



**EVERY DAY IS A  
SERENE START**



**SRI BALAJI**  
*Serene*  
ULTRA PREMIUM APARTMENTS  
@ YELAHANKA BANGALORE



# WELCOME TO SRI BALAJI SERENE

A SERENE HOME  
EQUALS A CALM LIFE

FUTURE WILL BE  
BEAUTIFUL, WHEN  
THE PAST INSPIRES  
THE PRESENT.

It's a dream of every heart and a destination where one finds true happiness & peace. It's a place where one finds a better connect with work life & family life. And an address that gives a sense of achievement. Here's a home right in the centre of Yelahanka, Bengaluru, Sri Balaji Serene that meets the true desires of an upgraded lifestyle. A home where you can enjoy the peace & privacy of an iconic life you have always desired.

IT'S TIME TO LIVE IN SRI BALAJI SERENE  
WELCOME TO SRI BALAJI SERENE.



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## A DESIGN THAT'S A LOVE LETTER TO SUFFICIENCY

The immaculately styled apartments at Sri Balaji Serene up the design quotient to a new level. The first thing that catches one's attention is the seamless movement inside. Each 2/3 bedroom apartment is a homage to the spirit of connectedness, which is a must for family bonding. The entire arrangement resonates with something for everyone in the family. Artistically structured, the individual rooms are designed to be a part of one's journey of life. In essence, the balance in every home comes in naturally, as the aesthetic is linked with functionality.

THE ART OF URBAN LIVING PERFECTED IN CLOSE-KNIT COMMUNITY

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LOCATED IN SERENE AND NATURAL ECO SYSTEM

EARTHQUAKE RESISTANT R.C.C DESIGN

376 LUXURY FAMILIES

RERA REGISTERED PROJECT

BBMP APPROVED PROJECT

CC / OC CERTIFIED

PREMIUM GATED COMMUNITY

2 & 3 BHK SPACIOUS UNITS

S + G + 3 FLOORS

UTILITARIAN DESIGN FOR SPACE OPTIMIZATION

PREMIUM QUALITY CONSTRUCTION

NO COMMON WALLS

EXCELLENT VENTILATION

HI-END LUXURY AMENITIES

VASTU COMPLIANT

EXCELLENT ROAD CONNECTVITY

40+ AMENITIES



## MEET THE LIFESTYLE OF THE FUTURE MEET THE GREEN WORLD

It's a dream of every heart and a destination where one finds true happiness & peace. It's a place where one finds a better connect with work life & family life. And an address that gives a sense of achievement. Here's a home right in the centre of Yelahanka, Bengaluru, Sri Balaji that meets the true desires of an upgraded lifestyle. A home where you can enjoy the peace & privacy of an iconic life you have always desired.

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LIVE WHERE YOU LOVE NATURE AND  
YOU WILL FIND BEAUTY EVERYWHERE



# A SPREAD OF FRESHNESS

SURROUNDING HAPPINESS IN DETAILS

## MASTER PLAN LEGEND

- |                         |                        |
|-------------------------|------------------------|
| 01 ENTRY / EXIT         | 13 REFLEXOLOGY PATH    |
| 02 ZEN GARDEN           | 14 BADMINTON COURT     |
| 03 JOGGING TRACK        | 15 VOLLEY BALL COURT   |
| 04 CYCLING TRACK        | 16 TENNIS COURT        |
| 05 MEDITATION ZONE      | 17 KIDS PLAY AREA      |
| 06 FESTIVE DECK         | 18 OPEN GYM            |
| 07 AMPHITHEATER DECK    | 19 ELDERS SEATING AREA |
| 08 SWIMMING POOL        | 20 SAND PIT            |
| 09 KIDS POOL            | 21 WALL CLIMBING       |
| 10 8A SIDE FOOTBALL     | 22 TREE PLAZA          |
| 11 BASKET BALL COURT    | 23 PET PARKS           |
| 12 CRICKET PRACTICE NET | 24 ELDERS PARK         |

## PROJECT HIGHLIGHTS

- |                                   |   |  |
|-----------------------------------|---|--|
| + Vasthu Compliant                | + CCTV Camera Surveillance              | + Sewage Treatment Plant                 |
| + Quality Construction            | + MyGate integration                    | + Branded Lifts of 6 Passengers Capacity |
| + Prime Residential Area          | + Round the clock security              | + Rain water Harvesting                  |
| + Pollution Free Environment      | + Solar Hot water for attached bathroom | + Kids Play Area                         |
| + Concealed Internet Connectivity | + Exclusive Covered Car Parking         | + Club House                             |
| + Generator Power Backup          | + Electric Car charging Point           | + Co-working Spaces                      |

# MASTER PLAN

## MASTER PLAN



CLEAN & POLLUTION-FREE NEIGHBORHOOD



RAINWATER HARVESTING



ENERGY-EFFICIENT APPLIANCES AND LIGHT BULBS IN COMMON AREAS



PROVISION OF SEWAGE TREATMENT PLANT

GROUND FLOOR PLAN - BLOCK - A



GROUND FLOOR PLAN - BLOCK - B



GROUND FLOOR PLAN - BLOCK - A

F NO	01	02	03	04	05	06	07	08	09	10
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST
SBA	1319	1174	1195	1174	1195	1450	1424	1258	1424	1625
CARPET	979	862	878	862	878	1071	1051	924	1051	1208



GROUND FLOOR PLAN - BLOCK - B

F NO	01	02	03	04	05	06	07	08	09	10	11	12
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST
SBA	1174	1195	1195	1195	1174	1246	1598	1424	1258	1450	1450	1424
CARPET	862	878	878	878	862	918	1187	1051	924	1071	1071	1051



GROUND FLOOR PLAN - BLOCK - C



GROUND FLOOR PLAN - BLOCK - D



GROUND FLOOR PLAN - BLOCK - C



F NO	01	02	03	04	05	06	07	08	09	10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	NORTH	WEST	NORTH	NORTH	EAST	EAST	NORTH	EAST	EAST
SBA	1605	1254	1185	1311	1542	1833	1465	1495	1640	1766
CARPET	1192	926	865	970	1145	1360	1078	1104	1209	1308

GROUND FLOOR PLAN - BLOCK - D



F NO	01	02	03	04	05	06	07	08	09	10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	NORTH	WEST	NORTH	WEST	EAST	EAST	NORTH	EAST	EAST
SBA	1574	1254	1158	1254	1544	1828	1608	1616	1581	1826
CARPET	1168	926	843	926	1128	1342	1188	1198	1168	1354



GROUND FLOOR PLAN - BLOCK - E



GROUND FLOOR PLAN - BLOCK - F



GROUND FLOOR PLAN - BLOCK - E

F NO	01	02	03	04	05	06	07	08	09	10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	EAST	EAST	NORTH	EAST	EAST
SBA	1509	1224	1158	1224	1604	1896	1701	1600	1565	1798
CARPET	1117	901	843	901	1189	1409	1258	1198	1156	1332



GROUND FLOOR PLAN - BLOCK - F

F NO	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST
SBA	1786	1206	1206	1181	1344	1181	1206	1206	1206	1566	1566	1449	1566	1566	1566	1825
CARPET	1333	885	885	864	984	864	885	885	885	1156	1160	1067	1160	1156	1160	1355



GROUND FLOOR PLAN - BLOCK - G



GROUND FLOOR PLAN - BLOCK - H



GROUND FLOOR PLAN - BLOCK - G

F NO	01	02	03	04	05	06	07	08	09	10	11	12	13
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	NORTH	NORTH	WEST	NORTH	NORTH	NORTH	EAST	EAST	NORTH	EAST	EAST	EAST
SBA	1671	1261	1261	1381	1261	1261	1838	1750	1498	1254	1581	1581	1805
CARPET	1244	928	928	1009	928	928	1372	1299	1103	926	1171	1171	1345



GROUND FLOOR PLAN - BLOCK - H

F NO	01	02	03	04	05	06	07	08	09	10	11	12	13
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	NORTH	NORTH	WEST	NORTH	NORTH	NORTH	EAST	EAST	NORTH	EAST	EAST	EAST
SBA	1720	1261	1261	1376	1286	1286	1883	1800	1643	1319	1498	1498	1873
CARPET	1282	928	928	1007	947	947	1406	1339	1218	975	1103	1103	1397



TYPICAL FLOOR PLAN - BLOCK - A



TYPICAL FLOOR PLAN - BLOCK - B



TYPICAL FLOOR PLAN - BLOCK - A

F NO	01	02	03	04	05	06	07	08	09	10
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST
SBA	1338	1191	1213	1191	1213	1450	1424	1258	1424	1625
CARPET	994	875	892	875	892	1071	1051	924	1051	1208



TYPICAL FLOOR PLAN - BLOCK - B

F NO	01	02	03	04	05	06	07	08	09	10	11	12
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST
SBA	1191	1213	1213	1213	1191	1264	1598	1424	1258	1450	1450	1424
CARPET	875	892	892	892	875	932	1187	1051	924	1071	1071	1051



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TYPICAL FLOOR PLAN - BLOCK - C



TYPICAL FLOOR PLAN - BLOCK - D



TYPICAL FLOOR PLAN - BLOCK - C

F NO	01	02	03	04	05	06	07	08	09	10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	NORTH	WEST	NORTH	NORTH	EAST	EAST	NORTH	EAST	EAST
SBA	1605	1254	1185	1311	1565	1851	1465	1495	1640	1766
CARPET	1192	926	865	970	1109	1375	1078	1104	1209	1308



TYPICAL FLOOR PLAN - BLOCK - D

F NO	01	02	03	04	05	06	07	08	09	10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	NORTH	WEST	NORTH	WEST	EAST	EAST	NORTH	EAST	EAST
SBA	1574	1254	1158	1254	1544	1828	1608	1616	1581	1826
CARPET	1168	926	843	926	1141	1354	1188	1198	1168	1354



TYPICAL FLOOR PLAN - BLOCK - E



TYPICAL FLOOR PLAN - BLOCK - E

F NO	01	02	03	04	05	06	07	08	09	10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	EAST	EAST	NORTH	EAST	EAST
SBA	1509	1224	1158	1224	1635	1933	1716	1616	1581	1814
CARPET	1117	901	843	901	1213	1437	1269	1198	1168	1343

TYPICAL FLOOR PLAN - BLOCK - F



TYPICAL FLOOR PLAN - BLOCK - F

F NO	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST
SBA	1786	1206	1206	1181	1344	1181	1206	1206	1206	1585	1581	1466	1581	1585	1581	1841
CARPET	1333	885	885	864	984	864	885	885	885	1171	1171	1080	1171	1171	1171	1368



TYPICAL FLOOR PLAN - BLOCK - G



TYPICAL FLOOR PLAN - BLOCK - H



TYPICAL FLOOR PLAN - BLOCK - G



F NO	01	02	03	04	05	06	07	08	09	10	11	12	13
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	NORTH	NORTH	WEST	NORTH	NORTH	NORTH	EAST	EAST	NORTH	EAST	EAST	EAST
SBA	1671	1261	1261	1381	1261	1261	1838	1750	1498	1254	1581	1581	1805
CARPET	1244	928	928	1009	928	928	1372	1299	1103	926	1171	1171	1345

TYPICAL FLOOR PLAN - BLOCK - H



F NO	01	02	03	04	05	06	07	08	09	10	11	12	13
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK
FACING	WEST	NORTH	NORTH	WEST	NORTH	NORTH	NORTH	EAST	EAST	NORTH	EAST	EAST	EAST
SBA	1720	1261	1261	1376	1286	1286	1883	1800	1643	1319	1498	1498	1873
CARPET	1282	928	928	1007	947	947	1406	1339	1218	975	1103	1103	1397





## REFRESHING CONVENIENCES

# 440 +

LUXURY  
AMENITIES

It's a dream of every heart and a destination where one finds true happiness & peace. It's a place where one finds a better connect with work life & family life. And an address that gives a sense of achievement. Here's a home right in the centre of Yelahanka, Bengaluru,



- Party Hall
- Jogging Tack
- Cycling Track
- Kids Play Area
- Outdoor Gym amidst trees
- Amphitheatre
- Electric Bike / Car Charging point
- Co-working Spaces
- Netted Cricket Pitches - 2
- CCTV Surveillance
- Round the Clock Security
- Swimming Pool
- Kids Pool
- Tree Plaza
- Senior Citizens Park
- Half Basket ball Court
- Shuttel Court
- Volleyball Court
- Lawn Tennis court
- Foot Ball Court - 8 a side
- Trampoline
- Reflexology Park
- Sun Desk
- Reading Lounge
- Yoga/Meditation Zone
- Provision for Big basket Kiosk
- Aerobics zone
- Garden Seating
- Provision for Iron Shop
- Pets Park
- Car wash bay
- Youth Corner
- Zen Garden
- Solar Hot Water
- Foose Ball
- Carrom
- Pool Table
- Chess
- Card Room
- Table Tennis
- Kids Sand pit



**BEAUTIFULLY**  
**APPOINTED, ELEGANT**  
**PRIVATE PRISTINE POOL**

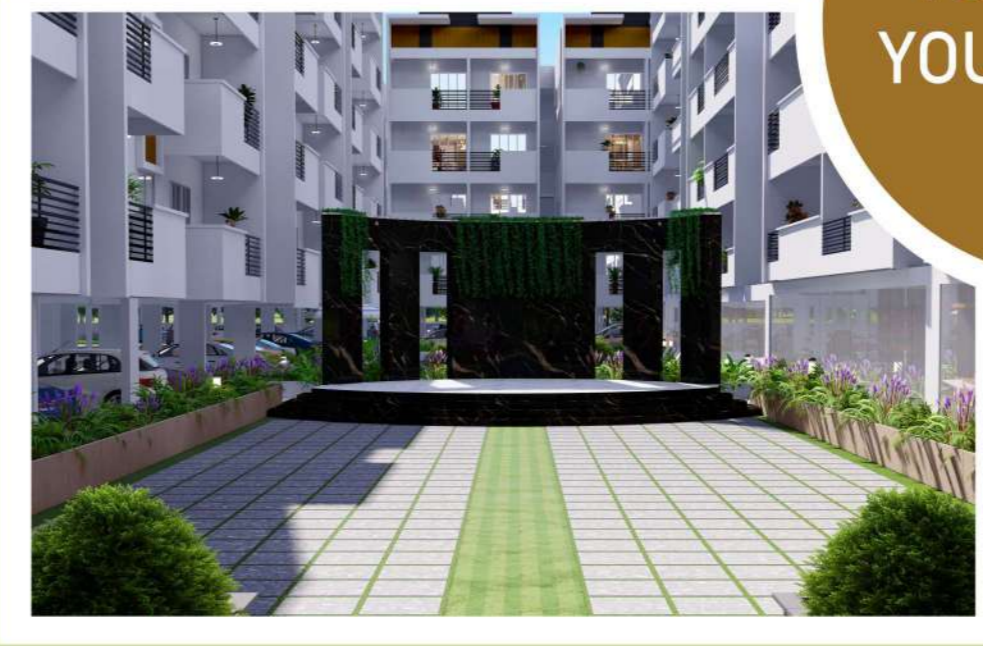


**PLAYFUL**  
**PLENTY**  
**GREEN OPEN**  
**SPACES**

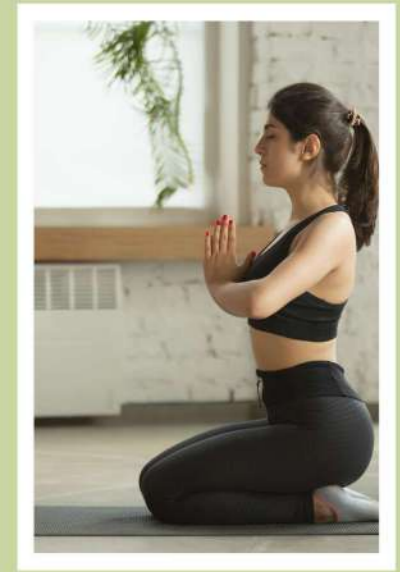
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**YOUR LIFE**  
**YOUR STORY**



The therapeutic blend of stillness and ripples from a pristine pool pave the way to an unmatched tranquility, a luxurious haven to retreat home daily and unwind after a day of fast paced bustle.





YOUR HOME  
YOUR PLAY



SERENITY,  
EXCLUSIVITY  
WITH FAMILY



Welcome to a new chapter of inclusive living

Live life in superb style - of day with stunning facilities, gloriously landscaped high above the ordinary. Serenity that forms exclusivity ideal for you and your family.

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## COMPELLING CONTRAST TO THE SURROUNDING PRECINCT

Brings Distinguishing Character

An imaginative response to an unrivalled site, in a city awaiting an architectural sensibility that parallels its contemporary sophistication. Entire structure gives an extraordinary sculptural presence.





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## SPECIFICATIONS

- STRUCTURE:**  
RCC Frame Structure designed ISI Code using M25 grade concrete
- WALLS:**  
External walls - 6" Solid Concrete blocks, Internal walls - 4" Solid Concrete blocks, Independent walls for all flats.
- PLASTERING:**  
External walls - Two coat sponge finishing with textures, Internal walls - Smooth plastering with wall care putty rendering.
- PRE FABRICATED DOORS:**  
Main door - Teak wood frame with teak wood shutter, Other doors - Sal Wood frames with water proof moulded skin shutters with Standard hardware fittings.  
**LOCKS:**  
Godrej Locks or equivalent for all doors.
- KITCHEN:**  
30 mm thick black Granite platform with Stainless Steel Sink and ceramic tile dado up to 2' height, Electrical provision for Chimney, Aquaguard, Refrigerator and Grinder, Washing machine point in utility area.
- WINDOWS:**  
UPVC windows with mosquito mesh provision and safety MS grills for all the windows.
- TOILETS FITTINGS AND ACCESSORIES:**  
Premium Ceramic glazed wall tiles of 1'X2' ft size dado up to 7 feet height, Wall Mounted Commode of Jaquar or equivalent, Wash basin (white colour) of Parryware/Jaquar/CERA or equivalent make, Single lever diverter with head shower of Parryware/Jaquar/CERA or equivalent make, Health faucet in all bathrooms.
- LIFTS AND LOBBY:**  
Entrance lobby finished with Marble/Granite Staircase with MS railing, Five no's, 6 passenger capacity lifts of OTIS / Kone / Johnson or equivalent with SS finish.
- ELECTRICAL:**  
Concealed copper wiring of ISI Standard Make, Provision of adequate light points, Modular switches (Anchor/Roma). TV and Telephone points in living and master bedroom. AC Point in Master & Children's bedroom only.
- PARKING:**  
One covered car parking for each flat.

**FLOORING:**  
Vitrified tiles 600x1200mm Size premium quality for living area, bedroom and kitchen, Antiskid tiles for toilets, balconies and Utilities.

**EXTERNAL AND INTERNAL PAINT:**  
Interior walls: One coat of primer, 2 coats of putty and 2 coats of Emulsion paint with smooth finish,  
Exterior walls: One coat of primer & two coats of Weather proof cement paint,  
Main door: Teak polish and Other doors Asian enamel paint.

**WATER SUPPLY:**  
Continuous water supply from borewell under ground/overhead storage water tanks of suitable capacity,  
Pipe lines are CPVC of Ashirvad or Astrol make,  
Sanitary pipes SWR or Astrol make,  
Solar hot water in master bedrooms attached bathroom.

**GENERATOR:**  
1 KVA Power back-up for each flat, Ashok Leyland / Mahindra or Kirloskar make, Additional power back-up for lift, water pumps and common area lighting.

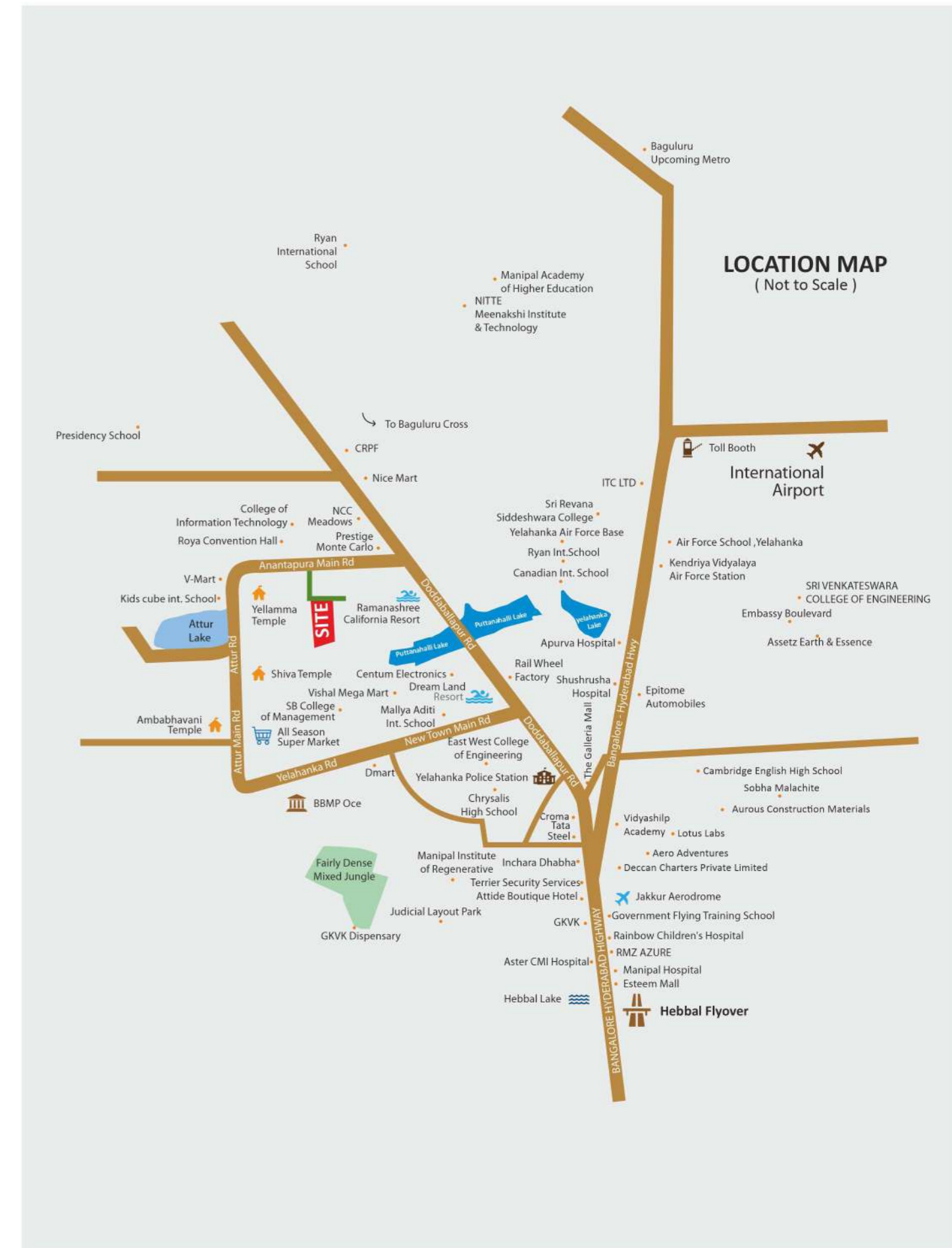
**SECURITY:**  
Round the clock security with CCTV Camera,

# REFRESHING NEIGHBOURHOOD UNLIMITED CONVENIENCES

SRI BALAJI SERENE has emerged as a strong contender today, thanks largely to its locational advantages.

## LOCATION ADVANTAGES

- 1 Kms : Rail Wheel Factory
- 1.5 Kms : Seshadripuram College
- 1.5 Kms : Garuda Mall, Yelahanka
- 2 Kms : RMZ Galleria Mall
- 3 Kms : Upcoming Metro Station to Yelahanka
- 7 Kms : Nitte Meenakshi
- 8 Kms : Hebbal Junction
- 10 Kms : Manyata Tech Park
- 20 Kms : Bengaluru International Airport



RERA No.: PRM/KA/RERA/1251/472/PR/100823/006138



## SRI BALAJI STRUCTURES

COME HOME TO QUALITY

Office Address:

Mithra Homes, B-1, Ground Floor, Site No: 217, 5th Main,  
Maithri Layout. Hope Farm, Bangalore 560066.

Contact No.s:

+91 88617 75527

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SCAN ME  
OUR WEBSITE



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**SRI BALAJI SIGNATURE**  
@ Hennur Road, Bangaluru.