



APR PRAVEEN'S  
**SERENE**  
LIVE IN HARMONY

@CHITKUL, PATANCHERU

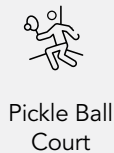
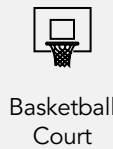
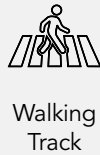


Welcome to APR Praveen's Serene - Where Exclusivity Rests in the Lap of Nature. Tucked away from the city's bustle, Serene is more than just a premium villa community - it's a sanctuary where nature, comfort, and elegance coexist in perfect harmony. Thoughtfully envisioned, every element here reflects a commitment to quiet exclusivity and peaceful living.

From tree-lined avenues to thoughtfully crafted spaces, from sun-drenched balconies to lush green views - APR Praveen's Serene invites you to embrace a lifestyle where serenity meets sophistication. Whether you're starting a new chapter or building lasting legacies, this is where your finest moments unfold.

**31** | **489** | **3&4 BHK**  
ACRES | VILLAS | DUPLEX & TRIPLEX VILLAS

#### PROJECT HIGHLIGHTS



#### LOCATION HIGHLIGHTS

- Very close to Mumbai Highway
- 5-minute drive to the bus depot
- Easy accessibility to the train route
- 10-minute drive to Medical Device Park
- Easy accessibility to hospitals
- Approximately 30-minute drive from Financial District
- Approximately 40-minute drive from International Airport

- All essential services required for possession are enabled
- Round-the-clock security in place and a well developed residential township
- Easy accessibility to schools and colleges
- Easy accessibility to IT corridors, offices, and shopping areas

Above all, proximity to nature ensures long life, good health, and peace of mind



@Chitkul, Patancheru

*Where*  
**EVERY MOMENT  
FEELS LIKE HOME**  
EXCLUSIVE VILLAS



At APR Praveen's Serene, every corner is designed to elevate your lifestyle.

Thoughtfully crafted areas for relaxation, recreation, and well-being offer the perfect balance between peaceful solitude and vibrant connection, all within a setting that speaks of elegance and serenity.



APR PRAVEEN'S  
**SERENE**  
LIVE IN HARMONY

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*Where*

**COMFORT MEETS**

**EVERY BREATH**

EXCLUSIVE VILLAS



A PROJECT BY



# MASTER PLAN



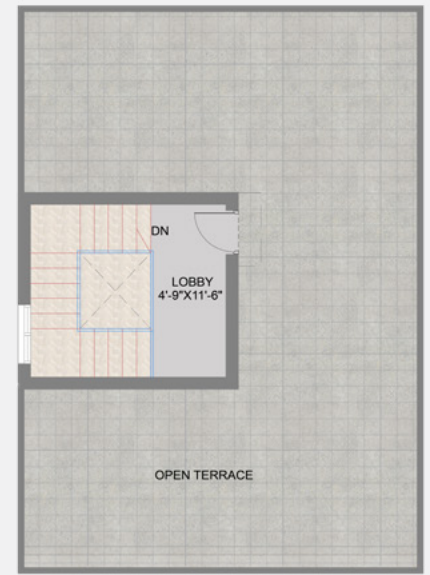
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## LEGEND

1. Pickle Ball Court
2. Pathway/ Walking Track
3. Box Cricket
4. Skating Rink
5. Children's Play Area
6. Basket Ball Court
7. Badminton Court
8. Cycling Track
9. Epdm Flooring
10. Outdoor Gym
11. Kid's Pool
12. Main Pool
13. Party Lawn With Meditation Area
14. Clubhouse

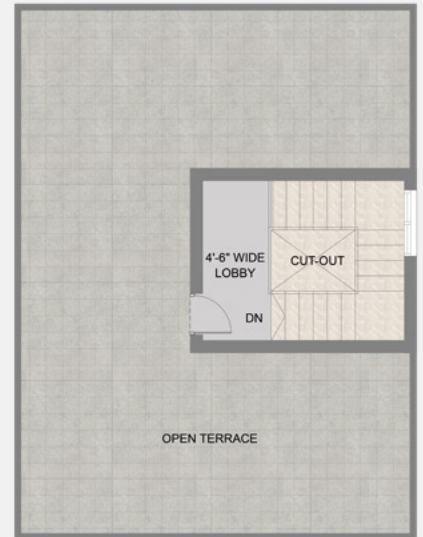
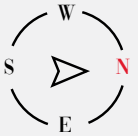
- 150 SQ.YDS
- 165 SQ.YDS
- 180 SQ.YDS
- 185 SQ.YDS
- 200 SQ.YDS
- 220 SQ.YDS
- Others





**165** SQ. YDS.  
EAST FACING

Ground Floor Area	First Floor Area	Staircase Head Room Area	Total Built-up Area
965.0 sft	965.0 sft	190.0 sft	2,120.0 sft



**165** SQ. YDS.  
WEST FACING

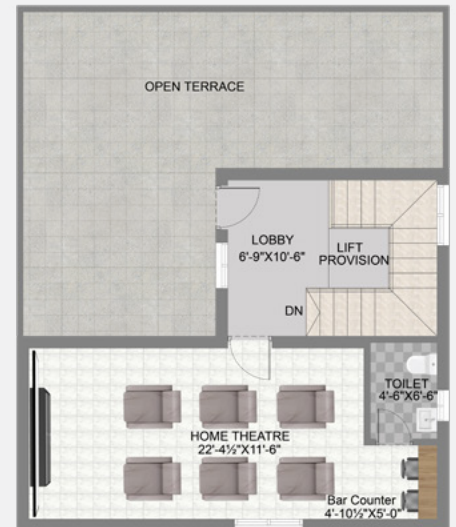
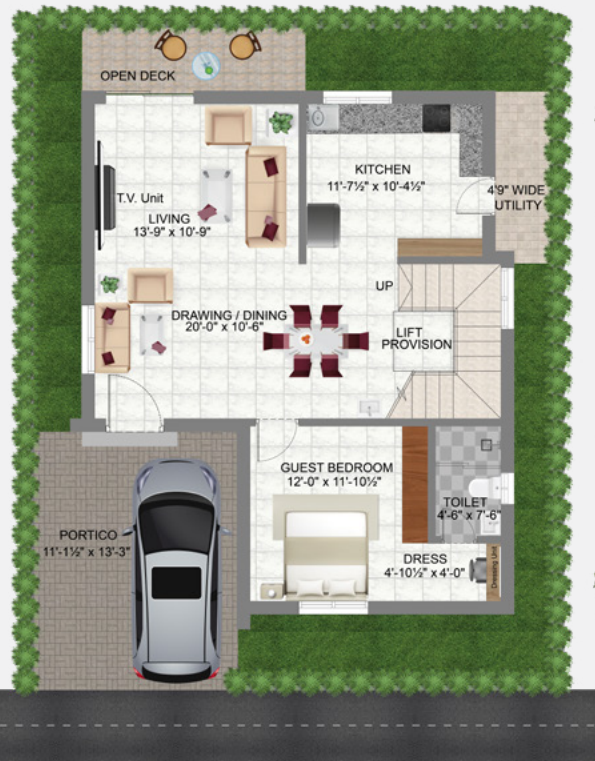
Ground Floor Area	First Floor Area	Staircase Head Room Area	Total Built-up Area
920.0 sft	920.0 sft	185.0 sft	2,025.0 sft





**180** SQ. YDS.  
EAST FACING

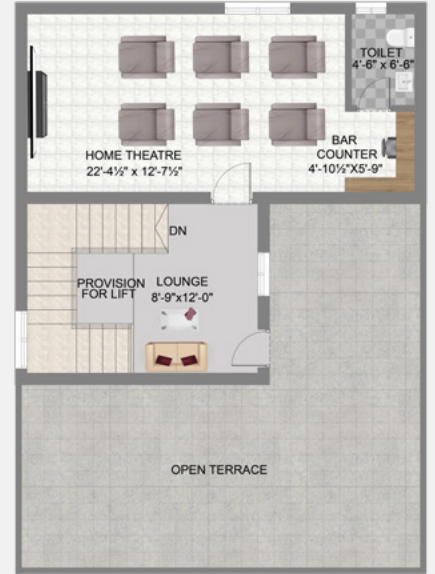
Ground Floor Area	First Floor Area	Staircase Head Room Area	Total Built-up Area
1,055.0 sft	1,055.0sft	590.0 sft	2,700.0 sft



**180** SQ. YDS.  
WEST FACING

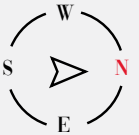
Ground Floor Area	First Floor Area	Staircase Head Room Area	Total Built-up Area
1,005.0 sft	1,005.0 sft	550.0 sft	2,560.0 sft





**200** SQ. YDS.  
EAST FACING

Ground Floor Area	First Floor Area	Staircase Head Room Area	Total Built-up Area
1,150.0 sft	1,150.0 sft	630.0 sft	2,930.0 sft



**200** SQ. YDS.  
WEST FACING

Ground Floor Area	First Floor Area	Staircase Head Room Area	Total Built-up Area
1,150.0 sft	1,150.0sft	650.0 sft	2,950.0 sft



# SPECIFICATIONS



## STRUCTURE

- RCC framed structure (with M20 grade of concrete and steel with TMT ISI brand).



## SUPER STRUCTURE

- All external walls are 9" CC solid blocks and internal walls 4" thick cc solid blocks.



## PLASTERING

- Internal : Single coat cement plaster for walls and ceiling with smooth/sponge finish.
- External : Double coat plaster for external walls with waterproof compound mixed for RCC and masonry surfaces.



## FLOORING

- Vitrified tiles of size (2'0"x2'0" / 2'6"x2'6" / 2'0"x4'0") in all rooms.
- Toilets : Glazed ceramic tile dados up to 7' height with 2'0"x1'0".
- Flooring anti-skid ceramic tile 1'0"x1'0".
- Utility : Ceramic/vitrified tile dado up to 4' height.
- Attached Balconies : Anti-skid tiles 2'0"x2'0".
- Parking : Vitrified tiles/tandur or equivalent stone/cement tile.



## PAINTING

- External : Texture finish with two coats of exterior emulsion of Asian/Berger/Techno/AKZO or equivalent make emulsion.
- Internal : One coat of primer and 2 coats of Asian/Berger/Techno/AKZO or equivalent emulsion paint over two coats of putty with smooth finish



## KITCHEN/UTILITY

- Water supply connections at one point (sink) with provision for fixing of water purifier/RO point, exhaust fan/chimney.
- No kitchen platform, no sink provided.



## WOOD WORK

- Main Door : Imported teakwood/hardwood frame with PU polish. Flush Shutter with both sides of decorative veneer with PU polish.
- Internal Doors : Imported teakwood/hardwood frames with PU polish. Flush shutters with both sides of decorative veneer with PU polish. Toilet/utility/terrace door shutter with one side decorative veneer polish and other side with Laminate/enamel painting.



## ELECTRICAL

- Concealed copper wiring (Finolex/Polycab/Havells or equivalent make) in conduits. Power outlets for AC provisions in all bedrooms, home theatre, drawing/living

and geyser provisions in all toilets. Power points for cooking range, chimney, refrigerator, microwave oven, mixer/grinder in kitchen, and for washing machine in utility area.

- Inverter wiring for one fan and lighting in all rooms and lighting in kitchen.

- All electrical Modular switches are of Honeywell/Havells/Anchor or equivalent make.

## TV, INTERNET & TELEPHONE

- TV point in living, MBR, lounge and home theatre.
- Internet provision at one point in each floor.
- Telephone point in living, MBR, lounge.



## POWER/GENERATOR BACKUP

100% power backup for common amenities, common areas, common parking areas, pressure pumps and street lights etc., by providing auto-start, soundproof generator of Caterpillar, Kirloskar, JCB of approved make with auto changeover switches.



## WINDOWS/FRENCH DOORS

UPVC windows and sliding doors with clear glass and mesh with sliding shutter of reputed make.



## BATHROOM

Shower: single lever diverter with spout & overhead shower with geyser provision. Wall mounted/floor mounted EWCs with health faucets and wash basins in all bathrooms with best quality Chrome Plated (CP) and sanitary ware fixtures of Hindware/Jaguar/ Kohler or equivalent make.



## WATER SUPPLY

- Water supply will be through underground sump/ elevated water tank to the overhead tank 1000 ltrs capacity provided on terrace of each villa.



## SECURITY SYSTEM

- 24 hrs surveillance and security facility.
- Solar fencing throughout the boundary.
- Security surveillance cameras at appropriate community locations.



## COMPOUND WALL

Common walls for villas surrounding three sides.



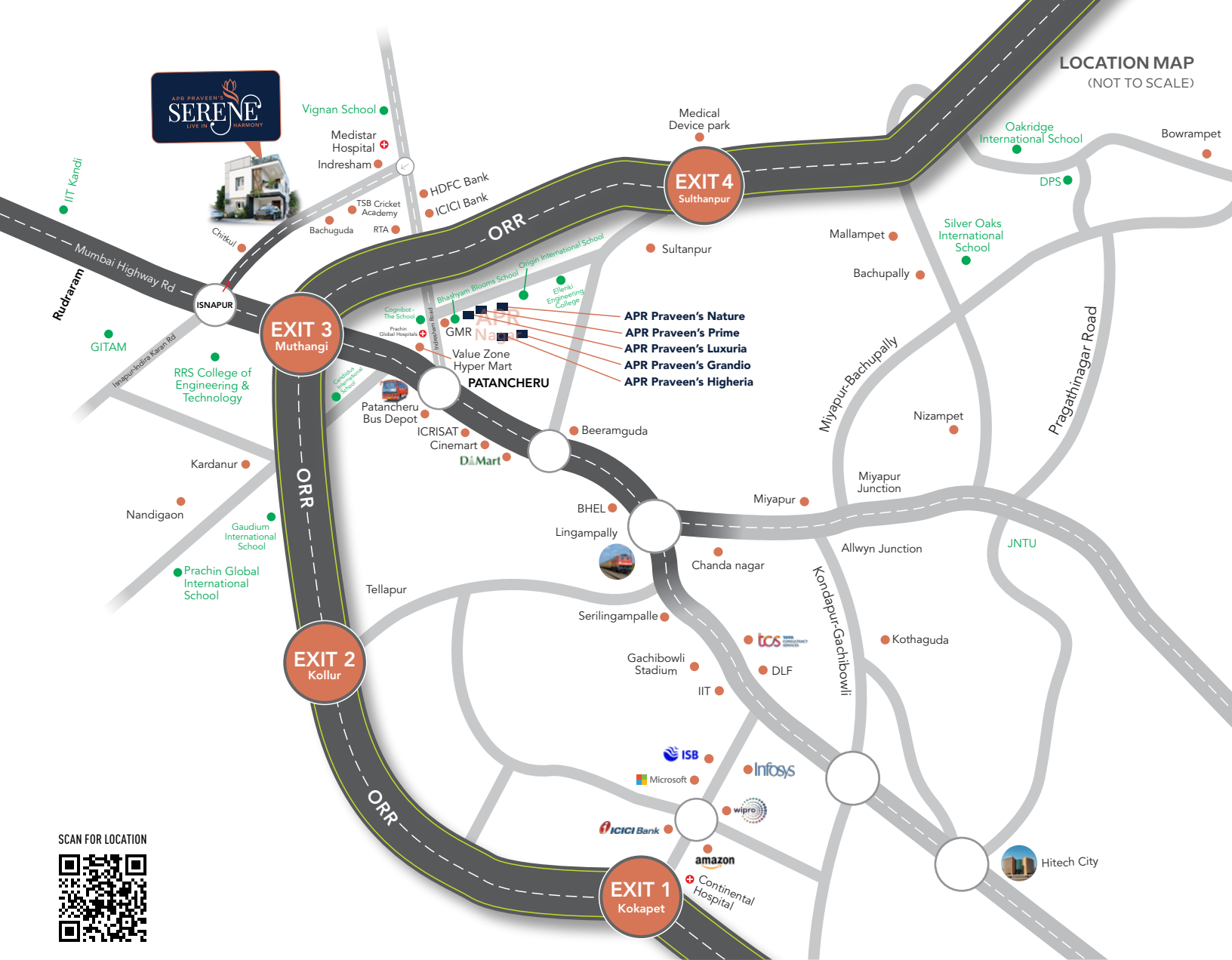
## STAIRCASE

Granite steps with premium grade stainless steel railing for internal staircase.



## WATERPROOFING

For all toilets, open terraces and balconies waterproofing will be done as per standard procedure.



## OUR PROJECTS



### SITE ADDRESS

Chitkul Near Patancheru,  
Sangareddy Dist, Telangana - 502 319.

### CORPORATE ADDRESS:

APR Group Corporate Capital, North Gate-3,  
Mathrusri Nagar, Miyapur, Hyderabad - 500 049.

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 mail: sales@apninfra.com



NOTE: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the Villa may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.