

2 bhk peaceful living
and exclusive retail spaces



serene
53



luxury at most
affordable price !

BEST IN CLASS | BIGGEST IN SEGMENT

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a location as
unique as the
building

Strategically situated at the
corner junction of 120 feet & 60 feet
roads with 500 feet frontage

10 feet balcony facing
either on main road
or common plot

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Ground Floor Plan



DRIVEWAY

DRIVEWAY

60 FT. WIDE T.P.S. ROAD

60 FT. WIDE T.P.S. ROAD





jogging track & senior citizen sitting



landscape garden



children play area

A home that is not just limited to the four walls. Serene 53 offers exclusive and large manicured open spaces for the residents to enjoy the outdoors.



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First Floor Plan



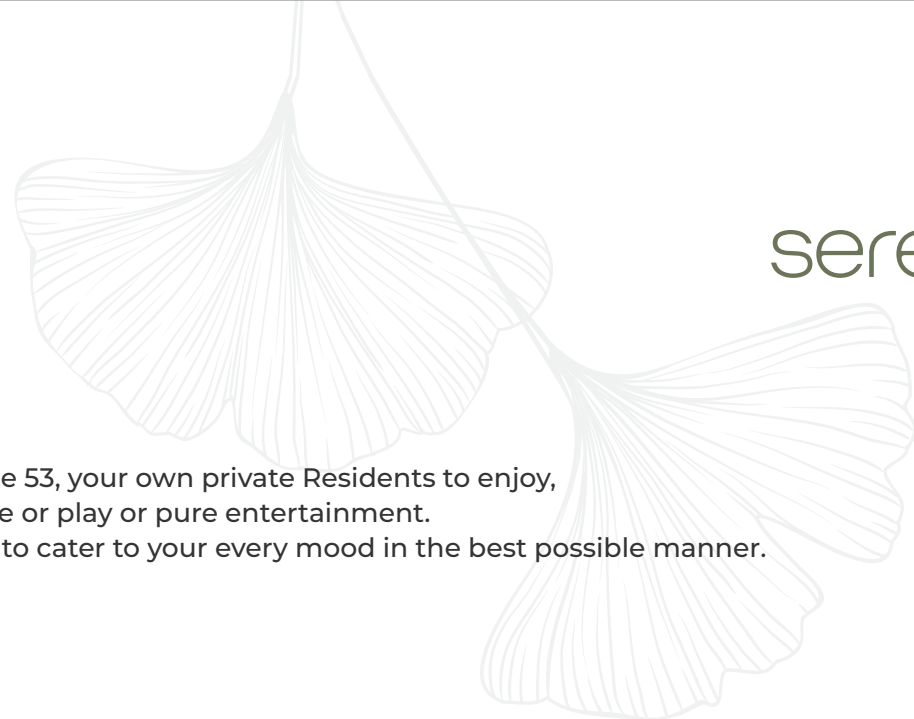
60 FT. WIDE T.P.S. ROAD

60 FT. WIDE T.P.S. ROAD



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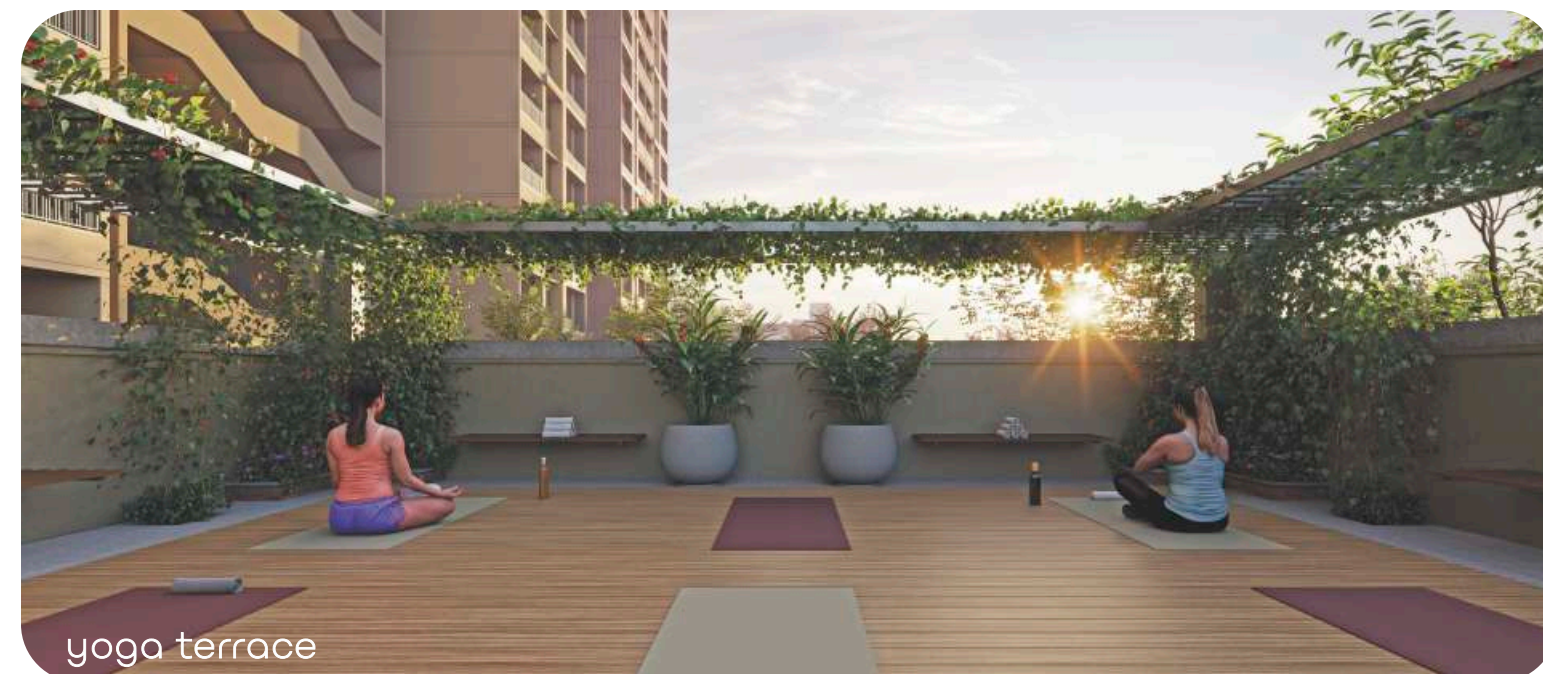
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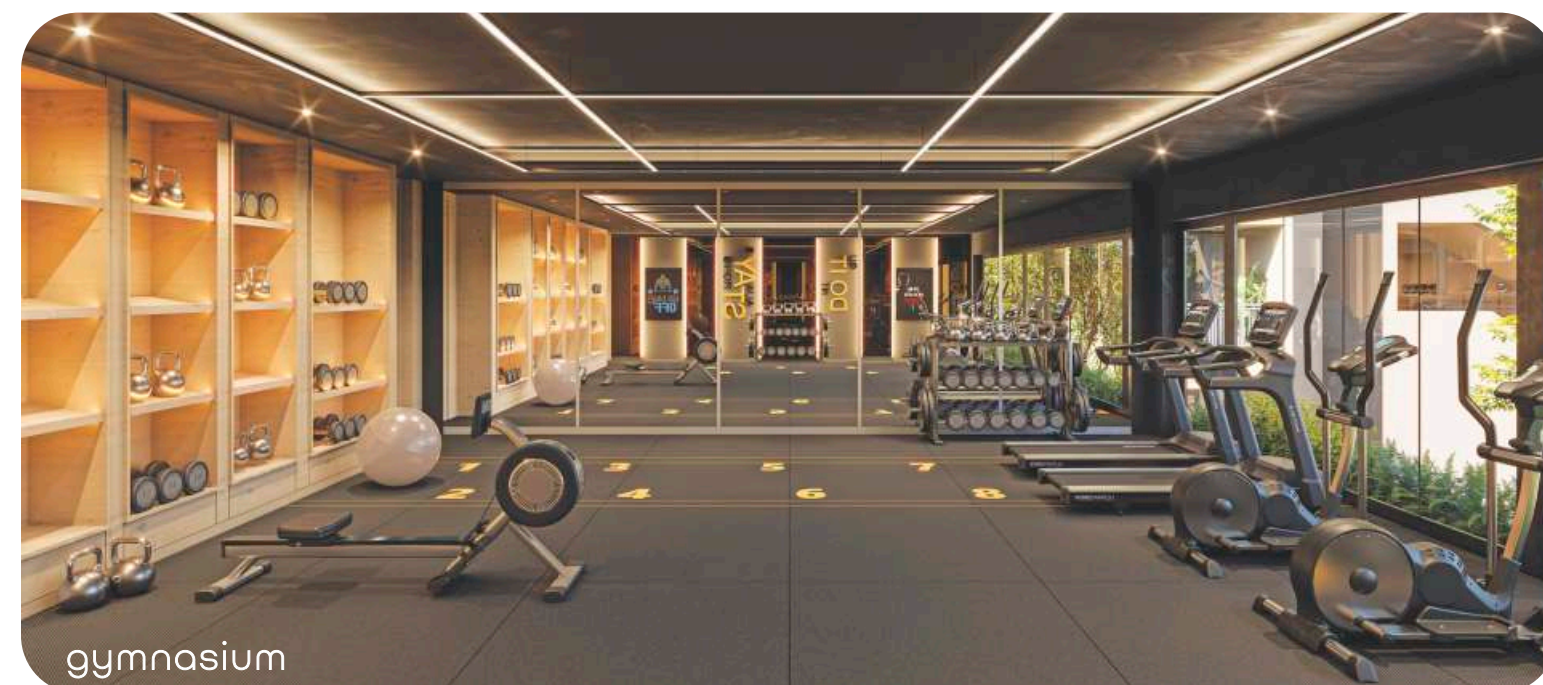
Welcome to Serene 53, your own private Residents to enjoy, weather it is leisure or play or pure entertainment. Serene 53 is ready to cater to your every mood in the best possible manner.



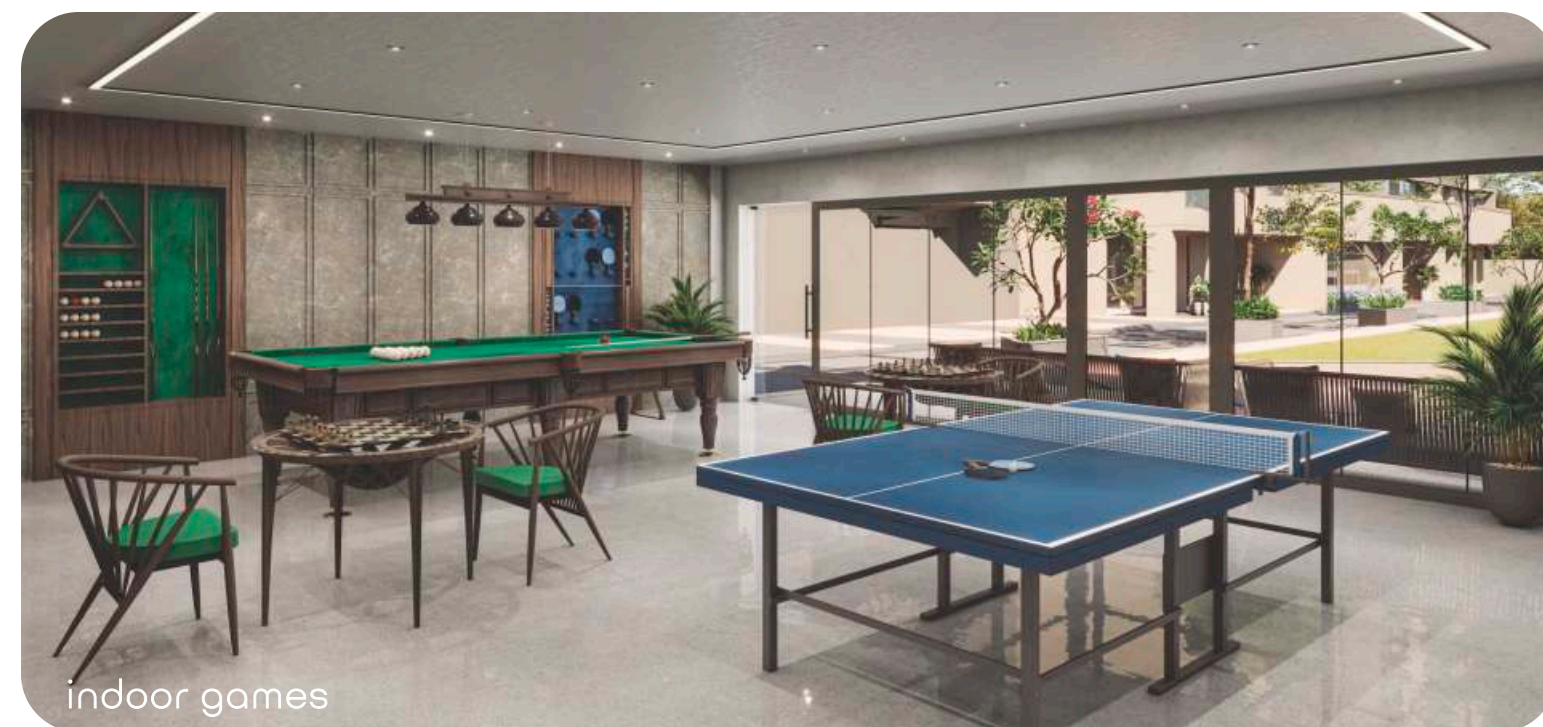
club house



yoga terrace



gymnasium



indoor games



multipurpose hall



library area

Celebrations will never be the same for the residents of Serene 53.
A lavish multipurpose hall that can be customized as per your requirement.



Typical Floor Plan



DRIVEWAY

DRIVEWAY

60 FT. WIDE T.P.S. ROAD

60 FT. WIDE T.P.S. ROAD



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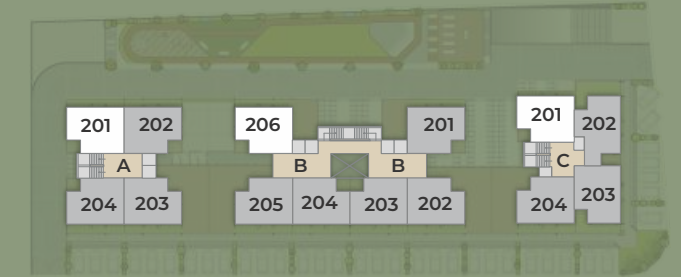


Typical Unit Plan



the meticulous planning that makes your home a masterpiece

- Biggest 2 bhk unit in segment
- All units with same design creating a harmonious lifestyle
- 10 ft. Wide balcony
- Average room width 11 ft.
- 10 ft. Wide private foyer for each unit



Amenities & Features

 MULTIPURPOSE HALL	 INDOOR GAMES	 FITNESS CENTER	 YOGA TERRACE	 LANDSCAPE GARDEN	 CHILDREN PLAY AREA
 LIBRARY AREA	 AMPHITHEATER	 JOGGING TRACK	 WATERBODY	 GAZEBO	 SENIOR CITIZEN SEATING
 ENTRANCE LOUNGE	 ALLOTTED PARKING	 RAINWATER PERCOLATION PIT	 SOLAR ROOF TOP	 SECURITY CABIN	 EV CHARGING STATION

Specifications

FLOORING	: Vitrified Tiles In Drawing, Dining, Kitchen and Bedrooms
WINDOW	: Sliding Aluminium Section Window
DOORS	: Laminate Finish Wooden Flush Doors
KITCHEN	: Granite Platform with Dado of Ceramic Tiles Stainless Steel Sink
INTERIOR PLASTER	: Single Coat Mala Plaster
EXTERIOR PLASTER	: Double Coat Plaster
INSIDE FINISH	: Putty Finish
OUTSIDE FINISH	: Acrylic Paint
ELEVATOR	: 2 Automatic Elevators in Each Block
SANITARY WARE	: Wall Hung Water Closet Wall Hung Basin
TOILET FITTINGS	: ISI Brand Chrome Plated Fittings
TOILET – FLOORING / DADO	: Ceramic Tiles In Floor and Dado Upto Lintel Level
ELECTRIFICATION	: ISI Modular Switches & Wires with MCB / ELCB

Key Plan



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Site Address: Serene53, Nr. Sterling Greenwood Lake Resorts Sardar Patel Ring Road, Lilapur, Ahmedabad, Gujarat 380060

APPROXIMATE DISTANCES :

- 2 MIN - STERLING GREENWOODS LAKE RESORT
- 3 MIN - S.P. RING ROAD
- 4 MIN - DHARTI NURSERY & FARM
- 5 MIN - SARDARDHAM
- 6 MIN - KD HOSPITAL
- 7 MIN - VAISHNODEVI TEMPLE
- 8 MIN - VISHV UMIYA FOUNDATION
- 9 MIN - ADANI SHANTIGRAM



SCAN QR CODE FOR LOCATION



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Architect:
VARAD DESIGNING STUDIO

Structural Consultant:
JHANAVI CONSULTING ENGINEERS

MEP Consultant:
J. BHATT CONSULTANTS

Disclaimer :

The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the Member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.

The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers/ members of the Project.

The Promoter / Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members/ customers of the Project.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software.

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The north direction shown in the brochure is approximate and can be erroneous. The Member / Customer is expected to verify the same personally before going ahead with the booking.

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