

DOLPHIN  
**SERENO**

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Blissful 2 & 3 BHK Residences  
Moshi High Street



We are a real estate company with a strong commitment to excellence and customer-centric approach.

**Established in 2005**, we have consistently delivered high-quality **residential, commercial and industrial properties**, totally more than 2 million square feet across various locations in Pune/PCMC.

**20+**

YEARS LEGACY

**18+**

PROJECTS

**2 MN.+**

SQ.FT. DELIVERED

RESIDENTIAL | COMMERCIAL | INDUSTRIAL



Artist's Impression

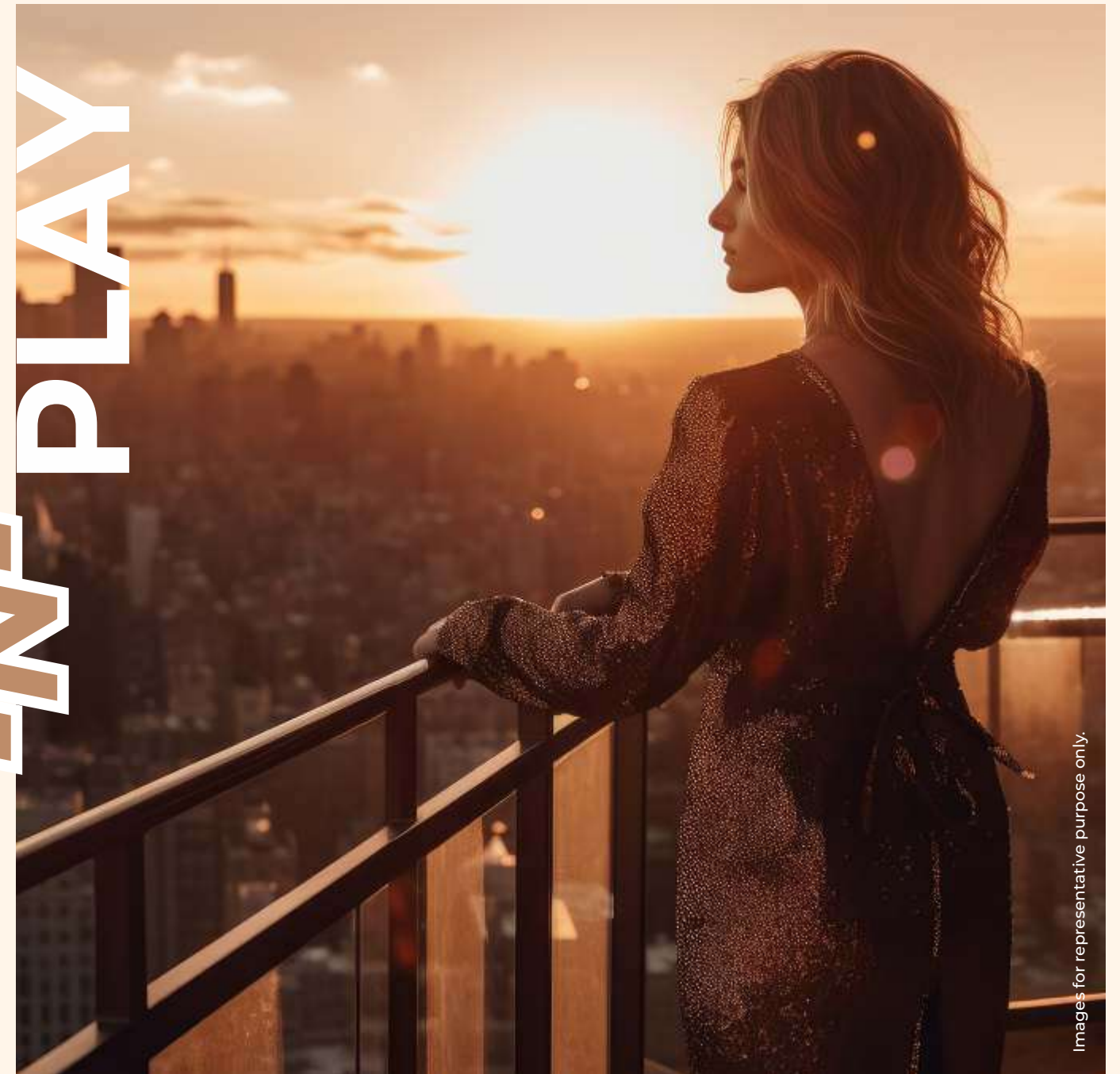


Artist's Impression



Artist's Impression

PAUSE **N**-PLAY



Images for representative purpose only.

## DISCOVER TRANQUILITY ON MOSHI HIGH STREET

Located on the serene **Moshi High Street**, the Project offers a heaven away from the hustle and bustle of the city, while still being **conveniently close** to essential amenities.



PAUSE

—N—PLAY



Images for representative purpose only.

## WHERE SERENITY MEETS EXCITEMENT

Welcome to **Dolphin Sereno**, where the essence of luxury living is defined by the seamless fusion of tranquility and excitement. Nestled on Moshi High Street, just 2 minutes away from PIECC, this exclusive residential enclave offers more than just a home; it presents a lifestyle where residents can indulge in moments of serene relaxation and vibrant engagement.



Artist's Impression



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## ELEVATE YOUR LIFESTYLE WITH SEAMLESS LUXURY

At **Dolphin Sereno**, we redefine luxury living with a host of lifestyle features and amenities designed to enhance every aspect of life. Immerse yourself in a world of leisure and recreation with our thoughtfully curated rooftop amenities, including kids play area, open gym, lounge area, senior citizen sitout spaces, yoga - zumba zone and more



Images for representative purpose only.

# PAUSE ~~IN~~ PLAY



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## YOUR GATEWAY TO A BALANCED LIFESTYLE

We redefined the concept of luxury living with its unique proposition – a sanctuary where tranquillity and vibrancy seamlessly coexist. Here, residents have the freedom to effortlessly transition between moments of serene relaxation and exhilarating engagement, creating a harmonious balance in their dynamic lifestyles. Whether you seek moments of quiet reflection or crave excitement and adventure, the project offers the perfect backdrop for you to pause, unwind, and play to your heart's content.





Artist's Impression



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## WHERE PRIVILEGES ARE A PLENTY

It is more than just a residential enclave; it's a nurturing community where families can thrive and create lasting memories together. With thoughtfully designed homes and abundant open spaces, children can explore, play, and grow in a safe and secure environment. From dedicated play areas to interactive learning zones, every aspect of the project is tailored to cater to the unique needs of families. Experience the joy of watching your children flourish in a vibrant community that prioritizes family values and wholesome living.



Images for representative purpose only.

PAUSE

W-L

PLAY

WORK-LIFE BALANCE



Images for representative purpose only.

At Dolphin Sereno, we understand the importance of achieving a harmonious balance between work and leisure. That's why we offer a range of amenities and facilities designed to support your professional endeavours while also promoting relaxation and well-being.



## KEY FEATURES AT A GLANCE

- ▶ Located on Moshi High Street; 2mins from PIECC
- ▶ Peaceful Location
- ▶ Well Planned & Spacious Layouts
- ▶ Low Maintenance & Thoughtful Amenities
- ▶ Maximum Habitable Space
- ▶ Vastu Compliant Homes
- ▶ 5mins to COEP College, Court and Market Yard
- ▶ Excellent Connectivity to Talawade IT Park, Bhosari & Chakan MIDC



Artist's Impression

# ROOFTOP AMENITIES



Open Gym



Yoga - Zumba Exercise Zone



Lounge Area with Pergola



Multipurpose/Party Lawn with Deck Area



Kids Play Area



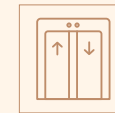
Senior Citizen Sitout Area



Terrace Flower Bed & Landscape



## OTHER AMENITIES



Passenger Lift Of Standard Make



Energy Efficient Lights For Common Areas



Provision For Exhaust Fan In Kitchen & Bathrooms



Battery Power Backup For Lift & Common Area Lights



Rain Water Harvesting System



Solar Water In Master Bathrooms



Name Plates, Letter Boxes, Name Board In Lobby



Inverter Provision In Each Unit



CCTV in Common areas

# CRAFTED WITH PRECISION



## STRUCTURE

- Earthquake Resistant RCC Structure
- Anti Termite Treatment For Structure Below Plinth Level



## BRICKWORK & PLASTER

- All Walls in 5" AAC Blocks
- Sand faced plaster for external surfaces
- Gypsum finish Internal Walls



## FLOORING

- Vitrified tiles with skirting in entire unit
- Anti-skid flooring in adjacent terraces / dry balconies
- Anti-skid flooring in bathroom
- Checkered Tiles / Paver Blocks / Tremix in parking / ramp areas



## KITCHEN & DRY BALCONY

- Granite kitchen platform with stainless steel sink
- Dado tiles above kitchen platform
- Provision for water purifier, exhaust fan / chimney
- Power Point for kitchen appliances
- Provision for washing machine in dry balcony



## PLUMBING

- Concealed and ISI approved plumbing
- All CP fittings of standard make



## PAINT

- Emulsion paint for internal walls
- Apex for external surfaces
- Oil paint for all M. S. grills



## BATH & TOILET

- Ceramic tiles dado tiles upto lintel level
- Hot & cold water diverter in shower areas
- Wall mounted W.C. pans with flush valves in all bathroom
- Sanitary wares of standard makes
- Provision for geyser / boiler
- Solar water in master bathrooms



## ELECTRICALS

- Concealed electrification with MCB control
- Complete wiring in FR copper wire
- Cable points in living & master bedroom
- A. C. point in master bedrooms
- Provision for inverter
- All MCB controls and switches of standard maker



## DOORS

- Main Doors: Both sides laminated with elegant fitting & name plates
- Other Doors: Both sides laminated flush doors with standard fittings, cylindrical / mortise locks
- Door frames in granite / marble / ply
- Aluminium sliding doors / french doors for terraces



## WINDOWS

- Aluminium powder-coated windows with mosquito mesh
- Granite window sills
- Mild steel safety grills for window



# BASEMENT FLOOR PLAN

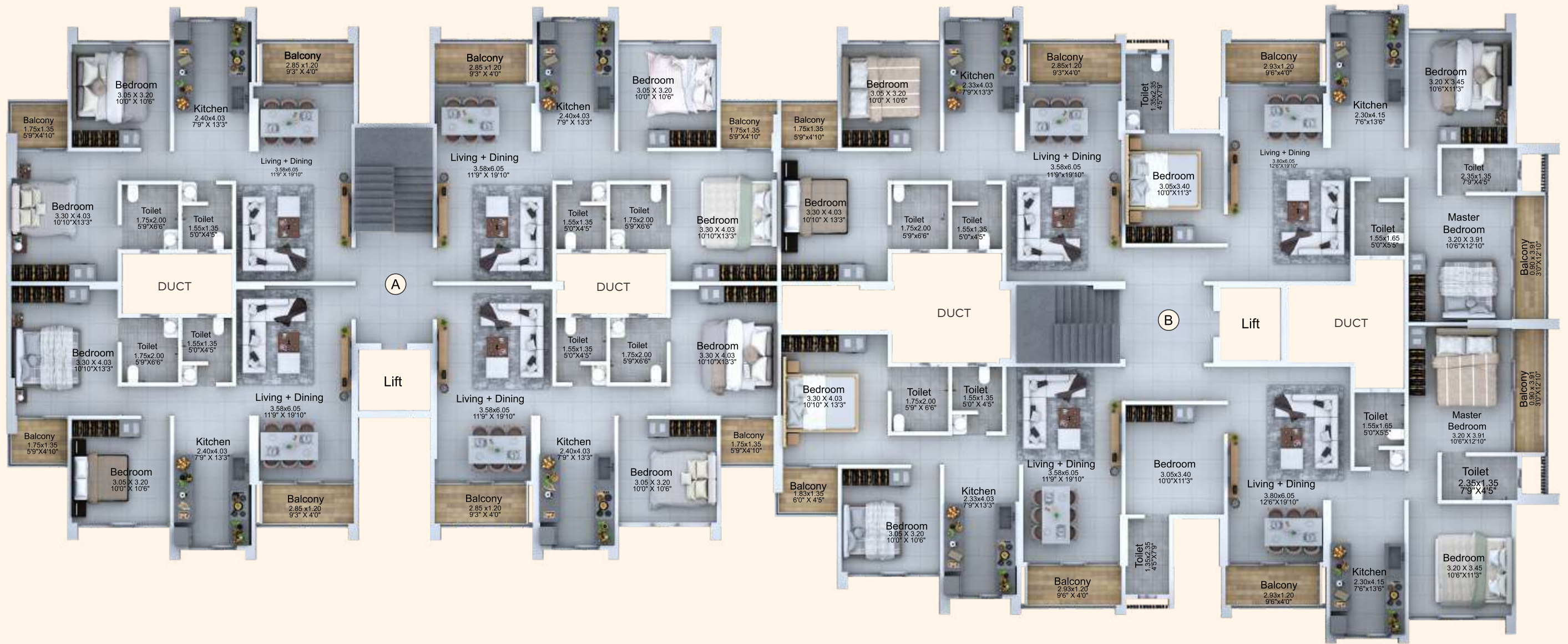


# GROUND FLOOR PLAN





# MASTER PLAN



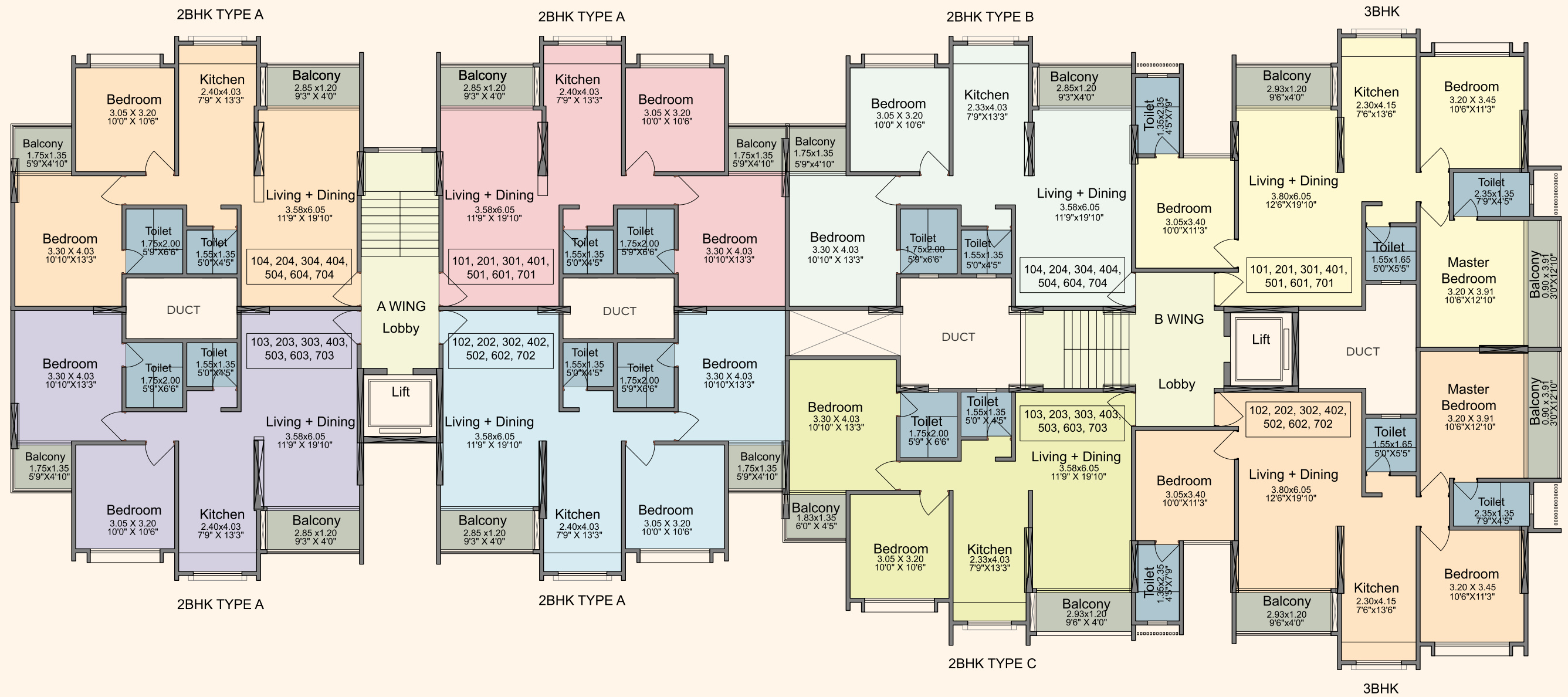
NORTH



# TYPICAL FLOOR PLAN

## A - Wing

## B - Wing



# 2 BHK CUT SECTION



NORTH



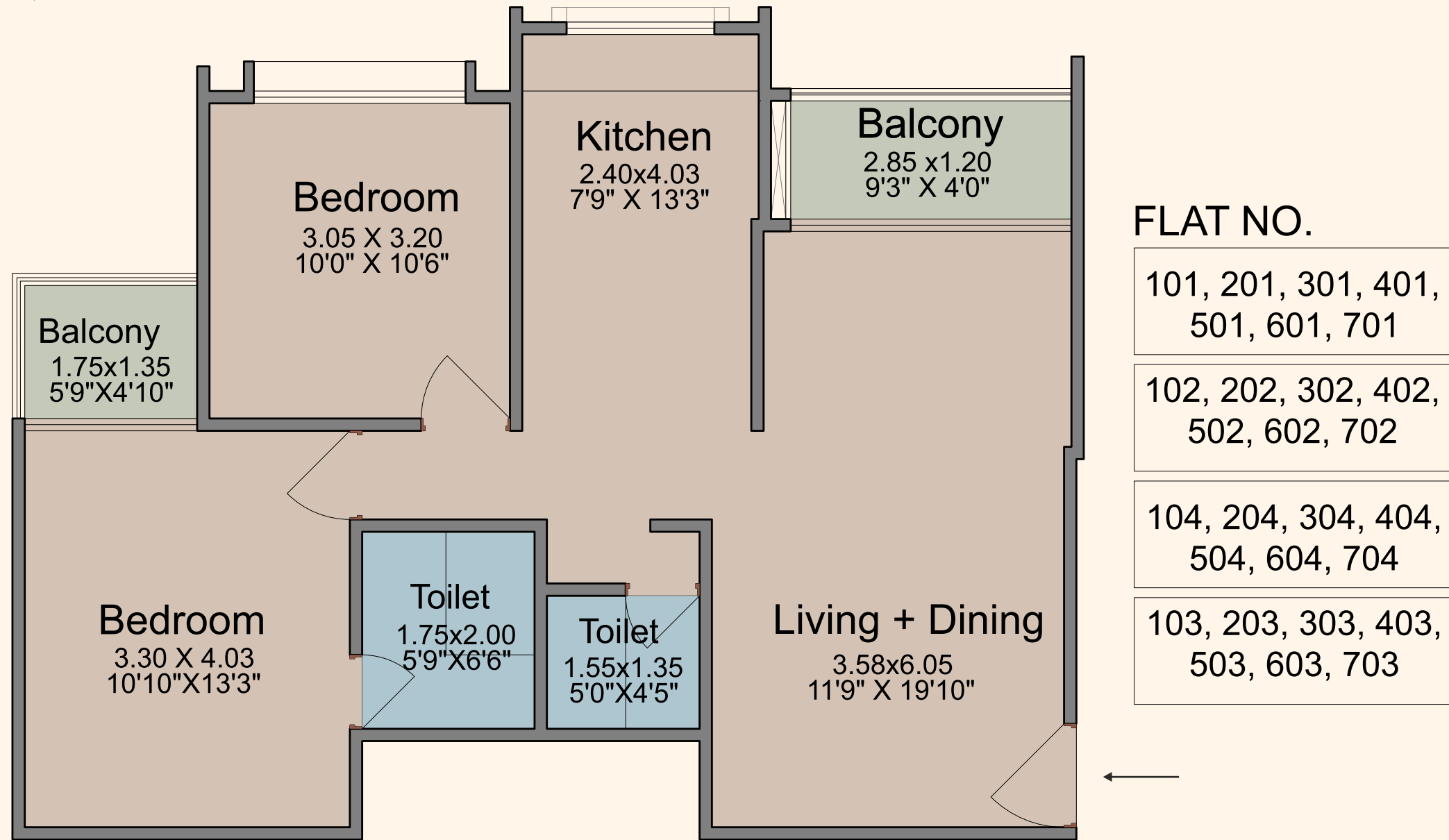
# 3 BHK CUT SECTION



NORTH



# UNIT PLAN



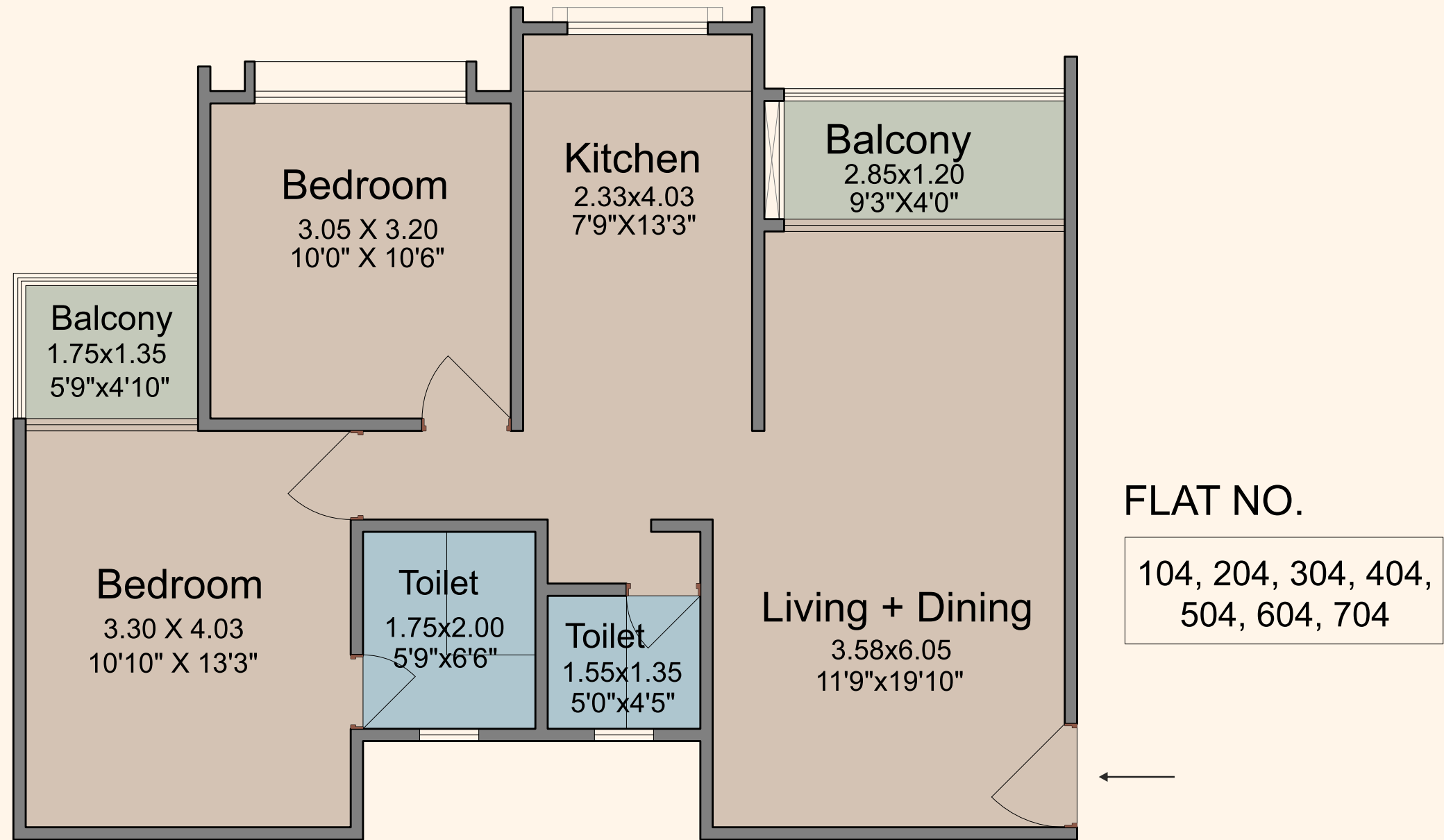
## 2 BHK TYPE A

CARPET AREA		BALCONY		TOTAL USABLE AREA	
SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
66.34	714	5.78	62	72.12	776

NORTH



# UNIT PLAN



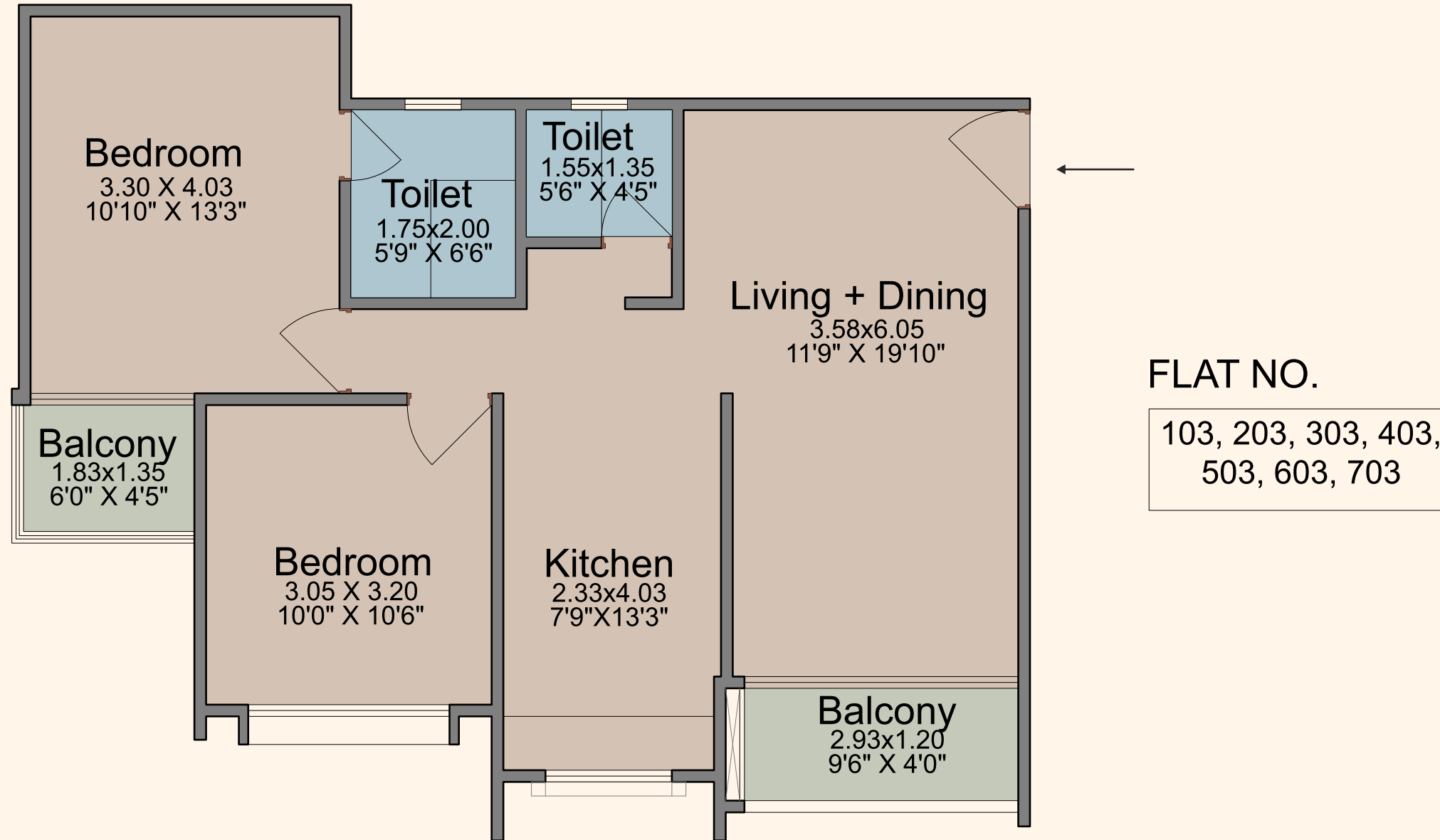
## 2 BHK TYPE B

CARPET AREA		BALCONY		TOTAL USABLE AREA	
SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
66.02	711	5.78	62	72.80	773

NORTH



# UNIT PLAN



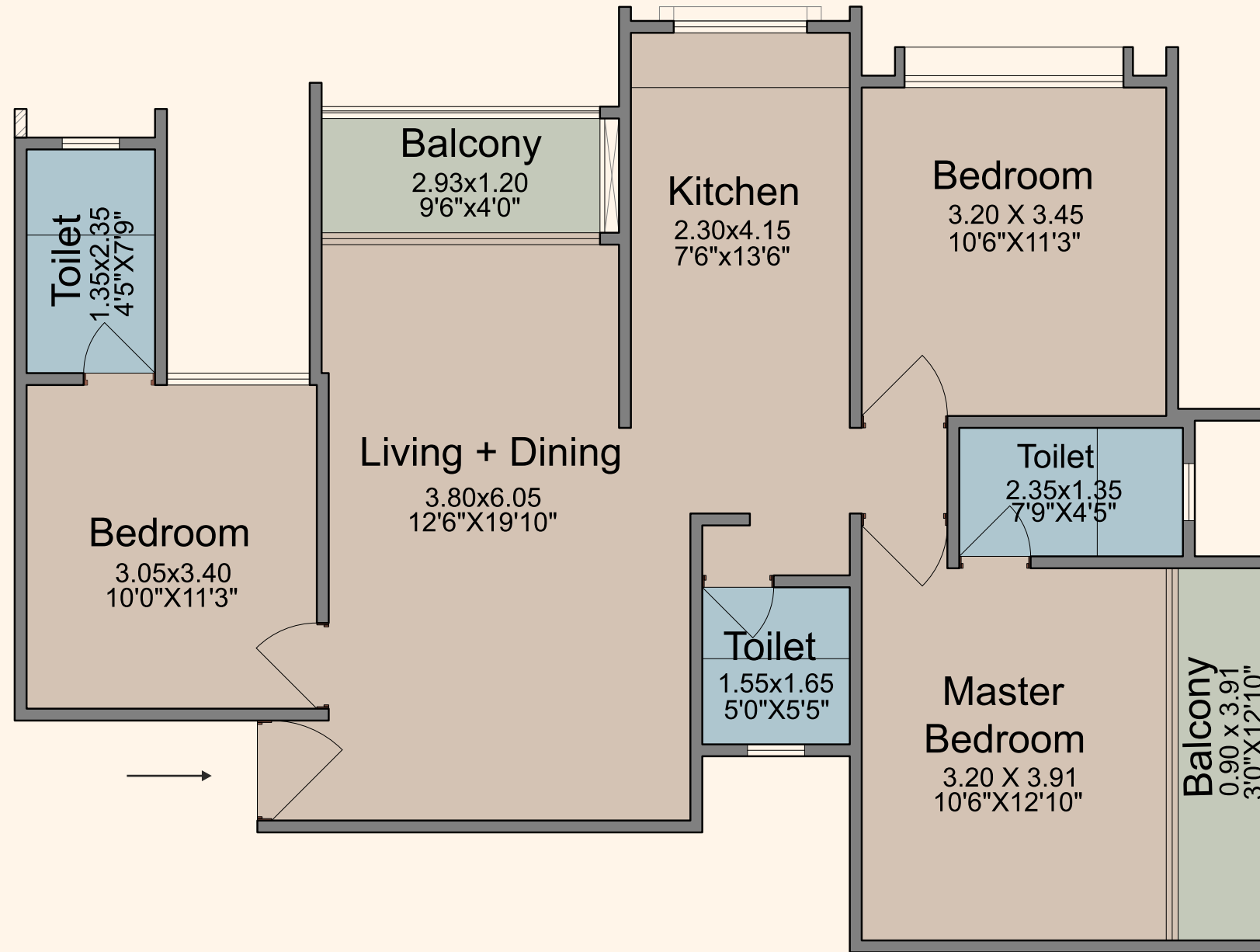
## 2 BHK TYPE C

CARPET AREA		BALCONY		TOTAL USABLE AREA	
SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
66.83	709	5.97	64	71.80	773

NORTH



# UNIT PLAN



FLAT NO.

101, 201, 301, 401,  
501, 601, 701

102, 202, 302, 402,  
502, 602, 702

## 3 BHK

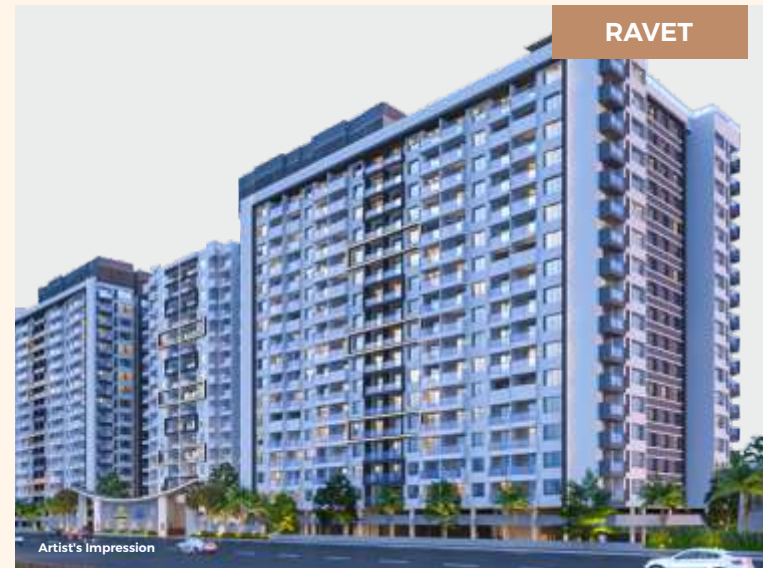
CARPET AREA		BALCONY		TOTAL USABLE AREA	
SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
82.66	890	7.03	76	89.69	965

NORTH





# EMBRACE OUR TIMELESS LEGACY



2 & 3 BHK Homes,  
Showrooms & Offices

Maha RERA No.: P52100052724  
<https://maharera.mahaonline.gov.in>



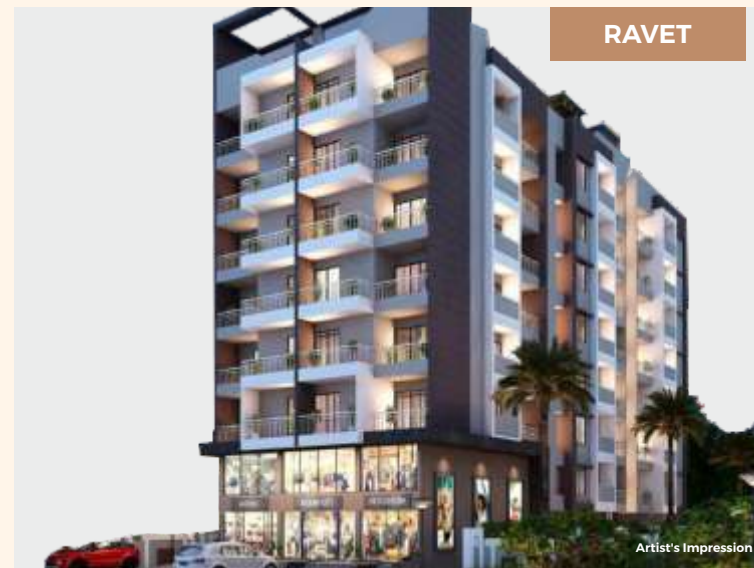
2 & 3 BHK Homes,  
Showrooms

Maha RERA No.: P52100055157  
<https://maharera.mahaonline.gov.in>



Showrooms and  
Offices

Maha RERA No.: P52100054157  
<https://maharera.mahaonline.gov.in>



2 & 3 BHK Homes  
and Shops

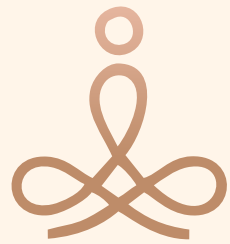
Maha RERA No.: P52100030737  
<https://maharera.mahaonline.gov.in>



Industrial  
Showrooms

Maha RERA No.: P52100022837  
<https://maharera.mahaonline.gov.in>

# YOUR PATH TO SERENITY



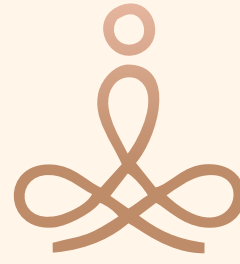
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# MOSHI HIGH STREET - WHERE TRANQUILITY MEETS CONVENIENCE





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A Project By



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