

INFINITY LIVING, REDEFINED.



SERENE GRANDE

A L I F E S T Y L E P R O J E C T

3 & 4 BHK HOMES | EDUPUGALLU, VIJAYAWADA



Check-in to the *Serene Lifestyle.*

When everyone returns home, they simply arrive at a residence. But here, you do not just come home; you check-in to a life composed with elegance. For some, it is five-star living. For others, an uninterrupted staycation. And for many, a daily rhythm that flows like a private retreat.

Serene Grande is a new expression of living. A refined setting where you reconnect with what truly enhances life; the presence of nature, the grace of intelligent convenience, and a lifestyle curated with precision.

Sophistication is woven into every detail. Whether villa or villament, the idea of a BHK evolves into something more. Homes transform into *homtels*, where every corner is designed for blissful living.

From the courtyard to the rooftop terrace, each space invites indulgence. Here, living finds a new definition. With a lifestyle seamlessly managed at your fingertips, life reaches its most refined form.

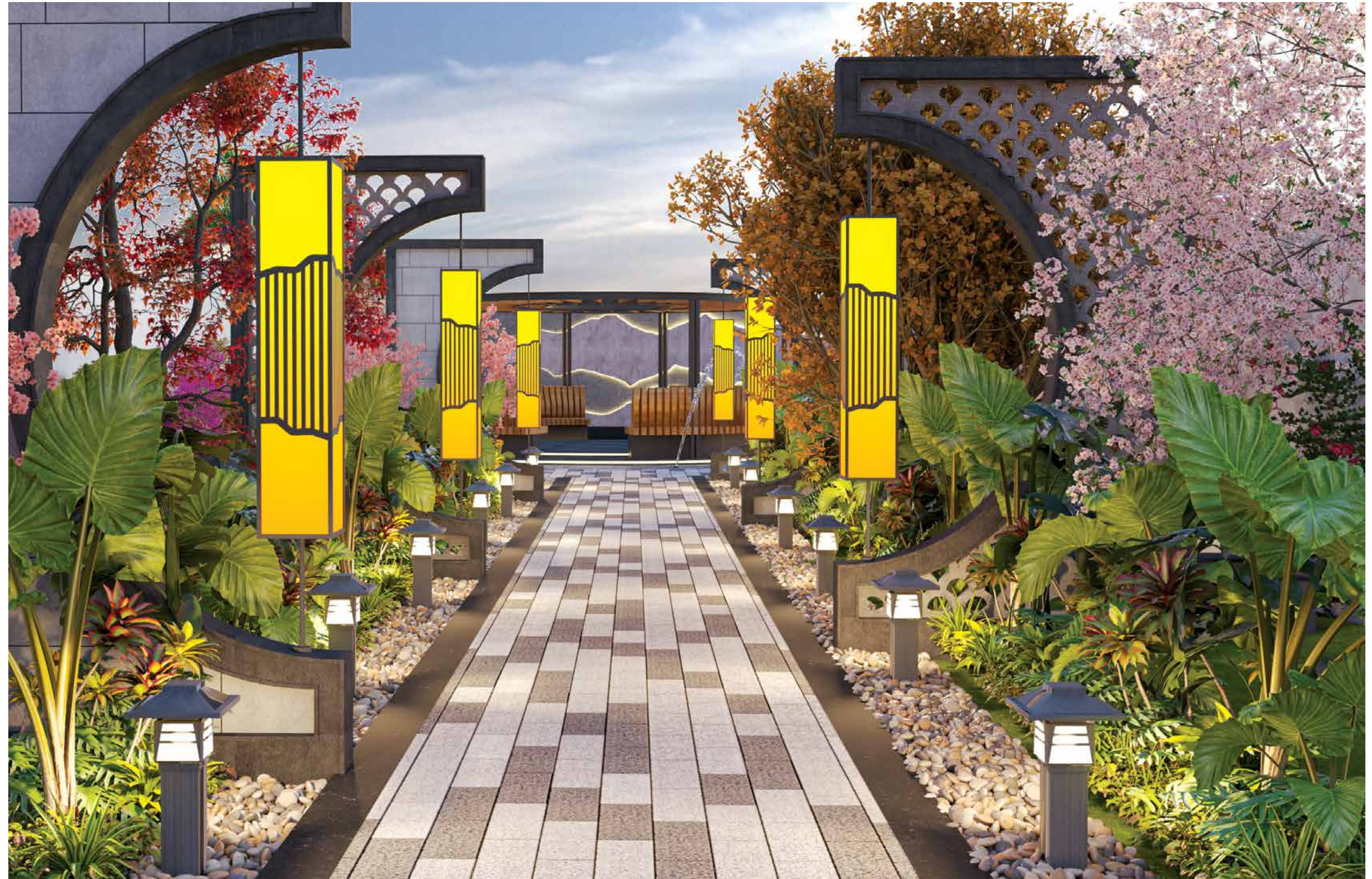
Welcome to Serene Grande,
A Stay Truly 'In Touch.'





Welcome, as if the
Day has been Waiting Just for You!

An arrival designed with grace. The beginning of an
experience, composed and ready, as though it has
always known you were coming.





Serenity
is Always in Session & Unwinding
Becomes an Occasion.

A setting where time slows with intention. Soft breezes, curated views, and sculpted seating come together to create an ambiance that invites you to linger every day. Every pause feels intentional. Every moment of calm is exquisitely celebrated. Outdoors at Serene Grande becomes both an occasion and a destination to unwind, to reconnect, and to be pampered in serenity and grandeur.





Many Escapes, One Among the Trees.

At Serene Grande, nature unfolds like a hammock, gracefully holding each moment in elegant elevation. Play, pause, and savour life across the choicest layout nestled within the landscape, where leisure is refined into an experience that rises far beyond the ordinary.

 Fountain

 Sit-Out Areas

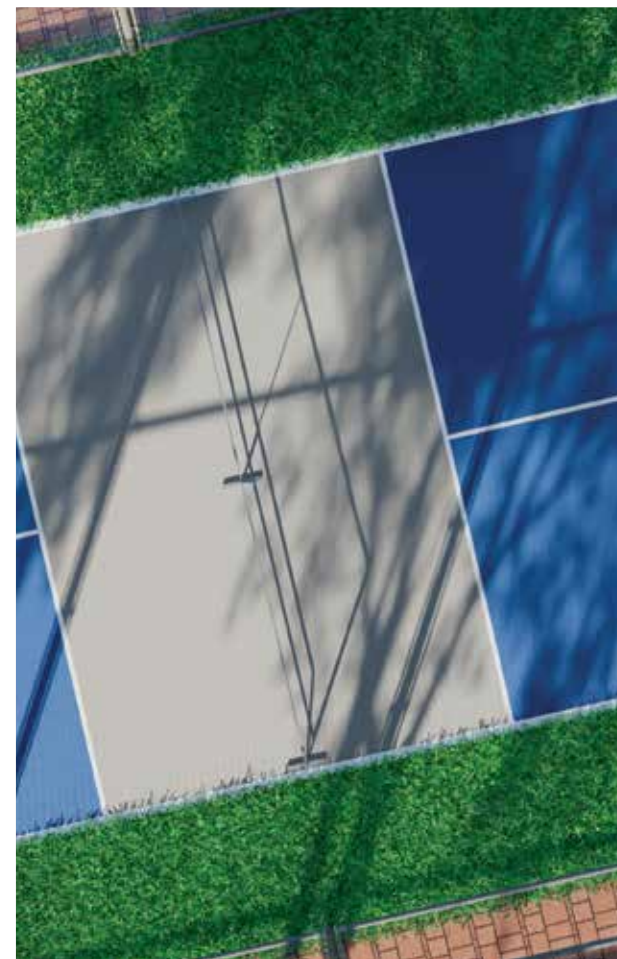
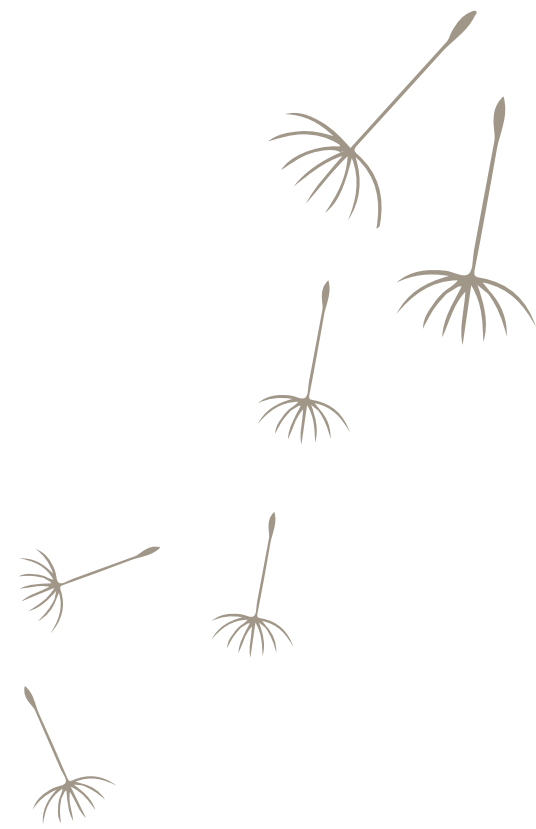
 Mounds

 Pergola



A *Ground* of Every Kind, For the Like-Minded and the Light-Minded.

Where playful mornings and energetic evenings find a home of their own. From cricket nets to colourful play zones, every space is crafted for spirited moments of joy. Here, leisure becomes a lifestyle, inviting every age to unwind, engage, and simply belong.





A New *Vision of Luxury.*
Four Edges. Endless Indulgence.

Namaste! It is the culture that welcomes you in, gracefully opening a myriad of moments waiting to be lived. Sprawled across **25,000** square feet, the Clubhouse at Serene Grande unveils a complete spectrum of indulgence, a distinguished ensemble of spaces to gather, play, exhale, and belong. Rooftop kitchens and alfresco dining, infinity-edge waters, artistic corners of leisure, and a theatre of grand amenities shape the rhythm of daily celebration. Here, you do not just participate. You are honoured. As an individual. As a community.





The *Bluer*, the *Better*.
Immerse Yourself in Sky-blue Indulgence.

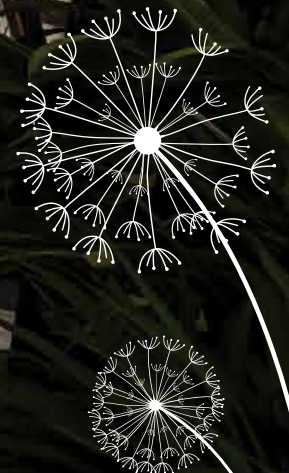


Crafted for the *Movie Buff*,
Where Every Moment is an Edge-of-Your-Seat Experience.



Artful Dining Beneath the *Stars*
Where Culinary Becomes a Culture.

Here, dining rises to an occasion of its own. The rooftop kitchen and bar offer an atmosphere of ease and distinction, whether shared with guests, enjoyed in the quiet company of family, or savoured alone. From twilight tastings to moonlit meals, flavours unfold with finesse, set against skyline views and conversation that flows without effort. This is not simply a place to dine. It is where the ritual of sharing becomes an expression of taste, and every evening is reserved for something truly special.





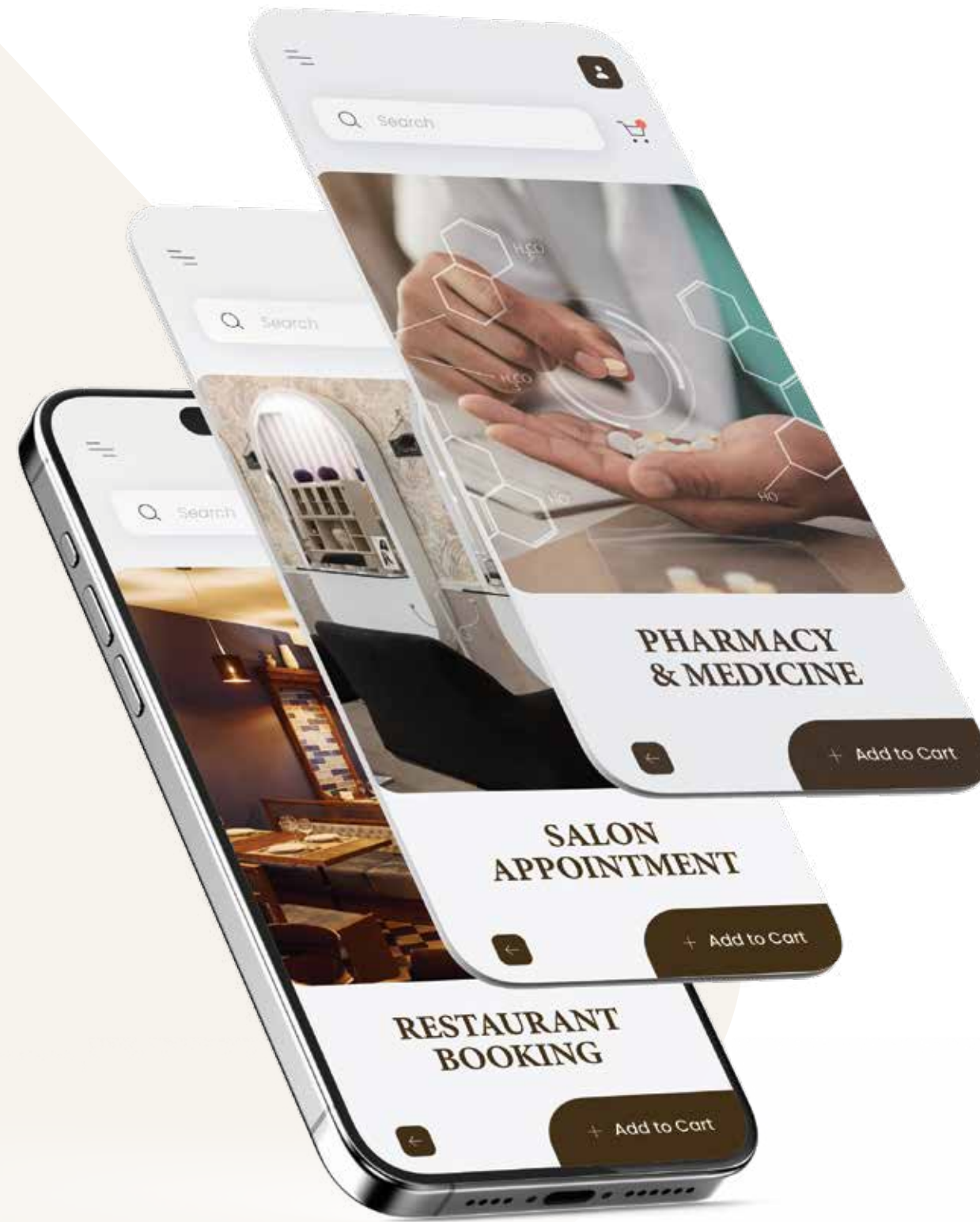


A Poetry of Ease,
where grace is within reach and
joy is set before it's spoken.

- | | | |
|--|--|---|
|  Lobby |  Multipurpose Hall |  Salon |
|  Waiting Lounge |  Central Kitchen |  Gym |
|  Lounge Bar |  Central Dining |  Clinic |
|  Kids' Area |  Yoga Studio |  Men's Pool |
|  Movie Theatre |  Ladies Pool & Party Area |  Guest Rooms |
|  Grocery Store |  Infinity Pool | |

Smart-Class Living.
Pocket-Sized
Convenience.

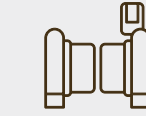
Luxury living now rests in your palm. From sunrise to supper, the AvenueConnectApp helps plan your day with quiet precision. A gate pass awaits before guests arrive. Groceries follow you home. Clubhouse bookings are confirmed before the thought completes. Pharmacy, laundry, salon, and more, each service within reach without a word spoken. At Serene Grande, convenience is pocket-sized and smart living begins at your fingertips. Here, ease is not merely an experience. It is a virtue, offering peace of mind in every graceful detail.



Ease and Peace, Just a Touch Away.



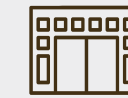
SERVICE
REQUEST



GATE PASS
GENERATION



RESTAURANT
BOOKING



CLUBHOUSE
RESERVATION



SALON
APPOINTMENT



LAUNDRY
SERVICE



PHARMACY
& MEDICINE



GYM SLOT
BOOKING



GROCERY
DELIVERY

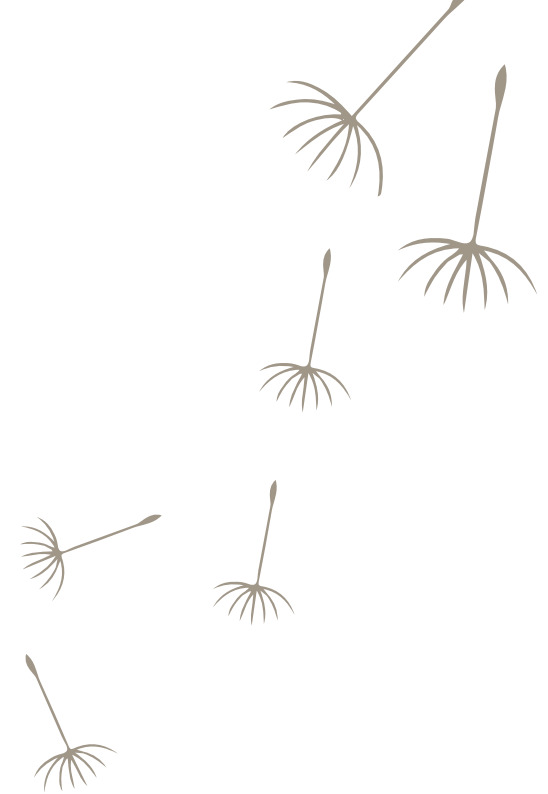


BROADCAST



The Art of
Smart Living,
Etched in Modernity Beyond BHK.

A home sculpted with contemporary elegance, where design meets effortless comfort. Each façade, corner, and balcony reflects a refined sense of space and modernity. This is living, exclusively crafted for those who seek beauty, function, and a serene way of life.



East *238.9 - 281* Sq. Yds Villas



East Facing Floor Plan

238.9 - 281 Sq. Yds Villas

Total Area: 3400 Sq.ft.



Ground Floor Plan

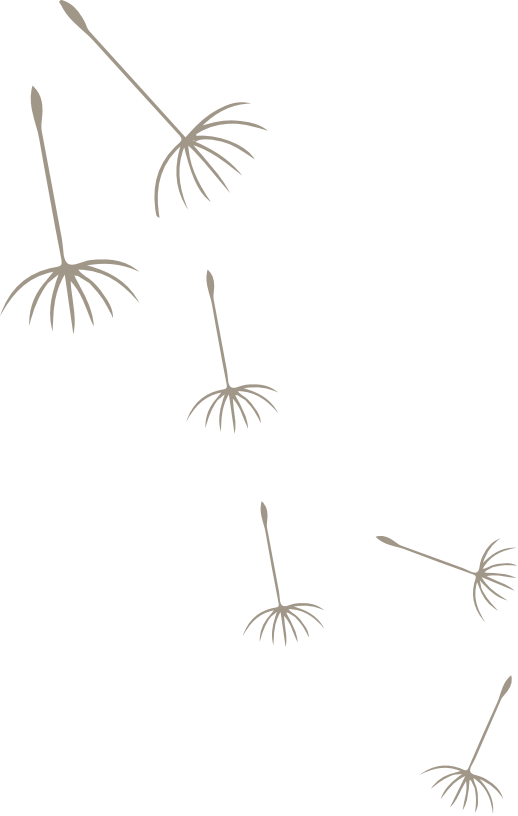


First Floor Plan



Roof Top Floor Plan





An Expression of *Blissful*
Living, Concretised with Elegance.

Here, every villa stands as a crafted statement of balance, where form, light, and luxury meet effortlessly. Here, bliss isn't an idea; it's an everyday experience shaped in modern concrete and quiet grace.



West 238.9 - 444 Sq. Yds Villas





West Facing Floor Plan

238.9 - 444 Sq. Yds Villas

Total Area: 3400 Sq.ft



Ground Floor Plan



First Floor Plan



Rooftop Floor Plan





The Art of *Smart Living,* Elevated by Infinity.

A villa where luxury meets intelligence, and every corner is crafted for effortless living. Immerse yourself in spaces that flow seamlessly into private infinity pools, redefining comfort and leisure. Modernity is not just seen; it is felt in every detail, shaping a home that lives as beautifully as you do.



Infinity Pool Villa

MASTER PLAN



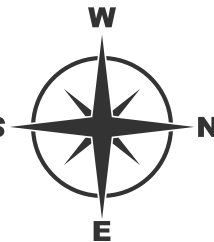
Project Overview

9 Acres

125 Homes

198 - 712 sq. yds

25,000 sq. ft. Clubhouse



The *Thoughtful Touches* Behind the Grande Life.



Structure

- **Foundation:** R.C.C framed structure to withstand wind and seismic loads.
- **Steel:** Jindal Panther/TATA .
- **Cement:** UltraTech/KCP for RCC; Zuari/Deccan for all other civil work.
- **Superstructure:** RCC framed structure with brick masonry.
- **Walls:** Red brick (4” & 9” thickness).



Paintings / Surface Finishes

- Paints from Berger.
- **Internal Walls:** Smooth finish with two coats of paint over putty.
- **External Walls:** Sponge-finished cement plaster with textured weatherproof paint (excluding the front wall).
- **Front External Wall:** Smooth finish with two coats of exterior weatherproof paint over putty, as per elevation design.



Doors & Windows

- **Main Door:** 4ft x 8ft Engineered Veneer wood frame with a polished Engineered wood shutter, high-quality brass hardware, and a Yale digital lock.
- **Bedroom Doors:** 3ft x 7ft Engineered wood flush shutter, laminated on both sides, fitted with premium hardware .
- **Toilet/Utility Doors:** 2”6ft x 7ft Engineered wood flush shutter, laminated on both sides, fitted with quality hardware.
- **Sliding Doors:** Fenesta-uPVC sliding doors with mosquito mesh.
- **Windows:** Fenesta-uPVC windows with mosquito mesh.
- **Grills:** Powder Coated **MS Grills**.



Staircase & Railings

- **Staircase Flooring:** Granite.
- **Railing:** Toughened glass with wood colour-coated aluminium railing for a modern aesthetic.



Flooring

- **Living, Drawing, Kitchen:** 4ft x 6ft GVT tiles.
- **Bedrooms:** 2ft x 4ft GVT tiles.
- **Bathrooms:** 2ft x 2ft Anti-skid tiles.
- **Bathroom Walls:** 2ft x 4ft tiles up to ceiling level.
- **Kitchen:** Granite platform with 4ft Height ceramic tiles.
- **Balconies:** Wooden strip tiles.
- **Parking Area:** 2ft x 2ft parking tiles.



Electrical Works

- **Wiring:**
 - High-quality wiring with **3-phase supply**.
 - **Legrand Miniature Circuit Breakers (MCB)** for each distribution board.
 - **10kW power supply** per villa.
- **Outlets:**
 - Power sockets for **ACs, kitchen appliances, washing machines, fans, and lights**.
 - **Foot lamp provisions** in all rooms.
 - **EV charging provision** in parking.
- **Materials:** All electrical components from **Legrand & Finolex**.



Kitchen

- **Setup:**
 - Provision for **domestic RO system, hot & cold-water connection**, and **chimney**.
 - Granite kitchen platform with sink.
 - Provision for dishwasher.



Plumbing & Water Supply

- **Water Supply:** Provision from overhead tank.
- **Pipes:** Concealed. PVC/CPVC/uPVC(Astral/Ashirwad/Sudhakar).
- **Bathrooms:**
 - **Sanitaryware:** Countertop wash basins and EWCs of **Jaquar**.
 - **Glass Partitions:** Wet & dry separation in all bathrooms.
 - **Water diverter** with rain showers and taps where required.
- Provisions for geysers, light points, and exhaust fans.



Additional Provisions

- **Inverter:** Space and connections for backup power.
- **Cable TV & Internet:** Provisions in living areas and bedrooms.
- **STP:** A Sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- **Miscellaneous:** Facility maintenance app integration.





Amenities

SUPER MARKET

PHARMACY/CLINIC

EMERGENCY CARE

CENTRAL KITCHEN

CAFÉ STYLE DINING

ROOFTOP LOUNGE BAR

LADIES POOL & PARTY AREA

MEN'S POOL

INFINITY POOL

MOVIE THEATRE

GYM

YOGA

INDOOR KIDS' PLAY AREA

OUTDOOR KIDS' PLAY AREA

INDOOR GAMES

MULTIPURPOSE FUNCTION HALL

GUEST ROOMS

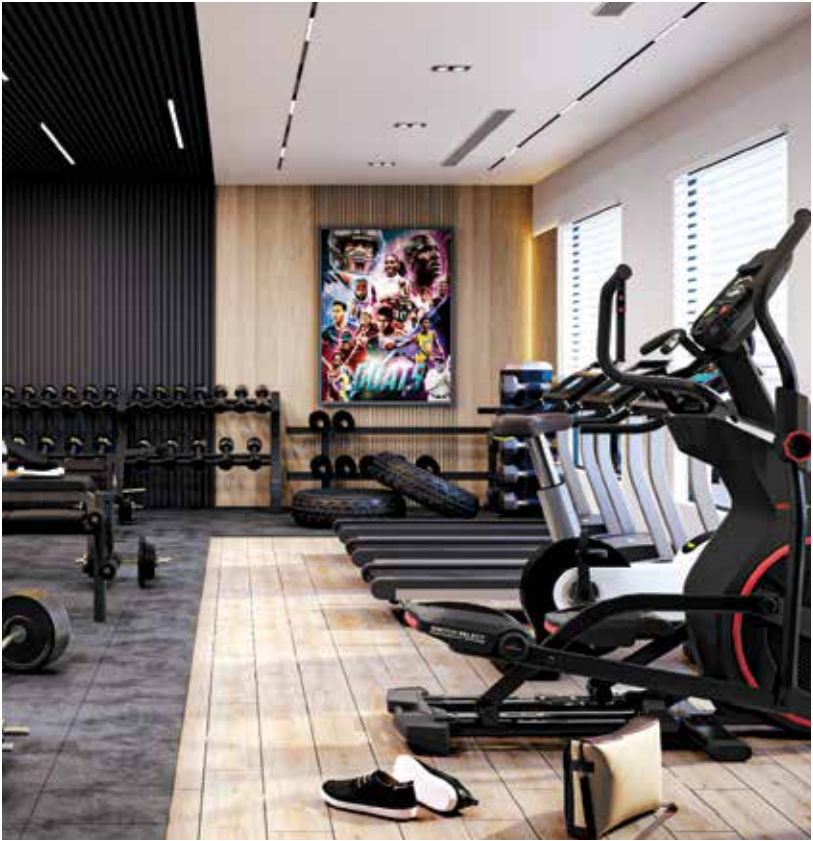
CRICKET GROUND

WALKING TRACK

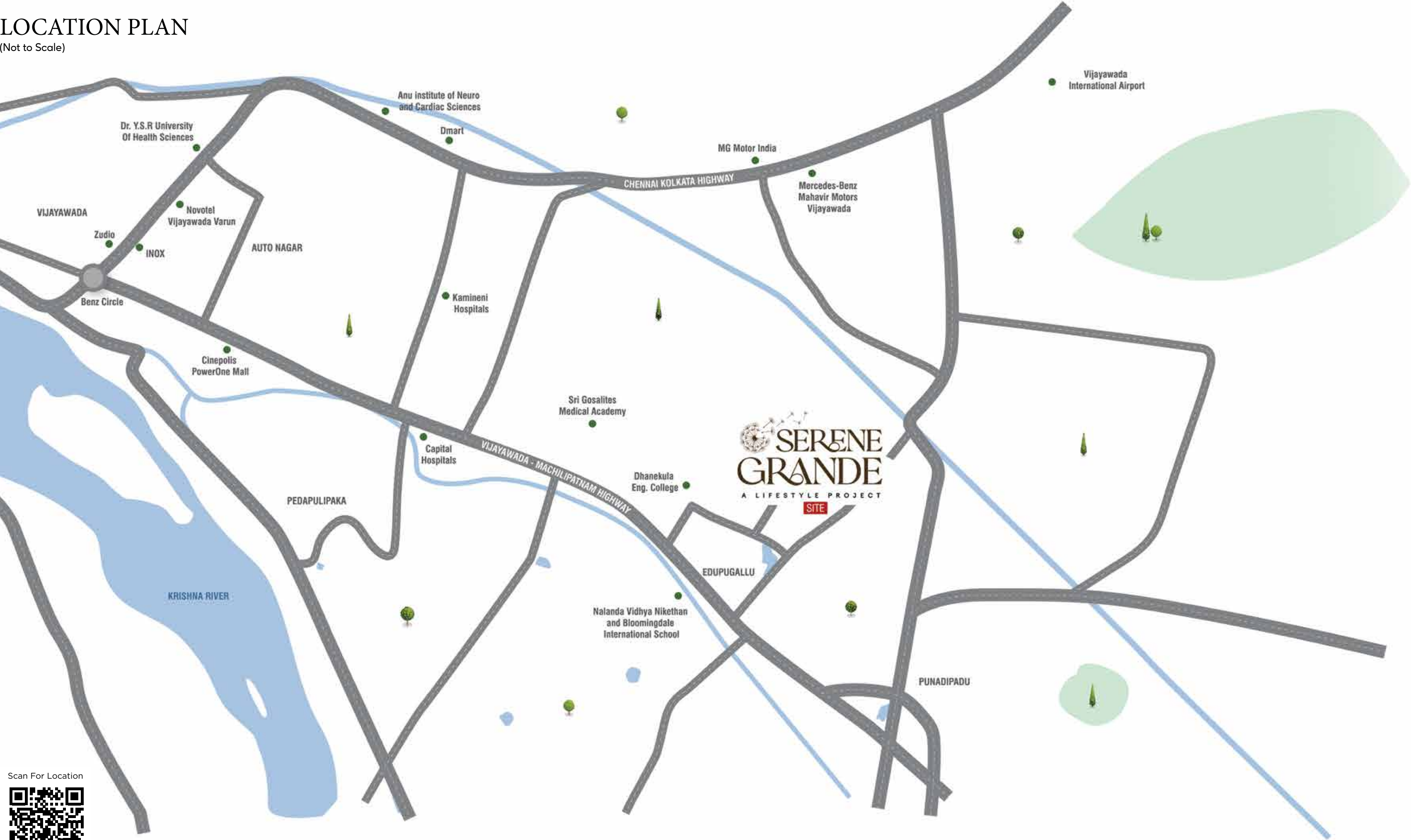
WATER FOUNTAIN

PICKLEBALL COURT

EXQUISITELY DESIGNED PARK

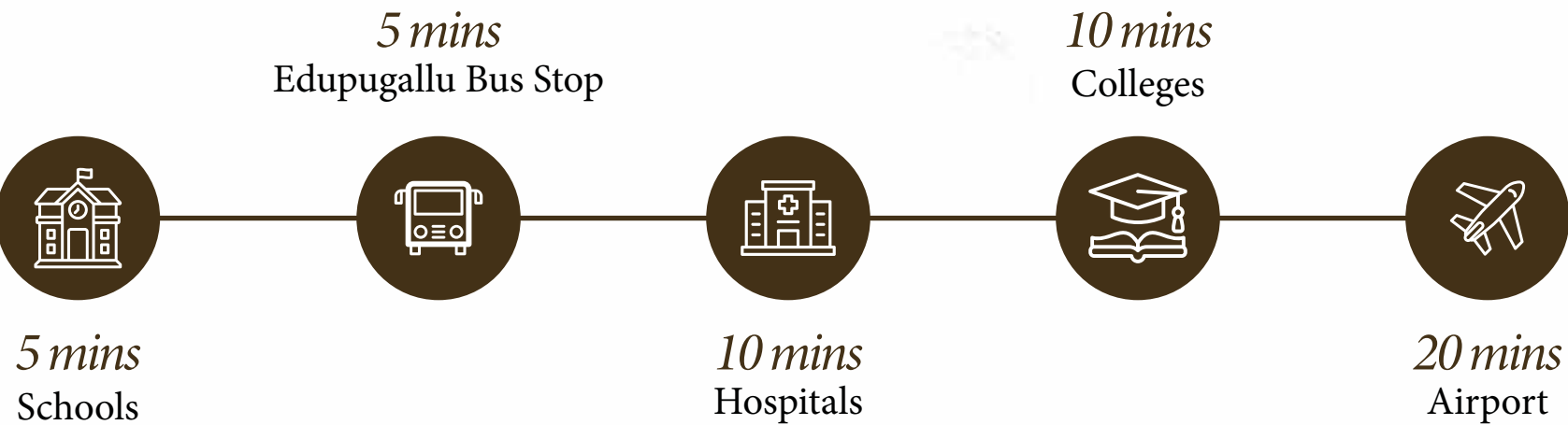


LOCATION PLAN
(Not to Scale)



Mapped for *Comfort,*
Centred on Your Lifestyle.

Location Highlights



Note: This brochure is only a guide and does not constitute an offer or contract. All images, specifications, facilities and plans are purely indicative in nature for illustrative purposes only. They are subject to change without any prior notice in the best interest of the project's development.

Scan For Location





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