

A Project by



JB'S
SERENE
VILLAS

LUXURY GATED COMMUNITY VILLA HOMES @ KHANAPUR, IBRAHIMPATNAM.



**24/7
SECURITY**

**GATED
COMMUNITY**

Come home to luxurious living
experience that last's a lifetime !



an artistic impression of Entrance View

390+
UNITS
42
ACRES



Legend

- A) Entry / Exit
- B) Tot-Lot
- C) Water body
- D) Amphitheater
- E) Lawn
- F) Party lawn
- G) Seating area
- H) Lawn area children play
- I) Skating
- J) Jogging track
- K) Sand pit
- L) Volley ball court
- M) Kiosks
- N) Basketball court
- O) Cricket practice net
- P) Tennis court
- Q) Solar plant for STP, Water sump
- R) Landscape (open to sky) 4334 Syds
- S) Social Infrastructure
- T) Clubhouse
- U) Swimming pool and deck area
- V) Parking

JB's
SERENE
VILLAS



LUXURY VILLAS
RANGING FROM

2980
to

3220

Sq. Ft.

an artistic impression of aerial view



GROUND FLOOR PLAN



45'X60'

EAST VILLA
FLOOR PLAN

Area Statement

Ground Floor
1320.00 Sft.

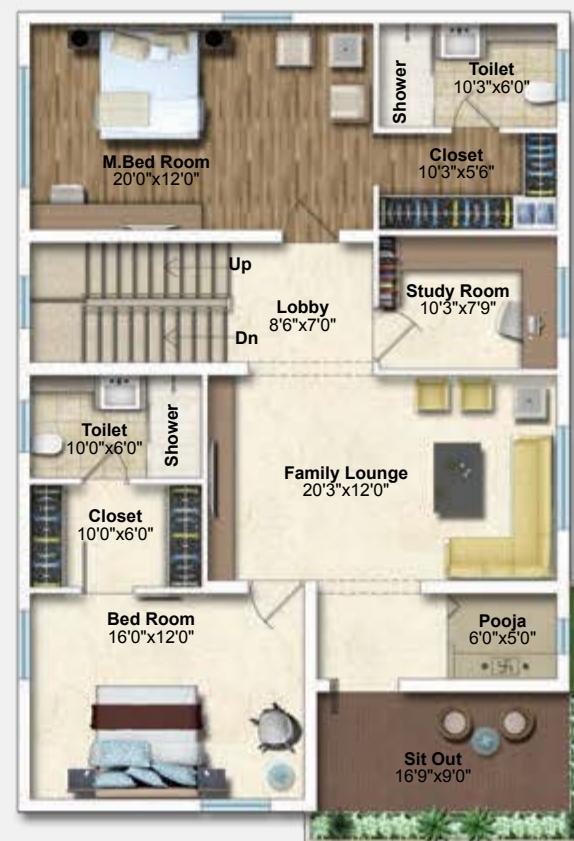
Parking
250.00 Sft.

First Floor
1510.00 Sft.

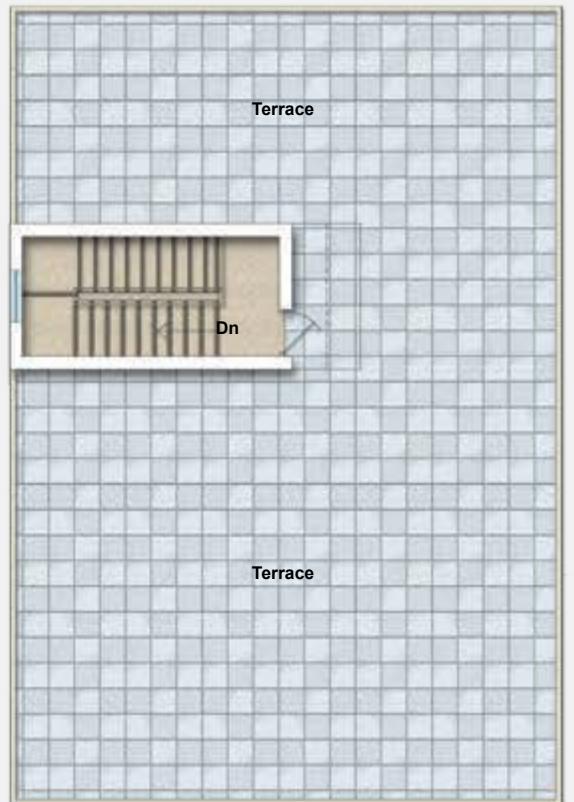
Head Room
140.00 Sft.

Total Built-up Area
3220.00 Sft.

FIRST FLOOR PLAN



TERRACE FLOOR PLAN





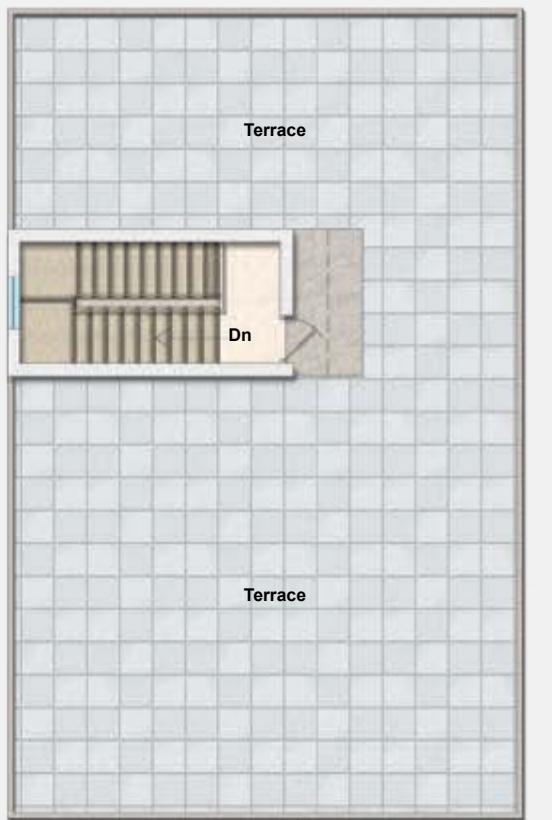
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



40'X60'

EAST VILLA
FLOOR PLAN

Area Statement

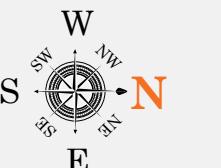
Ground Floor
1230.00 Sft.

Parking
220.00 Sft.

First Floor
1390.00 Sft.

Head Room
140.00 Sft.

Total Built-up Area
2980.00 Sft.



JB's
SERENE
VILLAS



GROUND FLOOR PLAN

Drawing	12'0"x19'9"
Dining	12'6"x16'6"
Kitchen	10'0"x12'0"
Utility	5'0"x6'3"
Store	5'0"x5'9"
Deck	6'6"x16'6"
Bed Room	15'6"x12'0"
Dress	6'0"x8'0"
P.Room	6'6"x4'0"
Toilet	6'0"x8'0"
Maid Toi.	5'0"x3'6"

Isometric
View



FIRST FLOOR PLAN

Lobby	7'0"x7'0"
M.Bed Room	18'6"x12'0"
Toilet	9'3"x6'0"
Closet	9'3"x5'6"
Study Room	9'3"x7'9"
Family Lounge	17'9"x12'0"
Pooja	6'0"x5'0"
Sit Out	14'9"x9'0"
Bed Room	15'6"x12'0"
Closet	10'0"x6'0"
Toilet	10'6"x6'0"

40'X60'
EAST FACING
VILLA

EAST
FACING
ISOMETRIC VIEW

267
SQ. YDS VILLA



**STREET
VIEW**
**EAST
FACING**
DUPLEX VILLAS

A good design should provoke feelings make you feel comfortable and **generate happiness**.

Cherish the utilities of JB Serene Villas that are specially crafted for your convenience and comfort. Everything here represents calm and peace. Everything makes your life well-secured and worry-free. With advanced security features and provision for safety around every corner of your villa, life here is far away from all the disturbances of the outer world. Welcome to the land of peace.



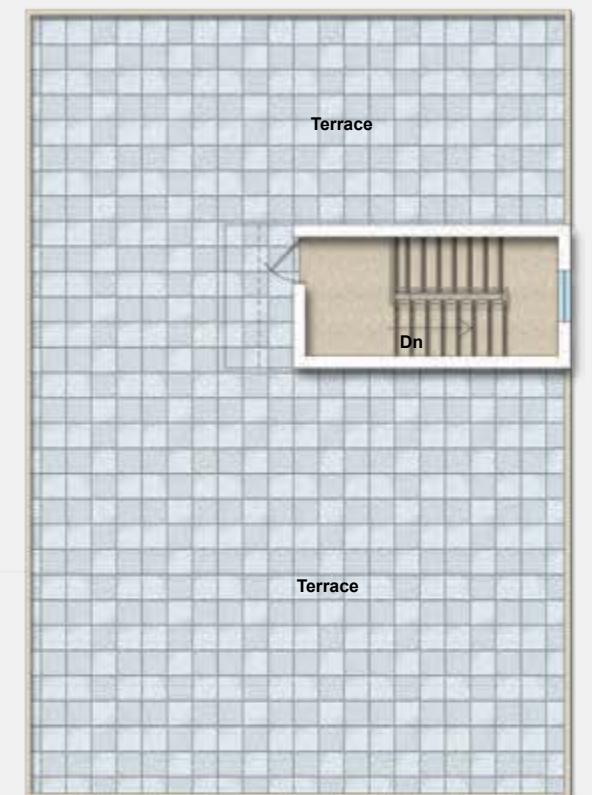
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



45'X60'

WEST VILLA
FLOOR PLAN

Area Statement

Ground Floor
1320.00 Sft.

Parking
250.00 Sft.

First Floor
1510.00 Sft.

Head Room
140.00 Sft.

Total Built-up Area
3220.00 Sft.





GROUND FLOOR PLAN



40'X60'

WEST VILLA
FLOOR PLAN

Area Statement

Ground Floor
1230.00 Sft.

Parking
220.00 Sft.

First Floor
1390.00 Sft.

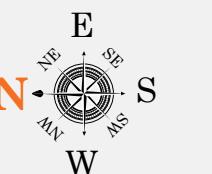
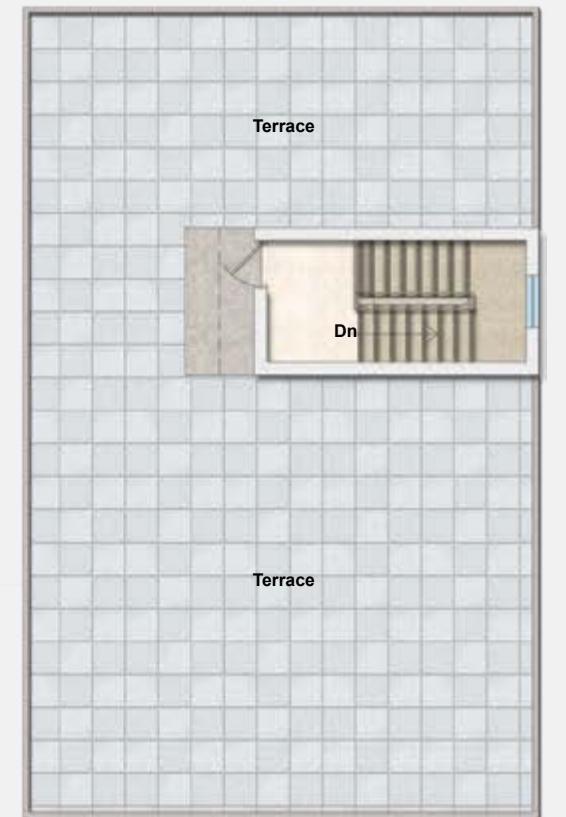
Head Room
140.00 Sft.

Total Built-up Area
2980.00 Sft.

FIRST FLOOR PLAN



TERRACE FLOOR PLAN



JB's
SERENE
VILLAS



GROUND FLOOR PLAN

Drawing	12'0"x19'9"
Dining	12'0"x12'0"
Kitchen	11'0"x12'0"
Utility	4'6"x6'6"
Store	4'6"x5'0"
Wide Lobby	4'3"
P.Room	6'6"x4'0"
Maid Toi.	4'0"x4'0"
Dress	4'6"x8'0"
Toilet	6'0"x8'0"
Bed Room	15'6"x12'0"

Isometric
View

FIRST FLOOR PLAN

Lobby	7'6"x7'0"
Closet	9'3"x5'6"
Toilet	9'3"x6'0"
Bed Room	18'6"x12'0"
Pooja	6'0"x7'0"
Family Lounge	12'0"x17'9"
Sit Out	14'9"x9'0"
M.Bed Room	15'6"x15'3"
Closet	9'0"x9'0"
Toilet	6'6"x9'0"



40'X60'
WEST FACING
VILLA

WEST
FACING
ISOMETRIC VIEW

267
SQ. YDS VILLA



**STREET
VIEW**
**WEST
FACING**
DUPLEX VILLAS

Make your dreams come **true**.

At Serene Villas, one gets a feeling that it is a Kaleidoscope of life that is watching as it passes by in all its radiance. This sense of surrealistic happenings comes from the fact that every stone and every inch of land has been so precisely designed and structured so as to make it a perfect piece of heaven on earth.

Let your life inspire!

Success has a huge fan following. There are many who would be inspired by your success. You aspire a world of privileges, Possessing a villa in serene villas would be one of them. It is rightly so that success embraces those who go after it.



JB'S SERENE VILLAS

Amenities

- Landscaped gardens
- Amphitheatre
- Outdoor games
 - Tennis
 - Basketball
 - Volleyball
 - Kids play area
 - Cricket practice net

- Tree lined vistas
- Modern street lighting
- Underground cabling
- Broad band connectivity
- Underground drainage
- Sewage treatment plant
- Generator back up
- Black topped roads with side walk

- Jogging track
- Water purification plant
- Poly Clinic & convenience store
- Solar Fencing
- Intercom facility
- Round the clock security
- Club house



CLUBHOUSE

**THE WORLD-CLASS
WELLNESS &
RECREATION
GATEWAYS**



CLUBHOUSE GROUND FLOOR PLAN



CLUBHOUSE FIRST FLOOR PLAN



CLUBHOUSE SECOND FLOOR PLAN



life is always a
celebration, Enjoy
it Here

Air conditioned gym

Aerobic / yoga / meditation

Spa

- Massage
- Saloon
- Jacuzzi
- Sauna / steam

Tennis court

Swimming pool with jets

Library

Party hall

Party lawn

Café

Pantry

Guest rooms

(Wi-Fi) Wireless Internet

Lounge

Children recreation

Meeting room

Parking

Indoor games

- Billiards
- Table tennis
- Chess
- Carroms

FOUNDATION/STRUCTURE

R.C.C Structure

WALLS

Table Moulded Bricks/ Red Bricks

KITCHEN

Polished granite platform, stainless steel sink.

WATER PROOFING

Water proofing treatment for areas exposed to water such as toilets, balconies & terraces.

SANITARY & PLUMBING WORKS

SANITARY FITTINGS

Granite counter top wash basins / ceramic counter wash basins in all bath rooms except maid's bathroom.

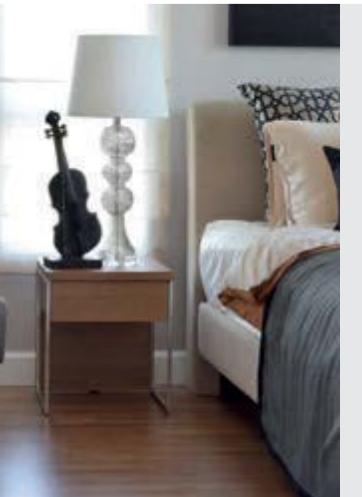
Ceramic ware of superior brands and CP fittings of Jaquar or equivalent in toilets and kitchen.

LOCATION HIGHLIGHTS

- Reputed education institutions are very close by.
- Close to BDL
- Well connected to Bengaluru highway & Vijayawada highway.
- Avenue Plantation.

■ TCS	20 Mins	■ Hardware Park	25 Mins
■ Cognizant	13 Mins	■ LB Nagar Metro	25 Mins
■ OCTOPUS	13 Mins	■ Shamshabad Airport	40 Mins
■ Tata Aerospace	15 Mins	■ Pharma City	35 Mins
■ Tata Aeropark	15 Mins	■ Gachibowli	30 Mins
■ E-City	10 Mins	■ HITEC City	35 Mins

■ Pedda Amberpet	25 Mins
■ LB Nagar Metro	25 Mins
■ Shamshabad Airport	40 Mins
■ Pharma City	35 Mins
■ Gachibowli	30 Mins
■ HITEC City	35 Mins



WALL FINISHES

INTERNAL WALLS

Plastered surface treated with altek and painted with acrylic emulsion

EXTERNAL WALLS

Sponge finished plaster mixed with water proofing compound and painted with weather proof cement paint.

CLADDING / TEXTURE PAINT

Sand stone / tile cladding / Texture paint at designated areas

WATER SUPPLY

Superior quality CPVC piping.

ELECTRICAL INSTALLATIONS

Automatic change over switch between normal and backup power.

Concealed fire retardant & wiring with modular switches.



FLOORING

Vitrified Tile Flooring in Living/Dining/ Kitchen/Bedrooms.

Ceramic Tile Flooring in Toilets & Ceramic Tile Dadoing up to 7' height.

TELECOM

Telephone points in all bedrooms, living, family and dining areas. Intercom connection to all the Villas from security.

T.V point in all bedrooms, living room & Family room. Provision for Broadband connectivity to each Villa.

STAIRCASE RAILING / EXTERNAL HAND RAILINGSS

Railing for Staircase and Balconies.-Ducco paint finish or equivalent.

SPECIFICATIONS

DOORS & WINDOWS

MAIN DOOR : Teak wood frame, paneled shutter finished with melamine polish with good quality hardware.

INTERNAL DOORS : Teak wood frame and flush door shutters with laminate / painted and fixed with good quality hardware.

Folding / sliding doors with powder coating. Aluminum frame with plain float glass panels.

WINDOWS : UPVC

EXTERNAL PAVINGS

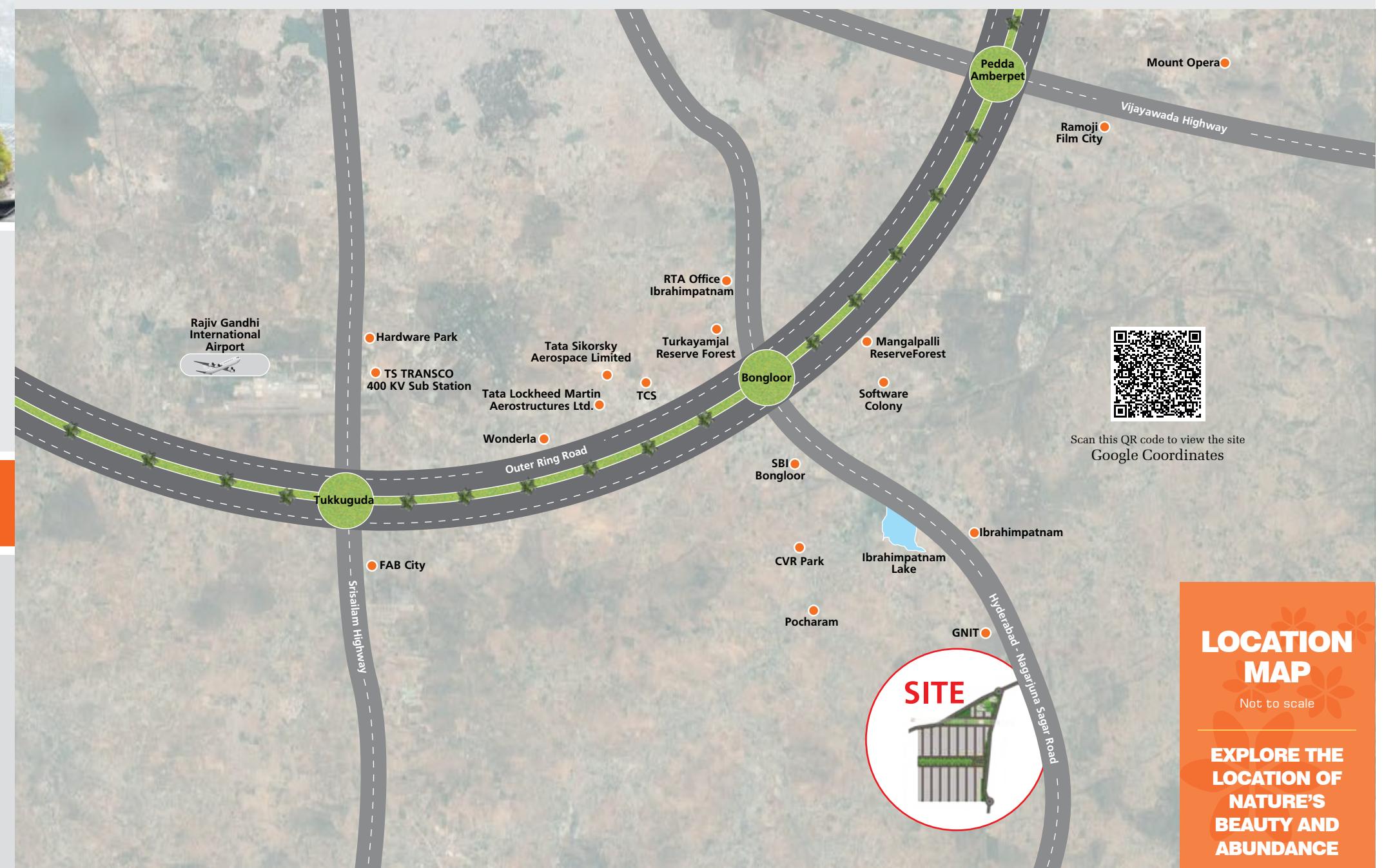
Cement based tiles in car porch / patios / drive ways.

LANDSCAPING

Landscape as per architect's design.

SECURITY

The entire property is secured with a compound wall along with solar fencing and entrance will be manned by a security team.





A Project by



Plot No.: 1, 2nd & 3rd Floor, Adj. B.D. Reddy Gardens,
Chaitanya Nagar, B.N. Reddy Nagar, Hyderabad-500 070.
Email: sales@jbinfraprojects.in www.jbinfraprojects.in

TS RERA Registration No. REAO2400012613

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

DISCLAIMER : This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising there from. Images shown are artist impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the facade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.

Home loans
arranged from



Scan this QR code to view the
Website