



SERENE HEIGHTS



10-3-12/2, 6th Floor, Zam Zam Plaza, Mehdipatnam,
Hyderabad, 500 008, Telangana State, INDIA.



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concept | design - CRYSTAL - 92461 53944

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoter reserves right to alter and make changes in elevation, specification and plans as deemed fit.

3 & 4 BHK LUXURY LIVING at TOLICHOWKI

GHMC APPROVED PROJECT



LOAN FACILITY AVAILABLE



42 SPACIOUS HOMES

MAJESTIC ELEVATION

SUPERBLY VENTILATED

VASTHU COMPLIANT

EQUIPPED CLUBHOUSE

PRIME LOCATION



MODERN COMFORTS THAT ELEVATE YOUR LIFESTYLE

SERENE HEIGHTS is the perfect place for people with larger-than-life dreams. Situated at Tolichowki, a highly sought-after locality in Hyderabad, these homes are unique because of their location, the sheer grandeur of the elevation and the robust construction. SERENE HEIGHTS is a prestigious project designed for the privileged few who want nothing but the best living space in one of Hyderabad's most desirable neighbourhoods.

SERENE HEIGHTS has 42 superbly designed 3 & 4-bedroom apartments spread across Ground+Stilt+6 floors. It features elegant interiors, spacious rooms, two levels of covered parking, a well-designed floor plan, and much more. Each floor has seven units with no common walls and meticulously integrated amenities and facilities. The stilt floor has an extensive space dedicated for the recreation, relaxation, and rejuvenation of the residents.

The location, privacy, quality of construction, aesthetic living space, and the best facilities offer an unbeatable advantage over other projects that it is almost impossible to find an apartment with this much value in Hyderabad today.

SERENE
HEIGHTS



WELCOME TO HOMES THAT ARE FULLY EQUIPPED FOR A HASSLE-FREE LIFE



AMENITIES

24 X 7 Security

Municipal Water Supply

Contemporary Clubhouse

Excellent Ventilation

2-Level Parking Area

Exclusive Privacy

3 High-speed Lifts

Watchman Room

Ample Open Space

RO Plant



NOTE

Car parking and amenities with extra cost

Persons desiring to alter / modify their flat shall inform the same at the time of booking & sign the request for modification form.

Registration, GST applicable as per Govt. Norms.



SERENE HEIGHTS

Welcome to homes that are fully equipped for your world-class lifestyle. From the elegant teakwood doorway to the spacious interiors, vitrified tiles and latest fittings and fixtures, SERENE HEIGHTS has every facility you could ask for in a thoughtfully designed home.

BRANDED LIFTS | PREMIER FITTINGS | UNCOMPROMISED QUALITY | WELL-ENVISIONED FLOOR PLAN

SPECIFICATIONS



STRUCTURE

R.C.C. framed structure as per Structure Drawing designed by Qualified & Reputed Structural Engineer with Stability Certificate.



SUPER STRUCTURE

Red Bricks Outer Walls & Inner Walls with AAC Block Light Weight



PLASTERING

External & internal plastering in cement mortar in two coats with sponge finishing



PAINTING

Lupum finish - Asian tractor emulsion for interiors, & Ace / Apex for exteriors. Elevation and balconies in Birla putty or equivalent.



DOORS

Main door in teakwood, Internal doors : Molded flush doors of standard quality. All frames teakwood 4/3" section.



WINDOWS

DOMAL 3 - track



WATER SUPPLY

HMWSSB tap water connection along with sump and water pumping facility for distribution of bore-well.



RO PLANT

24 x 7 Drinking water supply



FALSE CEILING

False - Ceiling in hall and dining, POP borders in bedrooms



TOILETS

European WCs in all toilets of Hindware / Parryware or Cera or equivalent with fittings and tiles upto roof level.



FLOORING

Vetrified tiles 800M x 800M of Anti Skid double charge in living area, drawing, dining and bedrooms. Ceramic tiles in toilets and parking tiles in parking.



KITCHEN

Granite top platform, fully moulded with stainless steels sink, glazed tiles dadoing upto 2.5 feet height above the platform.



GENERATOR

Diesel Generator 30 KV. Make : Kirloskar or Mahindra Back-up facility for lift, common area and car parking.



ELECTRICALS

Copper wiring and modular switches. Make : ISI Co. AC outlet points in all bedrooms & Living area 3 phase meters for each flat. Electricity transformer 160KV.



3 LIFTS

Two lifts of 6 persons capacity. One Service cum passenger and Standard Lift Granite ducting on walls.



INVERTORS

Luminious Invertors at extra cost.



RAIN WATER

Water Harvesting Pit



Compound wall and gate

SS railings for staircase and balconies.



Garbage Shooter



**A DELIGHTFUL PROJECT WITH
LATEST AMENITIES, 24x7 SECURITY,
AND A CLUBHOUSE TO KEEP YOU ACTIVE**

All the flats in SERENE HEIGHTS will have maximum ventilation, access to open views, and fresh air. It has advanced security arrangements to allow you to enjoy a quiet life. This luxury apartment offers you great value for your investment. SERENE HEIGHTS is a magnificent residential complex that offers high-quality living space in one of the best locations in Hyderabad.

**SERENE
HEIGHTS**

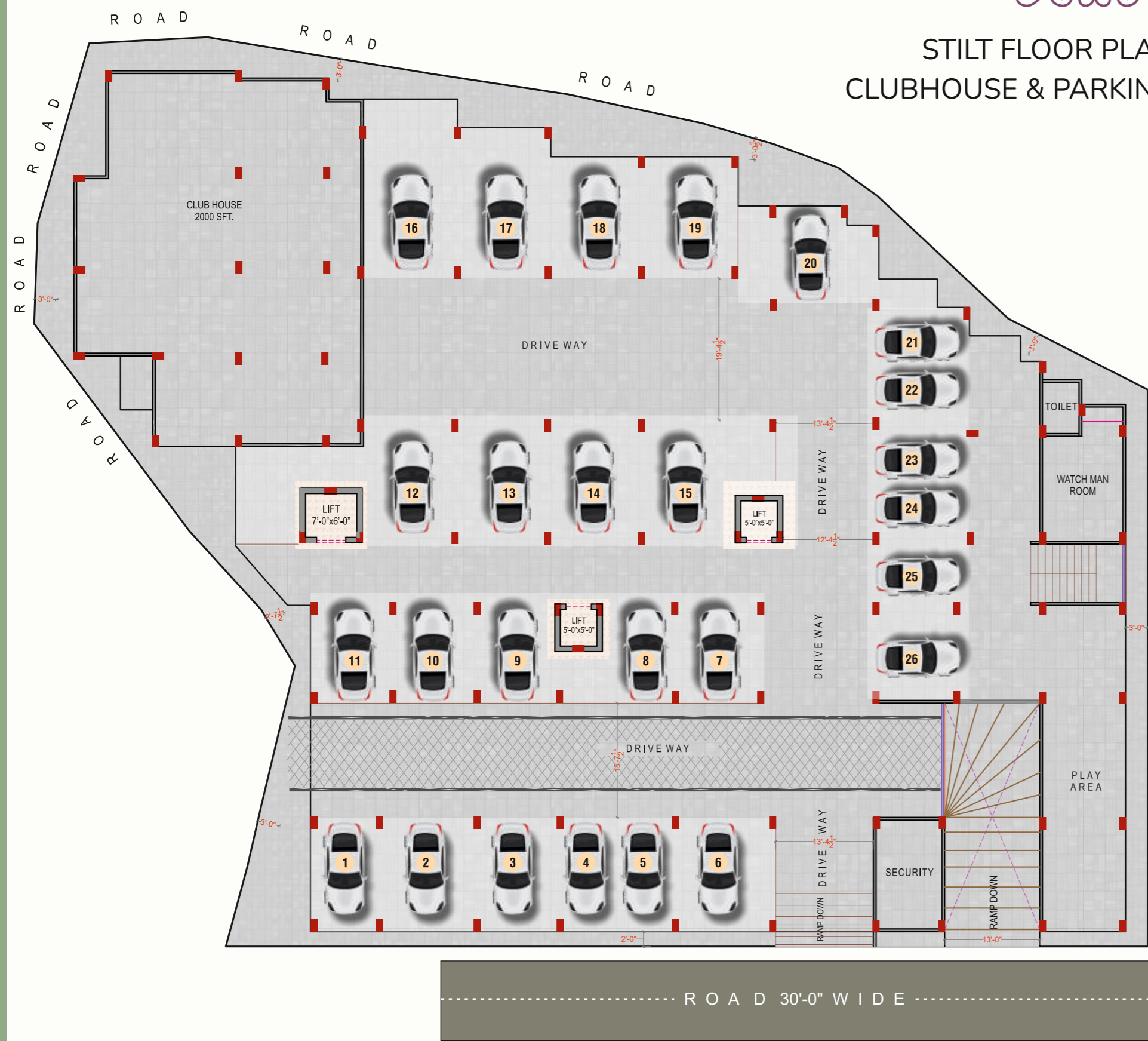
TOTAL PLOT AREA : 1631.00 SQ.YDS.				
EACH FLOOR SLAB AREA : 12,013 SQ.FTS.				
Flats	Plinth	common 20%	Total	
Flat no - 1	1553.00	311.00	1864.00	4BHK
Flat no - 2	1544.00	309.00	1853.00	4BHK
Flat no - 3	1544.00	309.00	1853.00	4BHK
Flat no - 4	1616.00	323.00	1939.00	4BHK
Flat no - 5	1535.00	307.00	1842.00	3BHK
Flat no - 6	1378.00	276.00	1654.00	3BHK
Flat no - 7	1610.00	322.00	1932.00	4BHK
TOTAL BUILUP AREA : 12,937.00 Sft.				



**TYPICAL FLOOR PLAN
1st - 6th FLOOR**



STILT FLOOR PLAN
CLUBHOUSE & PARKING



A CLUBHOUSE TO MAKE GOOD THINGS
POSSIBLE FOR YOU & YOUR FAMILY

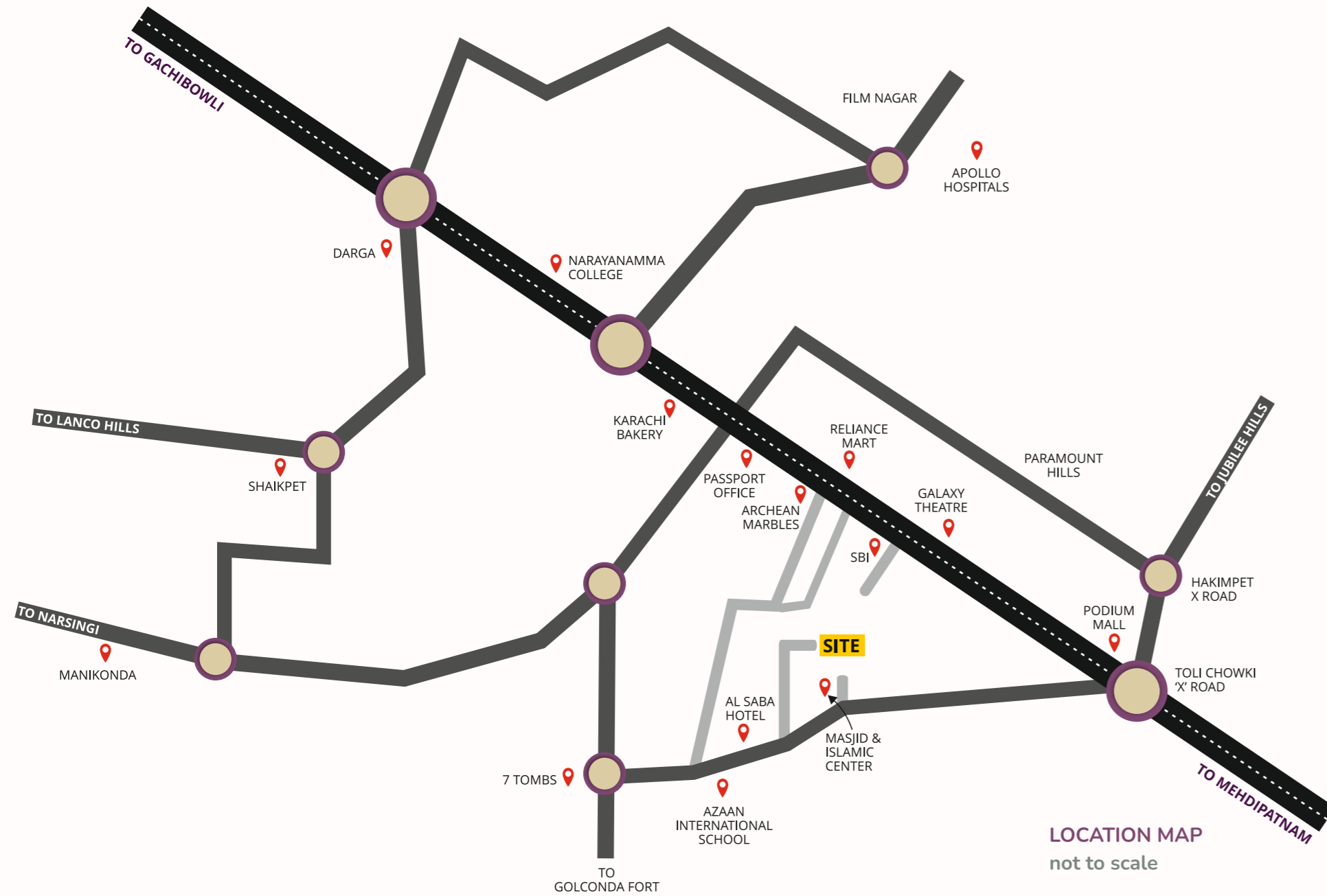


CELLAR FLOOR PLAN
PARKING

SERENE
HEIGHTS
OFFERS YOU THE BEST
OF CONVENIENCE & LEISURE



AN ENIGMATIC FUSION OF OLD-WORLD CHARM & URBAN DEVELOPMENT



ACCESSIBLE WITH 1 KM

- Nationalized banks - 7
- Super speciality hospitals - 5
- Marriage hall / Banquet hall - 4
- Two wheeler showrooms - 6
Bajaj, Hero, TVS, Suzuki & Yamaha
- Four wheeler showrooms - 2
Maruti, Ford & Hyundai
- International food outlets - 4
McDonald's KFC & Dominos - 4
- Hyper markets - 3
Reliance Mart, Ratnadeep & More
- International schools
- Islamic Center just 100 mts
- Facilities for tuition & Islamic education institutions nearby



UPSCALE LOCATION | GREAT CONNECTIVITY | DEVELOPED NEIGHBOURHOOD | SERENE ENVIRONMENT

SERENE HEIGHTS

LOCATION - TOLI CHOWKI

- Toli Chowki has emerged as one of the most peaceful locations with modern infrastructure and economic development.
- It is home to several historical mosques, tombs and other monuments.
- Due to its proximity to the premier technology hubs of HITEC City and Madhapur, the real estate market in Toli Chowki has seen tremendous growth.
- IT Hubs at Gachibowli, Madhapur, Musheerabad, Manikonda, and Kondapur are within 12 km.
- This locality enjoys access to top-rated educational institutions, renowned hospitals, and shopping destinations.
- Jubilee Hills Check Post Metro Station (5 km) on Blue Metro Line connects the locale with HITEC City.
- Khairatabad Train Station (7 km) connects the locale via MMTS
- Rajiv Gandhi International Airport is about 27 km via NH-44
- Toli Chowki is well-connected with other parts of the city by public buses and private taxis.

IN THE NEIGHBOURHOOD

