

SERENIA

— WELLNESS RESIDENCES —



It starts with you.

How you move.
How you rest.
How you find your balance.



Because feeling well
is not just about staying active.

It is about finding
your rhythm.



Because well-being
grows through connection.



Because the places
we live in become part of
how we live.



Make Wellness A Part Of Living,
At Sector 92, Gurugram

Two thoughtfully spaced towers,
designed around wellness
built with serenity in mind

A holistic approach to well-being



Serenia is designed to care











A sector on the rise,
life ahead of the curve

10
mins

Dwarka
Expressway

8
mins

KMP
Expressway

12
mins

Proposed
Metro

20
mins

IGI
Airport

5
mins

Reputed Schools
St. Xavier
RPS

15
mins

Reputed Hospitals
Aarvy Healthcare Super
Speciality Hospital
Fortis IMT
Silverstreak Multi Speciality
Hospital

9
mins

Reputed Malls
Sapphire 90
Elan Miracle





Designed for a healthier,
more sustainable way of living.



40%+
Landscaped Area



30%+
EV Charging Capacity



100%
Rainwater Harvesting



40%
Water Savings



100%
Sewage Treatment
& Re-Use



95%
Renewable Energy
for common area



50%+
Improved Indoor
Air Quality



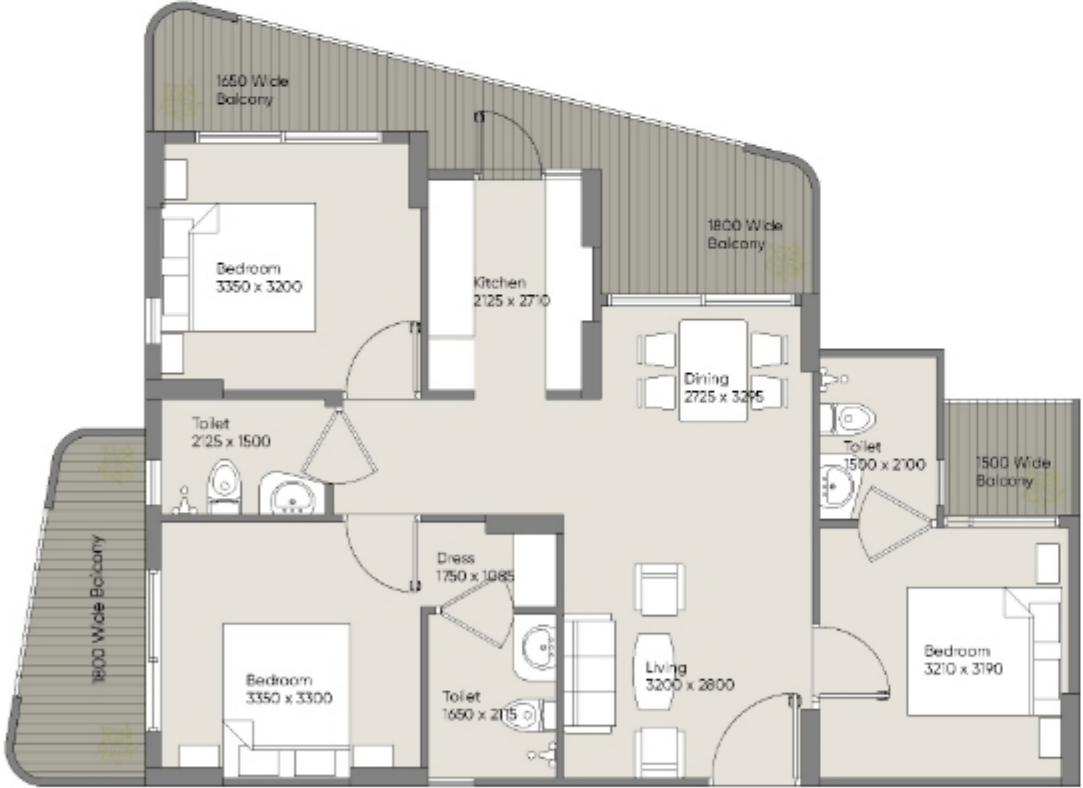
85%
Native & Adaptive
Planting

Unit Type-1 (3BHK)



HARERA Carpet Area = 69.79 M² | 751.21 Ft²
Balcony Area = 17.34 M² | 186.65 Ft²
Total Area = 116.13 M² | 1250 Ft²

Unit Type-2 (3BHK)



HARERA Carpet Area = 75.42 M² | 811.81 Ft²
Balcony Area = 22.45 M² | 241.65 Ft²
Total Area = 125.42 M² | 1350 Ft²

Typical Floor Plan



Legend

1. Main Entrance
2. Guard Room
3. 6m Wide Driveway
4. 7.5m Wide Driveway
5. Car Parking
6. Scooter Parking
7. Way To Basement
8. Drop-Off
9. Pathway
10. Seating
11. Fire Pit
12. Open Air Theatre
13. OAT Stage With Feature Wall
14. Outdoor Fitness Gym
15. Reflexology
16. Deck
17. Swimming Pool
18. Miyawaki Forest
19. Mound
20. Fragrance Garden
21. Kids' Play Area
22. Multipurpose Lawn
23. Yoga Lawn
24. Ceremonial Lawn
25. Oxygen Park
26. Pickleball Court
27. Volleyball Court
28. Half Basketball Court
29. Badminton Court
30. Temple
31. Ayurveda Garden
32. Senior Zones And Gathering Spaces



Unit-Wise Room Specifications

Living/Drawing Room

Particulars	Specification	Make
Floors	800×1200mm Double Charge Anti-Skid Vitrified Tiles	Kajaria, Somany, Johnson or eq
Walls	Putty with Premium Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Ceiling	Putty with Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	Decorative Flush Door with Laminate Finish	Greenply, CenturyPly or eq
Window/Glazing	Aluminium/uPVC Windows with 5mm Glass	Fenesta, AIS, Window Magic or eq

Master Bedroom/Other Bedroom

Particulars	Specification	Make
Floors	Anti-Skid Vitrified Tiles/ Wooden Flooring	Kajaria, Somany, Johnson or eq
Walls	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Ceiling	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	Flush Door with Laminate Finish	Greenply, CenturyPly or eq
Window/Glazing	uPVC/Aluminium Window with Glass	Fenesta, AIS, Window Magic or eq

Master Toilet/Other Toilet

Particulars	Specification	Make
Floors	Anti-skid Ceramic/Vitrified Tiles	Kajaria, Johnson, Somany or eq
Walls	Ceramic Wall Tiles up to Ceiling Height	Kajaria, Johnson, Somany or eq
Ceiling	Moisture Resistant Acrylic Paint	Asian Paints, Berger, Dulux or eq
Doors	Waterproof PVC/Flush Door	Rajshri, Sintex, Eloste or eq
Window/Glazing	Frosted Glass Ventilator	AIS, Fenesta, Window Magic or eq

Sanitary Fixtures

Particulars	Make
Wash Basin	Cera, Hindware, Jaquar or eq
WC (Western)	Cera, Hindware, Jaquar or eq
CP Fittings	Jaquar, Hindware, Cera or eq
Shower Mixer	Jaquar, Hindware, Cera or eq

Dining Room

Particulars	Specification	Make
Floors	Anti-Skid, Double Charge Vitrified Tiles	Kajaria, Somany, Johnson or eq
Walls	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Ceiling	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	Flush Door	Greenply, CenturyPly or eq
Window/Glazing	Aluminium/uPVC Window	Fenesta, AIS, Window Magic or eq

Kitchen

Particulars	Specification	Make
Floors	Anti-skid Vitrified Tiles	Kajaria, Somany, Johnson or eq
Walls	Ceramic Dado Tiles up to 2'-0" above Counter	Kajaria, Somany, Johnson or eq
Ceiling	Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	Flush Door	Greenply, CenturyPly or eq
Window/Glazing	Aluminium/uPVC Window	Fenesta, AIS, Window Magic or eq
Cabinets	Modular Kitchen Without White Goods	Reputed Make or eq

Sanitary Fixtures

Item	Make
SS Sink	Nirali, Carysil, Lotus or eq
Taps	Jaquar, Cera, Hindware or eq
CP Fittings	Jaquar, Cera, Hindware or eq

Balcony/Verandah

Particulars	Specification	Make
Floors	Anti-skid Outdoor Tiles	Kajaria, Johnson, Somany or eq
Walls	Weatherproof Exterior Paint	Asian Paints Apex, Berger WeatherCoat, Dulux or eq
Ceiling	Exterior Acrylic Emulsion Paint	Asian Paints, Berger, Dulux or eq
Doors	uPVC/Aluminium Glazed Door	Fenesta, AIS, Window Magic or eq
Window/Glazing	uPVC/Aluminium Sliding Window	Fenesta, AIS, Window Magic or eq

Club & Common Area Specifications

Clubhouse Specifications

Sr.	Particulars	Specification	Preferred Make
1	Flooring community buildings	800x1200mm Double Charge Anti-Skid Vitrified Tiles; Granite in staircase; Anti-skid ceramic in toilets	Kajaria, Somany, Johnson or eq
2	Wall finishing	Internal: acrylic emulsion over putty; External: weatherproof texture point	Asian Paints, Berger, Dulux or eq
3	Kitchen details	Granite countertop, SS sink, ceramic dado up to 2.1m	Nirali, Carysil, Hindware, Lotus or eq
4	Bathroom fittings	CP fittings, EWC, wash basin, health faucet, mirror	Jaquar, Hindware, Cera or eq
5	Wood work	BWR-grade plywood, laminate finish	Greenply, CenturyPly, Action Tesa or eq
6	Doors & window frames	Powder-coated aluminium/uPVC with weather seals	Fenesta, Prominance, Aluplast or eq
7	Glass works	8mm toughened glass partitions & glazing	Saint-Gobain, AIS, Modi Glass or eq
8	Conducting & wiring	Concealed FRLS copper wiring in PVC conduits	Polycab, Finolex, Havells or eq
9	Cupboard details	Laminated plywood storage office/staff/utility	Greenply, CenturyPly or eq
10	Water storage	RCC underground tank + HDPE overhead tanks	Sintex, Supreme, Plasto or eq
11	Lift details	MRL passenger lift, 8-10 pax, VVVF drive, SS cabin	KONE, OTIS, Schindler or eq
12	Windows/glazing	uPVC/Aluminium sliding, 5mm glass, mosquito mesh	Fenesta, Prominance, AIS or eq
13	Main door	Decorative veneer/laminate flush door, SS fittings	Greenply, Century Doors or eq
13.1	Internal doors	Flush doors, laminate finish, SS fitting	Greenply, Century Doors or eq
14	Air conditioning	VRV/VRF for halls; split ACs elsewhere	Daikin, Panasonic, Hitachi or eq
15	Electrical fittings	Modular switches, LED lighting, fans, DBs	Legrand, Schneider, Havells, MK by Honeywell or eq
16	Wi-Fi/broadband	Structured CAT-6 cabling, Wi-Fi - access points	D-Link, Cisco, Molex or eq

Sr.	Particulars	Specification	Preferred Make
17	Wall finishing	Weather-resistant texture point, approved colour scheme	Asian Paints Apex, Berger WeatherCoat, Dulux or eq
18	Internal finishing	Acrylic emulsion over putty; false ceiling in common areas	Asian Paints, Berger, Gyproc or eq

Lifts, Fire-Fighting, Security & Connectivity

Service	Specification	Preferred Make
Flats/Lifts per Tower	As per approved plans typically 8 flats/floor, 3 passenger + 1 fire lift	KONE, OTIS, Schindler or eq
Fire-Fighting	Wet Riser, Sprinkler System, Fire Alarm, Extinguishers per NBC & Fire NOC	Honeywell, Agni, Newage, Edwards or eq
Intercom Connectivity	Audio/Video Intercom Main Gate to Flats	Hikvision, CP Plus, Godrej or eq
Internet (Wi-Fi)	FTTH Broadband Ready with CAT-6 Cabling	Airtel, Jio, D-Link or eq
Security (CCTV)	CCTV at Entry/Exit, Lobbies, Basements & Common Areas	Hikvision, CP Plus, Dahua, Sparsh or eq



WAL DEVELOPMENTS PVT. LTD.

Corp. Office: 27th floor, International Financial Center, Sector-66, Gurugram, 122001

Sales Office: WAL Experience Center, Near DLF Alameda Entry Gate Sector 73, Southern Peripheral Rd, Gurugram, 122101

Call Us: 8586 925 925 | **Web:** www.waldevelopments.in | **Email:** info@waldevelopments.in