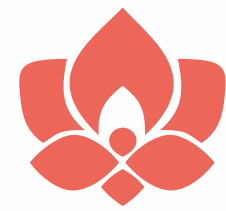




**INDULGE IN
EXQUISITE
LUXURY**



**SERENITY
SPRINGS**

**3 BHK LUXURIOUS
RESIDENCES AT APTE ROAD**







SERENITY SPRINGS

3 BHK LUXURIOUS
RESIDENCES



FOSTERING HOMES

Nestled amidst the thriving cityscape, these thoughtfully designed **3 BHK Luxurious Residences** at **Apte Road** offer an oasis of serenity. As you gaze upon the elegant elevation, you'll find a perfect blend of modern architecture and serene landscapes. Immerse yourself in a lifestyle that balances contemporary comforts with the calming touch of lush green surroundings.



EXPERIENCE PURE ELEGANCE



Happy family is not just a picture; it's a masterpiece, woven intricately with threads of dreams and moments of togetherness. Our residential project is more than just a collection of homes; every corner exudes warmth, and each step brings you closer to a feeling of belonging. It's a residence that celebrates the essence of family and the joys of life together.

PRIME LOCATION



PREMIUM LIVING EXPERIENCE



WELL PLANNED LAYOUT





SERENITY SPRINGS

BUTIPATI PROPERTIES

ARTIST'S IMPRESSION



NIGHTSCAPE BLISS



As the sun sets and daylight fades, Serenity Springs transforms into a captivating masterpiece under the starlit sky. We know that your home is not just a place to rest your head; it's a canvas for your dreams. Imagine strolling through beautifully lit walkways, or unwinding on your balcony as the city's hustle fades into the background. Whether you're looking for a peaceful retreat after a long day or a space to celebrate life's moments, Serenity Springs promises to be a constant source of awe and inspiration.

GATED COMMUNITY



TOP TERRACE AMENITIES



LIFT CAR PARKING

ROOFTOP AMENITIES:



Pathways



Sitting Area



Solar Panel



Pathways



Yoga Deck



Pathways



Pergola Sitting



Sitting Area



Party Lawn



Pathways



CUT SECTION





SPECIFICATIONS



STRUCTURE

- Earthquake resistant R.C.C. Structure
- Light weight blocks or 6" cement bricks or Equivalent
- Internal plaster - Gypsum plaster - Saint Gobain Vinayak, India gypsum
- Sand face plaster with attractive elevational feel and mixture



TILES

- Floor Tiles: Vitrified or Equivalent
- Wooden Flooring in Master Bedroom
- Wall Tiles above Kitchen Platform
- Dry Balcony, Terrace, and Toilet - Designer Tiles
- Make: Kajaria/Johnson/AGL or Equivalent



KITCHEN

- Kitchen platform with Granite/Quartz with branded stainless-steel sink
- Attractive Tiles above & below kitchen platform
- Electrical Provisions for Microwave, Mixer, Freeze



FITTINGS

- Bathroom Fittings: Hindware/Jaquar/Kohler or equivalent
- Electrical Fittings: Legrand/Anchor/Schneider or equivalent
- Poly cab Equivalent for cables
- PVC pipes for electrical Diamond or Equivalent
- Sanitary Fittings: Hindware/Kohler/Jaquar or equivalent



PAINT

- Internal paint: Luster Paint
- External paint: Exterior Emulsion Elastomeric paint Dulux weather shield or Equivalent
- Make: Asian/Nerolac/Dulux



BACKUP

- Automatic Elevator with Battery backup
- Electrical backup in a staircase and parking light
- Electrical provision for inverter in each flat



DOOR & WINDOWS

- UPVC windows with Mosquito Net
- Flush main door with laminate finish
- Pre-laminated framed for Bedroom Doors, Thick bedroom doors with factory Pressed laminate
Wooden Doors with FRP coating
- Granite sill for Window frames and door jams (Bathroom Terrace/ Balcony) with Edge polishing



SAFETY FEATURES

- Safety M.S Grills to all windows
- Video door phone



LIFT

- Automatic Doors with SS Cabin (Make Johnson/Otis/Kone)



OTHERS

- Attractive Entrance Lobby
- AC/TV (DTH) points in master Bedroom and Living
- SS railing with glass for all the attached terrace
- Mechanized Car Parking: - Make RR Parkon/Klaus/Wohr



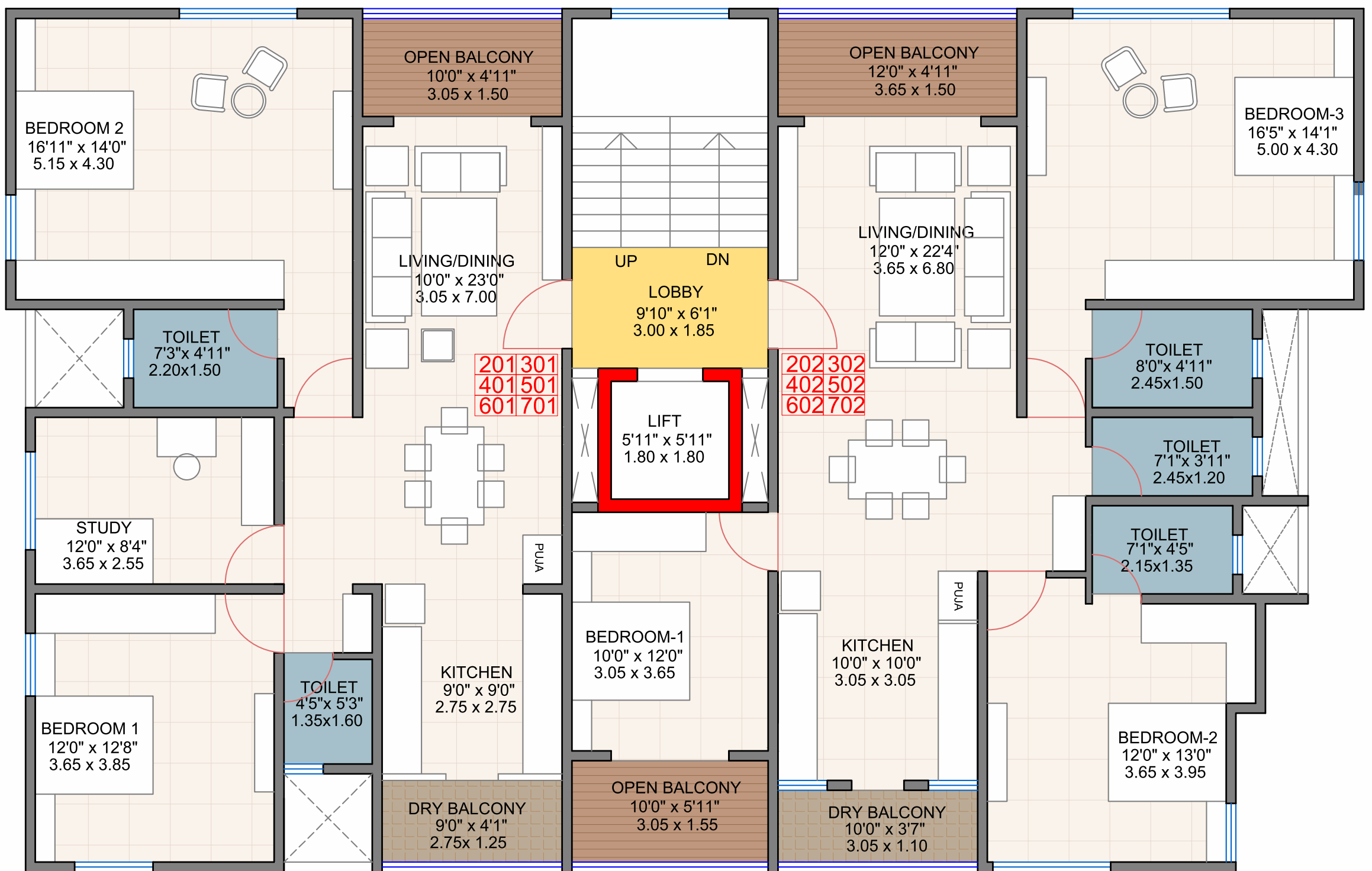
SPECIAL PROVISIONS FOR YOUR RE-DEVELOPMENT

- Decorative Entrance Lobby
- Rooftop Solar PV Systems/Solar Water Heater
- Mechanized Car Parking
- Sufficient Plantation as per possibility of the plan
- Underground and overhead water tanks Higher in capacity than standard per capita calculation
- LED Light Fittings in common areas & Parking
- CCTV with digital video recorder in entrance lobby & parking
- Specified two-wheeler parking area
- Firefighting systems with all Fittings with ISI Marking
- Sufficient Electrical points as per requirements
- Parking paver blocks/ checkered tiles
- 5 feet high Designer compound walls
- Flat numbers, Parking Numbers, Letterboxes
- Water Pumps of reputed make
- UGWT Automatic submersible pumps with Control Panel
- Fabricated Gate
- Separate Cabin/Washroom for watchman in Parking
- Decorative Terrace Garden with ample amenities



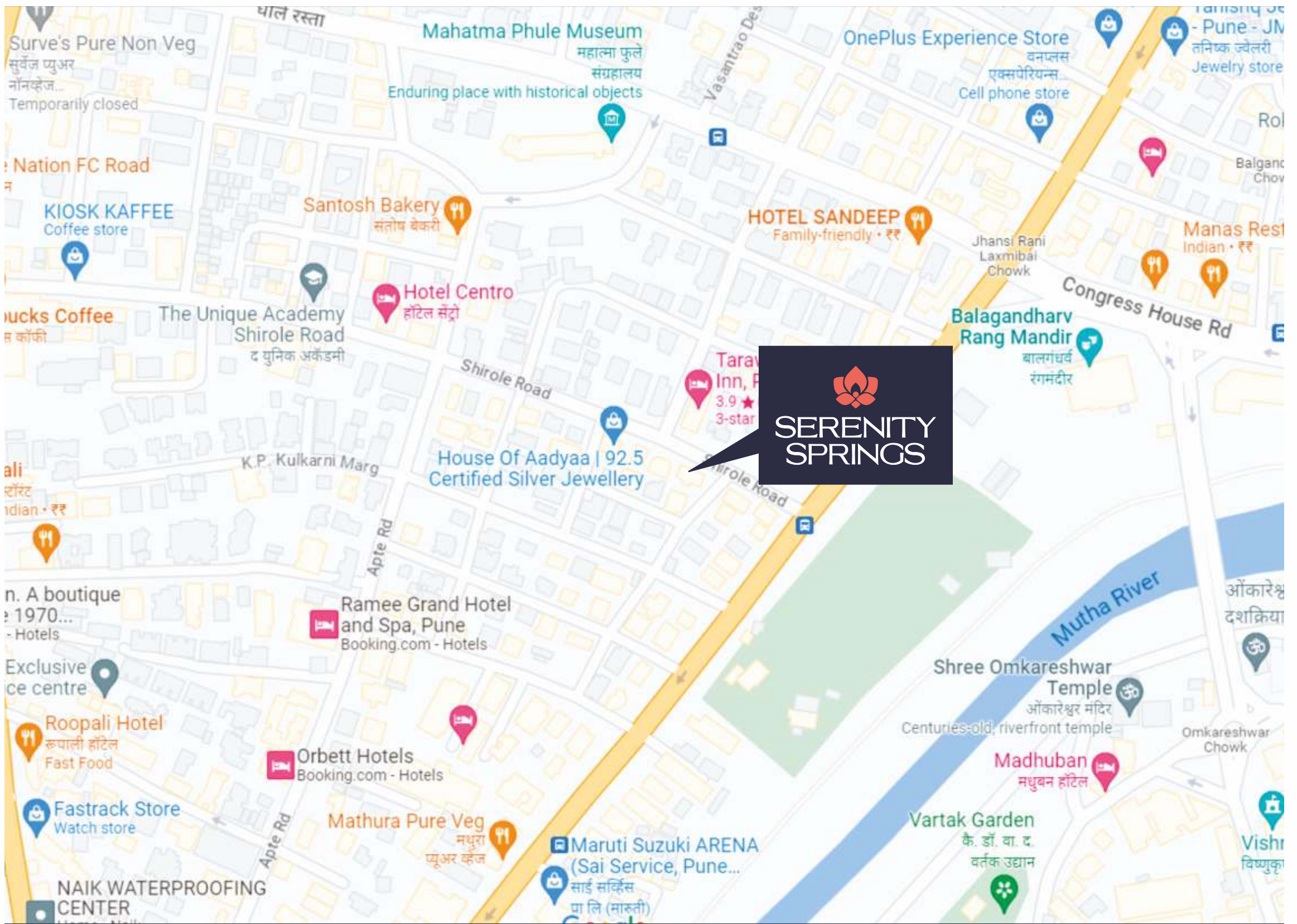


TYPICAL FLOOR PLAN 2ND TO 7TH FLOOR



RERA SALABLE AREA STATEMENT (SQ. FT)			
FLAT NO.	CARPET + DRY BALC.	OPEN BALC.	TOTAL CARPET
201, 301, 401, 501, 601, 701	1022	49	1071
202, 302, 402, 502, 602, 702	1123	109	1232





LOCATION MAP

CONNECTIVITY

Dyaneswar Paduka Chowk	4 Min
Balagandharv Rang Mandir	4 Min
F C Road	5 Min
Municipal Corporation	5 Min
Shivajinagar Railway Station	10 Min

COLLEGE

Modern College	3 Min
Fergusson College	4 Min
Gokhale Institute	6 Min
Brihan Maharashtra College	9 Min

ENTERTAINMENT

Mangala Multiplex	6 Min
Rahul Cinema	8 Min
City Pride Cinemas (R Deccan Mall)	10 Min
PVR Cinemas (Icon Pavilion Mall)	15 Min

RESTAURANTS AND CAFE

Shahji's Parantha House	1 Min
Santosh Bakery	2 Min
Vaishali Restaurant	4 Min
Café Good Luck	5 Min
German Bakery	10 Min



SCAN FOR LOCATION





Buttepatil Properties is one of the market leaders with over 35 years of Experience & Expertise in the field of Construction & Redevelopment Activities. We have specific focus on Design & Engineering Excellence and have developed more than a million square feet of work in and around Pune. We have a dedicated team of Architects, Structural Consultants, Engineers, Contractors & Lawyers who strive to deliver to their best of abilities.

Over the years, we have executed many prestigious projects & have carved a niche for ourself in the real estate & redevelopment segment. Our brand stands at the core of who we are & what we stand for is not just our deliveries but also our everyday conduct. Our ultimate goal is to turn your Dream Homes into Reality.

A RAJENDRA BUTTEPATIL VENTURE



A RAJENDRA BUTTEPATIL VENTURE

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Office Address: 657A, Gulab Pavilion, 7th Floor, Near Z Bridge, Deccan Gymkhana, Pune - 411004

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