SARITHA

SARITHA
SERENE

thoughtfully crafted...



RERA NO: PRM/KA/RERA/1251/446/PR/220223/005743

Thoughtfully

CRAFTED HOMES

FOR A MODERN FAMILY LIKE YOURS.

BOUTIQUE 2 & 3 BHK APARTMENTS

IDEALLY LOCATED OFF VARTHUR-SARJAPURA ROAD

50+ URBAN AMENITIES

3.65 ACRES | 3 BLOCKS | 352 HOMES

Quality

DOESN'T ALWAYS HAVE TO BE EXPENSIVE

We, at Saritha, understand how vital and close-to-heart owning a house is to you and how quality & lifestyle plays their importance. We believe homes should reflect our dreams and not just our budget. So, we at Saritha, are committed to providing customers with high-quality living spaces, and excellent service while keeping the cost affordable.

Saritha Serene, is a thoughtfully-designed housing project that delivers a perfect balance between comfort and value. It offers you the opportunity to enjoy high-quality living spaces enabling exceptional lifestyle without having to compromise on quality--all at a cost that doesn't have to be expensive.

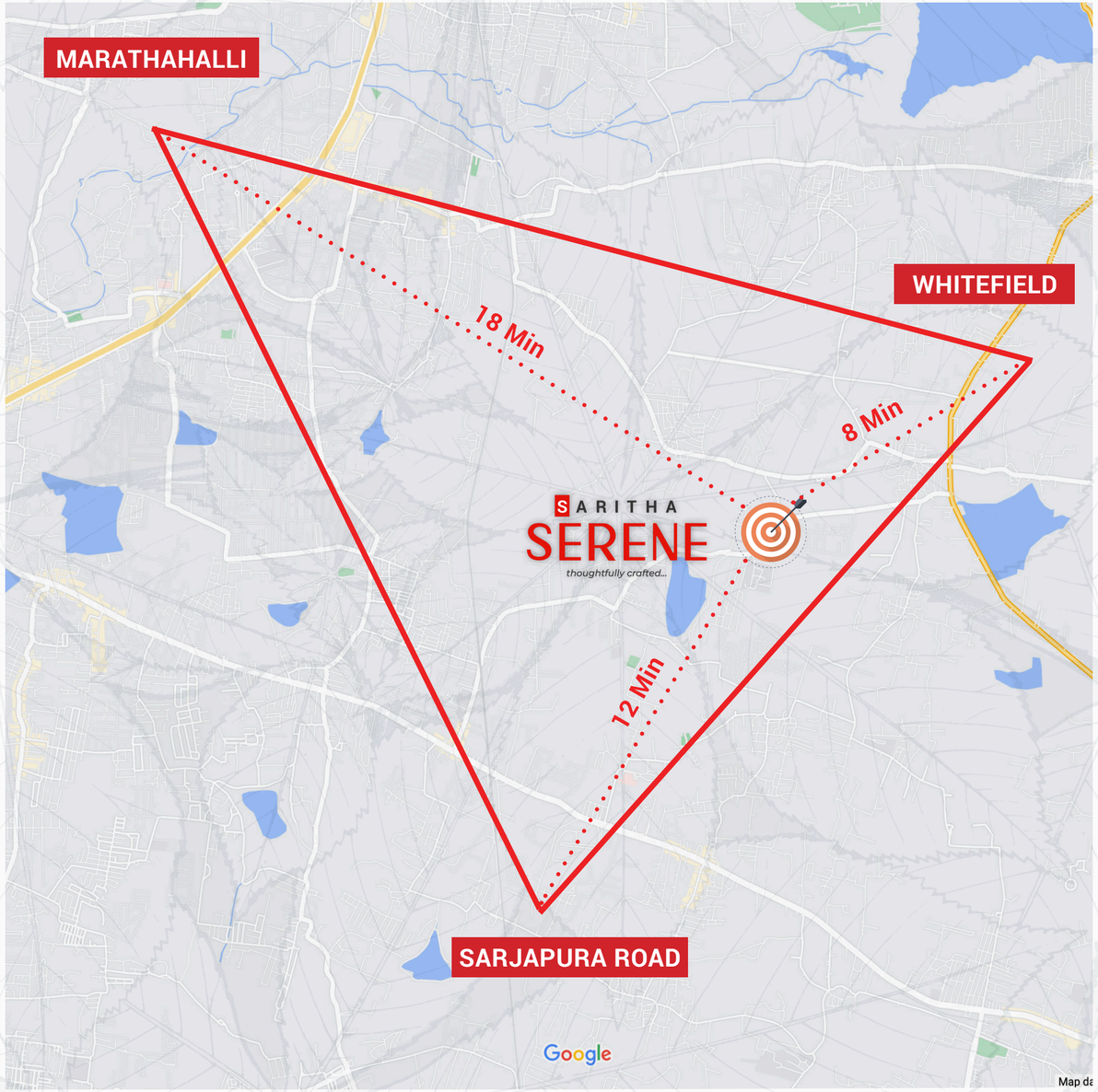
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- THOUGHTFULLY CRAFTED HOMES
- 25,000+ SFT OPULENT & MAGNIFICIENT CLUBHOUSE
- INTENTIONAL & FUNCTIONAL TERRACE SPACES



An Unrivalled LOCATION

Saritha Serene is East Bengaluru's living at its best. Ideally located in Gunjur, you'll be living close to fresh air and greenery, while having the rest of the city on call at any time.

Saritha Serene provides proximity to everything you need to make life easier : schools for kids, IT parks for work, shops & malls for day-to-day needs, hospitals & clinics for health care, spas & beauty salons for relaxation. We're right on the cusp of some of Bengaluru's most exciting areas - Whitefield, Marathahalli and Sarjapura Road.

Live Life 'Large', Your Way.

The peaceful surroundings at Saritha Serene offer an oasis-like retreat from the hustle and bustle of city life that is ideal for families and working professionals who are looking for a home that meets their needs as well as their desires.

- GREAT NEIGHBORHOOD
- SEAMLESS CONNECTIVITY
- PERFECT FOR FAMILIES
- PERFECT FOR WORKING PROFESSIONALS

Boutique

Residential Living

Saritha Serene offers 352 Exclusive Boutique Homes that are incredibly exciting residences to live, work and play. Each home here has been designed to deliver a perfect balance between comfort and value.



Saritha Serene offers residential living spaces that offer an unrivaled level of sophistication and elegance. Our team of highly skilled and thoughtful designers and architects have crafted living spaces that are not only beautiful, but also functional and comfortable and are sure to impress even the most discerning of buyers.

COMFORT + VALUE HOMES

INDOORS & OUTDOORS IN PERFECT SYNERGY

EFFECTIVE SPACE UTILIZATION

For those who are looking for the very best in residential living, Saritha Serene is a perfect choice.



Welcome to a lifestyle

Unparalleled

Saritha Serene is an upscale residential apartment complex with curated amenities with features such as a Terrace Skywalk, Heated Swimming Pool, In-House Mart, Guest House, Squash Court & many more. Our on-site mart will ensure that your every need is catered for.

Consisting of carefully and thoughtfully crafted 2 & 3 Bedroom Homes that have inclusively-designed corridors, the residents will also enjoy the distinction of having a dedicated clubhouse that houses lifestyle amenities that'll cater to the needs of both the individual and family needs.

50+ PREMIUM AMENITIES

FUNCTIONAL TERRACE SPACES

BEAUTIFULLY LANDSCAPED OUTDOORS

25,000 SFT CLUBHOUSE

Thoughtfully Landscaped

Courtyard





with space to

Walk | Play | Relax

VALUES

THAT WE HOLD DEAR TO

COMMITMENT

TO QUALITY

CLIENT CARE

FOR LASTING RELATIONSHIPS

CONSISTENT

IN TIMELINES

Building

Exceptional

living spaces since **2012**



ELEGANCE | 2012

Jan 2014 *(Promised Date)*
Sep 2013 *(Completed Date)*



AMBIENCE | 2013

Jan 2016 *(Promised Date)*
Nov 2015 *(Completed Date)*



ACROPOLIS | 2013

Dec 2017 *(Promised Date)*
Dec 2017 *(Completed Date)*



OPULENCE | 2014

Apr 2018 *(Promised Date)*
Dec 2017 *(Completed Date)*

It all started with a vision in 2012, with one main objective: ***to design and to build exceptional living spaces*** with state-of-the-art lifestyle amenities at affordable prices, while maintaining the highest standards of quality, specification, and finish.

We built our reputation on

Trust & Commitment

and have become a byword for quality.



BREEZE | 2016

Dec 2019 *(Promised Date)*
Dec 2019 *(Completed Date)*



ELAN | 2016

Oct 2018 *(Promised Date)*
Sep 2018 *(Completed Date)*



FORTUNE | 2018

Sep 2020 *(Promised Date)*
Feb 2020 *(Completed Date)*



SPLENDOR | 2020

July 2023 *(Promised Date)*
July 2022 *(Completed Date)*

8
Projects

700+
Homes

0% Deviation
On Commitment

Elevate

your well-being



25,000+ sft

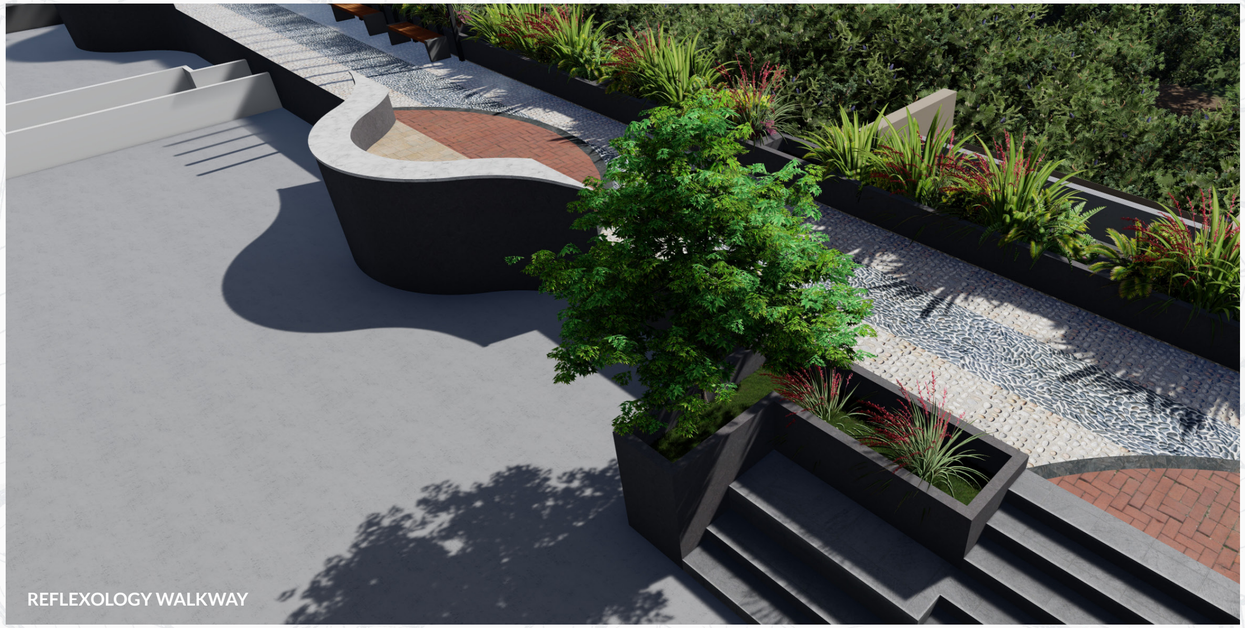
Club House

All work and no play can make the day lackluster. Add a spark to your monotonous routine. Kickstart your day at the gym or indulge in a game of Indoor Badminton with your neighbours. How about inviting your neighbours & friends for a movie/barbecue party?

With an assortment of amenities coupled with a lot of leisure time, your life will be packed with excitement.

- Heated Swimming Pool
- Mini Theatre
- Squash Court
- Mini-Mart
- Barbecue Area
- Air Conditioned Banquet Hall
- Indoor Badminton Courts
- Co-Working Space

50+ Amenities



REFLEXOLOGY WALKWAY



READING NOOK



SKYWALK DECK

BRINGING

BALANCE & HARMONY

WITH OUR TERRACE SPACES

We believe that living with intention is living a life of choice, and that's what we want to offer to our residents. Besides various amenities that Saritha Serene has to offer, the residents will also have the first of a kind 'terrace amenities'.

We want our residents to be able to enjoy their space, no matter what. Terrace Spaces at Saritha Serene are a great way not only to enjoy the sun and the fresh air but also to get their daily dose of vitamin D.

The terrace space has been designed to give residents an escape, and an opportunity to reconnect with nature. This means that residents can have a home where they can also unwind, unfold & rejuvenate.

Explore your surroundings with a walk through our terrace gardens, terrace skywalk and reflexology path that are perfect for morning walks and evening strolls!

DAILY DOSE OF VITAMIN D

READING NOOK

PERFECT FOR MORNING WALKS & EVENING STROLLS

Master Plan



OUTDOOR AMENITIES

1 ENTRY GATEWAY
2 DROP-OFF ZONE
3 SERENE LANDMARK PLAZA
4 MULTIPURPOSE TRACK
5 FLORAL GARDEN
6 SAND PIT
7 TREE HOUSE
8 BICYCLE BAY
9 SERENE BROADWALK
10 KIDS PLAY AREA
11 TOTLOT
12 BLOCK ENTRY
13 ELECTRICAL PANELS
14 FEATURE WALL
15 SCULPTURE
16 OUTDOOR GYM
17 SERENE SIGNATURE PLAZA
18 GARDEN COURTYARD
19 SERENE WATER FEATURE
20 ARBOUR
21 CLUBHOUSE ENTRY DECK
22 HEATED SHALLOW POOL
23 HEATED KIDS POOL
24 HEATED MAIN POOL
25 POOL DECK
26 CLUBHOUSE ENTRY PLAZA
27 PET PARK
28 CRICKET PRACTICE PITCH
29 MINI SKATING RINK
30 MINI BASKETBALL HOOP
31 ELDERS PLAZA

CLUBHOUSE AMENITIES

32 KIDS PLAY SCHOOL
33 2 BEDROOM GUESTHOUSE
34 MINI MART
35 LIBRARY
36 CAFETERIA
37 LOCKER ROOM
38 SENIOR CITIZEN DEN
39 ESTATE OFFICE
40 OPEN SHOWER
41 CLINIC
42 OPEN BUFFET COUNTER
43 BANQUET HALL
44 GYM
45 BADMINTON COURT
46 SQUASH COURT
47 DANCE & MUSIC ROOM
48 TABLE TENNIS
49 POOL TABLE
50 INDOOR YOGA/MEDITATION ROOM
51 OUTDOOR YOGA DECK
52 MINI THEATRE
53 BOARD GAMES
54 CO-WORKING SPACE
55 MINI GOLF

TERRACE AMENITIES

56 TENNIS COURT
57 FOOTSOL
58 OPEN AMPHITHEATRE
59 BARBECUE CORNER
60 TELESCOPE VIEWPOINT
61 LANDSCAPED TERRACE
62 READING NOOK
63 SKYWALK DECK
64 REFLEXOLOGY WALKWAY

The Specifications

Structure
- Seismic Zone II compliant RCC framed structure

Walls
- External walls are of 6-inch solid concrete blocks & internal walls are of 4-inch solid concrete blocks.

Plastering
- Sponge finish for external walls & neeru finish for internal walls

Windows
- UPVC windows with mosquito mesh and MS grills

Lift
- 10 passenger capacity of reputed make

Doors
- Main Door: 8 feet high teak wood door frame with 40 mm thick designer both side veneered shutter door
- Bedroom Doors: All bedroom doors will have 8 feet hardwood door frames with flush shutter doors
- All bathroom doors will have 7 feet hardwood door frames with water-resistant membrane doors
- SS/Antique hardware for main door and powder-coated hardware for all other doors

Common Area
- Designer vitrified tile flooring & designer false ceiling in the corridors
- Corridor walls decored with artistic paintings
- Designer trellises for privacy
- Aesthetically designed entrance lobby
- Staircases to have granite flooring with MS railings

Sanitary, Plumbing and Fixtures
- All sanitary fixtures will be of CERA or equivalent
- All chrome-plated fittings will be of CERA or equivalent
- All water supply pipes will be of CPVC
- All drainage and sanitary pipes will be of PVC

Power Backup
- 1 KVA power backup for each flat
- 100% power backup provided for all common areas

Electrical
- Connected Power: 3 KVA for 2 BHK & 4KVA for 3 BHK
- Concealed copper wirings of reputed make
- Modular switches of reputed make
- TV & Telephone points in the living room.
- Centralized dish for cable TV connections.

Paints
- Internal walls to have acrylic emulsion over wall care putty
- External walls to have exterior emulsion paint
- All door frames, doors, grills & railings will have enamel paint

Flooring
- **Living, dining & kitchen:** 800 mm x 800 mm superior quality, double-charged vitrified tile flooring with skirting all around
- All bedrooms will have 600 mm x 600 mm superior quality, double-charged vitrified tile flooring with skirting all around
- Balconies will have ceramic anti-skid tile flooring
- Bathrooms: Anti-skid ceramic tile flooring and glazed ceramic tile dado up to 7ft height

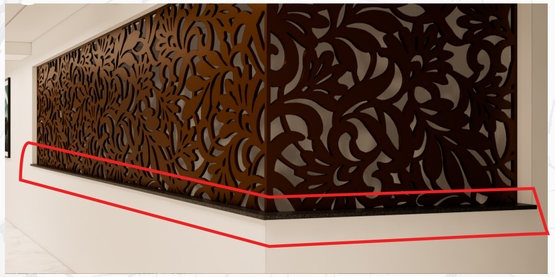
All the specifications/amenities mentioned above are subject to change and shall be in accordance with architectural changes and availability.



Boutique Corridors
We believe corridors have to be more inclusive. So every project that we do will have designer flooring and designer false ceilings with walls decored with artistic paintings. No more boring living spaces but beautiful areas to share with your neighbours, family & friends.



Maximum Visual Privacy
Every Saritha home comes with careful planning to carve out a little privacy for you. Our designer trellises minimize unwanted viewing across the vantage points offering you maximum visual privacy. We believe homes should be haven and places for respite and recharging.



Granite coping all across
We take pride in offering a thoughtful place for our residents. Our exquisite work in granite coping is not just to be artistic. We intentionally do it, though unasked, to protect your utility area, windows, balcony walls, corridor walls & even duct walls both from weather damage and from regular wear & tear. This is also to facilitate in easy cleaning, less maintenance and longer durability.



Heated Swimming Pool
At Saritha, we want you to enjoy your swim no matter the season. So we thought why not upgrade the swimming pool to a 'heated' swimming pool so that you can enjoy the serenity of a swim even during the winters. We know the need to swim is timeless and the heated pool magically transforms your mood in an instant.



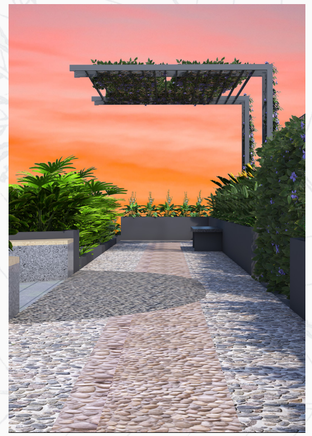

SERENE


SERENE










CLUB SERENE



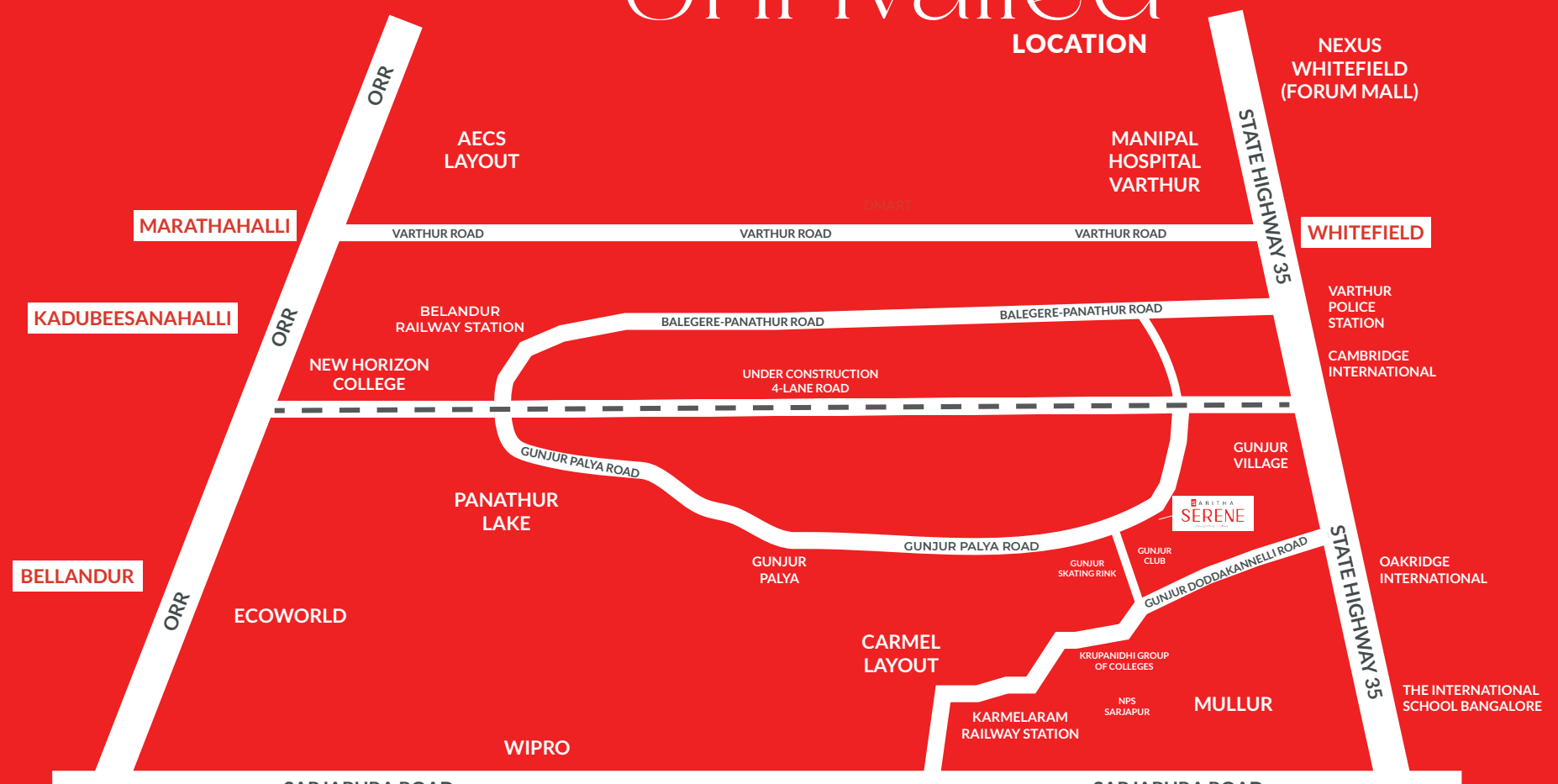




AN

Unrivalled

LOCATION



IT PARKS

1.	Wipro Campus	15 min
2.	RGA Tech Park	15 min
3.	HUL Research Centre	15 min
4.	Prestige Tech Park	20 min
5.	Intel	20 min
6.	Cisco	20 min
7.	Adobe	20 min
8.	Wells Fargo	20 min
9.	Accenture Bellandur	25 min
10.	Microsoft	25 min

SCHOOLS & COLLEGES

1.	Naksha Academy	4 min
2.	Krupanidhi Institutions	4 min
3.	TCIS	5 min
4.	Basilwoods International	5 min
5.	Chrysalis High	10 min
6.	Carmel Convent School	10 min
7.	Orchid International	15 min
8.	New Horizon College	15 min
9.	Greenwood High	15 min
10.	Delhi Public School	20 min

SOCIAL INFRASTRUCTURE

1.	Gunjur Bus Depot	7 min
2.	Bellandur Railway Station	10 min
3.	Karmelaram Railway Station	10 min
4.	Byg Brewsky	15 min
5.	Sarjapur Social	15 min
6.	Barbecue Nation	15 min
7.	Kapoor's Cafe (Whitefield)	15 min
8.	Chulha Chauki Da Dhaba	15 min
9.	CuriousCity Science Centre	20 min
10.	Kidztopia	20 min

SPORTS ACADEMIES

1.	Classic Cricket Academy	7 min
2.	JSports Football Academy	10 min
3.	Fighters Volleyball Club	10 min
4.	MAK Cricket Academy	10 Min
5.	JAP Paramount Academy	12 min
6.	Athena Tennis Academy	12 min
7.	Sportszilla Tennis Academy	12 min
8.	Varthur United	12 min
9.	Decathlon Sarjapura	15 min
10.	Play Arena	20 min

HEALTHCARE

1.	Sahasra Hospitals	7 min
2.	Clove Dental Clinic	7 min
3.	Svastha Hospital	15 min
4.	Yashomati Hospital	15 min
5.	Sankara Eye Hospital	15 min
6.	Manipal Hospital (Varthur)	15 min
7.	Brookefield Hospital	20 min
8.	Sakra World Hospital	20 min
9.	Motherhood Hospital	25 min
10.	Manipal Hospital (Iblur Junction)	25 min

MALLS & SHOPPING

1.	Vinayaka Cinemas	7 min
2.	Vishal Megamart	7 min
3.	Dmart Karmelaram	10 min
4.	Nexus Whitefield	15 min
5.	KLM Mall	15 min
6.	Brand Factory	18 min
7.	Innovative Multiplex	20 min
8.	Palm Meadows Resort	20 min
9.	Ezone Lagoon Resort	20 min
10.	Bangalore Central	25 min

Project approved by all leading banks

COMMITMENT TO QUALITY | **CONSISTENT** IN TIMELINES | **CLIENT CARE** FOR LASTING RELATIONSHIPS

SARITHA

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