

# SHUBH SERENITY

जहां सुकून और लक्ज़री दोनों मिले एक साथ

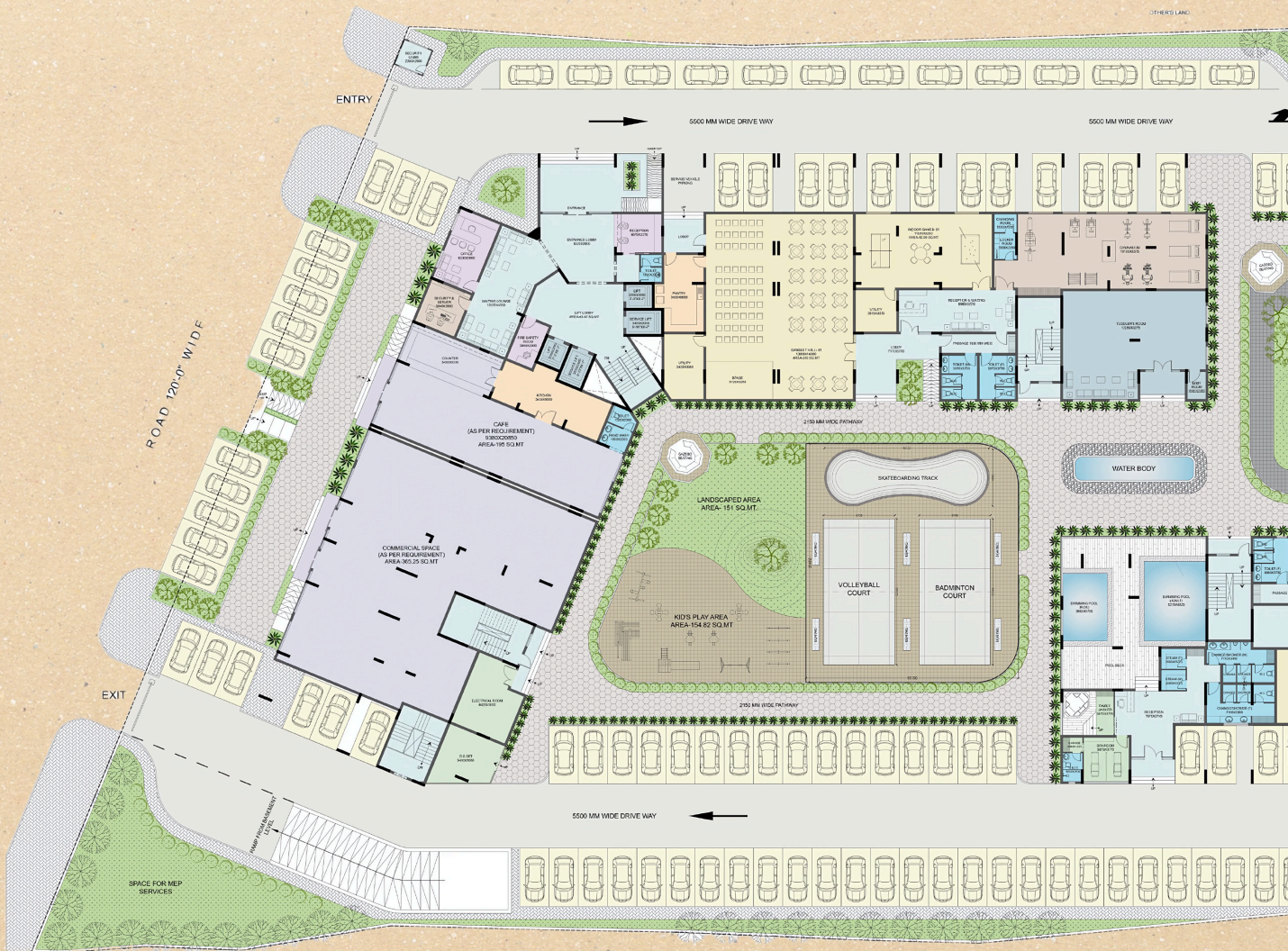
**3 BHK & 4 BHK**  
**ULTRA LUXURIOUS FLATS**

**SITE ADDRESS**

Near Sainik Petrol Pump, 120  
ft Sector Road, Manpura,  
Kota (Raj.)



Call Us For Visit  
**+91 9649908666**



## HI-TECH CLUB HOUSE FOR INDOOR AMENITIES: OFFERING A WORLD-CLASS URBAN LIFESTYLE

- Ultra luxurious Reception with staff.
- Games Room: Features chess, carom board, pool table, table tennis etc.
- Gymnasium: Equipped with state-of-the-art equipment and professional trainers
- Approx 2X2000 sq ft Party Hall: High-end interiors with a pantry area.
- Guest Rooms: Four well-appointed rooms with an interior + Pentry.
- Steam Bath and Sauna Bath facility
- Jacuzzi Bathroom
- Meditation/Yoga Room for Spiritual growth
- Library/Study Room facility.
- Toddler Room with soft furniture
- 40+ Seat Movie Theatre: Recliner seats for ultimate Experience.
- Community Lounge: Coffee station for socializing
- Conference Rooms for meetings
- Society Office with A manager.
- The driver's Dormitory is for guest room use.
- Fire Extinguishers & Ceasefire in society
- Covered Swimming Pool: This splash pool is for adults and kids, and it is equipped with a deck area, changing rooms and lockers.
- Branded High-Speed Elevators (Lifts)
- Car Parking: Limited access Electric Car & Bike Charging Stations



## THESE OUTDOOR AMENITIES ENHANCE RESIDENTS' LIFESTYLES WHILE ENSURING A SECURE AND ENJOYABLE COMMUNITY.

- Lush Green Garden: Features musical fountains to treat your eyes.
- Jogging/Walking Track: Surrounds the 20,000 Sq. Ft. landscaped garden.
- Kids' Play Zone: Includes swings for children's overall growth.
- Multipurpose Court for Outdoor Games: Suitable for badminton, volleyball, basketball, Tennis etc.
- The worship area near open garden is in the 5,000 Sq. Ft. landscaped garden and offers positive blessings.
- The senior Citizen Garden features gazebo seating for Mindfulness.
- Vaastu Friendly apartments.
- Car/scooter Washing Area: Available on the ground floor.
- Rainwater Harvesting System: Eco-friendly water management.
- STP Plant and Water Filtration Plant: For efficient waste and water management.
- Smart Sensors: Installed in common areas with musical lights.
- Waste Disposal Facilities: Garbage management service provided.
- Retail Shopping Area: For daily essential needs.
- Experience the convenience of a spacious four-sided open building, complete with a welcoming driveway for easy access.

# "HURRY" AVAIL PRE – LAUNCHING OFFER UP TO 10 Lac

Type	Apartment	Super Built-up Area (Sq. Ft.)	Built up Area (Sq. Ft.)
Type - 1	3BHK	1492.34	1044.64
Type - 2	3BHK	1583 .06	1108.14
Type - 3	3BHK	1753.59	1227.52
Type - 4	3BHK	2233.66	1563.56
Type - 5	4BHK	2754.17	1927.92

## Compelling Reasons to Invest in "Shubh Serenity"

1. We are pleased to present a prime location positioned at the prominent intersection of 120 ft and 160 ft roads. This site offers exceptional visibility and accessibility from Barah main road Kota.
2. Contemporary design and floor plan for each apartment
3. Experience the luxury of our spacious flats, featuring king-sized rooms that redefine comfort and style, all showcased under 3 BHK and 4 BHK.
4. Fully modular kitchen equipped with a branded chimney and upper cabinetry.
5. POP/Gypsum false ceilings with LED lighting throughout the flat.
6. 2-way video door phone for safety and security in each flat.
7. CCTV surveillance in a gated society for security and fire safety measures.
8. Earthquake-resistant building.
9. Power backup in common areas.
10. Just a 3-minute drive to top schools like Singhania, Modern, Canbridge, Mittal International etc.
11. Minutes from medical hospitals and essential facilities.
12. 10 minutes from Kota Railway Station and 12 minutes from the new bus stand and 5 min from national highway.
13. Nearby attractions include Herbal Park, Jain Temple, Government Hospital, and Tulsi Resort.
14. Conveniently located near Agriculture University and Sainik petrol pump.

## Pre Holding Benifits

- ✓ Easy Payment plan
- ✓ Avil Best Price
- ✓ Achieving High Appraisal
- ✓ Choice of Flat Location & Floor

**For Enquiry Call: +91-9649908666**

**MUST VISIT OUR SITE (SHUBH SERENITY) BEFORE INVESTING**