



Corp. Office: "Neptune Realty Group",
Neptune Campus, Dr. Vikram Sarabhai Road, Vadiwadi, Vadodara.
Call: +91 9909344400 / 70690 34520
Email: mktg@neptunerealty.in

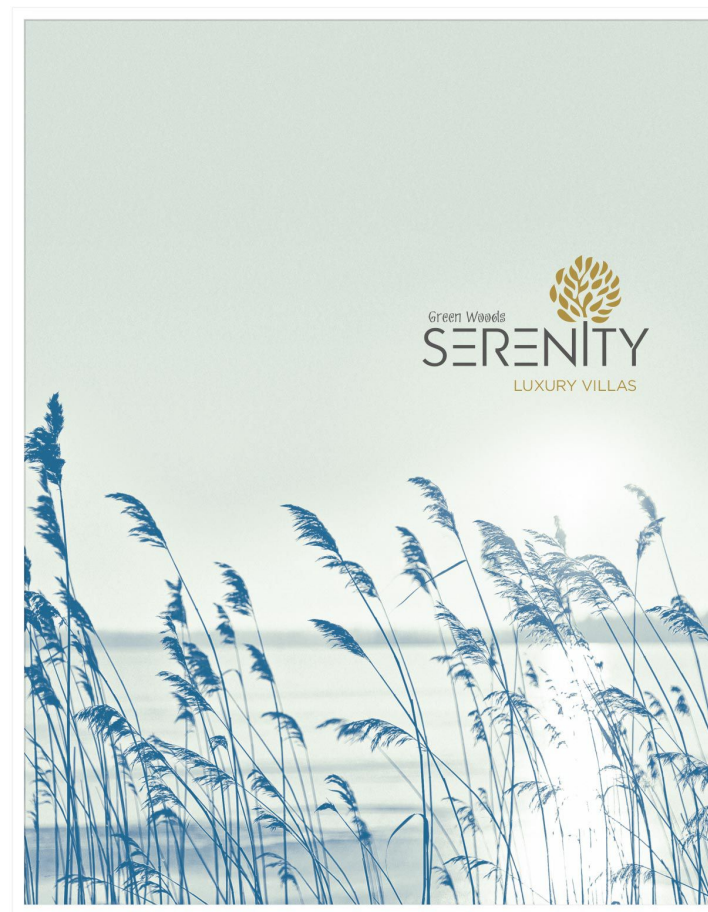
Site: "Greenwoods Serenity", Opp. Vicenza Highlands, B/H FGI Campus,
Gotri-Sevasi Road, Vadodara.

Developers: Neptune Associates

SCAN FOR WEBSITE



SCAN FOR LOCATION



ARTISTIC ABODES IN WHITE

A BALANCE OF
NOTHING AND EVERYTHING

A HARMONY OF
MINIMAL AND OPULENT

A BALLET OF
BARE AND BEAUTIFUL

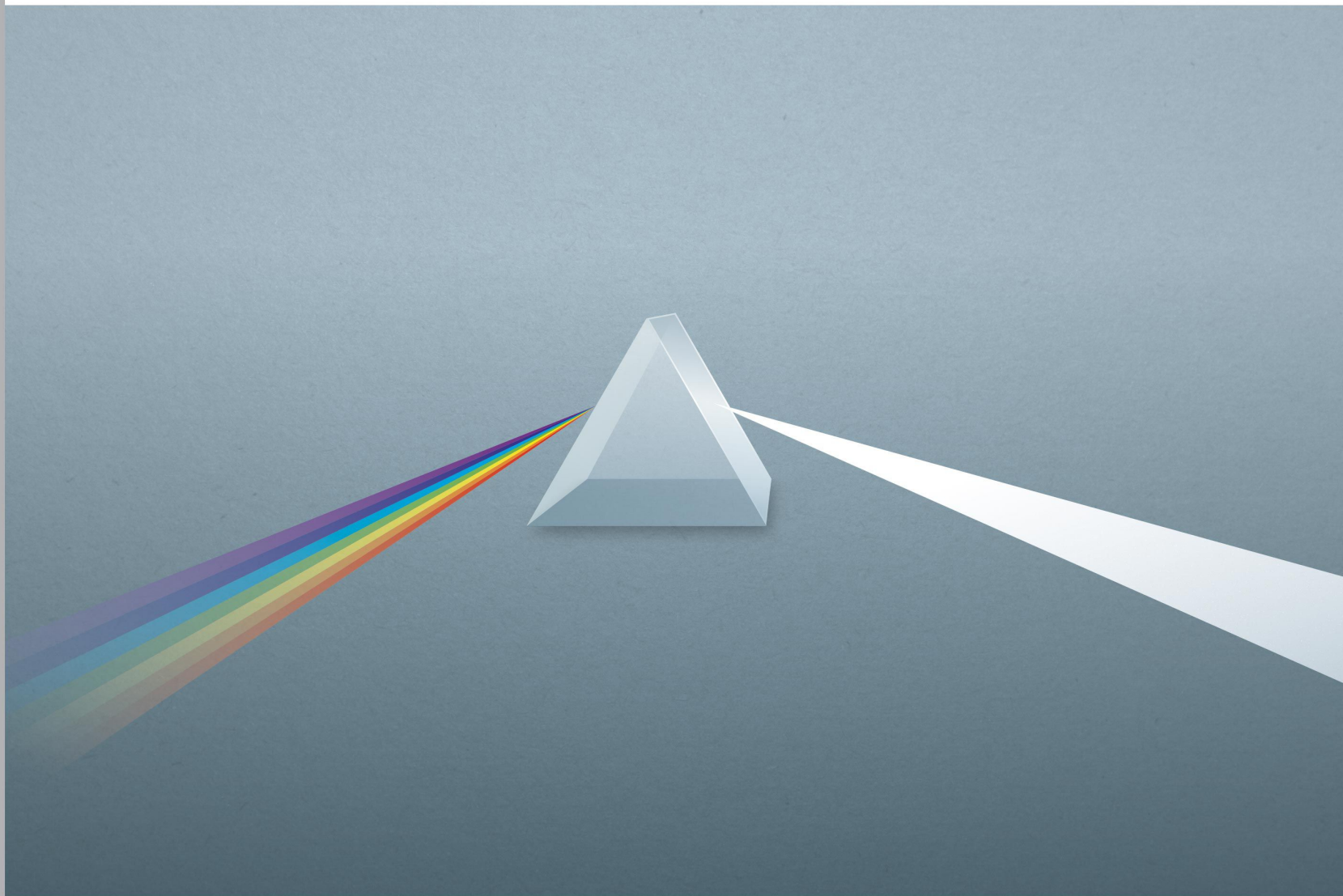
A BALLAD OF
EMPTY AND FULL

AN ABODE OF
LUXURY IN WHITE,

AN ABODE AT SERENITY...

Luxury is rare; rarer still is luxury that blends in as much as it stands out akin to your homes at Greenwood's Serenity. Architectural marvels in white that capture a portion of the splendid surrounding landscape, as though freezing it in a living artwork hanging on the walls of nature itself. Classy monochromatic residences that flow seamlessly in and out of nature to maximize the sense of space, that is already in excess.





WHITE – THE SYMPHONY OF seven

Ever wondered what will happen if you fuse together the seven colours of the rainbow?

What happens when the luxury of violet blends with the wisdom of indigo, when the exclusivity of blue marries the verdure of green, when the vibrancy of yellow embraces the lavishness of orange, when the passion of red holds all of them together?

What happens when the rainbow of our imagination blends into the vision of your expectations?

It manifests as a spectacle in white, like your home at Greenwoods Serenity. A magnificent blank canvas painted by the sophistication of serenity. A timeless beauty perfected for connoisseurs like you.



GRAND FIRST IMPRESSIONS ARE A RECURRING AFFAIR

That's exactly what will happen each time you come home at Greenwoods Serenity. The subtle yet magnificent entranceway will enchant you into the world of white that awaits you on the other side, privy only to the select few like yourself.



120.00 MT. WIDE ROAD

18.00 MT. WIDE ROAD

75.00 MT. T.P. ROAD



LAYOUT PLAN

Green Woods
SERENITY
LUXURY VILLAS

- A Security Cabin
- B Electric Room
- C Drop-off Point

18.00 MT. WIDE ROAD

LUXURIOUS IS AN UNDER- STATEMENT

We will not be surprised if you confuse your villa at Greenwoods Serenity to be a work of art. Spacious beyond expectations, your home is designed to surround you with privilege, comfort and indulgence. Go ahead dream bigger!

LUXURY VILLAS

4,5,6B 2HK
PLANNING

PLOT SIZES RANGING FROM

4,700* TO 10,000*
SQ. FT.

*approximate






A WALK-IN CLOSET... A CHANDELLER... PRIVATE GARDEN PARTIES...

Yes, you'll have space for your wildest whims and grandest fancies in your homes at Greenwood's Serenity.

Luxuriant living rooms, indulgent dining room, majestic master bedroom, sprawling kitchen, the city's finest residences come with all this and more because a life less ordinary deserves a home that's extraordinary.


 *Inspiration colour: Violet*
Quality: Luxury Living

Plush Villas with a private back-yard garden / Outdoor Kitchen / The sprawling formal and family living rooms of all villas open into your manicured garden / All bedrooms open into garden-facing balconies or garden / Large sized windows let you be one with the serene outdoors



WIDE DRIVEWAYS... ELITE COMMUNITY... EXTENSIVE LANDSCAPES...

At Greenwood's Serenity, it's perfectly normal for you to think yours is the only home in this premium campus. Created by the very best, for the very best, the entire gated development is crafted to perfection to ensure ultimate privacy. With dedicated spaces intuitively planned for opulent comforts and convenience, this is a world where moments last a lifetime.

 *Inspiration colour: Indigo*
Quality: Impeccable Planning


Garden for the Villas extend from the front to the back / Ceiling Height of 12'-3" in the villa for a extra spacious feel / An assortment of plot sizes and orientations to suit your distinct preferences / Possibility of a bigger private garden - entertainment space between adjacent villas for villa owners who wish to share it with their neighbours or if acquired more than one villa. Thereby opening up an even larger private garden space. / Spacious 3 car parking / 9 mt wide internal roads (RCC/ Paved)



Well defined spaces for ease of entertaining guests as well privacy to the family members / Full length shutters in living room that opens up to the garden for an extended space. Visually pleasing, it also makes for an exciting entertainment space for guests / Provision of Elevator in villas (Lift Well up to Terrace) / Provision for Entertainment Room on 2nd Floor / Fresh Air Circulating System in all villas

QUIET BOOK
DATES...
CRISP COFFEE
MORNINGS...
STARRY JAZZ
NIGHTS...

Your homes at Greenwoods Serenity are truly exclusive. With separate living rooms for guests and family that overlook magnificent gardens in the front and back of each villa, plush bedrooms with balconies that open into tranquil sceneries, airy layouts that bathe your homes in golden sunlight and cool breezes, life here is nothing like anything.

 Inspiration colour: Blue
Quality: Exclusivity



BRISK WALKS... LAZY STROLLS... HIGH TEA GATHERINGS...

Every home offers generous vistas of verdure, without the debate over which room gets the best views. From manicured lawns to beautiful gardens to stunning landscapes, the signature residences at Greenwoods Serenity are nestled in nature. After all, you are so accustomed to abundance, how can we let you settle for anything less.

Inspiration colour: Green
Quality: Verdant landscapes

Large Landscaped Central Garden with a host of club amenities /
Spacious campus with landscape elements in every nook and corner




SUNDAY SOIREEs SORTED.

An evening gathering with live music?
A fun night next to the bonfire? With lush gardens, manicured lawns and idyllic greens both around your house and across the campus, your impulsive Sunday soirees will be taken care of for life.



Bragging Rights Guaranteed.

With paradise at your disposal at Greenwoods Serenity, you'll love what you see in the mirror, everyday. Meditate, swim, workout, serve an ace or simply enjoy the calm. Our central recreational arena brings together the choicest facilities and lets you enjoy all of it uncrowded, in perfect peace.

 Inspiration colour: Yellow
Quality: Exquisite Lifestyle

Swimming Pool / Kids Pool / Tennis Court /
Indoor Games / Gymnasium-Health Club / Yoga
& Meditation Hall / Outdoor Kids Play Area /
Banquet Hall / Mini Theater / Landscaped Garden

A modern outdoor swimming pool at dusk. The pool is illuminated with blue lights, and the surrounding area is lit with warm, ambient lighting. There are lounge chairs on the left, a large tree in the center, and a building with a glass facade in the background. A person is walking on the pool deck on the right.

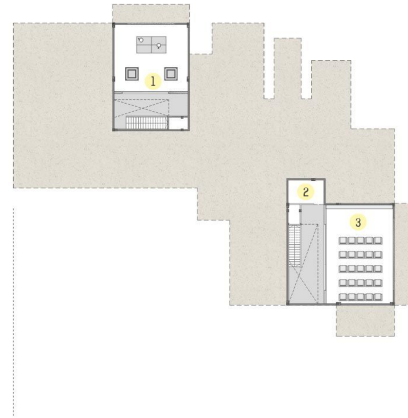
BUTTERFLY STROKES... FOREHAND VOLLEYS... BICYCLE CRUNCHES...

You can perfect it all at Greenwoods Serenity. The world-class gymnasium offers delightful opportunities to indulge your mind, body and soul, truth be told, so does every other amenity. The multitude of exquisite recreational facilities has been handpicked to bring you a larger-than-life lifestyle because we know you live life king-size.

The clubhouse is a hub of all things healthy and happening. Prudent planning ensures that every activity has a dedicated state-of-the-art space to ensure less crowding and allow efficient functioning. Spread across the ground floor and basement, it lays out an exciting array of facilities to steer you away from stress.

- | | |
|----------------------------|------------------------------|
| 1 Table Tennis/Carrom Room | 11 Yoga/Meditation Room |
| 2 Store | 12 Multipurpose/Banquet Room |
| 3 Home Theatre | 13 Kitchen/Pantry |
| 4 Swimming Pool | 14 Gents Washroom |
| 5 Kids Pool | 15 Ladies Washroom |
| 6 Splash Pool | 16 Children's Play Area |
| 7 Gymnasium | 17 Tennis Court |
| 8 Admin Office | 18 Party Lawn |
| 9 Pool/Snooker Room | 19 Club Visitor's Parking |
| 10 Kids Indoor Play Area | |

BASEMENT CLUB HOUSE



GROUND FLOOR CLUB HOUSE



NOIR MOVIE MARATHONS... WEEKEND BARBEQUE BRUNCHES... A NEW YOGA SEQUENCE...

Some dilemmas are reserved for the privileged. At Greenwoods Serenity, we've curated a lavish lifestyle that's beyond ringside seats and luxury lounges. A life that's a class apart.



SWIMMING POOL

Cool off your day

Dive in for a few laps in the pools to burn off both your stress and those extra calories!



KIDS POOL

Tiny splashes big fun

A dedicated kids' pool so their pool games are both safe and exciting



TENNIS COURT

Secretly envying Federer's forehand?

Perfect yours at our state-of-the-art professional tennis court



INDOOR GAMES ARENA (BILLIARDS ROOM)

Can you run the table?

Well you can definitely find out at our Billiards room



INDOOR GAMES ARENA (TABLE TENNIS ROOM)

Serve it. Smash it. Win it

Catch all the action at our in-campus indoor table tennis room



INDOOR GAMES ARENA (CARROM ROOM)

Feel like a king?

Try winning the queen yet again in a nail-biting game at our indoor carrom room



GYMNASIUM / HEALTH CLUB

Fitness first, always

Our best-in-class gymnasium has just everything to help you stay in shape



YOGA & MEDITATION HALL

Looking for Nirvana?

You'll surely attain it in our soulful yoga cum meditation hall



OUTDOOR KIDS PLAY AREA

Kids will be kids, right?

Exactly why we have a safe outdoor play area so they can play while you can relax



MULTIPURPOSE / BANQUET HALL

Fancy an impromptu party?

Round up your family and friends and head straight to our multi-purpose room



MINI THEATER

Is your popcorn ready?

Our plush mini theatre is all set to screen your favourite films anytime you want



LANDSCAPED GARDEN

Yes Nature will be your neighbour


Serene views, lush greenery, maybe dandelions too at our beautiful landscaped gardens

WARNING: LAVISH LEISURE AMENITIES MAY MAKE YOU FORGET A MONDAY! 😊



PEACE OF MIND DELIVERED.

Home is one of the last places that you want worry to coexist. But when it comes to safety, being carefree is not an option. We've got you covered on that quite literally. A well-guarded campus and state-of-the-art security measures ensure maximum protection.

 *Inspiration colour: Orange*
Quality: Thoughtful Lifestyle Amenities

Aluminium Windows / Plumbing Provision for Centralized Water Heater System / Solar Electric Roofing on Terrace / Pressurized Water Supply in all bathrooms / Internal Area of Villa with Anti-Termite network / Centralized Pressurized Water Boosting System / Centralized Metered Common Water RO - Softener System / Treated Water Supply - Separate for Garden & Flushing

GROUND FLOOR

INDOOR	
01	OTTA 5'-10.25" x 7'-4.25"
02	FOYER / VESTIBULE 9'-4.25" x 17'-9"
03	FORMAL LIVING 15'-3" x 17'-0"
04	LIFT SHAFT 5'-6" x 5'-6"
05	KITCHEN / UTILITY 13'-0" x 23'-6"
06	POWDER TOILET 7'-10.25" x 5'-10.25"
07	DINING AREA / FAMILY LIVING 27'-3" x 13'-0"
08	BEDROOM 19'-3" x 17'-0"
8A	DRESS / TOILET 11'-7.25" x 8'-0"
8B	BATH 3'-6" x 8'-0"
OUTDOOR	
09	PARKING 18'-6" x 31'-10.25"
10	WASH 5'-10.25" x 5'-10.25"
11	DRYING YARD 10'-0" x 17'-9"
12	VERANDAH 19'-3" x 6'-0"
13	GARDEN STORE 4'-6" x 6'-3"
14	VERANDAH 8'-6" x 18'-10.25"
15	SERVANT'S ROOM -



FIRST FLOOR

01	BEDROOM 15'-3" x 17'-0"
1A	BALCONY 6'-0" x 9'-0"
1B	DRESS / TOILET 11'-7.25" x 9'-7.25"
1C	BATH 4'-9" x 7'-4.25"
02	LIFT SHAFT 5'-6" x 5'-6"
03	BEDROOM 15'-3" x 17'-0"
3A	BALCONY 7'-7.25" x 12'-9"
3B	DRESS / TOILET 15'-7.25" x 6'-1.25"
3C	BATH 4'-0" x 6'-1.25"
04	MASTER BEDROOM 23'-3" x 15'-0"
4A	BALCONY 7'-10.25" x 4'-0"
4B	DRESS / TOILET 15'-7.25" x 8'-0"
4C	BATH 4'-0" x 8'-0"
05	LOUNGE 17'-3" x 13'-0"
5A	BALCONY 12'-0" x 5'-9"
06	PLAZA 6'-10.25" x 5'-0"



SECOND FLOOR
(OPTIONAL)

01	STORE	4'-7.25" x 4'-10.25"
02	LIFT SHAFT	5'-6" x 5'-6"
03	ENTERTAINMENT / HOME THEATRE	29'-3" x 13'-0"



SPECIFICATIONS

VILLA PLANNING


- ★ Plush Villas with a Private Backyard Garden and Outdoor Kitchen.
- ★ Spacious 3 Car Parking.
- ★ Provision of Elevator in Villas (Lift Well up to Terrace).
- ★ Provision for Entertainment Room on 2nd Floor
- ★ Ceiling Height of 12'-3" in The Villa
- ★ Plumbing Provision for Centralized Water Heater System
- ★ Solar Electric Roofing on Terrace
- ★ Pressurized Water Supply in all Bathrooms
- ★ Fresh Air Circulating System in all Villas
- ★ Internal Area of Villa with Anti-Termite Network
- ★ All RCC & Brick/Block Masonry works as per Structural Engineer's Design
- ★ Wall Finish: Inside Smooth Plaster with Wall Putty & Outside surface to be painted with Weather-Resistant Paint
- ★ Anodized Aluminium Section Windows

INFRASTRUCTURE

- ★ 9 mt. Wide Internal Roads (RCC/Paved)
- ★ Centralized Pressurized Water Boosting System
- ★ Centralized Metered Common Water RO - Softener System
- ★ Treated Water Supply - Separate for Garden & Flushing
- ★ CCTV Cameras all across the Campus
- ★ Main Gate Security System with Access Control

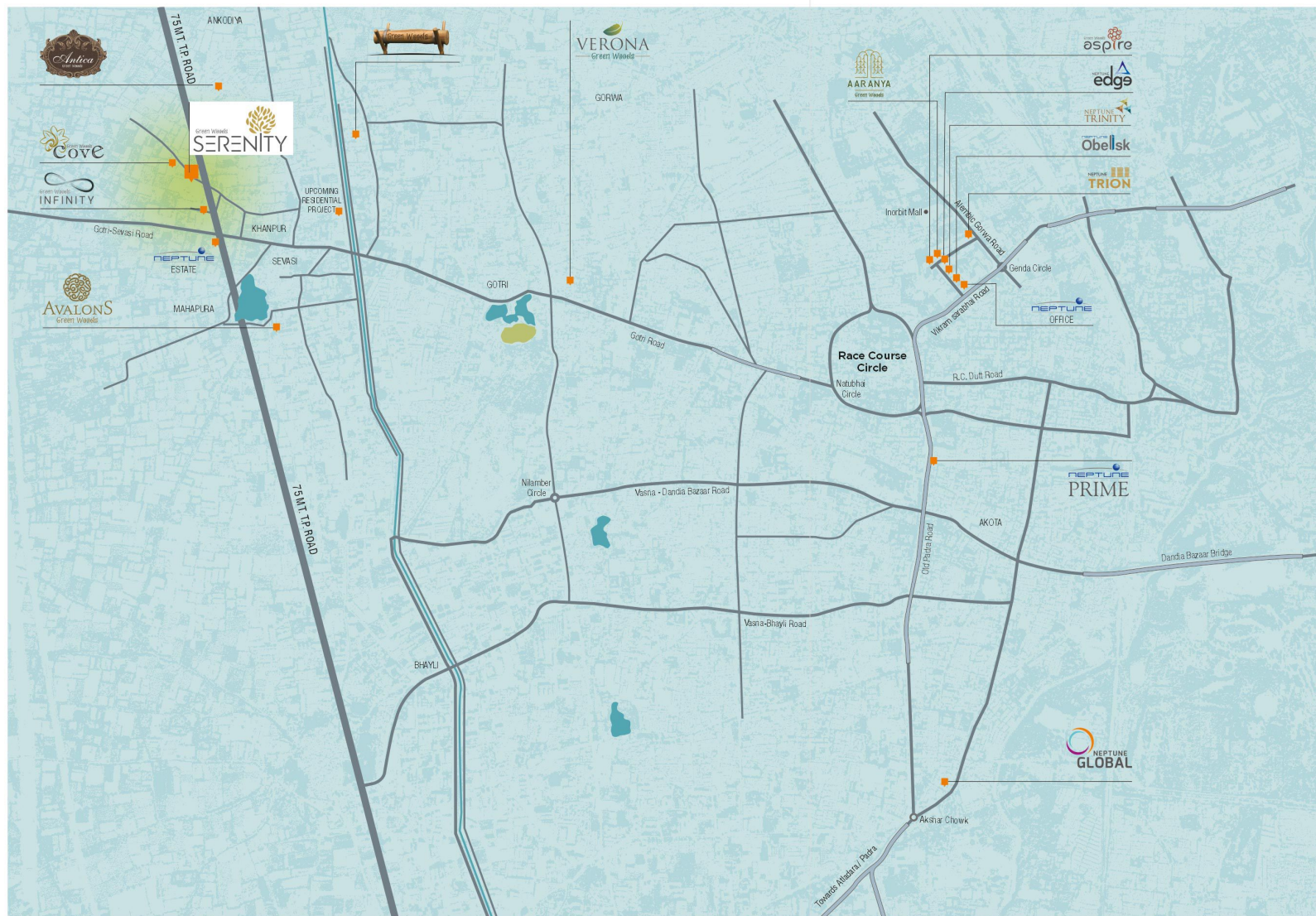
ZERO WORRIES...
SOUND SLEEP...
carefree vacays ...

Although your homes at Greenwoods serenity are designed to be open, the round-the-clock security ensures they are closed for mishaps. Gated entryways with security personnel, 24/7 CCTV surveillance and guarded perimeters mean that you can simply relax in serenity, quite literally!

 Inspiration Colour: Red
Quality: Secure

CCTV Cameras all across the campus / Main Gate security system with access control / Solar Electric Fencing on compound wall across the campus for heightened security





EVERY DAY
ERRANDS...
WORKPLACE
COMMUTES...
SUPERMARKET
TRIPS...

All in a jiffy. Conveniently located and excellently connected your homes at Greenwood's Serenity bring the world closer to you. Situated in the premium neighbourhood of Gotri-Sevasi road, you'll be in the company of the city's elite for life. Be it quick access to the city, fast escape to nature, speedy link to lifestyle needs or swift retreat to bliss, it's all possible here.

A CREATOR THAT SETS NO LIMIT



Marked by distinction in every aspect of development ideals, our forte is the mastery in creating residences of unimaginable prestige reserved for the exclusive few. Exemplifying supreme quality in designs and craftsmanship, every project is fused with status elevating characteristics.

Surpassing benchmarks through ingenious architectural masterpieces, we at Neptune Realty Group have created projects very distinct and thus highly sought-after.

Where living is harmonized between the perfect resonance of utmost luxury, unprecedented serenity and immense convenience, simply put...everything is made to perfection for your valued ownership!



Greenwoods



Antica Greenwoods



Antica Greenwoods



Greenwoods Cove



Verona Greenwoods



Avalons Greenwoods



Greenwoods Infinity



Neptune Trinity



Greenwoods Aspire



Neptune Edge



Neptune Global



Neptune Trion



Neptune Prime



Neptune Obelisk



Aaranya Greenwoods

THE TEAM

At Neptune Realty Group, a team of highly experienced & committed architects, consultants, contractors, & craftsmen have collaborated to create a whole new world. The team strives to achieve the highest standards of quality.

Architects: MATAI ASSOCIATES



MEP Consultants:
MSP Consultants (Electrical)

Vraj Sanitation (Hydraulic & Fire)

Apex Consultants (HVAC)

3-D Imagery:
Param Interactive, Vadodara

Structural Consultant:
Vyom Consultants, Vadodara

Brochure Design:
Stroke&Arrow, Vadodara

PAYMENT SCHEDULE

Land Part	Within 3 Months
Construction	
Ground Floor Masonry	12.5%
Ground Floor Slab	12.5%
First Floor Masonry	12.5%
First Floor Slab	12.5%
Plaster Finishing On Ground Floor	12.5%
Plaster Finishing on First Floor	12.5%
Exterior Elevation	12.5%
Landscaping and all other Finishing	12.5%

ADDITIONAL CHARGES

Rs. 400 / sq.ft	Infrastructure Cost (Land Area)
Rs. 300/ sq.ft	Maintenance Cost (Land Area)
As per Actuals	Electricity Charges (3 phase Meter) MGVCCL
As per Actuals	Stamp Duty, Registration, G.S.T., Legal Charges etc.
As per Actuals	Charges for Additional Alterations & Modifications

Payment to be made by Cheque / D.D. in favour of
"Krupesh Patel Greenwoods Serenity MCA"

RERA REG. No. PR/GJ/VADODARA/VADODARA/Others/RAA05530/100619 RERA WEBSITE: www.gujrera.gujarat.gov.in

Disclaimer: • The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract. • All plans are subject to any amendments approved by the competent authorities. • This brochure shall not be treated as a legal document; it is only for the purpose of information. • The areas are indicative only. The measurements indicated in the plan may vary at the time of construction. • All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • The developers reserve all the rights to make any changes as may be necessitated from time to time in the layout, building plan and specifications without any prior notice. Such changes would be binding to all members.