

Serenity
Estate 
WHERE LIFE FINDS ITS CALM

A PREMIUM TOWNSHIP
IN THE HEART OF
DHOLERA



DESIGNED FOR TOMORROW.
DELIVERED WITH DISTINCTION.



OUR VISION & PHILOSOPHY

A Township with Purpose, Thought & Distinction

At Serenity Estate One, our vision is simple yet powerful– to build premium, future-ready townships that stand out with character, creativity, and real livability.

We believe people always recognize and pay a premium for premium quality.

**Thoughtful
Planning**

**Smart
Design**

**Creative
Amenities**

**Elevated
Lifestyle**

Every element of this township is crafted to deliver distinctiveness, high value, and a truly livable environment for both end-users and investors.



Smart Planning. Vaastu Friendly. Designed Around the Land.

This layout is thoughtfully crafted keeping the natural land shape in mind. Even the tricky edges are efficiently planned, ensuring maximum usable space and smooth circulation.

Key Highlights:

- Vaastu-oriented planning with majority East/West facing plots
- Minimal South-facing units (to be refined further for optimal Vaastu compliance)
- A well-balanced road network for smooth movement
- Community facilities placed for maximum accessibility

The layout is not just planned...
it is intelligently engineered for long-term value.



THE SIGNATURE FEATURE _____

**Every Landmark Has an Identity.
This Township Will Have Its Own.**

We aim to give each Ceremony Province township a signature element—a unique feature that becomes its identity.

For Dholera, the signature feature can be one of the following concepts (final design to be chosen):

- Central Green Spine – A continuous landscaped walkway connecting the entire township
- Miyawaki Forest Pocket – Dense, fresh, eco-rich plantation for natural cooling
- Open-Air Community Deck – A stylish gathering space overlooking greens
- Sky Pavilion / Elevated Deck – A creative structure defining the township's premium character

This unique feature will create instant recall and add long-term brand value.

PREMIUM AMENITIES & VALUE ADDITIONS

Thoughtful, Creative & Value-Driven

Great townships are not built with expensive structures – they are built with smart, usable, creative spaces that enrich everyday life.

Key Amenities & Value Additions

- Miyawaki Green Belts
- Yoga & Meditation Platform
- Semi-Covered Multipurpose Zone
- Open-Air Community Deck
- Jogging & Walking Pathways
- Seating Pods & Calm Corners
- Small Play Pockets
- Sculptural Elements for Identity
- Green Spine Option (if selected)





COMMUNITY & INFRASTRUCTURE

Designed for Real Living. Built for Real People.

Our townships focus on creating a lifestyle that is truly livable, functional, and future-ready.

Key Infrastructure Features:

- 30m / 24m approach roads connecting to Dholera SIR network
- Internal roads designed for smooth access
- Proper drainage, utilities & water management
- Roadside green belts and open spaces
- Provisions for commercial conveniences inside the township

*This is not just an investment –
it is a place where families can live, grow, and thrive.*

LEGENDS

1. ENTRANCE GATE
2. FEATURE WALL
3. COMMERCIAL PLAZA
4. NATURE'S PARK
5. SPORTS PARK
6. FLOWER GARDEN
7. POCKET GARDEN



Layout Plan

DHOLERA ADVANTAGE

India's Most Visionary Smart City.
Your Most Strategic Investment.

Dholera SIR is India's biggest planned smart industrial region – a destination backed by government focus and global potential. Key Location Strengths:



Dholera International
Airport (under
development)



Delhi-Mumbai
Industrial Corridor
(DMIC) connectivity



6-lane expressways &
dedicated freight
corridors



High employment
potential due to global
companies entering



Smart infrastructure
+ high appreciation
potential

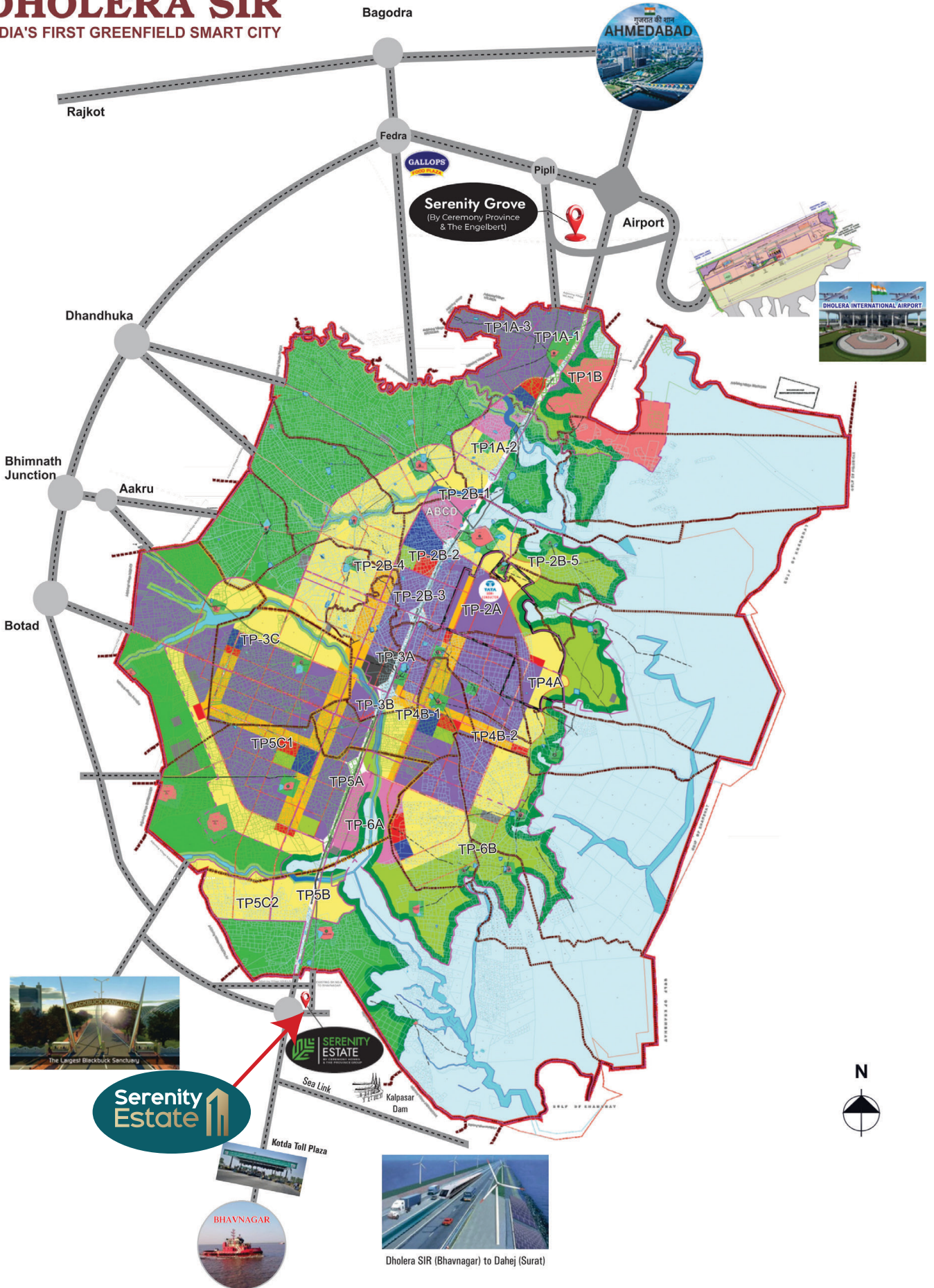


Investor & end-user
friendly ecosystem

*Your investment here is not for today alone –
it is for the next decade of India's growth.*

DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY



Serenity Estate



MEGA PROJECTS



**TATA SEMICONDUCTOR
- 15 MINS**



**AHMEDABAD-DHOLERA
EXPRESSWAY - DIAMOND CIRCLE**



**ASIA'S LARGEST
SOLAR PARK**



**DHOLERA INTERNATIONAL
AIRPORT - 20 MINS**



**WATER TREATMENT
PLANT**



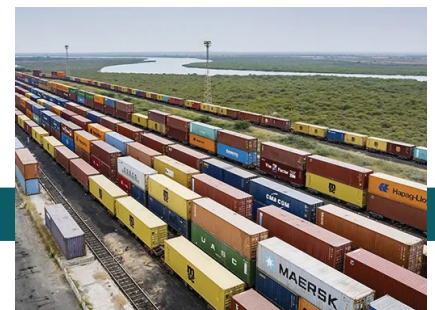
**RENEW SOLAR PANEL
MANUFACTURING**



**ABCD
BUILDING**



SEA PORT - 35 MINS



**DHOLERA FREIGHT
CORRIDOR - 20 MINS**

INDUSTRY GIANTS

