



MahaRERA No.:
PM1261012601412
<https://maharera.maharashtra.gov.in>



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



CRISIL
A-STABLE RATED
FOR GROUP







BUILT TO PAUSE.
DESIGNED TO PLAY.



A woman with dark hair, wearing a light-colored long-sleeved top and patterned pants, is lying in a white hammock. The hammock is strung between a large tree trunk on the left and a building on the right. The scene is set in a lush, green environment with a modern building in the background. The lighting is warm and golden, suggesting late afternoon or early morning. The overall mood is peaceful and serene.

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.

A line art illustration of a flower and leaves, rendered in a light, golden-brown color. The flower has large, overlapping petals and a central stamen. The leaves are broad and have prominent veins. The illustration is positioned in the bottom left corner of the page.





Artistic Impression



PROJECT HIGHLIGHTS



Total 9.75 Acre Land Parcel
Phase 1: 3.75 Acres &
Phase 2: 6 Acres (Future Development)



3 & 2 BHK Serene Residences
552 Flats & 13 Showrooms



28-Storey 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.







Artistic Impression


VENKATESH
SERENIQUE

VENKATESH BUILDCON
BY ANKUSH ASABE



ENTRY/EXIT

MHADA WING A4

OPEN SPACE 01

PROPOSED 18M WIDE ROAD

WING A1

WING A2

WING A3

7.5M WIDE DRIVEWAY

7.5M WIDE DRIVEWAY

PROPOSED 24M WIDE ROAD

OPEN SPACE 02

Survey No.:
Bavdhan
Future Dev


**VENKATESH
SERENIQUE**
PHASE - 1

MASTER LAYOUT PLAN

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A CLUSTER

**Survey No.: 34/1/1/1
Bavdhan Khurd**



Plot: 34/ 1/ 1/ 2
An Khurd
Development



PAUSE
THE EXPECTED.
PLAY
WITH POSSIBILITIES.



**MHADA
WING A4**

STP

**OPEN
SPACE 01**

WING - A1

WING - A2

SWIMMING POOL

7.5 M WIDE DRIVEWAY

NALA GARDEN

**Survey No.: 34/1/1/1
Bavdhan Khurd**

Artistic Impression

Survey No.: 34/ 1/ 1/ 2
Bavdhan Khurd
Future Development

PAUSE
THE ORDINARY.
PLAY
WITH SINGULARITY.





Artistic Impression



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.







← 18.00 M Wide Proposed DP Road →

← Area Under 24.00 M Wide Prop

TRANSFORMER
AND DG SET

COMMERCIAL SHOPS

MHADA

STP

OPEN
SPACE 01

↔ 7.5 M DRIVEWAY ↔

↔ 7.5 M DRIVEWAY ↔

NALA GARDEN

Survey No.: 34/ 1/ 1/ 2
Bavdhan Khurd
Future Development

LEGEND

1. Jogging Track
2. Toddlers' Play Area
3. Creche Area
4. Chit-chat Plaza / Outdoor Seating
5. Indoor Children's Play Area
6. Senior Citizen's Plaza
7. Indoor Games Area
8. Pergola
9. Box Cricket
10. Multipurpose Court
11. Banquet Hall
12. Multifit Gym
13. Deck
14. Swimming Pool
15. Kids' Pool
16. Floating Seat
17. Changing Room & Restroom
18. Aerobic Zumba Area
19. Co-Working Lounge
20. Reading Lounge
21. Society Office
22. Acoustic Room
23. Lawn



GROUND LEVEL AMENITIES



Pet Park



Bird-attracting Trees



Herbal Garden



Cove Seat



Statue / Sculpture



Dense Plantation



Mini Amphitheatre



Party Lawn





Artistic Impression

PAUSE THE HUSTLE.
PLAY WITH SERENITY.



Artistic Impression



PODIUM LEVEL AMENITIES



Swimming Pool



Wooden Pergola



Gymnasium



Co-Working Lounge



Kids' Pool



Creche



Aerobics & Zumba



Yoga & Meditation Area



Multipurpose Court



Indoor Games



Floating Seat



Chit-Chat Plaza / Cove Seating



Jogging Track



Toddlers' Play Area



Box Cricket



Reading Lounge







KIDS' PLAY AREA



Artistic Impression



MULTIPURPOSE COURT

Artistic Impression



CRECHE

Artistic Impression



GYM

Artistic Impression



CO-WORKING LOUNGE

Artistic Impression



YOGA & MEDITATION AREA

Artistic Impression



INDOOR GAMES

Artistic Impression

SPECIFICATIONS



Structure & Walls

- » 100 mm internal & 125 mm external non structural walls constructed using aluform technology
- » Structure: Earthquake-resistant RCC frame structure

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 vitrified tiles or equivalent tiles
- » Balcony, Deck & Sit-out: Ceramic or vitrified tiles or equivalent tiles
- » Common Passage & Lobby: 600 mm × 600 mm vitrified tiles or equivalent tiles
- » 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 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 underslung 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, 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
 - 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



Oxford Golf Course
Helipad Pune

Tukai Devi
Temple

Devi Resort

Kekarav
Bavdhan Hills

Muhurta
Lawns

FLAME
University

Ryan International
School

Marigold
Banquets

SNBP
Bavdhan

Padmabhooshan
Vasantdada Patil
Institute of Technology

Royal Palm Animal Farm
and Recreational Center

Khandoba Mandir

The Poona
Western Club

DMart

Chellaram Hospital
Diabetes Care

GG International
School

Ram Nagar

Bavd
Medi

HP Petrol Pump

Irani
Cafe

Chandani
Chowk

Ch
S

Oasis
Bar

Map Not to Scale



LOCATION MAP





Hospitals

» Chellaram Hospital	
Diabetes Care & Multispeciality	5.0 km
» Sahyadri Hospital, Kothrud	4.0 km
» Mai Mangeshkar Hospital, Warje	6.0 km
» Jupiter Hospital, Baner	12.2 km

Schools

» Ryan International School	3.0 km
» Vibgyor High School, Sus	11.0 km
» The Orchid School, Baner	7.0 km
» Sanskruti School	8.0 km
» Indus International School	9.0 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
» Garware College	8.0 km

IT Parks & Business Hubs

- | | |
|---|---------|
| » 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 & Entertainment

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

Connectivity

- | | |
|----------------------------|---------|
| » Chandani Chowk | 1.0 km |
| » Mumbai-Bengaluru Highway | 1.0 km |
| » Vanaz Metro Station | 4.0 km |
| » Balewadi Stadium | 12.0 km |



ONGOING PROJECTS



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



4.5 Bed Sky Chalets & Penthouses
Pallod Farms, Baner



4, 3 & 2 BHK Tropical Homes (1300 Flats & 16 Showrooms)
Near Oxygen Park, Kharadi



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



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



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



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

COMPLETED PROJECTS



3 & 4 BHK Superlative Homes (600 Flats)
Near Patwardhan Baug, Erandwane, Pune
B CLUSTER (B1, B2, B3)



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



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



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



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



2 BHK (250 Flats)
Keshavnagar, Mundhwa, Pune



2 BHK (377 Flats)
Keshavnagar, Pune



2 BHK (191 Flats)
Keshavnagar, Mundhwa, Pune

UPCOMING PROJECTS

Baner | Kothrud (Redevelopment) | Sinhagad Road



UPCOMING PROJECTS (IN MUMBAI)

Santacruz East (Kalina) | Malad West | Vashi (Navi Mumbai)





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BY ANKUSH ASABE

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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 are subject to minor variations as we are dependent on other companies / vendors for procuring the same.

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