

# Welcome to Landmark Living at Serene Villas



(RERA NO. P02400003570)





Building  
homes  
from the  
heart



# Our Glorious Journey

Since 2004, our aim has been to provide exceptional quality life spaces that enhance the living standards of our customers. We believe in fulfilling our customers' needs and shaping their dreams into perfection. This belief has helped us come a long way and now we are listed amongst the top real estate companies in Hyderabad, Telangana.

Our strength lies in our skill and our dedication to deliver the best quality. We are an end-to-end solution provider for all your housing preferences. Keep showering your trust and love on us as we bring your dreams into existence, while simultaneously fulfilling ours.

## Milestones

**17**

Years of experience

**25**

Number of projects







# Live the Extr

Land Extent	:	AC 3.22 GTS
Format	:	Triplex Villas
Total Units	:	51
Clubhouse	:	6000 Sft.



If you ask anyone what's their choice of a perfect home, chances are most of them will tell you that it's not an easy feat to achieve the dream of the ideal home. However, sometimes, a property ticks all the right boxes that pop up – location, design, accessibility and amenities.

Serene Villas, a new luxury residential development located at Turkayamjal, RR District is one such project. The project gives the excitement of elegant architecture, prestige, and the chance for its residents to enjoy the perks of living in a calm and desirable location.

Serene Villas has created spaces to deliver experiences that enable you to live, work, play, eat, learn, meet, bond, and grow. Because we believe that experiences form memories, and it is our job to help you make memories that evoke joy, contentment, love, camaraderie, or the bliss of solitude.



Breathing in fresh air is like medicine for the soul. There's something about taking a deep breath of fresh air that not only fills the lungs but also the mind with a sense of peace and happiness.

Have you ever just stopped and enjoyed the fresh air around you?

Well, you no more have to stop anywhere now.

With balanced ventilation, **Serene Villas** brings in the good air, banishes the bad, and conserves energy. Surrounded by greenery, the community enables you to live, work, play, eat, learn, meet, bond, grow and everything that you ever dreamed of with a sense of peace.

**Serene Villas** helps to let your home transform your reality. Our goal is to bring people together, inspire them, and create a lasting memory. With our experience, we're committed to helping you create these moments and memories for life.



A Breath of  
fresh air,  
everyday



# Amenities



Gym



Banquet Hall



Walking Track



Children's Play Area



Indoor Game Room



Maintenance Room



Yoga Area



Landscaping



# Outstanding opportunities at your fingertips

Home is where the amenities are, and for a contemporary lifestyle in a residential township, extensive amenities and conveniences have become most important.

Open to the skies with a panoramic view of the greenery all around, work out at the state of an art gym or discover peace and wellness through yoga and meditation. You will truly be spoilt for choice! We have all this and more ready for you. All you need to do is simply walk in!

At the **Serene Villas**, even something as simple as heading up to the rooftop is like going on a mini-vacation. Imagine you are on a luxury staycation as you unwind and rejuvenate.

With such amenities to look forward to, residents of the community are promised a slice of paradise right in their community. Now, isn't that what a life of luxury is all about?



# The Epi Lux Co



e  
center of  
luxury and  
convenience

Mahavir Harina  
Vanasthali  
National Park

Hayathnagar  
Khalsa

Vanasthalipuram

BN Reddy

Urban Forest

Torrur

Injapur

HMDA  
developing  
layout 117  
Acres

Future  
Expansion

The  
10 acre  
park



Water Body

Green Space  
for walking  
(Forest)

Turkayamjal

Tata Aero Space

TCS

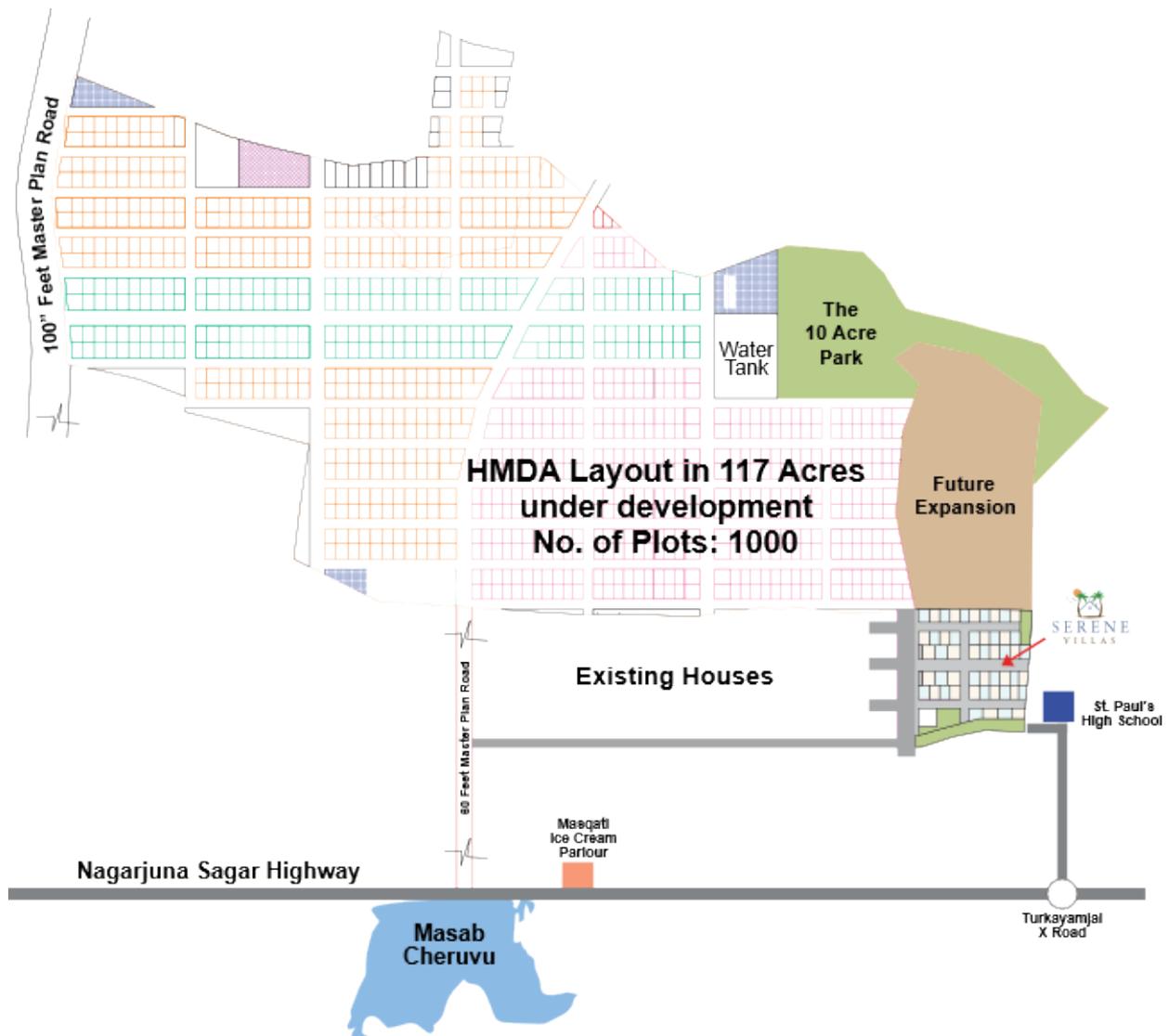
ORR Bongloor

# Abutting a 117 Acre HMDA Residential Layout

This prime HMDA Approved project at Turkayamjal on Sagar Highway exit No.12 is Hyderabad's newest gem. The master road on the existing highway is planned in terms of the project. What's more, the coveted setting assures you of suburban living on a truly verdant scale.

**Serene Villas** is one of the most well-curated layouts abutting a 117 acre residential layout being developed by HMDA, consisting of 1000 plots and a well-planned township with a 10-acre park.

The township is close to IT Parks, Schools and IT park Adibatla. It is also a gateway to the newly coming RR District collectorate, Pharma City, Octopus Campus (Police Department, TATA Aerospace and BDL 3rd Unit.)







# y Planned

Based on how most modern homes these days are almost like the size of a shoebox, trust us when we say that **Serene Villas** promise ample space – it is what your lifestyle calls for.

The interior space of each villa has been designed considering the optimal usage of space for an enriching experience. Even the little details have been planned with great attention. The features such as size, style, ceiling and flooring are taken into consideration. Ventilation is a top priority so that the air in your home facilitates a balanced and better life.



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# Legend

- A ENTRANCE PLAZA
- B LANDSCAPE AT ENTRANCE
- C CLUB
- D PARTY LAWN
- E CHILDREN'S PLAY AREA
- F OPEN SIT-OUT AND PROVISION FOR MINI SKATING RINK

# 171 EAST

## 171 East Facing

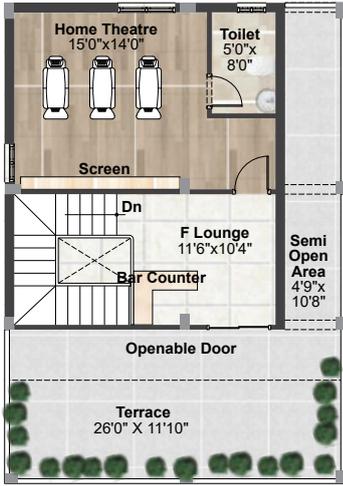


### Area Statement

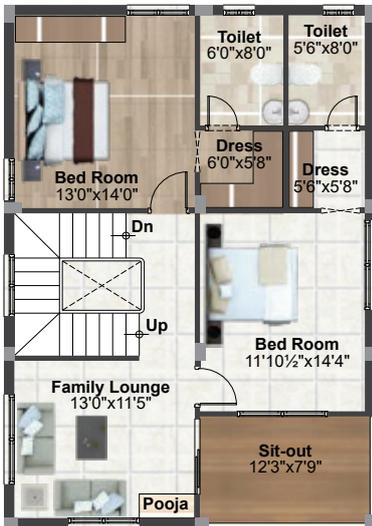
Ground Floor	1020 Sft.
First Floor	1020 Sft.
Second Floor	759 Sft.
Total Built-up Area	2,799 Sft.



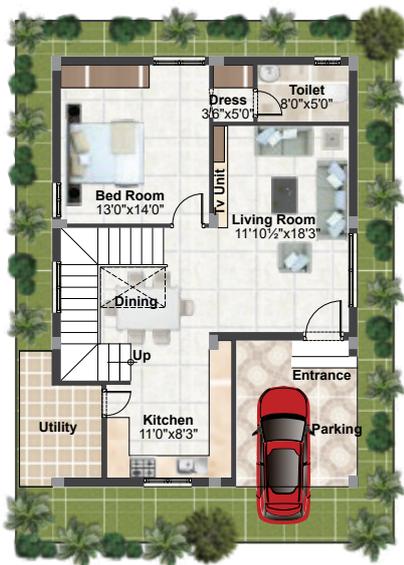
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



# 171 WEST

## 171 West Facing

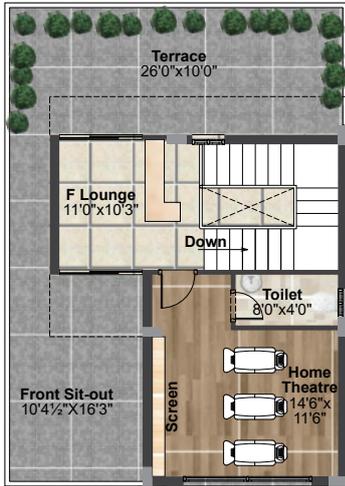


### Area Statement

Ground Floor	1020 Sft.
First Floor	1020 Sft.
Second Floor	732 Sft.
Total Built-up Area	2,772 Sft.



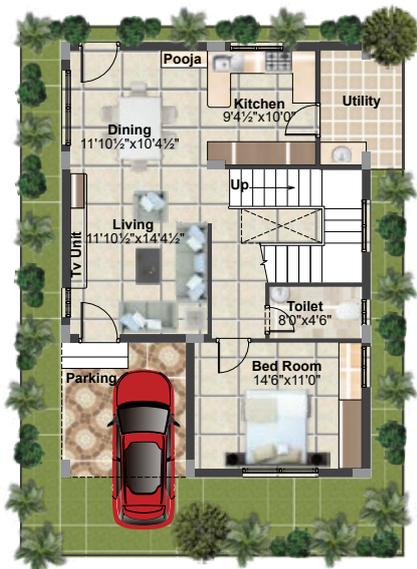
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



# 212 EAST

## 212 East Facing



### Area Statement

Ground Floor	1322 Sft.
First Floor	1322 Sft.
Second Floor	1181 Sft.
Total Built-up Area	3,825 Sft.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



# 212 WEST

## 212 West Facing

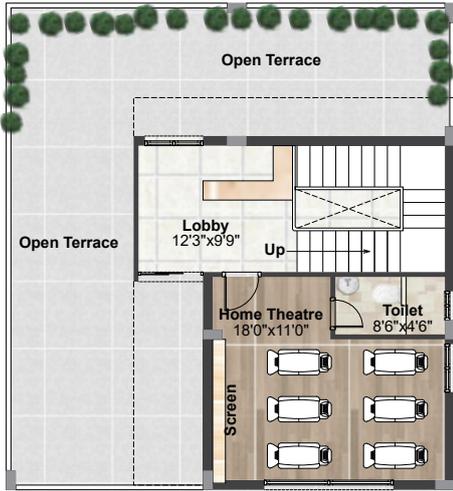


### Area Statement

Ground Floor	1322 Sft.
First Floor	1322 Sft.
Second Floor	875 Sft.
<b>Total Built-up Area</b>	<b>3,519 Sft.</b>



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





Spe

# Specifications



## Structure

RCC framed structure designed to wind and seismic load



## Super Structure

Red bricks for external and internal walls



## Plastering

External and internal walls with double coat cement plaster



## Doors & Windows

**Main door:** Wood frame/equivalent with designer door shutter polished with melamine spray polish with Godrej or equivalent make hardware

**Internal doors:** Hardwood/ Engineered wood frame and flush shutter with veneer on front side with melamine polish and painted rear side

**French doors:** UPVC sliding door with clear glass

**Windows:** UPVC sliding windows with clear glass, safety grills and mosquito mesh



## Flooring

Vitrified tiles of reputed make for living area in ground floor

Granite flooring for staircase

800 mm X 800mm vitrified tiles of reputed make for bedrooms and kitchen

Anti skid vitrified tiles of reputed make for bathrooms

Wooden finished vitrified flooring of reputed make for the deck

Outdoor tiles for parking area



## Plumbing & Sanitary

Polished chrome and sanitary ware fixture of reputed make

European water closet

Shower - single lever diverter with spout and overhead shower



## Water Supply

Centralized water distribution by hydro-pneumatic/ conventional system for all individual villas



## Dado

**Kitchen:** Polished glazed vitrified tiles of reputed make up to 2' above kitchen platform

**Bathroom:** Vitrified tiles of reputed make up to lintel level

Utility/Wash Area: Vitrified tiles of reputed make up to sill level



## Kitchen

Granite for platform with stainless steel sink with faucet



## Painting/Cladding

**External:** Texture/smooth paint with two coats of acrylic exterior emulsion and cladding as per elevation detail

**Internal:** 2 coats of emulsion paint over smooth putty finish

**Staircase railing:** SS railing with glass



## Power Backup

Power backup for common areas and facilities

Provision for inverter wiring for whole villa



## Electrical

Concealed copper wiring of reputed make

Power sockets for AC system and geysers

Power socket for cooking range, chimney, exhaust, refrigerator, microwave oven and water purifier in kitchen

Dish washer and washing machine provision in utility area

Three phase supply for each unit with individual source energy meter

Miniature Circuit Breakers for each distribution board of reputed make

Modular switch boards of reputed make



## TV/Telephone

Fiber-to-home for internet

Provision for DTH & TV services in all bedrooms, living room, lounge and multipurpose room



## Security System

Sophisticated round the clock security system

Solar fencing throughout the boundary



## Water

Rainwater harvesting provided for recharging ground water levels

Drinking water(Krishna/municipal) will be provided

# Affiliations



WRG Certification



Banking partner



Architects & Engineers





 **7032820237 / 8019791555**



# SERENE VILLAS

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering.

The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.