Project by...

SHILP GROUP

SHILP SERENE

4BHK INDIVIDUAL VILLA

SHILP
SERENE

4BHK INDIVIDUAL VILLA

Step into a world of elusive serenity at **SHILP SERENE**, an exclusive community of elegant villas set in a picturesque campus. A tranquil paradise where a life of unmatched luxuries awaits to pamper you and your loved ones. Simply soothing.




SHILP
SERENE


SHILP
SERENE
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18.00 MT WIDE ROAD

N



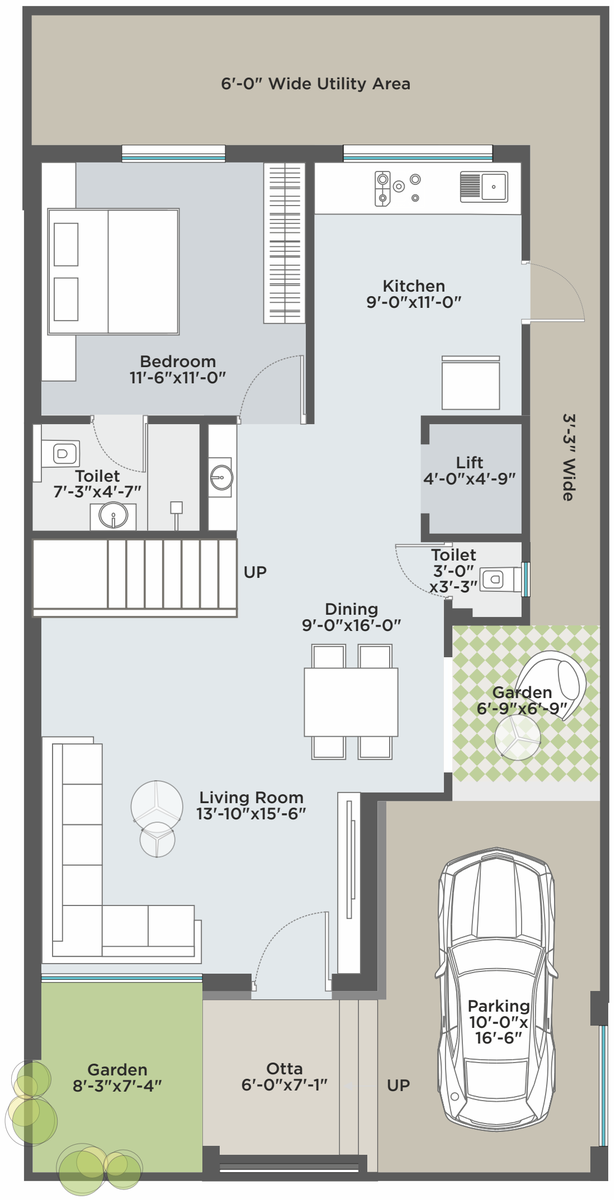
CLUBHOUSE

01	Jogging Track Area
02	Garden
03	Children Play Area
04	Multi Purpose Hall
05	Passage
06	Swimming Pool
07	Deck Area
08	Indoor Game
09	Toilet
10	Gents Changing Room
11	Ladies Changing Room

PLOT SIZE

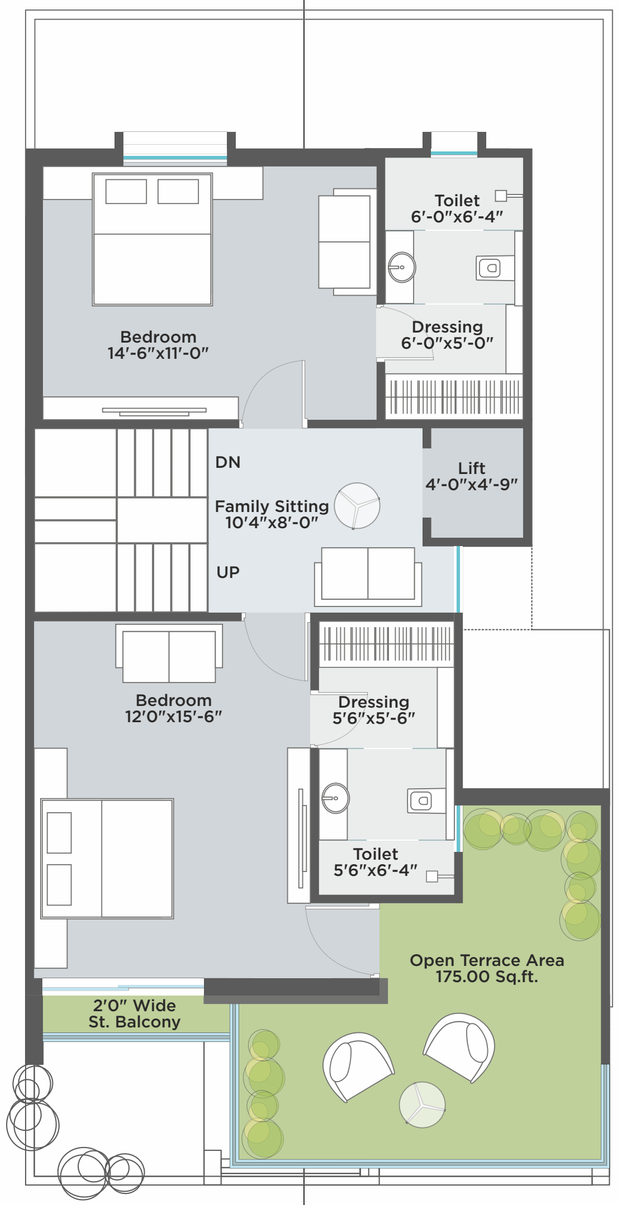
01	2169 sq.ft.	11	1294 sq.ft.	21	1294 sq.ft.	31	1294 sq.ft.
02	1352 sq.ft.	12	1294 sq.ft.	22	1294 sq.ft.	32	1338 sq.ft.
03	1352 sq.ft.	13	2129 sq.ft.	23	1294 sq.ft.	33	1326 sq.ft.
04	1352 sq.ft.	14	2129 sq.ft.	24	1294 sq.ft.	34	1326 sq.ft.
05	1352 sq.ft.	15	1294 sq.ft.	25	2129 sq.ft.	35	1326 sq.ft.
06	1352 sq.ft.	16	1294 sq.ft.	26	2129 sq.ft.	36	1326 sq.ft.
07	1346 sq.ft.	17	1294sq.ft.	27	1294 sq.ft.	37	1326 sq.ft.
08	1294 sq.ft.	18	1294 sq.ft.	28	1294 sq.ft.	38	2129 sq.ft.
09	1294 sq.ft.	19	1294 sq.ft.	29	1294 sq.ft.		
10	1294 sq.ft.	20	1294 sq.ft.	30	1294 sq.ft.		

GROUND FLOOR



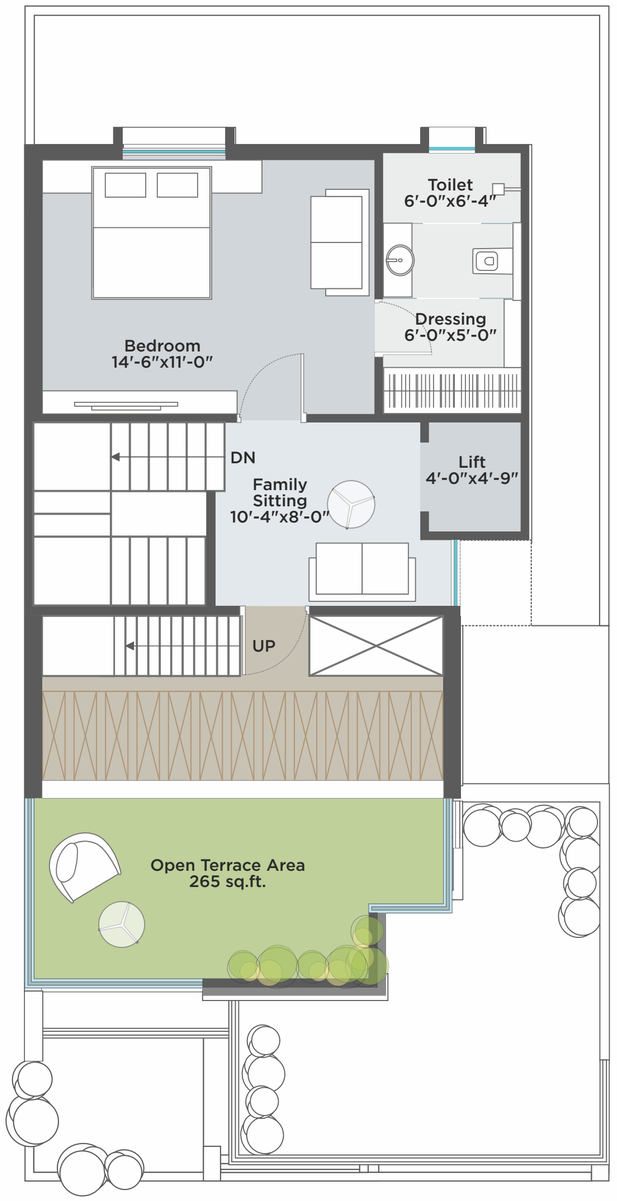
Carpet Area: 650 Sq.Ft.
Builtup Area: 735 Sq.Ft.

1st FLOOR



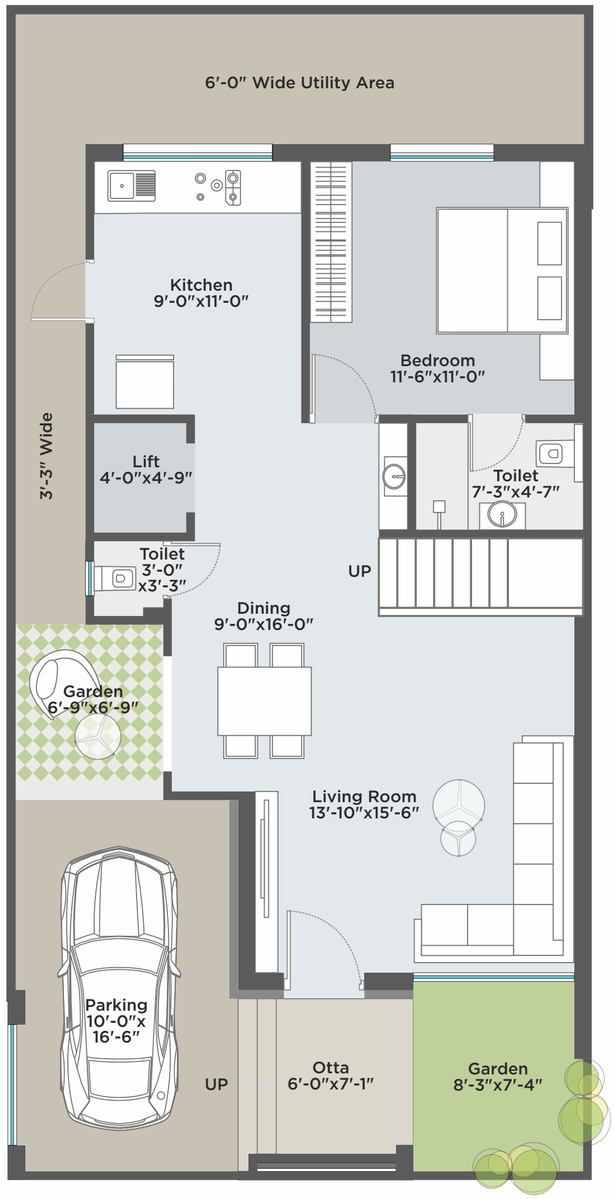
Carpet Area: 670 Sq.Ft.
Builtup Area: 935 Sq.Ft.

2nd FLOOR



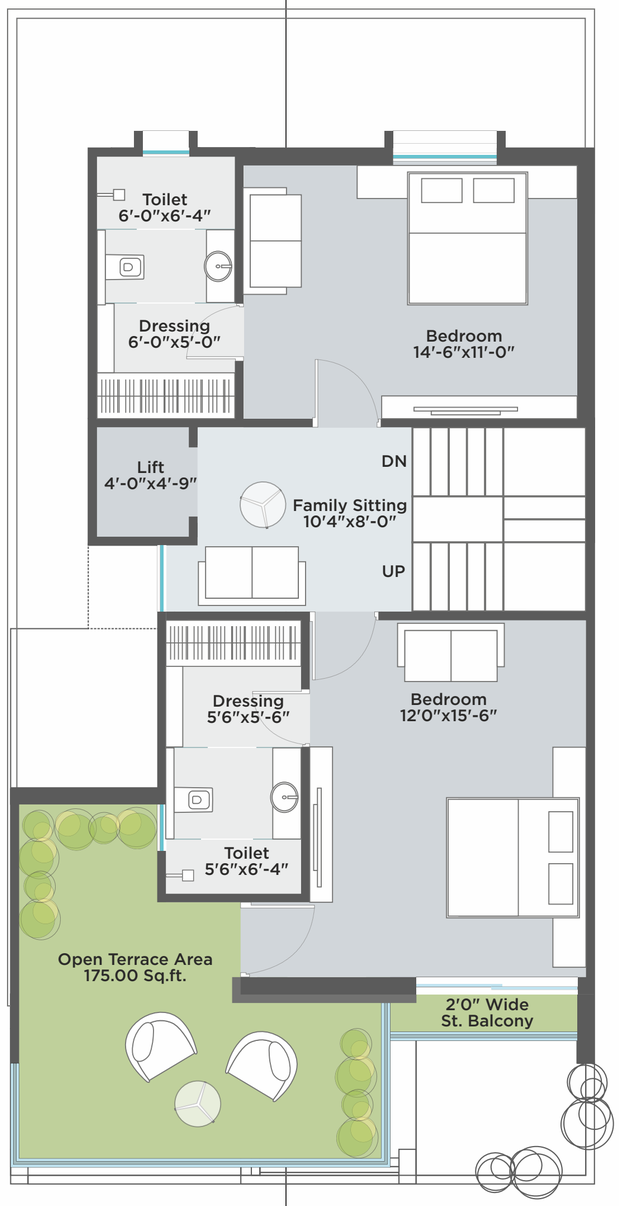
Carpet Area: 390 Sq.Ft.
Builtup Area: 455 Sq.Ft.

GROUND FLOOR



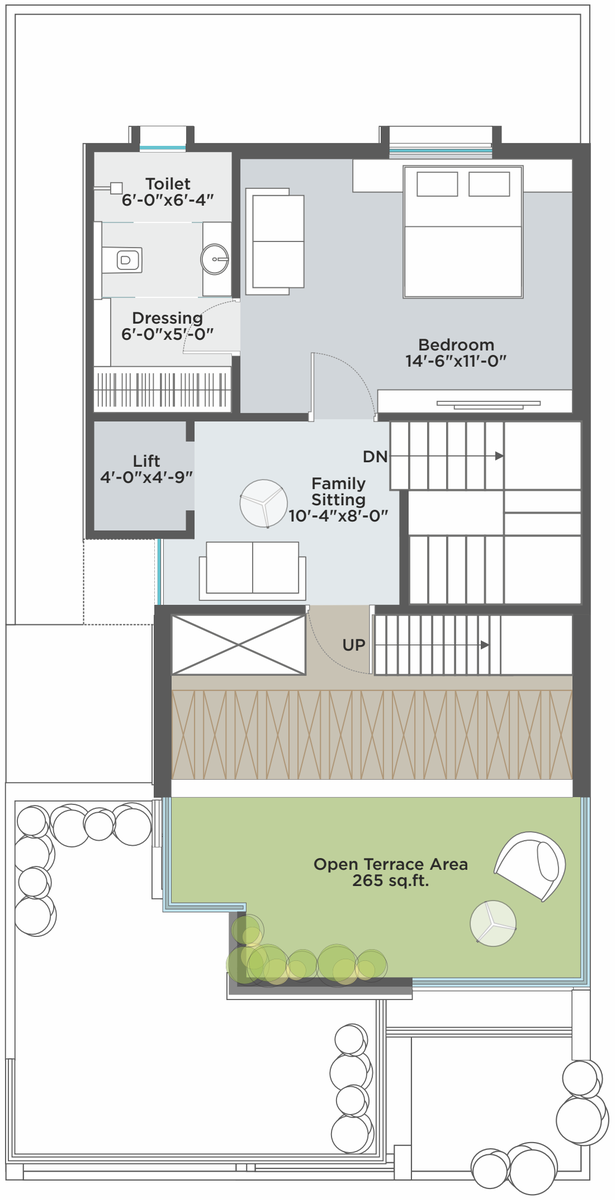
Carpet Area: 650 Sq.Ft.
Builtup Area: 735 Sq.Ft.

1st FLOOR



Carpet Area: 670 Sq.Ft.
Builtup Area: 935 Sq.Ft.

2nd FLOOR



Carpet Area: 390 Sq.Ft.
Builtup Area: 455 Sq.Ft.


05
04

Embark on a journey of unlimited pleasures with our handpicked array of amenities set right within the campus. With something for every age group, we have ensured that leisure times are always enjoyable and memorable for everyone. Simply relaxing.

AMENITIES

- Landscape Garden
- Children Play Area
- Jogging Track
- CCTV Camera in Campus
- Underground Caballing
- Swimming Pool With Deck
- A/C Gymnasium
- Indoor Game
- Multipurpose Hall
- Senior Citizen Seating



VALUE ADDED AMENITIES

- Video Door Phone
- Water Heating Pump System
- EV Car Charging Point
- Chimney In Kitchen
- Rain Water Harvesting
- RO System
- POP Ceiling in All Room
- Pressure Pump
- Underground and Overhead Tank With Sensor
- Lift Provision

SPECIFICATION

STRUCTURE
Earthquake Resistant R.C.C Frame Structure with Brick Masonry.

FLOORING
Vitrified Tiles Flooring in Living Room, Dining area, Passage, Kitchen and all Bed Rooms.

WINDOWS
High Quality Section fully glazed windows with safety Grill on Ground Floor.

WALLS
Inside Mala finished plaster with putty and primer.
Outside double cote plaster with acrylic paint.

DOOR
Attractive Main Door Other internal doors - Laminated Flush Doors.

KITCHEN
Granite platform with stainless steel sink.
Ceramic tiles dado over platform.
Wash area with ceramic tiles dado and natural stone flooring.

TOILET
Designer wall tiles up to Lintel level.
Ceramic tile flooring.
Granite/stone counter with ceramic wash basin.
C.P fittings And Vessels of Branded Make.

ELECTRICAL
Good quality I.S.I Modular switches & F.R. Wires.
Provision for TV, Telephone and Internet points at convenient locations.



Developer :
DEV INFRA

Address:
Shilp Serene, B/h Rudra Enclave,
Near Chhani Lake, Chhani, Vadodara - 391 740.

Email : shilpserene38@gmail.com
Mobile : 97379 00749
www.shilpgroup.in

ARCHITECT
ASQUARE ARCHITECTURE & INTERIORS
KETAN PATEL

STRUCTURE
AMAR ASSOCIATES
CONSULTING ENGINEERS
BHARAT PRAJAPATI

LOCATION **WEBSITE** **BROCHURE**

Payment Mode:
Booking 30% | Plinth Level 15% | Ground Floor 10% | First Floor 10% | Second Floor 10% | Plaster Level 10% | Flooring Work 5% | Finish Level 5% | Before Possession 5%

1.The following will be charged extra in advance / as per government norms: (a) Stamp Duty & Registration Charges, (b) GST, Service tax, VAT or any such additional government taxes if applicable in future. (c) Maintenance Deposit, (d) Deposit for New Electric Connection. (e) Infrastructure development charges. 2. If any new tax applicable by Central or States Government or Local Govt. Body in future, it will be borne by the buyers / members. 3. Possession will be given only after two months of settlement of all accounts and MGVCL connection. 4. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. 6. Developer will not be responsible for any damage or late possession due to natural calamities. 7. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 8. Internal changes will only be permitted with prior permission & advance payments. 9. Outdoor AC units will be fitted as per provision provided in the designated placed by the Project Designer. 10. If any situation of cancelation occurs developers reserves the rights for refund. 11. This brochure is for information purpose only. It does not from a part of the agreement or any legal document. The developer retains the right to alter the specification without any consent of the member.