



# **Welcome** **For a** **Green** **Investment**

## **Why Invest In Indian Real Estate?**

Flying high on the wings of booming Real Estate, property in India has become a dream for every potential investor looking forward to dig profits

- India is going to produce an estimated 2 million new graduates from various Indian universities during this year, creating demand for 100 million square feet of office and industrial space.
- Real estate investments in India yield huge dividends. 70 percent of foreign investors in India are making profits and another 12 percent are breaking even.



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# Big goodbye to

the chaotic

**concrete jungle**

# embrace

the lush green  
surroundings of

EARTH  
**SAPPHIRE**  
COURT

## A Green Workspace

An Eco-friendly business hub that reduces environmental impact with its intelligent use of land, energy and water consumption.



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EARTH  
**SAPPHIRE**  
COURT

**G**  
Go Green

**Green** Studio office space



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The **First Green Building**  
in Greater **Noida**





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## The Concept

### Go Green



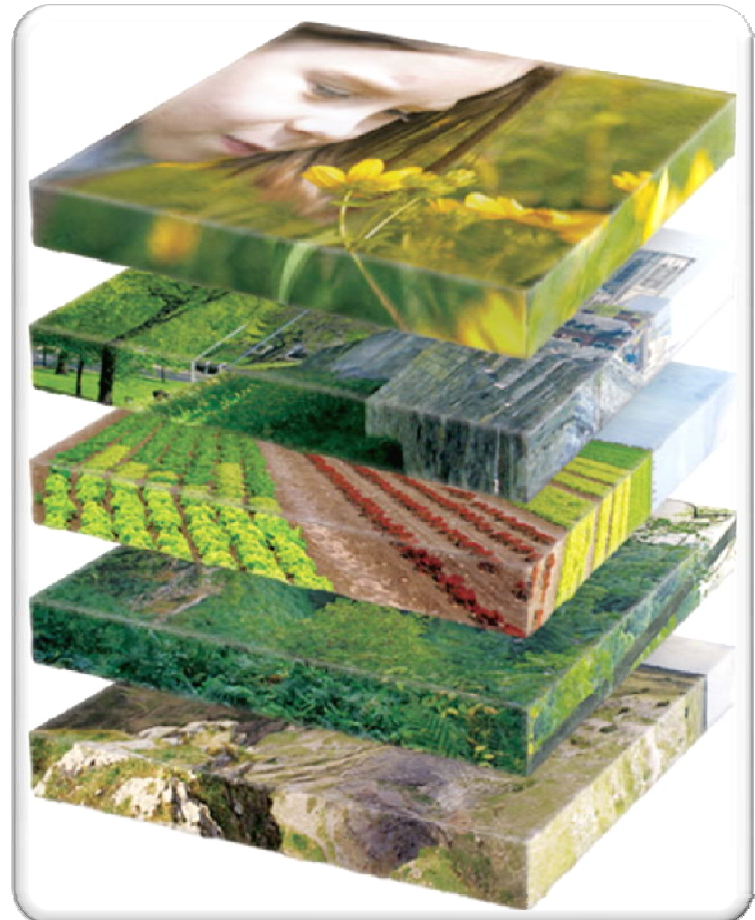
- A proposed green building which will change the way people work in constrained atmosphere
- The Green roof improves air quality by producing oxygen and absorbing CO2
- Access to natural light reduces 30% of electricity requirements
- Instant office (Fully Furnished)
- Investment friendly





## The Land Smart

- **Full utilization of space** with wisely built Conference rooms, Board rooms & Reception lobby
- **Large floor plates**, open span design and central corridors ensure maximum utilization of land space
- **Flexi Size Business Suites** ranging from 290 sq. ft. - 350 sq. ft. – 750 sq. ft
- Vaastu abiding structure





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## The **Energy** Smart

- Use of **high-efficiency** windows
- Designers orient windows, walls and place awnings, porches, **trees to shade windows and roofs** during the summer while maximizing solar gain in the winter
- **Coated glass** reduces energy costs
- **30% reduction** in energy costs through design architecture
- Measurement and verification provided through meters
- **Exterior shades** on south facing windows

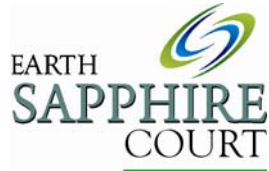






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## The **Technology** Smart

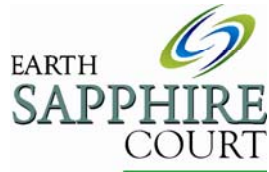
- LED Technology
- Round the clock management
- On site centre manager
- Video Conferencing
- Printers / Fax Machine / Courier
- Mail delivery / Postage Machinery
- Multi Access IT Support
- Continuous IT Support
- High Speed Internet
- Local Area Network
- On site utility
- Binding & Lamination facility
- Plasma Screen LCD Projectors
- Broadband internet access with Wi-Fi
- 100% power back up





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## Share space @ Work

The equation 20:80 ratio, absolutely works for our project. The places like conference rooms, board rooms, reception lobbies lies ideal for most of the time. By making it under the common zone we have increased the uses of the space.





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## Fun @ Work

At Sapphire Court we have addressed the need of leisure; shopping and entertainment. We know the importance of different activities of an individual. That is why we offer dedicated ultra-modern club with a host of indoor activities like dance Academy, Music, Yoga, Meditation, Gunfight, Face Paintings, Sketching etc.







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## Food @ Work

At Sapphire Court one can spend some exclusive time to pamper his taste buds at the classy food court. This eating zone is going to be far away from the cafeteria format and more like luxurious lounge.



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## Services @ Work

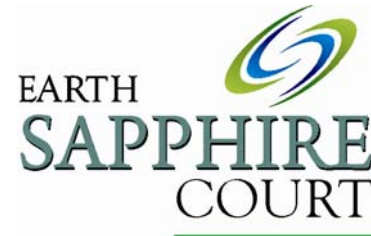
- IT management & support
- LCD Projectors & wide Lounge area
- Onsite Centre Manager to assist people
- The facilities like Club, food court, terrace garden, open restaurant, Gymnasium etc.
- Investment friendly
- 24X7X365 state-of-the art work culture
- Round the clock maintenance services
- Book Library & Play court
- Postage & mail delivery system
- Play Court
- CCTV Security System





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The **Instant** office



**Get - Set - Go** for work in 30 minutes



1. Energy Efficient Air Conditioner
2. Laptop with Intel Core Processor
3. Personal Computer
4. LCD Monitor & Key Board
5. IP Based KTS System
6. Director's Table
7. Director's Ergonomically Chair
8. Specially Designed Visitor Chairs
9. Modular Staff workstations
10. Specially Designed Staff Chairs
11. Designer's light
12. Indoor Plants/bonsai
13. Cordless Electric Kettle
14. Fine Bone China Crockery
15. Modular Filing Cabinet

16. Adjustable Reading Glass
17. Vitrified Flooring
18. Rare Paintings
19. Portable LED Table Lamp
20. Spacious Book Shelf
21. Designer False Ceilings
22. Branded UPS
23. Water Filter
24. Digital Cordless Phones
25. Fridge
26. Scanner
27. Venetian Blinds
28. Advance Printer System
29. Fax





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# Knowledge Park V

**Greater Noida**

**The immerging destination...**



With the Close proximity of Noida, Knowledge Park V is going to witness a very high speed growth in near future. The main attribute of the location is the way it will interlink with Noida, Ghaziabad, Faridabad & Delhi through different routes. The location is also witnessing a potential market for different industrial setups.

## Location advantage

- Only 5 Minute drive from NH 24
- Only 4 Minute Drive from Noida, Sector 121
- Only 9 Minute Drive from Pari Chauk
- Only 3 Minute Drive from the proposed Metro Station
- Only 3 Minute Drive from the Crossing Republic Part II
- Only 1 Minute Drive from FNG Corridor

## Industrial Setup

Daewoo, TCS, Yamaha, LG, Minda, ACC, Ashtech, Jackson, Graziano etc

## In The Close Vicinit

Golf Course, Exposition Mart, TCS & Wipro





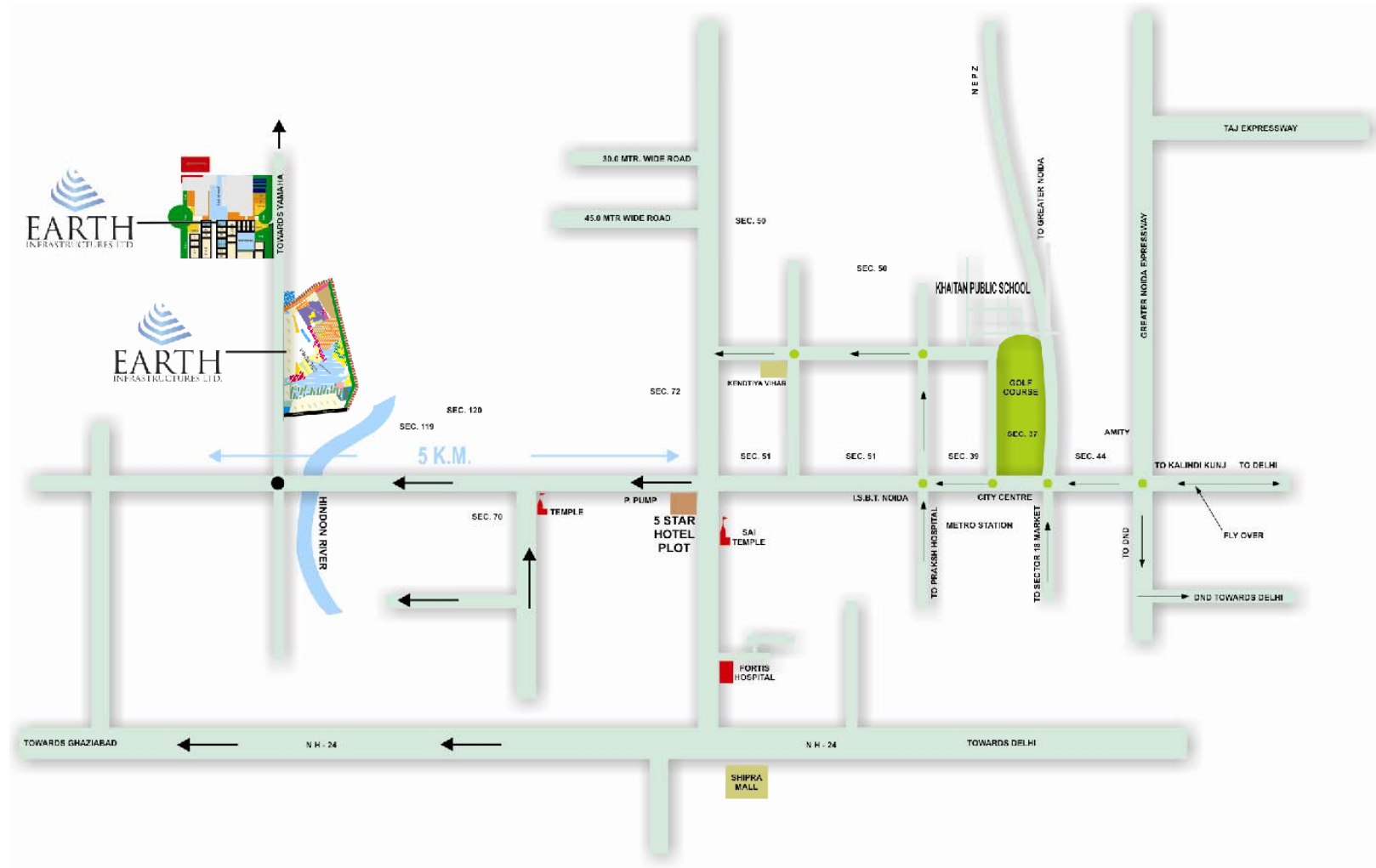


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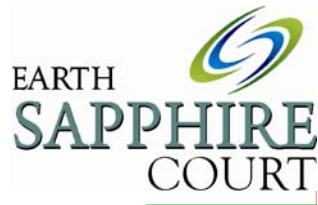
# Your Convenience Map





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Investment **friendly**

**Earn 12%** per annum assured returns

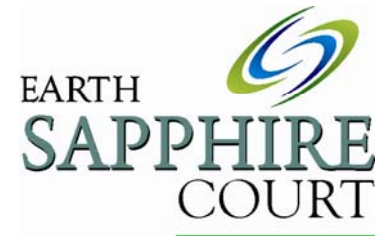
**Bank Guarantee**

**Approved** project by Greater Noida Authority



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**Owning** plan