



Serene Urbana

Lead life at your own pace and comfort ...!

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About Ozone Urbana

Living the integrated township lifestyle.



Buying a home makes it to the top of most people's wish lists. When you move into an Ozone Urbana home, you will also be moving into a self-sufficient, mini-city that keeps you close to all your needs. Ozone Urbana is the largest integrated township in Bengaluru. With its strategic location in the fastest developing corridor of Bengaluru, you have the city right at your doorstep. Situated 25 minutes from Hebbal, on NH-7, your home will be a short walk away from all your needs like the school, hospital, hotel, restaurants, mall, pubs and the gym, all within Ozone Urbana. You can also enjoy close proximity to the BIAL, being just 5 kms away.

Ozone Urbana is the ideal value-for-money project which promises a lifestyle unmatched anywhere else in the city. Being minutes away from your workplace, you have the option of walking to work at leisure. Furthermore, you could choose to work in one of the IT/ITES or business parks within the township. With an internal road network of about 5.4 kms and 3 kms of dedicated bicycle track, Ozone Urbana encompasses complete social infrastructure within the township such as school, clubhouse, gardens, shopping arcade, malls, multiplex, hospital and the like. And while you indulge, you can also enjoy the comfort of security in the warmth of community living. This monumental project spread over 150 acres is set lush greenery and keeps you just minutes, and not kilometres away, from your needs.

Serene Retirement Communities - Our Mission

To serve Senior Citizens by creating specially designed, elderly-friendly and nature- inspired living spaces with state of the art amenities and which will facilitate them to lead a peaceful, healthy and contented life in their silver years.

In so doing, make consistent initiatives in creating and managing Serene Retirement Communities in as many ideal locations as possible and, promote an active retirement life filled with happiness, joy, satisfaction, independence, freedom, respect and dignity.



Serene Retirement Communities - The Concept

Serene Living is an ideal lifestyle concept created for senior citizens. It embodies trouble-free retired life with emphasis on quality of life during one's silver years.

Serene provides active life for like-minded people who can cherish personal freedom and get need-specific, dignified and efficient services. In short, the residents get 'Quality Care and Services Beyond Compare' at Serene.

Serene enables residents to enjoy group cohesion and active retired life. Team Serene has the experience and expertise to make sure that the residents get everything right so that they enjoy their second-childhood, comfortably. Serene Living is unique, rejuvenating and SERENE in every sense of the word!

Serene Retirement Communities - Comforts

- Specially designed infrastructure and amenities for Senior Citizens
- Quality care and support services needed for various stages of retired life be it independent or assisted living or Continuous Care stage
- Avenues and opportunities to lead active life
- Spiritual and Religious activities without any compulsion
- Emphasis on services, care and comfort
- Opportunities to use talent of senior citizens
- Provide what senior citizens need and not ask them to compromise with what is provided
- Lead life not in isolation but as part of a like-minded group with emphasis on Group Cohesion
- Be spared from noise, traffic, pollution etc.



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Serene Retirement Communities - An Overview

The social framework in India is witnessing a paradigm shift. The fast paced lifestyle makes it difficult for senior citizens to cope with. Having fulfilled their social, professional and family obligations, senior citizens certainly deserve a healthy, active and peaceful life during their silver years.

Serene Communities are neither 'old age homes' nor simple real estate projects. Serene Communities are tailor-made for senior citizens who prefer peaceful and hassle-free lifestyle in an eco-friendly environment.

About Serene Urbana

Bengaluru - A city that can offer the best of cosmopolitan lifestyle in India mixed with medical facilities, excellent climatic conditions and connectivity to major parts of India and world. Serene Urbana, Bengaluru offers the best anyone can expect for a comfortable and luxurious retirement lifestyle. Serene Urbana, part of Ozone Urbana Integrated Business Township is situated at a call's distance from the Bengaluru International airport at Devanahalli. Serene Urbana will have 314 retirement apartments.



Ozone Urbana Master Layout



Legend

1. Main Entrance
2. Five Star Hotel
3. Management Office
4. Retail / Mall
5. Business Park I
6. Business Park II
7. Serviced Commercial Plot I
8. Serviced Commercial Plot II
9. Hospital
10. School
11. IT / ITES Park
12. Club House I
13. Club House II
14. Urbana Meadows - Serviced Residential Plots
15. Urbana Aqua - First Home Apartments
16. Urbana Greens - Villas
17. Serene Urbana

Serene Urbana - Site Layout

Legend

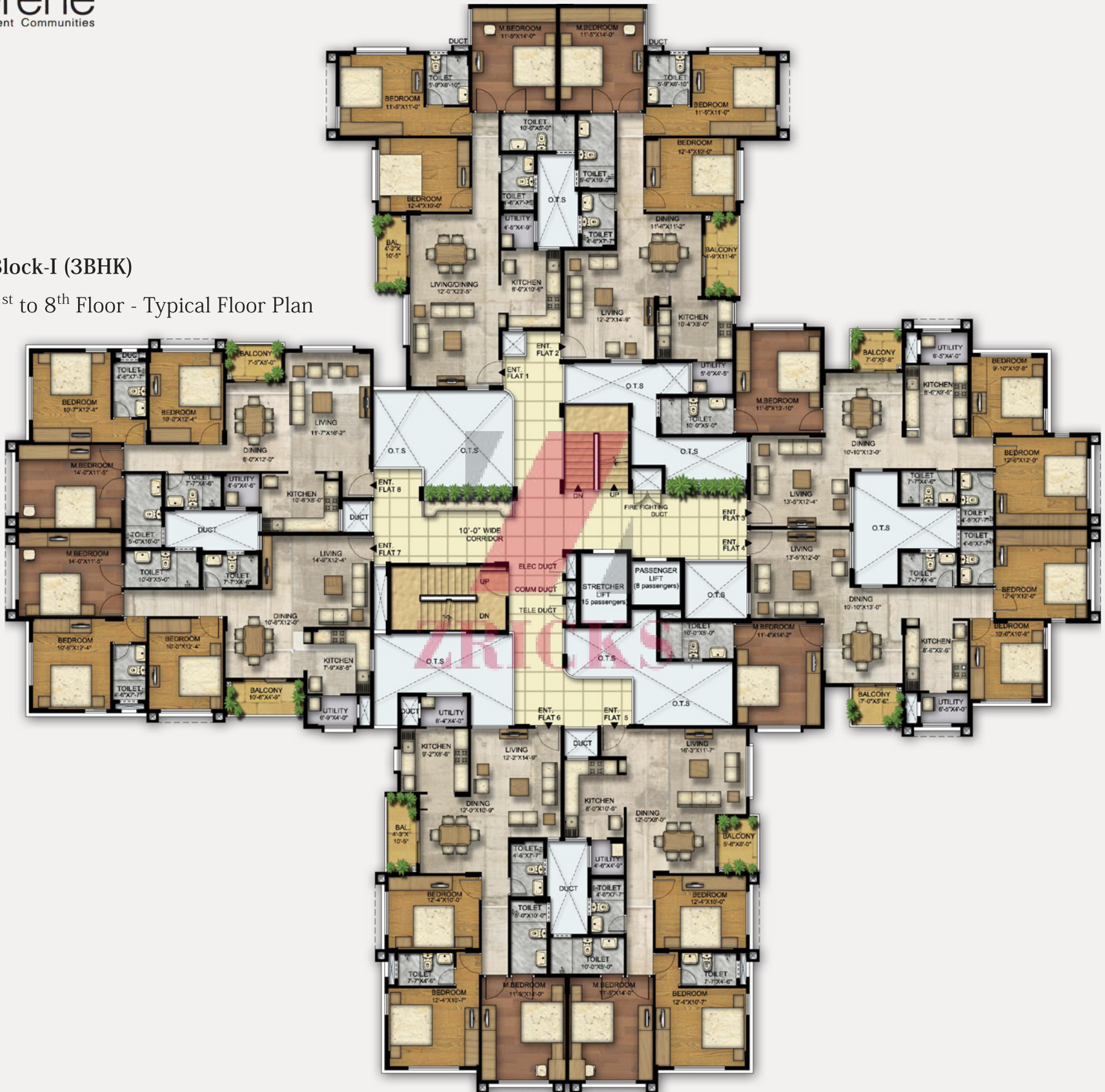
1. Main Entry/Exit
2. Water Feature
3. Transformer Road
4. 4-W Parking
5. Paved Entry Plaza
6. Open Air Theatre
7. Shaded Walkway
8. The Land Landscape Pavilion
9. Perimeter Garden
10. Sculpture Court
11. Drive Way Avenue
12. The Plaza of Interaction
13. Park Entry
14. Flower Garden
15. Shelter Under Tree
16. Activity Plaza
17. Reflexology Pathway
18. Seating Plaza
19. Badminton Court

- Block I - 3BHK
 Block II - 2BHK + Study Room
 Block III A & B - 2BHK
 Block IV - 1BHK



Block-I (3BHK)

1st to 8th Floor - Typical Floor Plan



Plan not to scale

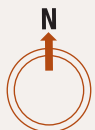
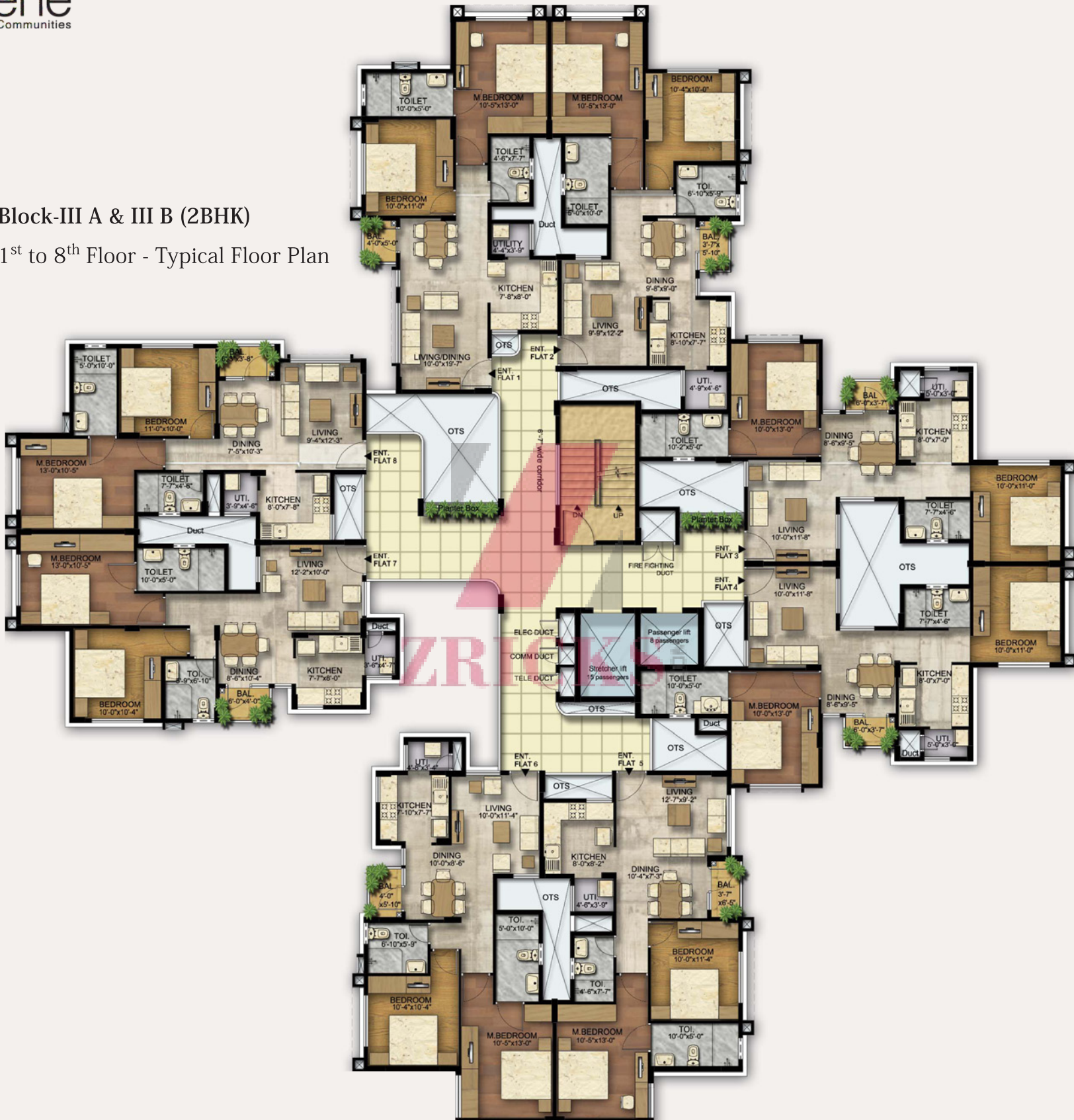
Block-II (2BHK + Study Room)
2nd to 8th Floor - Typical Floor Plan



Plan not to scale

Block-III A & III B (2BHK)

1st to 8th Floor - Typical Floor Plan



Plan not to scale

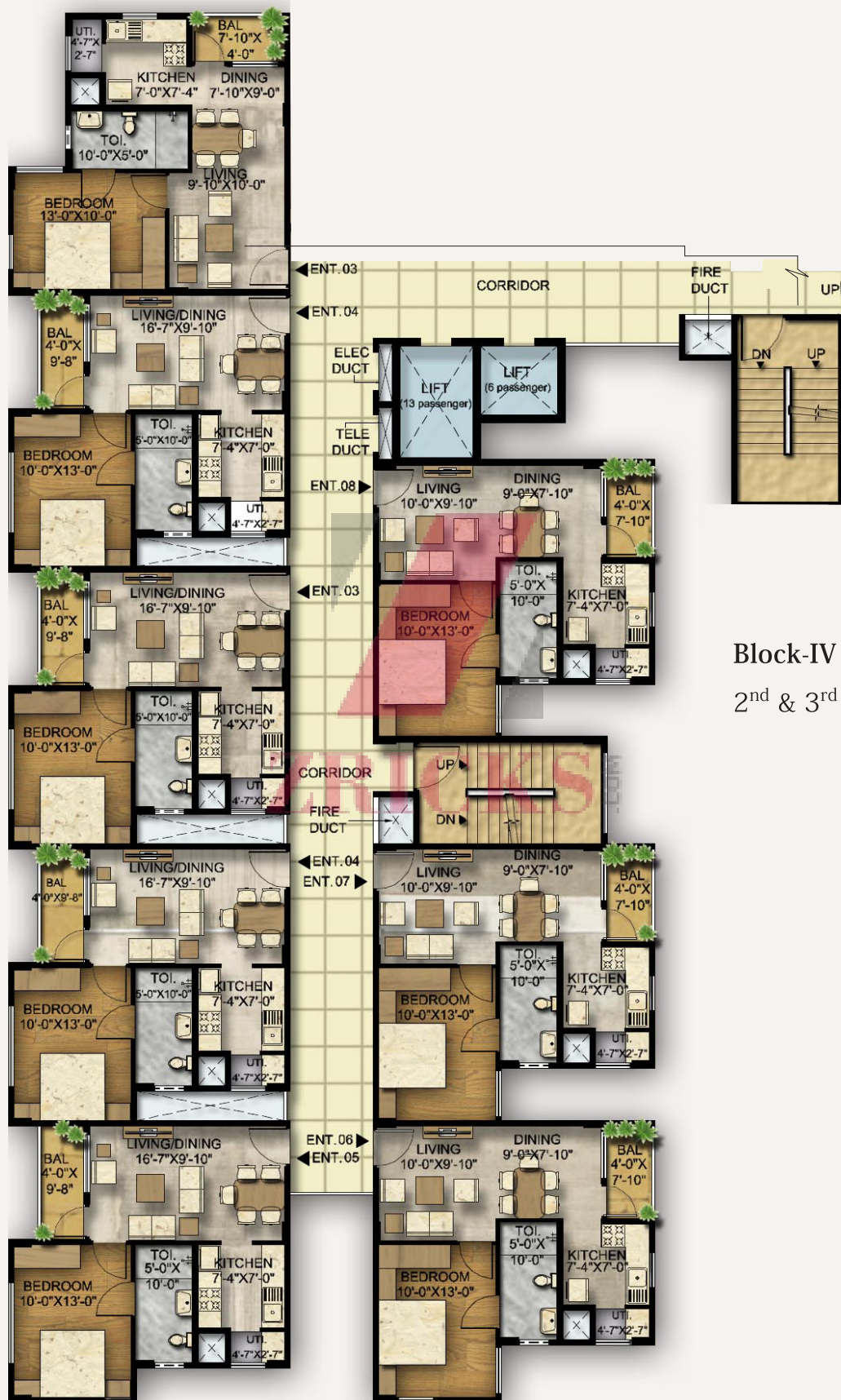


Block-IV (1BHK)

1st Floor - Floor Plan



Plan not to scale



Block-IV (1BHK)
2nd & 3rd Floor - Typical Floor Plan



Plan not to scale



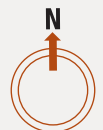
Block-IV (1BHK)
4th Floor - Floor Plan





Block-IV (1BHK)

5th to 7th Floor - Typical Floor Plan



Plan not to scale

Building Specifications*

Structure

- RCC framed structure with concrete block work with cement mortar
- All structural design to confirm to relevant IS design codes
- All structure to confirm to seismic zone II guidelines

Flooring

- Vitro Crystal tiles for living, dining, Foyer, Bedrooms and balcony
- Ceramic tile flooring for kitchen
- Anti-skid ceramic tiles for Toilet, Utility & Balcony

Common Area & Staircase

- Kota Stone flooring for staircase with MS handrails on both sides
- All lift lobbies in Vitro crystal/ granite tile
- All lift lobby, staircase and service walls in oil bound distemper paint

Joinery

- Main Door with engineered wood frame and flush shutter with polished finish and MDF architrave
- All internal doors with engineered wood frame with flush doors with painted finish and MDF architrave
- All toilet doors with hard wood frame and waterproof flush shutters with painted finish
- Hard anodized 3 track aluminium sliding windows with mosquito proofing

Sanitary Fittings

- Wall mounted EWC with concealed tank and health faucet, Wash basins from Hindustan sanitary ware of white colour
- Wall mixer with hand shower in toilets
- Hot and Cold water provision for wash basins and concealed stop cock for hot water
- Bathroom fittings from Jaquar

Water Supply Arrangements

- Common water supply
- CPVC Pipes for all internal lines and UPVC pipes for sewage disposal
- Rain water harvesting system

Kitchen

- Polished Granite Kitchen tabletop
- Glazed tiles dado up to 2 feet with Johnson or equivalent
- SS sink with drain board and tap

Toilets

- Anti-skid ceramic tiles for flooring
- Glazed tiles up to 2.1m height above floor level
- Large Master bed room toilets
- All toilets provided with Stainless Steel grab bars
- All toilet door will be 3'0" wide
- Master Bed toilet door will be open outside

Electrical

- PVC Conduits and point wiring works
- 2 way light point in bed rooms
- Exhaust fan for toilets
- Provision for emergency hooters in all apartments
- Design load based on 4KW for 3 BHK & 2.5 BHK, 3KW for 2 BHK & 1 BHK
- Modular Switches from Anchor Roma/ Equivalent
- MCB for circuits and one ECB for every apartment
- UPS Provision for Apartments
- TV and Telephone Points in M.Bed and Living room
- 100% power backup for Common areas including all amenities, 1 KVA backup for 2BHK, 1.5 KVA backup for 3BHK and 2.5BHK and 0.75KVA backup for 1BHK
- One passenger lift (8 men) & one stretcher lift (15 men) capacity for each block with Handrails, Anti-skid flooring & both way intercom system

Fire Fighting

- Fire protection system with pumps, sprinklers (Stilt parking area) and hydrants (landing and yards)

Painting

- Internal – Oil bound distemper for internal walls and ceiling with standard colour
- External – External wall painting in anti-fungal weather shield coat (Asian/Equivalent)



Common amenities and facilities*

Serene Senior Care Services*

- Centralised kitchen with dining arrangements
- Supportive health care services
- Housekeeping and maintenance services
- 24x7 Security services
- Property management services
- Concierge and travel desk services

Facilities*

- Club house
- Dining room
- Library
- TV room
- STP / RO plant
- Medical centre
- Multi-purpose Hall
- Lounge
- Reading / Card room
- Open air theatre
- Activity centre
- Gymnasium
- Sports complex
- Indoor games



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Ozone Urbana Clubhouse Facilities**

- Lounge
- Gymnasium
- Health club – Steam, Sauna and Jacuzzi
- Indoor games room
- Pool/ Billiards room
- Multi-purpose hall / Party hall
- Departmental / Convenience store
- Pharmacy
- Indoor Badminton court
- Yoga / Aerobics
- Crèche
- ATM
- Restaurant / Food court
- Library

Outdoor Facilities

- Alfresco dining
- Barbeque area
- Swimming pool
- Toddler's pool
- Amphi Theatre
- Tennis court
- Garden
- 18 - 24 metre wide roads
- Round-the-clock security

Serene Urbana - Route Map



Distance Guide

ITC Factory	- 3 Kms
International Airport	- 5 Kms
Devanahalli	- 7 Kms
Yelahanka	- 15 Kms
Hebbal Flyover	- 25 Kms
MG Road	- 33 Kms

Life at Serene Retirement Communities



Serene Retirement Communities Current/Ongoing Projects



Serene Soundaryam @ Coimbatore



Serene Santhosham @ Coimbatore



Serene Shenbhagam @ Coimbatore



Serene Idigarai @ Coimbatore



Serene Pelican @ Pondicherry



Serene Adinath @ Chennai



Serene Pragati @ Hyderabad



Serene Sri City near Chennai



Serene Pelican II @ Pondicherry



Serene Rose @ Coimbatore



Serene Urbana @ Bengaluru



Serene Malar @ Trichy



COVAI SENIOR CARE
CONSTRUCTIONS PVT. LTD.

Covai Senior Care Constructions Pvt. Ltd.

Serene, a chain of high quality retirement communities, is a venture of **Covai Senior Care Constructions Private Limited**. Serene is conceptualized as a unique retirement community lifestyle replete with all comforts, amenities and services needed for a fulfilling retired life.

Serene Senior Care Private Limited handles all service related aspects of the retirement communities developed by **Covai Senior Care Constructions Pvt. Ltd.** Both these are group companies of **Covai Property Centre (India) Private Limited**. They are managed by the same board of directors and have earned reputation for offering consistent quality, transparency in its dealings and unmatched professionalism in handling the customers and business.

www.sereneretirement.com

Serene Senior Living Pvt. Ltd

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