



**ABHEE**  
**Serenity Springs**

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Bommasandra

**Floor Plan Booklet**

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**ABHEE**  
**Serenity Springs**

Bommasandra

**2 & 3 BHK Lifestyle Homes**  
Near Narayana Health City

B+G+7 Storeys

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12,000 sq.ft. Clubhouse

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70% Open Space

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Multiple Malls  
within 3 - 6 Kms

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2 Towers

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Multiple IT MNC's  
within 8 - 10 Kms

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30+ Amenities

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Multiple Hospitals  
within 3 - 6 Kms

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Just 288 Units in 4.25 Acres

8+ International  
Schools Nearby

# TIME FOR BALANCED LIVING.

A master plan designed for ease and efficiency.



# TIME FOR A LIFE WELL LIVED.

Amenities that enhance every moment.

## AMENITIES

1. Security Cabin
2. Bus Waiting With Seat Pergola Above
3. Entrance Portal Above
4. Entrance & Exit Plaza With Accent Paving
5. Childrens' (7-12 Yrs) Play Area On Lawn / Epdm With Equipment
6. Sand Pit With Climbing Wall
7. Pavilion With Seating Below
8. Multipurpose Court - Futsal Court, Box Cricket, Badminton Court, Volley Ball
9. Multipurpose Lawn - Yoga Lawn, Oat
10. Bridge With Pergola Above
11. Totlot (3-6 Yrs) Play Area On Lawn With Equipment
12. Waterbody Along Steps
13. Feature Wall
14. Block Entry Accent Paving
15. Courtyard 1 With Seating
16. Sculpture Court With Waterbody
17. Dribble Cort 1 & 2
18. Skating Rink
19. Floor Games
20. Courtyard 2
21. Zen Garden
22. Outdoor Workstations
23. Aroma Garden With Seats
24. Outdoor Gym With Equipment
25. Vegetable Garden With Seating
26. Reflexology Pathway
27. Outdoor Cafe
28. Floral Garden
29. Terminal A - Tree Court

# LUXURY. LEISURE. LIFESTYLE.

All in one place, every moment in time.



Artistic Impression

## Clubhouse Amenities

- Entry Lounge
- Office Space
- Reading Lounge
- Terrace Party Lawn
- Exercise Deck
- Kids' Play Area
- Creche
- Yoga & Meditation
- 2 Guestrooms
- Infinity Swimming Pool
- BBQ Counter
- Cafe
- Gym
- Spa
- Multi-Purpose Hall



# TIME FOR SMART SPACES.

Quality that stands the test of time.



Artistic Impression

Every home within this sanctuary is a testament to intelligent design. Carefully curated spaces allow for abundant light, seamless functionality, and a perfect blend of elegance and comfort. Whether you choose a cozy 2 BHK or a spacious 3 BHK, your abode is a canvas where life unfolds effortlessly.

# 3 BHK 3T ROYALE

North Facing, 1,655 sq.ft.



Series - 5 Tower (A & B)	Area Statement (sq.ft.)
SBA	1,655
RERA Carpet Area	1,092
Carpet Area + Balcony Area	1,207



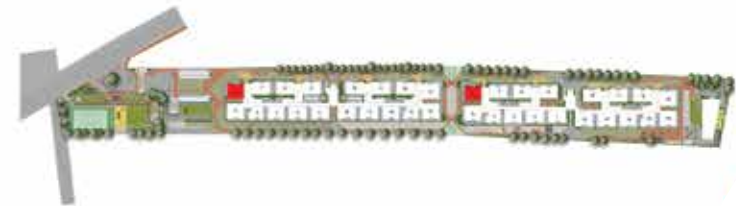
**Disclaimer:** The specifications, layouts, and areas mentioned are indicative and do not constitute a legal offering. The furniture shown in the plans is for illustration purposes only and does not form part of the offering. The developer reserves the right to make revisions or alterations at its absolute discretion, without any liability whatsoever.

# 3 BHK 3T ROYALE

East Facing, 1,595 sq.ft.



Series - 6 Tower (A & B)	Area Statement (sq.ft.)
SBA	1,595
RERA Carpet Area	1,058
Carpet Area + Balcony Area	1,174



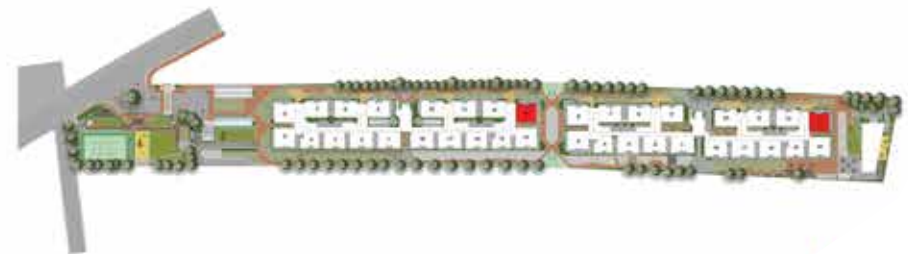
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# 3 BHK 3T ROYALE

West Facing, 1,595 sq.ft.



Series - 13 (Tower A & B)	Area Statement (sq.ft.)
SBA	1,595
RERA Carpet Area	1,058
Carpet Area + Balcony Area	1,174



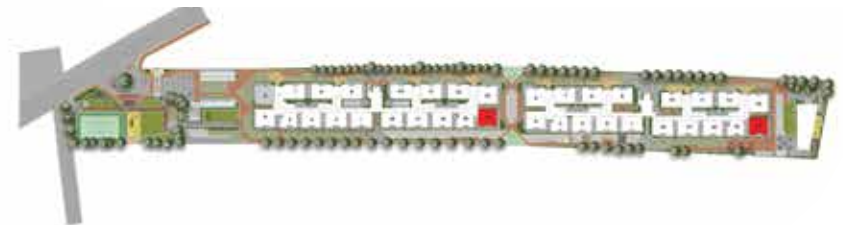
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# 3 BHK 3T ROYALE

North Facing, 1,675 sq.ft.



Series - 14 Tower (A & B)	Area Statement (sq.ft.)
SBA	1,675
RERA Carpet Area	1,103
Carpet Area + Balcony Area	1,227



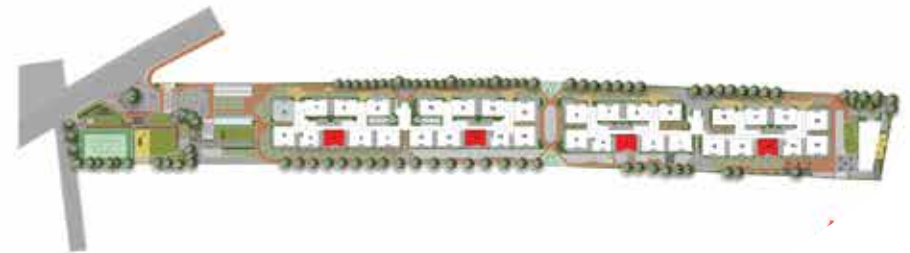
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# 3 BHK 2T PREMIUM

North Facing, 1,310 sq.ft.



Series - 3, 16 (Tower A & B)	Area Statement (sq.ft.)
SBA	1,310
RERA Carpet Area	894
Carpet Area + Balcony Area	955



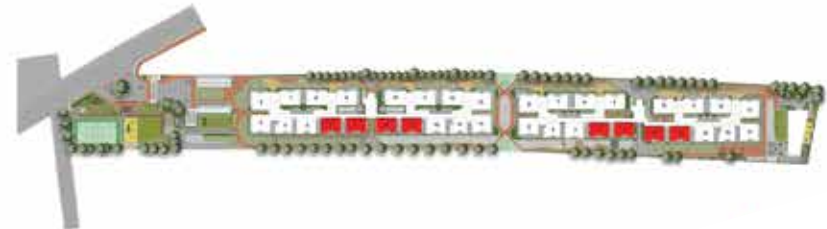
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# 3 BHK 2T LUXURY

North Facing, 1,375 sq.ft.



Series - 1, 2, 17, 18 (Tower A & B)	Area Statement (sq.ft.)
SBA	1,375
RERA Carpet Area	943
Carpet Area + Balcony Area	1,004



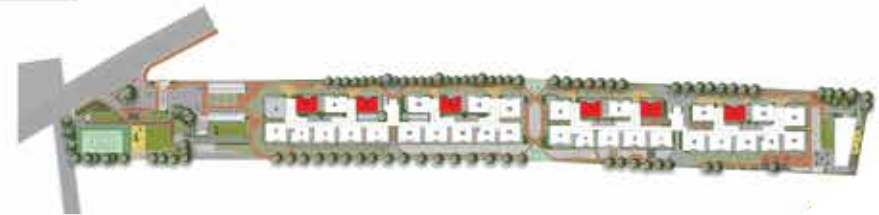
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# 3 BHK 2T LUXURY

West Facing, 1,425 sq.ft.



Series - 7, 9, 11 (Tower A & B)	Area Statement (sq.ft.)
SBA	1,425
RERA Carpet Area	979
Carpet Area + Balcony Area	1,040



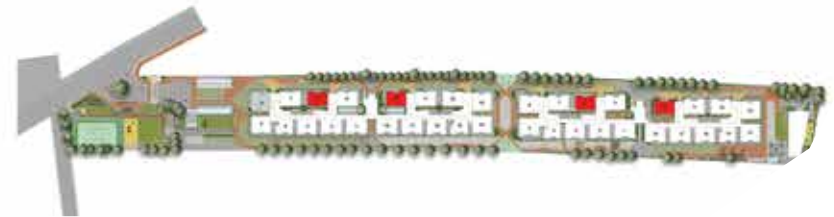
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# 3 BHK 2T LUXURY

East Facing, 1,375 sq.ft.



Series - 8, 10 (Tower A & B)	Area Statement (sq.ft.)
SBA	1,375
RERA Carpet Area	943
Carpet Area + Balcony Area	1,004



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# 3 BHK 2T LUXURY

East Facing, 1,425 sq.ft.



Series - 12 (Tower A & B)	Area Statement (sq.ft.)
SBA	1,425
RERA Carpet Area	979
Carpet Area + Balcony Area	1,040



## 2 BHK 2T COMFORT

North Facing, 1,050 sq.ft.



Series - 4, 15 (Tower A & B)	Area Statement (sq.ft.)
SBA	1,050
RERA Carpet Area	707
Carpet Area + Balcony Area	757



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# SPECIFICATIONS

## **BUILDING STRUCTURE**

R.C.C. framed structure and solid cement blocks.

## **WALLS**

External walls of 6" solid blocks and internal walls with 4" solid blocks.

## **PLASTERING**

All internal walls are smoothly plastered. All external walls are sponge finished.

## **WINDOWS**

UPVC window with mosquito mesh provision and safety MS grills for windows.

## **DOORS**

- Main door - Teak wood frame with teak veneer shutters.
- Other doors - Sal wood frames with flush shutters, branded hardware fittings Icony doors.

## **TOILETS**

Sanitary fittings of Jaguar or equivalent, anti-skid ceramic tiles in flooring & glazed wall tiles up to 7 feet in height.

## **ELECTRICAL**

FR-LSH (Fire Resistant Low Smoke Halogen) concealed copper wiring of Anchor or equivalent, modular switches and sockets of Havells or equivalent.

## **KITCHEN**

Glazed wall tile dado up to 2 feet height provision for water purifier point and washing machine point in utility area.





### **EXTERNAL AND INTERNAL PAINT**

- Coats Interior of walls: Asian One emulsion coat of paint primer with a two coat smooth finish.
- Exterior walls: Textured finish with one coat of primer and two coats of ACE paint.

### **LIFTS & LOBBY**

- The entrance lobby finished with anti-skid tiles and granite for the staircase and railing.
- 8 passenger capacity lift of KONE or equivalent brand.

### **POWER BACK-UP**

Generator backup of 1 KV for each flat, additional power back-up for lift, water pump and common area lighting.

### **WATER SUPPLY**

24 hr adequate water supply through borewells.

### **CAR PARKING**

Exclusive covered parking and open car.

### **FLOORING**

- Wooden texture vitrified flooring for the Master Bedroom.
- 800 mm x 800 mm vitrified floor tiles for drawing, dining, rooms & kitchen.
- 300 mm x 300 mm size anti-skid mat finish tiles for utility, balcony & toilets.

### **SECURITY FEATURES**

24/7, CCTV surveillance & app based security controls.



# BUILDING TIMELESS HOMES WITH A VISION FOR THE FUTURE.



Transforming Bengaluru  
Since 2009



2500+  
Happy Families



16 Projects  
Completed



6 Ongoing  
Projects



3 Mega Projects  
Launching Shortly



**ABHEE**  
**Serenity Springs**

Bommasandra

SY NO. - 16/1,16/2A, 16/2B, 16/3.16/4,16/5Hennagara  
Main Rd, Bommasandra, Bengaluru 560099

Phone: +91 907 100 2949

Email: [salesenquiry@abheeventures.com](mailto:salesenquiry@abheeventures.com)

[www.abheeserenitysprings.com](http://www.abheeserenitysprings.com)

RERA No.: PRM/KA/RERA/1251/308/PR/180325/007592



**ABHEE**  
**VENTURES**

#393, 1st Floor, 15th Cross, 5th Main Rd,  
Sector 6, HSR Layout,  
Bengaluru, Karnataka - 560102

Phone: +91 7406 734 734

Email: [marketing@abheeventures.com](mailto:marketing@abheeventures.com)

[www.abheeventures.com](http://www.abheeventures.com)