



SERENE GROUP

SERENE 11

*inspiring
the great panaché*

4B2HK EXQUISITE VILLAS



Exquisite, Beyond Your Dreams

Join the select few in our exclusive enclave of 11 luxurious 4B2HK bungalows. Few and fine these are not just homes but a lifestyle statement.



Elite, Beyond Compare

Step into our campus, where beauty meets brains in a perfect harmony dance. It's like nature and convenience got together and said, "Let's make living here irresistible!". Perfectly planned for you.



CCTV enabled
Campus.



Rain water
harvesting system



All common area and
club house will be additionally
powered by eco-friendly
green solar panels.



A cozy living space with
only 11 individual units giving
enhanced privacy & security.



Trimix / Block internal
society roads.



Gated community with
video call enabled controlled
access at society main gate.

Leisure,
Beyond Weekends

Dive into our handpicked leisure amenities, where relaxation isn't just an option, it's a way of life, even on weekdays. Because why wait for vacation when paradise is in your backyard?

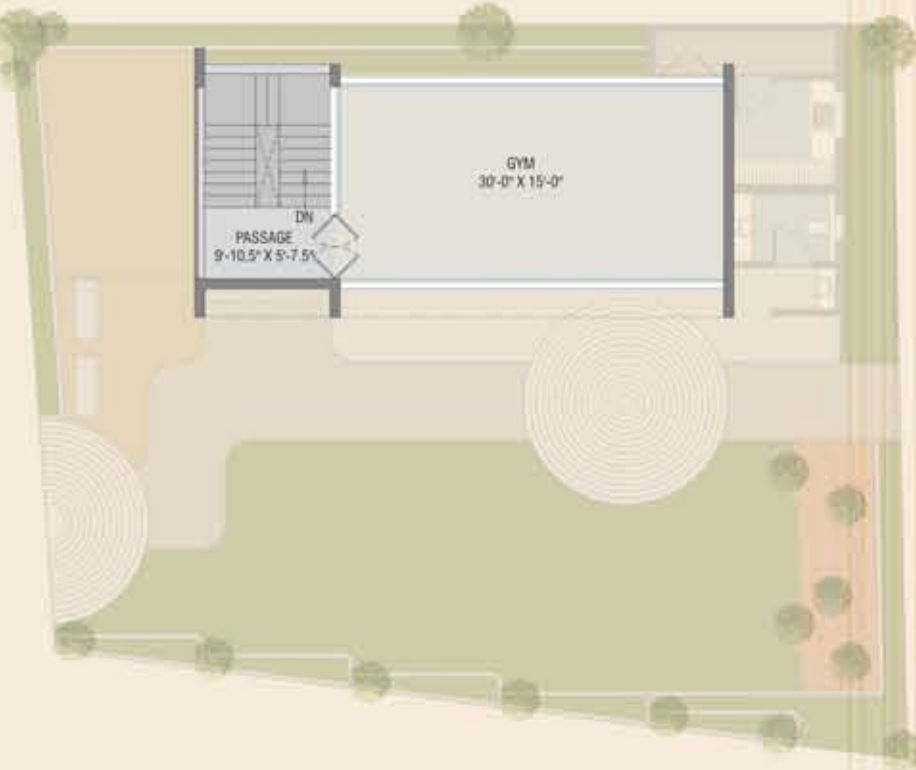


Club House

Ground Floor Plan



First Floor Plan



Leisure
Amenities



Landscaped Garden



Multi-storeyed
club house



Fully equipped
gymnasium



Multi-purpose
banquet hall



Amphitheatre



Indoor games



Senior citizen
recreation area

*Subject To Change



Design, Beyond The Usual

Our facade stands as a testament to architectural ingenuity,
harmonizing stone, brick, glass, and steel to evoke a
captivating blend of sophistication and modern allure.
Unique to say the least.



Provision for outdoor
AC units with copper piping
and electrification.



Attractive modern
home elevation.



2 cars covered
personal parking.



Personalized
EV charging point for
E-vehicles in parking.



All units are
vastu compliant.



Provision of private open air
splash pool or jacuzzi with
limited visibility in all units.



Provision of
elevator in all units.



Centralized geyser plumbing
with provision for heat pump
and pressure pump.



Anti-Termite
treatment in all units.

Double-Height Ceilings, For Grandeur

How can we not think of double height ceilings in each bungalow? After all, your homes must reflect your stature.



Swanky 11ft. Floor Heights, For Class

11 feet high ceilings across the living room and all bedrooms to ensure a heightened living experience. Get ready for extravagance.





Specifications



Structure:

R.C.C. frame & brick masonry structure as per our well reputed structural designer Vyom Consultants.



Paint & Finish:

- Interior: Plaster with putty and primer.
- Exterior: Double coat plaster with long lasting water & weather coat texture with paint.



Flooring:

- Interior: Premium GVT / PGVT or better tile.
- Exterior & Parking: Highly durable stone or tile.



Kitchen:

Exclusive Full-Body material or better platform with a well renowned brand of S.S. sink with.



Windows:

High quality Aluminum sections with Full-Body material or equivalent frames.



Doors:

Elegant wooden main door of decorative veneer with automatic and digital locking system, and internal flush doors, with Full-Body material or equivalent frames.



Bath:

Premium GVT / PGVT tiles with a well-renowned brand of C. P. fittings and sanitary ware.



Electrification:

ISI certified concealed Copper wiring with branded modular switches and adequate points in all rooms as per our well experienced electrical consultants.

*Subject To Change



11

Layout Plan

Area Table

PLOT NO.:	PLOT AREA
01	2511.47 SQ.FT.
02	2009.89 SQ.FT.
03	2009.89 SQ.FT.
04	2009.89 SQ.FT.
05	2009.89 SQ.FT.
06	2642.64 SQ.FT.
07	2850.94 SQ.FT.
08	2321.40 SQ.FT.
09	2055.61 SQ.FT.
10	2086.10 SQ.FT.
11	2576.00 SQ.FT.

11

Unit No.: 1 to 6



Ground Floor Built up Area = 1393.98 SQ.FT.
First Floor Built up Area = 1271.10 SQ.FT.
Second Floor Built up Area = 1151.55 SQ.FT.

Total Built Up Area = 3816.63 SQ.FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

11

Unit No.: 7 to 11



Ground Floor Built up Area = 1393.98 SQ.FT.
First Floor Built up Area = 1271.10 SQ.FT.
Second Floor Built up Area = 1151.55 SQ.FT.

Total Built Up Area = 3816.63 SQ.FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Green, Beyond Just Flowerbeds

Escape the concrete jungle with not one, but two lush gardens, a large balcony and terrace for your personal nature fix. Your own slice of paradise awaits!

Past Projects

With a proven track record of excellence, our past projects stand as testaments to our commitment to quality, innovation, and client satisfaction.



Serene Signatures

@Vasna-Bhayli Road, Bhayli T.P. II



Serene Edifice

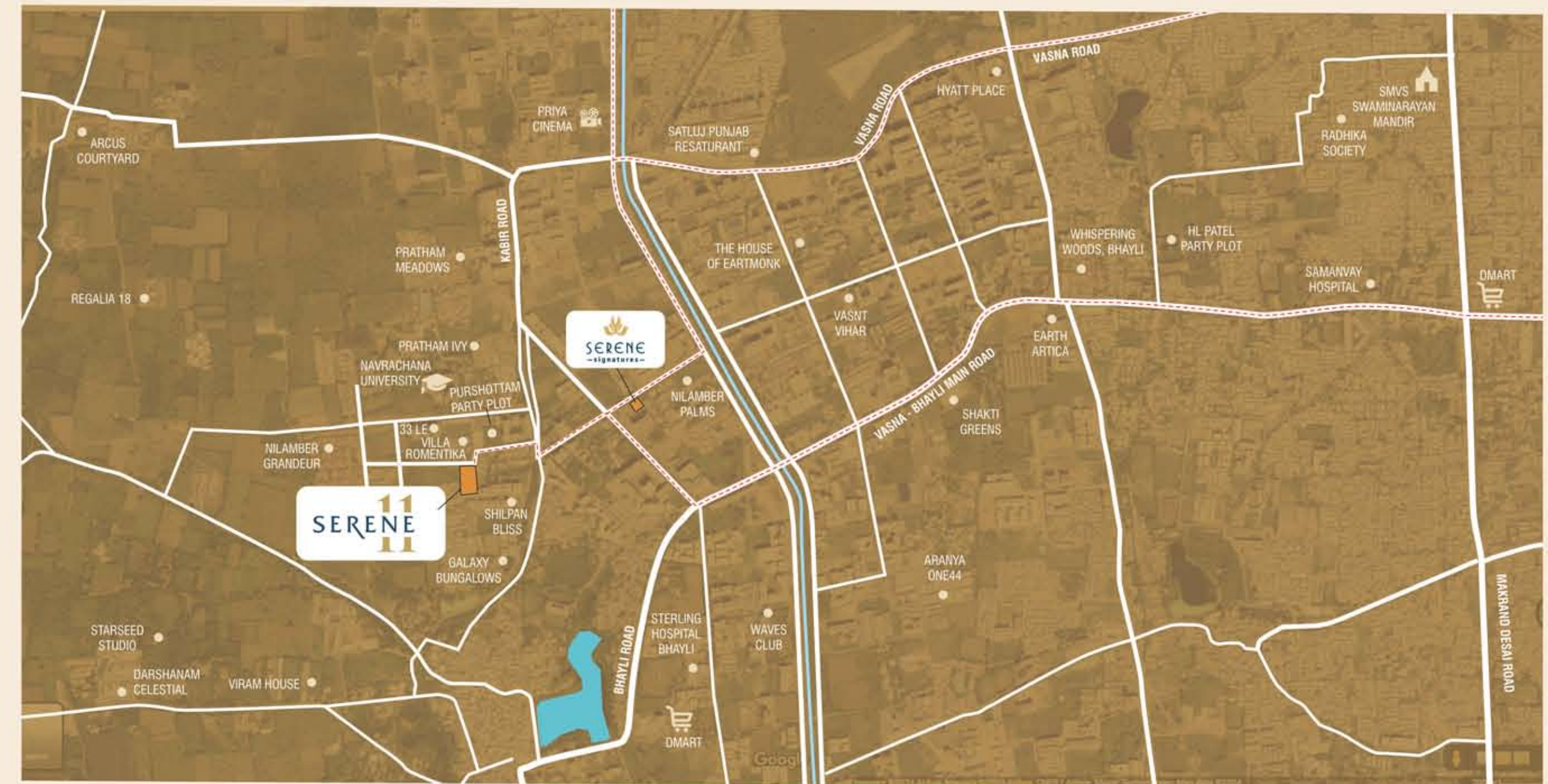
@Harni



Serene Centrum

@Opp. Yash Complex 30 mtr. Road, Gotri

Key Plan



PAYMENT SCHEDULE : On Booking **30%** | On Completion of Plinth **15%** | On Completion of Ground Floor Slab **10%** | On Completion of First Floor Slab **10%** | On Completion of Second Floor Slab **10%** | On Completion of Plaster Level **10%** | On Completion of Flooring Level **10%** | On Finishing Stage **05%** (+ GST + Maintenance Deposit + Development Charge.) Possession after 30 days of full payment.

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.

RERA No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA14096/050924/300628

RERA Website.: gujrera.gujarat.gov.in

SCAN FOR LOCATION





Developers: Creative Realty

*Site Add : Serene 11, Next to Villa Romentika,
Bh. Nilamber Serene, Bhayli, Vadodara, Gujarat.*

*Mo: +91 7470029999, 9081808887
Email: info.creativerealty@gmail.com*

Architects:



*Structural Consultants:
Vyom Consultants*

