

THE ULTIMATE

Beachside Retreat

SERENITY[®]

B L U E

1, 2 & 3 BHK

VILLAS & RESORT

About GROUP



Serenity Infraprojects Pvt. Ltd. has been crafting Real Estate journeys for over two decades with strong intent and a clear vision. With a strong presence in Rajkot and Ahmedabad, the company's work spans plotted developments—both Residential and Industrial—alongside thoughtfully designed apartments and villas. Each project reflects a quiet commitment to quality, clarity, and lasting value. Serenity builds with intention of blending design with purpose and comfort in return. In every line drawn and foundation laid, there is a pursuit of better. At Serenity, spaces aren't just built—they're nurtured to grow with life, value, and meaning.

About
PROJECT

SERENITY®
B L U E

A new-age retreat is rising at Shivrajpur—where chill meets smart investment. Think resort vibes, Insta-worthy landscaping, and all the top-tier amenities you'd expect from a luxe getaway. Imagine the elegance of a four-star resort, perfectly suited to host grand destination weddings. But here's the twist: it's not just for escapes; it's for earning too. Your space earns while you unwind, and you get free stays, full access, and solid appreciation. It's your own slice of paradise that pays you back—with the bonus of financial security, wealth creation, and strong potential for returns and appreciation. Perfect for the modern investor who wants lifestyle and returns. Only a few units that stand's out. Live it. Rent it. Own the vibe.

About ARCHITECT

Maatra Architects, helmed by the visionary architect duo Ar. Nirav and Ar. Khushbu Khant, is where proportion evolves into poetry. Derived from the Sanskrit word 'Maatra', indicating significance of proportion, the firm is known for curating spaces that harmonize with nature and elevate the human experience. With an impressive portfolio of pan-India projects spanning across luxury resorts, hospitality, housing, urban design, and landscaping, Maatra stands at the intersection of innovation and intuition. Every project is a statement and in this one of its kind resort and investment venture, their philosophy finds its purest expression: architecture that breathes with the land and inspires every moment lived within it.

MAATRA[®]
ARCHITECTURE, INTERIOR, LANDSCAPE, URBAN PLANNING

AR. NIRAV KHANT
AR. KHUSHBU KHANT

Why DWARKA?

The Eternal Majesty

Dwarka, a celestial jewel upon the shores of eternity, radiates divine grandeur through the resplendent Dwarkadhish Temple. Its towering shikhara, crowned with a fluttering saffron pennant, seems to converse with the heavens, echoing the timeless presence of Lord Krishna. Pilgrims tread in its hallowed corridors, where devotion hums like an eternal hymn. The Gomti River caresses its sacred banks, carrying whispers of ancient splendor. Here, faith transcends time, and Dwarka stands—unshaken, luminous, an immortal testament to divine glory.

83.54 lakh tourists visited The Dwarka Temple in 2023–2024. Among the top 10 tourist destinations in Gujarat. During Diwali 2024 (Oct 26–Nov 15), Dwarka welcomed over 13 lakh+ visitors and became the third most visited place in the region. It stands as a key hub in India's booming religious tourism market.





About Tourism Future Of DWARKA

Gujarat's tourism landscape is witnessing remarkable growth, positioning the state as a rising star in India's travel sector.

In the financial year 2022-2023 alone, Gujarat welcomed 14.98 crore tourists, followed by a substantial 24% increase in tourist arrivals in 2023-2024.

This upward trend is reflected in India's booming religious tourism market, which was valued at USD 202.85 billion in FY2024 and is projected to reach USD 441.19 billion by FY2032, growing at a CAGR of 10.2%.

A vital contributor to this momentum is the hotel industry, a cornerstone of Gujarat's tourism infrastructure, expected to grow at a CAGR of 13% from 2023 to 2027.

Why SHIVRAJPUR?

BLUE FLAG CERTIFIED

Awarded the prestigious Blue Flag for its cleanliness, safety, and eco-friendly management.

CRYSTAL CLEAR WATERS

Known for its serene shoreline and stunning turquoise waters, perfect for relaxation.

THRILLING WATER SPORTS

Offers activities like jet skiing, scuba diving, snorkeling, and parasailing.

RICH MARINE LIFE

A haven for nature lovers, featuring dolphins, coral reefs, and diverse marine species.

PERFECT GETAWAY

Ideal for picnics, photography, and sunsets, making it a must-destination visit in Gujarat.

An underwater photograph of ancient stone ruins, likely the submerged city of Dwarka. The scene is dimly lit with blue light filtering from above, creating a mysterious atmosphere. In the foreground, there are large, intricately carved stone blocks and columns. Some columns are still standing, while others are broken or partially submerged. The water is slightly murky, and the overall tone is a deep, dark blue.

Government PLANS

Shivrajpur Beach is planned for development into a world-class tourist destination, with plans including a 4 Km boardwalk, recreational parks, water sports, and enhanced connectivity to other tourist spots.

Bet Dwarka is included in the Swadesh Darshan 2.0 scheme, focusing on the integrated development of theme-based tourist circuits. The Government holds a strategic vision to position Bet Dwarka as a key highlight in Gujarat's tourism landscape.

INDIA'S 1ST SUBMARINE TOURISM PROJECT

- Location: Near Bet Dwarka
- Collaboration: Gujarat Govt. + Mazgaon Dock Ltd.
- 100m deep dive to view marine life and submerged city
- Submarine: 35 tonnes, 30 passengers, 2-hour ride
- Linked to Lord Krishna's legendary city
- Expected to boost Dwarka tourism significantly

Between Timeless Shores and
Tranquil Splendor

At the meeting point of divine heritage and coastal grandeur, a villa awaits—bathed in golden light, framed by infinite hues of blue. Here, every breeze carries a whisper of peace, and every corner reflects curated elegance. This is not merely a location but a living dream—where luxury flows like the ocean itself: effortless, endless, and entirely yours.



Welcome To

SERENITY[®]
B L U E

Welcome to Serenity Blue – an ultra-premium four-star villa project spread across 3 acres, featuring 78 signature villas near Shivrajpur, the iconic Blue Flag Beach in Dwarka. This exclusive development blends luxurious living with assured rental income and top-tier amenities. Strategically located in one of India's four holiest cities and an emerging tourism hotspot, Serenity Blue offers exceptional investment potential. Brought to you by a reputed, value-driven group with a proven track record of excellence.

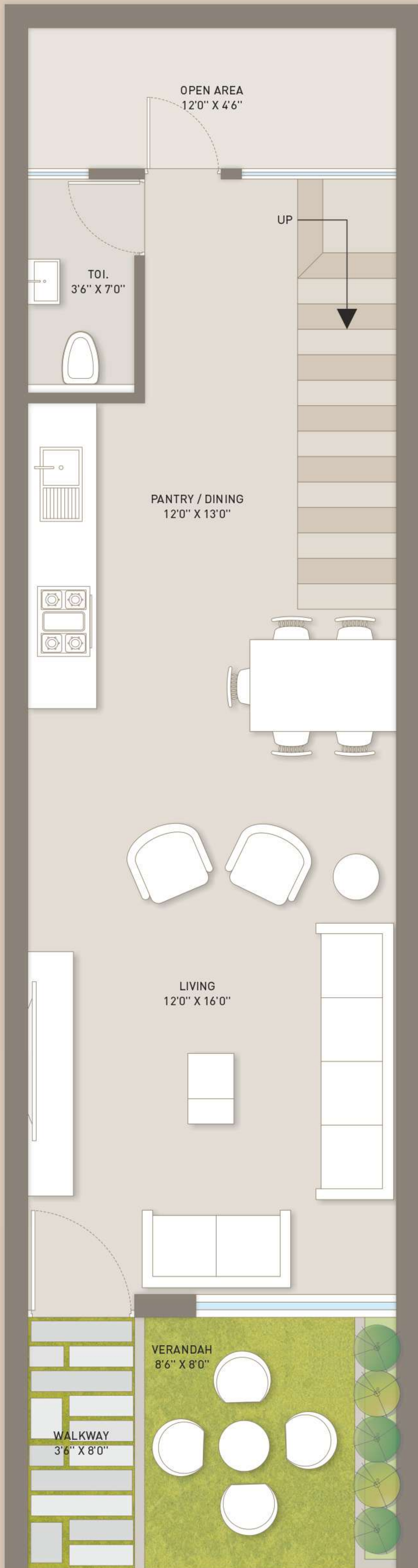
The Art of

Becoming

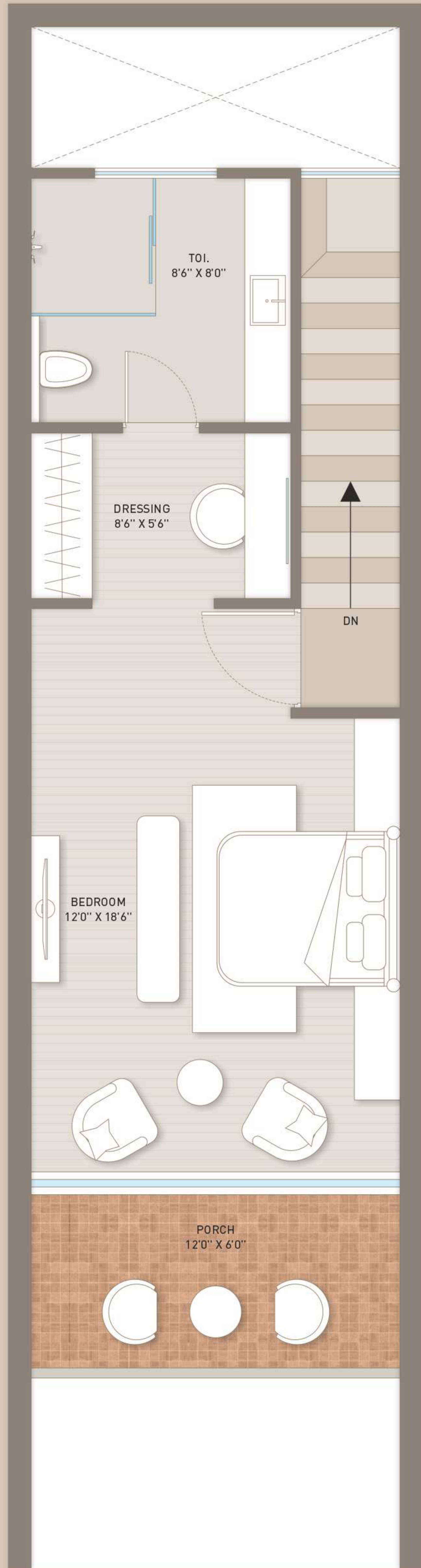
What once lived on paper now evolves with intention, detail, and grace. From artistic vision to architectural marvel, this villa is a physical poetry of possibilities. Crafted to perfection, envisioned with soul—it reflects the journey from inspiration to reality.



VILLA
UNIT PLAN



GROUND FLOOR PLAN

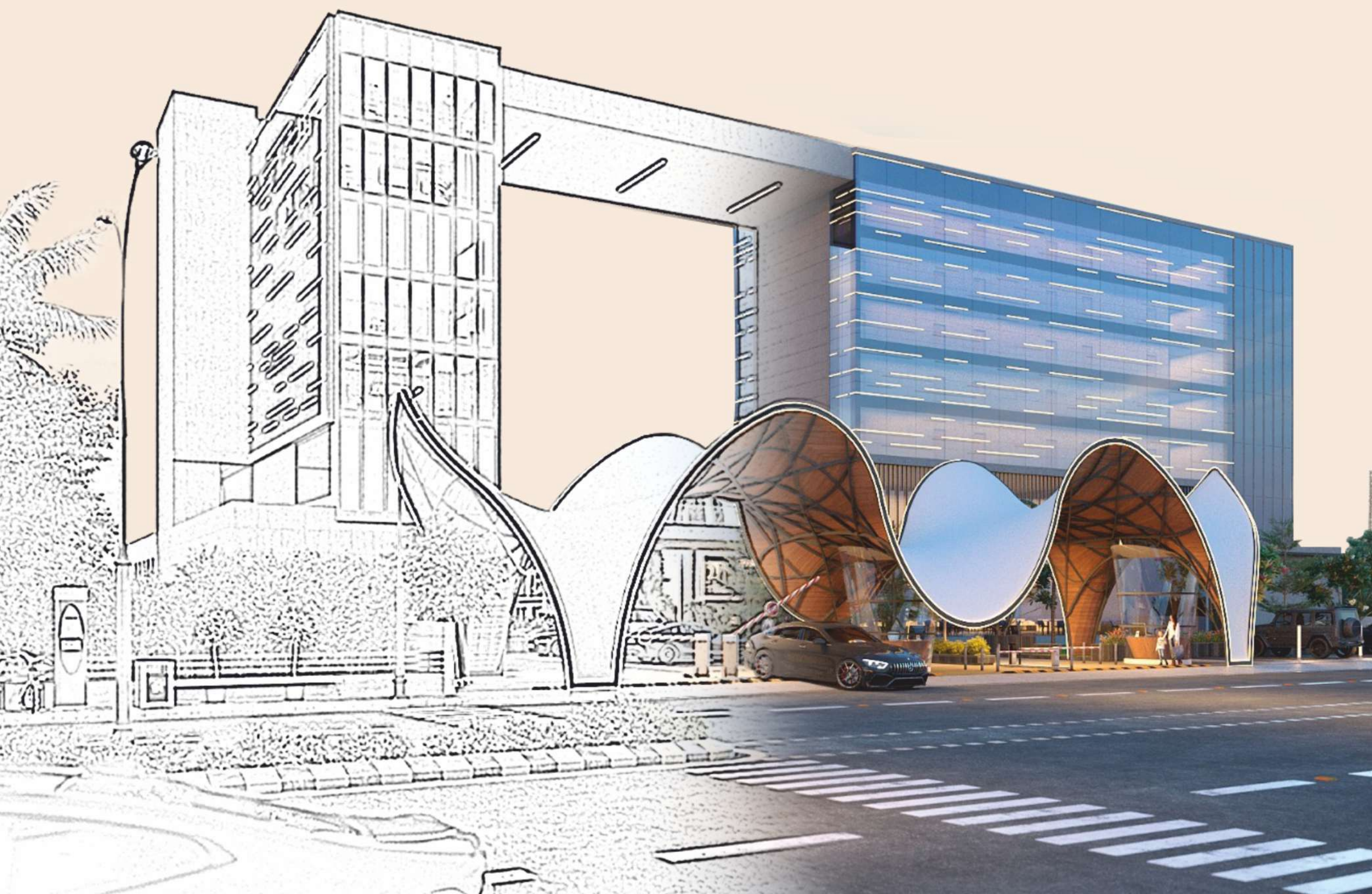


FIRST FLOOR PLAN

Blue Sky

Behind Resort

This is where design meets desire—where imagined lines turn into spaces that breathe. Each element, from the silhouette to the smallest shadow, is crafted with purpose. Here, you don't step into a villa—you step into a story that has been beautifully written, where luxury isn't loud, but quietly intentional.



AMENITIES



Grand Entrance With
Security Cabin



Reception



Waiting Lounge



Fine Dine Restaurant



Sports Café



Live Music Pod



Bakery



Banquet Hall



Pre-Function Area



Party Lawn



Swimming Pool



Spa & Sauna



Jacuzzi



Pool Side Venue For
Events & Terrace



Yoga & Meditation
Center



Indoor Games



Garden



Gazebo



Exclusive Sea Facing Rooms



Board Room



Business Conference



Library



Clock Room



Gated Parking



Panoramic Sea View Terrace



Gymnasium



Sand & Stone Therapy



Pilgrim Tour



Beachside Adventure Tour



Roof Top Cafe With Sea View



Premium Sea View Suite Rooms



Sand & Stones Therapy Spa



Fine Dine Restaurant



Pool Side Event



Banquet Hall

The Calm Beyond

Surface

In a world that celebrates movement, this villa invites pause. Every tile, every shade, every shimmer has been placed to celebrate leisure, and the luxury of just being there. Because sometimes, the most meaningful moments are the quiet ones, and true indulgence lies in the beautiful art of doing nothing.



SPECIFICATIONS



STRUCTURE

- Earthquake resistant and eco-friendly long lasting structures that redefine luxury villa lifestyle in terms of design and engineering excellence
- RCC frame structure
- Solid concrete block masonry



FLOORING & CLADDING

- Granite entrance foyer and steps
- Anti-skid tile flooring and cladding up to false ceiling in all bathrooms
- Granite kitchen counter and designer tile cladding
- Italian marble wash basin counter
- Polished, glazed vitrified flooring or equivalent in living and bedroom floorings



TOILETS: FITTINGS & ACCESSORIES

- All Sanitary wares shall be from branded or equivalent make
- Single lever concealed diverter, rain shower of appropriate size & telephonic hand shower
- Single lever basin mixer with marble counter
- Glass shower cubicle
- Vanity mirror with defogger, shaving mirror with light & hair dryer



FURNITURE

- All door frame in solid wood & designer main door
- Bedroom door and bathroom door in flush doors with laminate finish
- Dining table foldable on wall, centre table for sofa & side table for sofa
- Luggage rack, designer kitchen cabinet & wooden rafter ceiling
- Living TV unit, wardrobe, bedroom TV unit and study table
- TV panelling and Study table panelling
- Bed Side tables, wash basin counter shelves of Full height mirror
- Vanity mirror & curtain pelmet
- Head board panelling



HOSPITALITY AMENITIES

- Fully loaded as per requirements



PAINTING

- Lime plastering and Acrylic emulsion for internal walls
- Water resistant texture paint for exteriors



ROOF FINISHES

- Branded and Imported shingles on roof



ELECTRICAL

- Concealed wiring with PVC insulated copper wires and modular switches
- Sufficient power outlets and light points provided
- Individual earthing system for villas
- 100% power backup provided for all villas and common services with automatic changeover switches
- Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each villa
- For safety, one Earth Leakage Circuit Breaker (ELCB) for the villas
- Telephone - points in all bedrooms, living room and toilets
- Provision for internet points
- TV outlets in living & bedrooms



PLUMBING

- Pressure tested CPVC piping for internal and shaft plumbing system and HDPE for external piping
- Hydro-pneumatic water supply system for toilets and kitchen to ensure sufficient water pressure
- Hot water supply through solar panels & heat pumps
- Sewage plumbing lines and rain water piping in UPVC
- Water treatment plant and solid waste management
- Toilet exhaust with in-line fans

LEGAL DISCLAIMER

• All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product. All the elements, objects, treatments, materials, equipment & color scheme are artisan's impression & purely for presentation purpose. By no means it will form a part of the amenities, features or specification of our final product.

Note: All rights for alteration / modification & development in design of specifications by architect & / or developer shall be binding to all the members. • B.U.C. (Building Use Certificate) as per Devbhumi Dwarka rules, clear title document will be provided by promoters for loan purpose. This brochure is for private circulation only. By no means it will form part of any legal contract. • Stamp Duty, Registration Charges, Legal Charges, PGVCL (GEB) / Devbhumi Dwarka charges, Society maintenance deposit, etc. shall be borne by the purchaser. • VAT, Service Tax, TDS, TCS, GST & / or any other taxes levied in future will be borne by the purchaser as applicable. • The document will be as per RERA Carpet and buildup. • Any additional charges or duties levied by the Government / Local Authorities during or after charges in the scheme shall be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchaser shall abide by such changes / alteration of any nature including elevation, exterior colour scheme, balcony grill of any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the scheme. • Any RCC member (Beam, Column, Slab) must not be damaged during your interior work. • Low - voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of Developer / Builder's office. No wire / cables / conduits / units shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / Landscape / Parking areas are not allowed to be used for personal purpose. • Maintenance deposit would be charged extra. • Internal changes would be permitted at extra cost and with prior permission and no external changes would be permitted. • Terrace right would rest with Developers. Any additional FSI at present or in future would be availed by the developer and no member would claim any right for the same. All judicial matters are subjected to Devbhumi Dwarka Jurisdiction. It is Compulsory for all property owners to become member of society.

Customers

BENEFITS

14 COMPLIMENTARY NIGHTS ANNUALLY

Enjoy up to 14 nights of luxurious stay every year in your private villa.

ASSURED MINIMUM RETURN ON INVESTMENT

Secure your future with guaranteed ROI on your investment.

BANQUET HALL ACCESS – 3 TIMES A YEAR

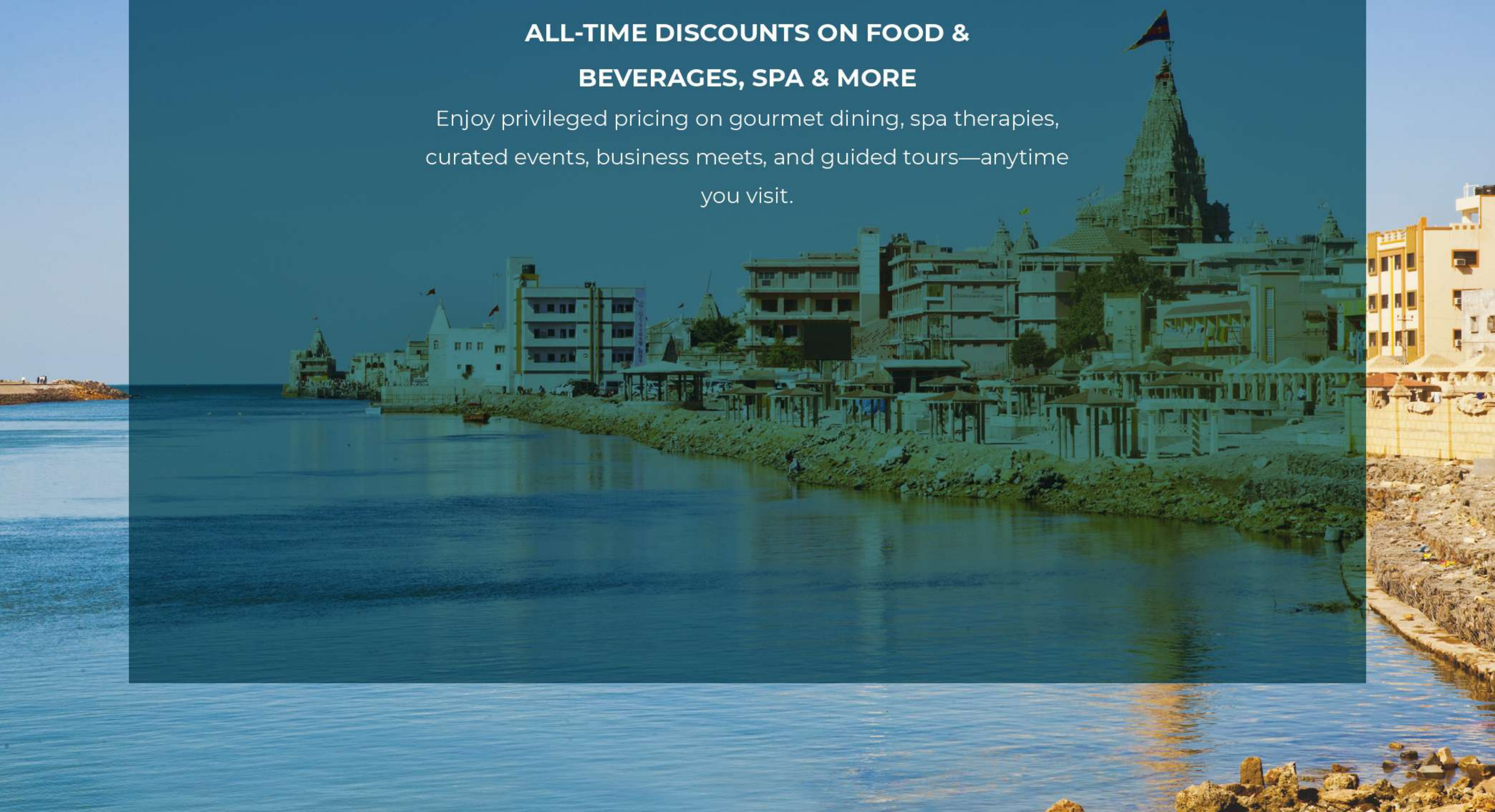
Host your special moments with complimentary use of the elegant banquet space, (three times annually).

LIFETIME PRIVILEGE: EXCLUSIVE USE OF ALL 78 VILLAS

Indulge in a once-in-a-lifetime experience—exclusive access to all 78 villas for 2 nights and 3 days.

ALL-TIME DISCOUNTS ON FOOD & BEVERAGES, SPA & MORE

Enjoy privileged pricing on gourmet dining, spa therapies, curated events, business meets, and guided tours—anytime you visit.



LOCATION MAP



Sudarshan Setu

• Bet Dwarka

Mithapur Beach

• Arambhada

• Surajkaradi

• Padali

Mithapur Airstrip

• Bhimrana

• Batisa

• Shree Mojab Primary School

• Makanpur

• Vasai

• Mevasa

• Shivrajpur Beach

• The Reef Resort, Shivrajpur

SERENITY
B L U E

• Varvala

• Rukmini Devi Mandir

Dwarka

Dwarka Bus Station

• Shree Dwarkadhish Temple

FAMOUS PLACES NEAR SITE

- Dwarkadhish Temple : 14 Km
- Tata Salt City : 12 Km
- Bet Dwarka : 20 Km
- Nageshwar Jyotirling : 16 Km
- Rukshmani Temple : 12 Km
- Shivrajpur Beach : 02 Km
- National Academy of Costal Policing : 01 Km





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SERENITY[®]
B L U E

Village Mojap, Survey No. 235p4, Between Shivrajpur Beach Parking II & III,
Dwarka-Okha Highway, Tal. Dwarka, Dist. Devbhumi Dwarka - 361 335. (Gujarat)

SERENITY INFRAPROJECT PVT. LTD.

E-410, Shivalik Corporate Park, Above D-mart,
Behind IOC Petrol Pump, Near Shyamal Char Rasta, Satellite, Ahmedabad-380 015.
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