



MahaRERA No.:

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VENKATESH
SERENIQUE

PHASE 1

3 & 2 BHK SERENE RESIDENCES
NEAR CHANDANI CHOWK, BAYDHAN





WE HAVE BUILT
A LEGACY OF
TRUST AND INTEGRITY
BY BUILDING HOMES
THAT ADD VALUE
TO YOUR LIFE



MR. ANKUSH ASABE
CMD

VENKATESH BUILDCON
BY ANKUSH ASABE

SERENE LIVING LIKE NEVER BEFORE

There is an age old saying that perfectly describes Venkatesh Buildcon's core purposes - the strength of a nation is derived from the integrity of a home. Since 2000, Venkatesh Buildcon has shaped the skyline with a singular vision - to deliver homes that stand the test of time. Over the span of two decades, we have successfully achieved this by making the housing dreams of countless people come true. Our continual contribution towards the nation's real estate industry speaks volumes of our passion for carefully designing and skillfully delivering opulent homes.



SINCE **2000**
DELIVERING EXCELLENCE



10M
SQ. FT. AREA DEVELOPED



6500+
HAPPY FAMILIES



8M
SQ. FT. AREA DEVELOPING





BUILT TO PAUSE.
DESIGNED TO PLAY.



PAUSE THE CHAOS. PLAY WITH THE CHOICES.



Some days call for quiet. Others call for a little more life. At Serenique, you have the space to choose both. Set across an expansive development in Bavdhan, thoughtfully planned residences, open spaces and lifestyle experiences come together to let every day unfold at your pace.



Artistic Impression

PROJECT HIGHLIGHTS



3.75 Acres Landmark Development



Premium 2 & 3 BHK Residences



28-Storeyed Towers



Serene Views of NDA Hills / Biodiversity Zone



6-Level Parking



40,000 Sq. Ft. of Grand Indoor & Outdoor Amenities





PAUSE THE WORLD.
PLAY YOUR WAY.



PAUSE
THE ORDINARY.
PLAY
AT YOUR LEISURE.





WING A4

WING A1

WING A2

WING A3

NALA GARDEN

NALA GARDEN

18M WIDE ROAD

24M WIDE ROAD

FUTURE DEVELOPMENT PHASE 2

FUTURE DEVELOPMENT PHASE 2

7.5 M WIDE DRIVEWAY

7.5 M WIDE DRIVEWAY

7.5 M WIDE DRIVEWAY

MASTER LAYOUT

Artistic Impression

PAUSE
THE EXPECTED.
PLAY
WITH POSSIBILITY.

OP 01



PAUSE
THE NOISE.
PLAY
IN THE MOMENT.

Here, life finds room to slow down. Landscaped greens, quiet corners and thoughtfully planned outdoor spaces create everyday opportunities to step away from the rush, spend time together and simply enjoy the moment.



GROUND LEVEL AMENITIES



Pet Park



Bird Attractive Tree



Herbal Garden



Cove Seat



Statue / Sculpture



Dense Plantation



Mini Amphitheatre



Festival Lawn



Flag Pole





PAUSE
THE HUSTLE.
PLAY
WITH SERENITY.



There are moments when doing less feels like having more. Take a swim, find your quiet corner or simply let the day drift by. With thoughtfully curated spaces for wellness, leisure and recreation, Serenique makes slowing down a part of everyday living.





PODIUM LEVEL AMENITIES



Swimming Pool



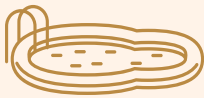
Pergola



Gymnasium



Co-Working
Lounge



Kids Pool



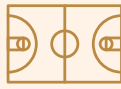
Creche



Aerobics & Zumba



Yoga Meditation
Lawn



Multipurpose
Court



Indoor Games



Floating Seat



Chit-Chat Plaza /
Cove Seating



Jogging Track



Toddlers Play
Area



Box Cricket



Reading Lounge







A modern bedroom with a large bed, a chaise longue, and a balcony with a city view. The room features a large bed with a beige headboard and a patterned blanket, a chaise longue at the foot of the bed, and a balcony with two armchairs and a coffee table. The balcony has a glass railing and a view of a city skyline at sunset. The room is lit with warm, ambient lighting from pendant lamps and recessed ceiling lights.

PAUSE THE RUSH.
PLAY WITH ROOM.



A home should give you room for every side of life. Spaces to unwind, come together, find your own corner and make everyday routines feel a little lighter. Serenique brings thoughtful planning and contemporary comfort together in homes designed around the way you want to live.

SPECIFICATIONS



Structure & Walls

- » Structure: Earthquake-resistant RCC frame structure
- » Construction Technology: Internal and external walls constructed using Aluform technology

Doors & Windows

- » Doors: Wooden or plywood or equivalent frame with laminate or equivalent shutter and quality hardware. Digital or equivalent lock on the main door and mortise locks for internal doors
- » Windows: Aluminium or UPVC or equivalent sliding windows with mosquito nets and tile or granite frames
- » Sliding Doors: Aluminium or UPVC or equivalent sliding doors with mosquito nets and tile or granite frames for deck, dry balcony, sit-outs

Flooring

- » Main Flooring: 600 mm×1200 mm or 800 mm×800 mm or equivalent tiles
- » Balcony, Deck & Sit-out: Ceramic or vitrified tiles or equivalent
- » Common Passage & Lobby: 600 mm×600 mm vitrified tiles or equivalent
- » Staircase: Granite or tile or equivalent finish

Kitchen & Dry Balcony

- » Kitchen Platform: Artificial granite or tile or equivalent platform with a stainless-steel sink
- » Kitchen Dado: Tiles up to 600 mm or 800 mm height above the kitchen platform
- » Dry Balcony: Electrical and plumbing points for a washing machine

Bathrooms & Toilets

- » Flooring: Anti-skid vitrified tiles of 600 mm×1200 mm or 600 mm×600 mm or equivalent
- » Dado: Vitrified tiles of 600 mm×1200 mm or 600 mm×600 mm or equivalent up to lintel level
- » Ceiling & Exhaust: Grid false ceiling with under-slung plumbing. Exhaust fan in all bathrooms

Wall Finishes & Painting

- » External Walls: Weatherproof texture paint
- » Internal Walls: Gypsum finish with OBD or emulsion paint or equivalent

Water Supply

- » PMC water supply, borewell, and water tankers (chargeable)

MEPF Services

A. Mechanical

- » Lifts: Automatic lifts of Kone, Otis, Schindler, or equivalent make with generator backup

» B. Electrical

- » Wiring & Switches: Concealed copper wiring with standard modular switches
- » Power Points: AC points in the living room and all bedrooms. TV points in the living room and master bedroom. Provision for an inverter point.
- » Common Area Backup: 100% generator backup for common area lighting and parking

C. Plumbing

- » Piping: Internal concealed CPVC plumbing with under-slung design
- » Fittings & Sanitaryware: Jaquar or Kohler or equivalent make CP fittings and sanitaryware

D. Firefighting & Security

- » Fire System: Firefighting system as per PMC norms
- » Security: Video Door Phone facility for each flat



LOCATION MAP





Hospitals

» Chellaram Hospital Diabetes Care & Multispeciality	2.0 km
» Sahyadri Hospital, Kothrud	4.0 km
» Mai Mangeshkar Hospital	5.6 km
» Jupiter Hospital, Baner	6.0 km

Schools

» Ryan International School	2.0 km
» Vibgyor High, Bavdhan	3.0 km
» The Orchid School, Baner	7.0 km
» Sanskruti School	8.0 km
» Indus International School	10.0 km

Colleges

» Indian Institute of Cost Management Studies & Research	0.8 km
» Suryadatta College of Management, Information Research & Technology	2.0 km
» IndSearch Institute of Management Studies & Research	3.0 km
» MIT College, Kothrud	5.0 km

IT Park Business Hub

» Lohia Jain IT Park, Kothrud	4.0 km
» ICC Tech Park, SB Road	7.0 km
» Rajiv Gandhi Infotech Park, Hinjawadi	12.0 km

Retail

» City Pride Kothrud	5.0 km
» The Pavillion Mall	8.0 km
» Nexus Westend Mall	8.0 km

Connectivity

» NH 48 Mumbai – Bengaluru Highway	2.0 km
» Paud Road / NH 48 Junction–Chandani Chowk	2.0 km
» Vanaz Metro Station	4.0 km
» Mumbai–Pune Expressway (Chandani Chowk Access)	5.0 km



ONGOING PROJECTS



3 & 4 BHK Superlative Homes (600 Flats)
Near Patwardhan Baug, Erandwane, Pune



4 & 3 BHK Luxements (172 Flats & 7 Showrooms)
Near Modibaug, Central Shivajinagar



4.5 BED SKY CHALETs & PENTHOUSES
PALLOD FARMS, BANER



4, 3 & 2 Bhk Tropical Homes
Near Oxygen Park, Kharadi



4 & 3 BHK Signature Residences
Near Lokmat Press, Sinhagad Road, Pune



Showrooms & Office Spaces (1.2 M Sq. Ft.)
Balewadi, Pune



2, 3 & 4 BHK Duplexes
(400 Flats, 100 Commercial Showrooms & Offices)
Pimple Nilakh, Pune

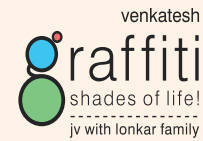
COMPLETED PROJECTS



2, 3, 4 & 5 BHK Luxury Homes
(501 Flats, 20 Shops & 23 Office)
Beside Rajaram Bridge, Sinhagad Road, Pune



2 & 3 BHK (87 Flats)
Bhusari Colony, Kothrud, Pune



1, 2 & 3 BHK (968 Flats, 6 Shops & 22 Offices)
Keshavnagar, Mundhwa, Pune



4 & 3 BHK Homes
Lane No. 15, Prabhat Road, Pune



1, 2 & 3 BHK (667 Flats & 6 Shops)
Ambegaon Khurd, Pune



2 & 3 BHK (256 Flats & 6 Shops)
Dhayari, Pune



2 & 3 BHK (186 Flats)
Dhayari, Pune



3 & 4 BHK Superlative Homes (600 Flats)
Near Patwardhan Baug, Erandwane, Pune



2 BHK (237 Flats)
Keshavnagar, Mundhwa, Pune



2 BHK (377 Flats)
Keshavnagar, Pune



2 BHK (191 Flats)
Keshavnagar, Mundhwa, Pune



4.5 BED SKY CHALETs & PENTHOUSES
PALLOD FARMS, BANER

UPCOMING PROJECTS (IN PUNE)

Sinhagad Road | Kothrud (Redevelopment) | Baner



UPCOMING PROJECTS (IN MUMBAI)

Shivaji Park (Dadar) | Kalina | Vashi



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CREDITS

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Disclaimer: The perspective images in this brochure are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.

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