



South West
— **Serenity** —



South West
— Serenity —





ABOUT US _____

South West Serenity by Siyal Developers redefines urban luxury at the city's most prestigious location, in heart of RS puram located in coimbatore offering modern architecture, refined comfort, and sophisticated living. More than just builders, we create refined communities where quality and a strong sense of belonging are reflected in every detail.



Dining



Living



Master Bedroom

PROJECT _____

Set in the city's most prestigious enclave, South West Serenity offers just fifteen thoughtfully designed residences, with one exclusive flat on each floor for complete privacy and refined living. Every home is a definitive masterpiece of form and function, designed for those who navigate life with an uncompromising standard.

THE NEW STANDARD OF
EXCELLENCE _____

South West Serenity by **Siyal Developers** marks a definitive step towards a new vision of urban sophistication.

Situated at the city's most prestigious intersection, this architectural landmark is designed for those who seek the **ultimate in comfort and style**.

We invite you to experience a harmonious blend of modern elegance and cinematic grace, where every detail serves as a testament to **visionary living**.



VISIONARY
LIVING



TIMELESS
ELEGANCE



INSPIRED BY
SERENITY



BUILD FOR
EXCELLENCE





SOUTH WEST SERENITY



WELCOME TO SIYAL

The pinnacle of luxury living nestled in the vibrant heart of the city. This exclusive development features 15 exquisitely designed apartments that offer a harmonious blend of modern elegance and urban convenience.

At Siyal, we are committed to sustainability and environmental responsibility. Our development incorporates green building practices and energy-efficient systems to minimize our environmental impact.

JOIN THE SIYAL COMMUNITY

Siyal is more than just a place to live; it's a lifestyle. Our community fosters a sense of belonging and connection among residents through regular social events and a welcoming atmosphere. Experience the ultimate in luxury living at Siyal. With only 15 exclusive apartments available, this opportunity won't last long. Contact us today to schedule a private tour and discover your new home in the heart of the city.



TYPICAL BLOCK PLAN

Thoughtfully designed layouts that blend functionality, comfort and contemporary living in perfect harmony.

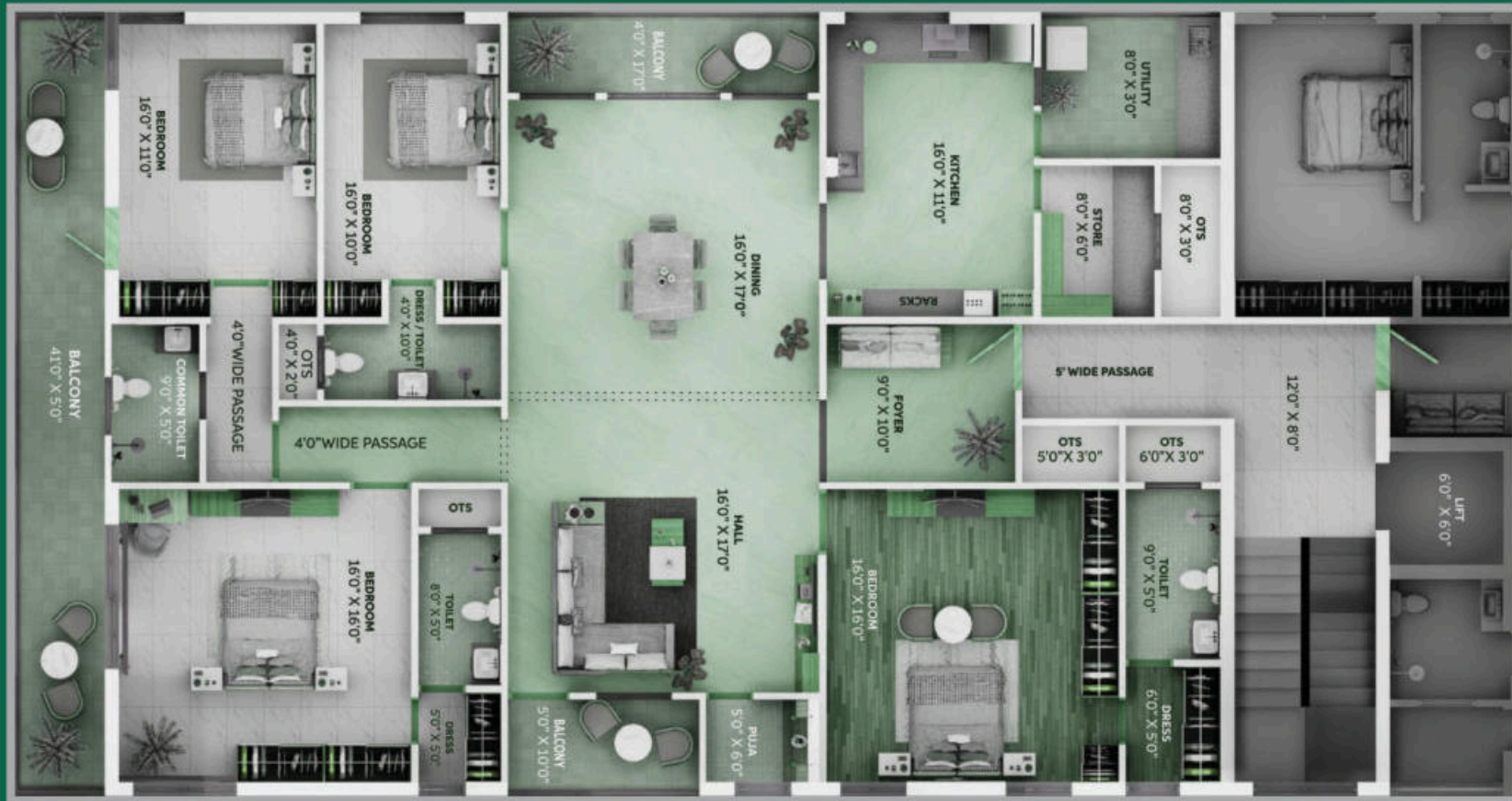
FLAT A

FLAT B

FLAT C

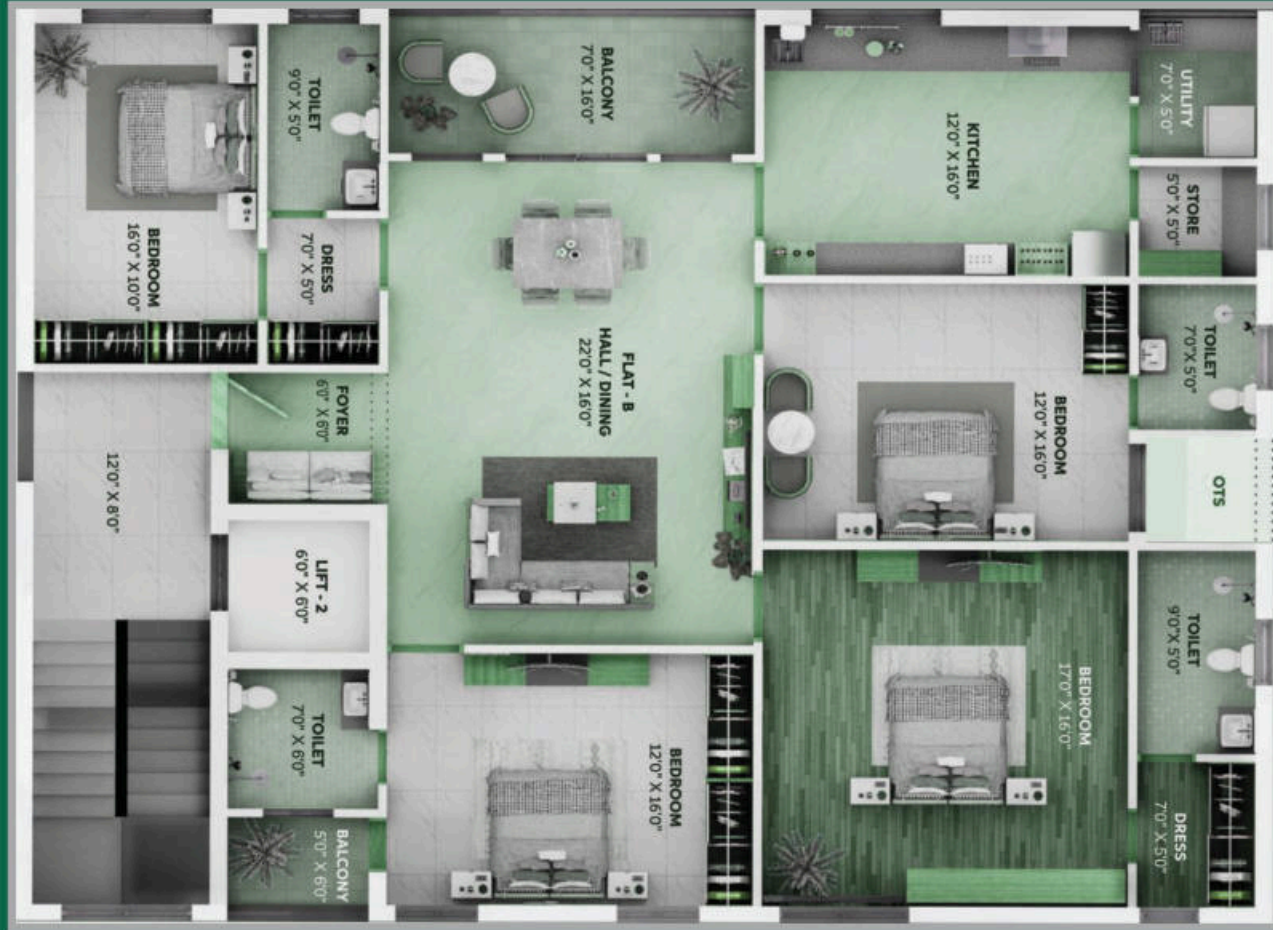


A TYPE TOP VIEW



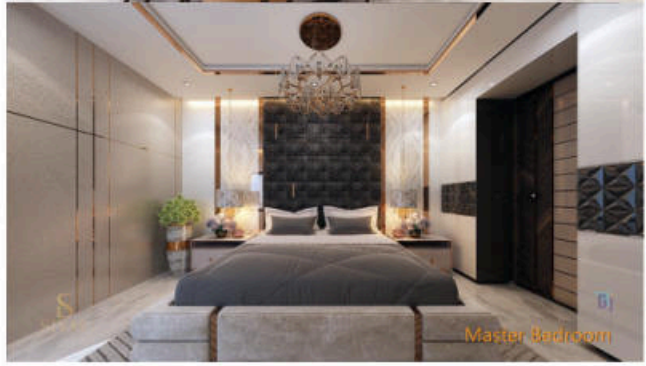
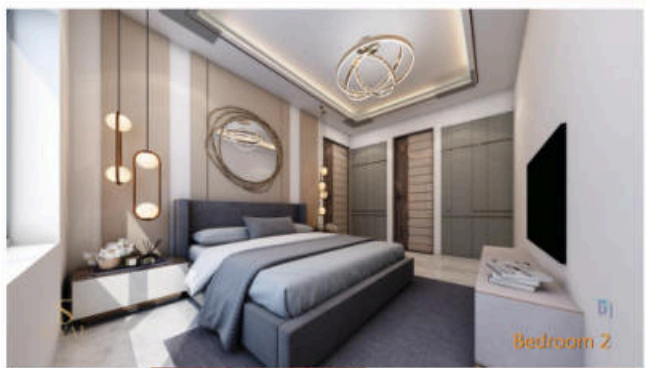
SUPER BUILDUP AREA : 3484 SQ. FT

B TYPE TOP VIEW



SUPER BUILDUP AREA : 2650 SQ. FT

SOUTH WEST SERENITY



CURATED AMENITIES & TECHNICAL FEATURES

This project integrates advanced engineering with lifestyle comforts to ensure a frictionless living environment.

Pit Parking With
Charging Facility



Vastu Compliant



Children Play Area



fitness center



Water Softener



24/7 security services



CCTV



Generator Backup











Intercom

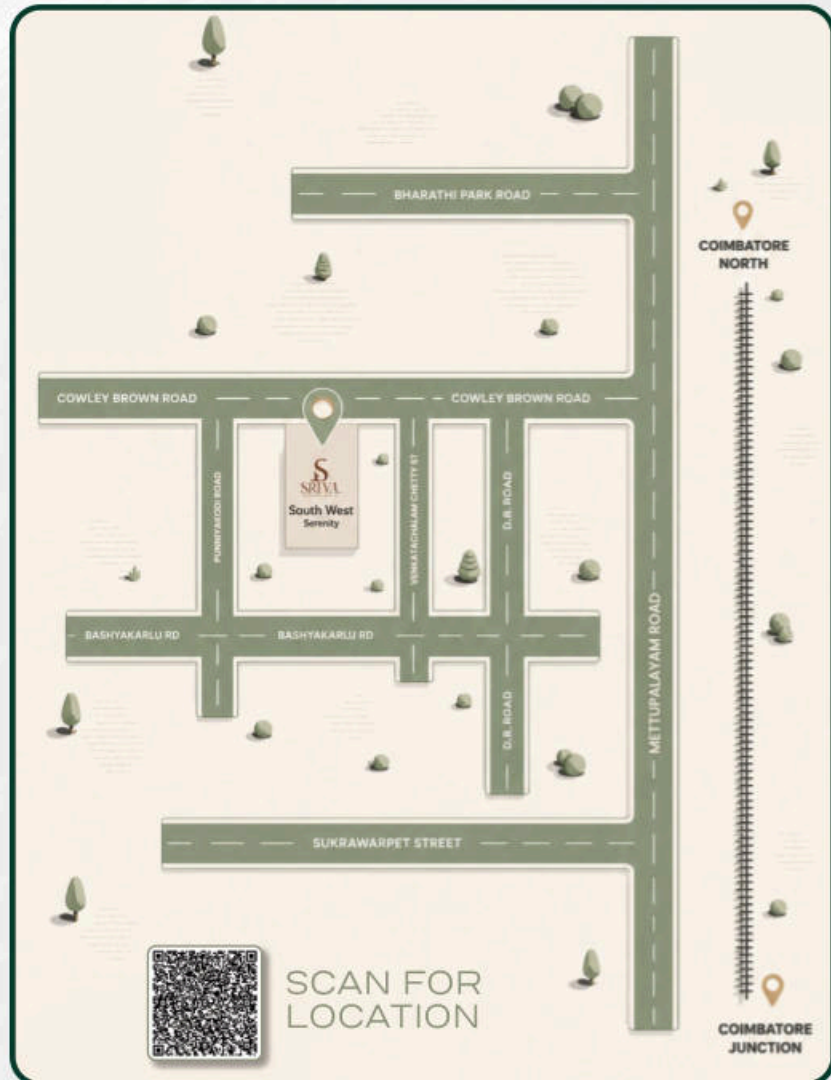


SOUTH WEST SERENITY



KNOW YOUR NEIGHBOURHOOD TO REACH _____

| | |
|--|---|
| <p>Agricultural University - 200 M</p>  | <p>Brookefield Mall - 1 km</p>  |
| <p>Uzhavar Santhai - 250 M</p>  | <p>Saibaba Colony 1.5 km</p>  |
| <p>Gandhipuram - 1.5 km</p>  | <p>Race Course - 3 km</p>  |
| <p>Railway Station - 2 km</p>  | <p>Coimbatore Airport - 11 km</p>  |



Map showing the location of South West Serenity, marked with a red location pin. The map displays the following streets:

- Bharathi Park Road
- Cowley Brown Road
- Bashyakarlu Rd
- Sukrawarpet Street
- Punitavadi Road
- Wimalachandran Chetty St
- D.B. Road
- Mettupalayam Road

Key locations marked on the map include Coimbatore North and Coimbatore Junction. A QR code is provided for location scanning.

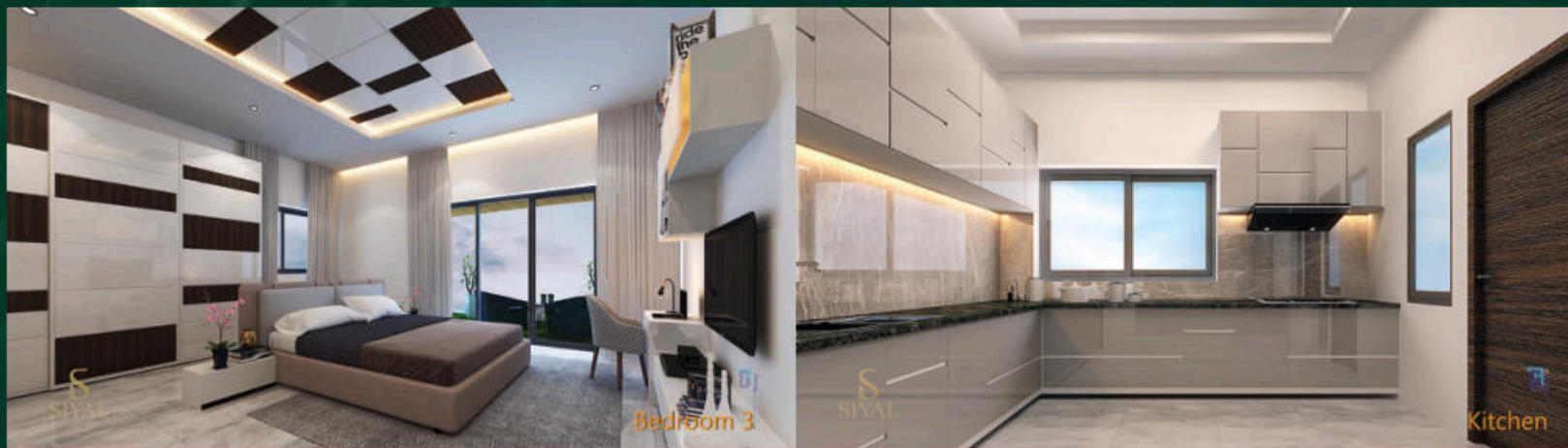
SPECIFICATIONS

STRUCTURE

| | |
|-----------------------------------|--|
| Structural System | : Rcc Framed Load Bearing Structural |
| Foundation & Structure | : Rcc Footing, Rcc Column |
| Rcc Footing, Rcc Column | : Rcc Footing, Rcc Column |
| Pit Parking | : Rcc Side Wall Upto Ground Level For Underground Pit Parking And Rcc Flooring |
| Masonry | : Brick Work In Cement Mortar |
| Plastering | : Plastering With Cement Mortar For Internal And External Walls |
| Pest Control | : Anti Termite Treatments Wherever Applicable |

FLOOR FINISH WITH SKIRTING

| | | |
|-------------------|---|----------------------------------|
| Living Room | : | Italian Marble |
| Master Bedroom | : | Wooden Flooring |
| Bedroom | : | Italian Marble |
| Kitchen Bathrooms | : | Anti Skid Ceramic Title Flooring |
| Toilets | : | Designer Ceramic Tiles |
| Balcony | : | Anti Skid Ceramic Title Flooring |
| Utility Entrance | : | Utility Entrance |
| Lobbies | : | Granite Flooring |
| Staircases | : | Granite Flooring |



WALL FINISHERS _____

- Interior Walls : Non - Voc Paints Will Be Applied
- Ceiling : One CoatOf Acrylic Emulsion Over One Coat Primer And Two Coats Of Wall Putty
- Exterior Walls : Plaster Finish With Acrylic Emulsion Paint

KITCHEN _____

- Electrical Point : Water Purifier& Washing Machine

BATHROOMS _____

- Sanitary Fixture : All Water Supply Fixtures To Comply With Isi Standard
- CP : Wall Mounted European Water Closet (Ewc) Duravit, Kohler with A Concealed Cistern
- Fitting : Health Faucet, Pillar, Wall Mixer, Kohler Overhead Shower & Counter Top Wash Basin In Master Bed Toilet

PLUMBING

- Water Supply** : Hydro Pneumatic Pressure System (Provides Water At Constant Pressure In All Apartments Irrespective Of The Floor Vis-A-Vis Traditional Overhead Tank)-(U)
- Internal** : All Internal Plumbing Lines Are Cpvc Pipes
- External** : All External Plumbing Lines Are Cpvc Pipes
- Drainage** : All Drainage Plumbing Lines Are Pvc Pipes





South West Serenity



+91 93630 16900 / 9150590080



www.siyaldevelopers.com



info@siyaldevelopers.com



121,122, Cowley Brown Road, R.S.Puram,
Coimbatore – 641 002.