

2 bhk  
peaceful  
living



serene  
53



luxury at most affordable price guaranteed !







landscaped garden



children play area



serene  
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club house



serene  
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indoor games



serene  
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gymnasium



serene  
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yoga terrace



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multipurpose hall



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library / admin office



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# Ground Floor Plan



18.0 MT. WIDE T.P.S. ROAD

18.0 MT. WIDE T.P.S. ROAD

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# First Floor Plan



18.0 MT. WIDE T.P.S. ROAD

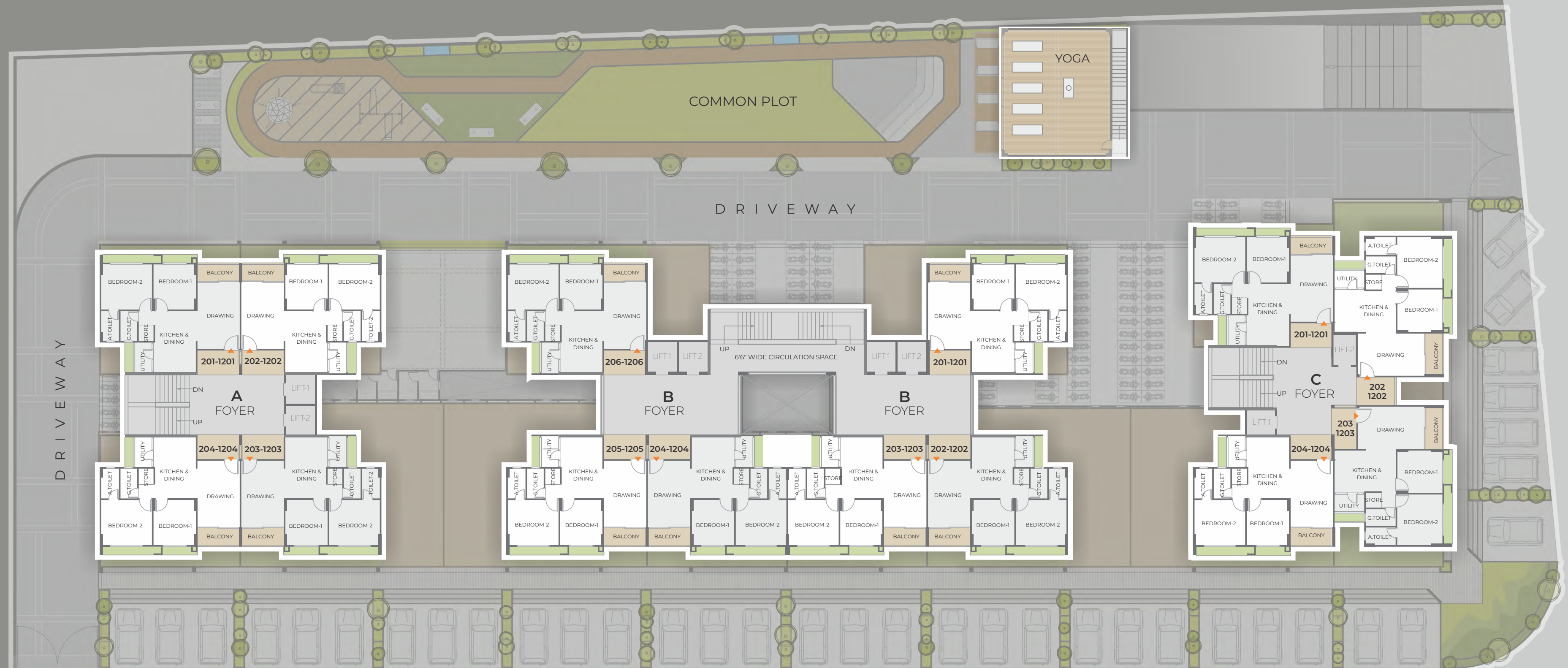
18.0 MT. WIDE T.P.S. ROAD

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# Typical Floor Plan



18.0 MT. WIDE T.P.S. ROAD

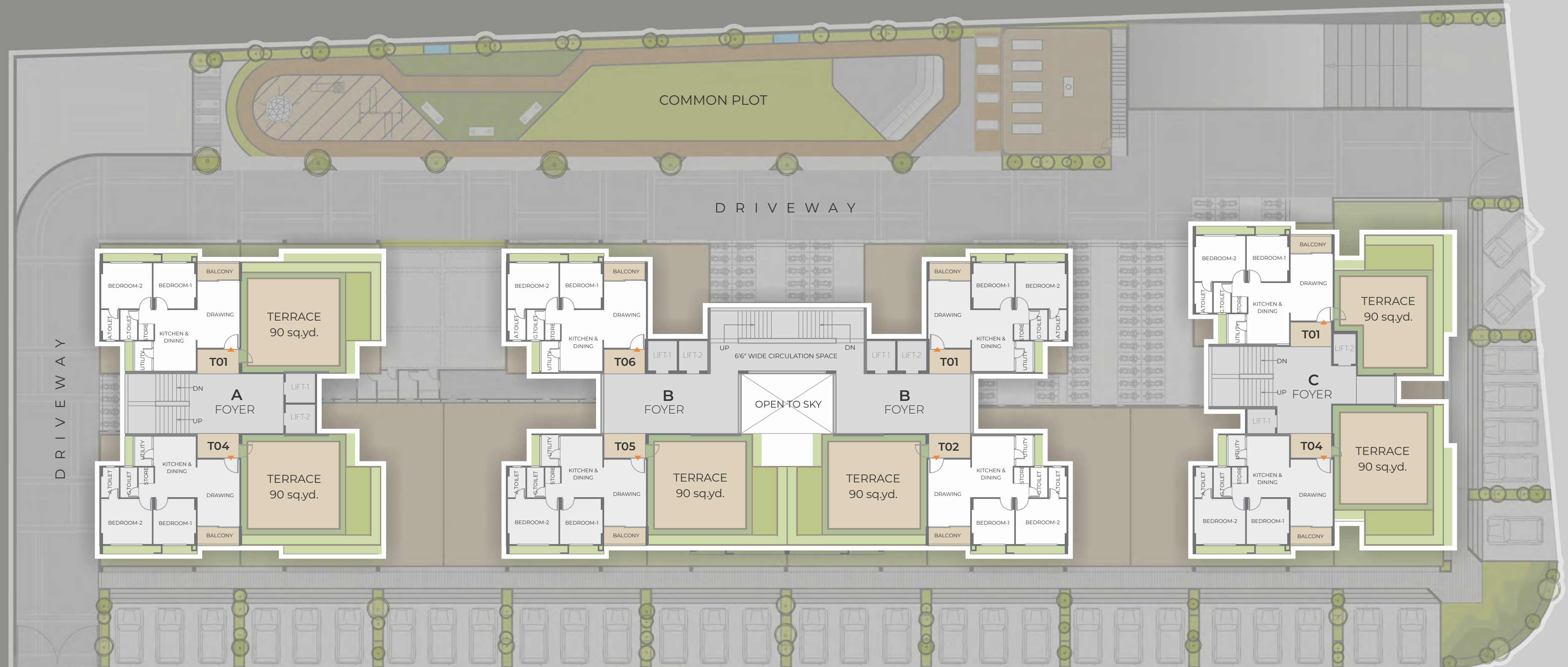
18.0 MT. WIDE T.P.S. ROAD

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# Top Floor Plan



18.0 MT. WIDE T.P.S. ROAD

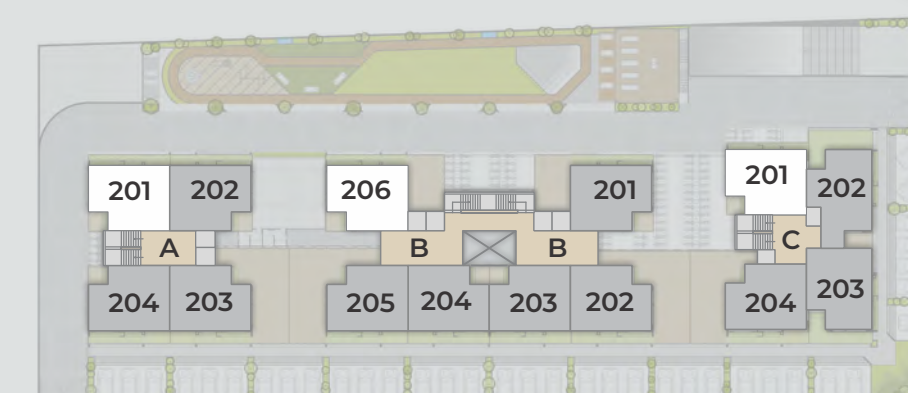
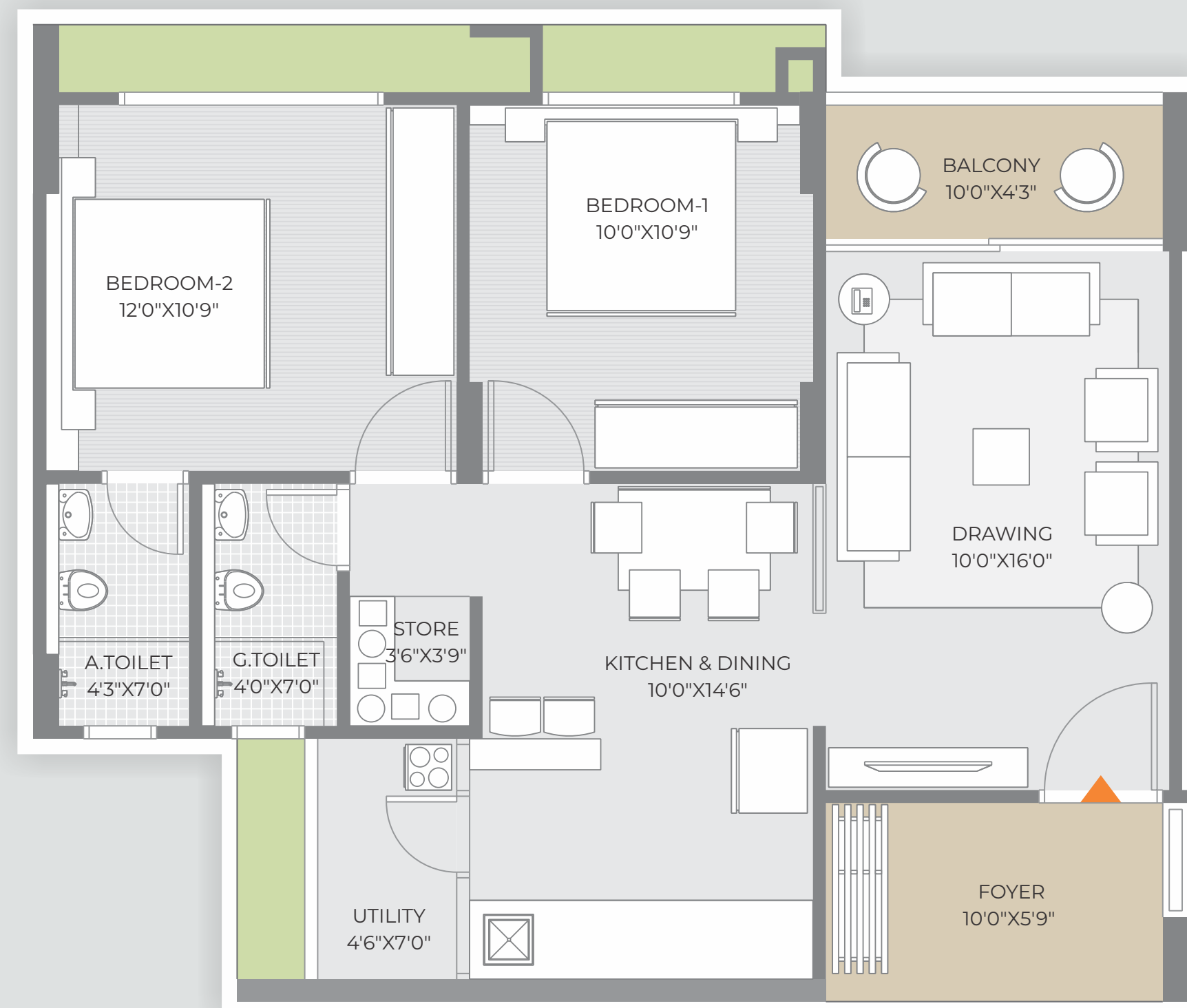
18.0 MT. WIDE T.P.S. ROAD

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# Typical Unit Plan



the meticulous planning that  
makes your home a masterpiece

- BIGGEST 2 BHK UNIT IN AFFORDABLE SEGMENT
- ALL UNITS WITH SAME DESIGN CREATING HARMONY IN LIVING
- 10 FT. WIDE BALCONY
- AVERAGE ROOM WIDTH 11 FT.
- 10 FT. WIDE PRIVATE FOYER TO EACH UNIT

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# 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



RAIN WATER HARVESTING



SOLAR ROOF TOP



TOILET FOR DRIVER & SERVANT



SECURITY CABIN

**SITE ADDRESS:** Serene53, Nr. Sterling Greenwoods Lake Resorts  
Sardar Patel Ring Road, Lilapur, Ahmedabad, Gujarat 380060

**Architect:**  
VARAD DESIGNING STUDIO

**Structural Consultant:**  
JHANAVI CONSULTING ENGINEERS

RERA Registration is in progress.  
This is just for illustration purpose only and we do not offer to sale prior RERA registration.  
Please visit [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) once the project is registered for further details.

# 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

**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.

The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project. The Member / Customer is requested to visit the Project site and check the physical



VASUPUJYA GROUP



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ASSOCIATES

THE DEVELOPERS

