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Clubhouse Reception & Lobby



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<b>1</b>	Booking amount	Rs. 10.50 lacs
<b>2</b>	Within 30 Days of booking	9.5% of unit + EDC/IDC less booking amount
<b>3</b>	Within 90 Days of booking subject to BA registration	10.5% of unit + EDC/IDC
<b>4</b>	Within 180 Days of booking subject to BA registration	10% of unit + EDC/IDC
<b>5</b>	On completion of 2 <sup>nd</sup> floor roof slab of the tower or 18 months from date of booking whichever is later	10% of unit + EDC/IDC
<b>6</b>	On completion of 12 <sup>th</sup> floor roof slab of the tower	10% of unit + EDC/IDC
<b>7</b>	On completion of 20 <sup>th</sup> floor roof slab of the tower	10% of unit + EDC/IDC
<b>8</b>	On completion of 30 <sup>th</sup> floor roof of the tower	10% of unit + EDC/IDC
<b>9</b>	On completion of top floor roof of the tower	5% of unit + EDC/IDC
<b>10</b>	On completion of flooring works of the tower	5% of unit + EDC/IDC
<b>11</b>	On completion of installation of lift works of the tower	10% of unit + EDC/IDC
<b>12</b>	On offer of possession on OC of the tower	10% of unit + EDC/IDC + 100% IFMS & CAM



## LOCATION ADVANTAGE

Located in Sector 86 with direct frontage on the 75-metre road and seamless links to NH-48 and the Dwarka Expressway, Serenity Hills offers exceptional connectivity to Gurugram's business and lifestyle hubs while preserving the rare calm of a self-contained enclave.

 <b>INFRA</b>		 <b>MALLS</b>	
2.9 km	Dwarka Expressway	0.5 km	SS Omnia
3.8 km	NH-48	1 km	Iris Broadway
6 km	Cloverleaf	2.1 km	Sapphire 90
32 km	Airport	3.7 km	Elan Miracle
 <b>SCHOOLS</b>		 <b>HOTELS</b>	
2 km	St. Xavier's High School	2.2 km	Holiday Inn Gurugram Sector 90 by IHG
2.4 km	RPS International School	3.8 km	Hyatt Regency Gurugram
3 km	St. Xavier's High School	6.4 km	Kurma Labelands
3.2 km	Delhi Public School	 <b>OFFICES</b>	
 <b>HOSPITALS</b>		7.6 km	Corporate Greens
1.9 km	Aarvy Healthcare Super Speciality Hospital	7.8 km	American Express
2.1 km	Miracles Apollo Cradle/Spectra	9.6 km	IMT Manesar
3.1 km	Silver Streaks Hospital	20 km	Udyog Vihar Phase 4
4.8 km	Artemis Lite	22 km	Cyber City
8 km	Fortis Manesar	 <b>PROPOSED ROAD (24 M WIDE)</b>	





# Specifications

## GREEN RATING

IGBC Platinum Pre-Certified

## LIVING/DINING, FOYER, CORRIDOR

Floor: Stone.  
Ceiling: Acrylic Emulsion Paint with Boxing for Concealing Services (As per Design).  
Wall: Acrylic Emulsion Paint.

## MASTER BEDROOM

Floor: Laminated Wooden Flooring  
Ceiling: Acrylic Emulsion Paint with Boxing for Concealing Services (As per Design).  
Wall: Acrylic Emulsion Paint.

## MASTER ENSUITE

Floor: Antiskid Vitrified Tile.  
Ceiling: Moisture Resistant Gypsum Board Ceiling.  
Wall: Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.  
Countertop: Granite/Marble.  
Fittings/Fixtures: Wash Basin, WC, Mirror, Shower Partition, Vanity under Wash Basin.  
Plumbing Fixtures: CP Fittings & Sanitaryware.

## OTHER BEDROOMS

Floor: Laminated Wooden Flooring.  
Ceiling: Acrylic Emulsion Paint with Boxing for Concealing Services (As per Design).  
Wall: Acrylic Emulsion Paint.

## OTHER BATHROOMS

Floor: Antiskid Vitrified Tile.  
Ceiling: Moisture Resistant Gypsum Board Ceiling.  
Wall: Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.  
Countertop: Granite/Marble.  
Fittings/Fixtures: Wash Basin, WC, Mirror, Shower, Vanity under Wash Basin.  
Plumbing Fixtures: CP Fittings & Sanitaryware.

## KITCHEN

Floor: Antiskid Vitrified Tile.  
Ceiling: Acrylic Emulsion Paint with Boxing for Concealing Services (As per Design).  
Wall: Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.  
Countertop: Quartz/Granite/Artificial Stone.  
Modular Kitchen: Modular Kitchen with Chimney + Hob, SS Sink, Geyser & Branded CP Fittings.

## POWDER ROOM

Floor: Antiskid Vitrified Tile.  
Ceiling: Moisture Resistant Gypsum Board Ceiling.  
Wall: Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.  
Countertop: Granite/Marble.  
Fittings/Fixtures: Wash Basin, WC, Mirror, Vanity under Wash Basin.  
Plumbing Fixtures: CP Fittings & Sanitaryware.

## LAUNDRY SPACE

Floor: Antiskid Vitrified Tile.  
Ceiling: Moisture Resistant Gypsum Board Ceiling/Ceiling Plaster/Acrylic Emulsion Paint.  
Wall: Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint.  
Plumbing Fixtures: Water point with Drainage System, CP Fittings & Fixtures

## BALCONIES

Floor: Antiskid Vitrified Tile.  
Ceiling: Exterior Grade Paint.  
Wall: Exterior Grade Paint.  
Railing: Laminated Glass Railing in Balconies/MS Railing in Utility Balcony.  
Light Fixtures: Ceiling Lights.

## UTILITY ROOM

Floor: Antiskid Vitrified Tile.  
Ceiling: Oil Bound Distemper.  
Wall: Oil Bound Distemper.

## UTILITY TOILET

Floor: Antiskid Vitrified Tile.  
Ceiling: Vitrified Tiles/Ceramic Tiles/Oil Bound Distemper.  
Wall: Vitrified Tiles/Ceramic Tiles/Oil Bound Distemper.  
Fittings/Fixtures: Wash Basin, WC, Mirror.  
Plumbing Fixtures: CP Fittings & Sanitaryware.

## DOORS & WINDOWS

Main Entry Door: Veneer Finished Engineered Flush Door, Digital Lock.  
Internal Doors: Modular Skin/Engineered Flush Door with both side Laminated Finish.  
External Doors/Windows: Powder-coated/Anodised Aluminium Frame with Glazing/UPVC

## AIR CONDITIONING & VENTILATION

VRF with High Wall units in Bedrooms, Living & Dining.  
Exhaust Fan in all Bathrooms.



## MASTERPLAN

1. Entrance
  - Gate 1. 75-Metre Road Entry
  - Gate 2. 24-Metre Road Entry
  - Gate 3. Secondary Entry from 24-Metre Road
2. Entry Plaza
3. Security/Guard Room
4. Kids Play Area
5. Peripheral Road
6. Tree Groves
7. Waterbody with Waterfront Walkway
8. Islands
9. Party Lawn
10. Lakeside Deck
11. Floating Deck
12. Cycling Track
13. Meadows
14. Jogging and Walking Trail
15. Yoga and Meditation Zone
16. Elderly Seating Zone
17. Forest
18. Pet Park
19. Community Event Lawn
20. Feature Wall
21. Club and Amenities
22. Basement Entry/Exit Ramp







# A World Shaped by Nature

Every element has been composed with balance, blending nature and sustainability with design and sophistication.

- 8 acres of green tranquility in the heart of the community.
- 20+ acres of pathways, courtyards, and gardens interwoven into a seamless, breathable environment.
- A stunning water element with a continuous promenade for leisure walks.
- Over 80% of homes overlook the central greens or enjoy corner positioning, ensuring openness, privacy, and light-filled living.
- A forward-looking community ready for the future of clean mobility, offering provision of EV charging points/stations.

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IGBC Platinum pre-certified development built for a better tomorrow through five pillars of conscious design:

- Energy efficiency
- Water saving
- Enhanced air quality
- Natural light and ventilation
- Reduction in heat island effect





Multi-cuisine Restaurant



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# Crafting Experiences Beyond Expectations



## THE LIVED EXPERIENCE

Your days at Serenity Hills could unfold as a graceful dance of activity and leisure.

Go for a morning jog along lush trails bordered by vibrant flora; engage in spirited matches in multi-sport arenas; find balance in serene yoga lawns; or simply unwind in splendid swimming pools sparkling under the sun.

