







its time to live your dreams

MAX CITY Developers invite you to own a dream home in one of the ten most dynamic cities of the World : "PARK SAPPHIRE" VAISHALI



HI-TECH SECURITY DEVICES

3-TIER ROUND THE CLOCK SECURITY SYSTEM

CENTRALISED LAUNDRY AND IRONING SETUP

CENTRALISED COMMUNICATION SYSTEM

CCTV PROVISION THROUGH CABLE NETWORK



## principal infrastructure features.....

Freehold land approved by G.D.A.

- 100 ACRES OF INTEGRATED TOWNSHIP ON HIGHWAY
- AIR CONDITIONED LIVING & MASTER BEDROOM
- EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE
- ALL APARTMENTS ARE THREE SIDE OPEN
- 100% POWER BACKUP FOR ESSENTIAL SERVICES
- WATER SUPPLY ROUND THE CLOCK
- 80% OPEN, GREEN LANDSCAPED AREA
- PROJECT DESIGNED AS PER VAASTU PRINCIPLES
- 3.5 ACRE BEAUTIFULLY LANDSCAPED PARK
- APPROVED METRO STATION AT WALKING DISTANCE
- SENSORY VEHICLE ADMISSION DEVICE
- BROADBAND INTERNET CONNECTIVITY
- GERMAN TECH. UPVC EXTERNAL DOORS & WINDOWS
- ITALIAN STYLED MODULAR KITCHEN CABINETRY
- SHOWER CUBICLE WITH SHOWER PANEL IN MASTER BATHROOM







let us inspire your imagination

LUXURIOUS APARTMENTS AND PENTHOUSES  
BREATHTAKING VIEW  
3.5 ACRE BEAUTIFULLY LANDSCAPED PARK  
3 HIGH RISE TOWERS  
RAIN WATER HARVESTING



## you deserve the best

Lifestyles beyond expectations

Park Sapphire is a luxurious residential complex, located East of Delhi, set within a fast and upcoming integrated township which spreads over magnificent 100 acres of land at Vaishali, thoughtfully conceived to give you world class ambience. Park Sapphire integrates with the best organized infrastructure of aesthetically planned township, where peaceful surroundings and tranquility prevail throughout the day and night.

The drawing room, will welcome and greet your senses whenever you step in. The living spaces have been thoughtfully designed to create a home that reflects your individual tastes and meets your lifestyle requirements.

Park Sapphire promises to be the most exclusive address which offers luxurious 3 & 4 bedroom apartments and penthouses with specifications of "International standards", catering to the taste of today's nouveau riche.





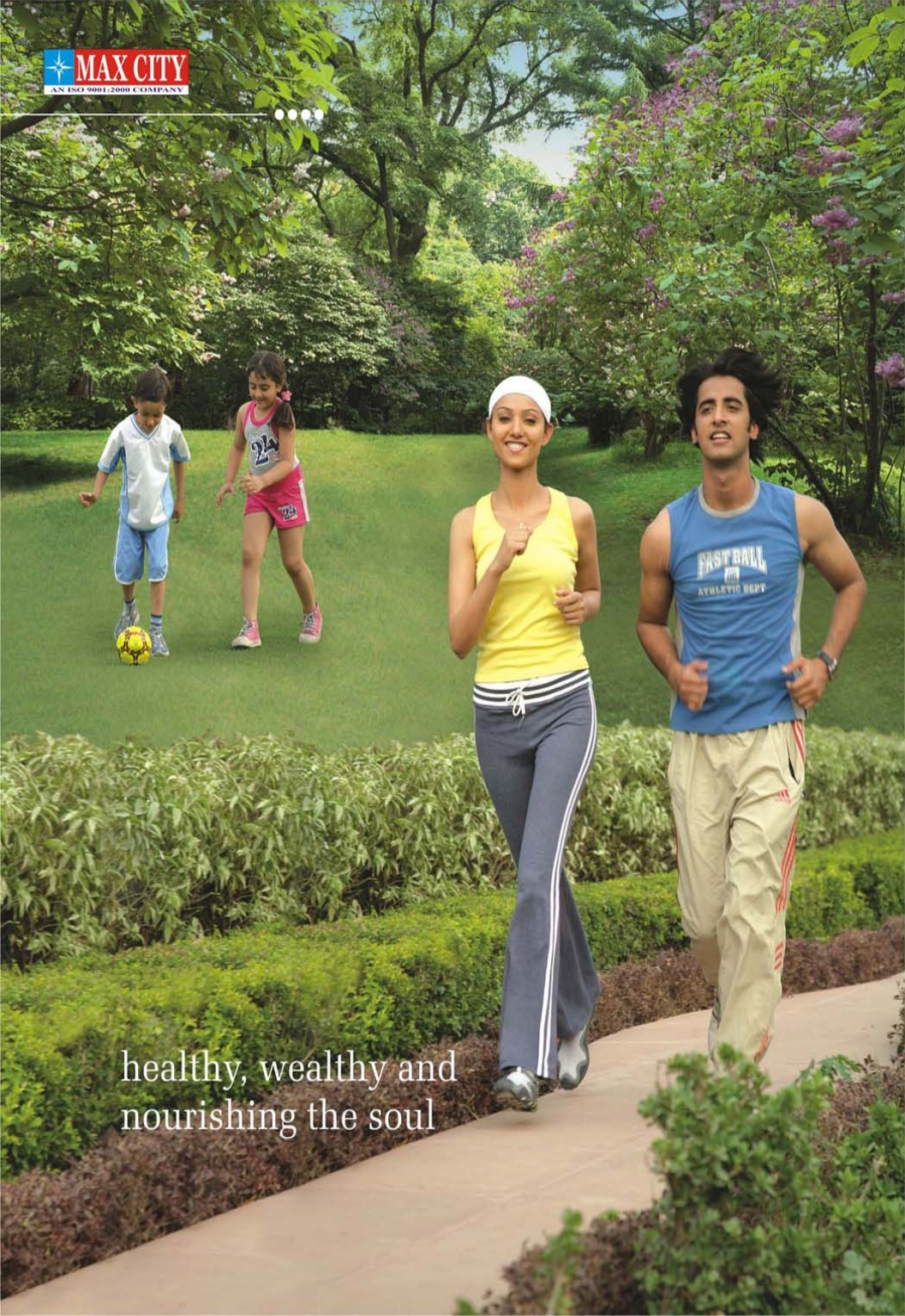
## Park Sapphire

The Future of Our Cities

DOUBLE HEIGHT ENTRANCE LOBBY IN EVERY TOWER  
HIGH SPEED DOUBLE ELEVATOR FOR EACH TOWER  
DESIGNER ENTRANCE LOBBY IN MARBLE & GRANITE  
AMPLE RESERVED CAR PARKING  
CENTRALISED GAS PIPELINE TO KITCHEN







healthy, wealthy and  
nourishing the soul

80% OPEN AREA  
HEALTH CLUB  
SWIMMING POOL  
JOGGING TRACK  
SAND PIT FOR KIDS  
TODDLER / CHILDREN POOL  
TABLE TENNIS



## in harmony with nature

### Exclusive Club and Swimming Pool

Park Sapphire shimmers with finer style & matchless grace. A central park of 3.5 acres with high green landscaping will spell magic to the eyes, and peace to the mind & soul. The value-added amenities and entertaining options are available at your disposal to enjoy state-of-the-art living.

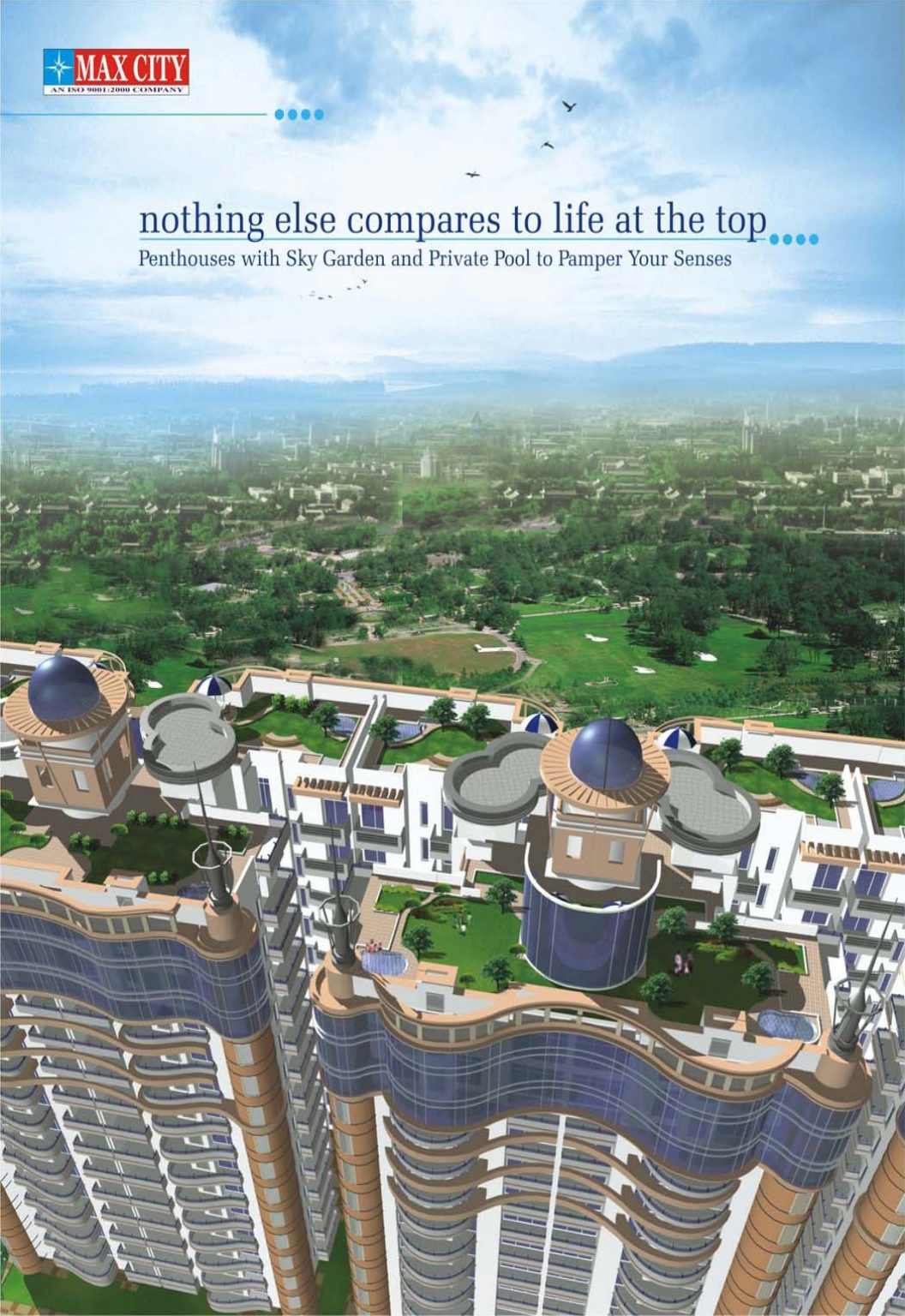
Park Sapphire will present a Plethora of privileges that will leave you completely spellbound. If you enjoy socializing, you are welcome to the club; if you are health conscious, join the yoga and fitness regime; relish the morning jog along with your partner or walk on the well maintained jogging pathway. A crystal clear swimming pool awaits your family to beat the heat and chill out together.





nothing else compares to life at the top....

Penthouses with Sky Garden and Private Pool to Pamper Your Senses



LAMINATED WOODEN FLOORING IN MASTER BEDROOM  
ATTACHED BALCONIES WITH ALL ROOMS  
WARDROBE IN MASTER BATHROOM  
DAY BOARDING FOR TODDLERS / CHILDREN  
REVERSE OSMOSIS PLANT IN EVERY KITCHEN



redefining living environments....

Radiating warmth & Personality

Created for individuals at the top of their chosen profession, the three, four bedroom apartments and penthouses are truly capacious. Impeccably designed with magnificent views, they are the epitome of luxury and style. Security is to the standard expected by high profile people in the public eye.

All apartments at Park Sapphire are designed to be 3 side open. An intense effort has been made to bring comfort right at your doorstep by surrounding you with multiple amenities.

Each apartment is designed in accordance with Vaastu norms to ensure you and your loved ones, stay happy, healthy and prosperous.





## LEGEND

- 1 Entrance Gate
- 2 Basement Parking Entry / Exit
- 3 Open Parking
- 4 Central Park
- 5 Cascade Fountain
- 6 Swimming Pool
- 7 Toddler Pool
- 8 Sand Pit
- 9 Health Club
- 10 Jogging Track
- 11 Water Bodies
- 12 Exit Gate

## site plan



- 0.5 KM FROM PLANNED METRO STATION
- 2 KM FROM DELHI'S ANAND VIHAR ISBT
- 7 KM FROM AKSHARDHAM TEMPLE
- 7 KM FROM COMMONWEALTH GAMES VILLAGE
- 10 KM FROM ITO / DELHI SECRETARIAT
- 13 KM FROM CONNAUGHT PLACE



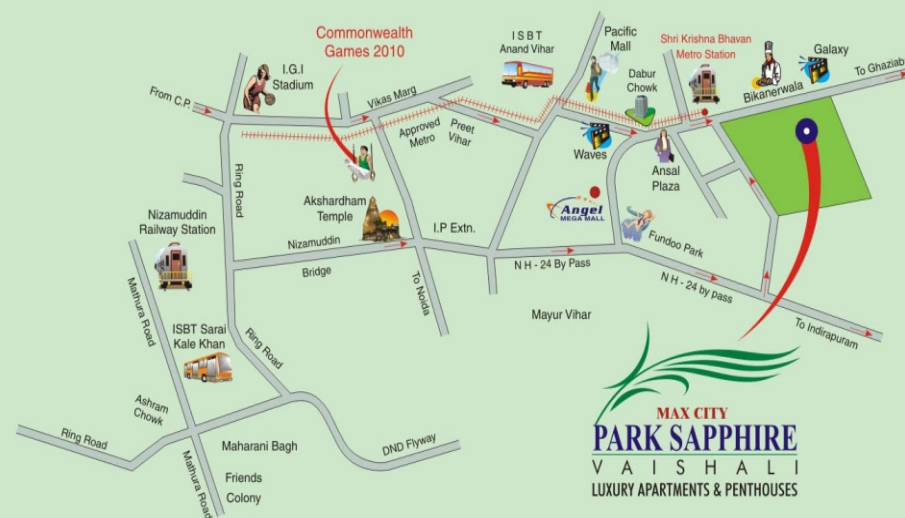
## perfect location for a dream home

### A complete destination

Owning a home in Park Sapphire means owning a property in one of the ten most dynamic cities of the world. Located in the lovely environs of Ramprastha Greens in Vaishali, Ghaziabad is Max City's latest project - Park Sapphire. Situated in a fast upcoming 100 acre integrated township, Park Sapphire is an address where every visitor will offer you complements of living in a world standard environment.

Just 2 km from National Capital - Delhi and 20 minute drive from the heart of Delhi's - Connaught Place, 45 min drive from International Airport and with approved Metro Station within walking distance, it will be a delight to commute with convenience anywhere in National Capital - Delhi.

Sprawling roads and surrounded by Six Mega Shopping Malls, Multiplexes, MNC's Banks, Prestigious Schools, Engineering and Management Colleges and Hospitals. It is a complete destination complemented with all the amenities for the entire family.



**MAX CITY**  
**PARK SAPPHIRE**  
VAISHALI  
LUXURY APARTMENTS & PENTHOUSES



## changing the skyline

The project offers the highest standards of design, elegance, serenity and quality of life emulating the current global trend of moving to Hi-End residential areas set so close to the heart of National Capital Delhi.









# typical floor plan 3/4 bedroom

4 units / floor

**Tower 10 & 12**  
**Cluster Plan**  
**12th Floor / Penthouse Floor**

SUPER AREA = 2130 SQ. FT. (E & J)  
**3 BEDROOM**

(E & J) SUPER AREA = 2130 SQ. FT.  
**3 BEDROOM**



\* Staircase from Penthouse to terrace garden

# typical floor plan 4 bedroom

4 units / floor

**Tower 11**  
**Cluster Plan**  
**12th Floor / Penthouse Floor**

SUPER AREA = 2470 SQ. FT. (H & M)

(H & M) SUPER AREA = 2470 SQ. FT.



\* Staircase from Penthouse to terrace garden



# cluster plan sky garden

**Tower 11 (Penthouse)**  
**Cluster Plan**  
**Sky Garden**

**Penthouse**

AREA = 1283 SQ. FT. (M)

(M) AREA = 1283 SQ. FT.



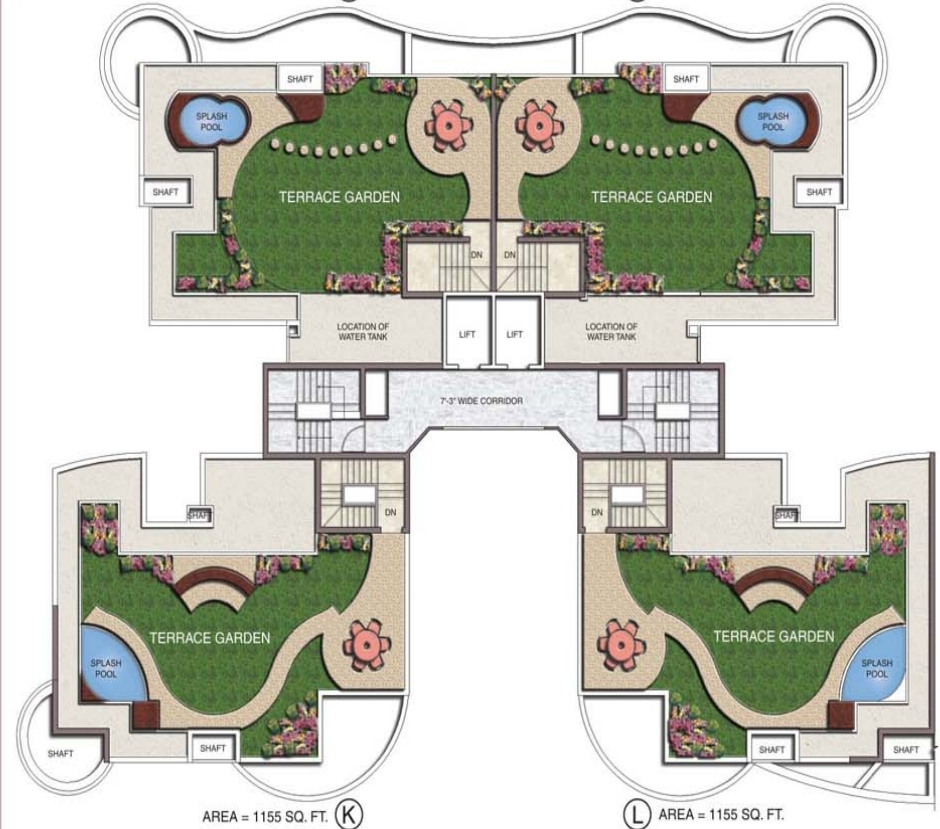
# cluster plan sky garden

**Tower 10 & 12 (Penthouse)**  
**Cluster Plan**  
**Sky Garden**

**Penthouse**

AREA = 1115 SQ. FT. (J)

(J) AREA = 1115 SQ. FT.







## about max city group

**MAX CITY Developers** is an ISO 9001 : 2000 certified organisation, dedicated to planned urban development and constructing the finest leisure lifestyle homes. Based in Delhi, Max City is currently involved in developing a series of state-of-the-art apartments and penthouses East of Delhi.

Managed by professionals of long standing in real-estate development including project management, Max City specializes in land acquisition, real estate development and management, architectural design and engineering.

**Max City** has a vision to create, construct, manage and grow world class urban habitation.

The organisation is a collaborative infrastructure development venture of following principal Directors.

**MR. MAHESH KAPOOR** : A visionary who rose from humble beginnings to become a pioneer in Delhi's banqueting facility and diversifying into hotels and infrastructure projects.

**Founder of JHANKAR GROUP** having Asiad Tower complex Revolving Restaurant in Khel Gaon, South Delhi and the Phoolwari Complex at Pragati Maidan.

**Sakura Hotels Resort Pvt. Ltd.** : Service apartments at G.T. Karnal Road.

**Jhankar Consultants Pvt. Ltd.** : Budget hotel on NH-8, Jaipur highway.

**MR. CHANDER SETHI** : A Dynamic Realtor with over 21 years of experience in Real Estate and Construction projects in Delhi and NCR. He has in short span launched many companies and projects like:

**Sethi Estates Pvt. Ltd** : The Company is managed by professionals and has vast experience residential and commercial projects Their success lies in quality construction, modern design and total customer satisfaction.

**Angel Buildcon Pvt. Ltd.** : Angel Mega Mall of over 3.5 lac Sq Ft in Kaushambi Ghaziabad.

**Rishabh Buildcon Pvt. Ltd.** : Rishabh IPEX Mall in I.P Extension, Patparganj, Delhi-92.

**CAPT. MUNISH KOHLI** : An Ex. Merchant Navy Captain (Master Mariner-U.K.) has two decades of International exposure and has commanded Ships of World's Biggest Companies. He pursued MBA in International Business Management from London. His deep interest in infrastructure projects led him to develop multi story flats and acquire commercial ventures in NCR through his company:

**M. K. Constructions** : Real estate residential & commercial developments & infrastructure in NCR.



**ANGEL MEGA MALL**-Kaushambi, Ghaziabad (Shopping Mall having 3.5 lac Sq. Ft. of Retail Space, 4 Screen Multiplex, Hyper Market)



**IPEX MALL** - Patparganj, Delhi-92

**ARCHITECTS** : Nivedita & Uday Pande Consultants is a leading name in Architectural fraternity and over the years they have to their credit many prestigious and innovative real estate projects. The firm is currently handling over 50 projects all over India and is committed to architectural excellence.

## premium specifications

Where excellence lies in details.



LOCATION	FLOORS	EXTERNAL DOORS & WINDOWS	WALLS	INTERNAL DOOR	CEILING	FIXTURE & FITTINGS	WOOD WORK	AIR CONDITION
Drawing Room	Vitrified Tiles	German technology UPVC doors & windows or Powder coated Aluminium doors & windows.	POP Punning & Plastic Emulsion paint.	Designer Flush Wooden Polished Door	POP Punning & painting using O.B.D.	Modular switch/sockets, telephone, cable TV outlets. Designer tube light fittings and ceiling fan points.		Superior brand window AC unit
Dining Room	Vitrified Tiles	German technology UPVC doors & windows or Powder coated Aluminium doors & windows.	POP Punning & Plastic Emulsion paint.	Designer Flush Wooden Polished Door	POP Punning & painting using O.B.D.	Modular switch/sockets. Designer tube light fittings and ceiling fan points.		Provision for window AC unit
Master Bed Room	Wooden Laminated in rich shade	German technology UPVC doors & windows or Powder coated Aluminium doors & windows.	POP Punning & painting using O.B.D.	Designer Flush Wooden Polished Door	POP Punning & painting using O.B.D.	Broadband outlet. Modular switch/sockets, telephone, cable TV outlets. Designer tubelight fittings and ceiling fan points.	Designer cupboards in exquisite laminated finish	Superior brand window AC unit
Bedrooms	Vitrified Tiles	German technology UPVC doors & windows or Powder coated Aluminium doors & windows.	POP Punning & painting using O.B.D.	Designer Flush Wooden Polished Door	POP Punning & painting using O.B.D.	Modular switch/sockets, telephone, cable TV outlets. Designer tube light fittings and ceiling fan points.	Designer cupboards in exquisite laminated finish	Provision for window AC unit
Master Bathroom	Anti skid Ceramic Tiles	German technology UPVC windows or Powder coated Aluminium windows.	Designer Ceramic Tiles upto 7' on wall	Designer Flush Wooden Polished Door	POP Punning & painting using O.B.D.	Shower cubicle with Shower panel. Washbasin, European seat, Designer tube light fittings with modular switches.	Designer wardrobe in exquisite laminated finish	
Other Bathroom	Anti skid Ceramic Tiles	German technology UPVC windows or Powder coated Aluminium windows.	Designer Ceramic Tiles upto 7' on wall	Designer Flush Wooden Polished Door	POP Punning & painting using O.B.D.	Washbasin, European Seat, Branded CP Fittings & Designer tube light fittings with modular switches.		
Kitchen	Vitrified / Ceramic Tiles	German technology UPVC windows or Powder coated Aluminium windows.	Designer Ceramic Tiles 2' above working counter.		POP Punning & painting using O.B.D.	Granite counter, Stainless Steel Sink Branded CP fittings & Designer tube light fittings with modular switches.	Italian styled Modular kitchen cabinetry with top end hardware.	
Balconies	Anti skid Ceramic Tiles	Steel Railings			Texture Paint			
Lift Lobbies / Corridors	Designer Entrance Lobby in Granite and Marble.		7' High Granite & Green Marble with Texture Paint		POP Punning & painting using O.B.D.			
Exterior Finish	Superior Texture Finish							
Structure	Earth Quake Resistant as per International codes and approved by IIT, Delhi.							

Note : Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans. Brand names appearing in the brochure are for artwork purposes only.