

a project by
CREATIVE GROUP



Developers: Creative Infraspace

Site: Serene Centrum, Outside Gangotri Exotica,
Opp. Yash Complex 30 mtr. Road, Gotri, Vadodara, Gujarat - 390021.
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E-mail: info.creativeinfraspace@gmail.com
www.creativegroups.net

Architect: Talib Patel Associates

Payment Terms: **10%** On Booking | **20%** Signing of A.F.S. | **15%** Plinth Level | **10%** Ground Floor Slab | **10%** 3rd Floor Slab | **5%** 6th Floor Slab
5% Masonry | **5%** Internal Plaster | **5%** External Plaster | **5%** Flooring & Plumbing | **5%** Infrastructure Completion | **5%** Possession

Rera Reg.No.: PR/GJ/VADODARA/VADODARA/0thers/CAA06552/020120

<https://gujrera.gujarat.gov.in/>

Disclaimer: (1) 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. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval.

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“Great companies are built in the office,
with hard work put in by a team.”

— Emily Chang

The word “Centrum” literally means the solid central part of the backbone that connects and binds. Serene Centrum derives its name from this very characteristic, to connote a space that enables smooth business and encourages everyday leisure. A space where trade meets tranquility.

Serene Centrum is a premium commercial complex brought to you by the reputed Creative Group. With over 20 years of experience, the group has been instrumental in transforming Vadodara’s cityscape with more than 25 landmark projects. Be it architecture, construction engineering, building material acumen, construction management or interior design, the Creative Group has a team with expertise in each of these segments. Since its inception, the group has ensured top quality, attention to detail, timely completion and customer satisfaction in all its residential and commercial properties, spread across the city.

HIGHLIGHTS:

- Prime location ensuring maximum visibility.
- Perfect blend of form and function.
- Modern ambience for a great experience.
- Rare advantage and the best value.

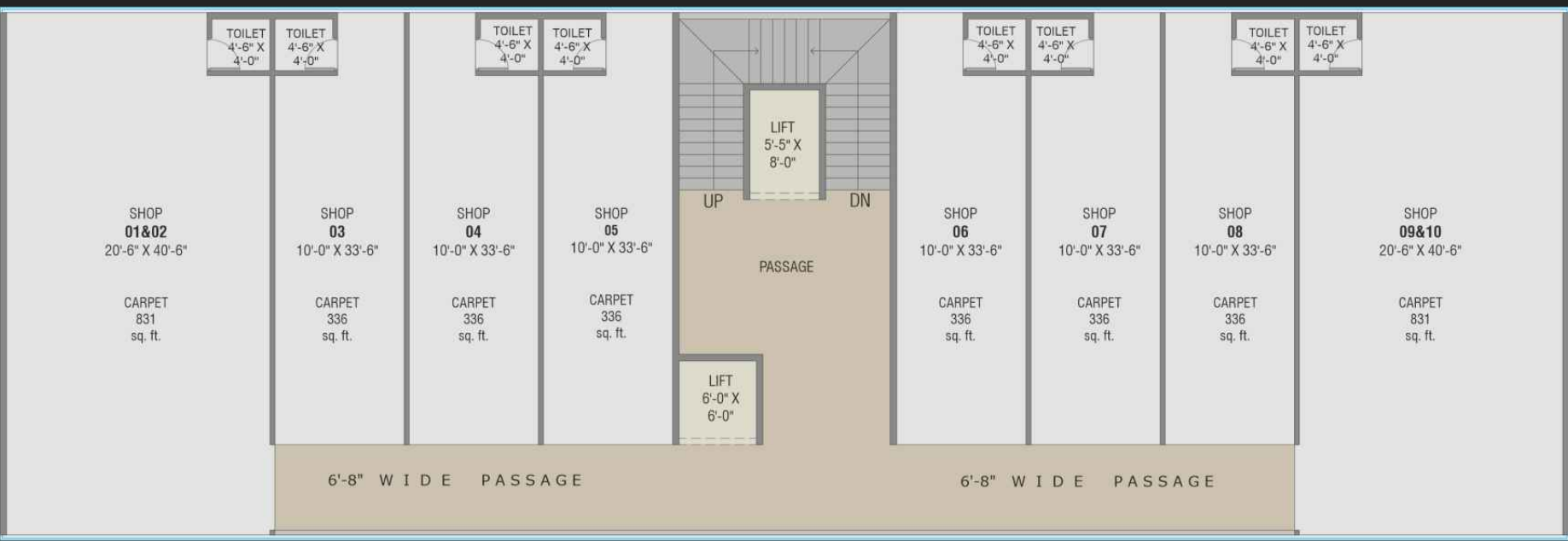
IDEAL FOR:

- Retail Shops & Showrooms
- Corporate Offices
- Banks & ATMs
- Boutiques, Spa and Salons
- Consultancy Firms
- Hospital, Clinics and a lot more!

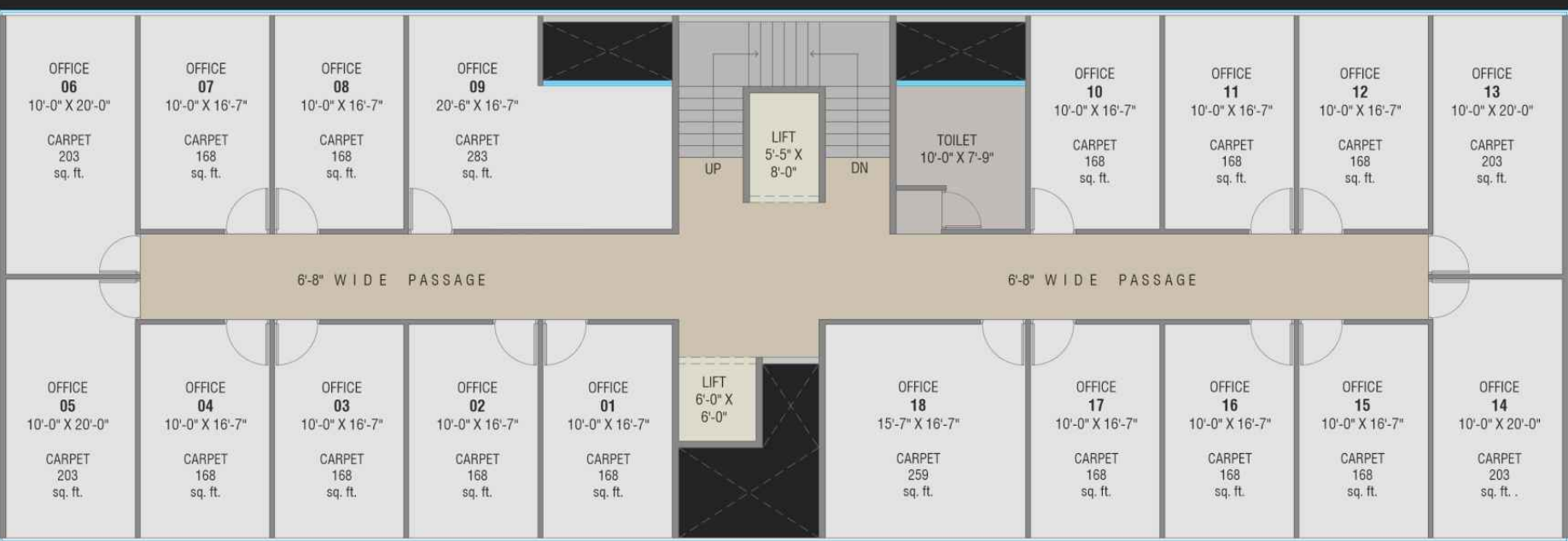
GROUND
FLOOR PLAN
16' Height



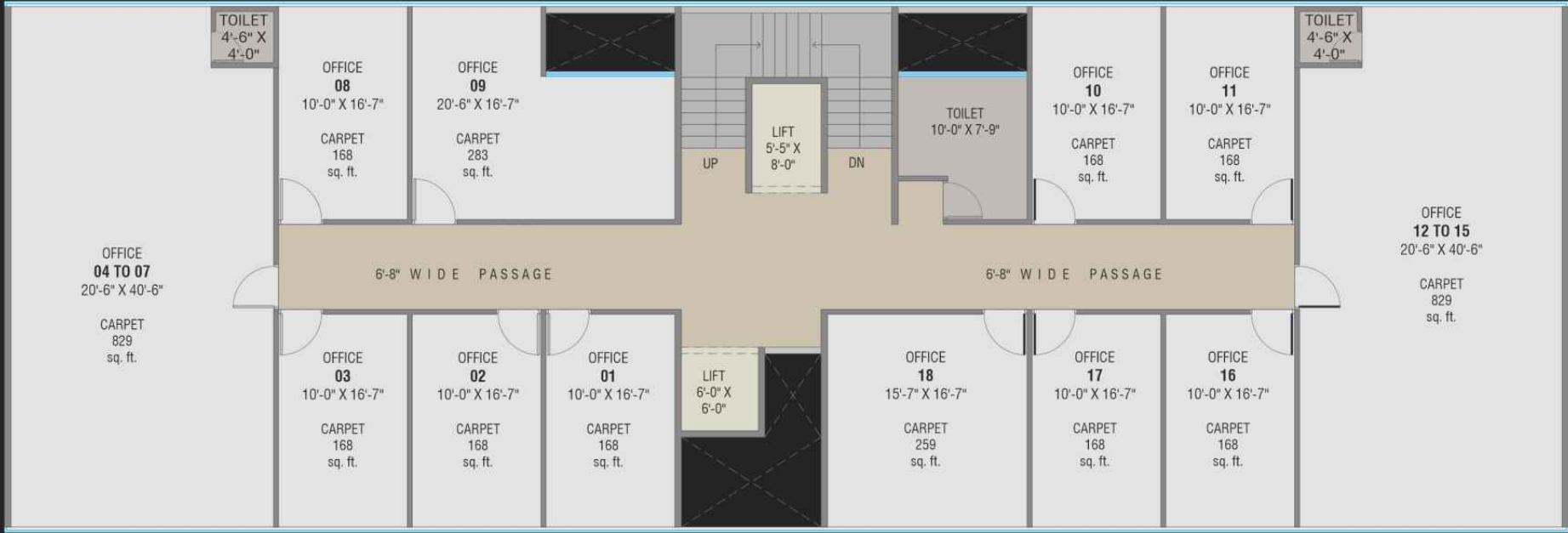
1st
FLOOR PLAN
12' Height



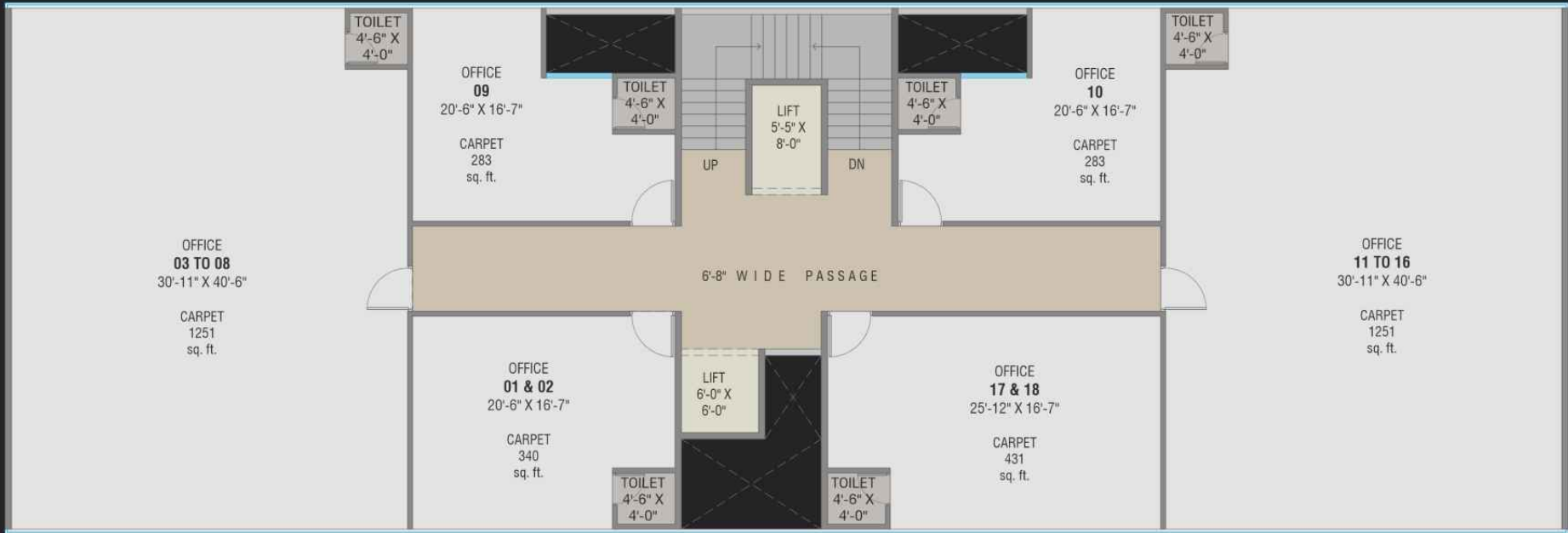
5th
FLOOR PLAN
10'6" Height



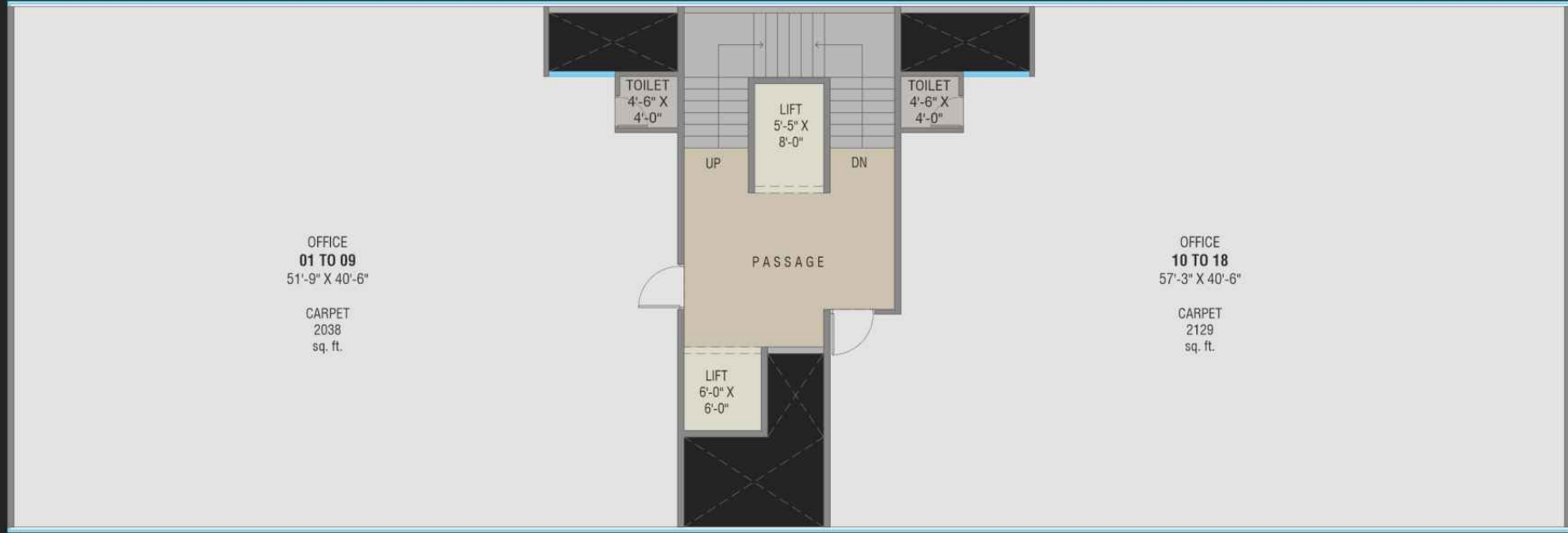
3rd & 4th FLOOR PLAN



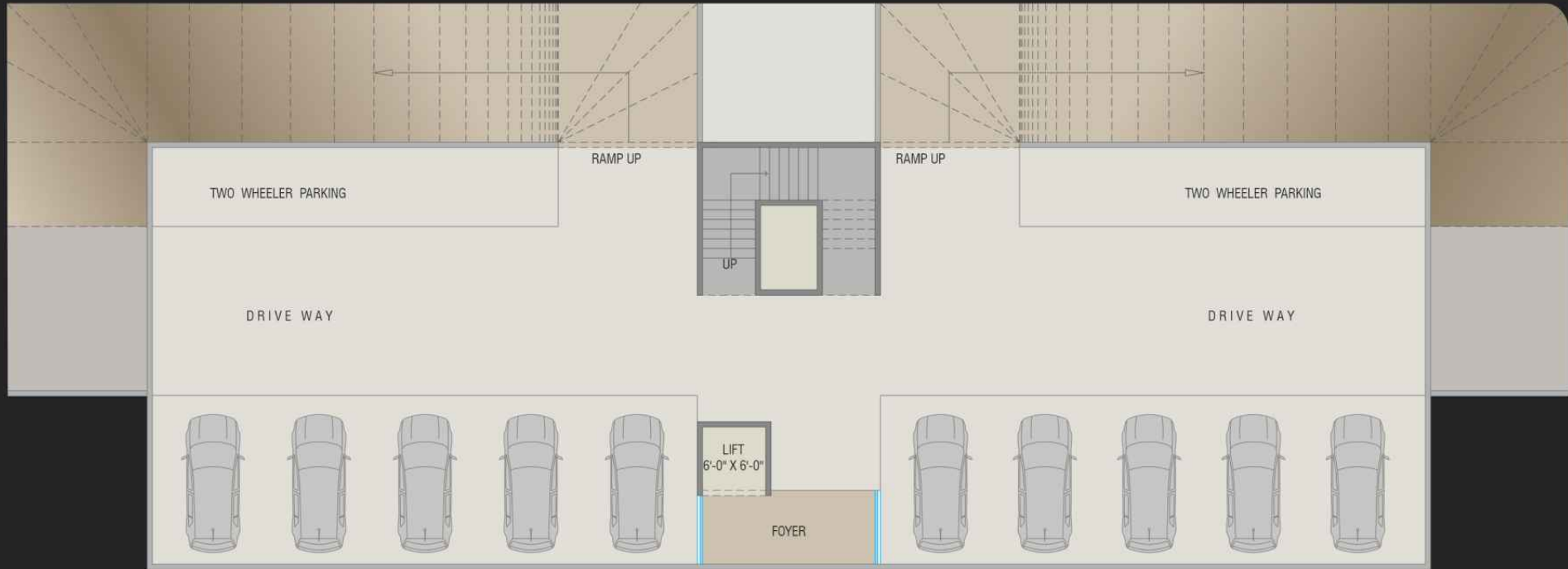
2nd FLOOR PLAN



6th FLOOR PLAN



BASEMENT LOWER & UPPER





SPECIFICATIONS

- Earthquake resistant R.C.C. frame structure design.
- Premium quality vitrified tile flooring.
- Branded electrical wiring and switches.
- Internal walls with putti finish.
- Premium quality rolling shutters for retail commercial spaces.
- Premium C.P. fittings & sanitary wares in common areas.

SALIENT FEATURES

- State of the art elevation.
- Gracefully sophisticated entrance foyer.
- Carefully planned infrastructure with premium finish.
- Rapidly growing premium location.
- Wide corridors & passages for easy manoeuvrability.
- Paved instant parking & sufficient two-level basement parking.
- Excellent frontage with magnificent visibility.
- Power backup for elevators & common area with D.G.
- Main road facing ground floor & first floor showrooms.
- Two branded auto-door elevators (one normal and one stretcher) with contemporary interiors.
- Provision for telephone lines and internet cables for all units.
- Provision for A.C. outdoor units at designated places designed by the architect.
- Minimum columns & beams for maximum flexibility in interior planing.
- C.C.T.V. Surveillance system for maximum security.
- Fire safety measures.
- Vastu compliant planning.
- Solar power facility for common areas*.
- Ground water recharge facility for environmental conservation.

KEY DISTANCES**

- Railway Station : 6.3 km
- Airport : 11 km
- Central Bus Depot : 7.5 km
- Old Padra Road : 4 km
- Alkapuri : 5.7 km

* Subject to approval.

** All distances are approximate.

