



SARITHA

SARITHA SERENE

thoughtfully crafted...



RERA NO: PRM/KA/RERA/1251/446/PR/220223/005743

Thoughtfully

CRAFTED HOMES

FOR A MODERN FAMILY LIKE YOURS.

BOUTIQUE 2 & 3 BHK APARTMENTS

IDEALLY LOCATED OFF VARTHUR-SARJAPURA ROAD

50+ URBAN AMENITIES

3.65 ACRES | 3 BLOCKS | 352 HOMES

Quality

DOESN'T ALWAYS HAVE TO BE EXPENSIVE

We, at Saritha, understand how vital and close-to-heart owning a house is to you and how quality & lifestyle plays their importance. We believe homes should reflect our dreams and not just our budget. So, we at Saritha, are committed to providing customers with high-quality living spaces, and excellent service while keeping the cost affordable.

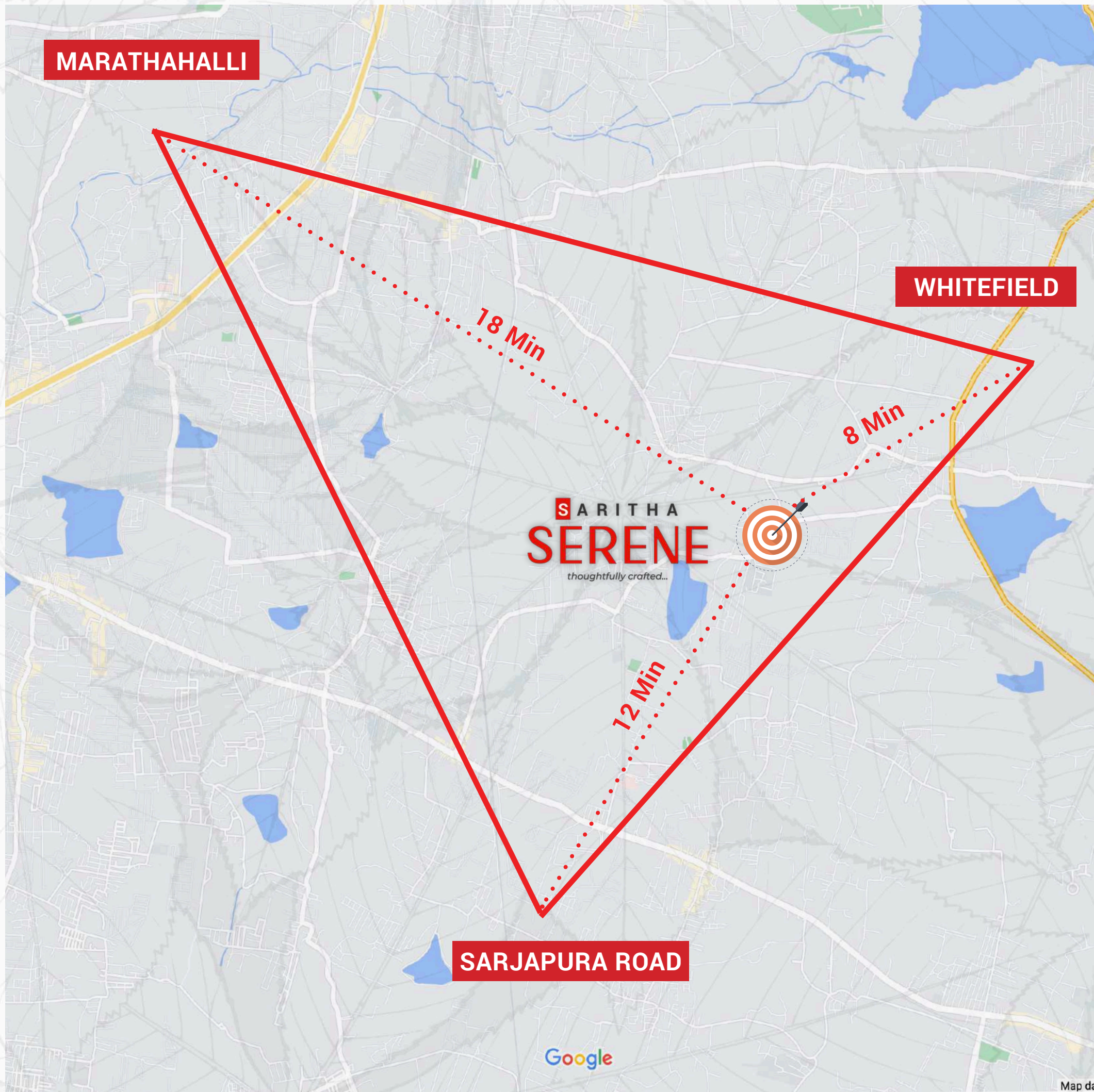
Saritha Serene, is a thoughtfully-designed housing project that delivers a perfect balance between comfort and value. It offers you the opportunity to enjoy high-quality living spaces enabling exceptional lifestyle without having to compromise on quality--all at a cost that doesn't have to be expensive.

An aerial architectural rendering of the Saritha Serene residential complex. The complex consists of several interconnected multi-story apartment buildings with a mix of white, beige, and dark grey facades. The buildings are arranged around a central courtyard area. Amenities include a rooftop swimming pool with a blue surface, a tennis court, and various landscaped terraces with greenery. The complex is surrounded by a paved road and some external landscaping with trees and a small yellow structure. The background features a faint, stylized pattern of large leaves.

SARITHA SERENE

thoughtfully crafted...

- **THOUGHTFULLY CRAFTED HOMES**
- **25,000+ SFT OPULENT & MAGNIFICENT CLUBHOUSE**
- **INTENTIONAL & FUNCTIONAL TERRACE SPACES**



An Unrivalled LOCATION

Saritha Serene is East Bengaluru's living at its best. Ideally located in Gunjur, you'll be living close to fresh air and greenery, while having the rest of the city on call at any time.

Saritha Serene provides proximity to everything you need to make life easier : schools for kids, IT parks for work, shops & malls for day-to-day needs, hospitals & clinics for health care, spas & beauty salons for relaxation. We're right on the cusp of some of Bengaluru's most exciting areas - Whitefield, Marathahalli and Sarjapura Road.

Live Life 'Large', Your Way.

The peaceful surroundings at Saritha Serene offer an oasis-like retreat from the hustle and bustle of city life that is ideal for families and working professionals who are looking for a home that meets their needs as well as their desires.



GREAT
NEIGHBORHOOD



SEAMLESS
CONNECTIVITY



PERFECT FOR
FAMILIES



PERFECT FOR WORKING
PROFESSIONALS

Boutique

Residential Living

Saritha Serene offers 352 Exclusive Boutique Homes that are incredibly exciting residences to live, work and play. Each home here has been designed to deliver a perfect balance between comfort and value.



Saritha Serene offers residential living spaces that offer an unrivaled level of sophistication and elegance. Our team of highly skilled and thoughtful designers and architects have crafted living spaces that are not only beautiful, but also functional and comfortable and are sure to impress even the most discerning of buyers.



COMFORT + VALUE
HOMES



INDOORS & OUTDOORS
IN PERFECT SYNERGY



EFFECTIVE SPACE
UTILIZATION

For those who are looking for the very best in residential living, Saritha Serene is a perfect choice.

Welcome to a lifestyle Unparalleled

Saritha Serene is an upscale residential apartment complex with curated amenities with features such as a Terrace Skywalk, Heated Swimming Pool, In-House Mart, Guest House, Squash Court & many more. Our on-site mart will ensure that your every need is catered for.

Consisting of carefully and thoughtfully crafted 2 & 3 Bedroom Homes that have inclusively-designed corridors, the residents will also enjoy the distinction of having a dedicated clubhouse that houses lifestyle amenities that'll cater to the needs of both the individual and family needs.



50+ PREMIUM
AMENITIES



FUNCTIONAL TERRACE
SPACES



BEAUTIFULLY LANDSCAPED
OUTDOORS



25,000 SFT
CLUBHOUSE



Thoughtfully Landscaped Courtyard



with space to
Walk | Play | Relax



VALUES

THAT WE HOLD DEAR TO

COMMITMENT

TO QUALITY

CLIENT CARE

FOR LASTING RELATIONSHIPS

CONSISTENT

IN TIMELINES

Building Exceptional

living spaces since **2012**

We built our reputation on
Trust & Commitment
and have become a byword for quality.



ELEGANCE | 2012

Jan 2014 *(Promised Date)*
Sep 2013 *(Completed Date)*



AMBIENCE | 2013

Jan 2016 *(Promised Date)*
Nov 2015 *(Completed Date)*



ACROPOLIS | 2013

Dec 2017 *(Promised Date)*
Dec 2017 *(Completed Date)*



OPULENCE | 2014

Apr 2018 *(Promised Date)*
Dec 2017 *(Completed Date)*



BREEZE | 2016

Dec 2019 *(Promised Date)*
Dec 2019 *(Completed Date)*



ELAN | 2016

Oct 2018 *(Promised Date)*
Sep 2018 *(Completed Date)*



FORTUNE | 2018

Sep 2020 *(Promised Date)*
Feb 2020 *(Completed Date)*



SPLENDOR | 2020

July 2023 *(Promised Date)*
July 2022 *(Completed Date)*

It all started with a vision in 2012, with **one main objective: to design and to build exceptional living spaces** with state-of-the-art lifestyle amenities at affordable prices, while maintaining the highest standards of quality, specification, and finish.

8
Projects

700+
Homes

0% Deviation
On Commitment

Elevate
your well-being



25,000+ sft
Club House

All work and no play can make the day lackluster. Add a spark to your monotonous routine. Kickstart your day at the gym or indulge in a game of Indoor Badminton with your neighbours. How about inviting your neighbours & friends for a movie/barbecue party?

With an assortment of amenities coupled with a lot of leisure time, your life will be packed with excitement.



Heated
Swimming Pool



Mini Theatre



Squash Court



Mini-Mart



Barbecue Area



Air Conditioned
Banquet Hall



Indoor
Badminton Courts



Co-Working Space

50+ Amenities



REFLEXOLOGY WALKWAY



READING NOOK



SKYWALK DECK

BRINGING BALANCE & HARMONY

WITH OUR TERRACE SPACES

We believe that living with intention is living a life of choice, and that's what we want to offer to our residents. Besides various amenities that Saritha Serene has to offer, the residents will also have the first of a kind 'terrace amenities'.

We want our residents to be able to enjoy their space, no matter what. Terrace Spaces at Saritha Serene are a great way not only to enjoy the sun and the fresh air but also to get their daily dose of vitamin D.

The terrace space has been designed to give residents an escape, and an opportunity to reconnect with nature. This means that residents can have a home where they can also unwind, unfold & rejuvenate.

Explore your surroundings with a walk through our terrace gardens, terrace skywalk and reflexology path that are perfect for morning walks and evening strolls!



DAILY DOSE OF
VITAMIN D



READING NOOK



PERFECT FOR MORNING
WALKS & EVENING STROLLS

Master Plan



OUTDOOR AMENITIES

- | | | |
|-------------------------|---------------------------|---------------------------|
| 1 ENTRY GATEWAY | 12 BLOCK ENTRY | 23 HEATED KIDS POOL |
| 2 DROP-OFF ZONE | 13 ELECTRICAL PANELS | 24 HEATED MAIN POOL |
| 3 SERENE LANDMARK PLAZA | 14 FEATURE WALL | 25 POOL DECK |
| 4 MULTIPURPOSE TRACK | 15 SCULPTURE | 26 CLUBHOUSE ENTRY PLAZA |
| 5 FLORAL GARDEN | 16 OUTDOOR GYM | 27 PET PARK |
| 6 SAND PIT | 17 SERENE SIGNATURE PLAZA | 28 CRICKET PRACTICE PITCH |
| 7 TREE HOUSE | 18 GARDEN COURTYARD | 29 MINI SKATING RINK |
| 8 BICYCLE BAY | 19 SERENE WATER FEATURE | 30 MINI BASKETBALL HOOP |
| 9 SERENE BROADWALK | 20 ARBOUR | 31 ELDERS PLAZA |
| 10 KIDS PLAY AREA | 21 CLUBHOUSE ENTRY DECK | |
| 11 TOTLOT | 22 HEATED SHALLOW POOL | |

CLUBHOUSE AMENITIES

- | | |
|-------------------------|--------------------------------|
| 32 KIDS PLAY SCHOOL | 42 OPEN BUFFET COUNTER |
| 33 2 BEDROOM GUESTHOUSE | 43 BANQUET HALL |
| 34 MINI MART | 44 GYM |
| 35 LIBRARY | 45 BADMINTON COURT |
| 36 CAFETERIA | 46 SQUASH COURT |
| 37 LOCKER ROOM | 47 DANCE & MUSIC ROOM |
| 38 SENIOR CITIZEN DEN | 48 TABLE TENNIS |
| 39 ESTATE OFFICE | 49 POOL TABLE |
| 40 OPEN SHOWER | 50 INDOOR YOGA/MEDITATION ROOM |
| 41 CLINIC | 51 OUTDOOR YOGA DECK |

TERRACE AMENITIES

- | | |
|---------------------|------------------------|
| 52 MINI THEATRE | 56 TENNIS COURT |
| 53 BOARD GAMES | 57 FOOTSOLO |
| 54 CO-WORKING SPACE | 58 OPEN AMPHITHEATRE |
| 55 MINI GOLF | 59 BARBECUE CORNER |
| | 60 TELESCOPE VIEWPOINT |
| | 61 LANDSCAPED TERRACE |
| | 62 READING NOOK |
| | 63 SKYWALK DECK |
| | 64 REFLEXOLOGY WALKWAY |

The Specifications

Structure

- Seismic Zone II compliant RCC framed structure

Walls

- External walls are of 6-inch solid concrete blocks & internal walls are of 4-inch solid concrete blocks.

Plastering

- Sponge finish for external walls & neeru finish for internal walls

Windows

- UPVC windows with mosquito mesh and MS grills

Lift

- 10 passenger capacity of reputed make

Doors

- Main Door: 8 feet high teak wood door frame with 40 mm thick designer both side veneered shutter door
- Bedroom Doors: All bedroom doors will have 8 feet hardwood door frames with flush shutter doors
- All bathroom doors will have 7 feet hardwood door frames with water-resistant membrane doors
- SS/Antique hardware for main door and powder-coated hardware for all other doors

Common Area

- Designer vitrified tile flooring & designer false ceiling in the corridors
- Corridor walls decored with artistic paintings
- Designer trellises for privacy
- Aesthetically designed entrance lobby
- Staircases to have granite flooring with MS railings

Sanitary, Plumbing and Fixtures

- All sanitary fixtures will be of CERA or equivalent
- All chrome-plated fittings will be of CERA or equivalent
- All water supply pipes will be of CPVC
- All drainage and sanitary pipes will be of PVC

Power Backup

- 1 KVA power backup for each flat
- 100% power backup provided for all common areas

Electrical

- Connected Power: 3 KVA for 2 BHK & 4KVA for 3 BHK
- Concealed copper wirings of reputed make
- Modular switches of reputed make
- TV & Telephone points in the living room.
- Centralized dish for cable TV connections.

Paints

- Internal walls to have acrylic emulsion over wall care putty
- External walls to have exterior emulsion paint
- All door frames, doors, grills & railings will have enamel paint

Flooring

- Living, dining & kitchen: 800 mm x 800 mm superior quality, double-charged vitrified tile flooring with skirting all around
- All bedrooms will have 600 mm x 600 mm superior quality, double-charged vitrified tile flooring with skirting all around
- Balconies will have ceramic anti-skid tile flooring
- Bathrooms: Anti-skid ceramic tile flooring and glazed ceramic tile dado up to 7ft height

All the specifications/amenities mentioned above are subject to change and shall be in accordance with architectural changes and availability.



Boutique Corridors

We believe corridors have to be more inclusive. So every project that we do will have designer flooring and designer false ceilings with walls decored with artistic paintings. No more boring living spaces but beautiful areas to share with your neighbours, family & friends.



Maximum Visual Privacy

Every Saritha home comes with careful planning to carve out a little privacy for you. Our designer trellises minimize unwanted viewing across the vantage points offering you maximum visual privacy. We believe homes should be haven and places for respite and recharging.



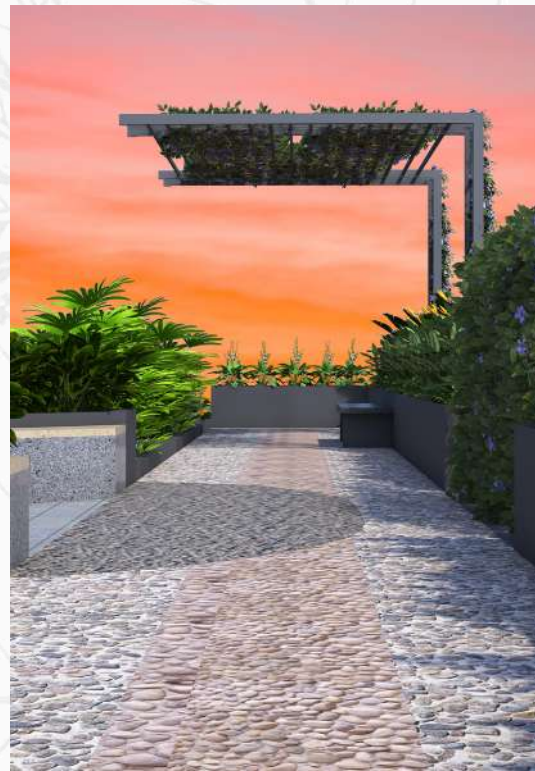
Granite coping all across

We take pride in offering a thoughtful place for our residents. Our exquisite work in granite coping is not just to be artistic. We intentionally do it, though unasked, to protect your utility area, windows, balcony walls, corridor walls & even duct walls both from weather damage and from regular wear & tear. This is also to facilitate in easy cleaning, less maintenance and longer durability.

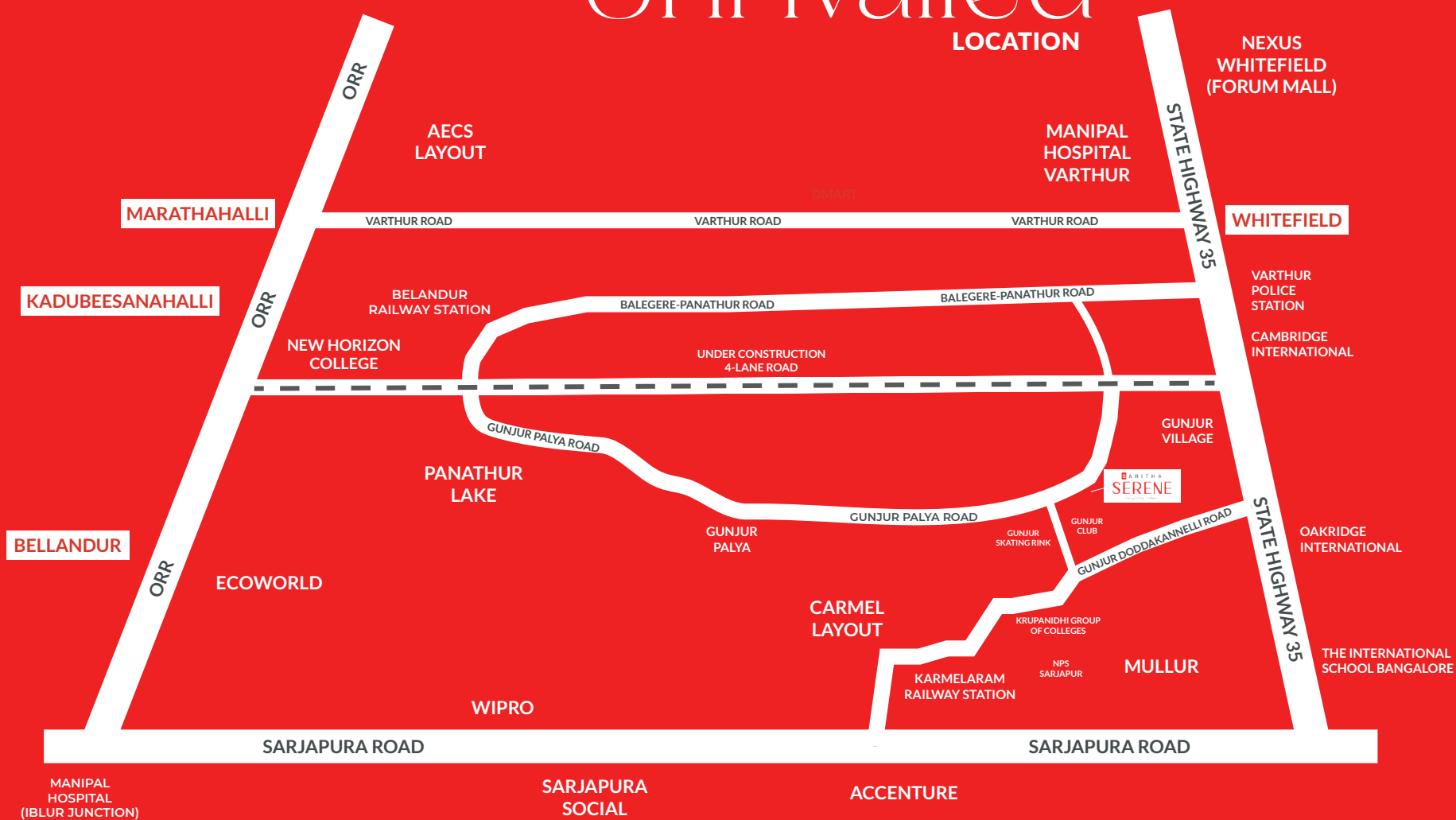


Heated Swimming Pool

At Saritha, we want you to enjoy your swim no matter the season. So we thought why not upgrade the swimming pool to a 'heated' swimming pool so that you can enjoy the serenity of a swim even during the winters. We know the need to swim is timeless and the heated pool magically transforms your mood in an instant.



AN
Unrivalled
LOCATION



IT PARKS	SCHOOLS & COLLEGES	SOCIAL INFRASTRUCTURE	SPORTS ACADEMIES	HEALTHCARE	MALLS & SHOPPING
1. Wipro Campus 2. RGA Tech Park 3. HUL Research Centre 4. Prestige Tech Park 5. Intel 6. Cisco 7. Adobe 8. Wells Fargo 9. Accenture Bellandur 10. Microsoft	1. Naksha Academy 2. Krupanidhi Institutions 3. TCIS 4. Basilwoods International 5. Chrysalis High 6. Carmel Convent School 7. Orchid International 8. New Horizon College 9. Greenwood High 10. Delhi Public School	1. Gunjur Bus Depot 2. Bellandur Railway Station 3. Karmelaram Railway Station 4. Byg Brewsky 5. Sarjapur Social 6. Barbecue Nation 7. Kapoor's Cafe (Whitefield) 8. Chulha Chauki Da Dhaba 9. CuriousCity Science Centre 10. Kidztopia	1. Classic Cricket Academy 2. JSports Football Academy 3. Fighters Volleyball Club 4. MAK Cricket Academy 5. JAP Paramount Academy 6. Athena Tennis Academy 7. Sportszilla Tennis Academy 8. Varthur United 9. Decathlon Sarjapura 10. Play Arena	1. Sahasra Hospitals 2. Clove Dental Clinic 3. Svastha Hospital 4. Yashomati Hospital 5. Sankara Eye Hospital 6. Manipal Hospital (Varthur) 7. Brookefield Hospital 8. Sakra World Hospital 9. Motherhood Hospital 10. Manipal Hospital (Iblur Junction)	1. Vinayaka Cinemas 2. Vishal Megamart 3. Dmart Karmelaram 4. Nexius Whitefield 5. KLM Mall 6. Brand Factory 7. Innovative Multiplex 8. Palm Meadows Resort 9. Ezone Lagoon Resort 10. Bangalore Central
15 min 15 min 15 min 20 min 20 min 20 min 20 min 20 min 25 min 25 min	4 min 4 min 5 min 5 min 10 min 10 min 15 min 15 min 15 min 20 min	7 min 10 min 10 min 15 min 15 min 15 min 15 min 15 min 20 min 20 min	7 min 10 min 10 min 10 min 12 min 12 min 12 min 12 min 15 min 20 min	7 min 7 min 15 min 15 min 15 min 15 min 20 min 20 min 25 min 25 min	7 min 7 min 10 min 15 min 15 min 18 min 20 min 20 min 20 min 25 min

Project approved by all leading banks

COMMITMENT TO QUALITY | CONSISTENT IN TIMELINES | CLIENT CARE FOR LASTING RELATIONSHIPS



SARITHA

#37/1, Gunjur Club Road,
Gunjur, Bengaluru - 560087

sales@sarithadevelopers.com
www.sarithadevelopers.com

By accessing or using this brochure, you are agreeing to the disclaimer in its entirety, without any exceptions or limitations. Saritha Developers reserves the right to modify, alter, revoke, terminate, add or remove any of the terms and conditions specified in the brochure without prior notice. Any changes made to the terms and conditions will be binding on the user, and Saritha Developers shall not be obligated to inform the user of such changes. The brochure contains computer-generated images or renderings that are merely the artist's impression and do not necessarily represent the actual design. The information presented in the brochure is intended as general information and does not constitute a legal offer or contract. It is possible that the brochure may contain inaccuracies or errors, including but not limited to inaccuracies in the description of flat size, site plan, floor plan, rendering, photo, elevation, price, taxes, adjacent properties, amenities, design guidelines, features, zoning, buyer incentives, etc. Additionally, the actual design and construction may differ in terms of fit and finish from the information and material presented in the brochure. Therefore, users must independently verify all information and specifications, including but not limited to the area, amenities, specifications, services, terms of sales, payments, and other relevant terms with our sales/marketing team before making any purchasing decisions. Saritha Developers, their promoters, partners/directors, employees, and agents shall not be liable for any damages, losses, or causes of action arising from the use of this brochure or the information contained within it, whether direct, indirect, consequential, or incidental. While Saritha Developers takes great care to ensure that the information in the brochure is accurate, up-to-date, and correct, users are advised to seek clarification and assistance from the Saritha's sales team and conduct their independent inquiry before relying on the information presented in the brochure.



Scan me