

A Project by



LP. No. 000225/LO/PIg/HMDA/2019

JB'S SERENE VILLAS

LUXURY GATED COMMUNITY VILLA HOMES @ KHANAPUR, IBRAHIMPATNAM.



Now, this is **Luxury living!**

Come home to luxurious living
experience that lasts a lifetime !

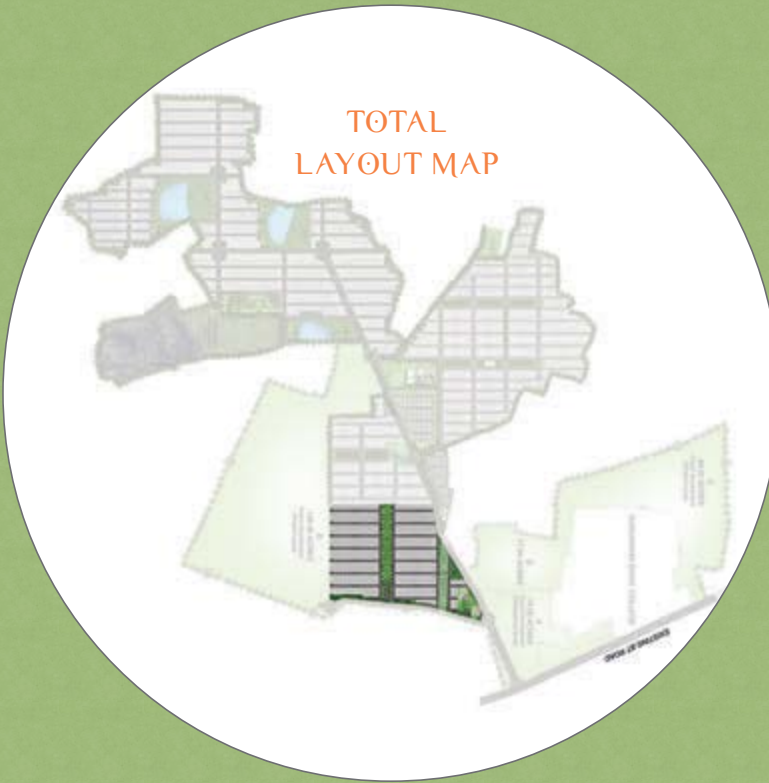
24/7
SECURITY

GATED
COMMUNITY

JH'S
**SERENE
VILLAS**

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

SITE LAYOUT MAP



JB'S
SERENE
VILLAS



LUXURY VILLAS
RANGING FROM
2980
to
3220
Sq. Ft.

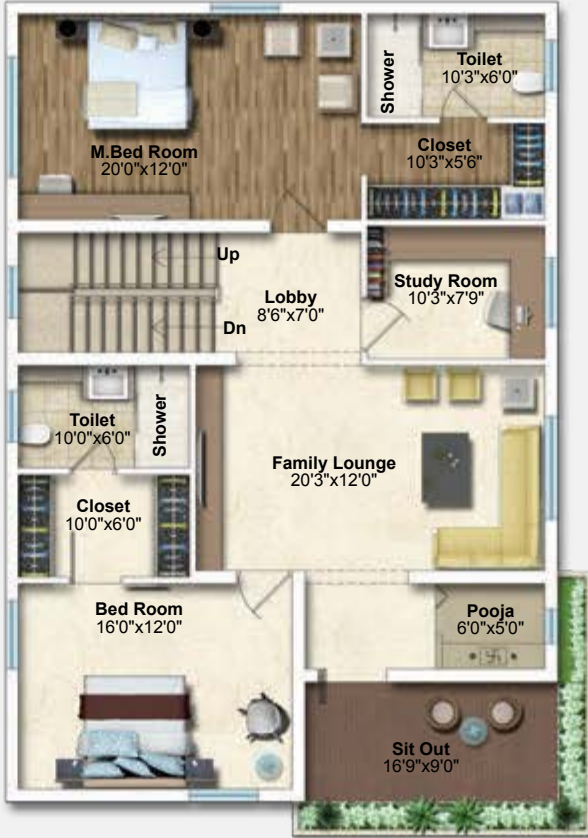


EAST FACING
DUPLEX VILLAS
300
SQ. YDS VILLA

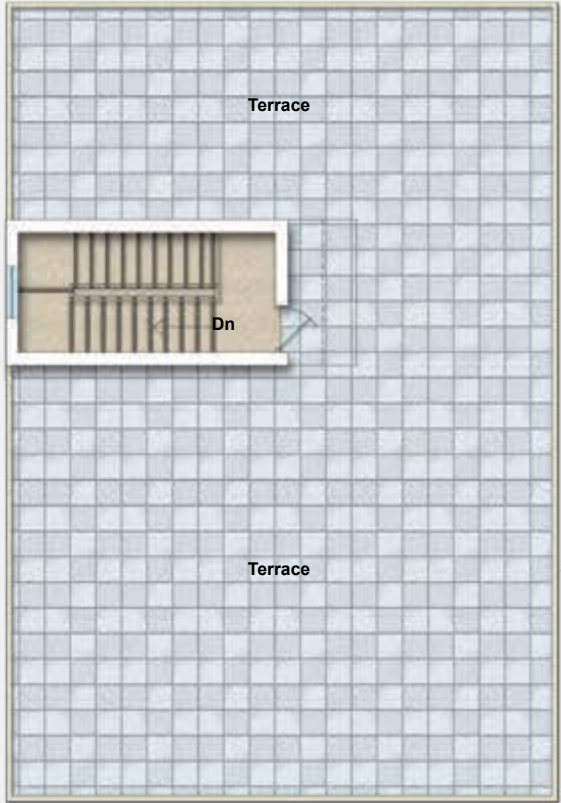
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE 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.





EAST FACING
DUPLEX VILLAS
267
SQ. YDS VILLA

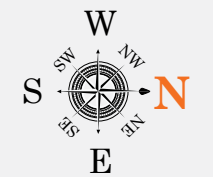
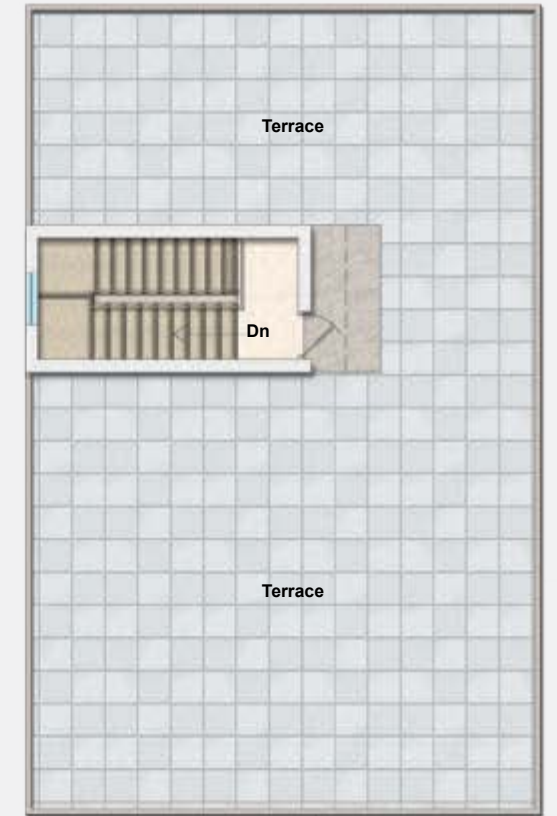
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40'X60'

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.
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JB'S
SERENE
VILLAS

Isometric
View

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"

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.



WEST FACING
DUPLEX VILLAS
300
SQ. YDS VILLA

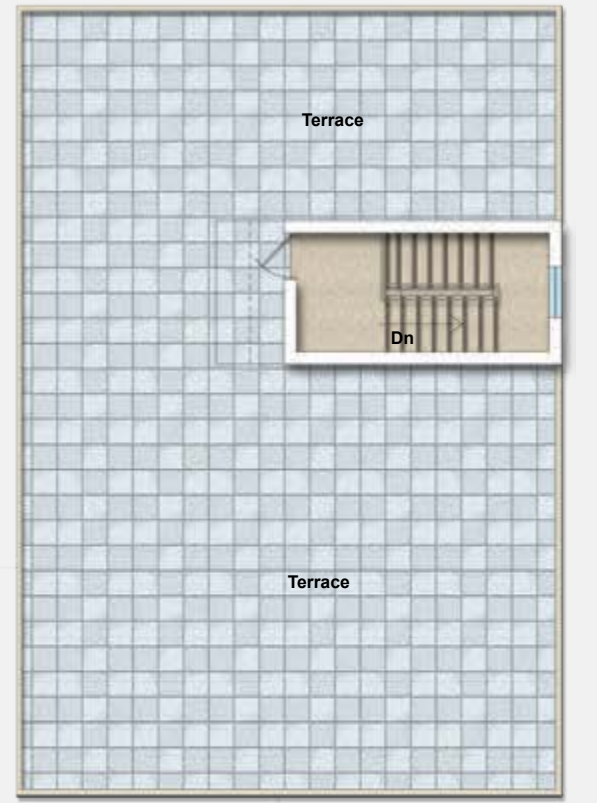
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FIRST FLOOR PLAN



TERRACE FLOOR PLAN



45'X60'

WEST VILLA FLOOR PLAN



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WEST FACING
DUPLEX VILLAS
267
SQ. YDS VILLA

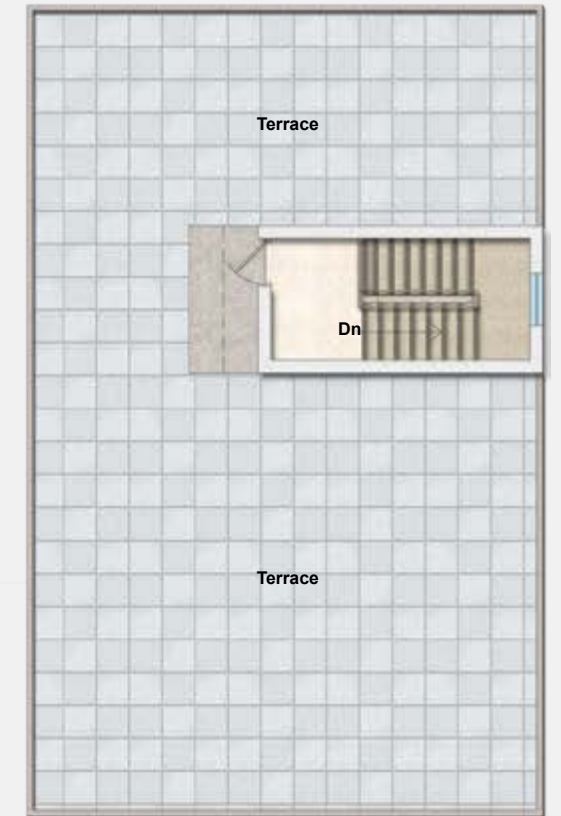
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FIRST FLOOR PLAN



TERRACE FLOOR PLAN



40'X60'

WEST VILLA
 FLOOR PLAN

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JB'S
SERENE
VILLAS

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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"

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Isometric
View



WEST
FACING
ISOMETRIC VIEW

267
SQ. YDS VILLA

40'X60'
WEST FACING
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.



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

AMENITIES

LIVE IN LUXURY
OF FINEST
APPOINTMENTS
AND AMENITIES





CLUBHOUSE

THE WORLD-CLASS WELLNESS & RECREATION GATEWAYS

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

CLUBHOUSE **GROUND** FLOOR PLAN



CLUBHOUSE **FIRST** FLOOR PLAN



CLUBHOUSE **SECOND** FLOOR PLAN



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
- Cognizant 13 Mins
- OCTOPUS 13 Mins
- Tata Aerospace 15 Mins
- Tata Aeropark 15 Mins
- E-City 10 Mins

- Hardware Park 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.

STAIRCASE RAILING / EXTERNAL HAND RAILINGSS

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

SPECIFICATIONS

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.

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.

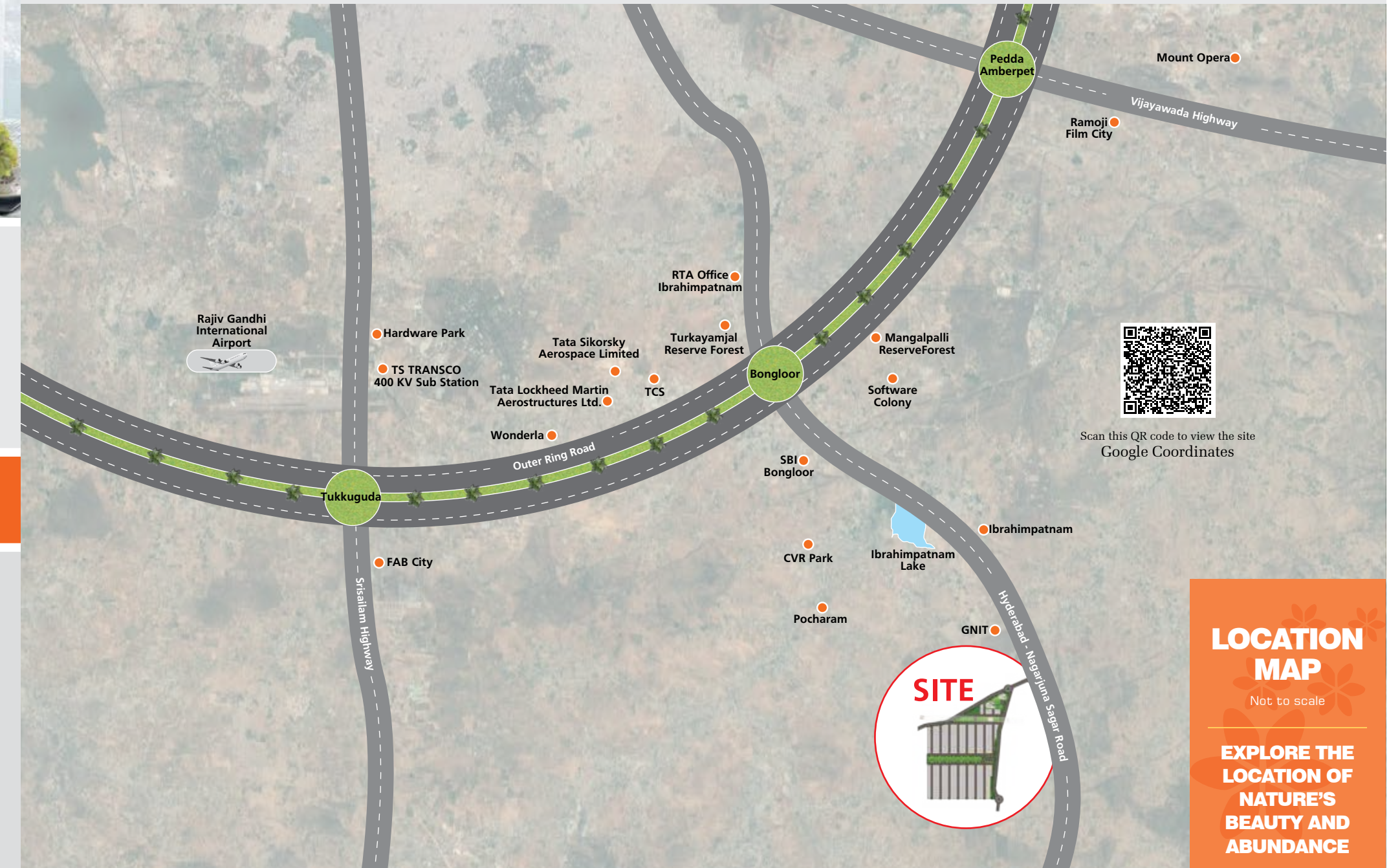
DOORS & WINDOWS

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



LOCATION MAP

Not to scale

EXPLORE THE LOCATION OF NATURE'S BEAUTY AND ABUNDANCE



A Project by



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TS RERA Registration No. REA02400012613

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