



TRUST - QUALITY - EXCELLENCE

3 & 4 BHK LAVISH LIVING



SPECTACULAR ENTRANCE FOR SPLENDID ARRIVAL

Welcome to a world reserved for the selected few. Where every detail speaks of prestige. The grand archway, flanked by regal pillars and accentuated with intricate detailing, evokes a sense of arrival fit for those who appreciate the finer things in life. The moment you step through, the chaos of the outside world fades, replaced by an aura of sophistication and serenity. Beyond the entrance, the landscaped boulevard unfolds like a masterpiece revealing an iconic structure of significance.



S H Y A M A S E R E N E

A FRESH
BEGINNING
TOWARDS
A BEAUTIFUL
LIFE

Shyama Serene A Luxurious, Well Designed & premium format 3 & 4 BHK Flats boasts of Commercial as well as residential spaces.

Shyama Serene is well located and within good distance of all the basic requirements and amenities. The Project is very strategically located off the Sevasi Road.

All the bedrooms are of relatively good size with good internal heights. Ample elevators, thoughtful Planning and well designed amenities are provided by Shyama Serene

Shyama Serene takes care of all the requirement and provides a lot of luxuries.

Thus bringing to you, A home Like you.





THE
HAPPY SHINES
FOR YOUR
ENJOYMENT

Shyama Serene With just 4 apartment blocks and Tower A & B 4 Flats per floor, tower C & D 2 Flats per floor, you get the desired privacy and natural ventilation.

The central common plot houses the landscaped garden apart from the clubhouse with multi-purpose hall, gym & indoor game area.





SERENE OUTLOOK ON LIFE

Take in Magnificent Private view of Garden, Skyline, Refreshing Sunrises, Calming Sunsets & Starry Nights with Peaceful Huge Balcony.





Designer Entrance Gate



SWIMMING POOL



MULTIPURPOSE HALL



GYM



BOX CRICKET PITCH



GAME ROOM



SOCIETY MAINTENANCE OFFICE



GAZEBO



KID'S SPLASH POOL



TEMPLE

36

+ Amenities

There's more to life than just mundane daily routines.

Shyama Serene is filled with vast, open spaces that refresh relax and revitalize you every day. Multipurpose courts let you try your hand at different games basket ball, volleyball and tennis,

The box cricket pitch and large central playground, and Swimming pool, kid's pool, meanwhile, give you the perfect place to leave behind your weekday blues.

shyama serene doesn't just meet your expectation, it surpasses them by making your life grow in leaps and bounds.



LANDSCAPED GARDEN



JOGGING TRACK



CLUBHOUSE



MULTIPURPOSE COURT



CHILDREN'S PLAY AREA



SENIOR CITIZEN SIT OUT

SPA & STEAM ROOM



VIDEO DOOR SYSTEM





AMENITIES



Security Cabin



Automatic Elevator
With Power Backup.



Designated Meter
Panels for All Tower



Stretcher Lift



CCTV Surveillance
In Common Area For
Security Purpose



24 Hours Power Backup
In Common Area



LED Lighting In
Common Area
to Minimize Power
Consumption



Solar Panel Facilities
in Common Area





RELEX
REJUVENATE
AND
REFRESH

Experience luxury at **Shyama Serene**, where our magnificent swimming pool provides a tranquil haven from the stress of daily life. Whether you're looking for a cool swim or just to rest by the water's edge, our pool area is made to maximize your leisure time.

FIRST FLOOR LAYOUT PLAN



TYPICAL FLOOR LAYOUT PLAN



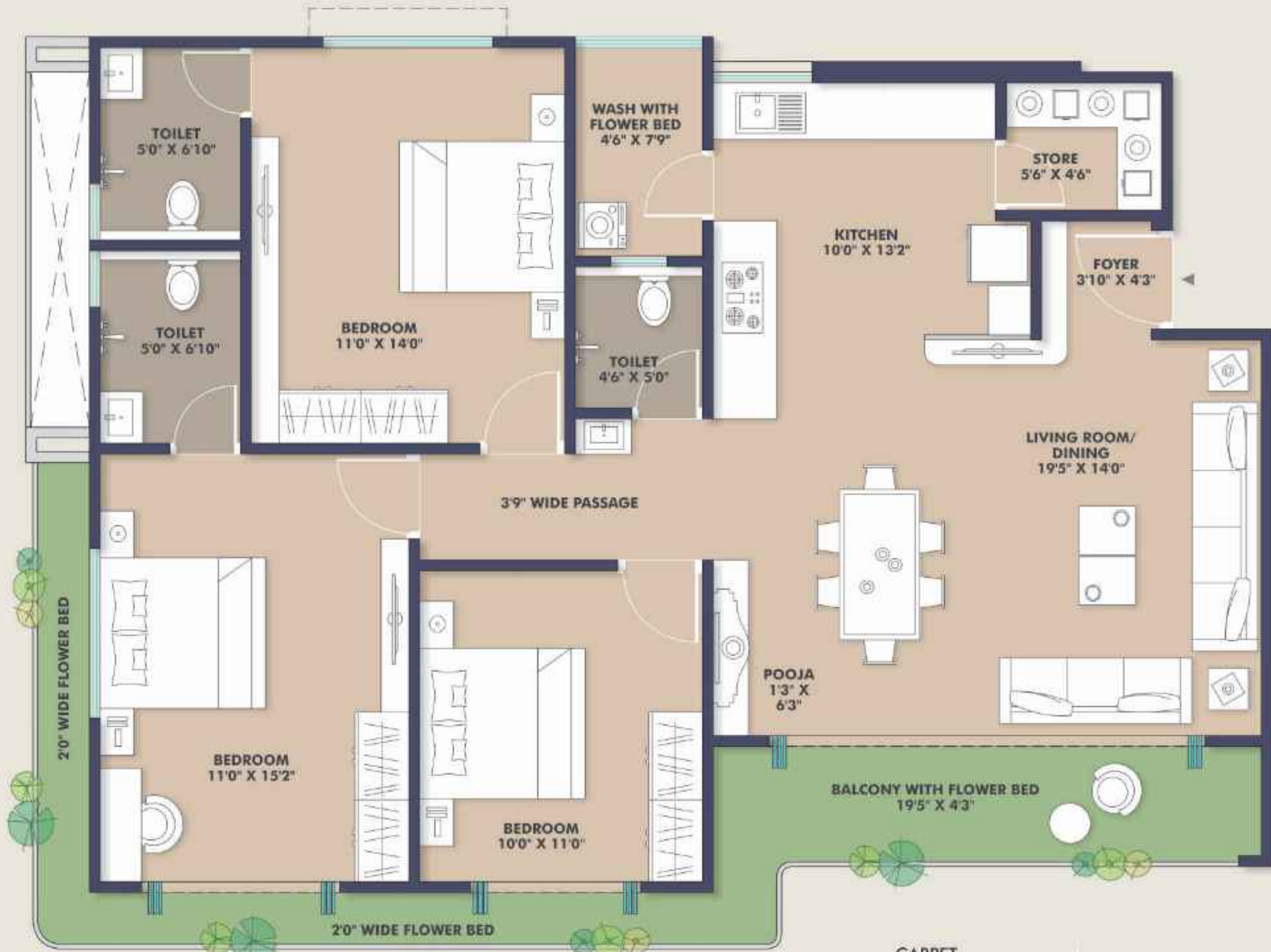
TYPICAL FLOOR PLAN

TOWER : A
1ST TO 9TH FLOOR PLAN



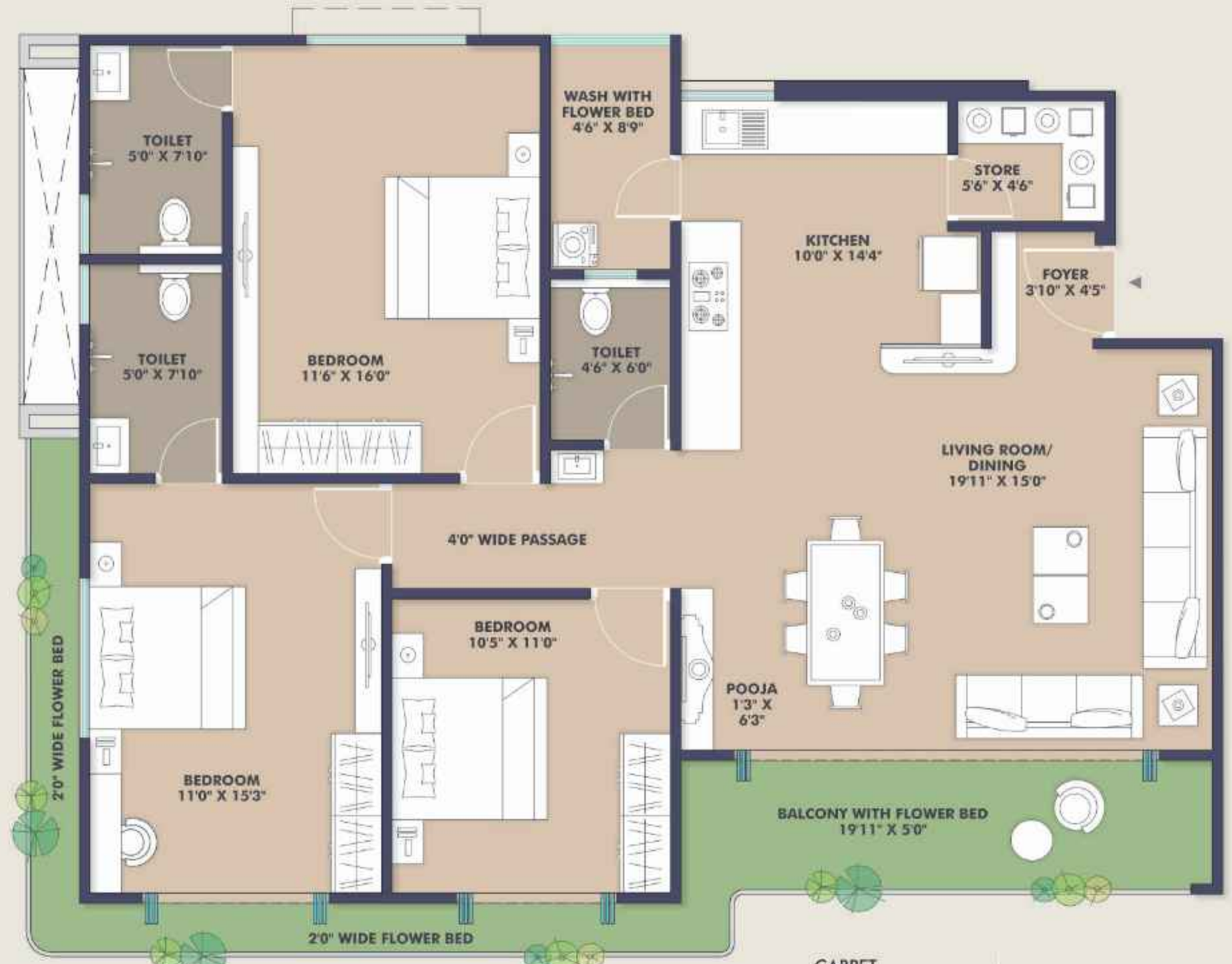
TYPICAL FLOOR PLAN

TOWER : B
1ST TO 9TH FLOOR PLAN



CARPET WITH FLOWER BED
1214.00 Sq.Ft.

S.B.A.:
2180.00 Sq.Ft.



CARPET WITH FLOWER BED
1323.00 Sq.Ft.

S.B.A.:
2380.00 Sq.Ft.



TYPICAL FLOOR PLAN

TOWER : C 1ST TO 10TH FLOOR PLAN



TYPICAL FLOOR PLAN

TOWER : D 1ST TO 10TH FLOOR PLAN



CARPET WITH FLOWER BED
1339.00 Sq.Ft. S.B.A.: 2400.00 Sq.Ft.

CARPET WITH FLOWER BED
1339.00 Sq.Ft. S.B.A.: 2400.00 Sq.Ft.

PENTHOUSE FLOOR PLAN

TOWER : A
10TH FLOOR

CARPET WITH FLOWER BED
1214.00 Sq.Ft. +
741 Sq. Ft. Open Terrace
S.B.A.:
2180.00 Sq.Ft.



PENTHOUSE FLOOR PLAN

TOWER : B
10TH FLOOR

CARPET WITH FLOWER BED
1323.00 Sq.Ft. +
801 Sq. Ft. Open Terrace
S.B.A.:
2380.00 Sq.Ft.



SHYAMA SERENE SPECIFICATIONS



STRUCTURE

- Earthquake Resistant RCC Frame Structure Designed by Approved Structural Consultant



FLOORING

- 600mm X 1200mm Premium Quality Glazed Vitrified Tiles With Skirting.
- Anti-Skid Flooring in Bath, Wash.



WALL FINISH

- Interior: Smooth Finish Plaster With 2 Coat Putty And Primer.
- Exterior: Double Coat Plaster With Weather Resistant Paint.



TERRACE

- Elegant China Mosaic Finish With Water Proofing Treatment.



ELECTRIFICATION

- 3 Phase Concealed Copper Wiring As Per ISI Standard of Anchor/Finolax RR Kable / Apar or Equivalent
- Modular Switches (Schneider Electric or Equivalent).
- Adequate Electric Point in Each Room.
- Geyser Point in Each Bathroom.
- TV Point in Living Room And in One Bedroom.



OTHERS

- Borewell & water softener plant.



- Allotted Car Parking For Each Flat.



AIR - CONDITIONING

- Copper And Drain Piping Done From Indoor Unit to Outdoor Unit For Each AC Point.
- AC Point in Living Room/Dining And in All Bedrooms.



KITCHEN

- Exclusive Granite top Platform with S.S. Sink, Designer tiles up to Slab Level Over the Platform.



BATHROOMS

- Designer Tiles upto Slab Level.
- CP, Fitting and Sanitary Ware.
- Anti-Skid Floor Tiles.



DOORS

- Main Door: High Quality Decorative Door With Veneer Finish on Both Sides and Wooden Frame. Equipped with Video Door Phone Security System.
- Internal Doors: Laminated Flush Door With Granite/Wooden Frame all Others with Godrej or Equivalent Lock Fittings.



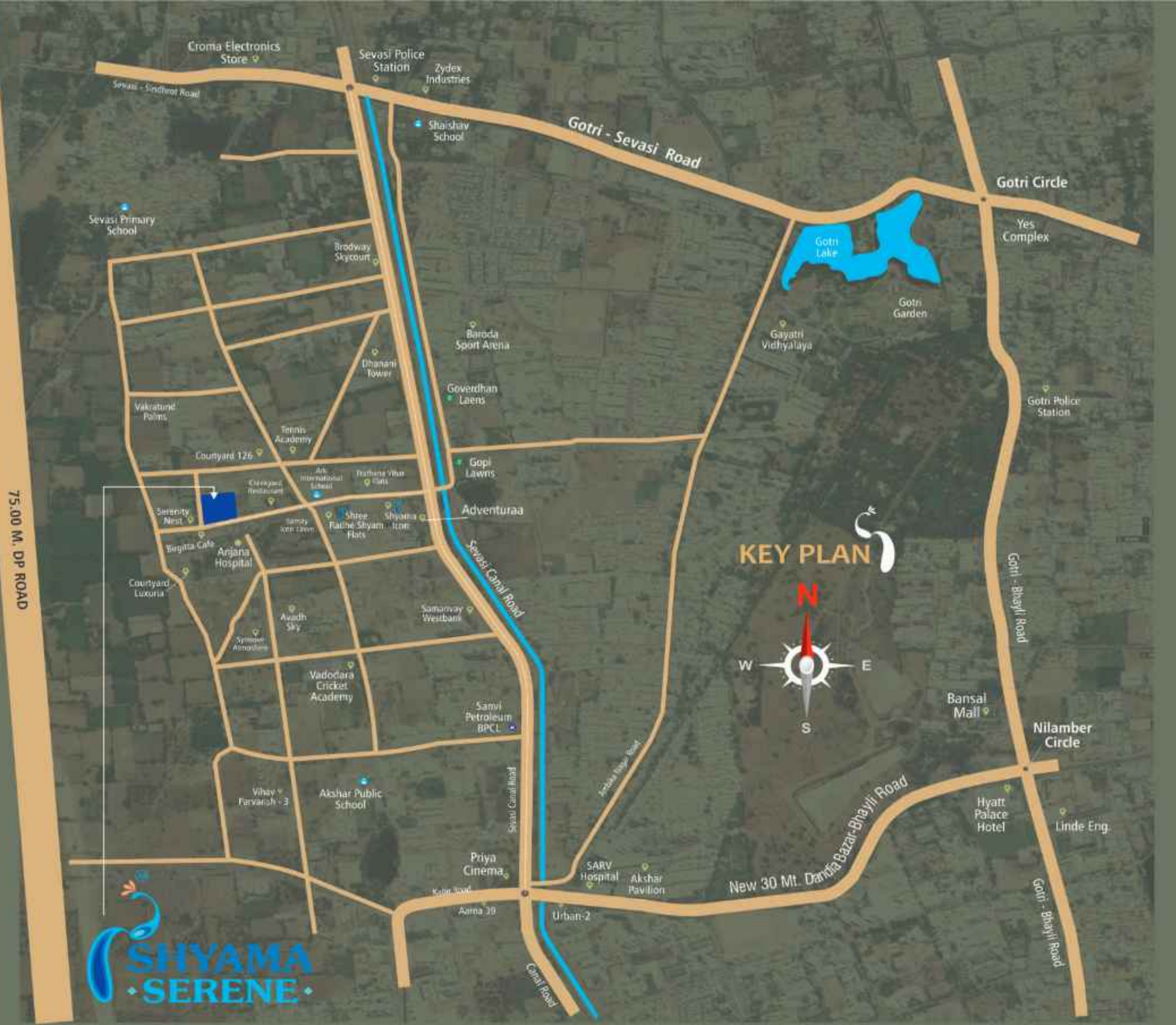
WINDOWS

- Premium Quality Powder Coated Aluminium Windows.
- Granite Frame for Window.



- Standard Quality Stretcher Lift with Power Backup Generator.





Notes: (1) Possession will be given after 30 days of settlement of all accounts. (2) No external elevation changes would be permitted (3) Extra work will be executed after receipt of full advance payment. (4) Documentation charges, Stamp Duty, GST, VUDA amenities charges, common maintenance charges are extra Any new Central or State Govt. municipal and MGVCCL taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Refund in case of cancellation will be made within 90 day from the date of booking of new client only. (7) Administrative expenses & the amount of extra work (if any) & documentation charges (if any) will be deducted from refund amount (8) Any Plan Specification or information in this brochure cannot form part of an offer, Contract and agreement. (9) Architect / Developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. (10) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. After completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members/association. (11) Timing of possession may be delayed due to unforeseen situation (12) Subject to Vadodara Jurisdictions

Payment Terms Shops : • At The Time of Booking 30% • Plinth Level 20% • GF. Slab 20% • Masonry Work 10% • Plaster Work 10% • Before Possession 10%

Payment Terms Flats : • At The Time of Booking 20% • Plinth Level 10% • Ground Floor to 10 Slabs 55% • Masonry & Plaster 05% • Flooring & Fitting 5% • Before Possession 5%

Developers :



SHREE RADHE REALTY



Site : Beside Creek Yard,
Opp. Anjana Hospital, Nr. Samay Party Plot,
Sevasi, T.P.-1, Vadodara,
Gujarat, (INDIA).

+91 74360 47209, 99250 49544

shyamagroup2@gmail.com

Architect: Ruchir Sheth



Structural Consultant:
Zarna Associates

Scan me



For The Location

Scan me



For The Brochure

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/
Website: gujrera.gujarat.gov.in