

YOUR SLICE OF HAVEN
YOUR WORLD OF MAGIC



PREMIUM GATED COMMUNITY VILLAS
@JIGANI HOBLI, ANEKAL, BANGALORE

WELCOME TO A NEW VISION OF LUXURY
TO THE JIGANI HOBLI, ANEKAL,
BANGALORE UPPER SOUTH
SIDE, REFRAMING TRADITIONAL NOTION
OF WHAT IT MEANS TO LIVE HERE.

MODERN AND POISED FOR EXPLORATION,
IT'S A DEVELOPMENT UNLIKE ANY
OTHER IN THE NEIGHBORHOOD. SERENE VILLAS
NESTLES AT THE HEART OF A SETTING
RENOWNED FOR ITS CULTURE, COSMOPOLITIANISM
AND HAUTE COUTURE





Proposed 200 feet Road



PROJECT CONFIGURATION

14.75 Acres Layout

185 Luxury Villas

3 & 4 BHK Duplex Villas

45% Open Space

Luxurious Gated Community

Elegant and Urban Architecture

Vaastu Compliant

Excellent Location
Just 1 KM from State Highway

Serene Environment



A WAY OF LIFE YOU'VE NEVER EXPERIENCED

Nestled amid acres of resplendent greenery, Serene Villas, blends seamlessly into the natural topography. With its futuristic architecture innovative design, get ready for a resort-like ambience combining it with the best of Mother Nature



EASY ON YOUR DRIVE

Jigani Hobli, Anckal Taluk,
1.5 Km from Bangalore State
Highway



EASY ON YOUR LIFESTYLE

Live a resort like life, packed
with high-end amenities



EASY ON YOUR POCKET

Prices Jigani Hobli has never
seen before

CAPTURING THE ESSENCE OF SERENE VILLAS

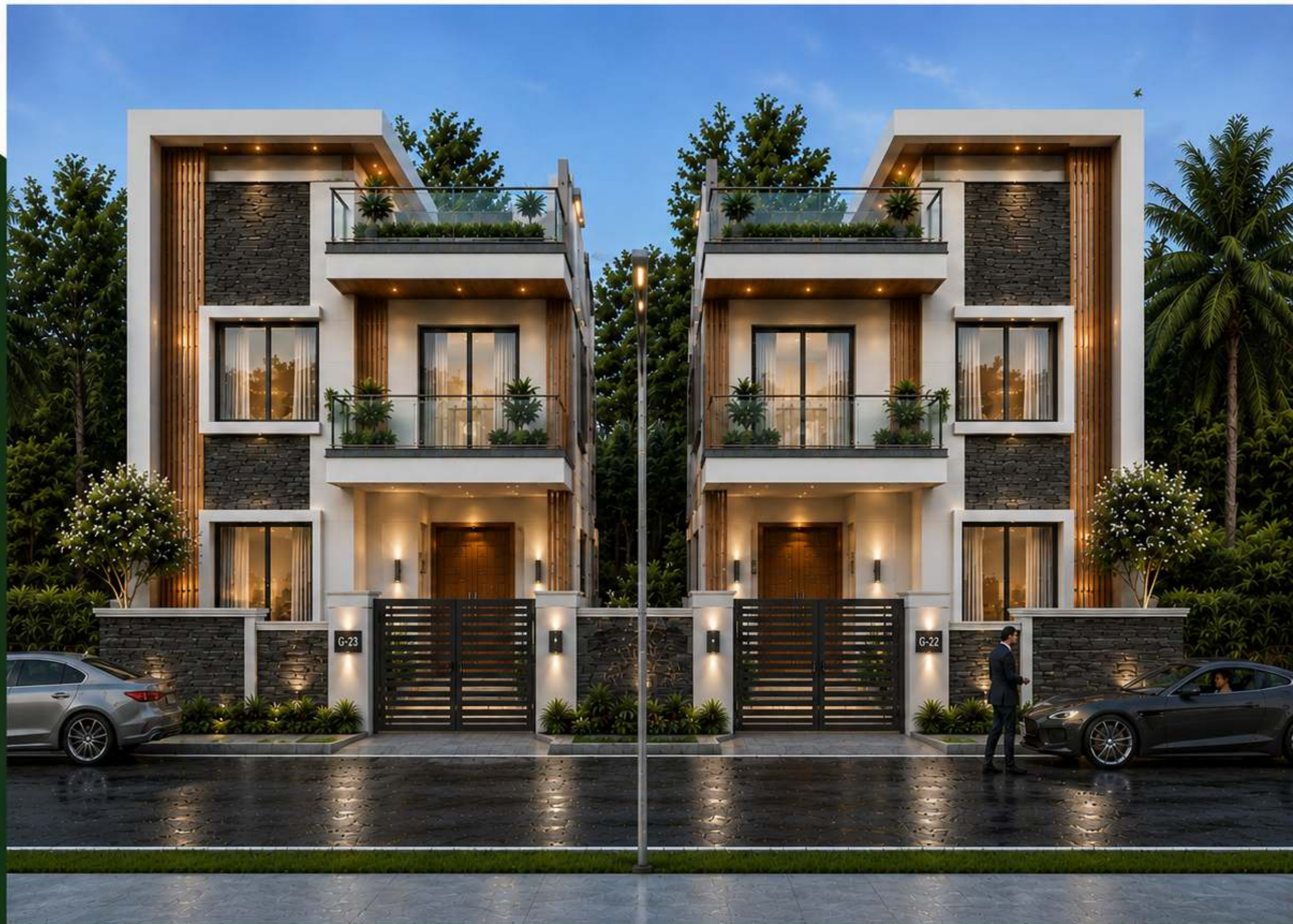
Serene Villas is an inimitably modern take on the comforts and conveniences of Jigani Hobli. The experience extends to it's discerningly selected amenities, designed to help you live better and with access to everything you need.



NATURE'S BEAUTIFUL BOUNTY AT YOUR SERVICES



Each villa is carefully oriented to maximize views while providing seclusion. Serene Villas meticulous attention to detail and use of materials are manifested in the interplay of translucency and reflectivity throughout, making each space light-filled and exuberant



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EAST FACING 3BHK

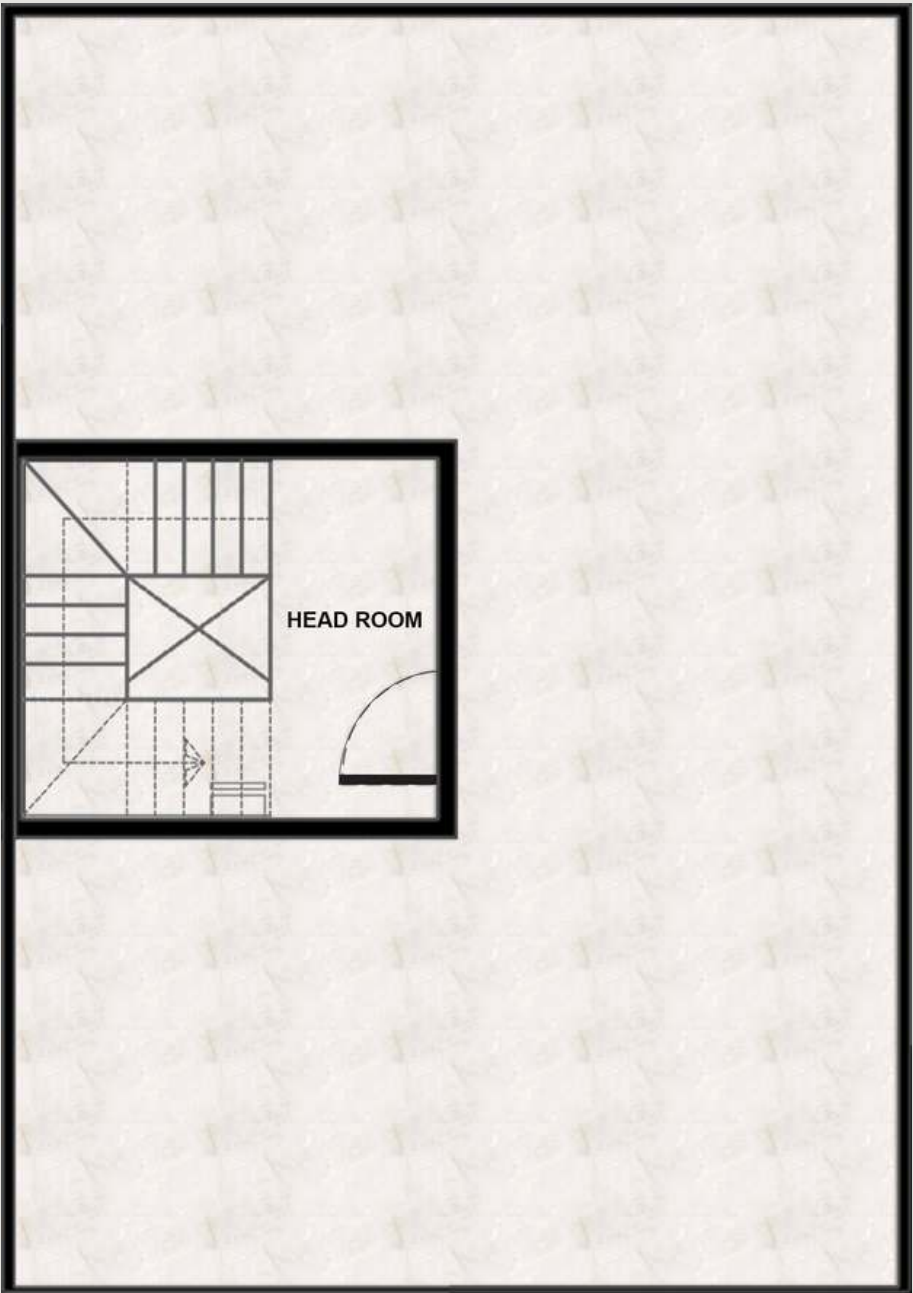
GROUND FLOOR



FIRST FLOOR



TERRACE



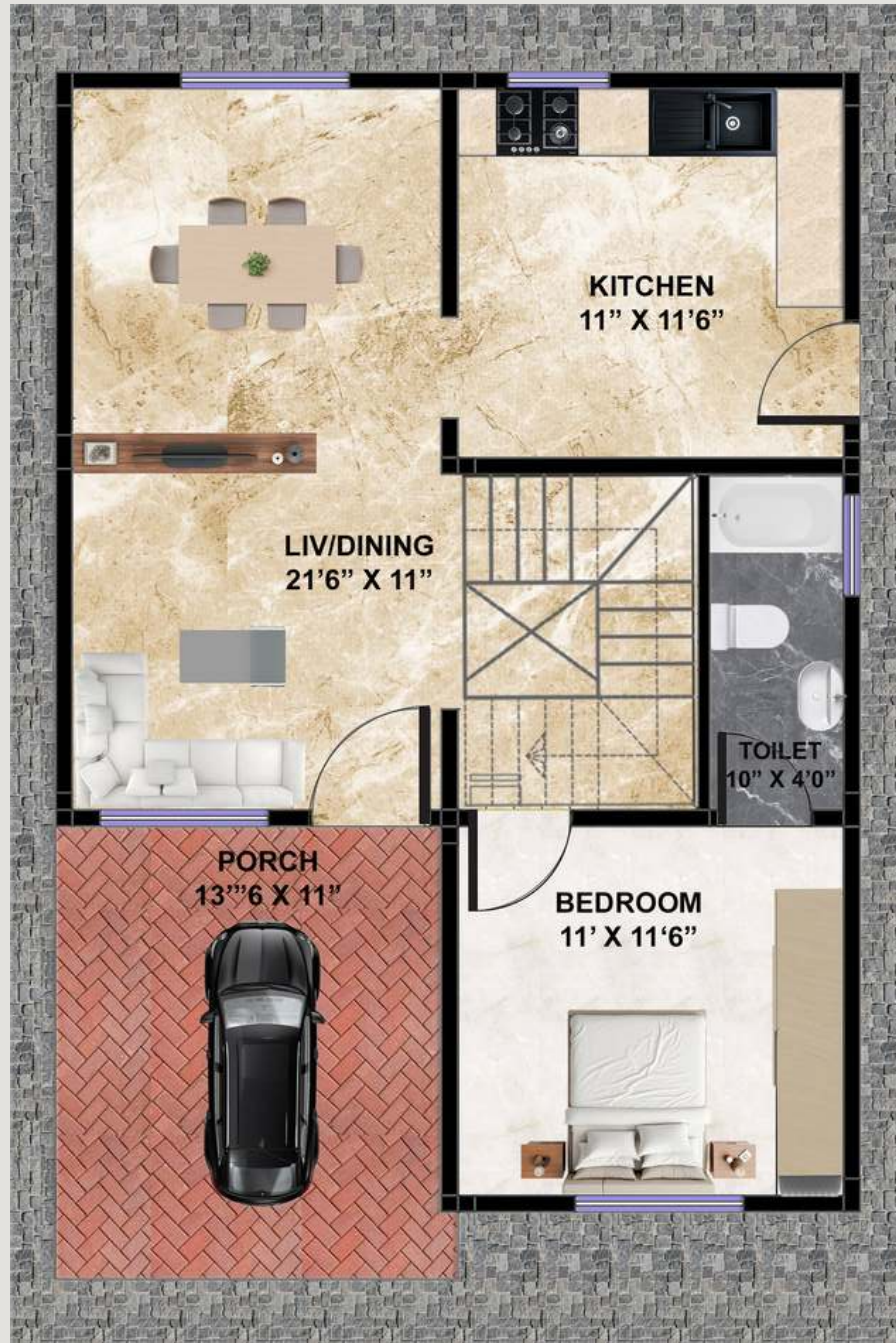
Total Builtup Area : 1940.5 Sq.Ft.

Plot Area : 30'x40' = 1200 S.Ft.

Ground Floor Area : 869 S.Ft. First Floor Area : 869 S.Ft. Terrace Area : 202.5 S.Ft.

WEST FACING 3BHK

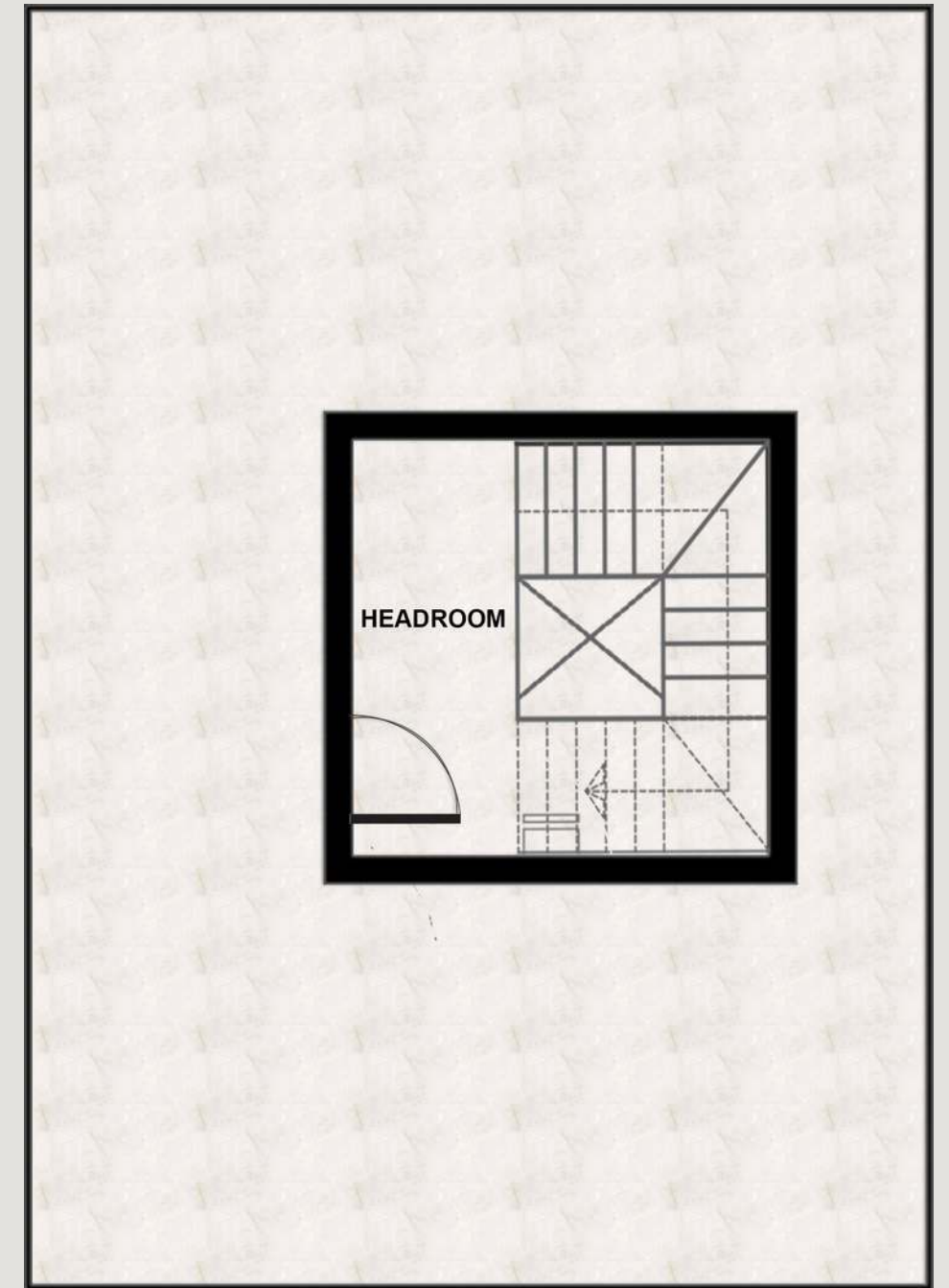
GROUND FLOOR



FIRST FLOOR



TERRACE



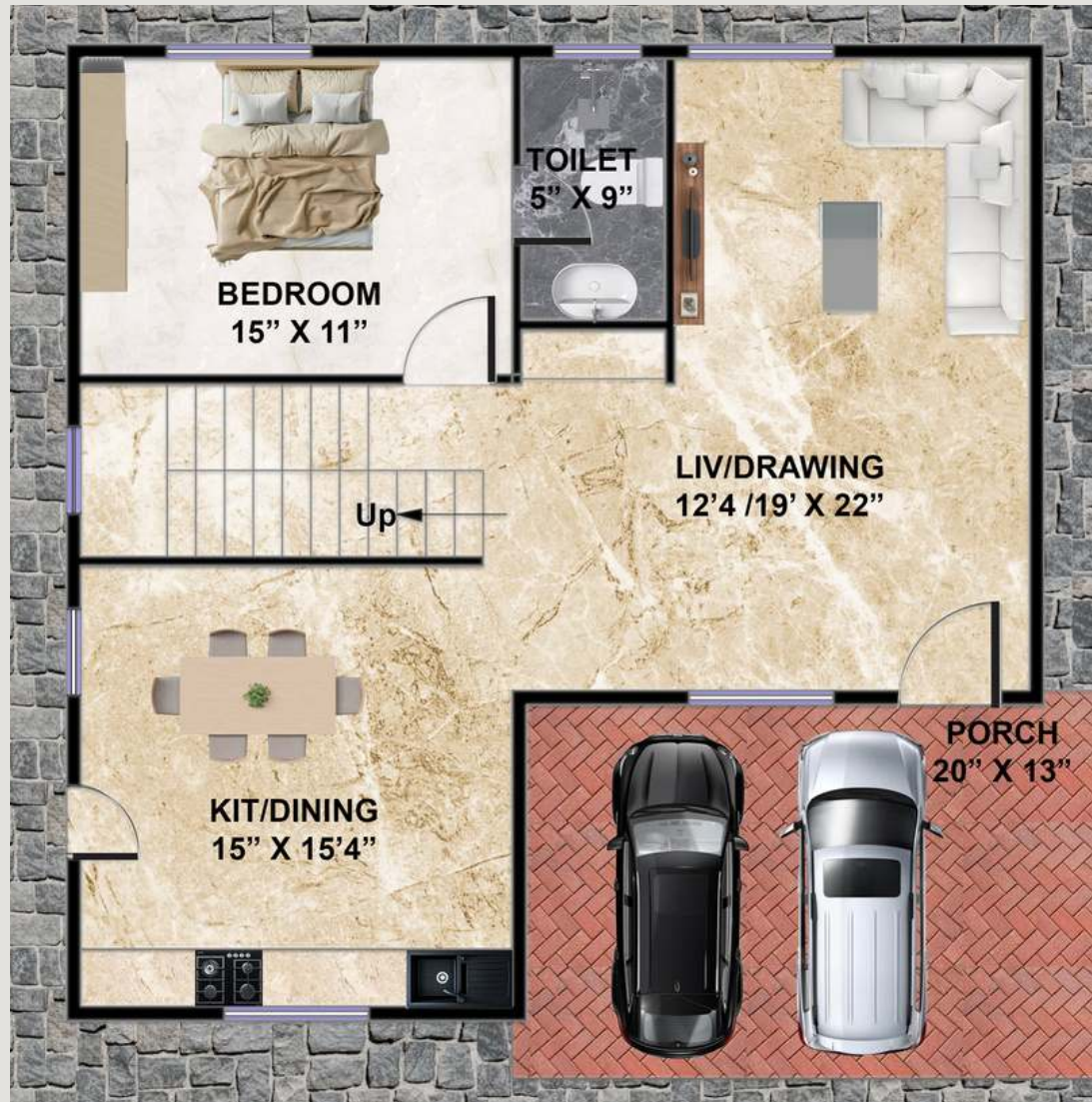
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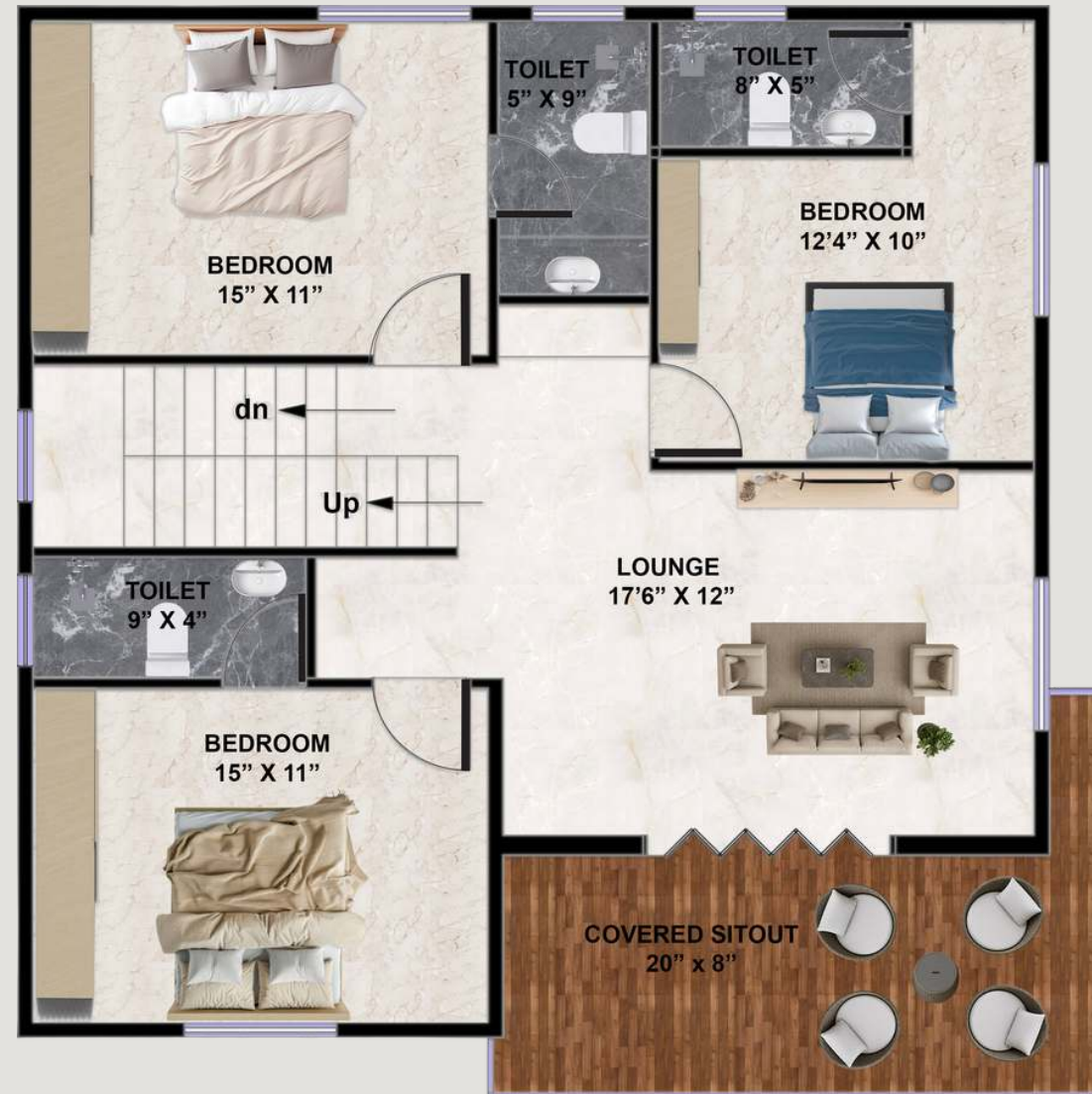
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EAST FACING 4BHK

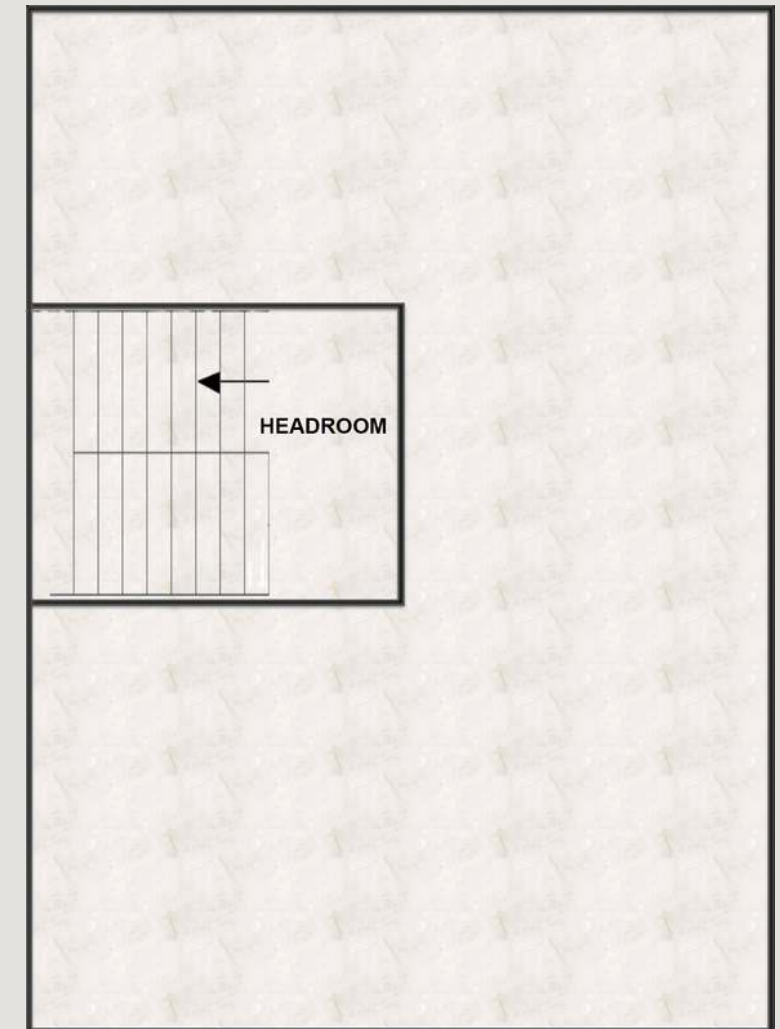
GROUND FLOOR



FIRST FLOOR



TERRACE



Total Builtup Area : 2630 Sq.Ft.

Plot Area : 40'x40' = 1600 S.Ft.

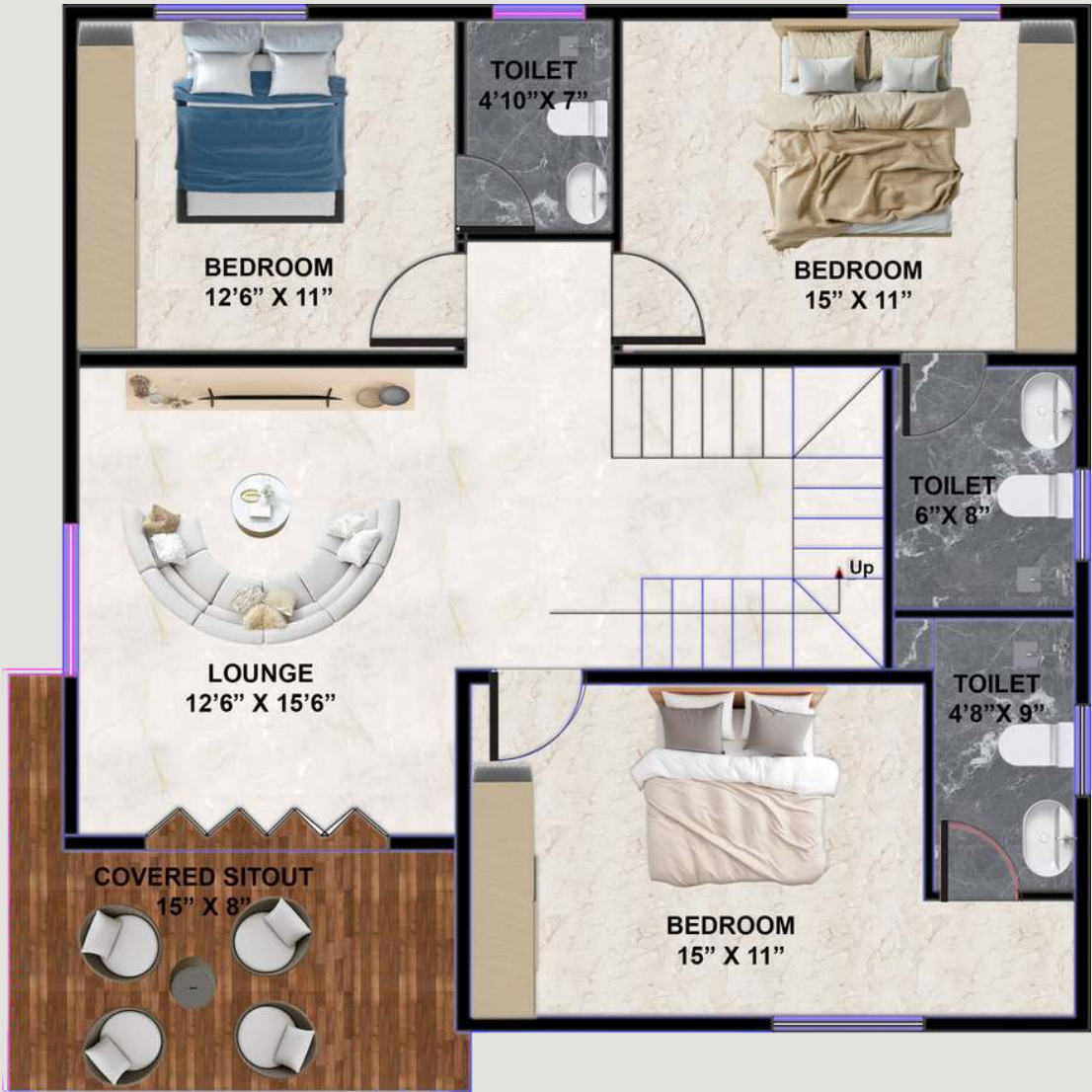
Ground Floor Area : 1220 Sq.Ft. First Floor Area : 1220 Sq.Ft. Terrace Area : 190 Sq.Ft.

WEST FACING 4BHK

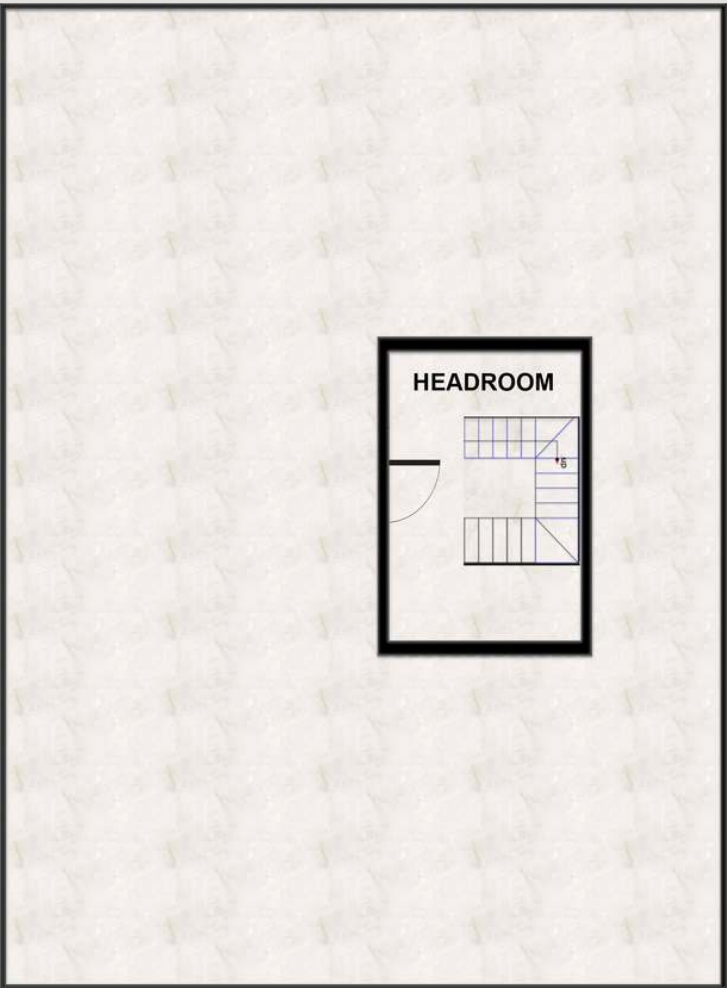
GROUND FLOOR



FIRST FLOOR



TERRACE



Total Builtup Area : 2631 Sq.Ft.

Plot Area : 40'x40' = 1600 S.Ft.
Ground Floor Area : 1221 Sq.Ft. First Floor Area : 1221 Sq.Ft. Terrace Area : 189 Sq.Ft.



Clubhouse Amenities :

Walk Area Modren Gym Banquet Hall Children play Area

Yoga & Meditation Hall Indoor Games



LUXURY CLUBHOUSE & AMENITIES



FIND TRANQUILITY IN EVERY MOMENT

Affordability designed around every comfort is the essence of Serene Villas. The 16,000 sft Clubhouse offers you an enriching experience. Everything here is design to ease the stress of your busy lifestyle to make life's best experience



LUXURY AMENITIES



Luxury Amenities

- * Kids Play Area
- * Shuttle / Badminton Court
- * Basket Ball Court
- * Cricket Practice Net
- * Sand-Pit Area
- * Elders Park
- * Seating Areas
- * Avenue Tree Lines
- * Landscape Gardens
- * Cycling Track
- * Jogging Track
- * Open Stage
- * Party lawn
- * Temple



SUDARSHANAA
CONSTRUCTIONS



STRUCTURE

RCC Framed structure.
External 6" & Internal 4" Walls



FLOORING

Vitrified Tiles: Bedroom, Living, Dining & Kitchen
Utility: Rustic Tiles
Bathroom: Anti-skid Ceramic Tiles
Parking: Paver Tiles



BATHROOM:

Ceramic wall tiles upto 7ft height EWC,
Health Faucet, Wash Basin
2 in 1 wall mixer, Overhead Shower



PLUMBING & SANITARY

CP fittings: Jaquar /Equivalent
Sanitary Fixtures: Hindware / Equivalent



DOORS & WINDOWS

Main Door: Teakwood Door & Frame
Internal Door: Salwood Door frame with
Membrane Doors
UPVC Windows with 3 way glass shutters



KITCHEN

Dadoing: 2' Height
Granite Platform with stainless steel sink Provision



STAIR CASE

Semi Polished granite flooring
Indoor Railing of SS, Outdoor Railing of MS



PAINTING & FINISHING

Internal walls with emulsion paint
External Walls with weather-proof emulsion paint



ELECTRICAL & POWER

Switches: Anchor / Roma or Equivalent
Copper Wiring: Finolex / Equivalent



WATER TANK

Kaveri / Sintex / Equivalent



WATER PROOFING

Dr. Fixit Rain Coat

SPECIFICATIONS



LOCATION HIGHLIGHTS

- EDUCATION**
- Christ Academy ICSE School 3.5 km
 - PES University Electronic City Campus 17 km
 - S-VYASA Deemed to be University 20 km
 - Treamis World School 15 km
 - Alliance University 12 km
 - Redbridge International Academy 18 km

- SHOPPING & ENTERTAINMENT**
- M5 Ecity Mall 10 km
 - D-Mart Bannerghatta Road 15 km
 - Decathlon Sports Bannerghatta 17 km
 - Vega City Mall 22 km
 - Royal Meenakshi Mall 20 km
 - Metro Cash & Carry 16 km

- IT PARKS & WORKPLACES**
- Electronic City 18 km
 - Infosys Campus 15 km
 - Wipro Campus 16 km
 - Tech Mahindra Campus 17 km
 - Biocon Park 18 km
 - Bommasandra Industrial Area 12 km
 - Jigani Industrial Area 6 km
 - Attibele Industrial Zone 14 km

- TRANSPORT & CONNECTIVITY**
- Jigani Main Road 1 km
 - Bannerghatta Road (NH 948) 6 km
 - NICE Road 16 km
 - Bommasandra Metro Station 12 km
 - Hobbagodi Metro Station 14 km
 - Electronic City Flyover 15 km
 - Peripheral Ring Road (Upcoming Access)
 - Kempegowda International Airport 55 km

- HEALTHCARE**
- Narayana Health City 14 km
 - Mazumdar Shaw Medical Center 12 km
 - Sparsh Hospital 15 km
 - Apollo Clinic Electronic City 16 km
 - Kauvery Hospital Electronic City 17 km
 - Vimalalaya Hospital 10 km

- NATURE & LEISURE**
- Bannerghatta National Park 12 km
 - Bannerghatta Safari 15 km
 - Area 83 Adventure Resort 9 km
 - Mango Mist Resorts 5 km
 - Butterfly Park Bannerghatta 14 km
 - Jungle Lodges Nature Camp 17 km

SCAN FOR LOCATION



Nearby Project Highlights

- New cricket stadium 9.5 km
- Hospitals and malls 2.5 kmt
- Government High School 150 mts
- Colleges and schools distance 2 km to 3 km
- Surana and Narayana colleges 3.5 kms

Upcoming new Project

- New Metro 400 mts
- International Airport 30 km
- BMTC bus stops 100 m to 500mts

WELL CONNECTED TO

- Electronic City - 15 km
- Hosur Road - 20 km
- Bommasandra - 12 km
- Bangalore City - 30 km
- Kempegowda Airport - 55 km

KEY ADVANTAGES

- ✓ 15 Minutes to Electronic City IT Hub
- ✓ Near Upcoming Metro Connectivity
- ✓ Close to Top Schools, Colleges & Hospitals
- ✓ Surrounded by Nature & Green Zones
- ✓ Excellent Access to Bannerghatta Road & NICE Road
- ✓ High Appreciation Potential