



Developers:
CREATIVE ENTERPRISE

Site Add : **SERENE EDIFICE**
30 Mtr. Harni - Sama Link Road, Harni, Vadodara.

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Architect :
Assel Patel
(Talib Patel & Associates)

Structure Design :
Hitesh Vora
(Vyom Consultants)

Note: (1) Premium quality materials or equivalent branded products shall be used for all construction work as per Architect design (2) External changes are strictly not allowed (3) Maintenance charges, Development charges, stamp duty, documentation charges and all Government or municipal taxes, GST, MGCL meter deposit will be levied separate (4) in case of booking cancellation, the amount will be refunded from the booking of same premise after deducting 10% of booking amount (5) Possession will be given after one month of all settlement of account (6) Extra work will be done at the additional cost with prior estimate approval. (7) While every care has been taken in preparing this brochure the developer shall not be responsible for any inaccuracy in this content. (8) All plans, information and specification are subject to changes may be required by the promoters and can not form part of an offer, contract or agreement.

ZURICH 382347913



SERENE
EDIFICE

3 BHK PREMIUM LIVING



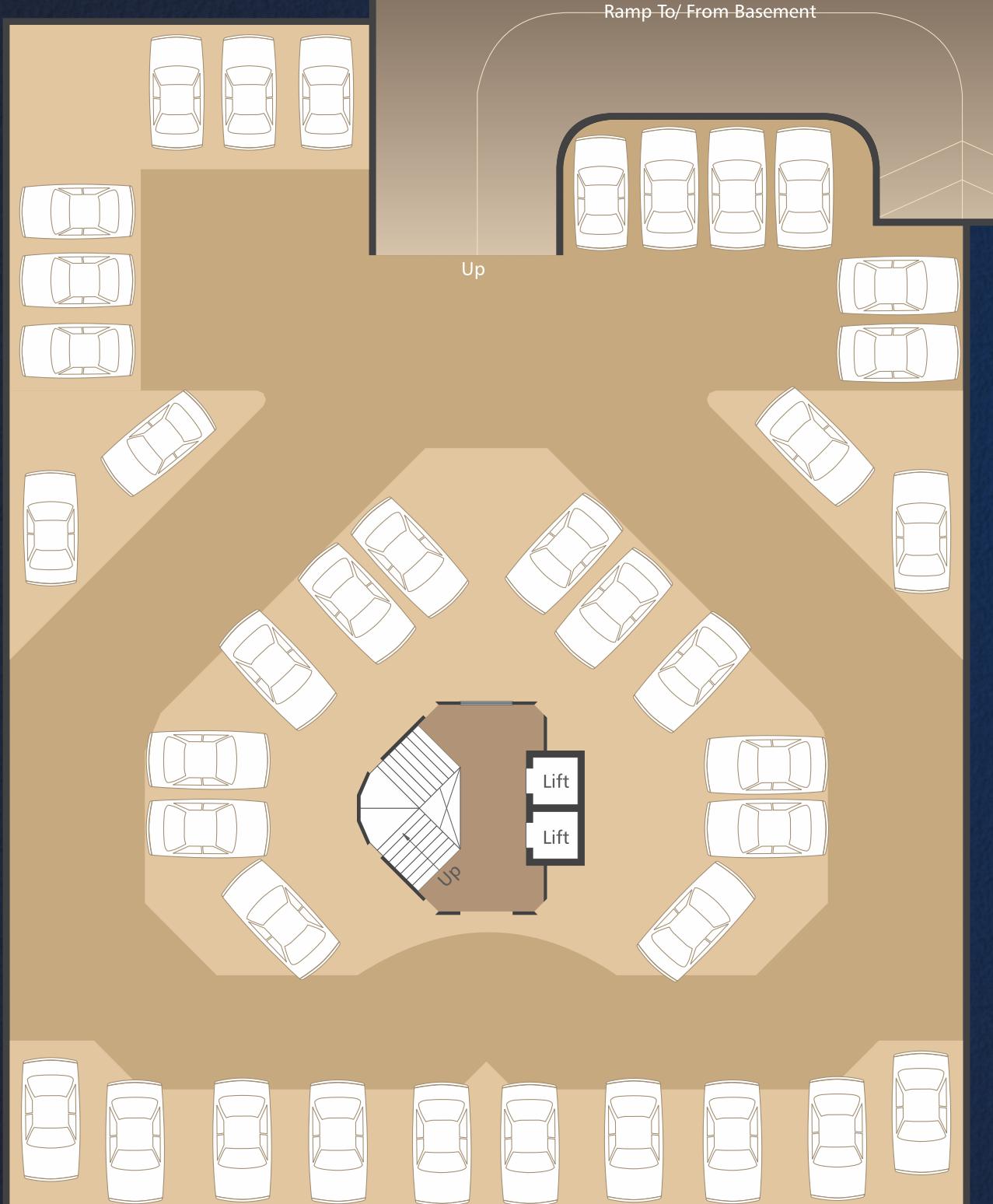
FREEDOM REDEFINED...

PRESENTING 3 BHK PREMIUM LIVING

'Edifice' is a large impressive building and that is exactly what we are aiming to provide here, a large and impressive living space. Taking an incremental step towards your Goal will made a natural part of your routine. Providing all the aspects of a luxurious and easy life is Serene Edifice's main aim. Serene Edifice finally unfolds the harmonious blend of independent spacious homes and a thriving neighbourhood. Welcome to the world where you and your lifestyle are redefined.



BASEMENT FLOOR LAYOUT



GROUND FLOOR LAYOUT



YOUR PRIVACY YOUR CHOICE...

A unique architectural design with no common walls between any adjoining units, giving priority to sunlight, ventilation, security and your privacy from all the sides. Serene Edifice offers all the needed for a happy and luxurious life.





TYPICAL
FLOOR LAYOUT

1st to 12th FLOOR PLAN





TYPICAL FLOOR PLAN

1st to 12th FLOOR PLAN

3 BHK RERA Carpet Area : 965.74 sq.ft. | Balcony & Wash Area : 113.1 sq.ft. | B.A. : 1165 sq.ft. | S.B.A. : 1800 sq.ft.



STYLISH & UNIQUE SPECIFICATION

STRUCTURE

RCC frame structure as per structure designer with partition brick masonry

WALL FINISH

Internal walls with smooth finish plaster of putty & primer.
External walls with double coat plaster and weather coat.

FLOORING

Premium Vitrified tiles of 900 x 900 or 800 x 1200 mm or equivalent

ELECTRIFICATION

Single phase, concealed copper wiring with adequate points in all rooms.

DOORS

Internal flush doors with stone frame
Main Door: wooden frame with decorative veneered shutter.

BATH

Ceramic / Vitrified tiles with Jaguar/ Kohler or equivalent CP fittings and sanitary.

WINDOWS

Aluminum/ UPVC hybrid sections with stone frame.

KITCHEN

Granite sandwich working top.



LIFESTYLE LEISURE AMENITIES

- Access Control
- CCTV in all common area
- 24x7 Security
- Solar electricity for common amenities
- Auto door elevators

- Allotted Car Parking
- Kid's Play area
- 24x7 Power backup for common area
- Senior citizen sitting area
- Multi purpose hall

- Gymnasium
- Party lawn
- AC Piping



Near-by Area : School - 0.5 Km | Temple - 0.5 Km | Airport - 1 Km | Railway Station - 8 Km

Payment Mode :

- | | | | | | |
|-----------------------------------|-----|--|-----|--|-----|
| • At the time of Booking | 10% | • After Completion 8th Floor Slab | 05% | • On Completion of Ext walls, Plaster & Elevation Work | 05% |
| • After Signing of AFS | 20% | • After Completion 12th Floor Slab | 05% | • On Completion of infrastructure Work | 10% |
| • After Completion of Plinth | 15% | • On Completion of Masonry & Plaster Work | 05% | • Before Possession | 05% |
| • After Completion GF Slab | 10% | • On Completion of Sanitary Fittings, Staircases, Lift Walls | 05% | | |
| • After Completion 4th Floor Slab | 05% | | | | |