



VASSISHTA  
ESTATES PVT LTD

serec's  
SERENITY

AT CHITKUL, HYDERABAD

## THE INFINITY OF LIFE

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Good living requires space. space that embraces your every important moment from when the morning sun lightly touches your eyes, until you lay your head on your soft pillow. No matter where life takes you, Serac's Serenity brings you home to the living environment that is specially arranged for you.

## START LIFE AT YOUR PIECE OF PARADISE

These picturesque villas are elegant and sophisticated 72 luxury villas spread over 5+ acres at a strategic location of the city. Owning these luxury bungalows will give the home owners an escape to their own piece of heaven with unpolluted air and low density neighbourhoods.

Find delight every morning as you wake up to fresh air. At Serac's Serenity villas, you will be baffled by the amenities you get to indulge in. The close proximity to IT Hubs, Educational institutions, Hospitals, Schools makes this property the best choice.



# The Club Life



- ⦿ Gymnasium
- ⦿ Indoor Outdoor Game's Play Area
- ⦿ Yoga & Meditation Lounge
- ⦿ Guest Rooms
- ⦿ Multipurpose Hall
- ⦿ Swimming Pool
- ⦿ Designed Landscaping & Plantations
- ⦿ Jogging Tracks
- ⦿ Lobby Area
- ⦿ Sitout Areas



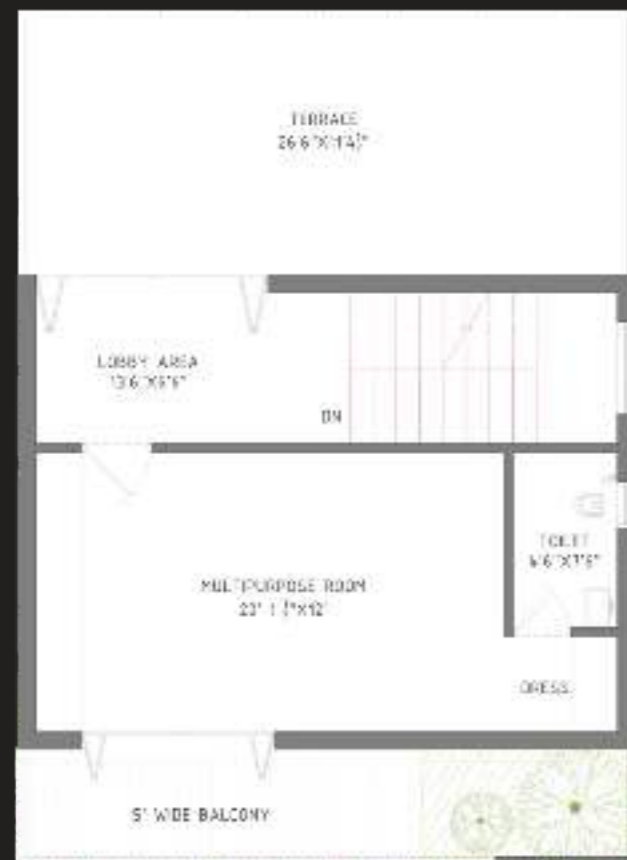
# West Facing 167 Sq Yards



Ground Floor



First Floor



Second Floor



Build Up Area: 2600 Sq Ft

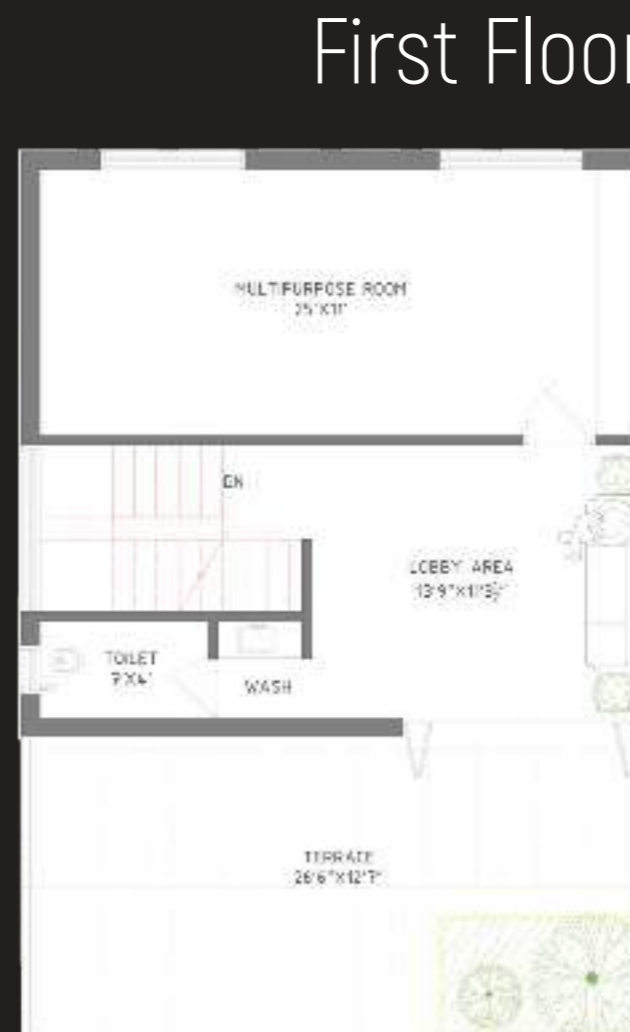
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Second Floor

## Take Your Life To An All New High, Without Having To Wait For The Elevator



Welcome to Serac's Serenity Villas, where you will find a residence that will become a cherished home. The architecture is distinctive and luxurious, with top-quality materials, advanced fixtures, and impeccable finishing touches. The tranquil exterior is surrounded by stunning natural beauty and offers complete privacy. The interiors are designed to meet the needs of the owner and feature open, spacious living spaces. With ample space and greenery, you will feel refreshed and rejuvenated in your dream home.



# Specifications



RCC STRUCTURE : M20 (1 :1 .5:3) grades. Steel with TMT ISI brand.

SUPER STRUCTURE : All external walls are 9" thick & internal walls are 4.5" thick brick walls, Solid Concrete bricks in & lappum finish for all internal walls.

FLOORING : Vitrified tiles of 2' X 2' size in all rooms except toilets. Anti Skid tiles in toilets. Designer cement tiles flooring in parking. Ceramic tiles in covered terrace and Balconies. Cement Flooring with water proofing treatment in open terrace.

DOORS : Main Door: All frames for Main doors are teak wood. Internal Doors: Shutter in good quality flush doors.

WINDOWS : All windows fitted with UPCC frame with mosquito mesh (Three Track) sliding glass. Toilet doors are waterproof.

KITCHEN : Granite top platform & stainless steel sink. Provision for exhaust or chimney. Glazed ceramic tiles dado of 2' height from Platform.

TOILETS : Hot & Cold wall mixer in toilets with geyser provision. Cascade EWC in Master Bed room's toilet. Floor mounted EWC in other bathroom with Plastic flush tank. Anti skid tiles flooring for all toilets and glazed tiles dado up to door top level, Ventilator with louvers.

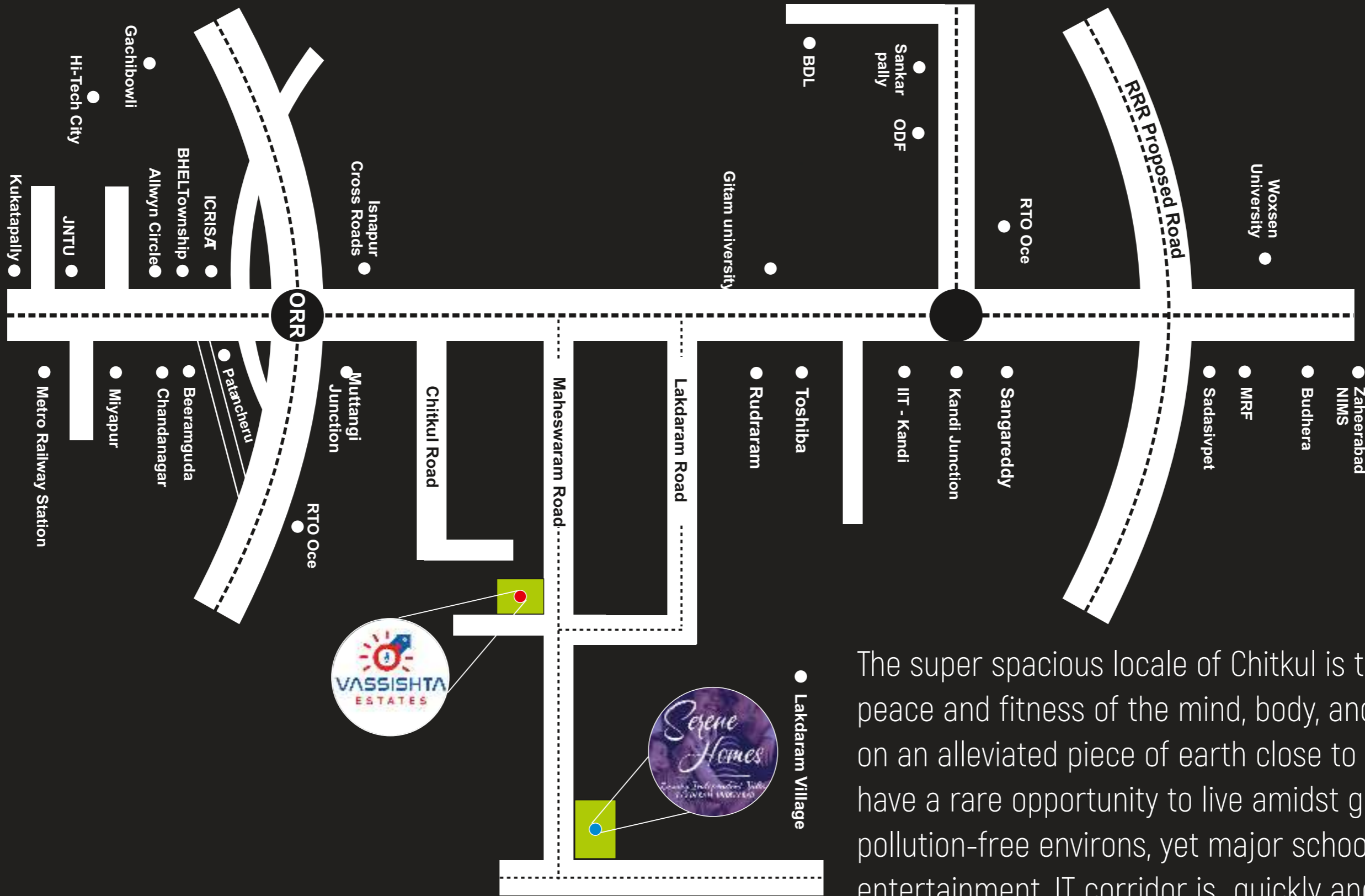
ELECTRICAL : Concealed copper wiring in conduits. Power outlets for AC's in all bed rooms. Power outlets for geysers in all bathrooms. Power points for cooking range, refrigerator, microwave, mixer & grinder in Kitchen. 3 phase power supply with 5 KVA for each house. MCBs provision with meter and boards. All electrical fittings of Polycab equivalent. Inverter wiring for one fan and light in all rooms & kitchen.

SANITARY : All Hindware equivalent sanitary fittings with CPVC pipelines. Three washbasins with pedestal per house, one in dinning, one in Master Bath room and third one as per customer choice would be provided.





# Location Map



The super spacious locale of Chitkul is the perfect space for peace and fitness of the mind, body, and soul. It is situated at on an alleviated piece of earth close to the main city. So you have a rare opportunity to live amidst green, cool, and pollution-free environs, yet major schools, collges, hospital, entertainment, IT corridor is quickly and easily accessible with Mumbai highway and ORR



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