

anantserenevillas.com



AN EYE OPENER TO THE
“GODLY COMBINATION”



Wake up to breathtaking views of
Prabalmachi Hills, where nature's
beauty meets luxury living.

At Anant Serene Villas, misty mornings,
golden sunsets, and lush landscapes
create a serene escape.

Here, every moment is a perfect blend
of tranquillity and grandeur, making
your home a retreat like no other.

BREATHTAKING VIEWS OF PRABALMACHI HILLS



*Actual Photo



*Stock Image

RESORT LIVING, REIMAGINED.

At Anant Serene Villas, every day feels like a luxury retreat. Set in an 8 Acres Proposed Township in 4 Phases, it offers lush gardens, grand clubhouses, a resort-style pool, and serene gazebos—all designed for ultimate relaxation.

Unwind in your private backyard garden, enjoy panoramic hill views, and experience world-class amenities at your doorstep.

Here, resort living isn't a vacation—it's home.



*Stock Image

LUXURY MEETS, SERENITY.

Perched atop your private villa terrace, wrapped in the embrace of nature, luxury and tranquility become one. Imagine standing under the open sky, the breeze gently swaying your hat, as you take in the uninterrupted scenic beauty of Prabalmachi Hills.

Your terrace garden is not just a space—it's an experience. A peaceful escape where you can unwind, reflect, and soak in the beauty of life's finest moments.

At Anant Serene Villas, every view is a masterpiece, and every moment is pure bliss.

PRELUDE
TO A LARGER
-THAN-LIFE
EXPERIENCE

At Anant Serene Villas, luxury extends beyond your home into a world of exclusive private amenities designed for indulgence and well-being. Start your day with yoga in your serene backyard garden, unwind by your private swimming pool, or enjoy a quiet evening in the gazebo.

Breathe in the freshness of your kitchen garden, relax on the sundeck and spacious balcony, or gather around the bonfire area under the starlit sky.

With a lush terrace garden and beautifully planted trees, every corner of your villa is designed for a grand yet peaceful lifestyle—because here, home is more than just a place; it's an experience.

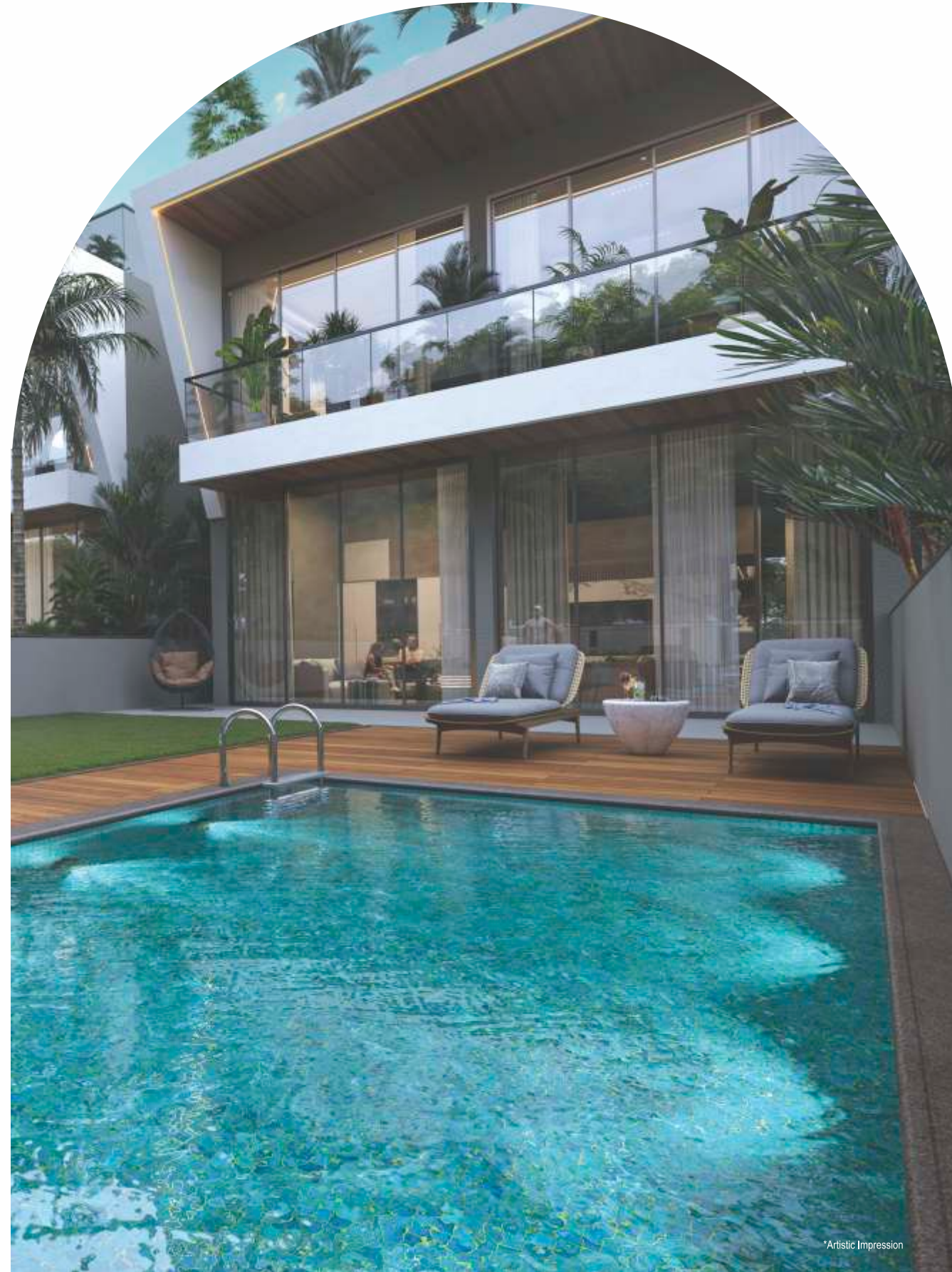


REDEFINING STATE-OF-THE-ART LUXURY LIVING

Experience a home where elegance meets innovation. At Anant Serene Villas, every space is designed for seamless indoor-outdoor living.

Relax in your private backyard pool, surrounded by lush greenery, just steps away from your expansive living room. Feel the tranquility as you unwind in thoughtfully crafted spaces, where luxury blends effortlessly with nature.

Here, every moment is a statement of grandeur, comfort, and timeless sophistication.





*Artistic Impression

AURUM -
WHERE MODERN
LUXURY MEETS
TIMELESS
SERENITY

A first glimpse of SUV – Serene Ultra Villas (Phase 1: Aurum) unveils a harmonious blend of privacy, elegance, and cutting-edge architecture. Designed as a twin villa concept, each home stands as an independent sanctuary, offering unmatched exclusivity and grandeur.

Set against the backdrop of mystic hills and an endless blue sky, the modern facade reflects sophistication, while sunlight enhances its striking elevation. Every detail is crafted to redefine luxury living, ensuring that your home is not just a space, but a statement.

Here, design meets distinction, and nature meets refinement welcome to Aurum, the golden standard of serene living. Modern Luxury Meets Timeless Serenity

A BACKDROP
OF LUXURY
A CANVAS OF
SERENITY

Step into a world where architecture breathes with nature. From the crystal-clear azure lagoon pool and lush green garden, your villa's majestic 13-ft high living room unfolds in grandeur, seamlessly blending indoor and outdoor elegance.

Above, the first floor unveils Three Master bedrooms, each opening to private sun decks, offering panoramic views and a tranquil retreat. Whether basking in the morning glow or unwinding under the evening sky.

This is luxury reimagined - where every corner is an experience, and every moment is timeless.



*Artistic Impression





*Artistic Impression



*Artistic Impression

WAKE UP TO AN ENDLESS HORIZON



Terrace Garden



XXL Master Bedroom

All types of bedroom has private sun decks & terraces



*Artistic Impression

LAKESIDE LIVING - A LIFE IN HARMONY WITH NATURE



CELEBRATE AT AN OWL'S HOURS



Bonfire at private garden



Gaze starry nights in an open space

“THE DUO” - HEART OF THE LUXURY & WELLNESS



CLUB SERENE Amenities:
30+ Lifestyle Leisure Privileges

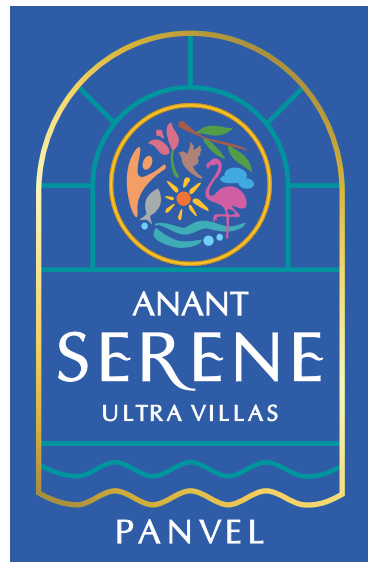
Grand Clubhouse – 6000 Sq. Ft. | Grand Reception Lobby | Grand Banquet Hall | Gaming Room | Library
Fully Equipped Gymnasium | Yoga Room | Indoor Games (Table Tennis, Pool, Chess, Carrom, Cards,
Fuss ball & Dart) | Changing Room | Infinity Pool | Kids pool | BBQ & Party Lawn | Gazebo



CLUB SERENA Amenities:
25+ Lifestyle Leisure Privileges

Grand Clubhouse | 5 Thematic Gardens | Gazebo | Swimming Pool | Sun Lounger's | Kid's Pool | Butterfly Garden
Rock Garden | Meditation & Yoga Zone | Party Lawn | Senior Citizen Sit-Outs | Jogging Track

Privileges for residents to access both the clubhouses



VILLA OPEN AIR AMENITIES

- 1 Ganesh Temple
- 2 Entrance Lotus Fountain
- 3 Green Wall
- 4 Rock Garden
- 5 Meditation & Yoga Zone
- 6 Party Lawn
- 7 Clubhouse
- 8 Swimming Pool
- 9 Kid's Pool
- 10 Sun Lounger
- 11 Butterfly Garden
- 12 Gazebo Seating
- 13 Kids's Playground / Senior Citizen Park
- 14 Jogging Track
- 15 Fruit Orchard
- 16 Flag Post

Phase 1.0 - SUV Aurum
Phase 2.0 - SUV Serenita
Phase 3.0 - SUV Pinnacle
Phase 4.0 - SUV Lagoon

MASTER LAYOUT



VILLA SPECIFICATIONS

Just like a high-performance SUV, Anant Serene Villas redefine power, space, and elegance, delivering an ultra-luxurious living experience. Designed for those who desire grandeur, exclusivity, and seamless living, each villa is a statement of success and sophistication.

At Serene Ultra Villas, every feature is crafted to match the power, comfort, and grandeur of SUV -where every journey leads to a luxurious destination.

Cutting-Edge Architecture - Strength Meets Elegance

- Ultra-modern façade designed with Vastu-compliant orientations (East, West & North-facing villas)
- Earthquake-resistant RCC structure, built for lasting durability
- Flat slab structure for flexibility in expansion and customization
- Pre-installed electrical, plumbing and air conditioning provisions, ensuring a hassle-free move-in
- Living & Dining - 2.5 ft x 5 ft tiles, High Quality Powder Coated Aluminum Windows, High Quality Paint and 13-ft high ceilings for a regal look
- Bedrooms - 200 sqft+ master suite Bedroom with private decks
- Kitchen - Quartz Kitchen Platform
- Bathrooms – Luxury Jaquar CP/Sanitary Fittings, Non skid flooring in washrooms, Fancy Doors / Windows.
- Electrical - High Quality Wiring



ENTRANCE LOBBY WITH LIFT PROVISION



SPACIOUS 200 SQFT MASTER BEDROOM



LUXURY DINING AREA



SPACIOUS KITCHEN WITH UTILITY SPACE

ISOMETRIC VIEWS

VILLA PLAN - (EVEN)

Ground Floor



First Floor

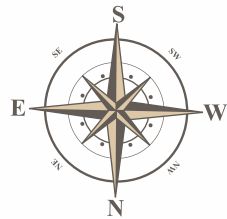


VILLA PLAN - (ODD)

Ground Floor



First Floor



AN ADDRESS AT THE HEART OF
MUMBAI'S NEXT GROWTH HUB

MUMBAI 3.0
The Future of Urban Growth

Panvel is emerging as the nucleus of Mumbai 3.0, a rapidly expanding economic and residential hub. With major infrastructural projects, corporate expansions, and smart city developments, this region is set to redefine luxury living.



LOCATION ADVANTAGES

• EDUCATIONAL INSTITUTIONS (WITHIN 5-15 MIN)

- Fr. Agnel School
- St. Wilfred’s School & College
- Delhi Public School
- Chhatrapati Shivaji Maharaj Institute of Technology
- Amity University

ENTERTAINMENT HOTSPOTS
(WITHIN 20-30 MIN)

- Orion Mall
- Inorbit Mall
- Seawoods Grand Central Mall
- Golf Course
- Adlabs Imagicaa

PANVEL (NAINA)
The Dream High- tech City

The Navi Mumbai Airport Influence Notified Area (NAINA) is envisioned as India's next futuristic city spread across in 334 Sqare Kilometres, offering seamless connectivity, world-class infrastructure, and tech-driven urban planning—making it an investment hotspot.

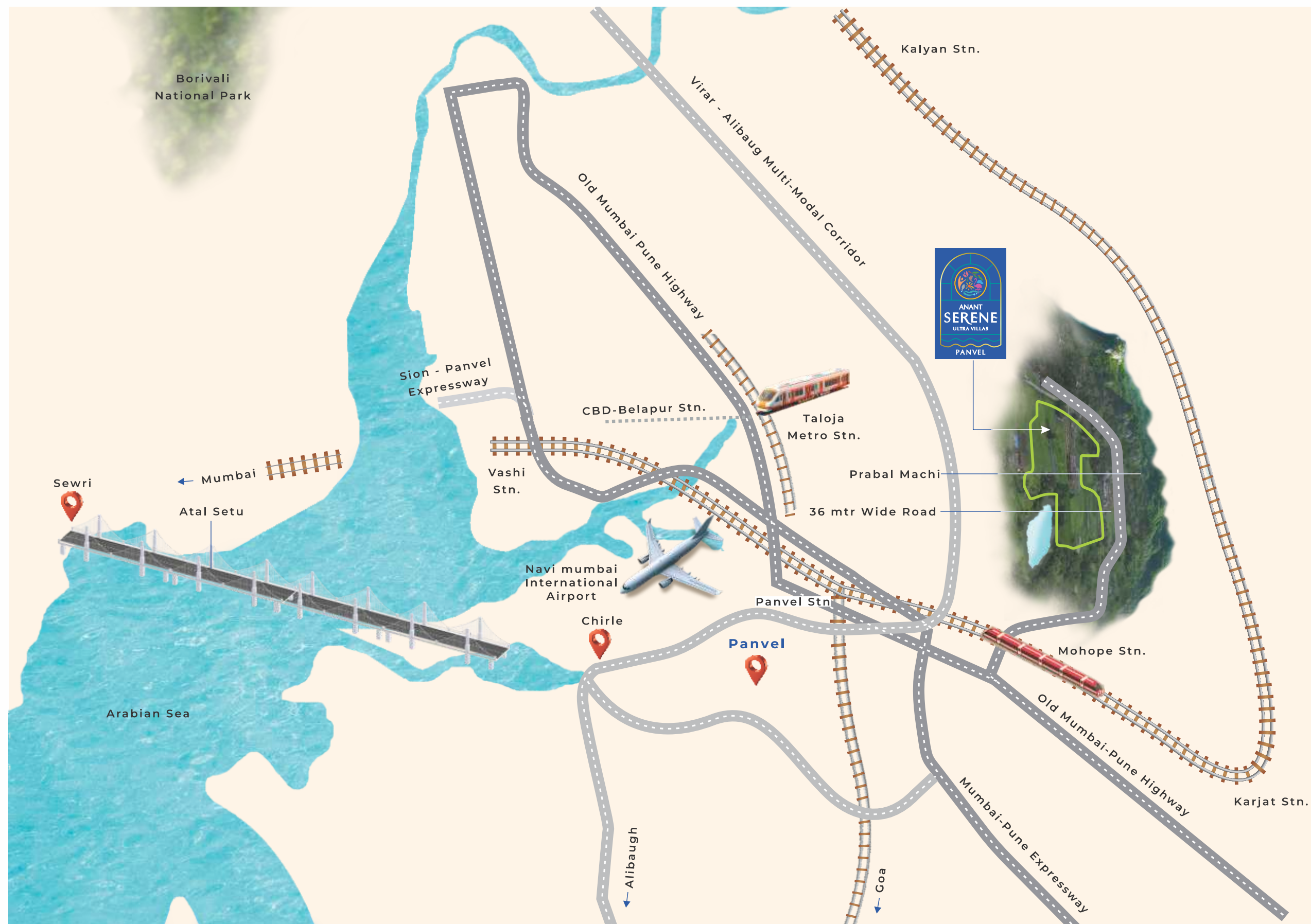


HEALTHCARE FACILITIES (WITHIN 15-25 MIN)

- MGM Hospital
- Medicover Hospital
- Tata Cancer Hospital
- Lifeline Hospital
- Apollo Hospital

RETAIL OUTLETS / STORES (WITHIN 10-20 MIN)

- Retail Plaza Within The Township
- Reliance Smart Point
- D-Mart (Palaspe)
- McDonalds’s



CONNECTED TO EVERYTHING, YET EXCLUSIVELY YOURS

SEAMLESS CONNECTIVITY

Your journey to seamless connectivity begins here. Anant Serene Villas is strategically located to keep you effortlessly linked to Mumbai's key transport networks:

Highways & Expressways -

- Direct access to old Mumbai Pune Highway & Mumbai Pune Expressway - 5 Mins
- Railway Access – Mohape -5 Mins. & Panvel Junction - 20 Mins ensuring hassle-free & fast commutes.
- Air Travel Made Easy – Reach Navi Mumbai International Airport within 20 Mins.
- Mumbai Trans Harbour Sea Link – The fastest gateway connecting South Mumbai to Panvel in 25 Mins.
- CST-Panvel-Karjat Local Railway Line

PINCH YOURSELF,
WAKE UP TO A REALITY

Experience the breathtaking beauty of Prabalmachi Hills and the prime location of Anant Serene Villas not through renders, but through real, unfiltered views.

See it to Believe it - Actual images showcasing our township's stunning surroundings.

Nature in Every Frame - Hills, lush greenery, and open skies - your everyday backdrop.

Your Future Address - Clearly marked on the map, placing you amidst serenity and seamless connectivity.

At Anant Serene Villas, reality is even more beautiful than dreams.



VISIONARY BEHIND
ANANT SERENE VILLAS



JITESH AGRAWAL

Pioneering a Legacy of Excellence

Mr. Jitesh Agrawal, Young & Dynamic CMD of Anant Realty, has redefined luxury living with his vision, passion, and expertise in real estate, Under his leadership.

Anant Realty has emerged as a trusted name, delivering exceptional projects across Navi Mumbai, Panvel, Ulwe, and Taloja

- 1 Million+ Sq. Ft. Delivered
- 2 Million+ Sq. Ft. Under Construction
- 1000+ Happy Families
- 7 Landmark Projects

ABOUT ANANT REALTY

Pioneering a Legacy of Excellence

With a commitment to quality, innovation, and customer satisfaction, Anant Realty continues to shape the skyline with homes that are more than just spaces—they are lifestyles, experiences, and legacies.

From premium residences to lifestyle townships, every project reflects our commitment to quality, luxury, and thoughtful design. At Anant Realty, we don't just build homes—we create infinite possibilities for a better, more connected future.

ARCHITECT -



PRINCIPAL ARCHITECT -

Mr Dipak Thaker

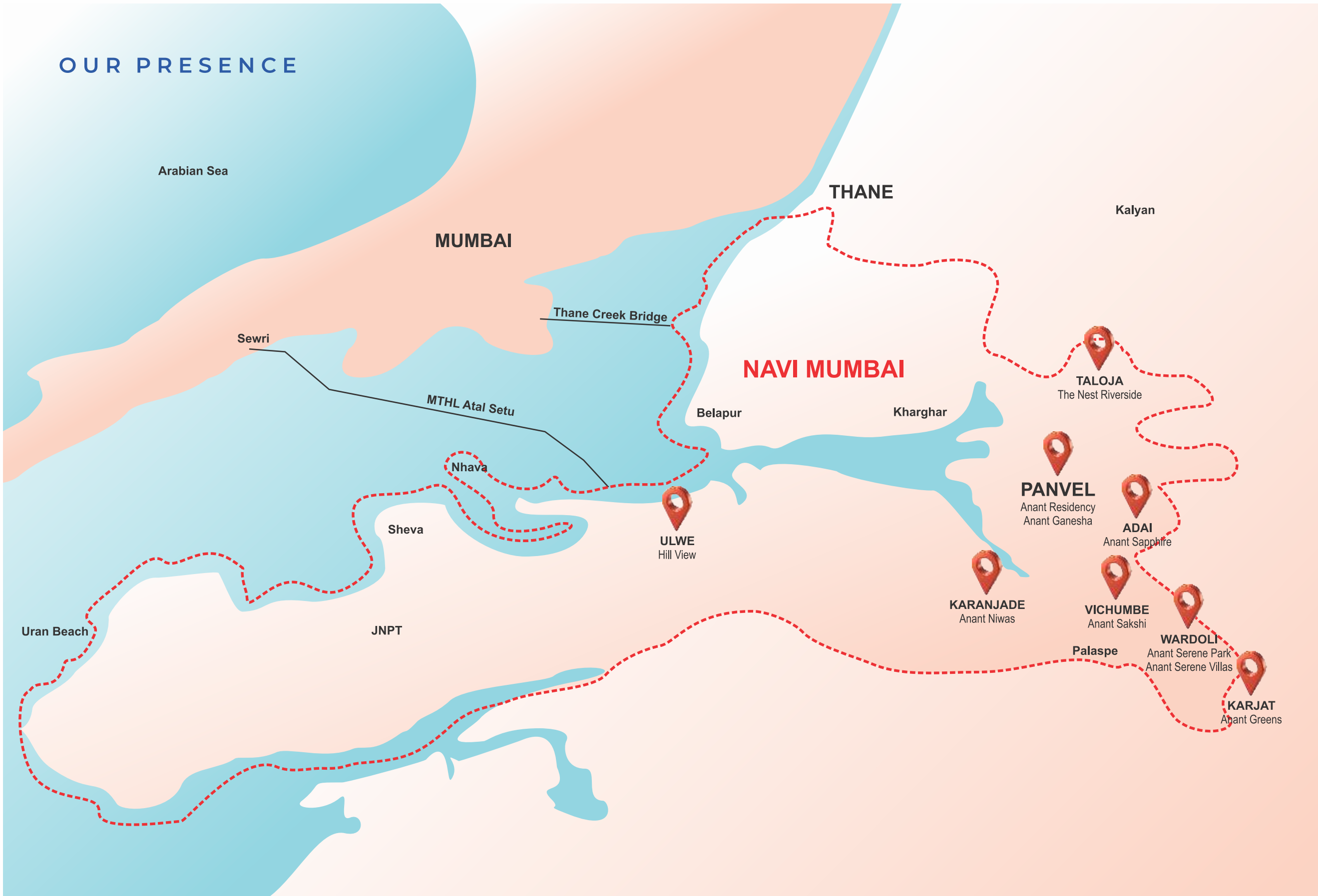


LANDSCAPE -



PROJECT & MARKETING CONSULTANT -

Mr Abhishek Pandey



ANANT
REALTY

BUILDING INFINITE POSSIBILITIES

ANANT REALTY

Corporate Office -

Office No 25&26, GEOMATRIX SILVER CREST,
near Khandeshwar Station, Sector-25,
Greater Khanda, Panvel, Navi Mumbai,
Maharashtra 410206

Site Office -

Survey No. 140, Wardoli
(Opp. Wadhwa Wise City),
Panvel - 410206,

Email: mail@anantrealty.com

Web: www.anantrealty.com

8088 22 44 55



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MahaRERA Registration No.
P52000079647
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*Artistic Impression