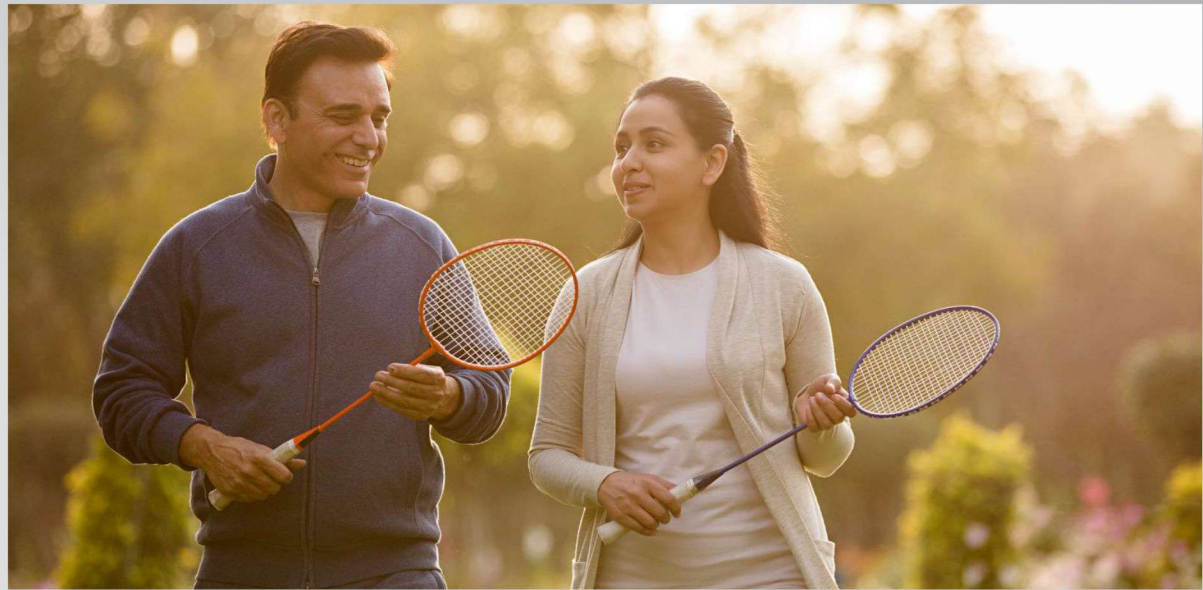




Play, Laugh, Connect – Children's Play Area & Multipurpose Court

Play, Laugh, Connect – Children's Play Area & Multipurpose Court. Designed to bring joy and activity to every day, these spaces offer children and families the perfect place to engage, bond, and stay active. From safe play zones for little ones to courts for sports and recreation, every corner encourages fun, fitness, and togetherness, creating a vibrant and lively community.

Kids' Play Area with Elders' Seating – Artistic Rendering of Aadhya Serene



RERA NO.: PRM/KA/RERA/1251/446/PR/190614/002604

Your Urban Escape Beside

MANYATA TECH PARK

Thoughtfully designed 2 & 3 BHK
residences with optimal space planning



1 ACRE
10 GUNTAS



2 B + G + 6
FLOORS



136
PREMIUM FAMILIES

BBMP
APPROVED PROJECT

RERA
REGISTERED PROJECT

CLUBHOUSE
WITH LUXURY AMENITIES



Experience a lifestyle where every detail is crafted with elegance and care. From the grand entrance to thoughtfully designed living spaces and world-class amenities, Aadhya Serene redefines modern luxury. Here, comfort, sophistication, and convenience come together to create a home that truly elevates everyday living.

LUXURY ISN'T JUST INSIDE YOUR HOME –
DESIGNED TO INSPIRE, LIVING FEELS EXTRAORDINARY



WELL-PLANNED 2 & 3 BHK APARTMENTS DESIGNED FOR OPTIMAL SPACE, LIGHT, AND VENTILATION.



**AADHYA
SERENE**
Your Haven of Harmony

Daylight Side Elevation – Artistic Rendering of Aadhya Serene.

Urban Living, Redefined – Homes Crafted for Lifestyle and Luxury

Urban Living, Redefined – Homes Crafted for Lifestyle and Luxury. Aadhya Serene offers thoughtfully designed residences with modern architecture, premium amenities, and landscaped open spaces. Every aspect of the community is curated to provide comfort, convenience, and a refined living experience, making it the perfect urban retreat in the heart of North Bangalore.



Rejuvenate and
Refresh –
Swimming Pool
& Kids' Pool



Daylight Side Elevation – Artistic Rendering of Aadhya Serene.

Embrace Nature – Landscaped Gardens & Walking Trails. At Aadhya Serene, green spaces are thoughtfully designed to bring serenity and freshness to your daily life. Stroll along tree-lined paths, unwind on seating areas, or simply enjoy the beauty of landscaped gardens that connect you with nature, offering a perfect retreat right within your community.

**AADHYA
SERENE**
Your Haven of Harmony

RERA NO.: PRM/KA/RERA/1251/446/PR/190614/002604

More Than A Home
it's a rhythm of refined living

**AADHYA
SERENE**
Your Haven of Harmony

Luxury 2 & 3 BHK Homes. Just Minutes from
Manyata Tech Park, Thanisandra Road



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**ABHIGNA
CONSTRUCTIONS**
We build dreams for life

A Grand Welcome, Every Time – Luxury Begins at the Gate.

A Grand Welcome, Every Time – Luxury Begins at the Gate. From the moment you arrive, the signature entrance sets the tone for refined living. Designed with elegance and grandeur, it reflects the prestige of the community while offering a sense of pride and belonging. More than just a gateway, it is the first step into a lifestyle defined by sophistication, comfort, and serenity.



WHERE EVERY CORNER ECHOES ELEGANCE AND COMFORT.

Your Prime Address in North Bangalore Seamless Access. Endless Possibilities

North Bangalore's Most Promising Location – Aadhya Serene is strategically located just minutes from Manyata Tech Park, placing you at the center of one of Bangalore's fastest-growing IT hubs. With excellent connectivity to Hebbal, Outer Ring Road, and Kempegowda International Airport, your daily commutes are smooth and effortless. The neighborhood is enriched with reputed schools, leading hospitals, shopping malls, and lifestyle destinations, ensuring convenience at every step. With rapid infrastructure development and strong growth potential, Aadhya Serene is not just a home, but a future-ready investment in North Bangalore's most promising location.



PROXIMITY:	WORKSTATION & TECH PARKS:	HEALTHCARE FACILITIES:
Thanisandra Metro Station : 2.5 Km	Manyata Tech Park (Gate No 5) : 1.6 Km	Manipal Hospital : 6 Km
Nagawara Junction : 3 Km	Karle IT SEZ Park : 5.5 Km	Aster CMI : 5.9 Km
Hebbal Junction : 8 Km	Bharathiya Center of Information (BCIT) : 3 Km	Motherhood Hospital : 4.8 Km
Yeshwantpura Railway Station : 16 Km	Brigade Magnum : 7.5 Km	Purple Patch Hospital : 2 Km
International/Domestic Airport : 40 Km	Kirloskar Tech Park : 7.5 Km	Chirayu Hospital : 2.5 Km
		Sparsh Hospital Yelahanka : 7 km
SHOPPING & ENTERTAINMENT:	EDUCATIONAL INSTITUTIONS:	
Elements Mall : 2.5 Km	VIBGYOR High School : 2 Km	DPS North : 6.5 Km
Phoenix Mall of Asia : 7.5 Km	Rashtrotthana Vidya Kendra : 3 Km	REVA : 6.5 Km
Esteem Mall : 7 Km	North Hill International School : 5 Km	Greenfield Public School : 3.5 Km
RMZ Galleria : 8 Km	Vidyashilp Academy : 13 Km	National Public School : 6.5 Km
Bhartiya Mall Of Bengaluru : 3.5 Km		

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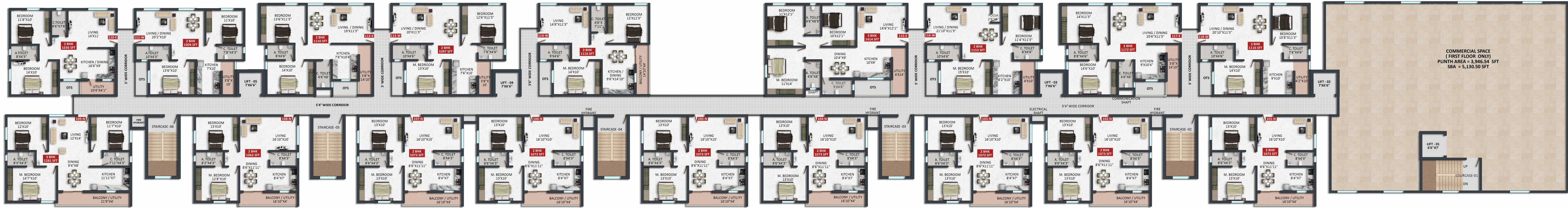
Team
Architect & Engineer
**AMBIANT
ASSOCIATES**
ARCHITECTS & INTERIOR DESIGNERS

For more details

This brochure is conceptual and has been prepared based on the inputs given by the project architect. This may vary during execution. The promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein based on the site conditions and construction expenses without prior permission or notice. Project specifications, as in the final agreement, shall be considered binding for the buyer as well as the promoter. General sales scheme and brochure are distributed to you from the promoter's discretion only. The promoter shall not be responsible for the accuracy of the information provided in this brochure. Further, the promoter shall not be responsible for the accuracy of the information provided in this brochure. Further, the promoter shall not be responsible for the accuracy of the information provided in this brochure. Further, the promoter shall not be responsible for the accuracy of the information provided in this brochure.

Design by creative office: 9023 229 322

FIRST FLOOR PLAN



2ND & 3RD FLOOR PLAN



4TH TO 6TH FLOORS PLAN



SPECIFICATIONS

MASTER PLAN



LEGEND

- ENTRY / EXIT
- SHUTTLE COURT
- SWIMMING POOL / KIDS POOL
- RAMP
- BASKET BALL COURT
- CLUB HOUSE & PARY HALL
- JOGGING TRACK
- CAR PARKINGS
- MULTI PURPOSE HALL
- CHILDRENS PLAY AREA
- GYM
- DRIVE WAY

Where Thoughtful Planning Meets Serene Living.

The master plan of Aadhya Serene is designed to offer a harmonious blend of space, comfort, and convenience. Each strategically placed to ensure natural light, ventilation, and privacy. Thoughtfully landscaped open areas, wide pathways, and well-planned amenities create a serene environment that perfectly complements modern living.



STRUCTURE

RCC framed structure designed as per Seismic Zone II requirements

SUPER STRUCTURE

- Framed structure.
- INTERNAL WALLS: 100mm / 4" inch solid cement concrete blocks
- EXTERNAL WALLS: 150mm / 6" inch Solid cement concrete blocks
- ROOF SLAB: Reinforced cement concrete / water proofing with CC screed.



PAINTING

INTERNAL WALLS: With Wall Putty Finishing With Asian Premier Emulsion Paint.
EXTERNAL WALLS: With Exterior Waterproof Emulsion Paint.



PLASTERING

- All internal walls are smoothly plastered.



RAILING

- Staircase :MS hand rail. Balcony: MS grill



FLOORING

- Vitrified tiles well reputed brand for the living, dining, kitchen and all bedrooms.
- Anti-Skid Ceramic tiles of well reputed brand for the Balcony, Utility and Toilets.
- 4" inch Skirting to all rooms
- Granite flooring in common areas.



KITCHEN

- Granite kitchen platform with stainless steel sink.
- 2 feet dado tile above granite kitchen platform area in ceramic glazed tiles
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area
- Provision for refrigerator, microwave/oven, mixer and modular chimney



TOILET

- Ceramic glazed dado tiles up to 7 feet.
- White colored (CERA / AMERICAN STANDARD or equal make) sanitary ware in all toilets.
- Hot and cold mixture unit, shower & other bathroom fittings of GROHE or equal make.
- Provision of points for geyser and exhaust fan.
- Toilet ventilators made of UPVC with louvers.



WATER

- Water supply system from bore well
- Rain water harvesting system to recharge the water table
- STP (Sewage Treatment Plant)



LIFT

- Total 5 No's - 8 Passengers lift of Johnson / Schindler/ OTIS or Equivalent make.



SECURITY SYSTEMS

24/7 security facility



DOORS AND WINDOWS

- Main Door : Engineered hard wood frame and flush shutters with veneer finished.
- Bedroom Doors : Engineered hard wood frames and flush shutters with veneer / laminater finished.
- Toilet & Utility Doors : Toilet and utility doors will be door shutters with laminate on the wet face.
- French doors : Windows with safety grill.



ELECTRICAL

- TV point in living room
- Fire resistant electrical wires of Polycab/ Havells or equivalent make
- Elegant modular electrical switches of Legrand or equivalent make and one Earth Leakage Circuit Breaker for safety.
- One Miniature Circuit Breaker (MCB) based main distribution box for each flat
- A/C power point in bedrooms



POWER / BACK UP GENERATOR

- Standby generator for lights in common areas, lifts and pumps
- DG Back up for each apartment up to 1 KVA

