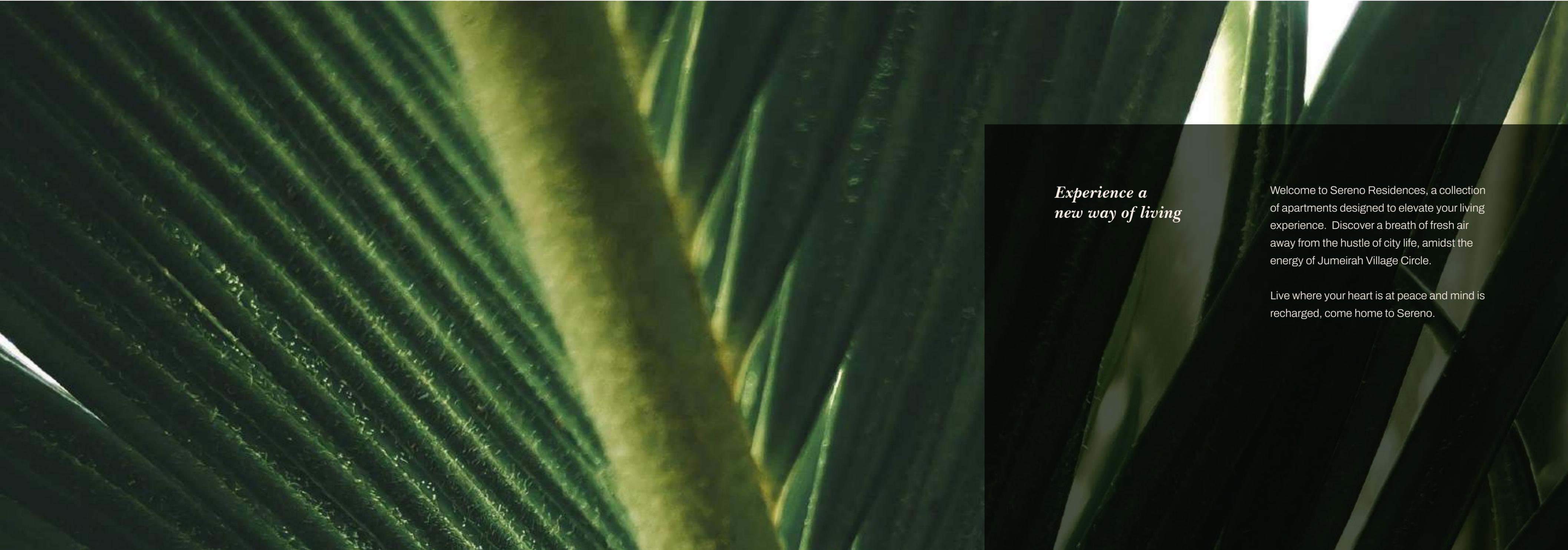




SERENO

RESIDENCES



*Experience a
new way of living*

Welcome to Sereno Residences, a collection of apartments designed to elevate your living experience. Discover a breath of fresh air away from the hustle of city life, amidst the energy of Jumeirah Village Circle.

Live where your heart is at peace and mind is recharged, come home to Sereno.

En la quietud serena del amanecer,
encontramos la promesa de un nuevo día

- Gabriela Mistral

*“In the serene stillness of dawn,
we find the promise of a new day.”*

SERENO
RESIDENCES





SERENO

A collection of apartment residences based in Jumeirah Village Circle, Dubai

PROJECT NAME	Sereno Residences
PROJECT TYPE	Apartments
UNITS	91
LOCATION	Jumeirah Village Circle, Dubai
COMPLETION	Completion Q4 2026

UNIT TYPES & SIZES

Studio Apartment	382 sq. ft - 388 sq. ft
1-Bedroom Apartment	734 sq. ft - 1048 sq. ft
2-Bedroom Apartment	1,205 sq. ft - 2,099 sq. ft

A locale for everyone

Situated in the heart of Jumeirah Village Circle, Sereno keeps you connected with the community and calm; the choice is yours.

- | | | |
|------------------------------------|--|---|
| ① Circle Community Park
02 min. | ② Circle Mall
04 min. | ③ Dubai Sports City
08 min. |
| ④ Saudi German Hospital
10 min. | ⑤ Dubai Hills Mall
12 min. | ⑥ Mall of the Emirates
15 min. |
| ⑦ Dubai Autodrome
16 min. | ⑧ The Beach, JBR
20 min. | ⑨ Dubai Mall
21 min. |
| ⑩ Palm Jumeirah
25 min. | ⑪ Dubai International Airport
30 min. | ⑫ Al Maktoum International Airport
31 min. |



Nursery:

- Ladybird Nursery
- Kids World Nursery

Supermarket:

- Spinneys
- Choithrams
- West Zone Fresh
- Aswaaq Mart
- All Day Minimart
- Holiday Minimart

Mall:

- Circle Mall
- Al Khail Mall

Healthcare:

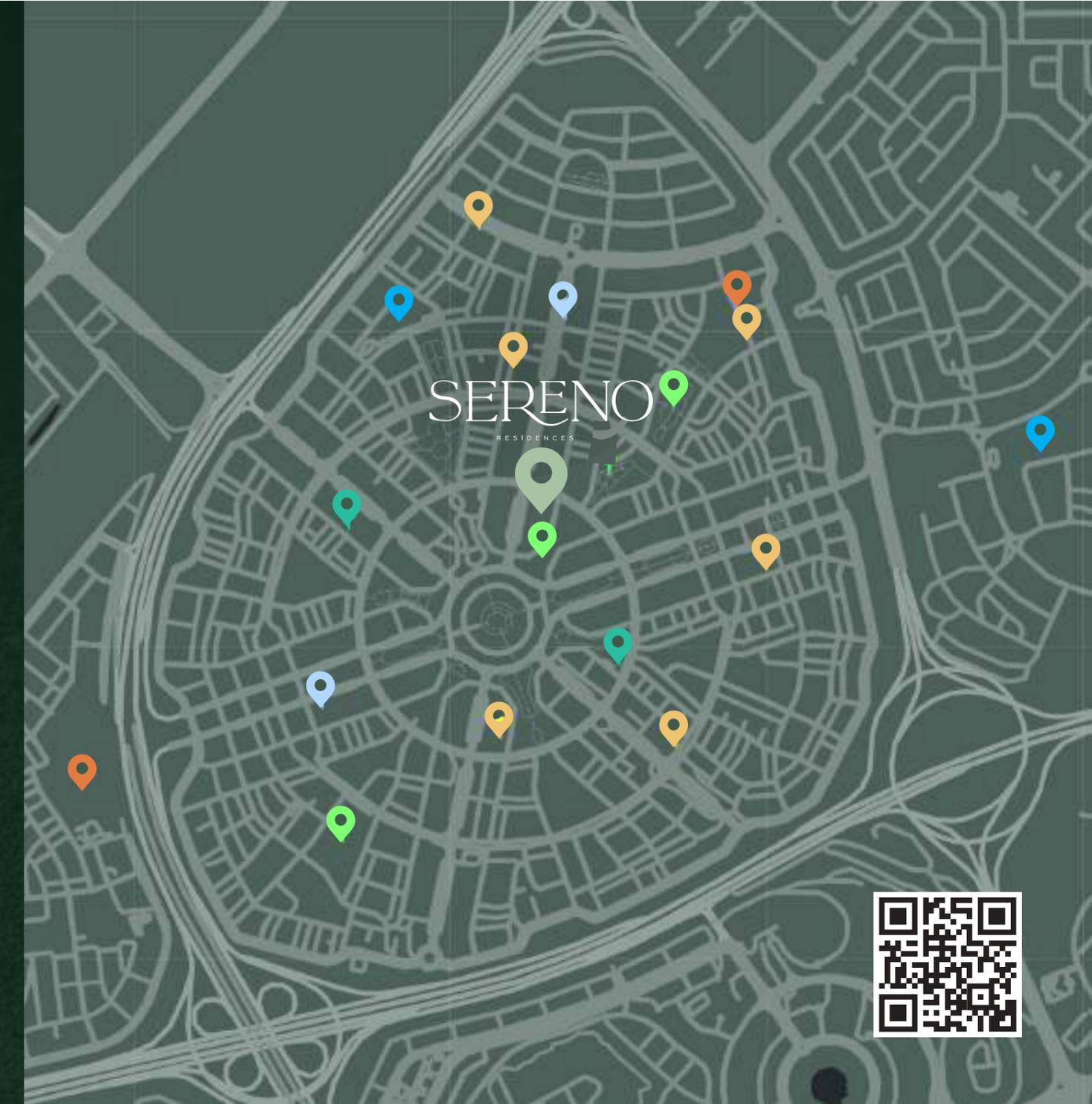
- Magnum Family Medical Center
- Life Medical Center (Circle Mall)

Schools:

- Nord Anglia
- JSS International

Parks:

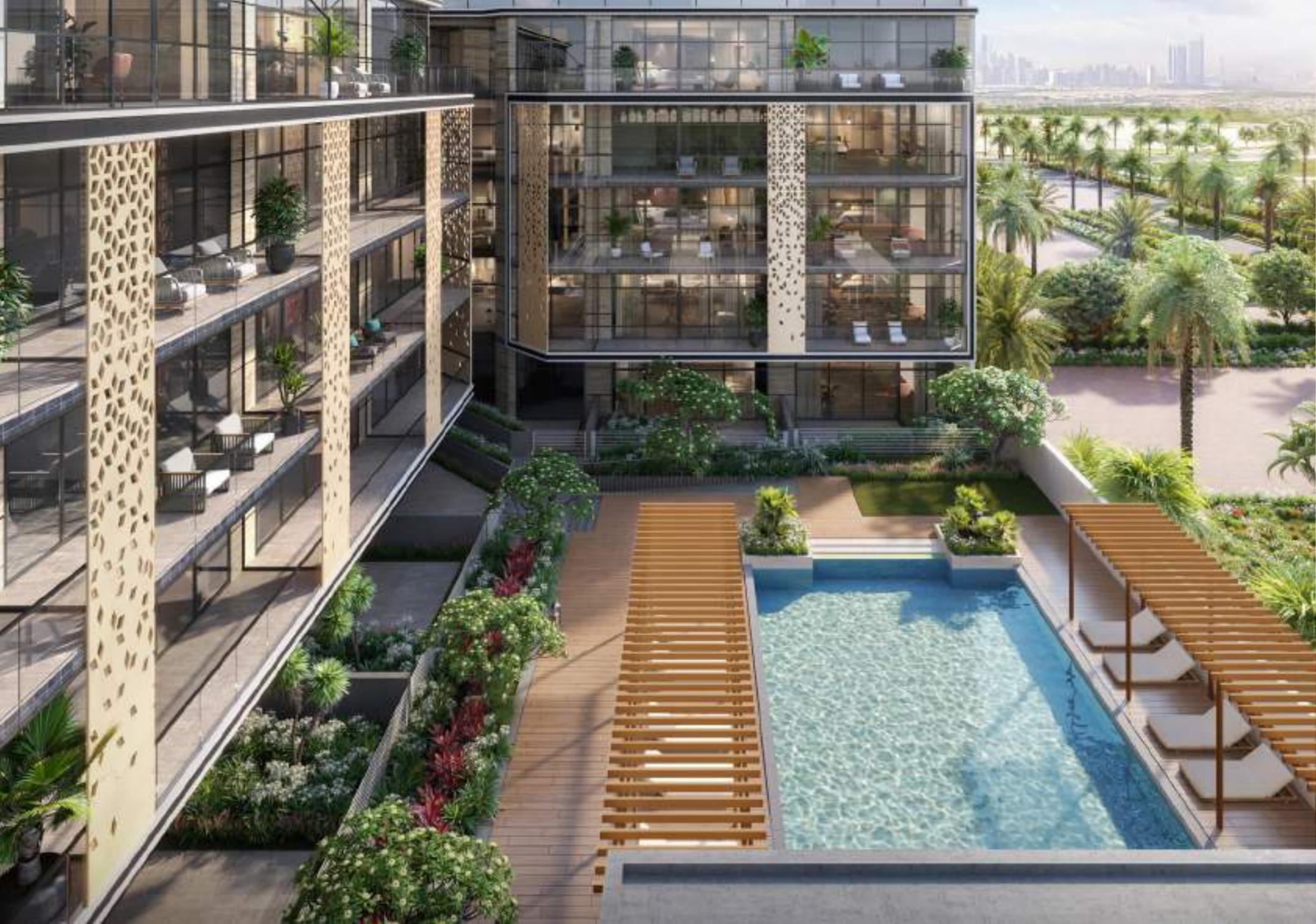
- Halfa Park
- Roots Park
- Community Park





*Your home at Sereno
exudes a premium touch
from the first sight.*





Payment Plan & Prices (2 years PHPP)

Booking Deposit	20%
2 nd installment (6 months from booking)	5%
3 rd installment (12 months from booking)	10%
4 th installment (18 months from booking)	5%
5 th installment (24 months from booking)	10%
Handover - December 2026	10%
Two years post handover (5% every 3 Months)	40%

*Payment plan - posthandover is only for 1 and 2 bedrooms & 50:50 for studios

Unit Prices

Studio Apartments	AED 624,900 onwards
1-Bedroom Apartments	AED 989,000 onwards
2-Bedroom Apartments	AED 1,499,000 onwards



ENTRANCE LOBBY

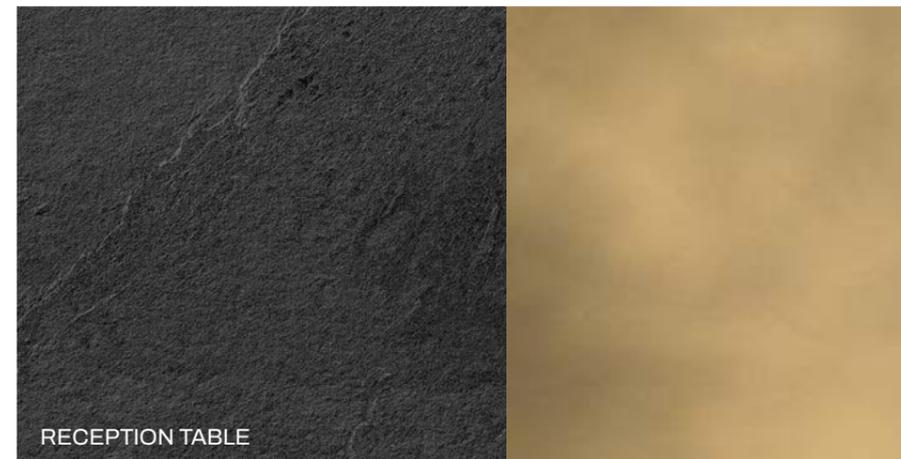
MATERIAL
MOODBOARD



MAIN FLOOR TILE



WALL TILE



RECEPTION TABLE

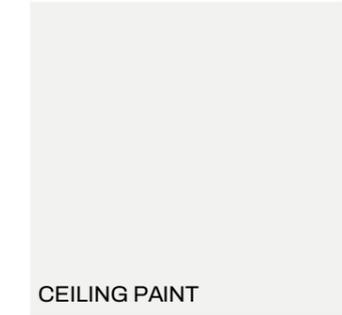


WALL PANEL



WALL PAINT

PANTONE®
11-0602 TCX
Snow White



CEILING PAINT

PANTONE®
11-0601 TPX
Bright White



WALL PANEL WITH LIGHT



LIFT



APARTMENT UNITS
MATERIAL
MOODBOARD



MAIN FLOOR TILE



BATHROOM FLOOR AND WALL TILE



BATHROOM ACCENT WALL TILE



BATHROOM ACCENT WALL TILE



WALL PANEL

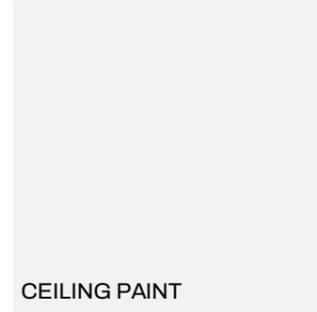


KITCHEN CABINET



WALL PAINT

PANTONE®
11-0602 TCX
Snow White



CEILING PAINT

PANTONE®
11-0601 TPX
Bright White



COUNTERTOP



Svarn

EXCELLENCE THROUGH EXPERIENCE

Excellence through experience

Svarn is a real estate developer based in the UAE. With a wealth of experience, we have established ourselves as leaders in the field, harnessing our expertise in real estate development and business management.

With a collective experience spanning decades, Svarn has played a pivotal role in Dubai's real estate evolution. Our founders bring over five decades of leadership experience, propelling Svarn to the forefront of regional development.

F L O O R P L A N S

SERENO RESIDENCES

STUDIO UNIT S-A (2-5 Floor)

SUITE AREA

381.69 sq. ft - 382.44 sq. ft

BALCONY AREA

0.00 sq. ft

TOTAL AREA

381.69 sq. ft - 382.44 sq. ft

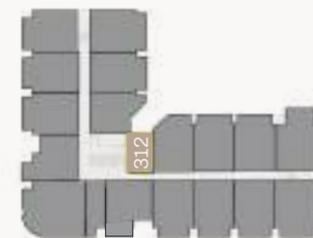


Second Floor

Third Floor

Fourth Floor

Fifth Floor



SERENO RESIDENCES

STUDIO UNIT S-B (1-4 Floor)

SUITE AREA

340.14 sq. ft - 340.57 sq. ft

BALCONY AREA

47.90 sq. ft

TOTAL AREA

388.04 sq. ft - 388.47 sq. ft

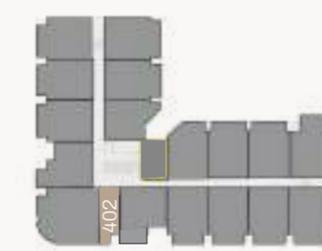
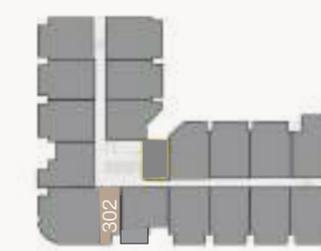
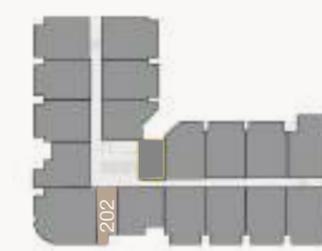


First Floor

Second Floor

Third Floor

Fourth Floor



SERENO RESIDENCES

1 BEDROOM UNIT 1-A (1-5 Floor)

SUITE AREA

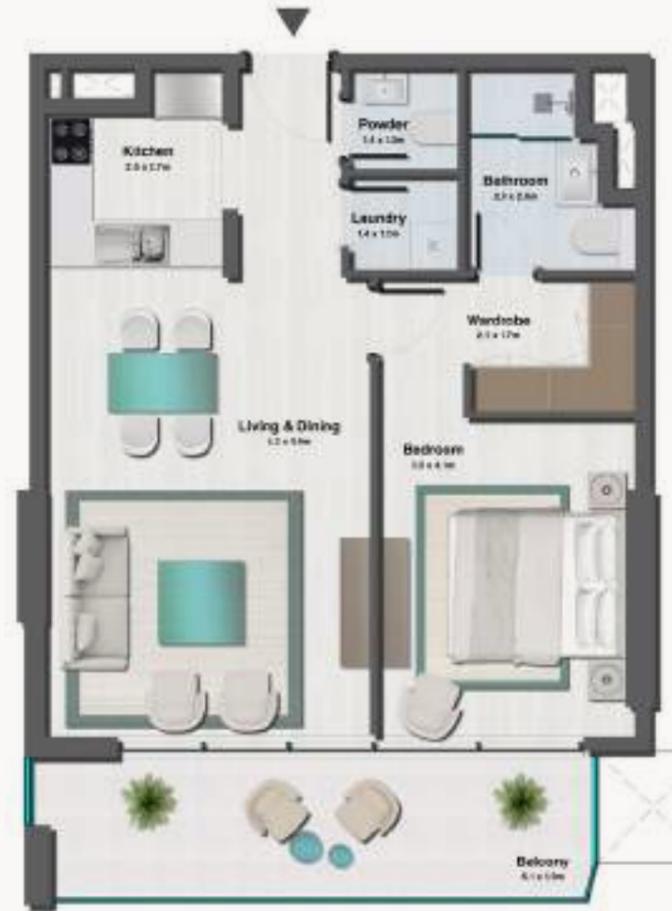
728.39 sq. ft - 734.74 sq. ft

BALCONY AREA

126.37 sq. ft - 150.69 sq. ft

TOTAL AREA

854.98 sq. ft - 881.35 sq. ft



SERENO RESIDENCES

1 BEDROOM UNIT 1-B (Ground Floor)

SUITE AREA

728.72 sq. ft

BALCONY AREA

252.74 sq. ft

TOTAL AREA

981.45 sq. ft



First Floor

Second Floor

Third Floor

Fourth Floor

Fifth Floor



Ground Floor



SERENO

RESIDENCES

1 BEDROOM UNIT 1-C (Floor 1)

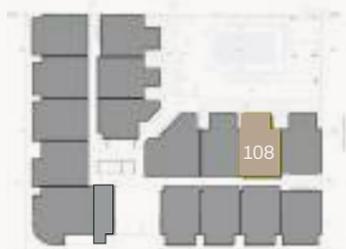
SUITE AREA
728.50 sq. ft

BALCONY AREA
314.20 sq. ft

TOTAL AREA
1042.70 sq. ft



First Floor



SERENO

RESIDENCES

1 BEDROOM UNIT 1-D (1-5 Floor)

SUITE AREA
720.64 sq. ft - 728.72 sq. ft

BALCONY AREA
129.17 sq. ft - 153.17 sq. ft

TOTAL AREA
856.81 sq. ft - 875.54 sq. ft



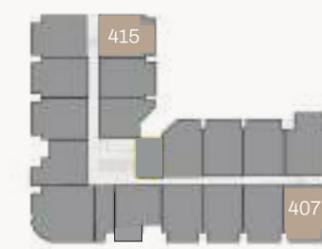
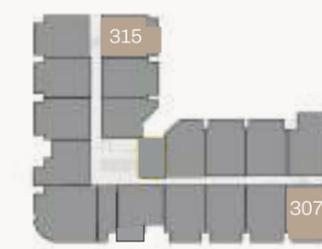
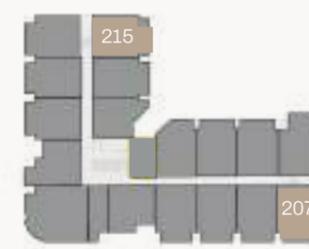
First Floor

Second Floor

Third Floor

Fourth Floor

Fifth Floor



SERENO

RESIDENCES

1 BEDROOM UNIT 1-E (Floor 1)

SUITE AREA
720.64 sq. ft

BALCONY AREA
324.21 sq. ft

TOTAL AREA
1044.85 sq. ft



First Floor



SERENO

RESIDENCES

1 BEDROOM UNIT 1-F (Ground Floor)

SUITE AREA
729.69 sq. ft

BALCONY AREA
260.38 sq. ft

TOTAL AREA
990.06 sq. ft



Ground Floor



SERENO RESIDENCES

1 BEDROOM UNIT 1-G

(3-4 Floor)

SUITE AREA

822.15 sq. ft

BALCONY AREA

77.72 sq. ft - 114.85 sq. ft

TOTAL AREA

899.86 sq. ft - 937.00 sq. ft



SERENO RESIDENCES

1 BEDROOM UNIT 1-H

(Floor 2)

SUITE AREA

822.15 sq. ft

BALCONY AREA

0.00 sq. ft

TOTAL AREA

76.38 sq. ft - 822.15 sq. ft

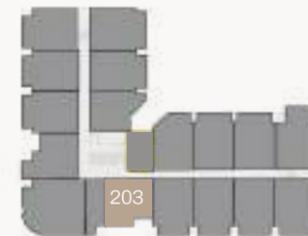


Third Floor

Fourth Floor



Second Floor



SERENO

RESIDENCES

1 BEDROOM UNIT 1-I (2-5 Floor)

SUITE AREA
726.03 sq. ft

BALCONY AREA
112.70 sq. ft

TOTAL AREA
838.72 sq. ft

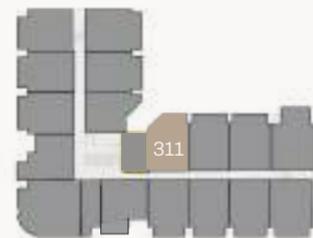
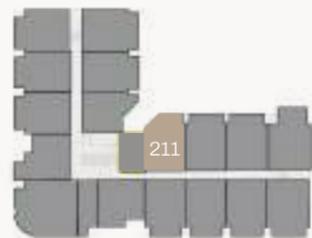


Second Floor

Third Floor

Fourth Floor

Fifth Floor



SERENO

RESIDENCES

1 BEDROOM UNIT 1-J (2-5 Floor)

SUITE AREA
696.75 sq. ft - 696.85 sq. ft

BALCONY AREA
49.62 sq. ft

TOTAL AREA
746.37 sq. ft - 746.48 sq. ft

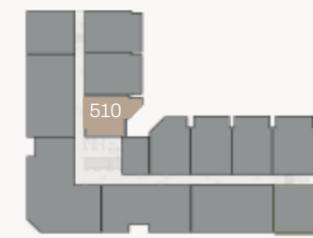
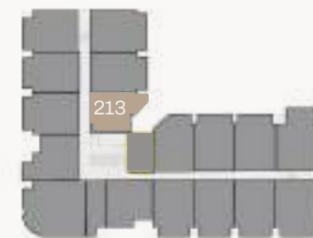


Second Floor

Third Floor

Fourth Floor

Fifth Floor



SERENO

RESIDENCES

1 BEDROOM UNIT 1-K (5 Floor)

SUITE AREA
465.75 sq. ft

BALCONY AREA
268.67 sq. ft

TOTAL AREA
734.42 sq. ft



Fifth Floor



SERENO

RESIDENCES

1 BEDROOM UNIT 1-L (Floor 1)

SUITE AREA
696.75 sq. ft

BALCONY AREA
191.49 sq. ft

TOTAL AREA
888.24 sq. ft



First Floor



SERENO

RESIDENCES

2 BEDROOM UNIT 2-A (1-4 Floor)

SUITE AREA
933.74 sq. ft - 934.74 sq. ft

BALCONY AREA
341.54 sq. ft

TOTAL AREA
1275.42 sq. ft - 1276.28 sq. ft

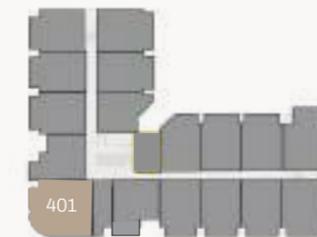


First Floor

Second Floor

Third Floor

Fourth Floor



SERENO

RESIDENCES

2 BEDROOM UNIT 2-B (Floor 5)

SUITE AREA
949.48 sq. ft

BALCONY AREA
519.57 sq. ft

TOTAL AREA
1469.06 sq. ft



Fifth Floor



SERENO

RESIDENCES

2 BEDROOM UNIT 2-C (Floor 5)

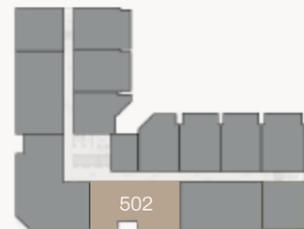
SUITE AREA
1054.65 sq. ft

BALCONY AREA
499.98 sq. ft

TOTAL AREA
1554.63 sq. ft



Fifth Floor



SERENO

RESIDENCES

2 BEDROOM UNIT 2-D (Floor 5)

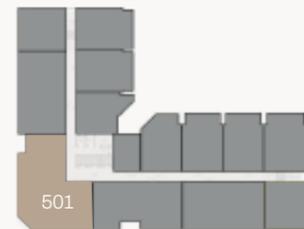
SUITE AREA
1235.59 sq. ft

BALCONY AREA
863.05 sq. ft

TOTAL AREA
2098.64 sq. ft



Fifth Floor



SERENO

RESIDENCES

2 BEDROOM UNIT 2-E (Floor 1)

SUITE AREA
954.22 sq. ft

BALCONY AREA
250.69 sq. ft

TOTAL AREA
1204.91 sq. ft



First Floor





SERENO

R E S I D E N C E S

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