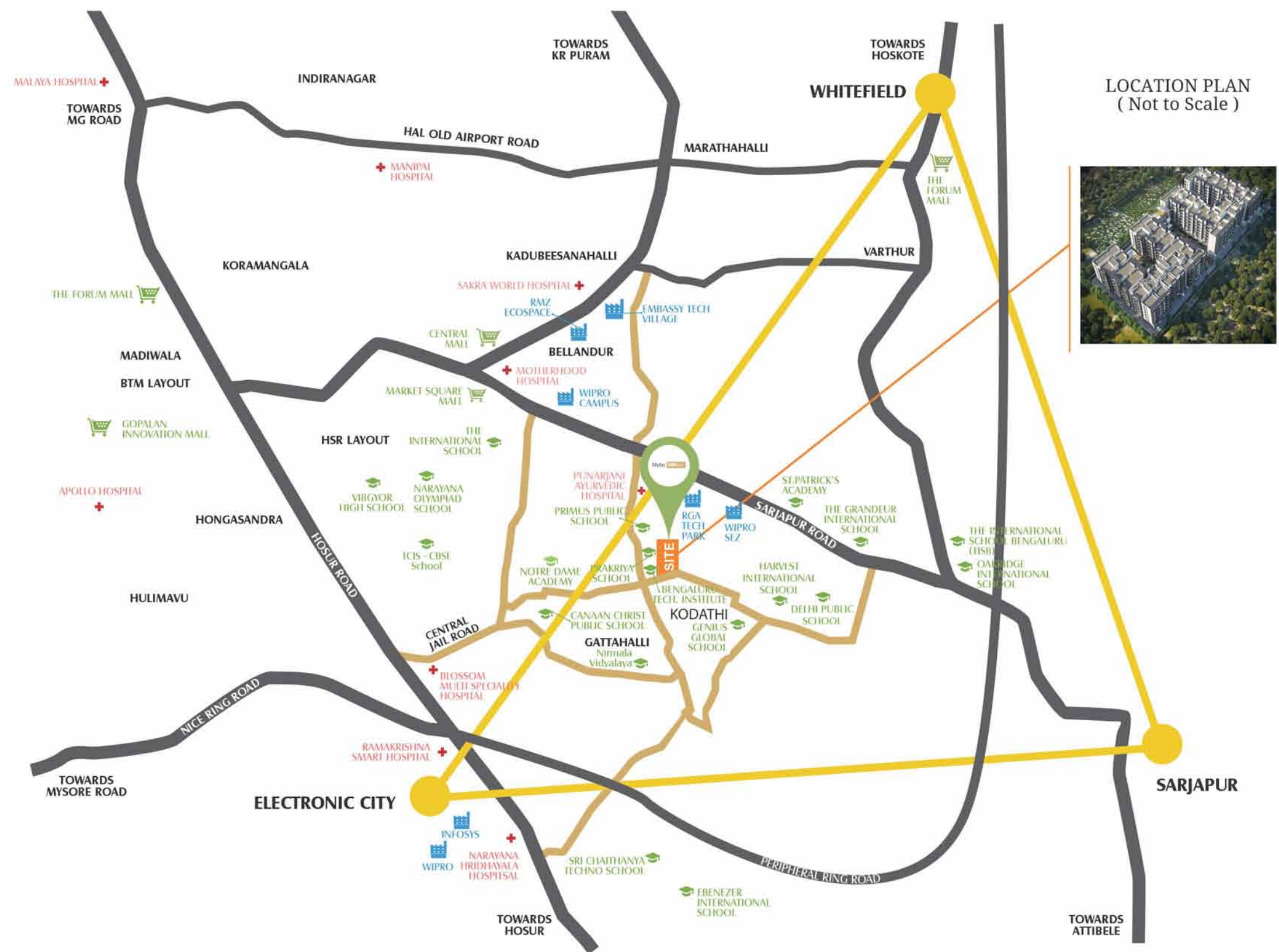


SPACIOUS
PRIVATE DECKS,
**OPEN TO VIEWS
THAT OPENS**

UP NEW
CONVERSATION

At **Mythri SAPphire**, we work without harming the green cover. Leaving nature intact is the highlight of this project. It has been developed as the ideal setting for families, surrounded by natural splendors. You can discover here the full compliment of facilities to ensure a fine lifestyle. Every member of your family will be surely pleased. The sure guarantee for a lifetime supply of mirth and bliss. The spacious areas, the shaded avenues for long walks, the innovative waste disposal system, our rainwater harvesting structures, including large underground cisterns to storage water and reduce water shortage during the months. These are some of the eco-friendly initiatives we have taken.

Mythri **SAP**phire



LOCATION PLAN
(Not to Scale)



CLOSE PROXIMITY TO SOFTWARE TECH PARKS AND SCHOOLS

CORPORATE OFFICES: + RGA Tech Park : 4.2 km + Wipro New Campus : 4.5 km + Wipro Old Campus : 5 km + TCS : 7.3 km + INFOSYS : 7.4 km + Vrindavan Tech Village : 7.8 km + CISCO : 7.9 km + Tech Mahindra : 8 km + RMZ Eco World : 8.1 km + SAP Labs : 8.2 km + Embassy Tech Park : 8.3 km + Wells Fargo Tech Park : 8.4 km + Prestige Tech Park : 8.7 km + Cessna Business Park : 8.8 km		CORPORATE HUBS: + Adobe Tech Park : 9.1 km + Ozone Manay Tech Park : 9.2 km + HCL Tech : 9.2 km + Salarpuria Hallmark : 9.2 km + ECO Space : 9.3 km + Salarpuria Aura : 9.3 km + Salarpuria Touchstone : 9.4 km + Helios Business Park : 9.6 km + Kalyani Tech Park : 9.6 km + RMZ Eco Space : 9.9 km + Pritech Park : 11 km + Robert Bosch : 12 km + Bagmane Tech Park : 14 km		SHOPPING MALLS: + Decathlon : 5.3 km + Total Mall : 6.5 km + Forum Value Mall : 13 km	
EDUCATION: + Prakriya School : 1.3 km + Primus Public School : 1.4 km + Harvest International School : 1.5 km + Notre Dame Academy : 3 km + St. Patricks Academy : 4.7 km + Delhi Public School : 4.4 km + Gear Innovative Int. School : 5.7 km + New Horizon Vidya Mandir : 7.2 km + Oakridge International School : 8 km		HOSPITALS: + Punarjani Ayurvedic Hospital : 2.3 km + Narayana Multi-Spl.ty Hospital : 5.4 km + Motherhood Hospital : 6.6 km + Columbia Asia Hospital : 7.2 km + Sakra World Hospital : 9.9 km + VIMS Hospital : 14 km			

METRO STATIONS:
 + Phase 3 of Bengaluru Metro will Cover this Prosperous Region with Stations at Doddakannahalli + Carmelaram Railway Station: 6.2 km + PRR (Peripheral Ring Road) : 3 km



Developer & Site Address
 Sy No. 67/2, 70/5, Kodathi, Off Sarjapur Road, Behind RGA Tech Park, Bengaluru - 560 035, Karnataka, India.
 sales@mythribuilders.co.in
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Architect & Structural Engineer H.O: Vidya Nagar, Hyderabad B.O Jubilee Hills, Hyderabad. Ph: +91 98480 16269 B.O: Horamavu, Bengaluru. Ph: +91 77950 16269 E-mail: info@snsassociates.co.in	Landscape Architect Jawahar Colony, Jubilee Hills, Hyderabad - 03.	Brand Consultant CREATIVE ETHICS PVT. LTD. Sahiti Sri Vidhya Petals 103, 1st Floor, Street Number 2, Patrika Nagar, Hitec City, Hyderabad. +91 90 329 329 53 www.creativeethics.com	Legal Advisor Motati Meadows, Benniganahalli, Old Madras Road, C.V. Raman Nagar Post, Bengaluru - 560 093.
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Sy No. 67/2, 70/5, Kodathi, Off Sarjapur Road,
Behind RGA Tech Park, Bengaluru - 560 035,
Karnataka, India.

www.mythribuilders.co.in