



MONARCH  
PROPERTIES

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MONARCH SERENITY

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# Welcome

Monarch is now part of an exciting development in Thanisandra, an area which has defined itself in the last five years and is now an integral part of North Bangalore.

Monarch Serenity with its proximity to new developments and Ring Road is nestled away from the hustle and bustle of the city. Large spaces and the best of amenities provide a breath of fresh air to its privileged families.

Being a Monarch project, where quality is of utmost importance 'Monarch Serenity' is truly a package of quality and comfort. Monarch Serenity is sure to be an excellent choice for you and your family.

We look forward to serving you in the years ahead.

Monarch Properties  
Bangalore, India



# MONARCH SERENITY

Monarch Serenity is what you ever imagined your home to be - calm, comfortable & luxurious. The project includes a commercial complex as well as residential apartments, the parking and entrances of which are entirely exclusive to preserve your privacy.

Being truly spoilt for choice you can choose from state of the art two to four bedroom apartments and even choose from exclusive Sky Villas.

Apart from the best of amenities made available to enhance your way of living. The shopping complex with an assortment of well appreciated brands would cater to your daily requirements, allowing you to spend more quality time with your loved ones.





# Spacious and Bright

## RESIDENTIAL SPACES

- 196 Large Spacious Apartments
- Great view from every corner of the structure
- Great Amenities
- Quality living, leisure, shopping and entertainment, all at Monarch Serenity

## COMMERCIAL SPACES

- Exclusive Location
- Vaastu Compliant Structure
- Eco Friendly
- Large Open Spaces with good circulation and bright light

## SALIENT FEATURES

- Located on a major arterial road connecting the city to the new international airport.
- Separate entry, exit and car parking for residential and commercial spaces
- Higher capacity passenger lifts & service elevators at each lobby to ensure quick and smooth access to individual units.
- Improved accessibility with railings and ramps.

- Dedicated bus bay inside the campus for school buses to safely pick and drop children
- Emergency rescue provisions like sprinkler system and alarm systems in each room. Fire exit stairs, access driveway for fire tender as per fire fighting department norms
- Residential units designed with vastu principles and with adequate lighting and ventilation from at least two to three sides
- Each unit designed and built with minimum common walls to maintain privacy
- Privacy screen for utility areas that allow light and ventilation while maintaining privacy
- The campus has its own sewage treatment plant to treat waste water and recycle, thereby reducing demand for water, which is a precious resource
- Rain water harvesting system with storm water collection tanks to achieve sustainability

# Salient Features



# Amenities

The building complex is designed to enable the concept of “live, work & play”, with residential, commercial and recreational spaces interlinked by landscaped areas. Monarch Serenity provides all amenities to help you live this lifestyle.

- Garden
- Swimming Pool
- Toddler’s Pool
- Children’s Play Area
- Health Facilities
- Recreation Facilities
- 24 Hr Backup
- Maintenance Staff
- Security
- Intercom
- Club House
- Rain Water Harvesting
- Tennis Court
- Badminton Court
- Basketball Court
- 24 hour Gymnasium
- Indoor Squash court
- Meditation/Yoga/
- Aerobics Room
- Jogging Track

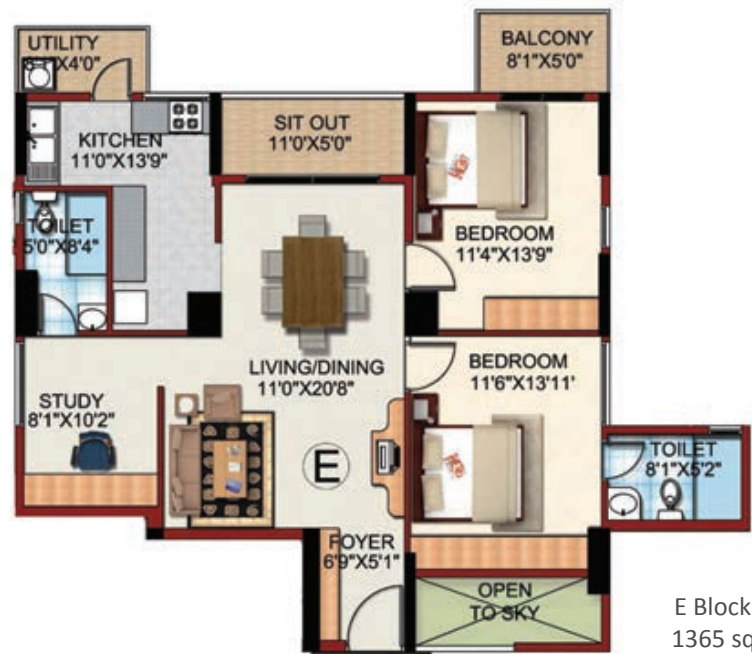


# 2 BHK

# 2 BHK+ study



L Block  
1226 square feet  
North Facing



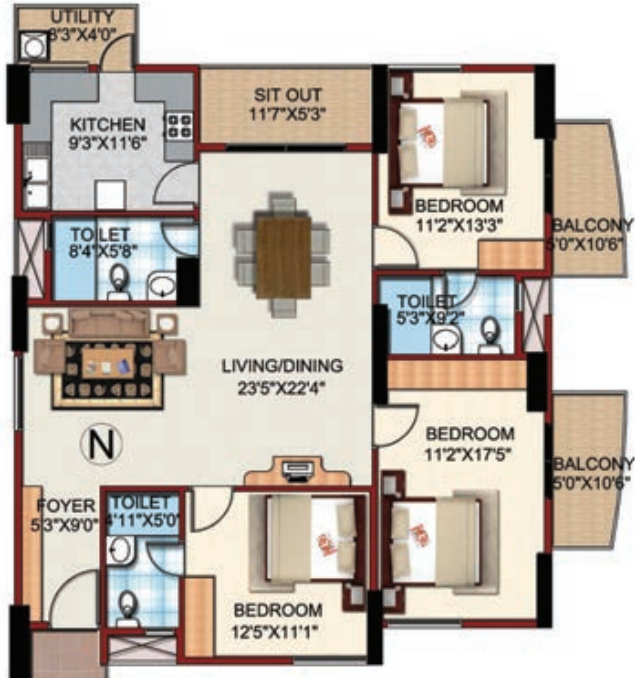
E Block  
1365 square feet  
South Facing

N Block  
1787 square feet  
South Facing

# 3 BHK

# 4 BHK

B1 Block  
2050 square feet  
East Facing





C Block  
2217 square feet  
Garden Area- 585 square feet  
East Facing

# SKY VILLA



Lower Floor



Upper Floor

N Block  
2505 square feet  
Garden Area- 499 square feet  
South Facing

# SKY VILLA



Lower Floor



Upper Floor

# Features



## STRUCTURE

- RCC frame structure.
- Seismic Zone II compliant.

## WALL

- Concrete Block Masonry.
- POP designer cornice in the living & dining areas.

## PAINT

- Interior : Acrylic emulsion paint (Asian).
- Exterior : Weather proof emulsion paint, Berger/Asian or equivalent and textured paint at selective places.
- Enamel Paint for MS Grill, Door Frames, Shutters & Hand Rails.

## FLOORING

- 2' x 2' vitrified tiles of Kajaria/Nitco/Marbonite make in Living & Dining room with all around skirting.
- Superior quality designer ceramic tiles of Kajaria/Nitco/Marbonite/Johnson make for Bedrooms, Study and Kitchen with all around skirting.
- Antiskid ceramic tiles flooring for all Balconies, Bathrooms and Utility areas.

## DOORS

- Teak wood teem veneered doorframe with teak architrave beading & threshold for Main Door, along with brass hardware of night latch, safety chain and magic eye.
- Bedroom door frames in hardwood with corner designs.
- Water proof flush door shutter with one side polish & enamel paint on the other for Bathrooms & Utility.

## WINDOWS

- UPVC windows with glass and mosquito mesh. Sliding doors for balcony.
- M.S. Grills for windows of ground floor apartments.
- Toilet UPVC Ventilator with louvers.

## TOILET FITTINGS & ACCESSORIES

- Hot and cold water mixer unit of ESS/Jaguar make or equivalent make for shower and wash basin in the bedroom toilet.
- False ceiling in Bathrooms.
- Provision for Bathtub in Master Bedroom Toilets.
- Provision for Geyser & Exhaust fan in all the toilets .
- 24 hours BWSSB/Borewell water supply.

# Features





# Features

## KITCHEN & ELECTRICAL FITTINGS:

- L' Shaped 20 mm thick black granite kitchen platform.
- 2 feet dado above granite kitchen platform in designer ceramic glazed tiles with border tiles.
- Geyser & water purifier provisions in kitchen.
- Television & Telephone points in the Living Room and Bedrooms.
- Fire resistant electrical wires of Havelles / Finolex / Anchor make or equivalent for lighting & heating.
- Elegant modular electrical switches of Anchor / Roma / Crabtree make or equivalent.
- 5 kVA power for each flat & 8 kVA power for Sky Villas.
- A/C provision for Master Bed Room, Living & Dining hall.
- Intercom facility from between apartments, club house facility and security control room.
- Lightning arrester for the building.
- One miniature circuit breaker for each room provided at the main distribution box within each apartment.

# Special Features



## SPECIAL FEATURES

- Backup power of 1 kVA in each flat and 3kVA in Sky Villas from standby Generator.
- Centralised Security System with round-the-clock trained security personnel.
- Electrical & plumbing provision for washing machine in utility area.
- Camera controlled security lobbies.
- Video door Phones.
- Multi-level Car Parking (Double Basement).

## CLUB HOUSE

- Indoor Squash Court
- Health Spa with Gym, Steam Room & Showers.
- Table Tennis
- Pool Table
- Skating Rink
- Reading Room & other Indoor Facilities
- Meditation/Yoga/Aerobics Room
- Provision for Creche & Nursery
- Basketball Court
- Tennis Court
- Badminton Court
- Swimming Pool with toddler's pool
- Children's Play Area

# Map



# Neighbourhood

## SCHOOLS:

Vidya Niketan, Concorde International, Mallaya Aditi, Vidhya Shilp Academy, DPS North, Rashtriya Vidhya Kendra

## HOSPITALS:

Columbia Asia, Baptist Hospital

## ENTERTAINMENT:

Lumbini Park, Esteem Mall, HRBR Shopping Area

## IT PARKS:

Manyata Tech Park, Kirloskar Business Park, Financial City



# Projects

# Contact us

With over 1 Million Square Feet of built up area to its name, The Monarch Group in a short span of time has achieved excellence and reputation in all its fields of operation. Our completed developments at prime locations in Bangalore, along with our other projects have made The Monarch Group synonymous with excellence in Quality, Service & Location.

The Monarch Group aims to achieve greater heights in terms of Customer Satisfaction and Service by delivering valuable products, which Bangalore will be proud of.

## COMPLETED PROJECTS

The Monarch Pearl, M.G.Road  
The Monarch Plaza, Brigade Road  
The Monarch Residence, Millers Road  
The Monarch Chambers, Infantry Road  
The Monarch Maved, Koramangala  
The Monarch Citadel, Infantry Road  
The Monarch Nest, Old Madras Road  
The Monarch Ramani, Off Sarjapur Road

## ONGOING PROJECTS

The Monarch Himalaya  
Hotel & Commercial Project,  
K.G. Road  
The Monarch Celestial  
Hotel & Commercial Project,  
Bellary Road

## Monarch Properties

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*The details mentioned are indicative and subject to change.  
The details do not constitute a legal offering.*







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