



LUXURY LIVING REDEFINED

SOBHA
serene
Luxury Apartments near Porur, Chennai

SOBHA DEVELOPERS LTD.

www.sobha.com

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Sobha Serene : Survey Nos. / S. No. 77/2E, 77/2F, 77/7, 97/1A2, 97/1A3, 97/1A4 & 97/36 at Senneerkuppam, off Porur - Poonamallee High Road, Chennai.

www.sobhaserene.com

Disclaimer: Images used only for representational purpose.



OUR PASSION IS FOR PERFECTION

Sobha Developers is a quality and delivery focused organization with proven credentials of having delivered a total developed area of 47.37 million sq. ft.; 73 residential and 198 contractual projects, across 21 cities in India.

It is a listed organization, admired for its ethical and accountable practices as well as its backward integrated business model that delivers engineering excellence.

Sobha's in-house training & development initiative, the Sobha Academy, produces highly skilled technicians and reflects upon its pursuit of excellence.

Sobha creates life spaces no less than a work of art with its internationally experienced workforce which adheres to superior German quality benchmarks.



A LEGACY OF QUALITY

Mr. P N C Menon, the founder of Sobha Developers Ltd., based the Company on a mandate to 'transform the way people perceive quality.'

He is well known and respected for the high quality standards that he has created and followed in terms of best-in-class interiors and construction since 1977.

His legacy includes monarchical palaces, presidential suites, hotels, villas and over 120 prestigious international projects.



Sobha Interiors Division



Sobha Glazing And Metal Works Division



Sobha Concrete Products Division



Sobha Restoplus Spring Mattress Division

WE ENSURE THE BEST QUALITY BY DOING IT OURSELVES

Sobha Developers is the only backward integrated real estate company in India. The in-house expertise and infrastructure of Sobha Developers includes:

- Design Studio : Architecture, Structural and MEP
- Factories : Wood Works, Glazing & Metal works and Concrete Blocks
- Training Academy : Sobha Academy for technical and skilled manpower
- Project Management : Centralised Planning and Execution, R&D and Value Engineering Teams, etc.
- Technology : German machinery for precision manufacturing



Sobha Emerald, Coimbatore



Sobha Ivory, Bangalore



Sobha Sunflower, Bangalore

SETTING NEW STANDARDS IN QUALITY

Sobha's legendary quality and meticulous attention to detail will set a new standard in Chennai. From the backward integrated planning model to the high end specifications, Sobha will introduce a whole new world of luxury living to the city.



Sobha Amber, Bangalore



Sobha Daffodil, Bangalore



PRESENTING
SOBHA'S SECOND
LUXURY LANDMARK
IN CHENNAI

SOBHA
serene
Luxury Apartments near Porur, Chennai



LUXURY, QUALITY AND FINE LIVING REDEFINED

Sobha brings a whole new standard of fine living to Chennai with Sobha Serene. These aesthetically designed luxury homes with impeccable interiors and top of the class specifications are set in a tranquil space, within greater Chennai limits, near Porur.

Each apartment is spaciouly designed to feel like an independent home embellished with the finest lifestyle amenities. Sobha's eye for detailing, quality features and expertise make this a home that will truly redefine luxury living in the city.

Sobha Serene is spread across a verdant and peaceful 3.15 acres with 8 wings of 176 units. Each wing has a stilt plus 4 designs that optimize luxury and privacy.

3 Bedroom : 1579 sq.ft. to 1740 sq.ft.

2 Bedroom + Study : 1372 sq.ft. to 1525 sq.ft.

2 Bedroom : 1315 sq.ft. to 1545 sq.ft.

1 Bedroom : 600 sq.ft. to 614 sq.ft.



MASTER PLAN

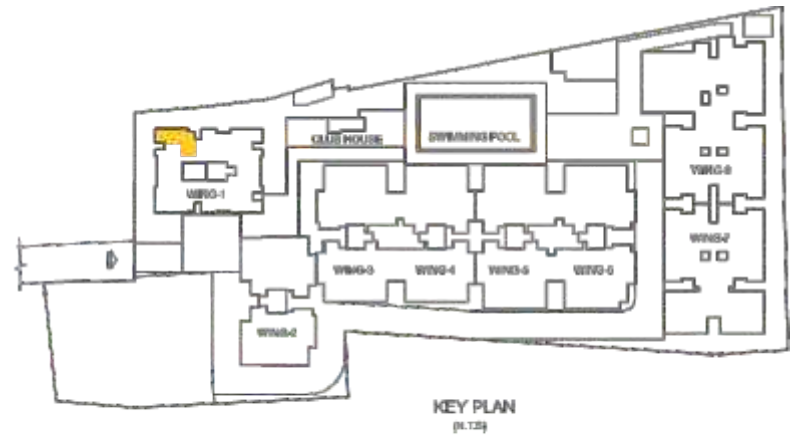
PROJECT DETAILS

ROOM TYPE	NO OF UNITS	SIZE (in sq. ft.)	FLOOR PLAN TYPE	
1 BEDROOM	40	600 - 614	WITHOUT PRIVATE TERRACE	1A, 1B, 1C, 1D
			WITH PRIVATE TERRACE	2E1, 2K1, 2L1
2 BEDROOM	56	1315 - 1545	WITHOUT PRIVATE TERRACE	2E, 2G, 2H, 2J, 2K, 2L, 2M, 2N
			WITH PRIVATE TERRACE	2A1, 2B1, 2C1, 2D1
2 BEDROOM + STUDY	40	1372 - 1525	WITHOUT PRIVATE TERRACE	2A, 2B, 2C, 2D, 2F
			WITH PRIVATE TERRACE	3A1, 3B1, 3C1, 3D1, 3E1, 3F1, 3G1
3 BEDROOM	40	1579 - 1740	WITHOUT PRIVATE TERRACE	3A, 3B, 3C, 3D, 3E, 3F, 3G
			WITH PRIVATE TERRACE	
TOTAL	176			

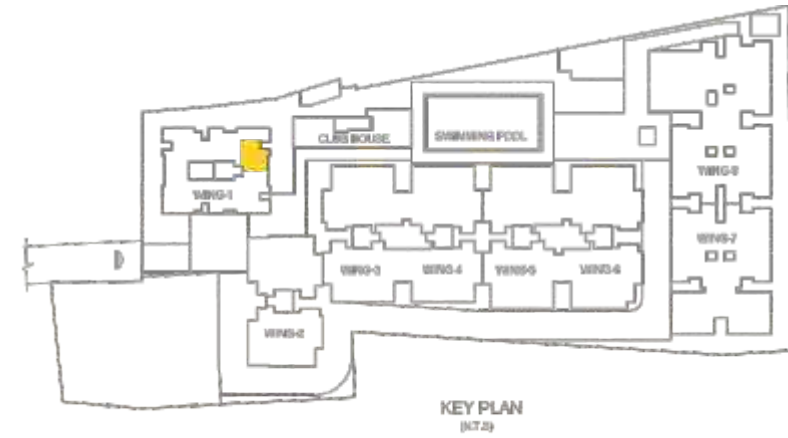
PRIVATE TERRACE ONLY IN FIRST & FOURTH FLOORS



TYPE 1A



TYPE 1C



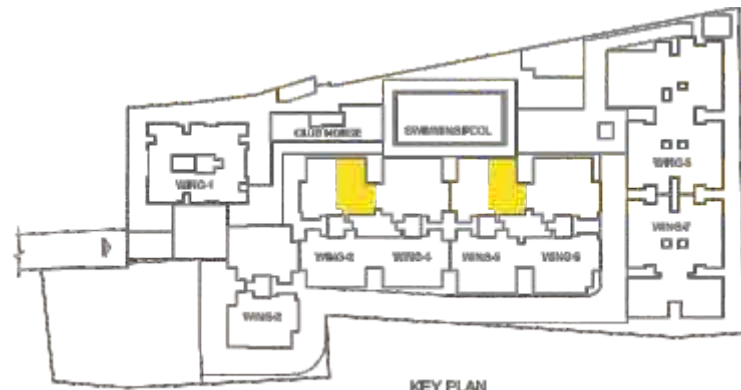
Available in
Wing 1 only

FLOOR PLAN

1 BED ROOM

600 - 614 sq. ft.

TYPE 2A1



TYPE 2B1



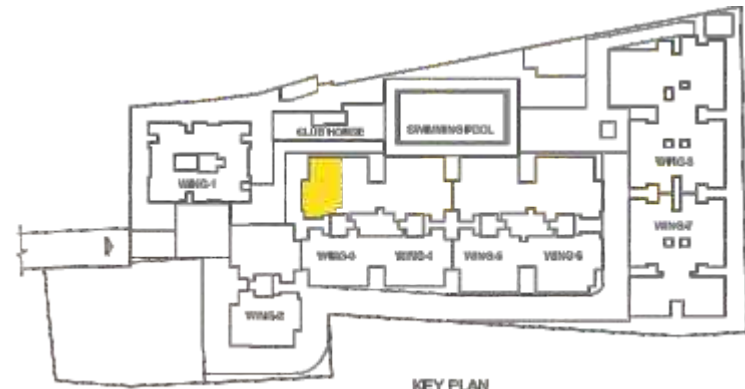
TYPE 2E1



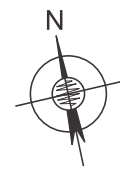
FLOOR PLAN 2 BED ROOM + STUDY

1372 - 1525 sq. ft.

TYPE 3A1



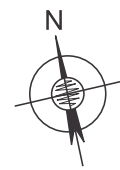
KEY PLAN
(PCLQ)



TYPE 3B1



KEY PLAN
(PCLQ)



TYPE 3F1



KEY PLAN
(PCLQ)



FLOOR PLAN

3 BED ROOM

1579 - 1740 sq. ft.

STRUCTURE

- Stilt plus 4 storey RCC framed structure with masonry walls.
- Covered car park for 2 BHK, 2BHK+Study and 3 BHK in stilt floor.
- Covered two wheeler park for 1 BHK in stilt floor.

FOYER/LIVING/DINING

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

BEDROOMS

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

TOILETS

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling upto false ceiling.
- False ceiling with grid panels.
- Granite vanity counter with wash basin in master bedroom toilet except in 1 bedroom

KITCHEN

- Superior quality ceramic tile flooring.
- Superior quality ceramic tiling upto lintel.
- Plastic emulsion paint for wall from lintel to ceiling.
- Plastic emulsion paint for ceiling.

BALCONIES/UTILITIES

- Superior quality ceramic tile flooring and skirting.
- Granite coping for parapet/MS handrail as per design.
- Plastic emulsion paint for ceiling.
- All walls painted in textured paint.

JOINERY

Main Door/ Bedroom Doors

- Frame – Timber
- Architrave - Timber
- Shutters – with both side masonite skin.

Toilet Doors

- Frame – Timber
- Architrave – Timber
- Shutters –with outside masonite and inside laminate

All other external doors to be manufactured in specially designed aluminium extruded frames and shutter with panels.

Heavy-duty aluminium glazed Sliding windows & French windows made from specially designed and manufactured sections.

COMMON AREAS

- Ceramic tile/ Vitrified tile/ Granite flooring.
- Superior quality ceramic tiling up to ceiling.
- Plastic emulsion paint for ceiling.

STAIRCASE

- Granite for treads & Risers
- Textured Paint for Walls.
- Plastic emulsion paint for ceiling.
- MS handrail.

LIFTS

- Designer Lifts of reputed make.

COMMON FACILITIES

(COMMON TO ALL APARTMENTS IN THE PROJECT)

- About 7500 Sft Well-equipped clubhouse.
- Swimming pool.

ELECTRICAL

- TNEB Power supply :
 - 3 Bedroom - 6 KW Three Phase supply per flat
 - 2 Bedroom + Study - 5 KW Three Phase supply per flat
 - 2 Bedroom - 5 KW Three Phase supply per flat
 - 1 Bedroom - 3 KW Single Phase supply per flat
- Stand by power (Generator back up) of 1000 Watts for 3 Bedroom, 2 Bedroom + Study & 2 Bedroom, 500 Watts for 1 Bedroom.
- 100% stand by power (Generator back up) for common facilities
- Power connection for Split A/C in all Bedrooms and Living.
- Telephone point in living and one bedroom.
- T.V point in living and one bedroom.
- Conduiting provision for Intercom facility from security cabin to each apartment.
- Providing and fixing of exhaust fans in all the toilets and kitchen

PLUMBING & SANITARY

- Sanitary fixture of reputed make in toilet.
- Chromium plated fittings of reputed make in kitchen & toilet.

Specifications Disclaimer

- The Views shown are artist's impression only.
- The size, shape and position of doors / windows, columns, design of railings and various other elements are subject to change.
- The furniture / fixtures, including counter in kitchen is shown to indicate the space available and likely position of electrical points are not a part of standard specification
- The finishes - flooring, tiles in toilet, kitchen, utility, balconies etc., paint colour, door finish / colour, and any other finishes are only indicative and are subject to change.
- The dimensions and areas shown are from block to block

Sobha Developers reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way be detrimental to the quality of the building.

SPECIFICATIONS

LUXURY AMENITIES - REDEFINED

Beside a luxury club house spread across two floors, Sobha Serene also offers its residents the finest amenities – carefully planned and impeccably designed to give them a truly unforgettable home experience.

- About 7500 sq.ft. well appointed Club House
- Swimming Pool and Toddlers Pool
- Gymnasium
- Multipurpose Hall
- Table Tennis, Cards, Carom
- Pool Table
- Children's Play Area
- Landscaped Parks
- Jacuzzi / Steam
- Open Terrace For Private Party
- Meditation / Yoga / Aerobics room
- Basket Ball Ring
- Reflexology pathway
- Visitors lounge
- Two exclusive guest rooms

Services:

- Waste water recycling for landscaping
- Emphasis on ample natural light and ventilation
- Solar lighting system in common area
- Effective storm drain Network
- Rainwater recharge pits
- Organic waste converter



THE HUB OF LIVING AND COMMERCIAL ACTIVITY - REDEFINED

Porur is fast emerging as an important hub that connects new Chennai with the older parts of the city. Situated at the gateway to Sriperumbudur, the area has witnessed major investments by prominent National and International companies. With all the necessary infrastructure in place, it is perfect as a residential and commercial hub.

Advantages of a home in Porur include

- A number of IT SEZ's in the vicinity.
- Easy connectivity to major business areas like Nungambakkam, Kodambakkam and Anna Nagar.
- Several schools and colleges nearby.
- Close proximity to Multi specialty hospitals and health services.
- Easy access to the airport and suburban railway stations.





KNOW YOUR NEIGHBOURHOOD

SCHOOLS:

St. John's International School
The PSBB Millennium School
Chennai Public School
Christ School

EATOUTS:

Grand Residency
KFC
Café Coffee Day
Karaikudi
Ratna Café

COLLEGES:

Dr. MGR Engineering College
Raja Rajeswari Engineering College
Panimalar Engineering College
Sri Ramachandra Medical College
ACS Medical College
SA Engineering College
SKR Engineering College
Sacred Heart College
Apollo Nursing College

HOSPITALS:

Sri Ramachandra Hospital
MIOT Hospital
Saveetha Medical Hospital
Ramadoss Multi Speciality Hospital
SJS Ayurveda Hospital
Vasan Eye Care Hospital
ESI Hospital
ACS Hospital

SHOPPING:

Mega Mart
Lifestyle
Reliance Trend
Big Bazaar
More Super Market
Ampa Skywalk Mall

PROXIMITY (approx.)

Chennai Airport (Intl. And Domestic) 30 mins
Chennai Central Railway Station 35 mins
Sriperumbudur / Oragadam 30 mins

SCHOOLS

Christ School 2 mins
The PSBB Millennium School 15 mins
Chennai Public School 15 mins
La Chatelaine School 15 mins

LEISURE ZONE

Ampa Skywalk 25 mins

HOSPITALS

Sri Ramachandra Hospital 5 mins
ACS Hospital 5 mins
MIOT Hospital 10 mins

COLLEGES

Saveetha Dental College 2 mins
Sri Ramachandra Medical College 5 mins
Dr MGR University 7 mins

