



: Project By:



Address: Chalta No. 10/12,
Cunchelim, Mapusa, Siolim, Goa 403507

SAPPHIRE

-SIOLIM-

GOA'S JEWEL OF LUXURY LIVING

A PROJECT BY AVIARY DEVELOPERS

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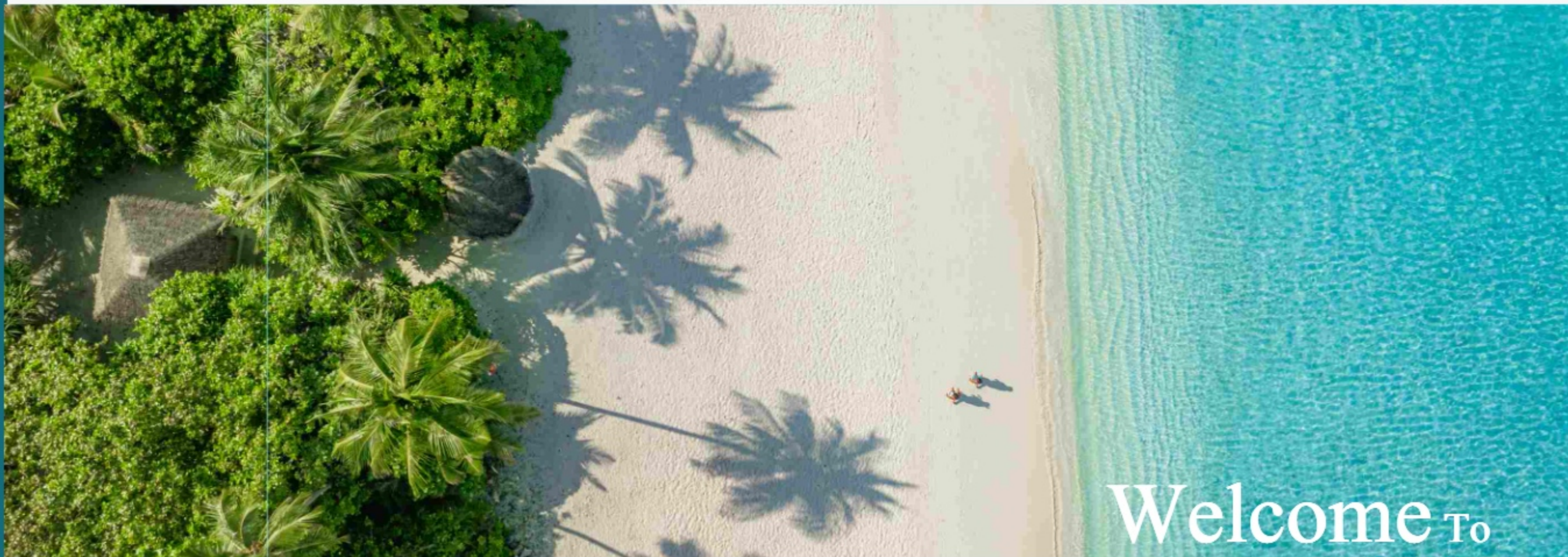




INTRODUCTION

There are homes you live in and there are places that transform the way you live. Sapphire belongs to the second kind, rare, quiet, and crafted with the kind of detail that makes you slow down and take notice.

Here in Siolim, mornings arrive with the fragrance of green landscapes and evenings melt into skies painted in gold. Sapphire is a place where your story unfolds beautifully.



Welcome TO
SAPPHIRE

Spaces

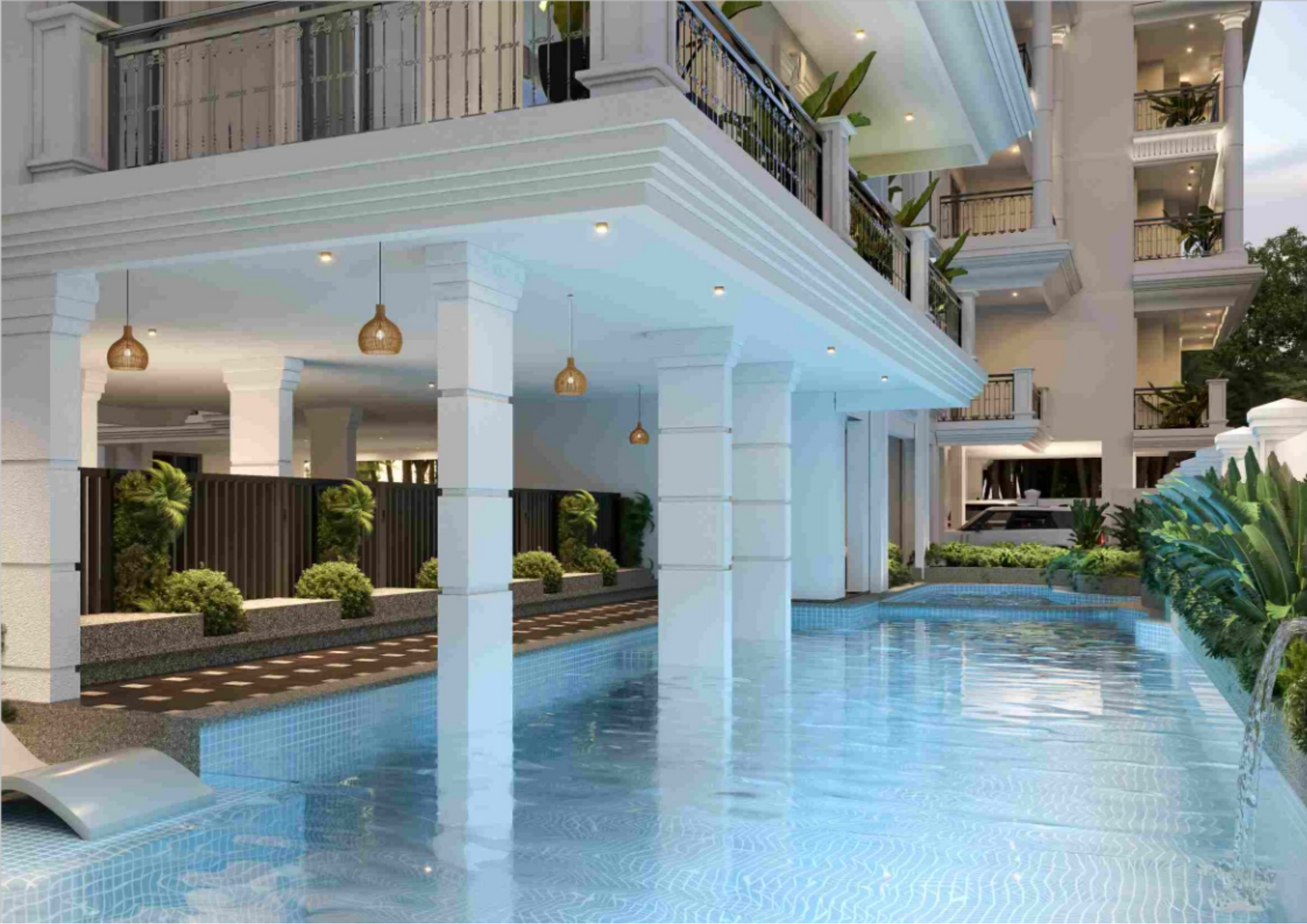
DESIGNED FOR LIFE'S MOMENTS

Sapphire presents a fresh perspective on Goan life. The architecture isn't just about form; it's about framing your experience. Every balcony is a stage for your morning coffee, every window a painting of the sky. This is where life unfolds with ease, surrounded by design that feels both inspiring and effortlessly calm. Your story, beautifully framed.

The Sapphire Experience

- **Dual-Purpose Living** – Ideal for personal retreat or holiday rental.
- **Beach Proximity** – Close to Morjim, Ashwem, Anjuna & Vagator.
- **Seamless Connectivity** – Easy access to Mapusa, MOPA airport, and lifestyle hubs.
- **Emerging Investment Hub** – Strong rental and resale potential.
- **Prime Location** – Situated on Main Marna Road, Siolim.
- **Crafted with Love** – Designed meticulously by Aviary Developers





PROJECT *Highlights*

Numbers Of Units : 15 (11 - 2 BHK), (4 - 3 BHK)

PRIVATE PLUNGE POOL

SEMI FURNISHED APARTMENTS

COMMON POOL / GYM

CLOSED PROXIMITY TO BEACHES AND CLUBS

AIRBNB READY



AMENITIES

— Designed Around You —



Carpet Area
691- 889 Sq. Ft



Built up area
813 - 1028 Sq.Ft



Super Builtup Area
1136 - 2532 Sq.Ft



Semi Furnished



Property Management
Services



Private Plunge Pool



Car Parking



Vastu Compliance



Rental Services



Concierge Services



High Speed
Elevator



24x7 Security
CCTV Cameras



Full Power Backup



Private terrace
For Penthouse

GATHER HERE

YOUR PRIVATE RETREAT

A SPACE TO UNWIND
OR QUIETLY SPACIOUS

SPACES THAT SPEAK

Sapphire's interiors are designed to feel warm and inviting. Large windows let in plenty of sunlight, open layouts keep the energy flowing and premium finishes give every room a touch of sophistication.

DESIGNED FOR SERENITY OR
EVERY DETAIL, CONSIDERED





A STRIKING PRESENCE

Sapphire stands tall with a design that is both modern and graceful. Its architecture blends beautifully with the surroundings and makes a statement without trying too hard.

THE CROWN OF SAPPHIRE

The penthouse at Sapphire is a world of its own.

An expansive private terrace invites you to unwind under the stars, host intimate gatherings, or simply soak in the panoramic views of Goa. Complete with a private plunge pool, this exclusive space promises moments of serenity and luxury, right at your doorstep.

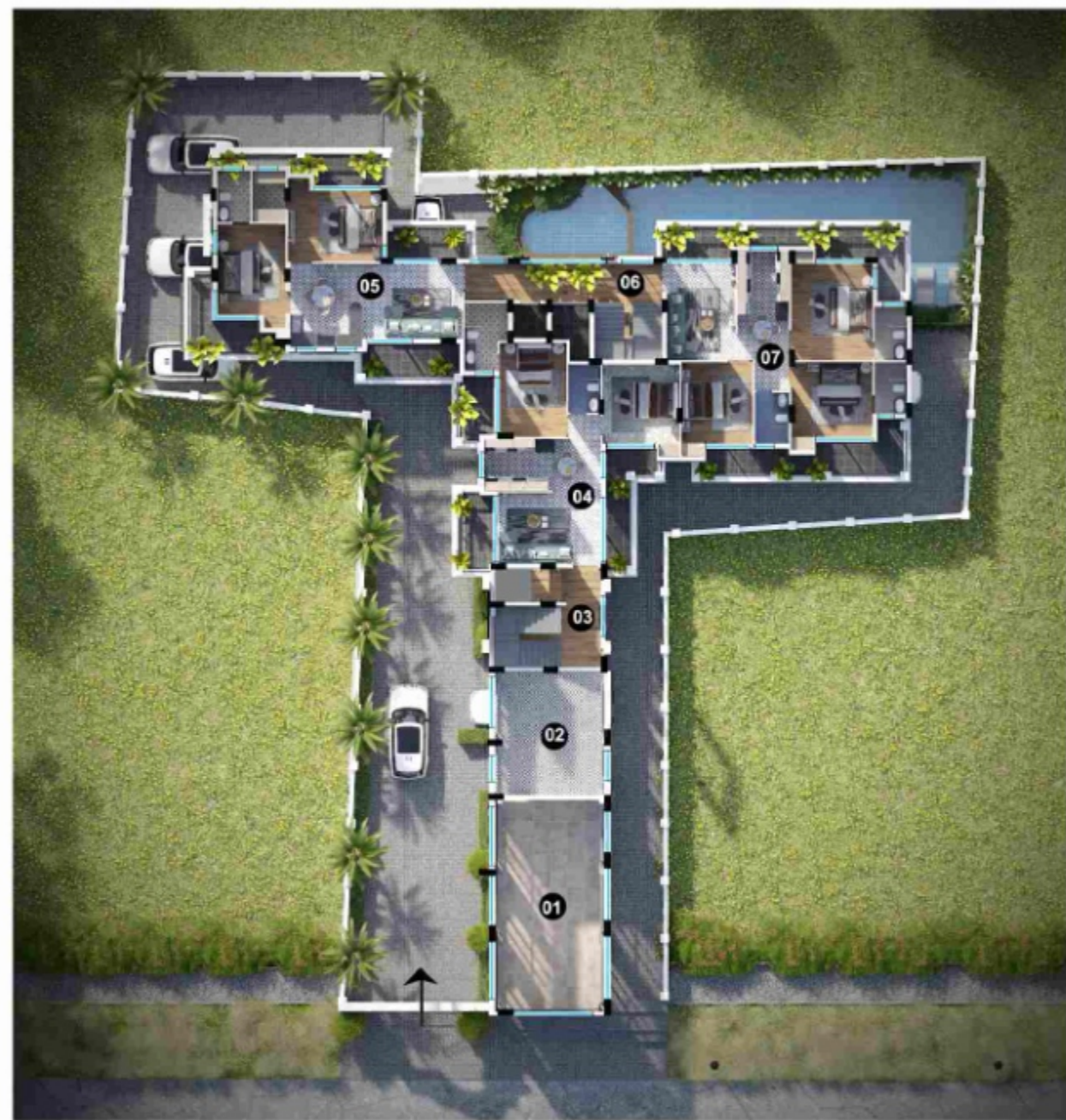




SPECIFICATIONS

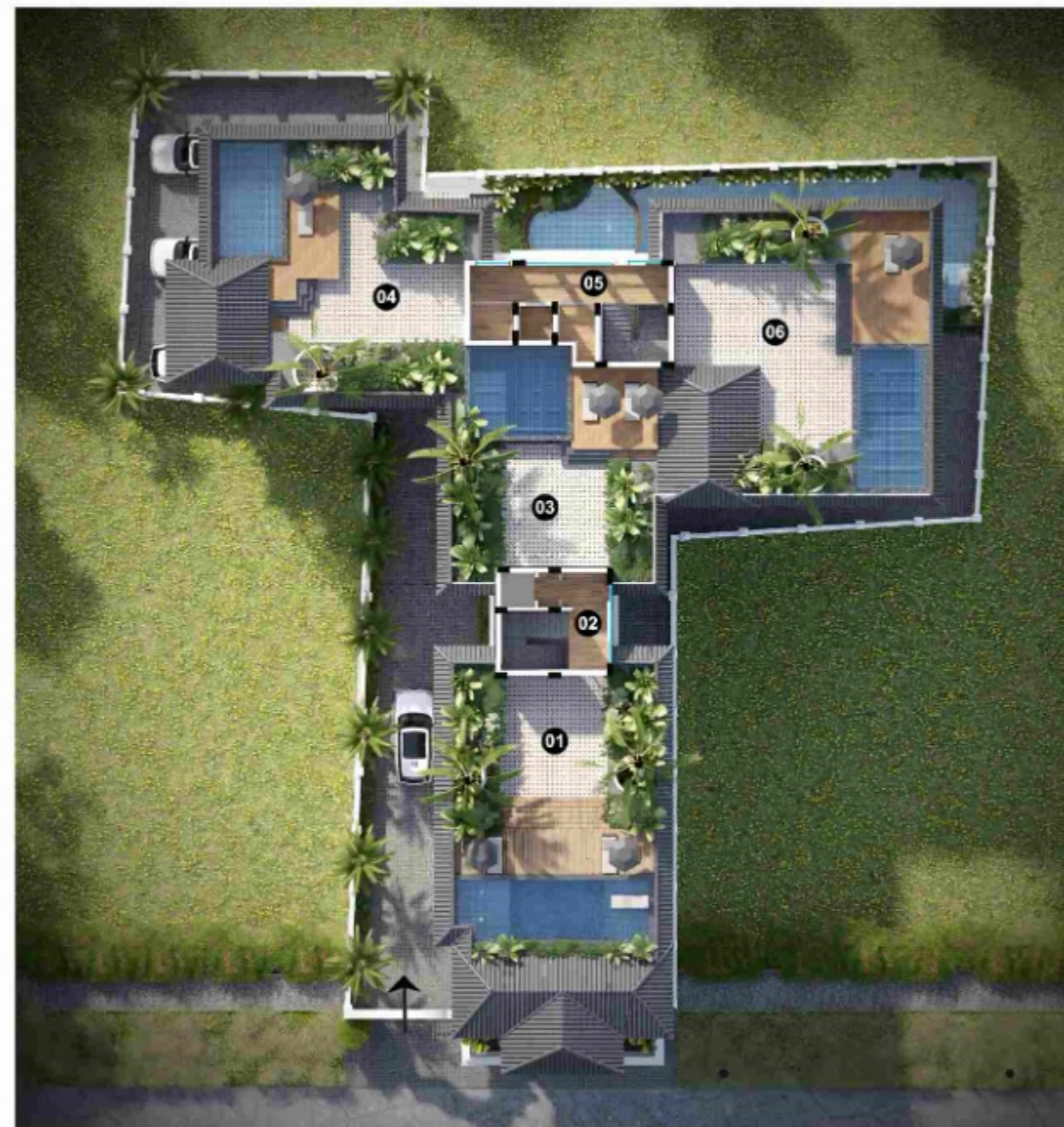
SPECIFICATIONS

- **Kitchen**
High-quality laminated plywood cabinets, granite countertops. Equipped with a chimney and hob for a sleek, contemporary design.
- **Bedrooms**
Fully laminated modular wardrobes with Split AC provision and concealed piping.
- **Electrical Fittings**
MCB switches, sockets, and other electrical components from Anchor or equivalent brands.
- **Flooring**
All rooms with designer tiles. Staircase and corridor with Granite / Kota. Driveway with paver blocks or external tiles.
- **Doors / Windows**
Laminated flush doors with wooden frames and melamine finishes. UPVC windows from reputed international brands.
- **Bathrooms**
Premium CP fittings from Kohler / Jaquar or equivalent. Toughened glass partitions and 25-litre geyser from AO Smith / Recold or equivalent.
- **Others**
Lift: Otis / Schindler / Technoplus or equivalent. DG: Kirloskar / Cummins or equivalent. Ceiling lights and fans included.



FIRST FLOOR

SNO.	AREA
01	DOUBLE HEIGHT COMMERCIAL AREA / SHOP
02	OFFICE
03	STAIR AND LIFT LOBBY
04	2BHK TYPE 2 (B)
05	2BHK TYPE 3 (B)
06	STAIR AND LIFT LOBBY
07	3BHK TYPE 1 (B)



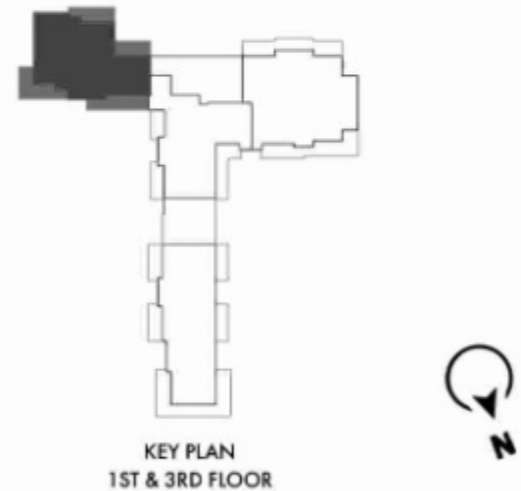
TERRACE FLOOR PLAN

SNO.	AREA
01	2BHK TYPE 1
02	STAIR AND LIFT LOBBY
03	2BHK TYPE 2
04	2BHK TYPE 3
05	STAIR AND LIFT LOBBY
06	3BHK TYPE



2BHK TYPE 3 (B) FLOOR PLAN

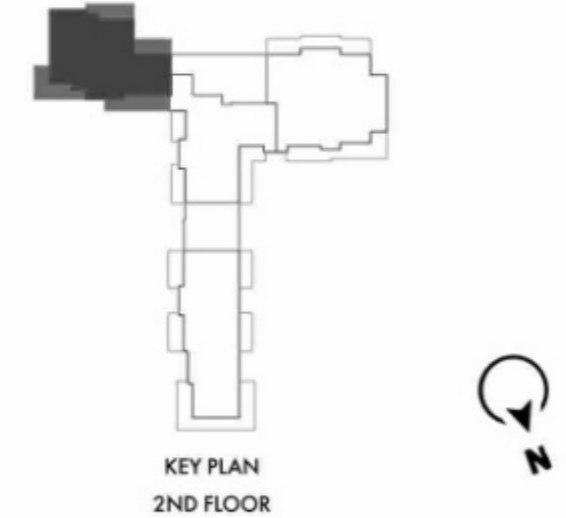
SNO.	AREA	DIM. IN METER	DIM. IN FEET
01	LIVING ROOM	3.20 M X 4.50M	10'-6" X 14'-9"
02	KITCHEN & DINING ROOM	2.40 M X 5.10 M	7'-10" X 16'-8"
03	BEDROOM	3.20 M X 4.25	10'-6" X 13'-11"
04	TOILET	1.55 M X 2.40	5'-1" X 7'-10"
05	BEDROOM	4.40 M X 3.30	14'-5" X 10'-9"



Flat No.	Carpet Area (Sq.Ft)	Super Built Up Area (Sq.Ft)
101	691.79	1443.88
301	691.79	1386.83

2BHK TYPE 3 (A) FLOOR PLAN

SNO.	AREA	DIM. IN METER	DIM. IN FEET
01	LIVING ROOM	3.20 M X 4.50M	10'-6" X 14'-9"
02	KITCHEN & DINING ROOM	2.40 M X 5.10 M	7'-10" X 16'-8"
03	BEDROOM	3.20 M X 4.25	10'-6" X 13'-11"
04	TOILET	1.55 M X 2.40	5'-1" X 7'-10"
05	BEDROOM	4.40 M X 3.30	14'-5" X 10'-9"

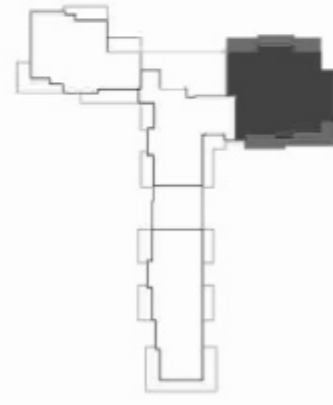


Flat No.	Carpet Area (Sq.Ft)	Super Built Up Area (Sq.Ft)
201	691.79	1524.07



3BHK (A) FLOOR PLAN

SNO.	AREA	DIM. IN METER	DIM. IN FEET
01	LIVING ROOM	3.20 M X 4.50	10'-6" X 14'-9"
02	KITCHEN & DINING ROOM	2.40 M X 5.10 M	7'-10" X 16'-8"
03	TOILET	1.60 M X 2.37	5'-3" X 7'-9"
04	BEDROOM	3.30 M X 3.80	10'-9" X 12'-5"
05	BEDROOM	3.80 M X 4.50	12'-5" X 14'-9"
06	TOILET	1.50 M X 2.40	4'-11" X 7'-10"
07	BEDROOM	3.80 M X 3.50	12'-5" X 11'-5"

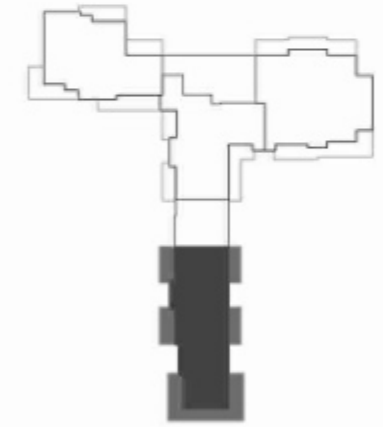


KEY PLAN
2ND FLOOR



2BHK TYPE 1 (B) FLOOR PLAN

SNO.	AREA	DIM. IN METER	DIM. IN FEET
01	LIVING ROOM	4.93 M X 3.30M	14'-4" X 10'-10"
02	KITCHEN & DINING ROOM	5.43 M X 2.40 M	17'-9 X 7'-10"
03	BEDROOM	3.63 M X 3.40M	11'-11" X 11'-2"
04	TOILET	2.30 M X 1.50M	7'-6 X 4'-11"
05	BEDROOM	4.10 M X 3.20M	13'-5" X 10'-6"



KEY PLAN
3RD FLOOR



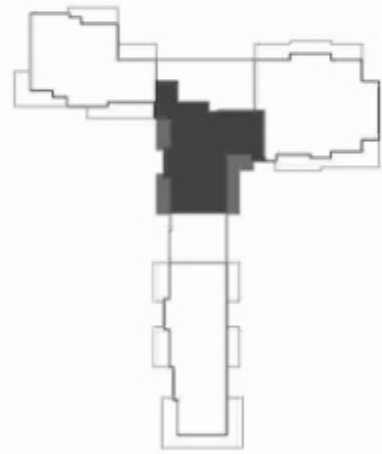
Flat No.	Carpet Area (sq.ft)	Super Built Up Area (sq.ft)
102	889.63	1679.82
202	889.63	1749.25
302	889.63	1650.87

Flat No.	Carpet Area (sq.ft)	Super Built Up Area (sq.ft)
204	776.93	1824.48
304	776.93	1594.24
404	776.93	2868.47



2BHK TYPE 2 (B) FLOOR PLAN

SNO.	AREA	DIM. IN METER	DIM. IN FEET
01	LIVING ROOM	4.80 M X 3.30M	15'-9" X 10'-10"
02	KITCHEN & DINING ROOM	4.3 M X 2.40 M	14'-1" X 7'-10"
03	TOILET	1.50 M X 2.25M	4'-11" X 7'-4"
04	BEDROOM	3.13 M X 4.40	10'-3" X 14'-5"
05	TOILET & DRESS	2.0 M X 3.18M	6'-6" X 10'-5"
06	BEDROOM	3.60 M X 3.70M	11'-9" X 12'-1"



KEY PLAN
1ST & 3RD FLOOR

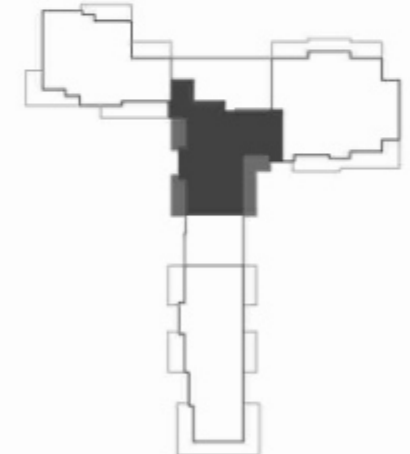


Flat No.	Carpet Area (Sq.Ft)	Super Built Up Area (Sq.Ft)
103	728.07	1253.99
303	728.07	1247.75



2BHK TYPE 2 (A) FLOOR PLAN

SNO.	AREA	DIM. IN METER	DIM. IN FEET
01	LIVING ROOM	4.80 M X 3.30M	15'-9" X 10'-10"
02	KITCHEN & DINING ROOM	4.3 M X 2.40 M	14'-1" X 7'-10"
03	TOILET	1.50 M X 2.25M	4'-11" X 7'-4"
04	BEDROOM	3.13 M X 4.40	10'-3" X 14'-5"
05	TOILET & DRESS	2.0 M X 3.18M	6'-6" X 10'-5"
06	BEDROOM	3.60 M X 3.70M	11'-9" X 12'-1"



KEY PLAN
2ND FLOOR



Flat No.	Carpet Area (Sq.Ft)	Super Built Up Area (Sq.Ft)
203	728.07	1301.46

2BHK TYPE 3 TERRACE FLOOR PLAN



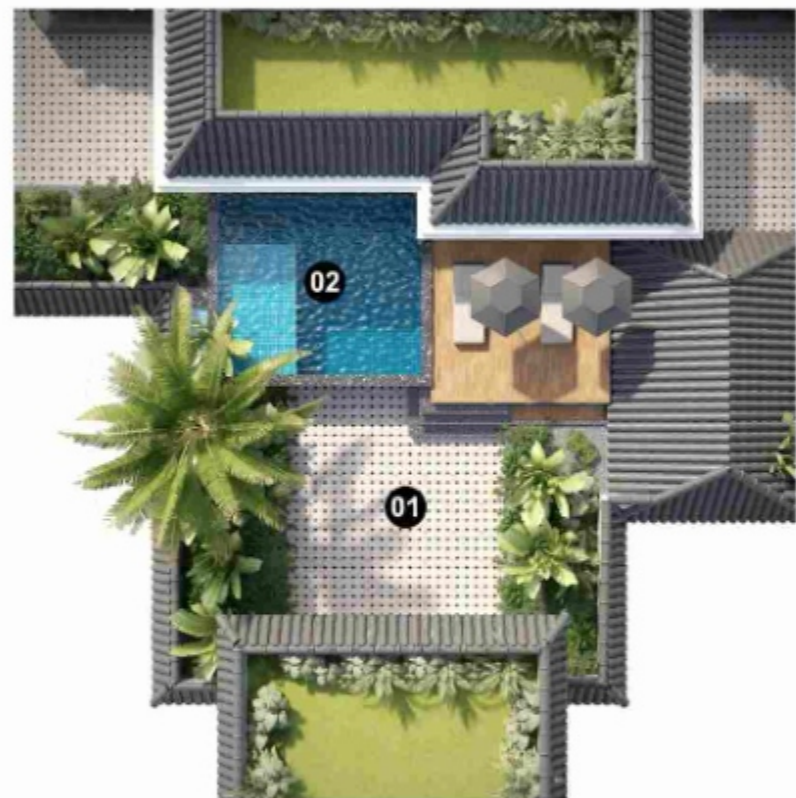
Flat No.	Carpet Area (sq.ft)	Super Built Up Area (sq.ft)
401	691.79	2462.90

3BHK TERRACE FLOOR PLAN



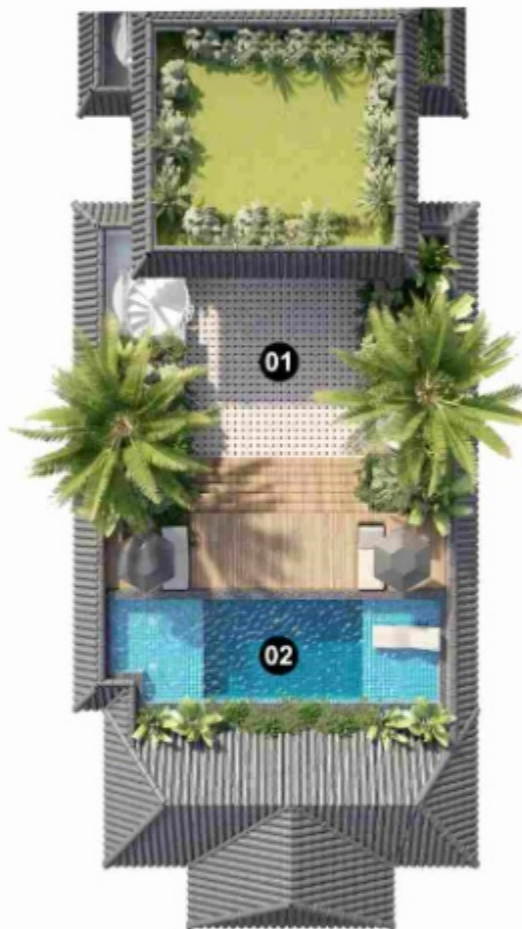
Flat No.	Carpet Area (sq.ft)	Super Built Up Area (sq.ft)
402	889.63	2773.22

2BHK TYPE 2 TERRACE FLOOR PLAN

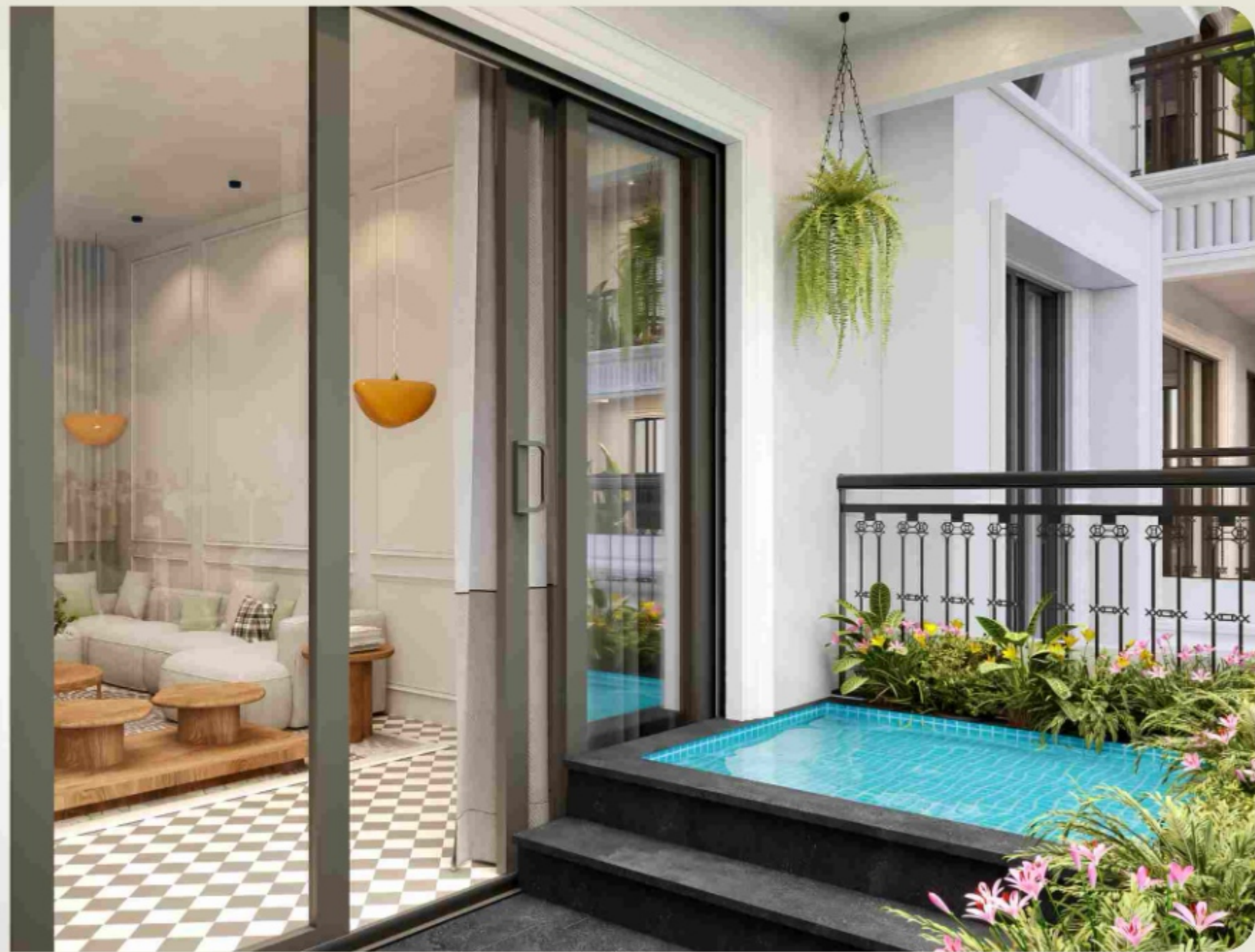


Flat No.	Carpet Area (sq.ft)	Super Built Up Area (sq.ft)
403	728.07	2161.01

2BHK TYPE 1 TERRACE FLOOR PLAN



Flat No.	Carpet Area (sq.ft)	Super Built Up Area (sq.ft)
404	776.93	2868.47



PREVIOUS PROJECTS **ELEVA** SUITES



32 Apartments **SOLD OUT**



BUILDING WITH PURPOSE

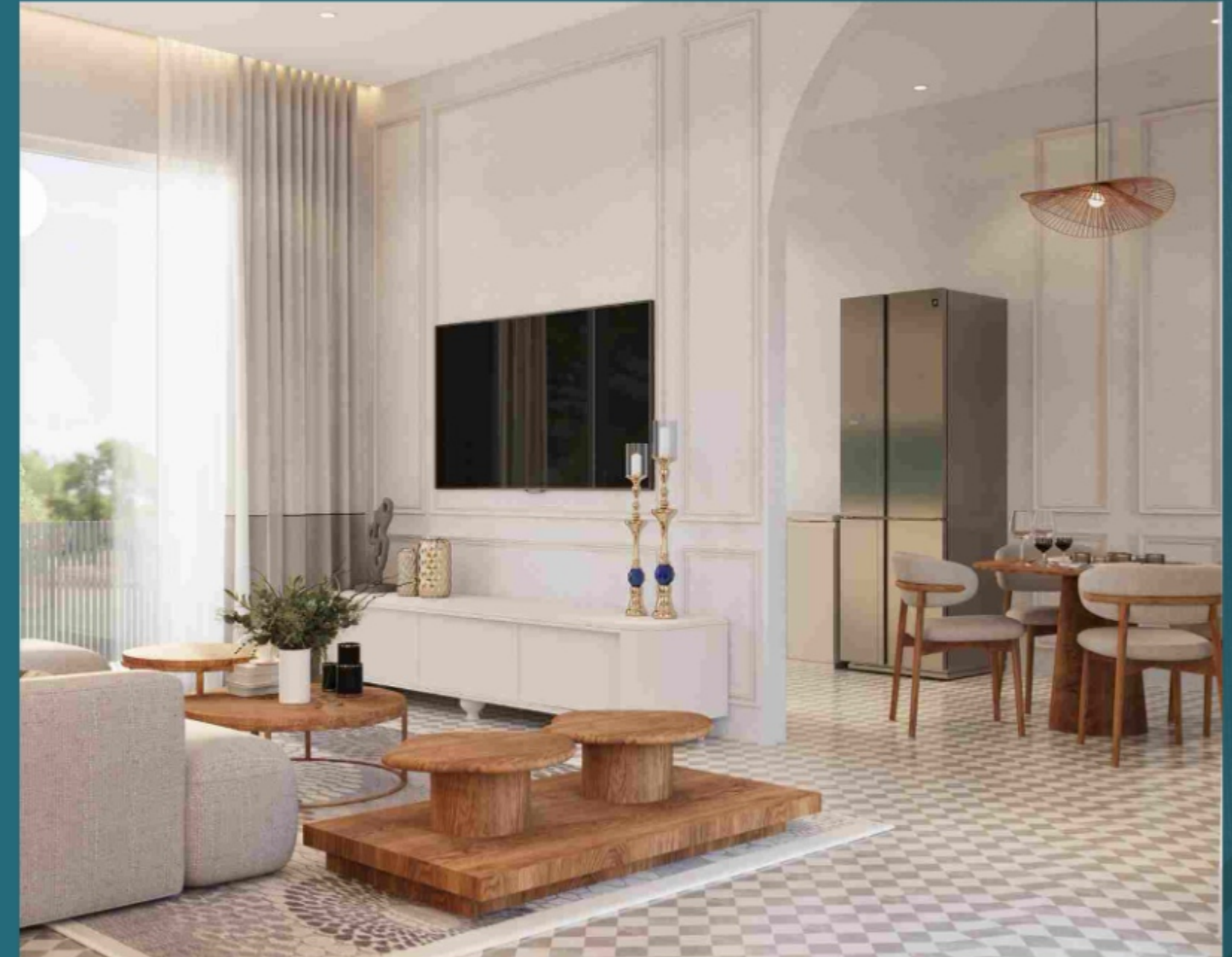
Aviary Developers – Building with Purpose

Aviary Developers believes that a home should be more than walls and windows. Every project we create is shaped with care, attention and a promise of quality. Sapphire is our commitment to build homes that carry a sense of pride and remain timeless for generations.

GERA & ASSOCIATES ARCHITECTS & INTERIOR DESIGNERS

Welcome to Gera & Associates, a distinguished Architectural Design Firm with over 36 years of experience and a remarkable portfolio of more than 1200 successfully completed projects both in India and internationally. We take pride in being at the forefront of the industry, offering a comprehensive range of services including Architectural Planning, Façade Design, Landscaping, and Interior Design. With a strong emphasis on excellence and innovation, we have established ourselves as experts in designing exceptional holiday homes, villas, and hotels in the picturesque state of Goa, as well as in various international cities where we continue to undertake multiple projects. Our team of highly skilled architects and designers possess a wealth of expertise and work closely with clients to deliver tailored solutions that go beyond their expectations. At Gera & Associates, we uphold a strong commitment to quality, professionalism, and excellence in all aspects of our work. We believe that every project presents a unique opportunity to create a space that truly reflects the visions and aspirations of our clients. By combining our extensive knowledge and experience with the latest technology and tools, we strive to deliver designs that are not only aesthetically pleasing but also sustainable and cost-effective.

Rajeev Kuma Gera
Principal Architect



MAP



CONNECTIVITY

Beaches:

- Anjuna Beach _____ 10 Km - 20 Min
- Vagator Beach _____ 9.5 KM - 20 Min
- Ozran Beach _____ 10 Km - 20 Min
- Morjim Beach _____ 11 Km - 22 Min

Dining:

- Hosa _____ 4 Km - 7 Min
- Bawri _____ 5.5 Km - 10 Min
- Nama Beach Fronts _____ 7 Km- 15 Min

Vibrant Nightlife:

- Thallasaa _____ 5.7 Km - 12 Min
- Raeeth _____ 9.5 Km - 20 Min
- Hammerz club _____ 12 Km - 25 Min
- Goya club _____ 8 Km - 15 Min

Casinos:

- Casino Pride _____ 19 Km - 36 Min
- Big Daddy Casino _____ 19.5 - 37 Min
- Deltin Royale _____ 19.5 Km - 37 Min

Airport Connectivity:

- Dabolim International Airport (GOI) _____ 45 km,
- Manohar International Airport (GOX) _____ 15 km