



LUXURY LIVING  
REDEFINED

**SOBHA DEVELOPERS LTD.**

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Sobha Serene : Survey Nos. / S. No. 77/2E, 77/2F, 77/7, 97/1A2, 97/1A3, 97/1A4 & 97/36 at Senneerkuppam, off Porur - Poonamallee High Road, Chennai.

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

**SOBHA**  
**serene**  
Luxury Apartments near Porur, 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 47.37 million sq. ft.; 73 residential and 198 contractual projects, across 21 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 its 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.

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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, R&D and Value Engineering Teams, etc.
- Technology : German machinery for precision manufacturing

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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.

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Sobha Amber, Bangalore



Sobha Daffodil, Bangalore

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PRESENTING  
SOBHA'S SECOND  
LUXURY LANDMARK  
IN CHENNAI

SOBHA  
**serene**

Luxury Apartments near Porur, 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 wings of 176 units. Each wing has a stilt plus 4 designs that optimize luxury and privacy.

- 3 Bedroom : 1579 sq.ft. to 1740 sq.ft.
- 2 Bedroom + Study : 1372 sq.ft. to 1525 sq.ft.
- 2 Bedroom : 1315 sq.ft. to 1545 sq.ft.
- 1 Bedroom : 600 sq.ft. to 614 sq.ft.





MASTER PLAN

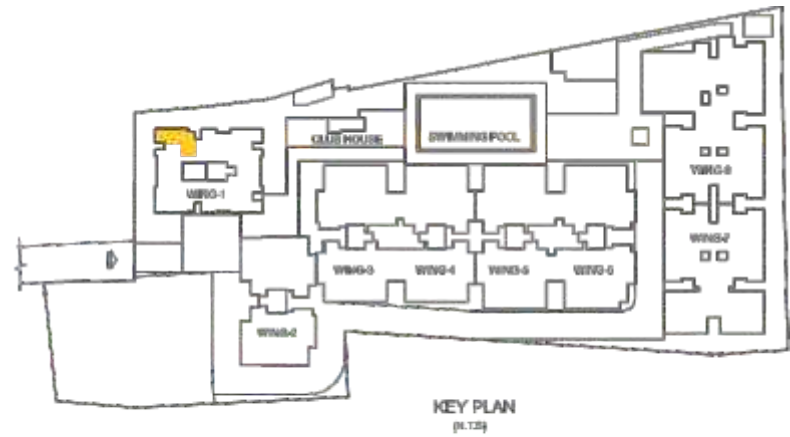
PROJECT DETAILS

ROOM TYPE	NO OF UNITS	SIZE (In sq. ft.)	FLOOR PLAN TYPE	
1 BEDROOM	40	600 - 614	WITHOUT PRIVATE TERRACE	1A, 1B, 1C, 1D
2 BEDROOM	56	1315 - 1545	WITH PRIVATE TERRACE	2E1, 2K1, 2L1
			WITHOUT PRIVATE TERRACE	2E, 2G, 2H, 2J, 2K, 2L, 2M, 2N
2 BEDROOM + STUDY	40	1372 - 1525	WITH PRIVATE TERRACE	2A1, 2B1, 2C1, 2D1
			WITHOUT PRIVATE TERRACE	2A, 2B, 2C, 2D, 2F
3 BEDROOM	40	1579 - 1740	WITH PRIVATE TERRACE	3A1, 3B1, 3C1, 3D1, 3E1, 3F1, 3G1
			WITHOUT PRIVATE TERRACE	3A, 3B, 3C, 3D, 3E, 3F, 3G
<b>TOTAL</b>	<b>176</b>			

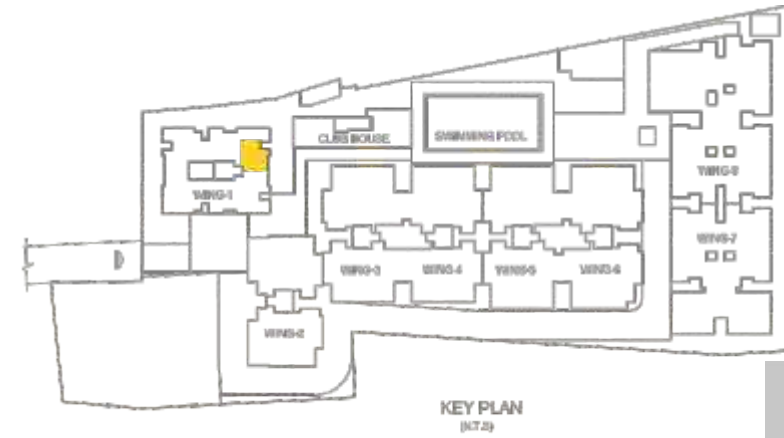
PRIVATE TERRACE ONLY IN FIRST & FOURTH FLOORS



## TYPE 1A



## TYPE 1C



Available in  
Wing 1 only

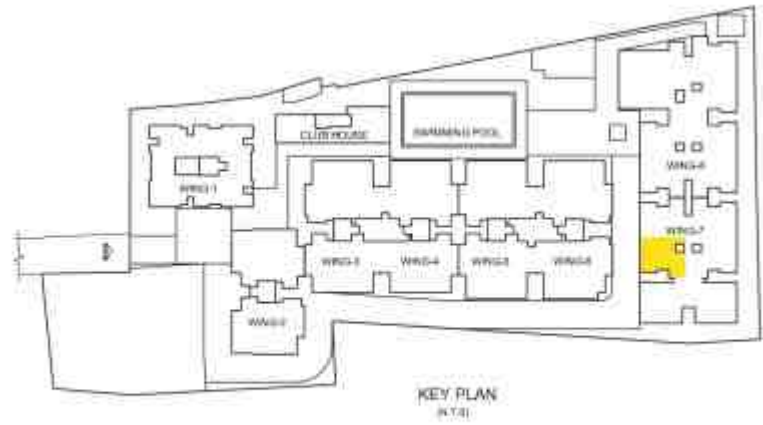
## FLOOR PLAN

1 BED ROOM

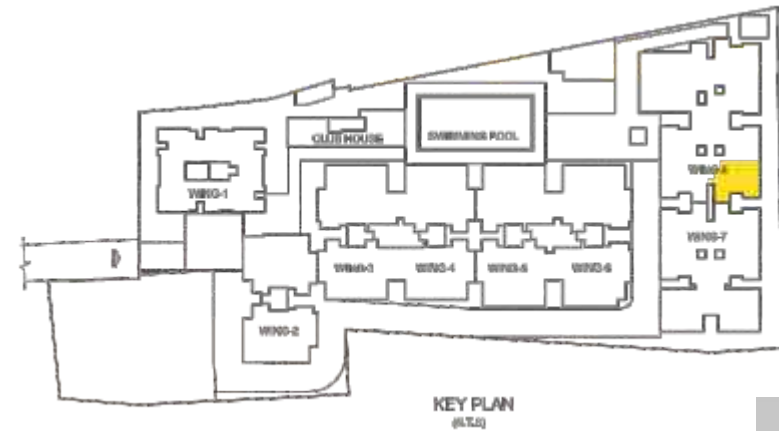
600 - 614 sq. ft.

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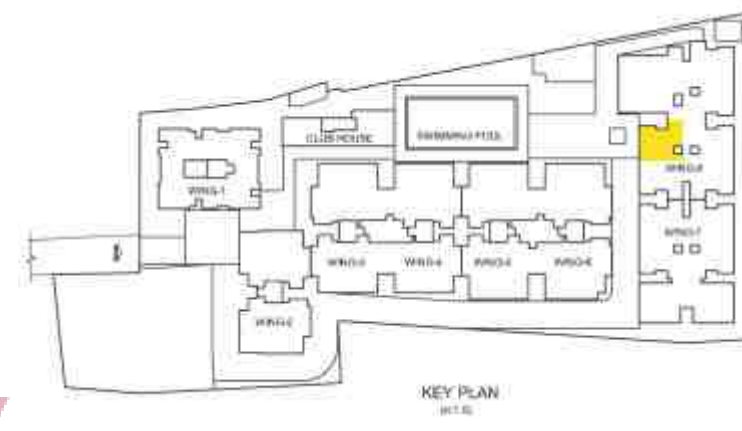
# TYPE 2G



# TYPE 2H



# TYPE 2J



## FLOOR PLAN

2 BED ROOM

1315 - 1545 sq. ft.

## TYPE 2A1



KEY PLAN  
(ft.2)



## TYPE 2B1



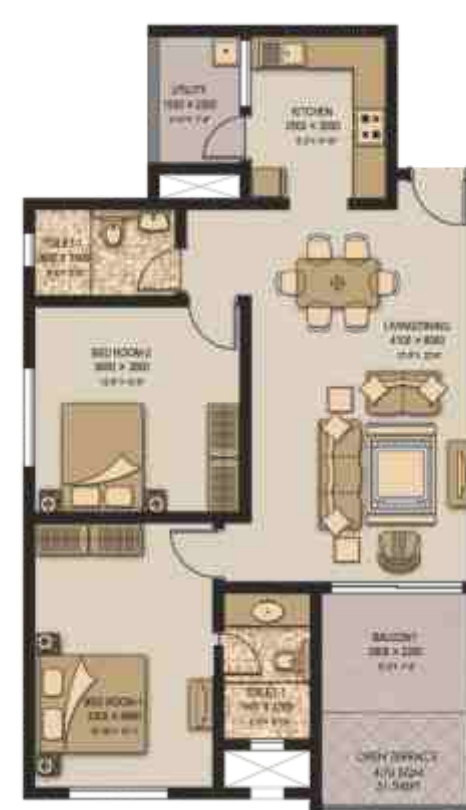
KEY PLAN  
(ft.2)



## TYPE 2E1



KEY PLAN  
(ft.2)

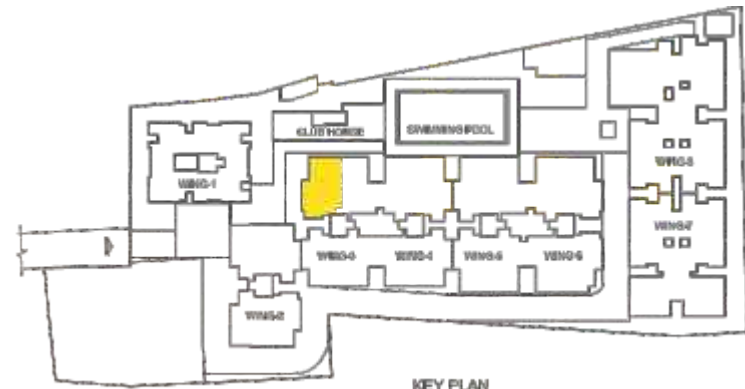


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FLOOR PLAN  
2 BED ROOM + STUDY

1372 - 1525 sq. ft.

# TYPE 3A1



# TYPE 3B1



# TYPE 3F1



## FLOOR PLAN

3 BED ROOM

1579 - 1740 sq. ft.

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## 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.

## 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.



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# SPECIFICATIONS

# LUXURY AMENITIES - REDEFINED

Beside a luxury club house 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 7500 sq.ft. well appointed Club House
- 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



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# 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

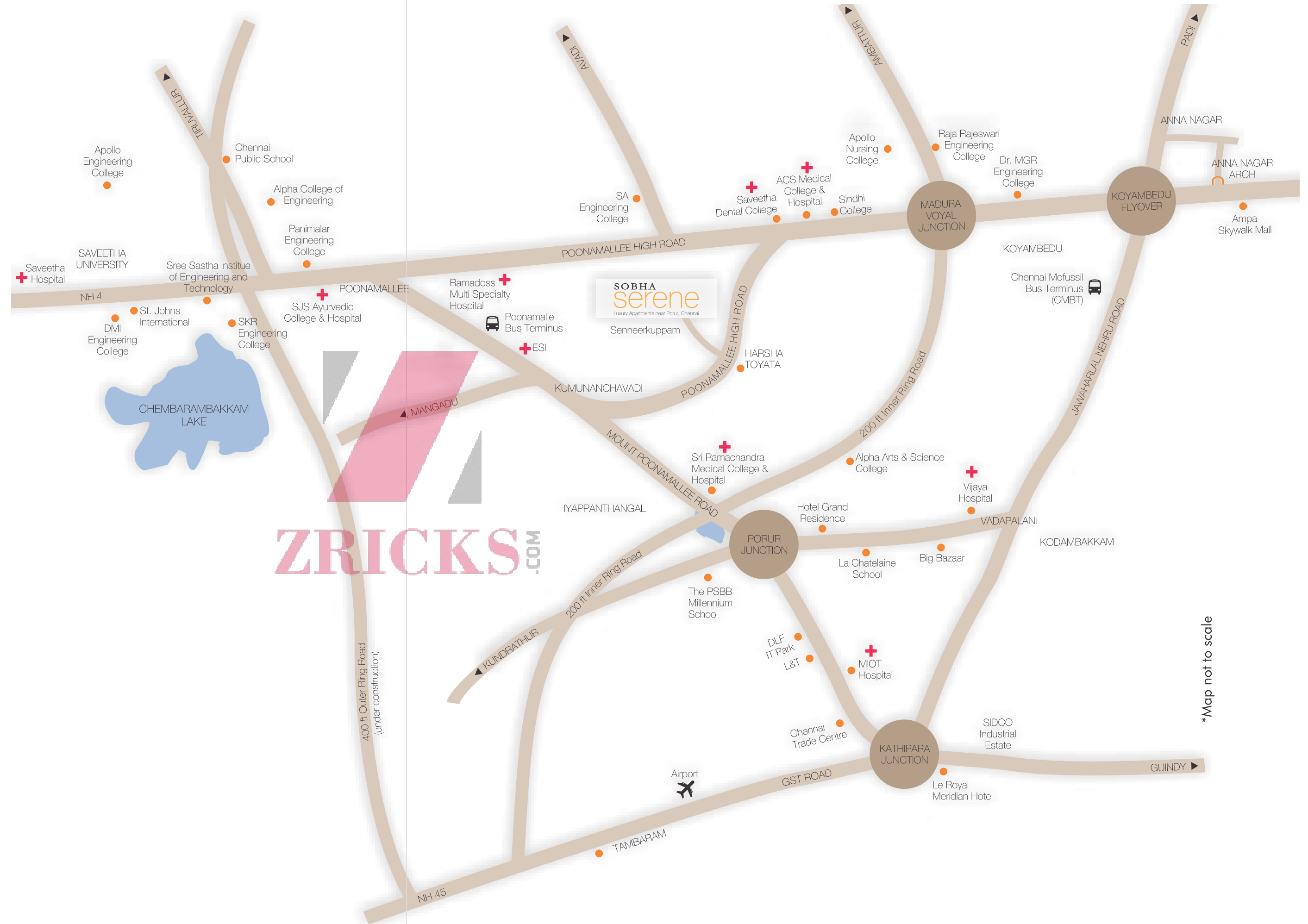
- A number of IT SEZ's in the vicinity.
- Easy connectivity to major business areas like Nungambakkam, Kodambakkam and Anna Nagar.
- Several schools and colleges nearby.
- Close proximity to Multi specialty hospitals and health services.
- Easy access to the airport and suburban railway stations.

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# LOCATION MAP





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## KNOW YOUR NEIGHBOURHOOD

### SCHOOLS:

St. John's International School  
The PSBB Millennium School  
Chennai Public School  
Christ School

### EATOUTS:

Grand Residency  
KFC  
Café Coffee Day  
Karaikudi  
Ratna Café

### COLLEGES:

Dr. MGR Engineering College  
Raja Rajeswari Engineering College  
Panimalar Engineering College  
Sri Ramachandra Medical College  
ACS Medical College  
SA Engineering College  
SKR Engineering College  
Sacred Heart College  
Apollo Nursing College

### HOSPITALS:

Sri Ramachandra Hospital  
MIOT Hospital  
Saveetha Medical Hospital  
Ramadoss Multi Speciality Hospital  
SJS Ayurveda Hospital  
Vasan Eye Care Hospital  
ESI Hospital  
ACS Hospital

### SHOPPING:

Mega Mart  
Lifestyle  
Reliance Trend  
Big Bazaar  
More Super Market  
Ampa Skywalk Mall

## PROXIMITY (approx.)

Chennai Airport (Intl. And Domestic) 30 mins  
Chennai Central Railway Station 35 mins  
Sriperumbudur / Oragadam 30 mins

### SCHOOLS

Christ School 2 mins  
The PSBB Millennium School 15 mins  
Chennai Public School 15 mins  
La Chatelaine School 15 mins

### LEISURE ZONE

Ampa Skywalk 25 mins

### HOSPITALS

Sri Ramachandra Hospital 5 mins  
ACS Hospital 5 mins  
MIOT Hospital 10 mins

### COLLEGES

Saveetha Dental College 2 mins  
Sri Ramachandra Medical College 5 mins  
Dr MGR University 7 mins

Notes

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