PROJECT RERA: TS RERA NO. P02400007448
RERA WEBSITE: https://rera.telangana.gov.in/



Site Address:
serene BILVANI one, Survey No.305,
Chinna Shankarpally, service road,
(Opp Ayyappa Temple),
Shankarpally, Rangareddy,
Telangana 501 203

Architects:
Clark Lloyd Architects,
6-3-252/2/6/1, Erramanjil,
Banjara Hills,
Hyderabad,
Telangana 500 082

Developed by:
Sri Bilvani Homes LLP, 8-1-293/A,
301B,JMR White Lotus, HS Dargah,
Hyderabad, Telangana 500 008
under License from Prathima Group
+91 80190 34567

Senior Care Services Provider:
Columbia Pacific Communities Pvt. Ltd,
2999, 12th A Main Rd,
HAL 2nd Stage, Indiranagar,
Bengaluru,
Karnataka 560 008

Disclaimer: All images, layouts, plans, and visuals shown in this brochure are for representational purposes only and are subject to change. The information, specifications, and amenities described herein are indicative and subject to approvals, design development, and statutory regulations. Furniture and furnishings shown in illustrations are for aesthetic representation only and not part of the standard offering. Developer shall provide furniture & furnishing within the common amenity areas. This project is being promoted as a Senior Living Project, wherein upon completion and handover, senior care services shall be provided by Columbia Pacific Communities Pvt. Ltd. ("Service Provider") under a separate arrangement between the individual buyers and the Service Provider. The Developer's scope is restricted to the development and handover of the project as mandated under applicable RERA provisions. Prospective buyers are advised to verify all details, including plans, approvals, and specifications, independently with the Developer before making any decision. This brochure does not constitute a legal offer or contract.

serene BILVANI one

Because Life's Golden Years Deserve a Golden Address

Enter a world where every day feels like a new beginning. Welcome to serene BILVANI one.



Shankarpally, Hyderabad



A boutique Senior Living where timeless elegance meets contemporary comfort

At **serene BILVANI one**, grandeur isn't just about lavish finishes — it's about creating an environment where refinement and comfort coexist seamlessly. Designed for discerning seniors, every element of the community exudes timeless elegance while embracing the modern conveniences that make daily life effortless. It is a place where heritage and sophistication meet thoughtful innovation, offering residents a sense of pride and belonging.

Where Design Meets the Rhythm of Senior Living

At **serene BILVANI one**, design goes beyond architecture — it embraces the rhythm of everyday life for active seniors. Spaces are thoughtfully created to support ease, comfort, and connection, while retaining a sense of sophistication and pride. Every detail reflects a careful balance between grandeur and practicality, ensuring that residents experience both opulence and effortless living.





Tastefully Designed Residences, Crafted to Reflect a Legacy of Opulence

Every home at **serene BILVANI one** has been envisioned as more than just four walls — it is a sanctuary of refinement that reflects the stature of its residents. From the graceful flow of spaces to the attention to detail in finishes, every element radiates an understated grandeur. These residences are not merely built, they are carefully composed to offer a life steeped in elegance and comfort.

A World of Indulgence Beyond Your Doorstep

True luxury extends far beyond the four walls of a home — it is defined by the experiences that enrich everyday living. At **serene BILVANI one**, every amenity has been thoughtfully curated to create an environment where leisure, wellness, and community thrive. From serene spaces to rejuvenate the body and mind, to vibrant venues for social connection, the community offers a world of indulgence that elevates life into a celebration.





Unparalleled Care & Services, Inspired by Serene Standards

At **serene BILVANI one**, grandeur is not only about majestic spaces but also about the experience of being cared for in a way that feels seamless, dignified, and reassuring. Every service offered is inspired by the Serene Standards — a benchmark of excellence built on trust, empathy, and refinement. From the warmest welcome to the smallest detail, life here is designed to feel effortlessly elevated.

Collaboration of Trust & Excellence

serene BILVANI one is the result of renowned names coming together with a shared passion for creating something extraordinary and setting a new benchmark of trust, excellence, and grandeur in Senior Living in Hyderabad.



prathima
opening out to the world

Prathima Group, established in 1988 in Hyderabad, is a diversified conglomerate with interests spanning infrastructure, healthcare, education, technology, and real estate. Backed by over three decades of leadership under Sri B. Srinivas Rao, the group has built a strong reputation for trust and execution excellence. With residential projects valued at over ₹5,000 crore, Prathima Group has demonstrated deep expertise in conceiving, developing, and delivering landmark living spaces that combine superior design, quality construction, and enduring value — reaffirming its position as one of Hyderabad's leading property developers. At **serene BILVANI one**, Prathima brings its hallmark construction excellence and eye for detail, creating homes that combine durability with distinguished design through Sri Bilvani Homes.

www.prathimagroup.net

serene
communities

Serene Communities by Columbia Pacific is one of India's most trusted names in senior living, known for creating vibrant, well-designed communities that blend independence, comfort, and care where you can embrace life with joy, purpose, and confidence - the essence of #PositiveAgeing. With a legacy of excellence, Serene currently operates 10 senior living communities and has over 12 new communities under development across South India. Each Serene community is thoughtfully planned to offer maintenance-free living, engaging social experiences, and access to professional healthcare—making it a pioneer and benchmark brand in the evolving senior living landscape of India. At **serene BILVANI one** you can enjoy not only the grandeur of a premium address but also the warmth, dignity, and care that define a fulfilling lifestyle.

www.serenecommunities.in

5 Cities Presence	**10** Vibrant Communities	**1,700+** Senior Homes
2,400+ Active Seniors	**1.70+** Area managed in Mn Sft	**12+** Upcoming Communities

SERENE COMMUNITIES

EXISTING:

BENGALURU I CHENNAI I COIMBATORE
KANCHI I PONDICHERRY

UPCOMING:

BENGALURU I PUNE I CHENNAI I MYSORE
COCHIN I KOTTAYAM I HYDERABAD & MORE



#positive ageing

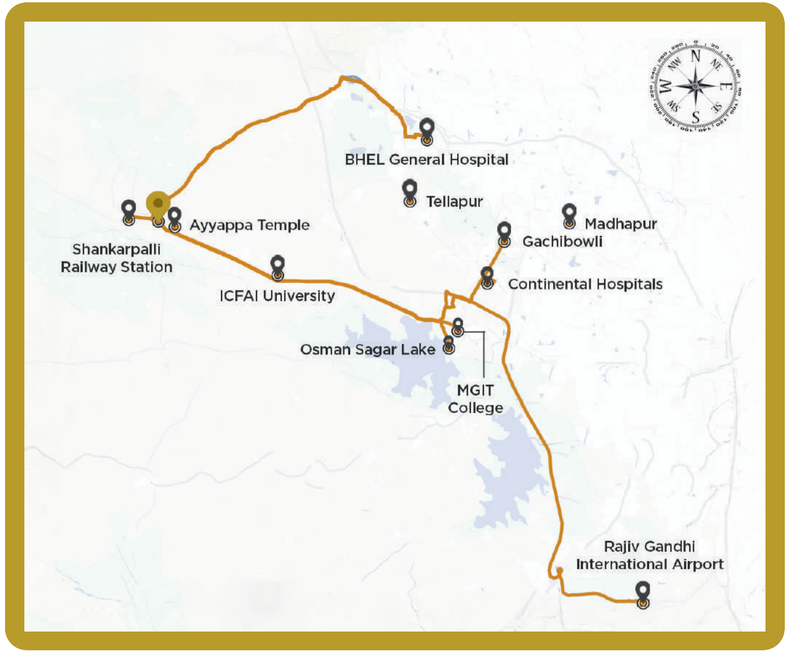
Positive ageing celebrates the power of living well, not just long.

At the heart of Serene Communities lies the philosophy of #postiveageing. Our spaces, services, and programs are thoughtfully designed to promote positive ageing—encouraging residents to stay active, engaged, and connected. Through wellness initiatives, social interactions, and opportunities for lifelong learning, we help every resident embrace ageing with confidence, purpose, and joy.



Location Map, Proximity & Master Plan

Perfectly placed for peace and convenience, **serene BILVANI one** offers the best of both worlds—easy access to essentials and serene surroundings that nurture well-being.



Ayyappa Temple	600 Meters	Rajiv Gandhi Int'l Airport	45 Km	MGIT College	21 Km
HDFC Bank Branch	1.8 Km	Tellapur	20 km	ICFAI University	16 Km
SBI Branch	2.0 Km	Gachibowli	25 Km	Gayathri Hospital	1.2 Km
Railway Stn	2.3 Km	Osman Sagar Lake	20 Km	BHEL Hospital	23 Km
Nehru ORR	13.0 Km	University of Hyderabad	26 Km	Continental Hospitals	25 Km





Project Features

Life here is designed to be lived outdoors and together. With thoughtfully planned common zones, a lively clubhouse, and rejuvenating green spaces, residents are encouraged to stay active, social, and inspired—because ageing well begins with living well.

Senior Focussed Amenities



Bistro
Unwind over a warm brew.



Mini Theatre
Stories in comfort.



Swimming Pool
Gentle aquatic leisure.



Spa & Salon
Indulge in self-care.



Cycling Track
Ride to rejuvenate.



Restaurant
Wholesome dining, redefined.



Business Center
Connect with purpose.



Geriatric Gym
Fitness with comfort.



Physiotherapy Room
Restore and renew.



Games Room
Play, laugh, bond.



Wellness Clinic
Everyday health assured.



Outdoor Bocce Court
Play the elegant way.



Therapy Garden
Serenity in bloom.



Geriatric Outdoor Gym
Breathe, move, thrive.



Vaastu compliant
Designed for Harmony and positive energy

The Club - Design Highlights



Wide, wheelchair friendly spaces



Ergonomic seating with armrests



Non-slip flooring throughout



Bright, glare free lighting



Natural light & soothing colors



Acoustic design for clarity



Handrails in corridors



Fire & smoke safety systems



Rest zones near lifts

The Club - Other Features

- Grand Entrance Lounge
- Reading Area
- Common Toilets
- Multi-purpose Hall with spill-out deck
- Resident Manager & Admin Offices

Other Common Area Features

- Security Cabin at Entry/Exit points
- DG & Transformer Yards
- Sewage Treatment Plan
- Sump & Pump Rooms
- Water Treatment Plant
- Staff Dining
- Staff / Driver Change Rooms & Toilets
- Electrical & Communication Rooms
- Fire Command Centre
- Organic Waste Convertor
- Lobbies & Staircase
- Lift 7 Nos.
- Pool Equipment Room
- Lift machine Room
- Over-head Tanks

Other Landscape Features

- Driveways & Ramp
- Outdoor Badminton Court
- Cycling Track
- Outdoor Seating Area
- Ambulance Parking

^This project is NBC Compliant

Outdoor Gym

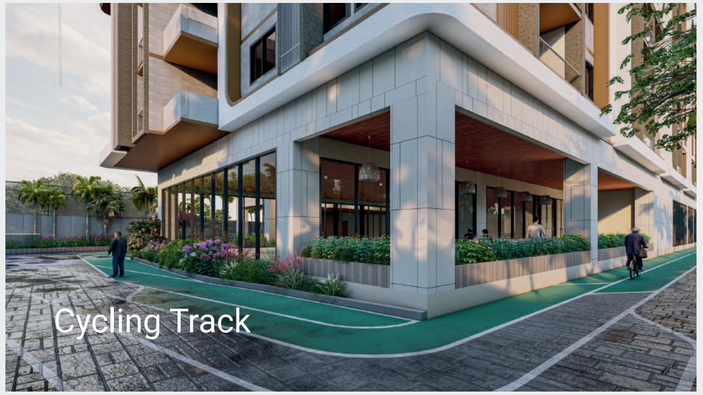


Driveway



Drop off point


Badminton Court


Cycling Track


Outdoor Seating space



Where Every Amenity Enriches the Rhythm of Senior Living

At **serene BILVANI one**, life goes beyond just comfortable homes. Every space is thoughtfully designed to bring joy, activity, and togetherness into your everyday life. From wellness hubs to leisure zones, discover a vibrant community where every amenity supports a fulfilling lifestyle.



The Club - a place to connect, celebrate, and create new memories every day

Lobby
A warm and welcoming space that sets the tone for the community, offering comfort and elegance right from the entrance.

Bistro & Cafe
A friendly corner to share conversations, meals, and coffee breaks with neighbors and friends.

Business Centre
Stay connected and productive with work-friendly spaces that let you manage personal or professional tasks with ease.

Game Room
A lively retreat for indoor games, fostering camaraderie, fun, and healthy competition among residents.

Multipurpose Hall
The heart of community gatherings—ideal for events, celebrations, and cultural programs with friends and family.

AV Room
Enjoy movies, talks, and entertainment in a cozy, immersive environment built for shared experiences.

Pool
A refreshing escape for relaxation, fitness, or simply unwinding by the water.

Senior-Friendly Gym
Designed with seniors in mind, the gym promotes safe and effective workouts to maintain strength and flexibility.

Kitchen & Restaurant
Nutritious meals, thoughtfully prepared and served in a welcoming dining space—ensuring health meets taste every day.

Spa
A sanctuary for rejuvenation and relaxation, offering therapies to refresh body and mind.

Health & Wellness Centre
Comprehensive care and support services that ensure your health and wellness needs are always taken care of.

Outdoor Gym
A chance to stay active in the fresh air while enjoying equipment designed for safe outdoor exercise.

Outdoor Seating
Relax amidst greenery with comfortable outdoor seating, perfect for conversations or quiet reflection.

Therapy Garden
A soothing environment where nature nurtures the soul, promoting relaxation and emotional well-being.



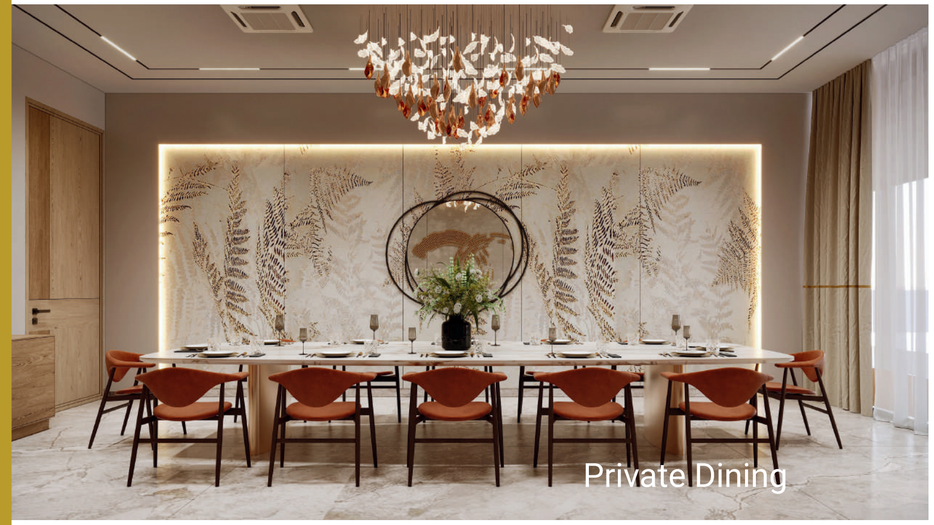
Coffee Shop & Bistro



Business Center



Entrance Lounge



Private Dining

Dining Hall



Grand Multipurpose Hall



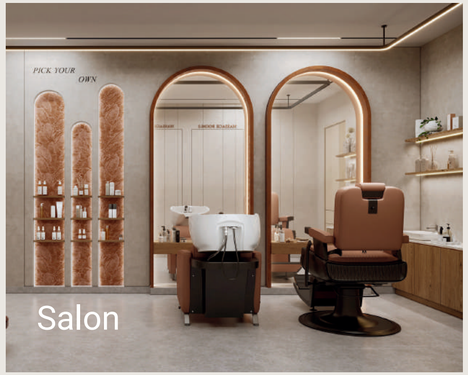
Games Room



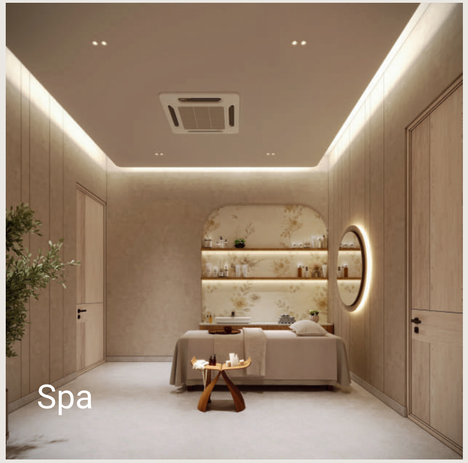
Gym



Games Hall



Salon


Spa



AV Room

Typical Floor Layout, Apartment designs & Specs

Every residence at **serene BILVANI one** is designed to reflect the perfect blend of functionality, elegance, and comfort. The thoughtfully planned floor layouts ensure seamless flow and abundant natural light, while the 100% vastu-compliant design brings harmony to everyday living. With no common walls, each home enjoys complete privacy, enhanced ventilation, and superior sound insulation—creating a truly tranquil living environment.

Block A
100 Apartments, 80 Nos. 2BHK's & 20 Nos. of 3 BHK's

Block B
165 Apartments, 58 Nos. 2BHK's & 107 Nos. of 3 BHK's



Sample Grande (3BHK) Apartment



3BHK Apartment
East Facing
Super Builtup Area 1400 sft

Sample Classic (2BHK) Apartment



2BHK Apartment
East Facing
Super Builtup Area 1025 sft



Living room



Dining



Guest Toilet



Panoramic View from Living & Dining



Kitchen



Another view of KItchen



Other bedroom



Master Toilet

Master Bed Room

Apartment Build Specifications

STRUCTURE
- RCC Structure with cement blocks

FLOORING
- Anti-skid Matt finished vitrified tiles for Living, Dining, All Bedrooms & All Toilets
- Balconies in matt finished vitrified tiles

KITCHEN
- Water Point Provision
- Provision for Instant Geyser
- Provision for Aquaguard
- Counter, Sink or Tile Dado not included

TOILETS
- Anti-skid Matt finished vitrified tiled flooring
- Dado upto false ceiling
- PVC Grid False Ceiling
- PVC Grab-Bars & Foldable Shower-seat in the Master Toilet only
- Granite Counter with counter-top Washbasins
- Wall-mounted EWC
- High quality chrome fittings
- Mirrors in all toilets
- Provision for Geyser point

DOORS AND WINDOWS
- Main Doors – Solid Wood Frame & Shutter, polished on both sides with 30min fire rating
- Internal Doors - Laminated Flush Shutter with solid wood frame
- Sliding Door & Windows – UPVC Frames with 8mm thick clear glass & provision for mosquito mesh

ELECTRICAL
- Concealed wiring with PVC-insulated copper wires
- Modular Switches of reputed make
- Emergency Light provision in Living, Master Bedroom & Master Toilet
- TV points in Living & All Bedrooms
- AC Provision in all Living, Dining & All Bedrooms
- Chimney, Toaster, Fridge, Microwave & Mixer points in Kitchen
- USB Points in Living & All Bedrooms
- Wifi & Dish Cable Point at one central location within the apartment
- 100% DG Backup

WATER SUPPLY & PLUMBING
- Hydro-pneumatic system for water supply
- Individual water meters
- CPVC / UPVC Pipes of reputed make for internal water supply & drainage

FIRE
- 30min Fire rated main door
- Fire Hose Cabinet (FHC) at every floor of each Block
- Fire Extinguisher for every unit

PAINT FINISHES
- External Walls with weather-proof texture paint
- Internal Walls & Ceiling with Emulsion paint



Services that Redefine Everyday Living

At **serene BILVANI one**, life is made easier through thoughtfully curated services that take care of the everyday. From dining, housekeeping, and maintenance to healthcare coordination, wellness programs, and engaging community activities—every detail is designed to help you live comfortably, confidently, and carefree inspired by Serene standards.

Services

Home & Housekeeping

- Daily housekeeping and monthly deep cleaning
- Regular pest control and maintenance support
- Domestic help for daily chores and organizing

Safety & Security

- 24/7 CCTV surveillance and access control
- Dedicated security team
- Emergency-ready 24/7 ambulance service

Mobility & Convenience

- Shuttle service within and around the community
- Concierge services (bill payments, reservations, parcel handling

Lifestyle & Grooming

- Salon and spa services on appointment
- Laundry services
- Multipurpose hall for community and private events

Fitness & Active Living

- Senior-friendly gym
- Fitness classes and activity calendar
- Games room (cards, snooker, carrom)
- Movie screenings and library access

Health & Wellness

- 7am–7pm nursing services
- Physiotherapy sessions (individual & group)
- Community doctor consultations (online/offline)
- Health record maintenance and monitoring

Dining & Hospitality

- Restaurant with breakfast, lunch, and dinner
- In-residence meal delivery via Genie app
- Private dining room for celebrations and events

and many more...

The services at serene BILVANI one shall be provided by Columbia Pacific Communities Pvt. Ltd. ("Service Provider"). The list of services illustrated here & in the Services Brochure are indicative in nature. Services will be rendered under a separate Services Agreement between the individual Owners and the Service Provider, comprising both 'Included' and 'On-Demand' offerings as per the Services agreement.

Wellness & Agetech Partners

KITES

KITES Senior Care is the 'out of hospital' geriatric care partner to elderly & their family, specialising in Post Hospitalisation Rehab Care, Palliative Care & Dementia Care at their specialised Care centers & at the residences of elderly. Established in 2016, they operate and manage 7 care centers spread across Bengaluru, Chennai, Hyderabad, Coimbatore & Kochi, and has served over 10,000 elderly.

At serene BILVANI one, the Wellness Centre will be managed by KITES. Through regular health monitoring, medical guidance, and preventive wellness programs, KITES ensures that every resident receives the right oversight and personalized support to maintain a healthy, fulfilling lifestyle.

www.kitesseniorcare.com

seniorshield

SeniorShield is a health & wellness app built to support active ageing through preventive care, real-time monitoring, and social connectivity. The app allows seniors to monitor vital signs (BP, SpO_2, pulse, etc.), consult doctors online, manage medical records, receive personalized reminders, and engage socially through curated content and community opportunities—and it comes with a complimentary wearable.

At Serene Bilvani One, every senior owning an apartment will be enrolled into the SeniorShield program, gaining access to continuous health monitoring, preventive wellness insights, and 24x7 medical support. This integration ensures that residents enjoy not only comfort and companionship but also the confidence of living in a connected, health-secure environment.

www.seniorshield.in

Golden Years Deserve a Golden Address. Come home to serene BILVANI one.

