



THE SERENE

BY VENTERA HOMES



Brand Story

With over 12 years of experience anchoring the trusted legacy of Greenz Infraa, Every **Ventura Home** reflects more than two decades of collective expertise, integrity, and attention to detail. Luxury here is not defined by excess, but by comfort, balance, and timeless design.

At **The Serene**, this comes together in homes planned around greenery, light, and open spaces, creating an environment that feels calm, spacious, and naturally connected to everyday living.





THE SERENE

BY VENTERA HOMES

Where Serenity Finds Home

The Serene, a gated villa community crafted for those who appreciate quiet luxury.

Located in Neelambur, Coimbatore, and spread across 2.5 acres of thoughtfully planned landscape, this exclusive enclave features 23 premium 4 BHK Villas, Offering plot sizes ranging from 6 to 8 cents and expansive built-up areas from 4000 to 5000 sq.ft.

The perfect balance between peaceful living and urban accessibility.

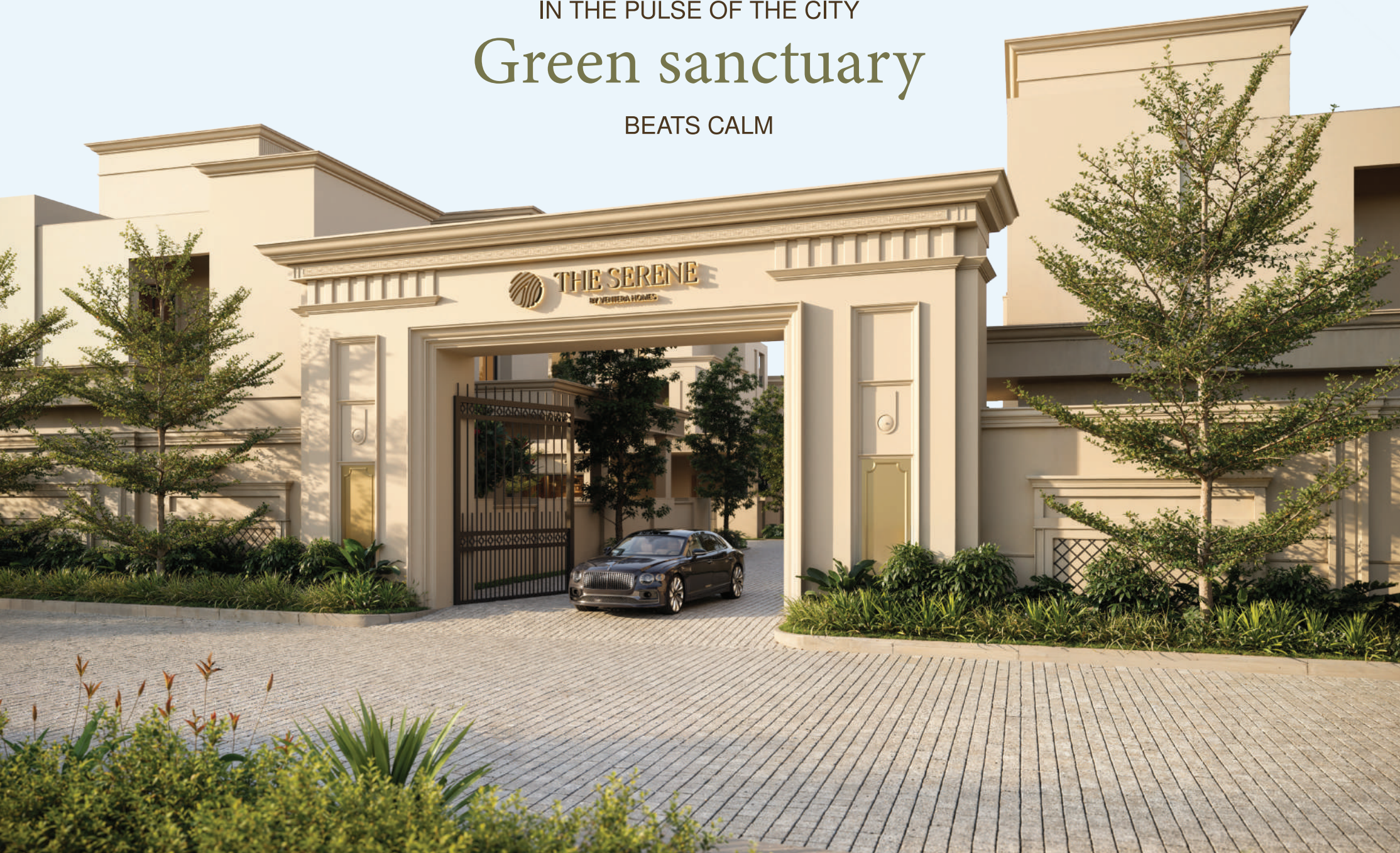
Tucked away from the city's rush, yet close enough to everything you need, The Serene blends elegant architecture with expansive living spaces to create a lifestyle centred on comfort, privacy, and wellness.

Every detail has been carefully considered to shape a home that feels calm, timeless, and truly your own.

IN THE PULSE OF THE CITY

Green sanctuary

BEATS CALM







THE SE
BY SUTERA



Vastu Aligned

Aligned with Vastu principles, each north-facing villa is thoughtfully planned with a strong focus on layout and spatial flow.

Nature Scape

Designed with courtyards, tree-lined pathways, parks and open lawns, creating a greener way of living, complemented by spacious interiors.

Front Setback

Front setbacks, a rare feature thoughtfully planned to offer more space and a greater sense of privacy.

Why us?



23 Premium 4BHK Villas
Spread Across 2.5 Acres



3KW Solar Power Systems &
Private Lift in Every Villa



Premium Gated Community



Landscaped Surroundings



Dedicated Clubhouse &
Wellness Spaces



50% Open Space for Maximum
Ventilation & Lush Greenery



Premium Specification &
Branded Fittings



Advanced Security
Systems



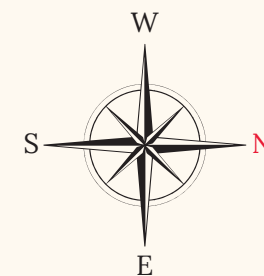
Thoughtfully planned cross ventilation for a constant flow of fresh air & dedicated pathway from parking to sitout.



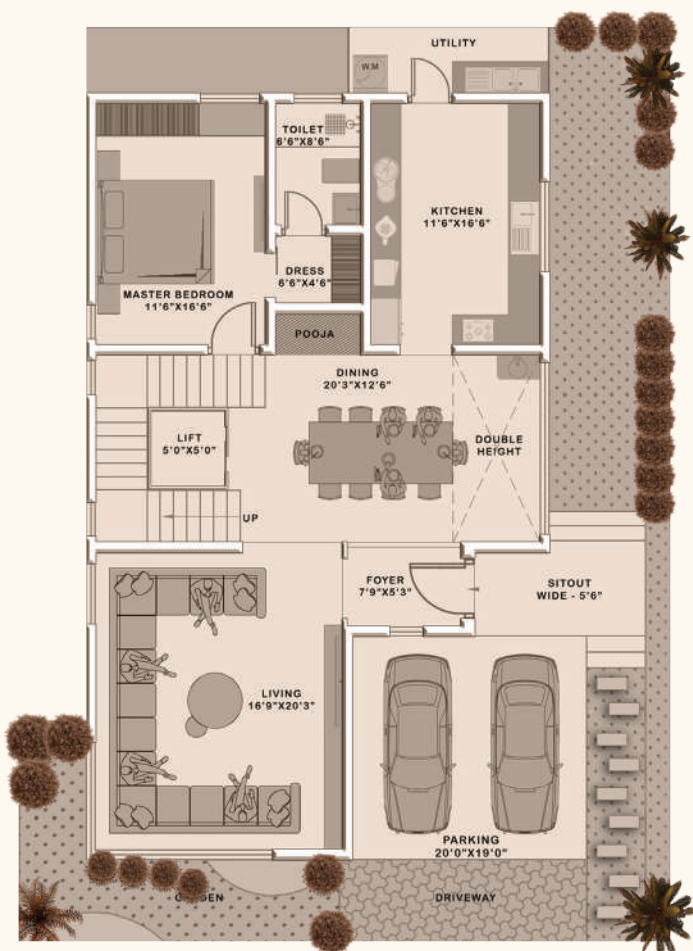
Type A

East Facing Plot
North Facing Villa- (4BHK)

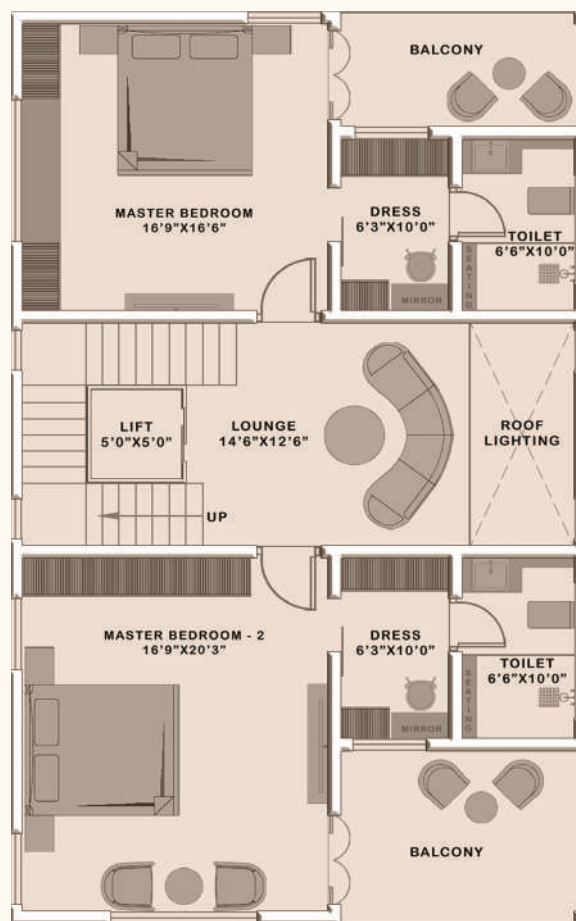
Ground Floor : 1852 Sq.Ft
First Floor : 1617 Sq.Ft
Second Floor : 533 Sq.Ft
Total Built Up Area : 4002 Sq.Ft



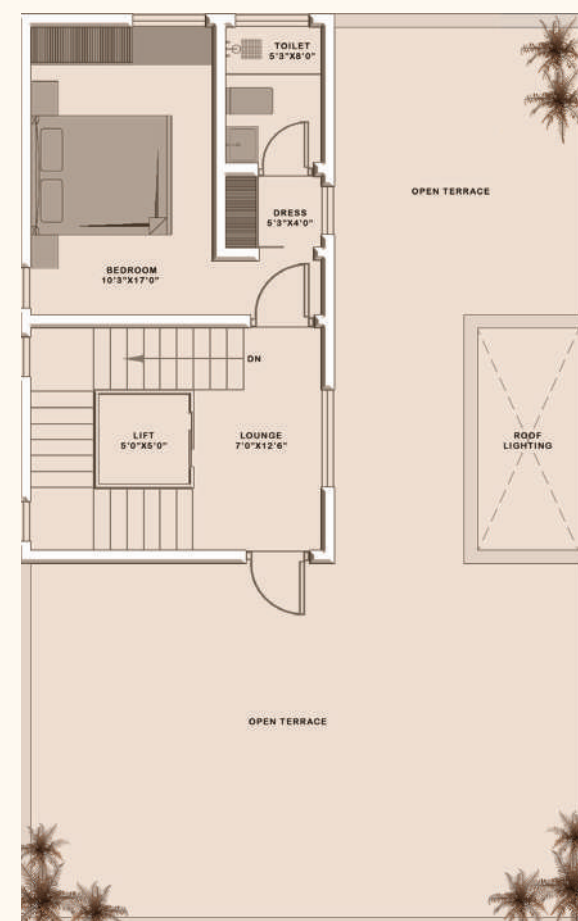
Ground Floor



First Floor



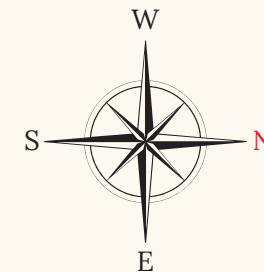
Second Floor



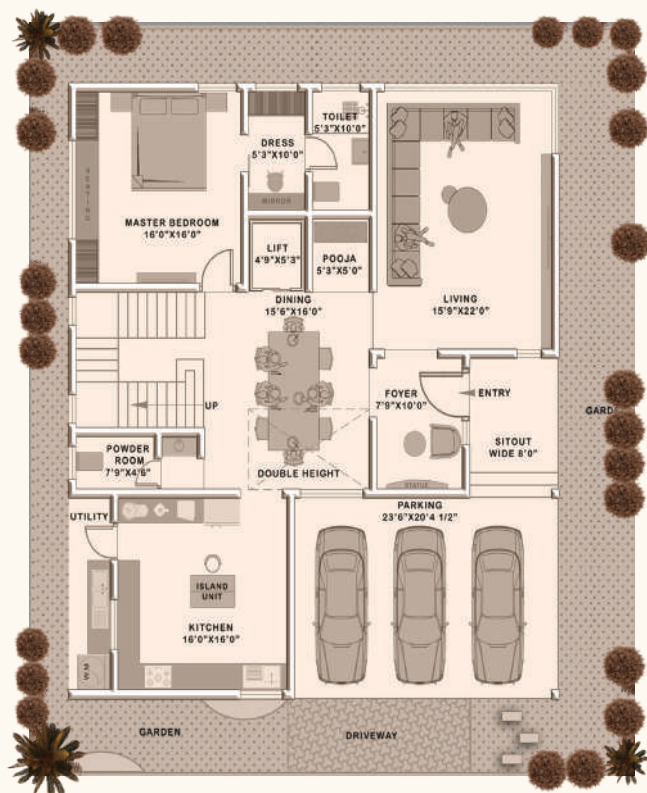
Type B

East Facing Plot
North Facing Villa- (5BHK)

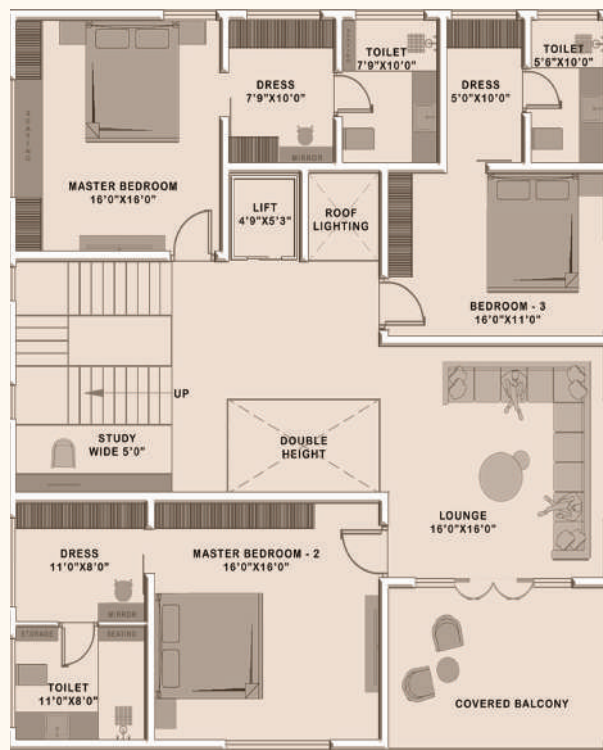
Ground Floor : 2261 Sq.Ft
First Floor : 2261 Sq.Ft
Second Floor : 682 Sq.Ft
Total Built Up Area : 5204 Sq.Ft



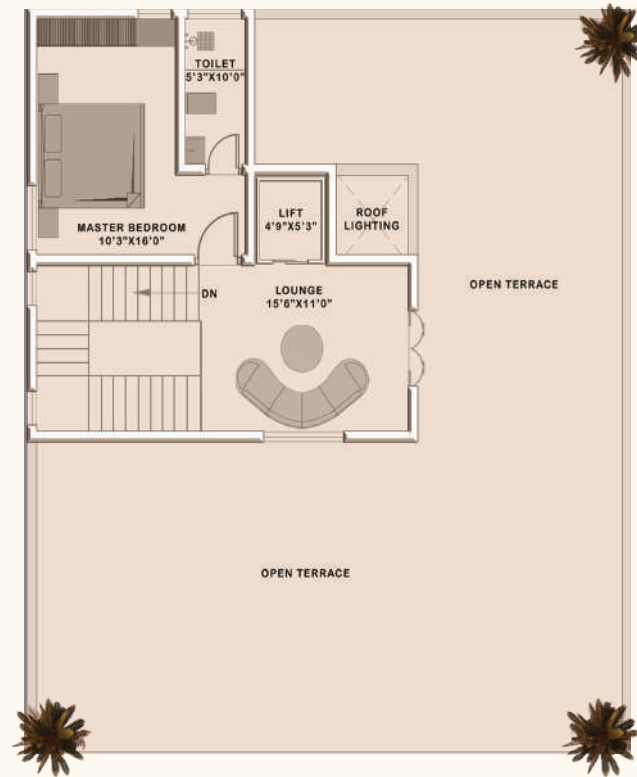
Ground Floor



First Floor



Second Floor



6-8ft setbacks for enhanced privacy & 12ft
ceiling height for a grand spatial experience.

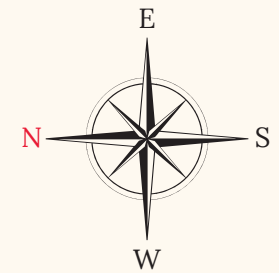


03

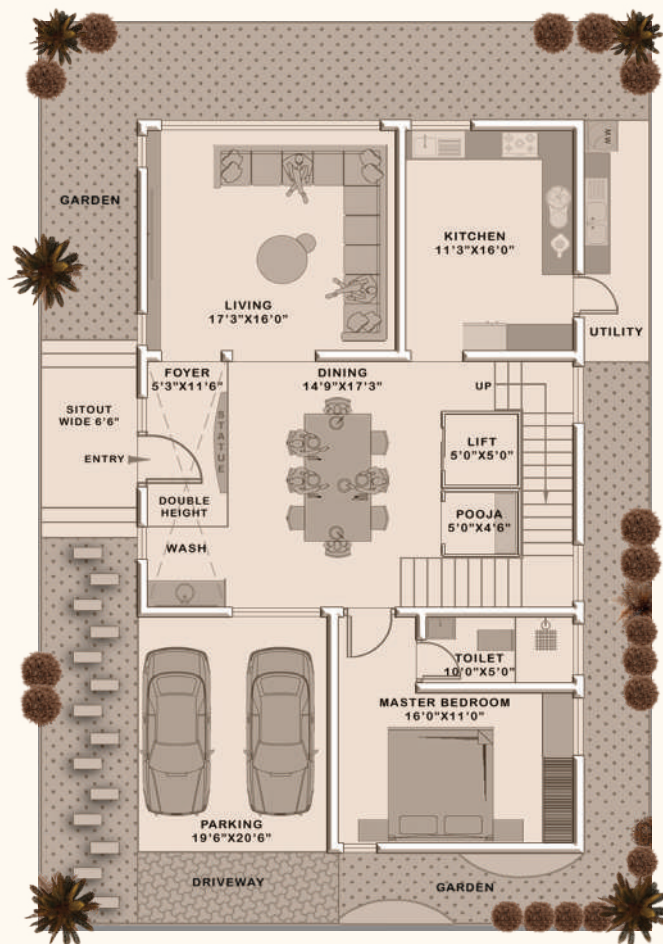
Type A

West Facing Plot
North Facing Villa- (4BHK)

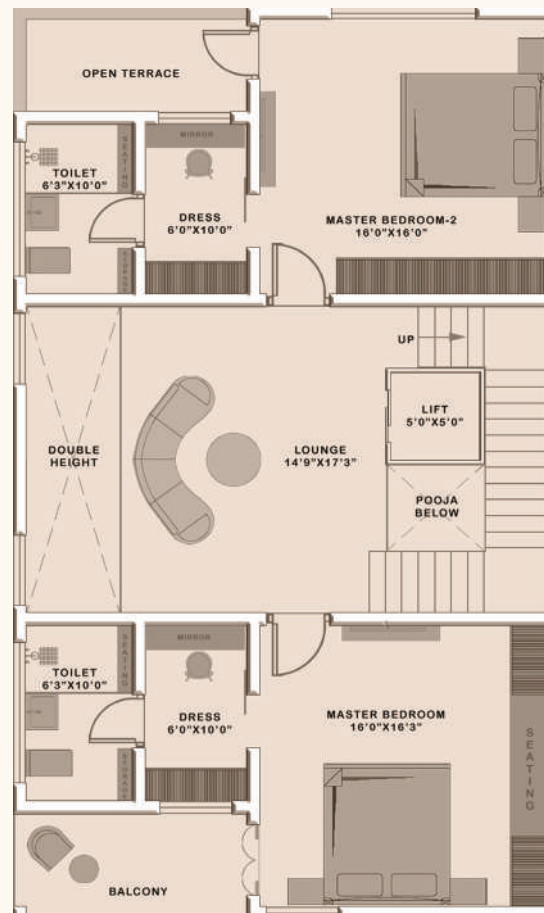
Ground Floor : 1900 Sq.Ft
First Floor : 1508 Sq.Ft
Second Floor : 623 Sq.Ft
Total Built Up Area: 4031 Sq.Ft



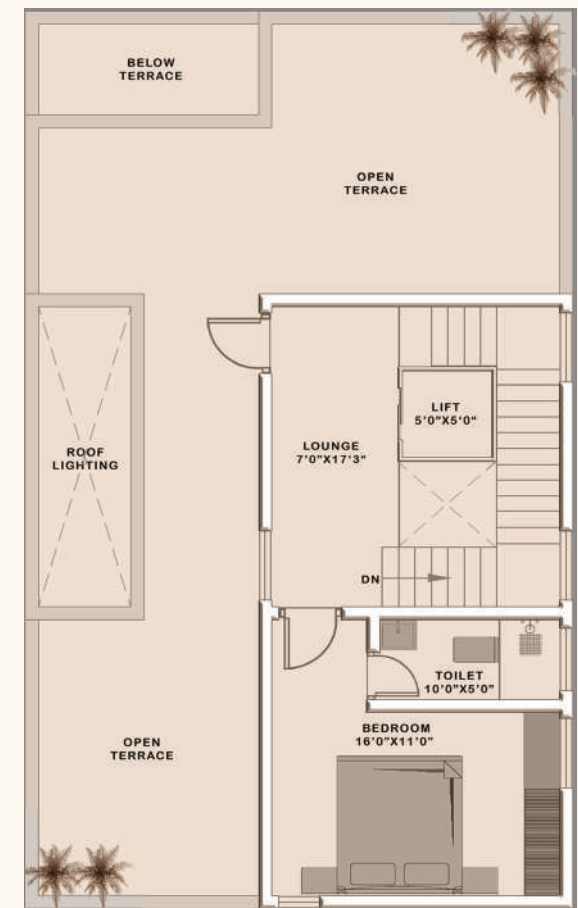
Ground Floor



First Floor



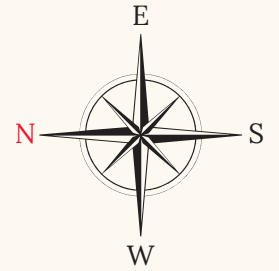
Second Floor



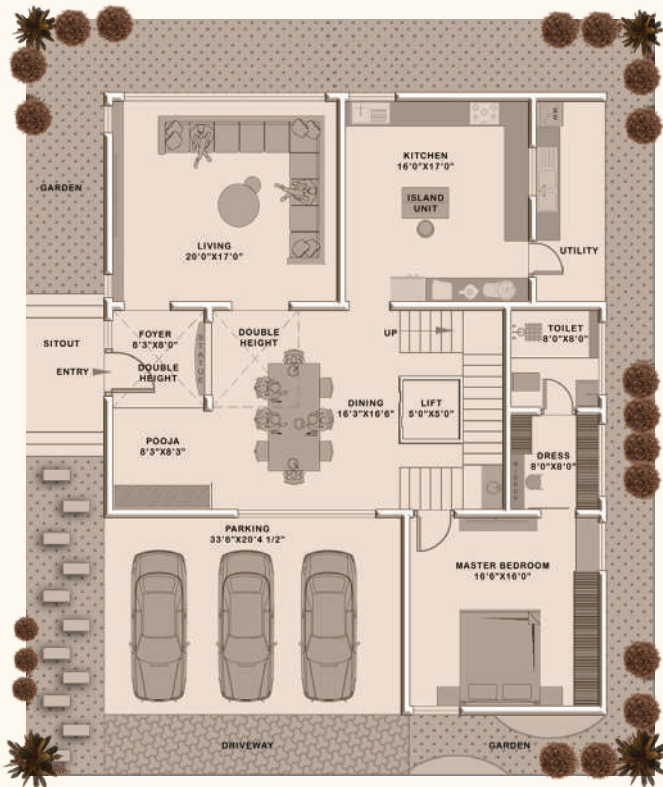
Type B

West Facing Plot
North Facing Villa- (4BHK)

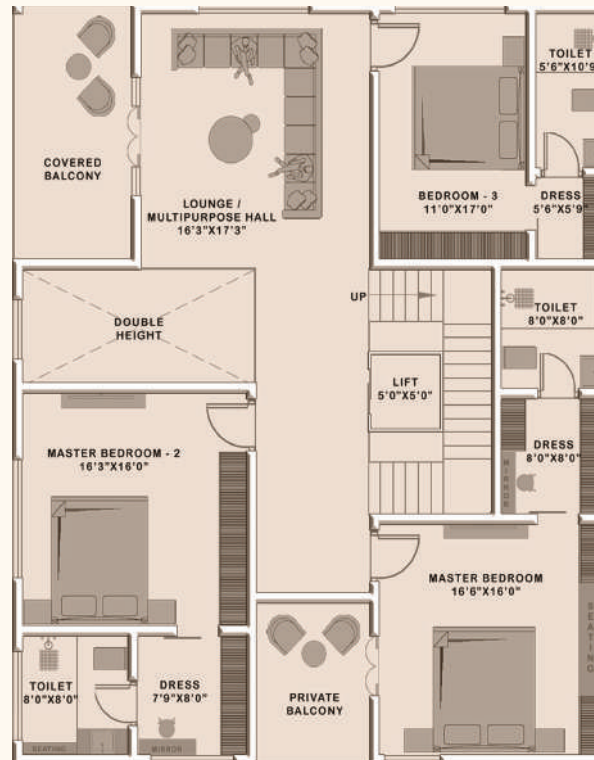
Ground Floor : 2539 Sq.Ft
First Floor : 2277 Sq.Ft
Second Floor : 274 Sq.Ft
Total Built Up Area: 5090 Sq.Ft



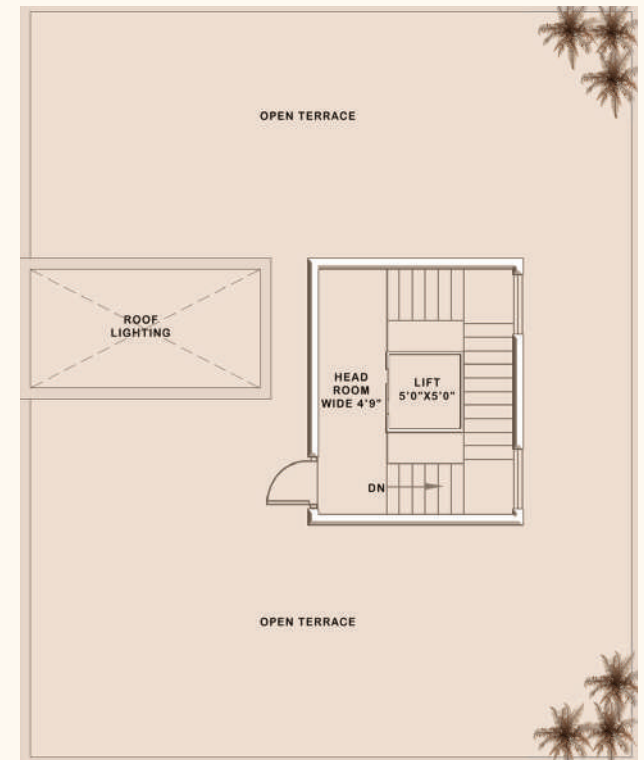
Ground Floor



First Floor



Second Floor











Club House

The Clubhouse at The Serene is the social heart of the community, offering a well-designed space for leisure, just steps away from your villa.

Planned with a range of amenities, from indoor games and gym to comfortable areas of relaxation and conversation, it creates a setting where you can unwind, stay active or simply spend time with your loved ones.

Lifestyle & Amenities

At the Serene, every amenity had been created to elevate everyday living.

Whatever it's wellness, leisure, family time or community gatherings, every space reflects thoughtful luxury.



Amenities



Yoga hall



Library



Banquet Hall



Landscape park



Rooftop pool with
barbecue & deck



Indoor Games
& Gym



Childrens
play area



Intergated rain
water harvesting



24/7 security &
CCTV surveillance



Servent room
for every villa





STRUCTURE

- G+2 storied RCC framed structure
- Steel - Fe550 grade
- Cement - PPC grade
- Ceiling Height - 12'
- Anti-termite treatment in plinth area
- Fly ash bricks finished with cement plastering



FLOORING

- Living, Dining & Bedrooms - High quality Vetrified tiles
- Kitchen - matt-finished tile flooring
- Balcony, utility & covered terrace - Anti skid tiles
- Staircase - leather finished granite flooring
- Car parking - High quality outdoor tiles



ELECTRICAL

- 3-phase EB connection with underground electrical cables
- Cables/wires - FINOLEX or equivalent brand
- Modular switches & sockets - NORISYS or equivalent brand
- MCB, ELCB and DB with safe trip
- EV charging point at parking area
- CCTV camera provisions for each villa



SALIENT FEATURES

- Lift 3 stop - SS finish
- 3 KW on grid - Solar system
- Servant Room for every villa



BATHROOM

- Wall dado tiles upto 8ft in height
- Floor - anti skid matt finished tiles
- Sanitary fittings - American standard / TOTO / GROHE
- CP fittings - GROHE / AQUANT



PLUMBING

- All CPVC / PVC / UPVC lines - ASTRAL
- PVC pipeline for underground drainage
- Solar water heater provision on terrace
- 10,000 liters sump
- 2,500 liters overhead tank



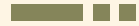
JOINERIES

- Teak wood frame and shutter with digital lock
- Bedroom doors - Teak wood frame with moulded door shutters
- Bathroom doors - Teak wood frame with moulded door shutters
- Utility & balcony doors - Teak wood frame with waterproof wooden flush door
- Windows - UPVC windows with see-through plain glass & MS safety grill
- Ventilators - UPVC & frosted glass with louvered panels & exhaust fan provision

Site Layout



Location Map



THE SERENE offers seamless connectivity to the region's premier attractions



Education



Healthcare



Connectivity



lifestyle & shopping



Scan to View
THE SERENE Location



949/1D Part, Veeriyampalayam Road,
Kalapatti, Coimbatore, Tamil Nadu - 641048

Email: info@venterahomes.com
Website: www.venterahomes.com

