



SOBHA DEVELOPERS LTD.  
[www.sobha.com](http://www.sobha.com)

# LUXURY LIVING REDEFINED

SOBHA  
serene  
CHENNAI



## OUR PASSION IS FOR PERFECTION

Sobha Developers is a quality and delivery focused organization with proven credentials of having delivered a total developed area of 56.38 million sq. ft.; 85 residential and 230 contractual projects across 23 cities in India.

It is a listed organization, admired for its ethical and accountable practices as well as its backward integrated business model that delivers engineering excellence.

Sobha's in-house training & development initiative, the Sobha Academy, produces highly skilled technicians and reflects upon it's pursuit of excellence.

Sobha creates life spaces no less than a work of art with its internationally experienced workforce which adheres to superior German quality benchmarks.



## A LEGACY OF QUALITY

Mr. P.N.C. Menon, the founder of Sobha Developers Ltd., based the Company on a mandate to 'transform the way people perceive quality.'

He is well known and respected for the high quality standards that he has created and followed in terms of best-in-class interiors and construction since 1977.

His legacy includes monarchical palaces, presidential suites, hotels, villas and over 120 prestigious international projects.





Sobha Interiors Division



Sobha Glazing And Metal Works Division



Sobha Concrete Products Division



Sobha Restoplus Spring Mattress Division

## WE ENSURE THE BEST QUALITY BY DOING IT OURSELVES

Sobha Developers is the only backward integrated real estate company in India. The in-house expertise and infrastructure of Sobha Developers includes:

- Design Studio : Architecture, Structural and MEP
- Factories : Wood Works, Glazing & Metal works and Concrete Blocks
- Training Academy : Sobha Academy for technical and skilled manpower
- Project Management : Centralised Planning and Execution, Specilised R&D and Value Engineering Teams
- Technology : German machinery for precision manufacturing





Sobha Emerald, Coimbatore



Sobha Ivory, Bangalore



Sobha Sunflower, Bangalore

## SETTING NEW STANDARDS IN QUALITY

Sobha's legendary quality and meticulous attention to detail will set a new standard in Chennai. From the backward integrated planning model to the high-end specifications, Sobha will introduce a whole new world of luxury living to the city.





Sobha Amber, Bangalore



Sobha Daffodil, Bangalore





PRESENTING  
SOBHA'S SECOND  
LUXURY LANDMARK  
IN CHENNAI

SOBHA  
serene  
CHENNAI





# LUXURY, QUALITY AND FINE LIVING REDEFINED

Sobha brings a whole new standard of fine living to Chennai with Sobha Serene. These aesthetically designed luxury homes with impeccable interiors and top of the class specifications are set in a tranquil space, within greater Chennai limits, near Porur.

Each apartment is spaciouly designed to feel like an independent home embellished with the finest lifestyle amenities. Sobha's eye for detailing, quality features and expertise make this a home that will truly redefine luxury living in the city.

Sobha Serene is spread across a verdant and peaceful 3.15 acres with 8 comprising of 176 units. Each wing has a stilt plus 4 designs that optimize luxury and privacy.

3 Bedroom : 1579.91 sq.ft. to 1739.94 sq.ft.

2 Bedroom + Study : 1372.70 sq.ft. to 1525.19 sq.ft.

2 Bedroom : 1315.57 sq.ft. to 1545.37 sq.ft.

1 Bedroom : 597.97 sq.ft. to 610.75 sq.ft.





MASTER PLAN

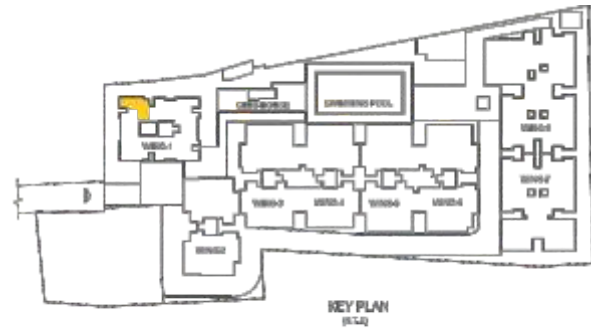
PROJECT DETAILS

ROOM TYPE	NO OF UNITS	SIZE (In sq. ft.)	FLOOR PLAN TYPE	
1 BEDROOM	40	597.97 - 610.75	WITHOUT PRIVATE TERRACE	1A, 1B, 1C, 1D
			WITH PRIVATE TERRACE	2E1, 2K1, 2L1
2 BEDROOM	56	1315.57 - 1545.37	WITHOUT PRIVATE TERRACE	2E, 2G, 2H, 2J, 2K, 2L, 2M, 2N
			WITH PRIVATE TERRACE	2A1, 2B1, 2C1, 2D1
2 BEDROOM + STUDY	40	1372.70 - 1525.19	WITHOUT PRIVATE TERRACE	2A, 2B, 2C, 2D, 2F
			WITH PRIVATE TERRACE	3A1, 3B1, 3C1, 3D1, 3E1, 3F1, 3G1
3 BEDROOM	40	1579.91 - 1739.94	WITHOUT PRIVATE TERRACE	3A, 3B, 3C, 3D, 3E, 3F, 3G
			WITH PRIVATE TERRACE	
TOTAL	176			

PRIVATE TERRACE ONLY IN FIRST & FOURTH FLOORS



## TYPE 1A



## TYPE 1C



AVAILABLE IN  
WING 1 ONLY

## FLOOR PLAN

1 BEDROOM

597.97 - 610.75 sq. ft.



KEY PLAN  
(A13)



**KEY PLAN**  
(PG2)

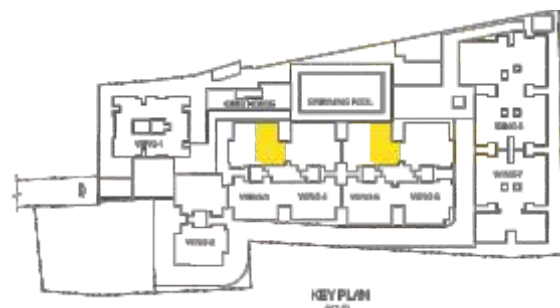


A key plan of the building showing the layout of rooms. The plan includes a swimming pool, a gym, a library, a computer room, a music room, a drama room, a dance room, a sports hall, and a canteen. The swimming pool is located in the central part of the building, adjacent to the gym and library. The gym is located to the left of the swimming pool. The library is located to the right of the swimming pool. The computer room is located below the swimming pool. The music room is located to the left of the computer room. The drama room is located to the right of the computer room. The dance room is located below the drama room. The sports hall is located to the left of the dance room. The canteen is located to the right of the sports hall. The plan is labeled 'KEY PLAN (CV.4)' at the bottom.

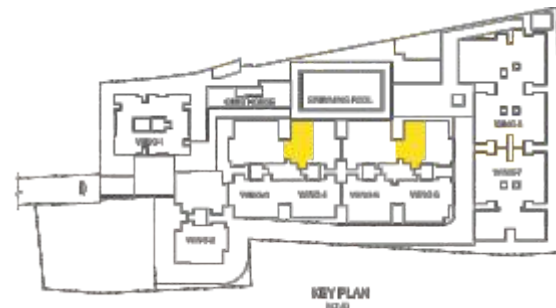


1315.57 - 1545.37 sq. ft.

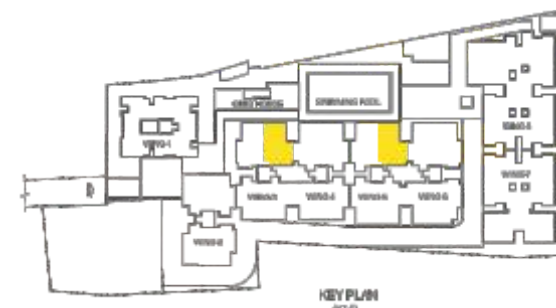
## TYPE 2A1



## TYPE 2B1



## TYPE 2A



# FLOOR PLAN

1372.70 - 1525.19 sq. ft.



A site plan of the West Campus. The plan shows several buildings labeled V100-1, V100-2, V100-3, V100-4, V100-5, V100-6, V100-7, and V100-8. A yellow shaded area is located between V100-1 and V100-3. A rectangular area labeled "SWIMMING POOL" is located between V100-3 and V100-4. A yellow line runs along the perimeter of the buildings and the pool area. The plan is titled "WEST CAMPUS" and "SITE PLAN" at the bottom.



Floor plan of the second floor of the Newham Community Centre. The plan shows various rooms including a swimming pool, a gym, and several smaller rooms. A yellow highlight is placed on the room labeled 'Gym'.



KEY PLAN



### 3 BEDROOM

1579.91 - 1739.94 sq. ft.

STRUCTURE

- Stilt plus 4 storey RCC framed structure with masonry walls.
- Covered car park for 2 BHK, 2BHK+Study and 3 BHK in stilt floor.
- Covered two wheeler park for 1 BHK in stilt floor.

FOYER/LIVING/DINING

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

BEDROOMS

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

TOILETS

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling upto false ceiling.
- False ceiling with grid panels.
- Granite vanity counter with wash basin in master bedroom toilet except in 1 bedroom

KITCHEN

- Superior quality ceramic tile flooring.
- Superior quality ceramic tiling upto lintel.
- Plastic emulsion paint for wall from lintel to ceiling.
- Plastic emulsion paint for ceiling.

BALCONIES/UTILITIES

- Superior quality ceramic tile flooring and skirting.
- Granite coping for parapet/MS handrail as per design.
- Plastic emulsion paint for ceiling.
- All walls painted in textured paint.

JOINERY

Main Door/ Bedroom Doors

- Frame – Timber
- Architrave - Timber
- Shutters – with both side masonite skin.

Toilet Doors

- Frame – Timber
- Architrave – Timber

- Shutters –with outside masonite and inside laminate
- All other external doors to be manufactured in specially designed aluminium extruded frames and shutter with panels.

Heavy-duty aluminium glazed Sliding windows & French windows made from specially designed and manufactured sections.

COMMON AREAS

- Ceramic tile/ Vitrified tile/ Granite flooring.
- Superior quality ceramic tiling up to ceiling.
- Plastic emulsion paint for ceiling.
- Ceramic tile flooring and skirting. (1 BHK Only)
- Textured Paint for walls up to ceiling. (1 BHK Only)

STAIRCASE

- Granite for treads & Risers
- Textured Paint for Walls.
- Plastic emulsion paint for ceiling.
- MS handrail.

LIFTS

- Designer Lifts of reputed make.

COMMON FACILITIES  
(COMMON TO ALL APARTMENTS IN THE PROJECT)

- About 7500 Sft Well-equipped clubhouse.
- Swimming pool.

ELECTRICAL

- TNEB Power supply :  
3 Bedroom - 6 KW Three Phase supply per flat.  
2 Bedroom + Study - 5 KW Three Phase supply per flat  
2 Bedroom - 5 KW Three Phase supply per flat  
1 Bedroom - 3 KW Single Phase supply per flat
- Stand by power (Generator back up) of 1000 Watts for 3 Bedroom, 2 Bedroom + Study & 2 Bedroom, 500 Watts for 1 Bedroom.
- 100% stand by power (Generator back up) for common facilities
- Power connection for Split A/C in all Bedrooms and Living.
- Telephone point in living and one bedroom.
- T.V point in living and one bedroom.
- Conduiting provision for Intercom facility from security cabin to each apartment.
- Providing and fixing of exhaust fans in all the toilets and kitchen

PLUMBING & SANITARY

- Sanitary fixture of reputed make in toilet.
- Chromium plated fittings of reputed make in kitchen & toilet.

Specifications Disclaimer

- The Views shown are artist's impression only.
- The size, shape and position of doors / windows, columns, design of railings and various other elements are subject to change.
- The furniture / fixtures, including counter in kitchen is shown to indicate the space available and likely position of electrical points are not a part of standard specification
- The finishes - flooring, tiles in toilet, kitchen, utility, balconies etc., paint colour, door finish / colour, and any other finishes are only indicative and are subject to change.
- The dimensions and areas shown are from block to block

Sobha Developers reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way be detrimental to the quality of the building.

SPECIFICATIONS



# LUXURY AMENITIES - REDEFINED

Beside a luxury clubhouse spread across two floors, Sobha Serene also offers its residents the finest amenities – carefully planned and impeccably designed to give them a truly unforgettable home experience.

- About 7,500 sq.ft. well-appointed Clubhouse
- Swimming Pool and Toddlers Pool
- Gymnasium
- Multipurpose Hall
- Table Tennis, Cards, Carom
- Pool Table
- Children's Play Area
- Landscaped Parks
- Jacuzzi / Steam
- Open Terrace For Private Party
- Meditation / Yoga / Aerobics room
- Basket Ball Ring
- Reflexology Pathway
- Visitors' Lounge
- Two Exclusive Guest Rooms

## Services:

- Waste water recycling for landscaping
- Emphasis on ample natural light and ventilation
- Solar lighting system in common area
- Effective storm drain network
- Rainwater recharge pits
- Organic waste converter



# THE HUB OF LIVING AND COMMERCIAL ACTIVITY - REDEFINED

Porur is fast emerging as an important hub that connects new Chennai with the older parts of the city. Situated at the gateway to Sriperumbudur, the area has witnessed major investments by prominent National and International companies. With all the necessary infrastructure in place, it is perfect as a residential and commercial hub.

Advantages of a home in Porur include

- A number of IT SEZ's in the vicinity.
- Easy connectivity to major business areas like Nungambakkam, Kodambakkam and Anna Nagar.
- Several schools and colleges nearby.
- Close proximity to Multi specialty hospitals and health services.
- Easy access to the airport and suburban railway stations.





## LOCATION MAP





# KNOW YOUR NEIGHBOURHOOD

SCHOOLS:	COLLEGES:	HOSPITALS:	SHOPPING:
St. John's International School	Dr. MGR Engineering College	Sri Ramachandra Hospital	Mega Mart
The PSBB Millennium School	Raja Rajeswari Engineering College	MIOT Hospital	Lifestyle
Chennai Public School	Panimalar Engineering College	Saveetha Medical Hospital	Reliance Trend
Christ School	Sri Ramachandra Medical College	Ramadoss Multi Speciality Hospital	Big Bazaar
	ACS Medical College	SJS Ayurveda Hospital	More Super Market
EATOUTS:	SA Engineering College	Vasan Eye Care Hospital	Ampa Skywalk Mall
Grand Residency	SKR Engineering College	ESI Hospital	
KFC	Sacred Heart College	ACS Hospital	
Café Coffee Day	Apollo Nursing College		
Karaikudi			
Ratna Café			

# PROXIMITY (approx.)

Chennai Airport (Intl. And Domestic)	19 Kms	HOSPITALS	
Chennai Central Railway Station	19 Kms	Sri Ramachandra Hospital	5.7 Kms
Sriperumbudur / Oragadam	13.3 Kms	ACS Hospital	1.8 Kms
		MIOT Hospital	10.5 Kms
SCHOOLS		COLLEGES	
Christ School	2.6 Kms	Saveetha Dental College	1.2 Kms
The PSBB Millennium School	8.7 Kms	Sri Ramachandra Medical College	5.7 Kms
Chennai Public School	10.8 Kms	Dr MGR University	6.3 Kms
La Chatelaine School	9.7 Kms		
LEISURE ZONE			
Ampa Skywalk	12.5 Kms		