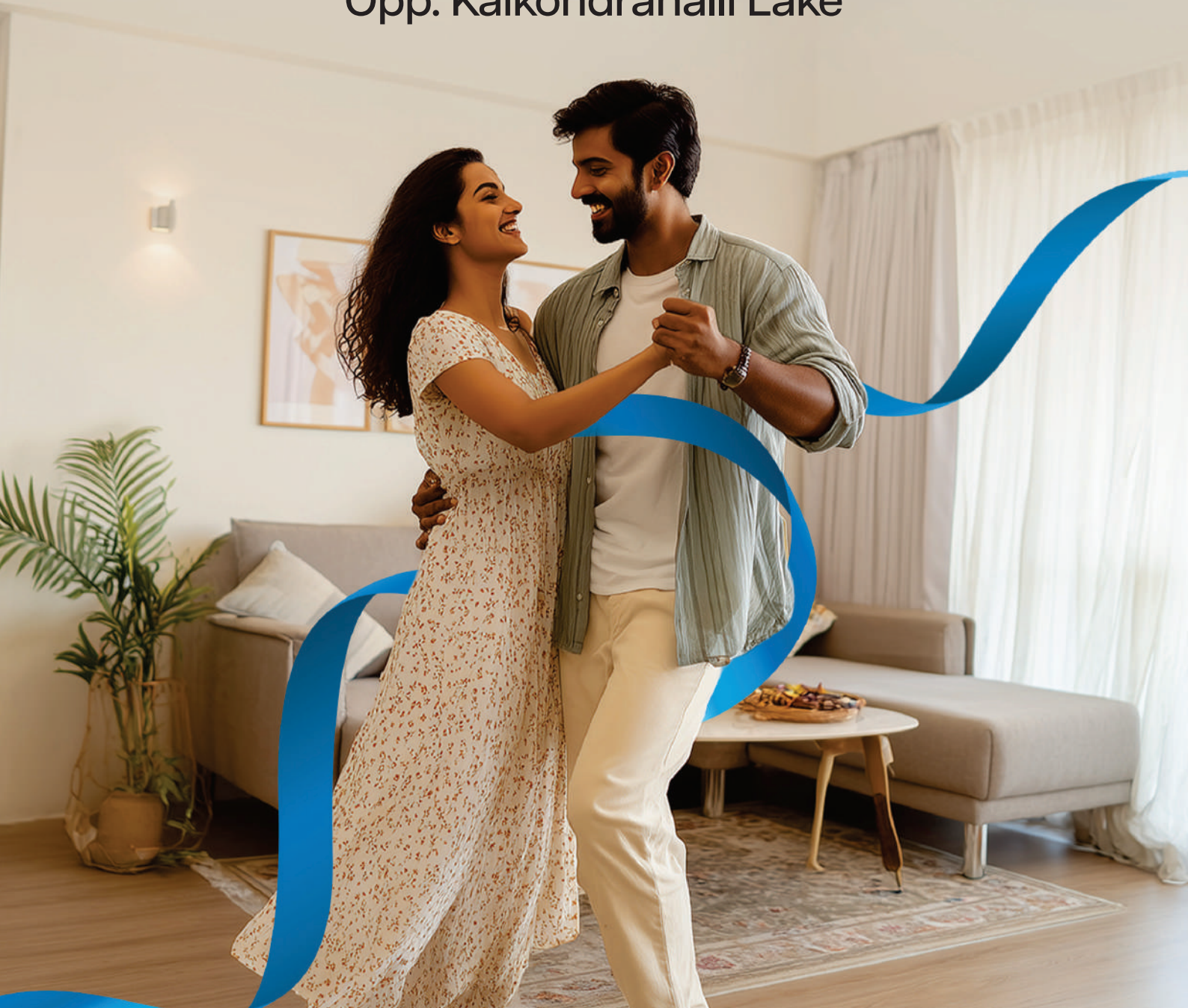


S SRI BALAJI
VAIBHAV

SERENITY LAYOUT
OFF SARJAPUR ROAD

FRESHLY
READY HOMES

Opp. Kaikondrahalli Lake



Carefully curated gardens Thoughtfully built clubhouse



Your home will be surrounded by beautifully landscaped gardens and anchored by a state-of-the-art clubhouse. Quality craftsmanship in every corner, designed for your future comfort.

Just
136 Exclusive Homes

2 Mins From
Kaikondrahalli Lake, Sarjapur Road

1, 2, 3 BHKs
from 735 sq. ft. to 1715 sq. ft.

Located in the
Peaceful Serenity Layout



No Common Walls
Vastu-compliant Homes



Your new home

Your new social life



Step into a locality where the streets are alive with energy. From buzzing lounge bars to lively streets, you'll be surrounded by the perfect mix of entertainment, dining, and nightlife right at your doorstep.

5 mins to
Sarjapur Social

6 mins to
Gladia

6 mins to
The Bier Library

7 mins to
Badmaash



Locality: Lovely calm

Location: Lively charm



Discover the best of both worlds: your home nestled in a calm, serene locality where peace and privacy reign, yet just minutes away, the location buzzes with life. Cafes, shops, and vibrant streets make every outing a little adventure.

5 mins to
Supreme Arcade

8 mins to
Aishwarya Hypercity

10 mins to
Centro

10 mins to
SK Arcade



Location Map

Schools

Asia Pacific World High School	500 Mtrs
St Peter's School	700 Mtrs
Chevalier Academy	2 Kms
Royale Concorde School	2.5 Kms
The Atelier	2.5 Kms
GEAR Innovative International School	3.5 Kms
Orchid the international	6.5 Kms

Shopping

Supreme Arcade	2 Kms
Aishwarya Hypercity	2 Kms
Centro	3 Kms
Soul Space Spirit Central	3 Kms
SK Arcade	3 Kms

Hospitals

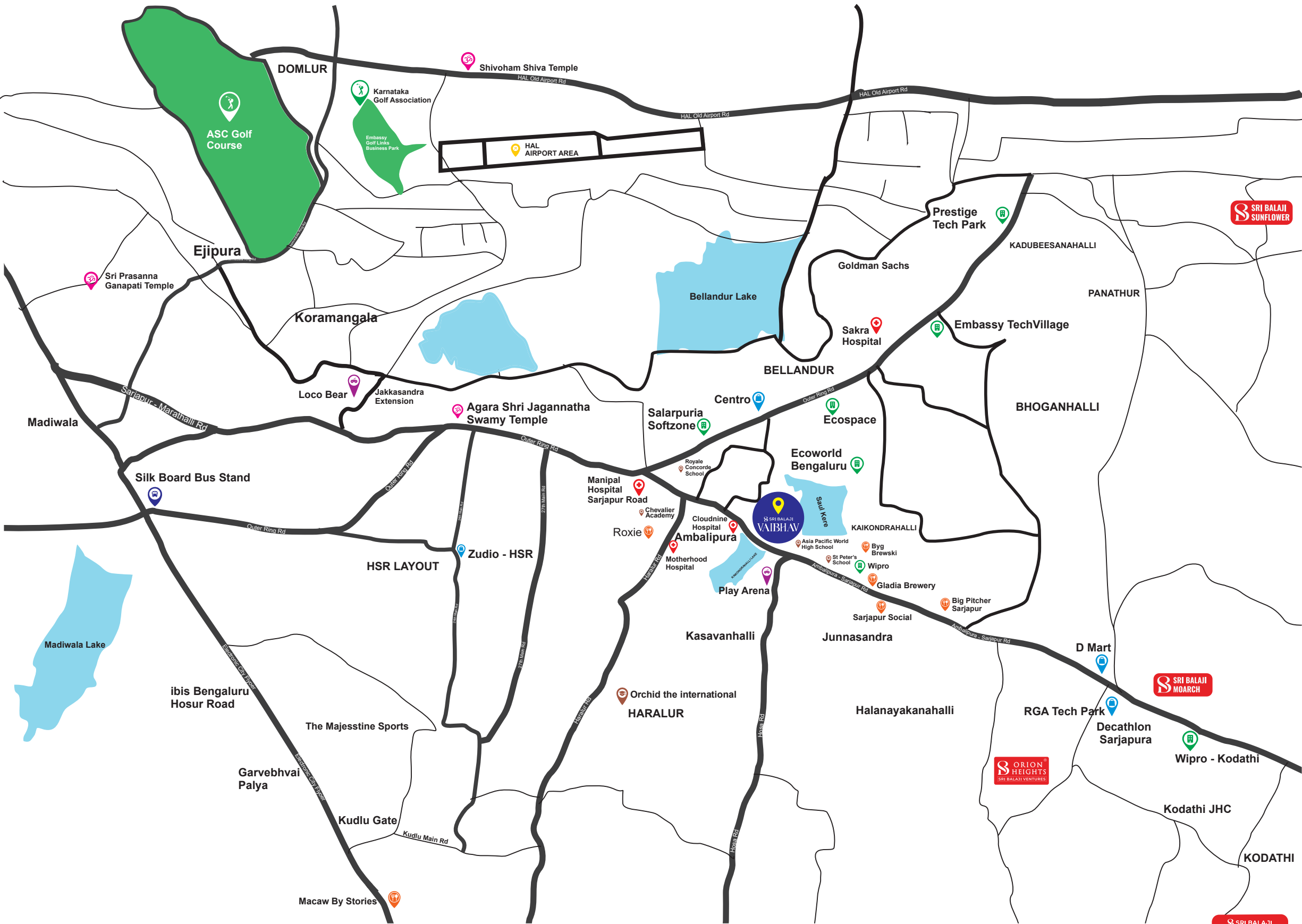
Cloudnine Hospital	1 Km
Manipal Hospital	2 Kms
Motherhood Hospital	3 Kms
Sakra World Hospital	5 Kms
Narayana Clinic	6 Kms
Rainbow Children's Hospital	11 Kms

Night Life

Byg Brewski Brewing Company	1 Km
Aurum Brews	1 Km
Sarjapur Social	1.5 Km
Big Pitcher	1.5 Km
Roxie	2 Kms
Badmaash	2.5 Kms
The Bier Library	2.5 Kms
RadioBar	5 Kms

Tech Parks

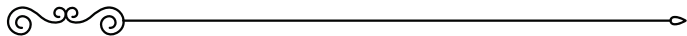
Wipro Limited	1.3 Km
RGA Tech Park	3.5 Kms
Wipro Kodathi	4.5 Kms
Ecoworld	5 Kms
Eco Space	5 Kms
Pritech Park	5 Kms
Embassy Tech Village	6 Kms
Prestige Tech Park	6 Kms



Master Plan



Amenities



Gym



Indoor Games



Multipurpose Hall



Jogging Track



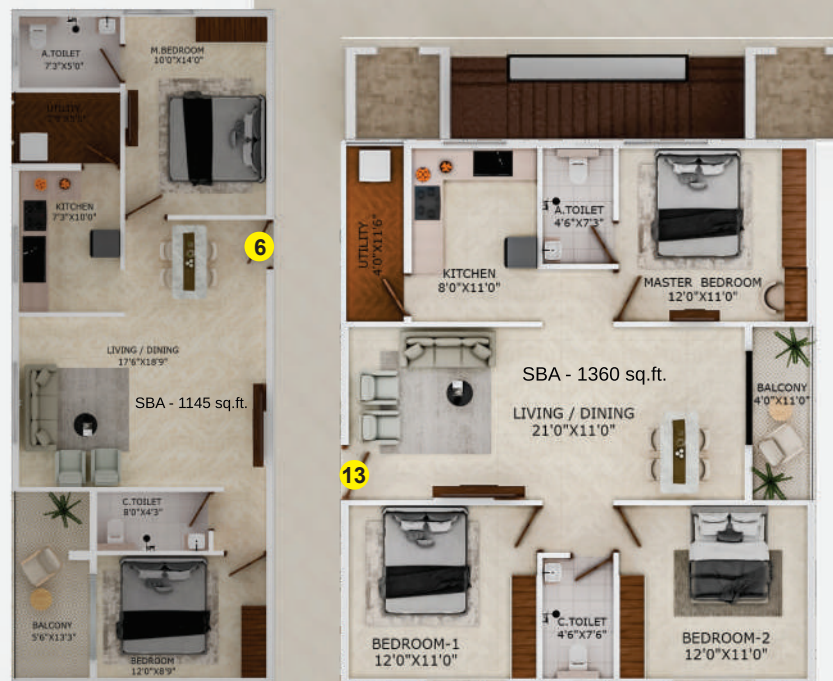
EV Charging Point



Kids Play Area

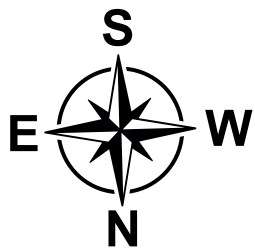


BLOCK - A

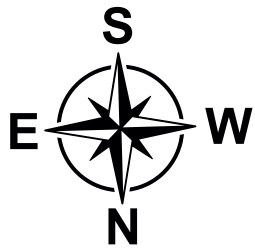


BLOCK - B

BLOCK - C



BLOCK - D



Specifications

ASSOCIATED PARTNERS



WALLS

- 6” thick cement solid blocks for exterior walls
- 4” thick cement solid blocks for interior walls

MAIN DOOR

- Frame: Beechwood frame with PU Polish (Ferodoor)
- Shutter: 35 mm Flush door with both side veneer finish & PU Polish
- Digital Lock of Yale Brand

TOILETS

- Ceramic tile flooring
- Glazed tiles dado up to 7 feet height

SANITARY

- Jaquar/Equivalent CP fittings
- Jaquar/Equivalent sanitary ware

FLOORING

- Premium quality vitrified tiles for flooring
- Anti-skid tiles for balcony and utility areas

COMMON AREA

- Granite flooring for the common areas

KITCHEN

- Granite platform with stainless steel sink

INTERNAL DOORS

- Frame: 45 mm Laminate Wrapped LVL Frame
- Shutter: 35 mm Fero Laminated Flush Door

TOILET DOOR

- Frame: 45 mm Laminate Wrapped LVL Frame
- Shutter: 35 mm Fero Laminated Flush Door

WINDOWS

- Three-track and two-track UPVC windows with safety grills

TV. & TELEPHONE

- TV and telephone points in the living room and master bedroom

TOILETS

- Ceramic tile flooring
- Glazed tiles dado up to 7 feet height

CAR PARKING

- Exclusive covered car parking

LIFT

- 8-passenger automatic lift (Schindler)

PAINTING

- **Internal walls:** Smoothly plastered, with primer lime rendering and finished with emulsion paint
- **External walls:** Finished with primer and ACE paint

WATER SUPPLY

- Water supply from borewell

POWER BACKUP

- Generator for common areas, lifts, and lighting points
- 1KW power backup for each flat



About Us

Growing up in a modest neighbourhood, Mr. Ramappa and Mr. Lakshmappa witnessed the struggles of their community, from poor housing to environmental decline. Refusing to accept the status quo, they set out to transform real estate with integrity, responsibility, and sustainability at the core.

Driven by knowledge and entrepreneurial spirit, the brothers embraced sustainable design and modern technology to shape a future where buildings stand as symbols of architectural excellence and environmental stewardship.

SRI BALAJI BUILDERS

BUILDING DREAMS. CREATING LEGACIES

15+
YEARS OF
EXPERIENCE

25L+
SQ.FT
DELIVERED

20+
PROJECTS
COMPLETED

3000+
HAPPY
CUSTOMERS



Sri Balaji White Woods



Sri Balaji Sunflower



Sri Balaji Urban Retreat



United Meadows



Sri Balaji Rose Woods



Sri Balaji Monarch



Sri Balaji Orion Heights



Site Address

SRI BALAJI VAIBHAV, Sy. No. 40, 41 & 30
SERENITY LAYOUT, KAIKONDRAHALLI VILLAGE,
VARTHUR HOBLI, BENGALURU EAST, 560035

RERA NO. : PRM/KA/RERA/1251/446/PR/240225/007522

 **73381 85920**

SRI BALAJI
VAIBHAV

SERENITY LAYOUT
OFF SARJAPUR ROAD

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Exclusive
Marketing Partner
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