



Centre of
Life & Living in Gurgaon!



Step foot in to **Sapphire 92**,
Step foot in **The Heartbeat of Gurgaon**.



Not to scale
Artistic impression only

Welcome to Sapphire 92,

The centre of life & living in Gurgaon.

OPEN

Spread over **2.5 acres**

This landmark is situated in Sector 92. Already home to more than 10,000 families and well inhabited by residential apartments, housing colonies, mega townships, Sector 92 is next to IMT Manesar also has International Banks, esteemed Educational Institutes like the upcoming Modern School.

What's more, taking advantage of the magnanimous footfalls, Sapphire 92 is all set to be the **"Neighbourhood Bazaar"** of this affluent area. So be it the plethora of retail, entertainment choices and cuisines options, Sapphire 92 will be your answer to everything a neighbourhood market could ask for.

Step foot into Sapphire 92, step foot in **The Heartbeat Of Gurgaon.**



Gurgaon Haat



High Street Retail



Multiplex



Food court & Restaurants



Serviced Suites

The **Direct** Connection

This area is also being hailed as "New Gurgaon". Comprising of sectors 81 to 95, it is well connected by the Dwarka-Gurgaon Link Expressway, also known as the Northern Peripheral Road (NPR).

The Expressway starts from Dwarka, connects to NH8. This will provide much faster access to the airport and will connect close to the 100m wide road proposed in the New Master Plan.

Sapphire 92 is also directly linked to NH8 and Kundli-Manesar-Palwal Expressway (KMP) and the proposed ISBT, making it a prime location of the region.

Being Future **Ready**

Gurgaon-Manesar Master Plan 2021, the proposed Dwarka-Gurgaon-Manesar link Metro corridor will run parallel the NPR and ultimately reach the residential colonies. The proposed Metro is just 2 minutes away from the Expressway, serves as another level of connectivity to the city as well as with the International Airport in Delhi.

Ameya's **Strategic Edge**

Sector 92 is one of those privileged sectors nearby from the Expressway, which enable the buyers/investors bypass the traffic at the Gurgaon during peak hours and comfortably reach their destinations.

And **Being Posh** as well

As the Expressway will meet the Diplomatic Enclave 2 in Dwarka, this area is all set to become one of the most exclusive and most sought after locations.

One could even foresee it to be the next best address to Delhi's Shanti Niketan and Vasant Vihar.

Strategic Location.

Strategically located. Great footfalls. And brilliantly situated. Such are few words that describe the superb location of Sapphire 92.



 **Sapphire**
92
SECTOR 92, GURGAON



This area, comprising of Sectors 81 to 95, has emerged as **one of the most sought after residential addresses** in the last few years.

Not just the upscale residential areas, this neighbourhood also has International Banks, esteemed Industrial Township like IMT Manesar and the upcoming Modern School.

Sapphire 92 is all set to take advantage of the magnanimous footfall from the well settled surrounding residential areas and be the neighbourhood bazaar for all their needs, be it daily, recreational, cuisine or retail.



Already home to more than **10,000 families**, the area is well occupied by residential apartments, flats, housing colonies and prime residential units of mega townships.



The Affluent Neighbourhood **Footfalls**

If there is anything New Gurgaon can boast about, it would have to be its affluent residents.



The distinguishing facets It's features

From scouring the best and most sought after locations, to bringing the very best in commercial spaces, Sapphire 92 is poised to become a destination of fantastic offerings!

As the **1st ever chain of High Street Retail**, the Sapphire addresses are not just redefining retail and workspaces, but also personifying innovation.

Here's a look in to what Sapphire 92 has in store for you.

Gurgaon Haat

High Street retail

Multiplex Of The Future

Food court & Restaurants

Serviced Suites



Not to scale
Artistic impression only

Sapphire 92 will be
retail therapy hub

Retail environment with a touch of Pleasure

For the 1st time in
Gurgaon, Sapphire 92
bring to you the
amalgamation of Indian
culture – **The Gurgaon
Haat.**

Gurgaon Haat is a modular and lockable bazaar with maximum frontage, where you indulge in local and regional handicrafts, ethnic clothes, classy and authentic art, shop for fashionable stuff, and also pamper your taste buds to a variety of delectable street food.



Gurgaon Haat Specifications

HAAT SIZE
209 sq. ft. (1941 sq. mtr.)





High Street Retail

The urban shopping experience

Go all out, let loose of your wants and shop like there's no tomorrow.

For the enviable ambience to the numerous options available, Sapphire 92 High Street Retail promises to be an altogether new High.



- Anchor stores
- Lifestyle brands
- Selection of FMCG brands
- High end apparels brands
- General merchandise stores
- Spas, Salons & Gymnasiums

Sapphire 92 has ample floor space and serves as a perfect one stop location for exclusive outlets of high-end luxury brands as well as daily convenience shopping.



A state-of-the-art multiplex entertainment can match a superb shopping spree. And for that, we have our 3-screen multiplex! Quench your thirst for quality entertainment with a movie of your choice, sit back and simply have fun!

While you enjoy an exclusive cinematic experience, don't forget to choose from a wide array of food options at the cinema's Café Lounge.



Multiplex of The Future

Exclusive cinematic experience- 3-screen multiplex.



Food court & Restaurants

The finest of food and ambience come together at Sapphire 92.

As someone beautifully said, **"There is no love more sincerer than the love of food!"**

Taking on from this is our vibrant food court and a plethora of restaurants along with standalone cafes.



- Multi cuisine food court
- Plethora of restaurants
- Standalone cafes
- Fine dining

Serving you a European Street café experience is our expansive multi cuisine food court that offers sumptuous as well as value meals. The finest of food and ambience come together to give a heady mix at our fine dining restaurants. And the befitting climax to your High Street Retail extravaganza at Sapphire 92, can be summed up over of your favourite coffee at the standalone coffee shops.

Let's talk business! That of power living, indulgent environment and easy luxury.

Welcome to the **one-of-its-kind** Serviced Suites at Sapphire 92.



Key features

- 24/7 housekeeping, concierge and travel desk
- International standard 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
- High speed elevators
- CCTV monitoring, international standard fire fighting system
- Earthquake resistant structure
- Exclusive health club and swimming pool
- Outdoor party area
- Direct access to retail and entertainment zones
- Power backup and round the clock water supply
- Fitted modular kitchenette, branded CP fittings and flooring
- Smart lighting solution
- Air-conditioned suites with temperature control in each room
- Fire rated main door, smoke detectors and sprinkler system in all areas



Serviced Suites

New age fully loaded suites



Why invest in Sapphire 92

Step in to Sapphire 92 today and step out a **smart investor** tomorrow.

+ Multi usage Asset

+ futuristic design

+ Huge scope of appreciation

+ Strategic Location

- A fabulous investment for young professionals and post retirement consultants
- Saves Hotel and Business Centre costs when travelling to Gurgaon/Delhi
- A multi usage asset for your personal use or earning rent
- Its futuristic design offers a huge scope of appreciation
- Excellent location, trusted Developer, premium specifications and strategic location make it a great investment opportunity







Commercial spaces, **delivered.**

The people behind the Sapphire Saga Ameya Group.

Trust earned from expertise of retail and commercial developments.

Ameya is a Gurgaon based professional real estate group focused on developing a large portfolio of retail and commercial projects in Gurgaon. Ameya's expertise lies in creating work spaces, retail spaces and other specialized business zones at lucrative locations to deliver maximum value to its clients.

Ameya Group established with a belief in creating real value for customers through extensive market analysis and time bound quality construction. Committed to continuously evolving in practices, to aspire to leave an impressive mark on the modern day skyline of Gurgaon.

Ameya has delivered landmark projects, Ameya One (Golf Course Road, Sector 42, Gurgaon) and The Sapphire (Sohna Road, Sector 49, Gurgaon) are fully operational.



THE SAPPHIRE



DELIVERED PROJECTS

AMEYA ONE

GOLF COURSE ROAD, GURGAON

THE SAPPHIRE

SOHNA ROAD, GURGAON

ONGOING PROJECTS

SAPPHIRE EIGHTY THREE

SECTOR 83, GURGAON

SAPPHIRE NINETY

SECTOR 90, GURGAON

UPCOMING PROJECTS

IN SECTORS 82A to 93 OF GURGAON

HIGH STREET RETAIL

SERVICED SUITES

MODERN WORK SPACES

HOSPITALITY

DINING & ENTERTAINMENT



a whole new
experience awaits
you

804-805, 8th Floor, JMD Megapolis
Sector - 48, Sohna Road, Gurugram - 122018, Haryana (INDIA)

0124 - 4253000 & +91 - 124 - 4252200

OUR PHILOSOPHY

The Arc of Growth

Always on a **rise**. Always
ready to **lead**.

We, Ameya, are ready to conquer newer horizons. One that's not possible without you. And in this endeavour, we invite you to be our partner, in scaling unprecedented heights and creating exceptional landmarks. Just like our Sapphires.

With our philosophy
stemming from our Arc of
Growth, let's get together and
redefine the business spaces.

ameyagroup.in

