

SHILP® 'SERENE'

3 BHK Homes & Retail

“Elegant living with astonishing views”

SHILP 'SERENE'



Welcome to a sophisticated, metropolitan lifestyle within a vibrant community set on the cusp of an urban and serene backdrop. Shilp Serene is a collection of two and three bedroom stunning homes, offering an unparalleled combination of contemporary design, sought-after amenities and endless views.

SHILP 'SERENE'



“Spacious & Sophisticated”



SHILP 'SERENE'

HOSPITAL
Zydus Hospital,
Thaltej

HOSPITAL
CIMS Hospital
Science City road

SCHOOL
Gems International School,
Adani International School,
Vaishnodevi

RESTAURANTS
Top Restaruants & Eateries,
SBR

ENTERTAINMENT
Science City

RESTAURANTS
Rajpath Club Road

ENTERTAINMENT
City Gold Cinema, Bopal
PVR Cinema, Thaltej

CLUB
Club O7
Shela

HOTEL
Taj Skyline,
SBR

ENTERTAINMENT
Shott,
Fun Blast,
SBR

CLUB
Rajpath Club,
S G Highway

SPORTS ACADEMY
ARA Academy
SBR

“A location
that is
close to
everything”

Located right on the S.P. ring road and just a little further to the Shilaj cross roads, Shilp Serene offers an unique locational advantage you. Here, convenient access to Sindhu Bhawan road - the upcoming entertainment & shopping hub intermingle with newly developed neighborhood that have hospitals, malls, schools & other conveniences.



SHILP 'SEREN3'

“Amenities for everyone”



LAWN AREA



SWIMMING POOL



TODDLER ROOM



INDOOR GAMES



SITTING AREA



YOGA ROOM



BANQUET HALL



CRICKET PITCH



MULTIPURPOSE COURT



LIBRARY ROOM



GYM



SOCIETY OFFICE



CHILDREN'S PLAY AREA



HIS / HER CHANGING & SHOWER AREA



EV CHARGING STATIONS





“A serene
central court”



We have taken utmost care that there is something for everyone in this ecosystem. The center court is spread out with silent sit outs, a large central lawn with a multi level club house that is equipped with a covered pool & a state of the art gymnasium.

SHILP 'SERENE'

“Relax & Rejuvenate”



Carefully crafted spaces in peaceful serene offer amenities like banquet & indoor games area among others. Every day can be filled with comfort, convenience, and well-deserved time spent with family and friends.

SHILP 'SERENE'

Site Plan

SHOWROOMS

1	16'10½" x 65'4½"
2	12'3" x 65'4½"
3	15'0" x 44'3"
4	10'0" x 50'0"
5	10'0" x 57'0"
6	33'7½" x 44'9"
7	38'9" x 14'3"
8	39'1½" x 10'0"
9	39'1½" x 10'0"
10	39'1½" x 10'0"
11	54'9" x 10'7½"
12	54'9" x 8'9"
13	54'9" x 14'7½"
14	54'9" x 10'0"
15	39'1½" x 10'4½"
16	25'2½" x 14'0"
17	54'9" x 10'4½"
18	54'9" x 10'0"
19	54'9" x 16'10½"
20	54'9" x 10'0"
21	54'9" x 14'6"
22	54'9" x 12'0"
23	54'9" x 10'0"
24	18'1" x 14'9"
25	26'4½" x 10'0"
26	54'9" x 10'0"
27	54'9" x 13'7½"
28	54'9" x 10'1½"
29	37'3" x 13'7½"
30	29'6" x 10'0"
31	29'10½" x 10'0"
32	29'10½" x 10'0"
33	29'10½" x 12'0"
34	29'10½" x 14'10½"
35	51'4½" x 14'0"
36	36'3" x 12'0"
37	36'7½" x 10'1½"
38	36'7½" x 12'0"
39	36'7½" x 14'0"



AMENITIES

1	LAWN AREA	-	11	OTTA	10'9" x 13'3"
2	SWIMMING POOL	31'10½" x 19'3"	12	CRICKET PITCH	-
3	DECK	8'9" x 20'4½"	13	MULTIPURPOSE COURT	-
4	UNISEX TOILET	8'6" x 12'6"	14	CHILDREN'S PLAY AREA	-
5	FLOOR GAMES	27'7½" x 14'9"	15	SWING AREA	-
6	TODDLER ROOM	27'3" x 19'7½"	16	BOARD INDOOR GAMES	15'2½" x 25'6"
7	BANQUET	38'0" x 34'4½"	17	INDOOR GAMES	19'4 ½" x 42'0"
8	TOILET	-	18	YOGA ROOM	19'0" x 18'6"
9	KITCHEN	16'6" x 23'10½"	19	SOCIETY OFFICE	22'10" x 8'4"
10	WASH	10'0" x 9'6"	20	LIBRARY ROOM	22'10" x 10'0"



First Floor Plan

TERRACE ONLY 1ST FLOOR



SHOWROOMS

101	16'10½" x 39'4½"	111	36'0" x 10'0"
102	10'0" x 32'7½"	112	30'5" x 10'7½"
103	9'6" x 32'6"	112A	30'5" x 8'9"
104	10'0" x 35'7"	114	30'5" x 14'7½"
105	25'10½" x 23'3"	115	30'5" x 10'0"
106	51'0" x 10'0"	116	36'0" x 10'4½"
107	54'5" x 10'6"	117	16'6" x 14'0"
108	55'9½" x 14'3"	118	33'8" x 10'4½"
109	30'5" x 10'0"	119	30'5" x 10'0"
110	30'5" x 10'0"	120	38'9" x 16'10½"



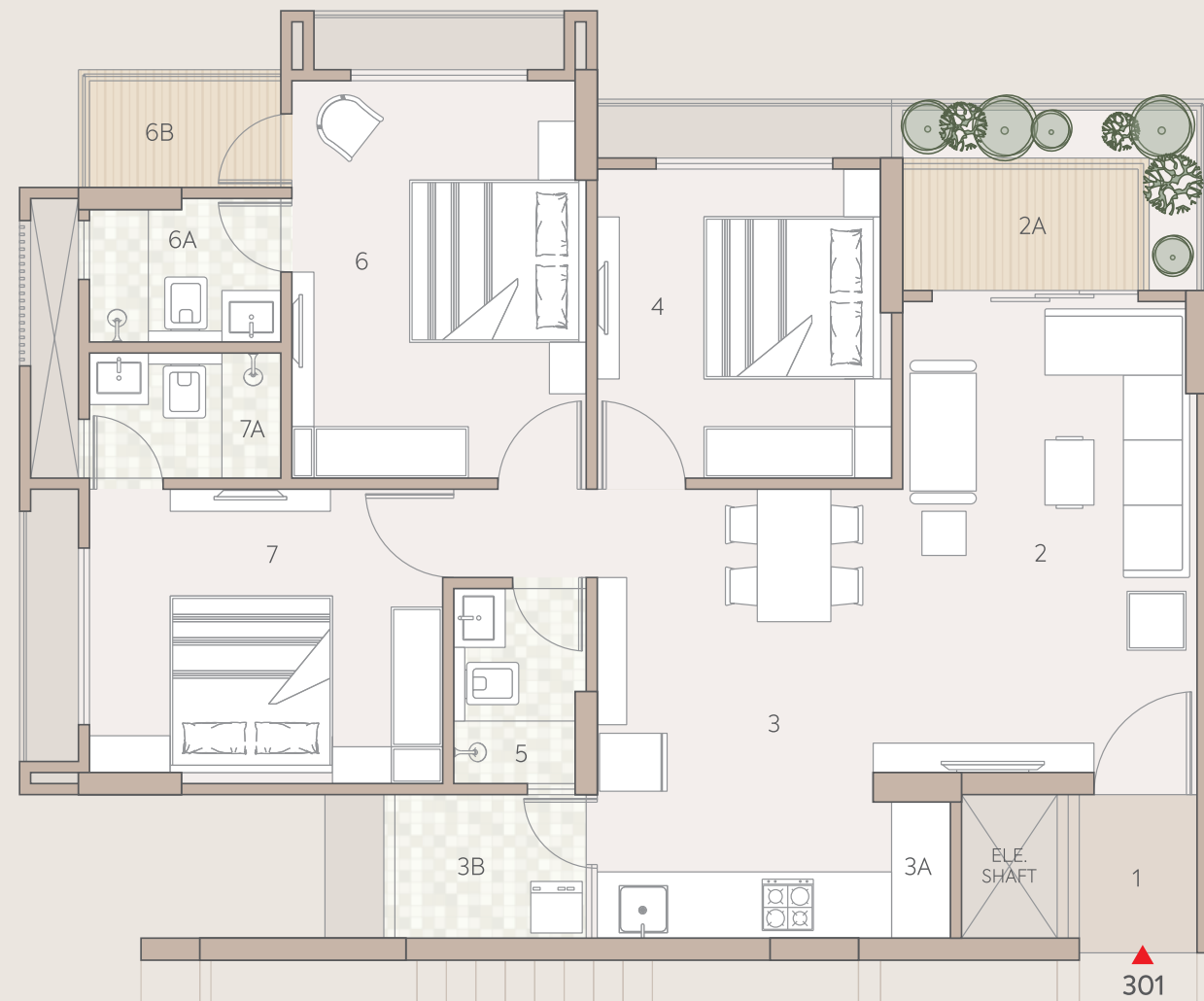
Typical Floor Plan

TERRACE ONLY 2ND FLOOR

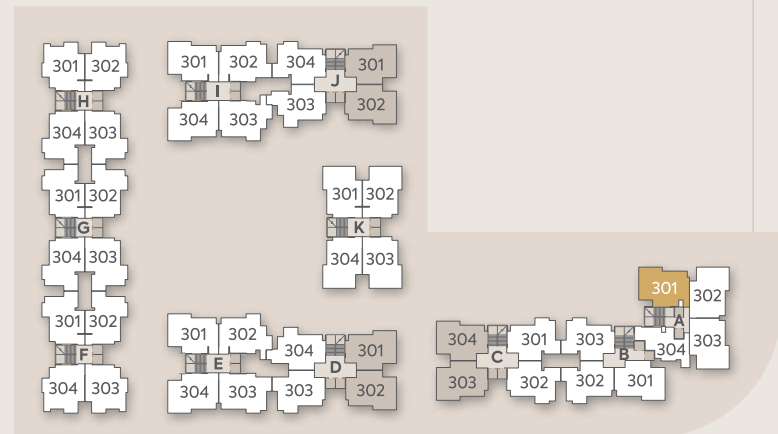


3 BHK UNIT PLAN

BLOCK : A - 301
 BLOCK : C - 303 & 304
 BLOCK : D - 301 & 302
 BLOCK : J - 301 & 302

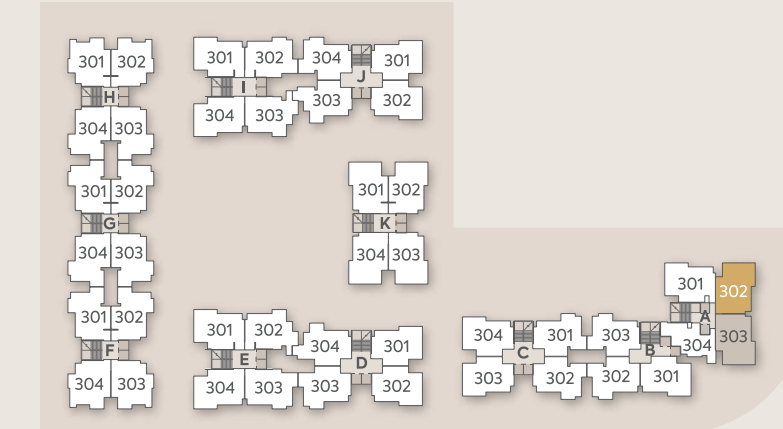


1	PERSONAL FOYER	5'4½" x 4'0"
2	LIVING ROOM	16'0" x 10'4½"
2A	BALCONY	4'6" x 8'0"
3	KITCHEN & DINING	15'3" x 10'0"
3A	STORE	4'7½" x 2'0"
3B	WASH	4'10½" x 6'6"
4	BEDROOM	10'6" x 10'0"
5	TOILET	6'7½" x 4'6"
6	BEDROOM	13'6" x 10'0"
6A	TOILET	4'10½" x 6'6"
6B	BALCONY	4'0" x 6'10½"
7	BEDROOM	10'0" x 12'0"
7A	TOILET	4'3" x 6'6"



3 BHK UNIT PLAN

BLOCK : A - 302 & 303



1	PERSONAL FOYER	8'2¼" x 5'3"
2	LIVING ROOM	10'0" x 16'0"
2A	BALCONY	8'0" x 4'6"
3	KITCHEN & DINING	10'0" x 15'3"
3A	STORE	2'0" x 4'7½"
3B	WASH	6'6" x 4'10½"
4	BEDROOM	10'0" x 10'6"
5	TOILET	4'6" x 6'7½"
6	BEDROOM	10'0" x 13'6"
6A	TOILET	6'6" x 4'10½"
6B	BALCONY	6'10½" x 4'0"
7	BEDROOM	12'0" x 10'0"
7A	TOILET	6'6" x 4'3"

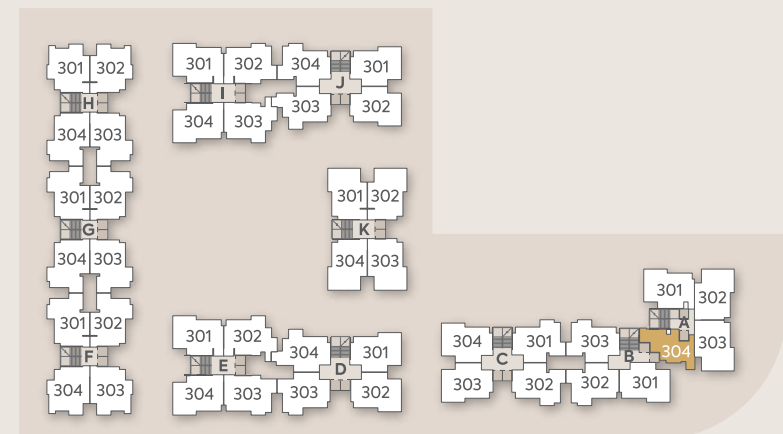


2 BHK UNIT PLAN

BLOCK : A - 304

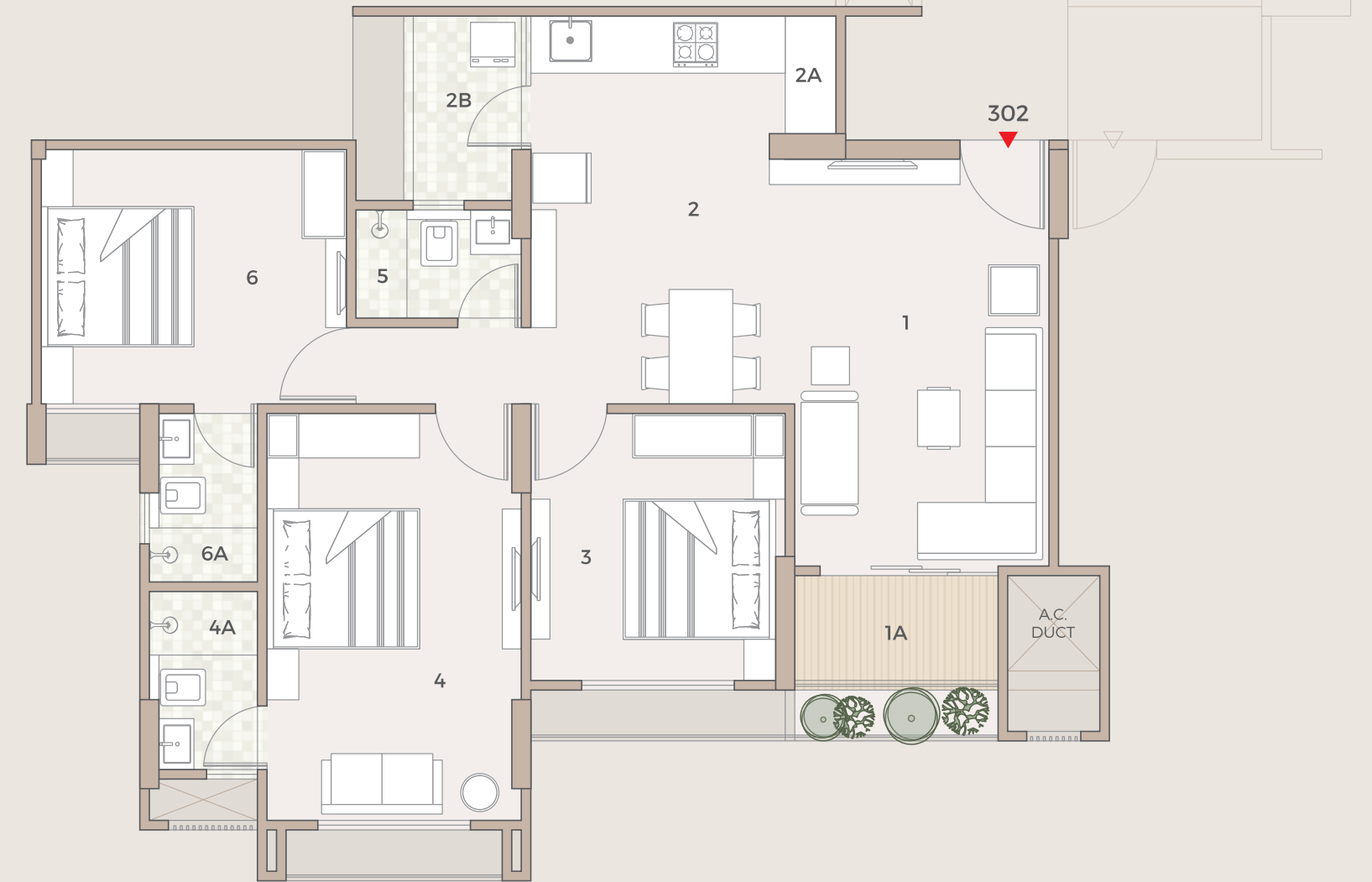


1	LIVING ROOM	15'0" x 10'0"
1A	BALCONY	6'0" x 6'0"
2	DINING	10'0" x 9'4½"
3	BEDROOM	10'0" x 10'6"
4	TOILET	4'3" x 6'0"
5	KITCHEN	7'0" x 12'0"
5A	WASH	5'3" x 4'9"
6	BEDROOM	10'0" x 15'0"
6A	TOILET	6'7½" x 4'6"

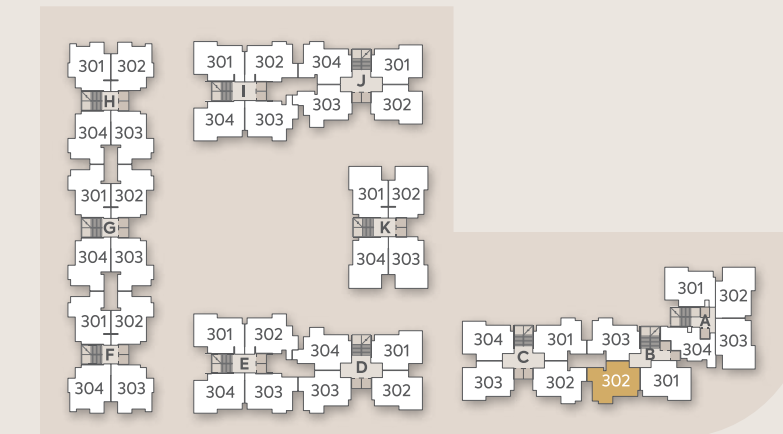


3 BHK UNIT PLAN

BLOCK : B - 302



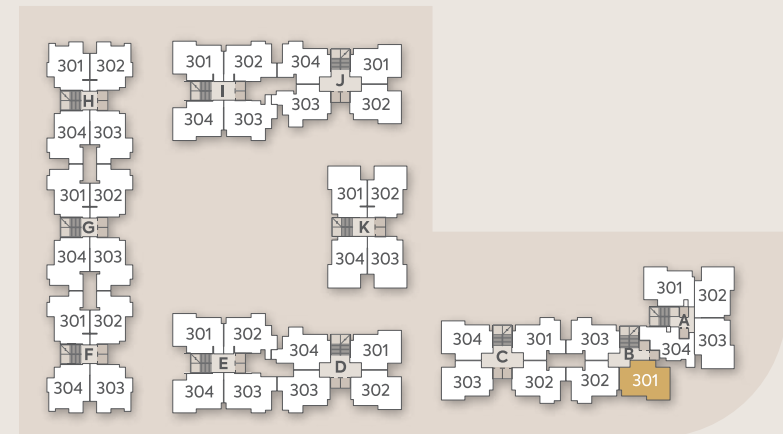
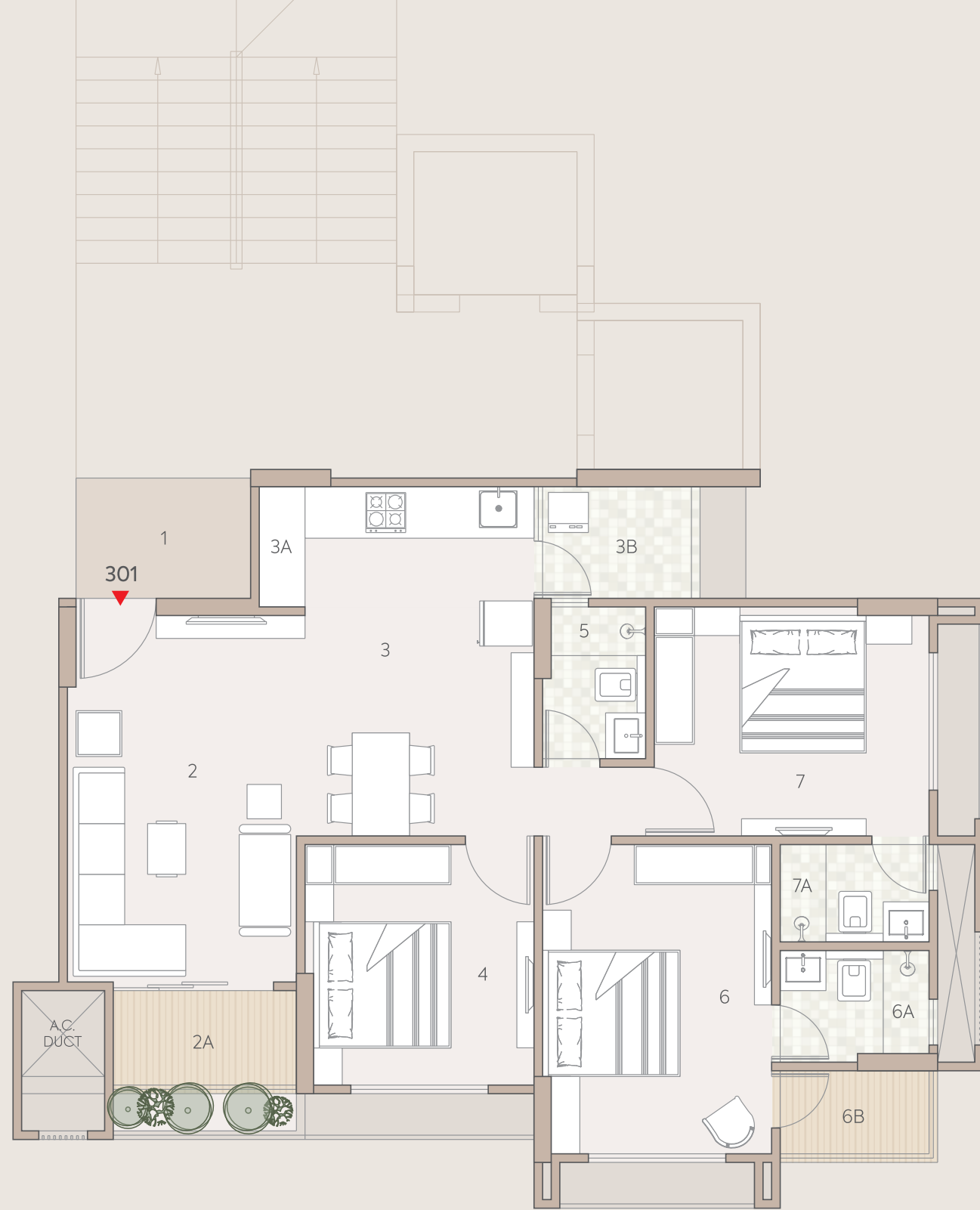
1	LIVING ROOM	16'0" x 10'4½"
1A	BALCONY	4'6" x 8'0"
2	KITCHEN & DINING	15'3" x 10'0"
2A	STORE	4'7½" x 2'0"
2B	WASH	7'3" x 4'3"
3	BEDROOM	10'6" x 10'0"
3A	TOILET	4'3" x 6'6"
4	BEDROOM	16'0" x 10'0"
5	TOILET	7'0" x 4'3"
6	BEDROOM	10'0" x 12'0"
6A	TOILET	6'7½" x 4'3"



3 BHK UNIT PLAN

BLOCK : B - 301

1	PERSONAL FOYER	5'3" x 7'7½"
2	LIVING ROOM	16'0" x 10'4½"
2A	BALCONY	4'6" x 8'0"
3	KITCHEN & DINING	15'3" x 10'0"
3A	STORE	5'3" x 2'0"
3B	TOILET	4'10½" x 6'6"
4	BEDROOM	10'6" x 10'0"
5	TOILET	6'7½" x 4'6"
6	BEDROOM	13'6" x 10'0"
6A	TOILET	4'10½" x 6'6"
6B	BALCONY	4'0" x 6'10½"
7	BEDROOM	10'0" x 12'0"
7A	TOILET	4'3" x 6'6"

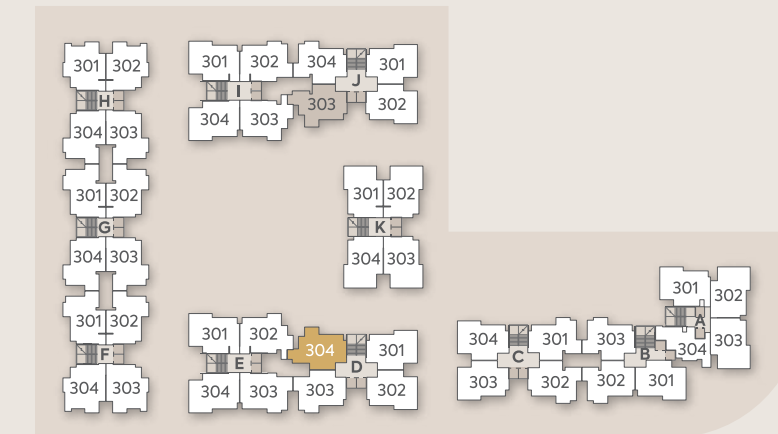
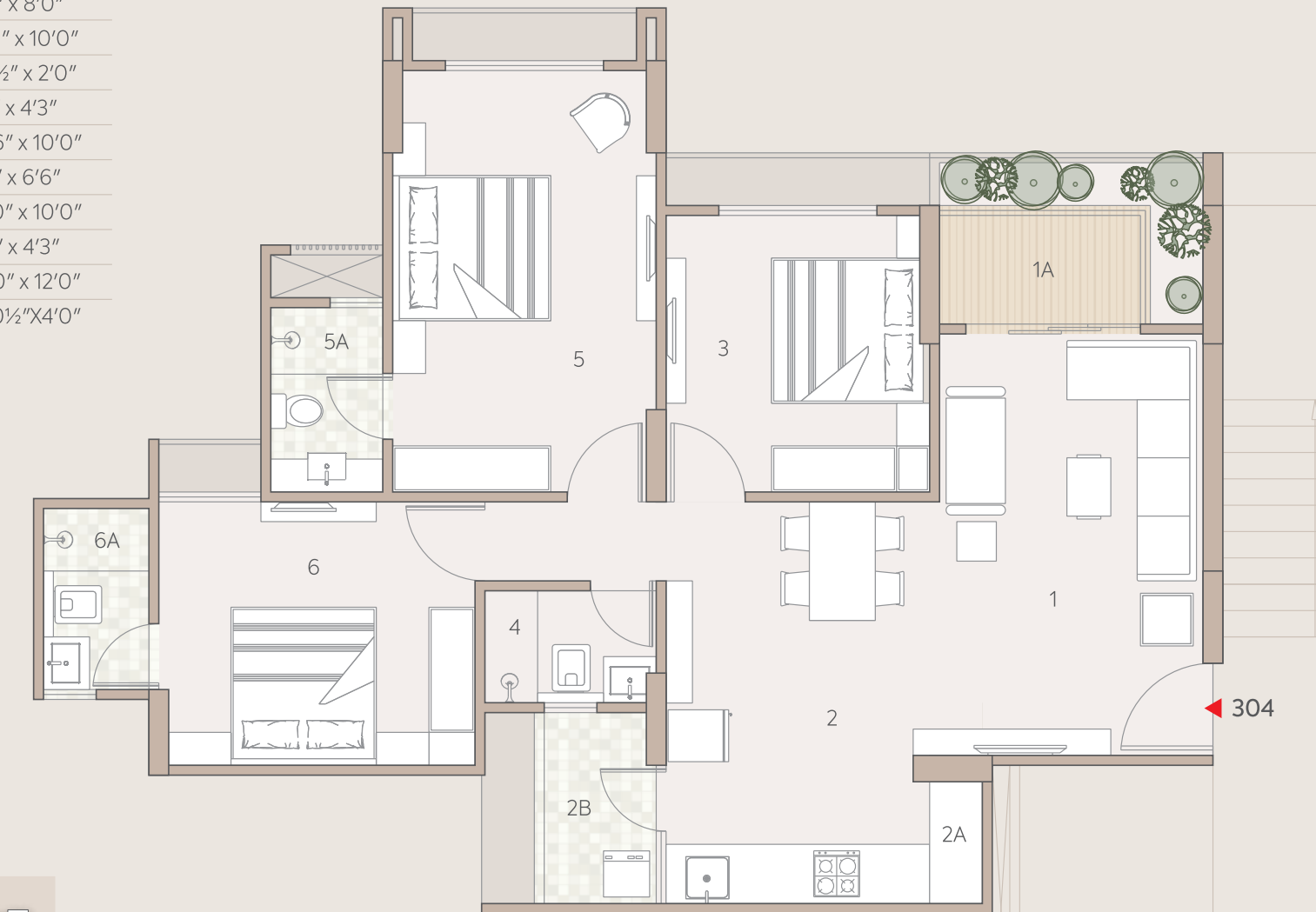


3 BHK UNIT PLAN

BLOCK : D - 304

BLOCK : J - 303

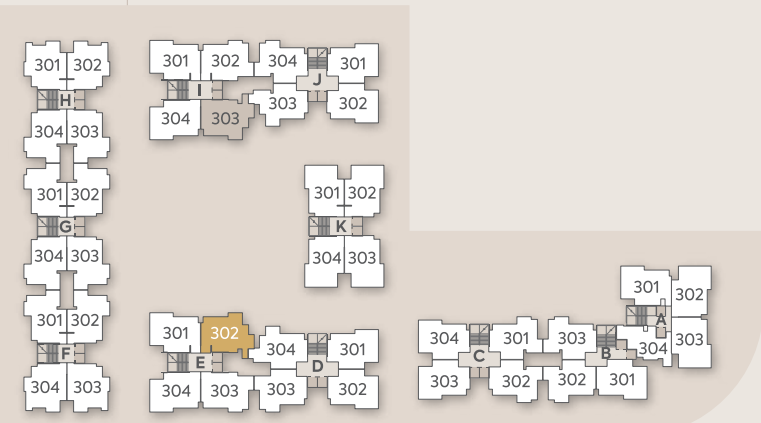
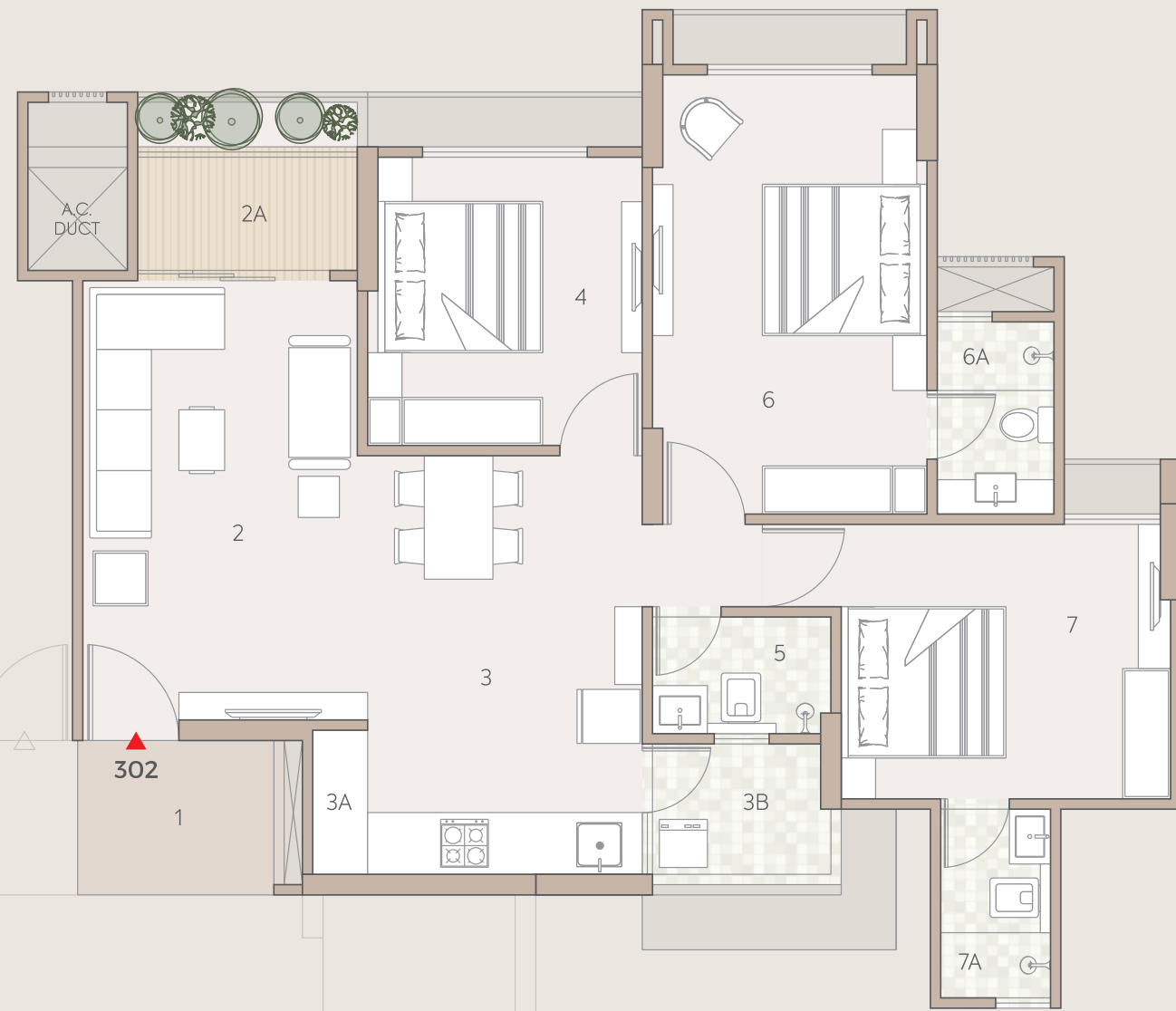
1	LIVING ROOM	16'0" x 10'4½"
1A	BALCONY	4'6" x 8'0"
2	KITCHEN & DINING	15'3" x 10'0"
2A	STORE	4'7½" x 2'0"
2B	TOILET	7'3" x 4'3"
3	BEDROOM	10'6" x 10'0"
4	TOILET	4'3" x 6'6"
5	BEDROOM	16'0" x 10'0"
5A	TOILET	7'0" x 4'3"
6	BEDROOM	10'0" x 12'0"
6A	TOILET	6'10½" x 4'0"



3 BHK UNIT PLAN

BLOCK : E - 302
BLOCK : I - 303

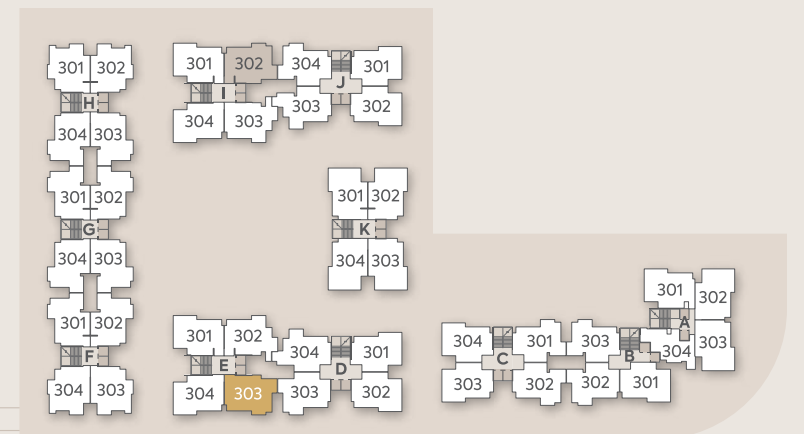
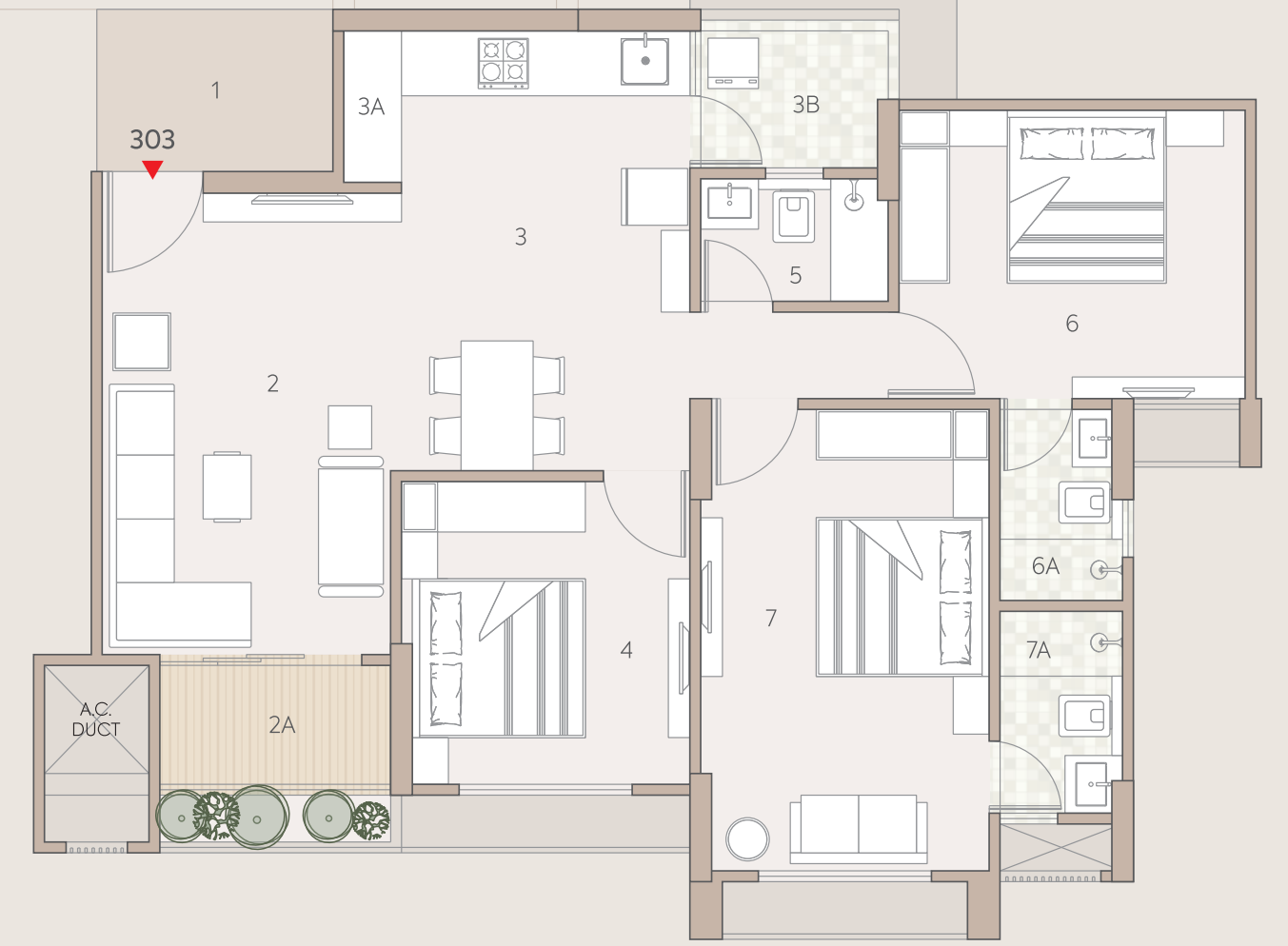
1	PERSONAL FOYER	5'7½" x 7'1¼"
2	LIVING ROOM	16'0" x 10'4½"
2A	BALCONY	4'6" x 8'0"
3	KITCHEN & DINING	15'3" x 10'0"
3A	STORE	5'3" x 2'0"
3B	WASH	4'9" x 6'6"
4	BEDROOM	10'6" x 10'0"
5	TOILET	4'3" x 6'6"
6	BEDROOM	16'0" x 10'0"
6A	TOILET	7'0" x 4'3"
7	BEDROOM	10'0" x 12'0"
7A	TOILET	6'10½" x 4'0"



3 BHK UNIT PLAN

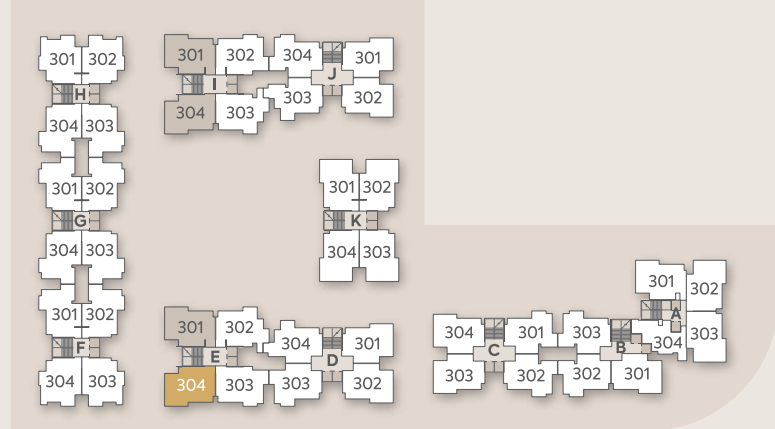
BLOCK : E - 303
BLOCK : I - 302

1	PERSONAL FOYER	5'7½" x 8'2¼"
2	LIVING ROOM	16'0" x 10'4½"
2A	BALCONY	4'6" x 8'0"
3	KITCHEN & DINING	15'3" x 10'0"
3A	STORE	5'3" x 2'0"
3B	WASH	4'9" x 6'6"
4	BEDROOM	10'6" x 10'0"
5	TOILET	4'3" x 6'6"
6	BEDROOM	10'0" x 12'0"
6A	TOILET	6'7½" x 4'3"
7	BEDROOM	16'0" x 10'0"
7A	TOILET	7'0" x 4'3"



3 BHK UNIT PLAN

BLOCK : E - 301 & 304
BLOCK : I - 301 & 304

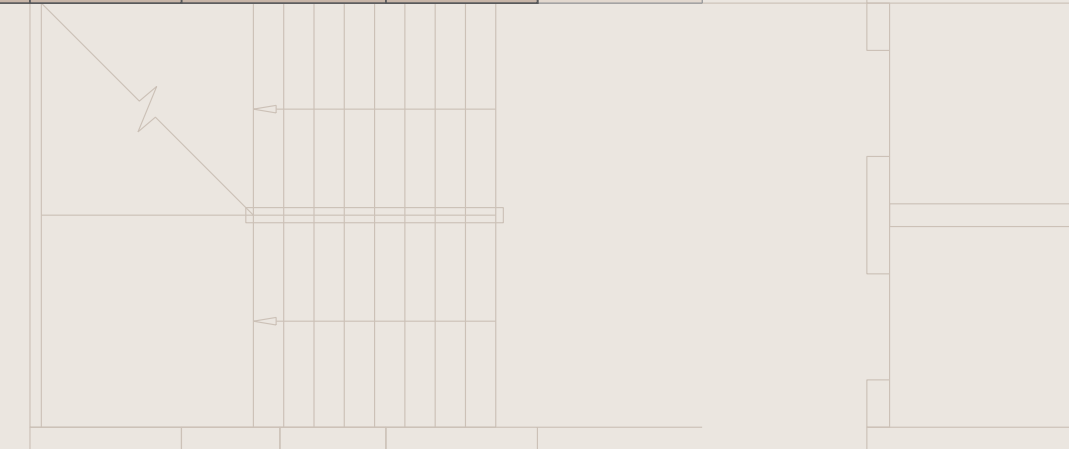
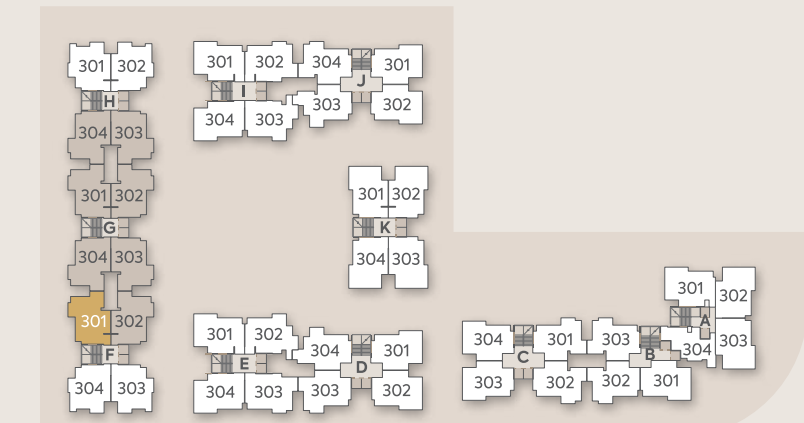
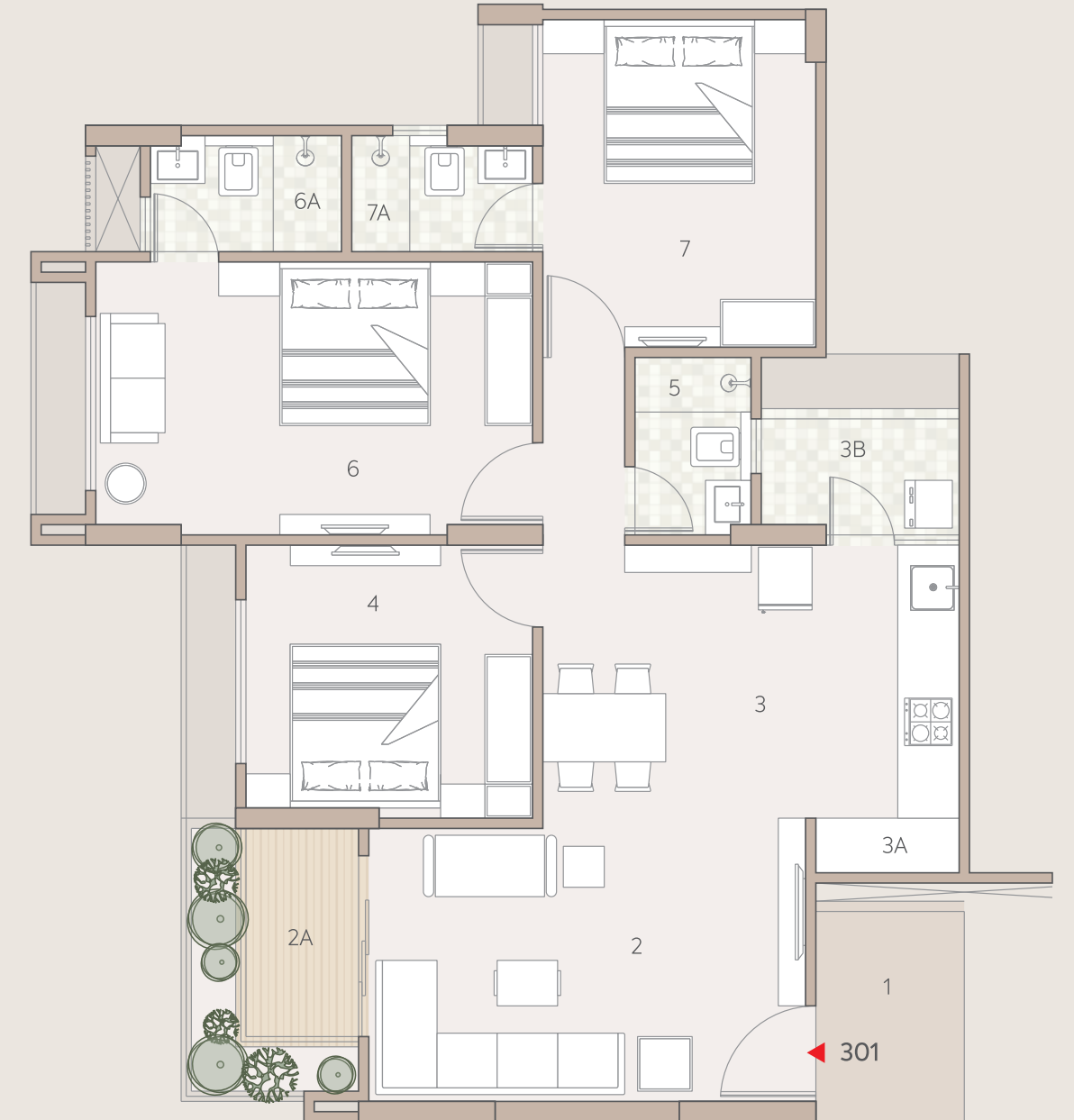


1	PERSONAL FOYER	5'7½" x 8'2¼"
2	LIVING ROOM	16'0" x 10'4½"
2A	BALCONY	4'6" x 8'0"
3	KITCHEN & DINING	15'3" x 10'0"
3A	STORE	5'3" x 2'0"
3B	WASH	4'10½" x 6'6"
4	BEDROOM	10'6" x 10'0"
5	TOILET	6'7½" x 4'6"
6	BEDROOM	13'6" x 10'0"
6A	TOILET	4'10½" x 6'6"
6B	BALCONY	4'0" x 6'10½"
7	BEDROOM	10'0" x 12'0"
7A	TOILET	4'3" x 6'6"

3 BHK UNIT PLAN

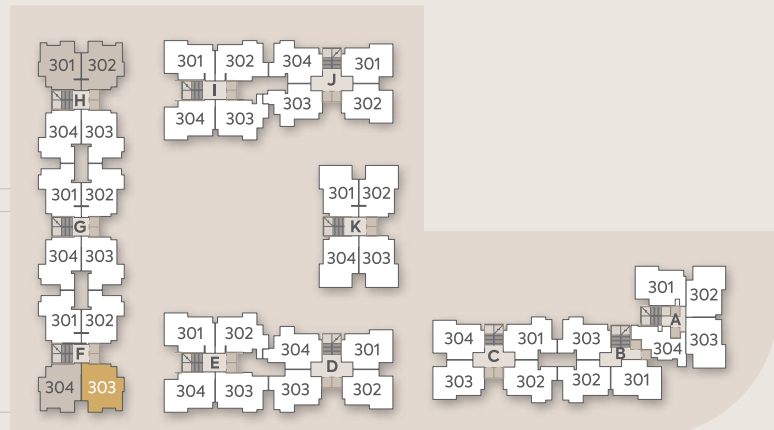
BLOCK : F - 301, 302, 303 & 304
BLOCK : G - 301, 302, 303 & 304

1	PERSONAL FOYER	7'8½" x 5'5¼"
2	LIVING ROOM	10'4½" x 16'0"
2A	BALCONY	8'0" x 4'6"
3	KITCHEN & DINING	10'0" x 15'3"
3A	STORE	2'0" x 5'3"
3B	WASH	4'3" x 7'3"
4	BEDROOM	10'0" x 10'6"
5	TOILET	6'6" x 4'3"
6	BEDROOM	10'0" x 16'0"
6A	TOILET	4'3" x 7'0"
7	BEDROOM	12'0" x 10'0"
7A	TOILET	4'3" x 6'7½"



3 BHK UNIT PLAN

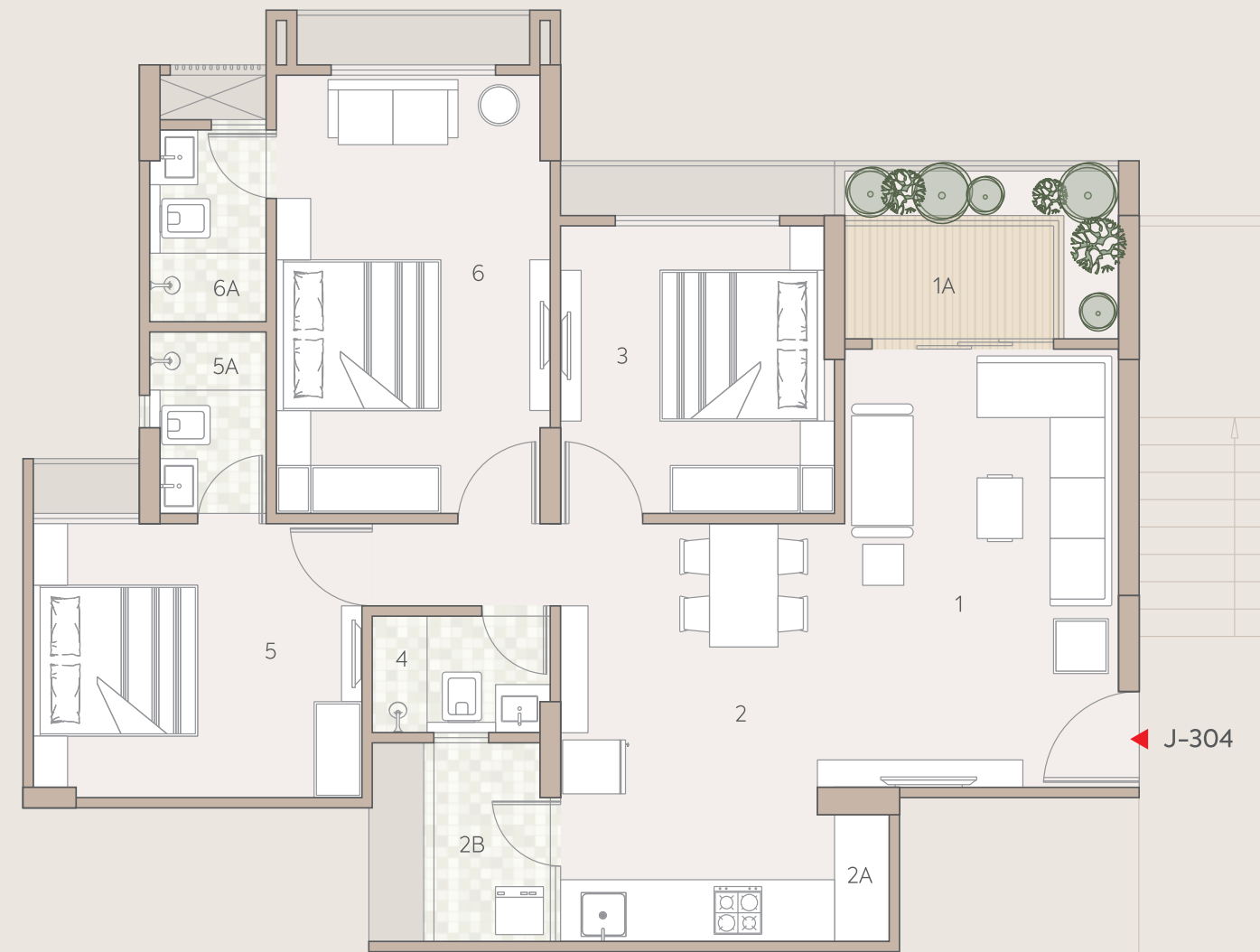
BLOCK : F - 303 & 304
BLOCK : H - 301 & 302



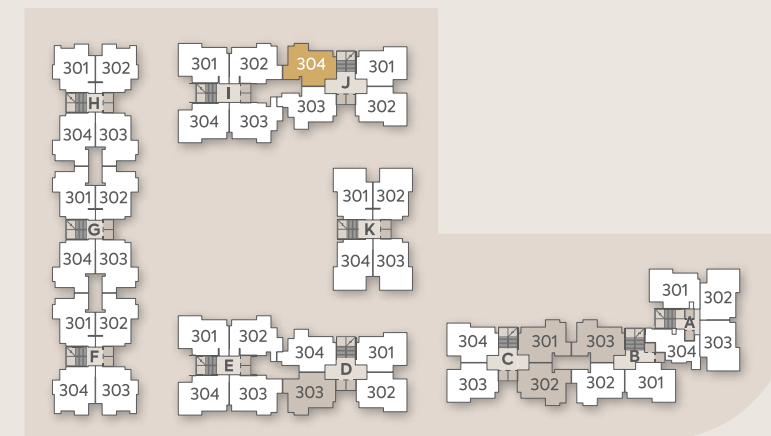
1	PERSONAL FOYER	8'9" x 5'5¼"
2	LIVING ROOM	10'4½" x 16'0"
2A	BALCONY	8'0" x 4'6"
3	KITCHEN & DINING	10'0" x 15'3"
3A	STORE	2'0" x 5'3"
3B	WASH	6'6" x 4'10½"
4	BEDROOM	10'0" x 16'0"
4A	TOILET	7'0" x 4'3"
5	BEDROOM	12'0" x 10'0"
5A	TOILET	6'7½" x 4'3"
6	BEDROOM	10'6" x 10'0"
7	TOILET	4'3" x 6'7½"

3 BHK UNIT PLAN

BLOCK : B - 303
BLOCK : C - 301 & 302
BLOCK : D - 303
BLOCK : J - 304



1	LIVING ROOM	16'0" x 10'4½"
1A	BALCONY	4'6" x 8'0"
2	KITCHEN & DINING	15'3" x 10'0"
2A	STORE	4'7½" x 2'0"
2B	WASH	7'3" x 4'3"
3	BEDROOM	10'6" x 10'0"
4	TOILET	4'3" x 6'6"
5	BEDROOM	10'0" x 12'0"
5A	TOILET	6'7½" x 4'3"
6	BEDROOM	16'0" x 10'0"
6A	TOILET	7'0" x 4'3"

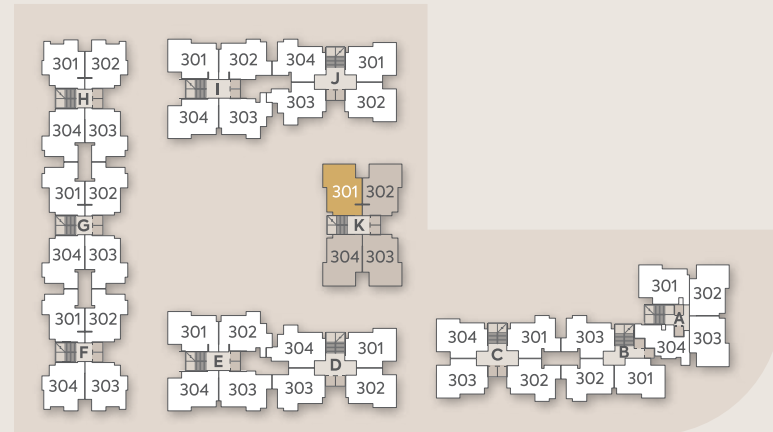


3 BHK UNIT PLAN

BLOCK : K - 301, 302, 303 & 304



1	PERSONAL FOYER	7'8½" x 5'5¼"
2	LIVING ROOM	10'0" x 16'0"
2A	BALCONY	8'0" x 4'6"
3	KITCHEN & DINING	10'0" x 15'3"
3A	STORE	2'0" x 5'3"
3B	WASH	6'6" x 4'10½"
4	BEDROOM	10'0" x 10'6"
5	TOILET	6'7½" x 4'6"
6	BEDROOM	10'0" x 13'6"
6A	TOILET	6'6" x 4'10½"
6B	BALCONY	6'10½" x 4'0"
7	BEDROOM	12'0" x 10'0"
7A	TOILET	6'6" x 4'3"



SPECIFICATIONS

WALL FINISH

- Internal Smooth Finish Plaster With Double Coat Birla Putty.
- External Double Coat Sand Face Plaster Or Texture With Acrylic Paint.

FLOORING

- Vitrified Tile Flooring In Entire Apartment.

DOOR

- Main Door - Decorative Main Door With Wooden Frame.
- Internal Door - Flush Door With Enamel Paint.

WINDOWS

- Sliding Aluminium Window Section With Anodized Or Powder Coated.

KITCHEN

- Granite Platform With Stainless Steel Sink Along With Electrical Point For Water Purifier.
- Designer Glaze Tile Dedo Upto Lintel Level.

TOILET

- Designer Ceramic Or Glaze Tile Upto Lintel Level.
- CP Fittings - Chrome Plated Branded Bathroom Fittings.

ELECTRIFICATION


- ISI Modular Switches.
- ISI Wires.
- Distribution Board With MCB For Safety And Protection.

KEY PLAN




SHILP[®]

BUILDING EXCELLENCE

 SHILP House
Besides Rajpath Club, Rajpath Rangoli Road
Bodakdev, Ahmedabad - 380054. Gujarat, India.

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- The brochure is just for an easy presentation of the project and should not be treated as a legal document.
- Electrical charges, Legal charges, AUDA any other facility charges shall be borne by purchasers.
- Stamp duty, registration fees, all taxes and cess shall be borne by purchasers.
- Payment should be in favour of Shilp Infra projects LLP.
- In the interest of continual developments in the design and quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout and all purchasers shall abide by such changes.
- Changes / alterations of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept and outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Any RCC member (Beam, Column, Slab) must not be damaged during the interior work of purchasers.
- Subject to Ahmedabad Jurisdiction only.