



Lotus Serenity

— 2 & 3 Bhk Homes —





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Welcome to Lotus Scernity

An Address That Redefines Elegance in Balewadi-Baner. Lotus Serenity is a thoughtfully designed 7-storey residential scheme, offering 2 & 3 BHK flats in the vibrant and highly sought-after location of Balewadi-Baner. Experience the essence of sophisticated living in a serene setting.



Artist's Impression



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Experience Elevated Living Where Style Meets Simplicity

At Lotus Scernity, each apartment is thoughtfully designed to provide spacious living, ensuring an atmosphere of peace and relaxation. Enjoy an elevated lifestyle in your own personal sanctuary.



Artist's Impression



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Spaces Designed for Tranquility Where Every Corner Inspires Relaxation

At Lotus Serenity, we believe in offering just what you need for a peaceful, relaxed lifestyle. Enjoy cozy moments in the **Gazebo**, celebrate life's special moments at the **Party Lawn**, or simply unwind at the **Sitting Area**. Reach new heights on the **Sky Deck** and find your inner peace in the tranquil **Yoga Area**.

Tailored Spaces for Your Well-Being
Designed for Moments That Matter



CUT SECTION

2 BHK



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CUT SECTION

3 BHK



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SPECIFICATIONS



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STRUCTURE

- RCC earthquake-resistant structure
- Sand-faced plaster externally

WALLS

- Masonry will be done in AAC blocks
- POP/Gypsum finish for internal walls and ceilings

PAINTING

- Internal Walls: Plastic Emulsion
(Brand : Asian Paint / Nerolac or equivalent make)
- External Walls: 100% acrylic paint

FLOORING

- Wooden flooring in master bedroom
- Anti-skid tiles for terrace, sit-out, and dry balcony
- 1200 x 600 mm vitrified tiles in all other rooms
(Brand : Kajaria / Asian or equivalent make)

KITCHEN

- Granite kitchen platform with SS sink
- Dado up to 3 ft. from Kitchen Platform
- Provision for water purifier and exhaust fan

DOORS

- Laminated flush door shutters with plywood door frames fitted with mortise lock
- (All internal doors 32mm thick)
- Granite door frames for toilets
- Decorative main door with night latch and safety door (main door 35mm thick)

WINDOWS

- UPVC windows with mosquito nets and MS grills
- Granite/ Marble sills for all windows

TOILETS

- Anti-skid flooring and 600 x 600 mm dado tiles up to ceiling height in all toilets
- Sanitaryware of Hindware/ Cera or equivalent make
- Wall-hung EWC in all toilets
- Concealed piping in all toilets
- Single lever bath fittings in all toilets
(Brand: Jaquar or equivalent make)

POWER BACKUP

- Power backup (Inverter Backup) in all flats which will cover 1 light point & 1 fan point in all rooms, plus one light point in toilet

ELECTRIFICATION

- 4 light points, 1 fan point, 2 plug points (5Amp) in each room
- 1 additional 15 Amp point in kitchen
- 1 washing machine point in dry balcony (15 Amp)
- Concealed copper wiring
- TV & Telephone points in all rooms
- 1 Refrigerator point in kitchen (15 Amp)
- 1 Boiler/geyser point in toilet (15 Amp)
- Cables / Wiring – (Brand: Polycab or equivalent)
- Switches – (Brand: Anchor/ Legrand or equivalent)
- AC Point in all bedrooms (15 Amp)
- Exhaust fan provision in toilets

COMMON AMENITIES

- One high speed Auto-Door Elevator of reputed make (Kone / Omega or equivalent make)
- Wide Staircases with Decorative railing
- Secured & decorative Entrance Lobby
- Video door phone access and Intercom Facility
- Genset Backup for Lift, Common Lighting and Water Pump (Kirloskar /Kohler/Cooper or equivalent make)
- Drivers Toilet in Parking
- EV charging points (on request and wherever possible) for 4-wheelers in the parking area
- CCTV cameras in common areas
- Wheelchair facility
- Intercom facility



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First Floor Plan



RERA CARPET AREA STATEMENT FOR FIRST FLOOR

FLAT NO.	CARPET SQ.FT.	BALCONY SQ.FT.
101	714.41	82.67
102	714.41	82.67



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2nd to 6th Typical Floor Plan



RERA CARPET AREA STATEMENT FOR 2ND TO 7TH FLOOR

FLAT NO.	CARPET SQ.FT.	BALCONY SQ.FT.
201,301,401,501,601,701	714.41	82.67
202,302,402,502,602,702	714.41	82.67
203,303,403,503,603,703	1038.83	101.94
204,304,404,504,604,704	1040.77	101.94



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A Project By



Credits

ARCHITECT
Ar. Shailesh Patil

R.C.C DESIGNER
G.A. Bhilare Consultants Pvt. Ltd.

 **93 1616 2424**

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Office Address :

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