

AQUA SERENE

"Serenity is the New Luxury."





WAYS OUT



Just a short drive from the heart of Mysore lies Krishna Raja Sagar (KRS)—a magnificent dam built by visionary engineer Sir M. Visvesvaraya, standing as a marvel of early 20th-century innovation. Its expansive backwaters, framed by lush greenery and rolling landscapes, provide the perfect canvas for quiet reflection and elevated living.

*It is here, in this serene setting, that **'AQUA SERENE'** comes to life. Located in the KRS region of Mysore, the project is tucked away from urban congestion yet well-connected to the cultural heart of the city. It offers residents not just a home, but a retreat—a life touched by nature, inspired by history, and elevated by thoughtful design.*



“Aqua Serene is designed to breathe, reflect, and grow. It listens to the land, moves with the water, and creates a community that’s both intimate and expansive. Here, design is not about domination—it’s about collaboration with nature.”

Tucked away in the serene surroundings of KRS, Mysore, Aqua Serene is a thoughtfully curated plotted development featuring 68 premium plots. Each plot is envisioned to accommodate a private villa that harmoniously integrates natural beauty, seclusion, and refined living.

With the picturesque KRS backwaters as its backdrop, the project is designed to be a peaceful escape—where water, landscape, and architecture come together to offer a resort-style lifestyle. Whether used as a weekend home or a permanent residence, every villa at Aqua Serene promises uninterrupted backwater views, enhanced by lush green avenues and landscaped pathways.

- IN HARMONY WITH NATURE



THE SERAI CHIKMAGALUR

inspired by coffee

At the foothills and on the slopes of the Western Ghats, amidst a maze of thick dark green canopy and bucolic little towns and villages, lies Malenadu in Karnataka. Located within this region is Chikmagalur- the flourishing roots of India's coffee, the historic epicenter to the Hoysala Dynasty, studded with the highest peak in Karnataka - Muliyanagiri. In the vast wilderness of shrubs, a flamboyance of winding pepper leaves, beneath tall trees, in the alchemy of rain and rainforests, in a profusion of a plantation, is The Serai Chikmagalur.



THE SERAI BANDIPUR

inspired by the jungle

Oscillating between a rain washed green and sun-soaked blanket of brown, Bandipur is a tropical deciduous forest. The Bandipur Tiger reserve is situated at the confluence of the Western and Eastern Ghats, in Karnataka's slice of the Nilgiri Biosphere Reserve. Speckled within the forest and shrub lands tigers, elephants, the spotted deer, sloth bears, the Indian gaur, leopards, the Black Panther and Perched in the panorama of the wild is The serai Bandipur.

Entwined in the vast wilds of Bandipur on acres stretched along the fringe of the forests are 24 luxurious residences of The Serai Bandipur.

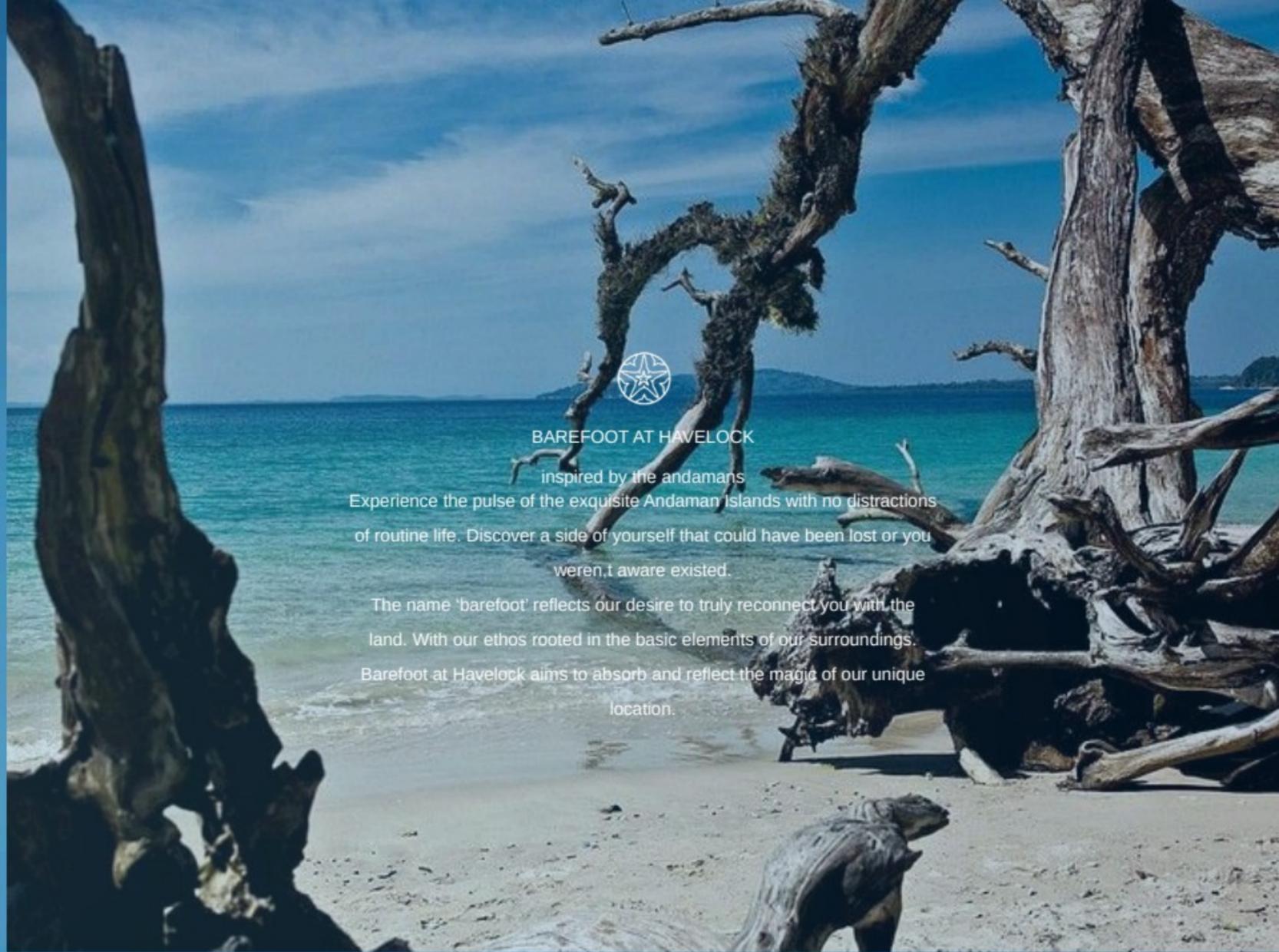


THE SERAI KABINI

inspired by the waterfront

An ethereal light dances over the waters of Kabini. The languid lilt of elephants - their silhouettes against the sun - swim and sway in the water's bend, while deer dot the banks and birds glide into the horizon's haze. a jungleescape of river, trees and hills stretches across a picturesque expanse.

Beside Kabini's backwater banks, there are 20 riverside residences at the Serai Kabini.



BAREFOOT AT HAVELOCK

inspired by the andamans

Experience the pulse of the exquisite Andaman Islands with no distractions of routine life. Discover a side of yourself that could have been lost or you weren't aware existed.

The name 'barefoot' reflects our desire to truly reconnect you with the land. With our ethos rooted in the basic elements of our surroundings, Barefoot at Havelock aims to absorb and reflect the magic of our unique location.



COFFEE DAY ENTERPRISES LIMITED

Almost 150 years of growing coffee makes us, you'll agree, an expert.

Coffee, as many of us know, was introduced by the British in the cooler climes of India. We imbibed this refreshing tradition when we incorporated Coffee Day Global Limited in 1993. Soon after, we opened our first cafe in Bengaluru in 1996.

Ours was a new vision – one where coffee was more than just any beverage. It was a cup that brought coffee aficionados, budding coffee drinkers, and well, friends together over a cup of freshly brewed coffee.

Today, our subsidiary Coffee Day Global Limited has established the largest footprint of cafe outlets across India – in more than 200 cities. Apart from an Indian presence, we have spread our cafes across Austria and The Czech Republic. Officially, we are Cafe Coffee Day. To our biggest customers—our young fan base— we're simply CCD. Our forays into diverse businesses are marked by the same passion and thinking with which we started Cafe Coffee Day.

MASTER PLAN

NO. OF PLOTS = 68 NOS.
PLOT AREA = 44733.50 SMT.
ROAD AREA = 11757.97 SMT

Tucked away in the serene surroundings of KRS, Mysore, Aqua Serene is a thoughtfully curated plotted development featuring 68 premium plots. Each plot is envisioned to accommodate a private villa that harmoniously integrates natural beauty, seclusion, and refined living.

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Aqua Serene

PLOT ENTRY

60' APPROACH ROAD

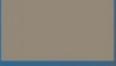


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-  NORTH FACING
-  SOUTH FACING
-  EAST FACING
-  WEST FACING





CONTOURS DEFINE IT.

TRANQUILITY REFINES IT

OPEN SKIES, WATER VIEWS,

AND MINDFUL ARCHITECTURE.



ENTRANCE PORTAL

Step into Aqua Serene through an architecturally striking entrance that sets the tone for the community within.

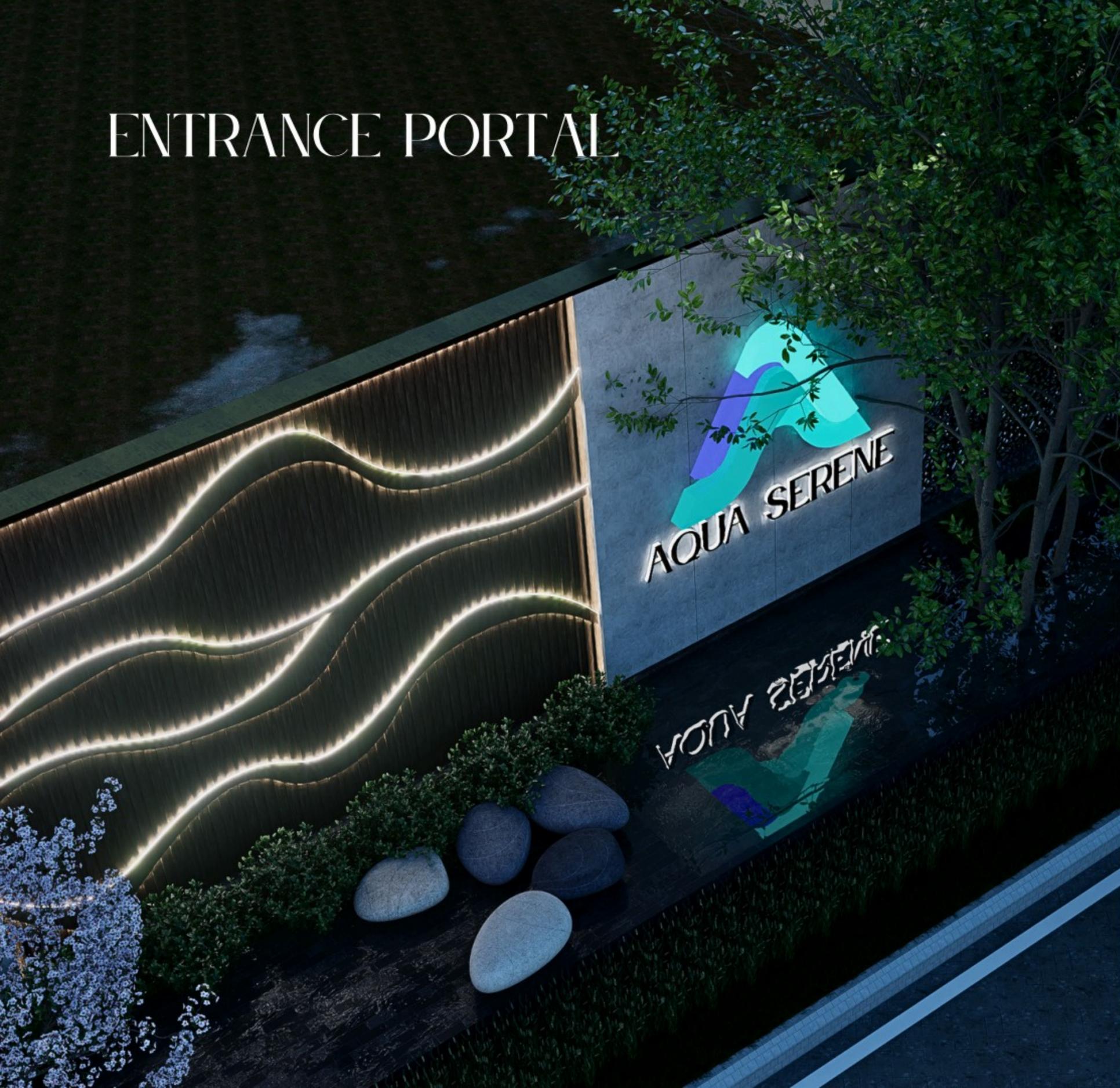
Bold concrete panels, accented with elegant jali-inspired motifs, mirror the gentle flow of water and the serenity of the KRS backwaters. Thoughtfully designed to reflect the calm and beauty of its surroundings, this entrance offers more than just a gateway, it creates an immediate sense of arrival, privacy, and prestige.

Framed by lush greenery and minimalist detailing, it's a space where design meets tranquillity, welcoming residents into a lifestyle that flows with nature.

ENTRANCE PORTAL



ENTRANCE PORTAL

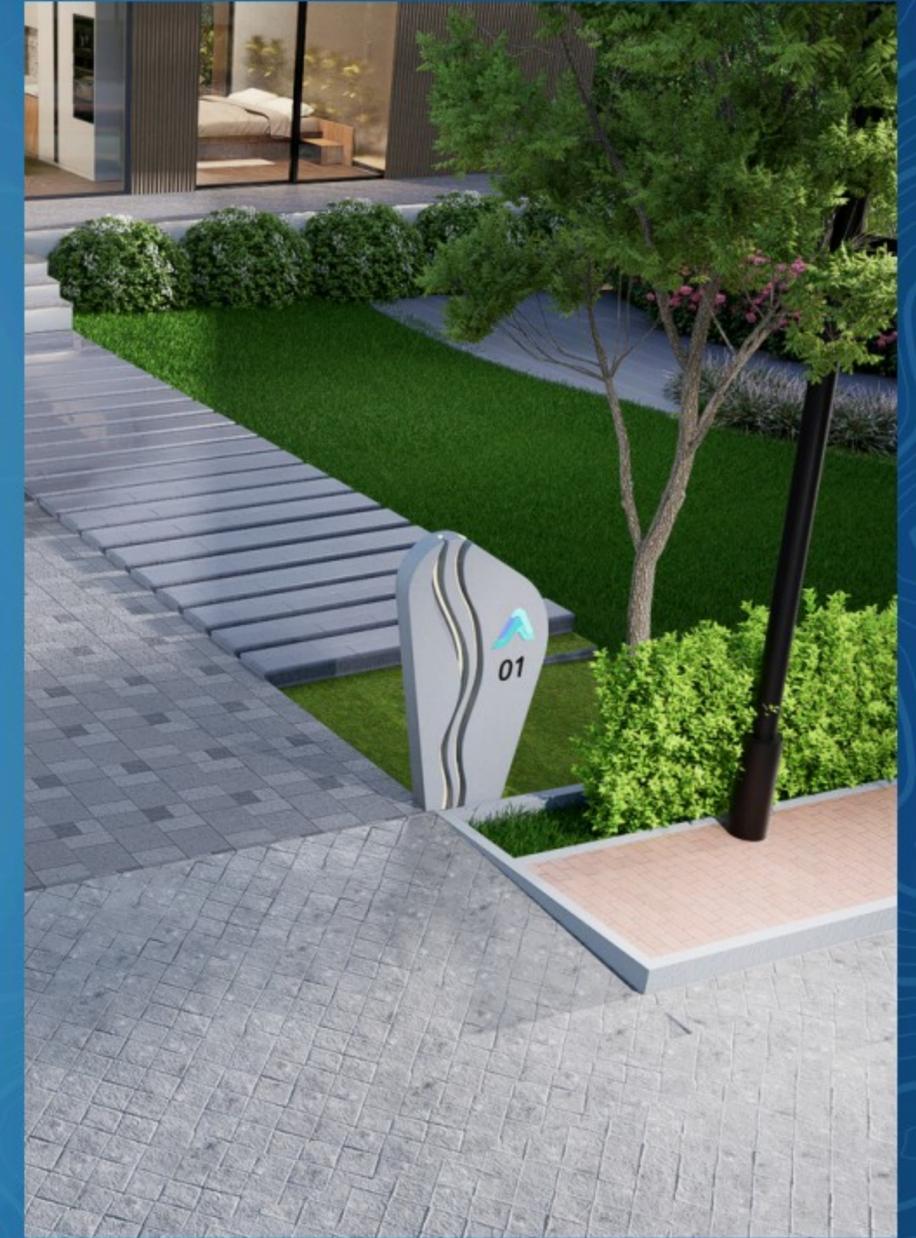




PLOT ENTRY

Every plot at Aqua Serene is thoughtfully marked with a refined entry feature that balances modern design with natural elegance. A minimalist stone monolith, engraved with the plot number, is paired with an intricately designed jali panel, inspired by flowing organic patterns, creating a subtle yet premium sense of identity.

Surrounded by lush green hedges and shaded by mature trees, these entry points offer clarity, distinction, and charm, guiding residents and guests into a home that feels private, personal, and connected to the land.



PLOT SIGNAGE



RESORT - VILLA

Tucked within lush green pockets of the Aqua Serene estate, the resort villa offers a perfect fusion of modern minimalism and natural elegance. Designed with floor-to-ceiling glass façades, it blurs the line between indoors and the surrounding landscape—inviting in the morning light, rustling leaves, and soft whispers of the KRS backwaters. Surrounded by flowering gardens, manicured lawns, and shaded outdoor seating, this villa becomes a peaceful hideaway for those who crave quiet luxury. Whether you're enjoying a morning coffee under the umbrella or relaxing indoors with panoramic views, every moment here feels like a gentle exhale.



VILLA CONCEPT - 1



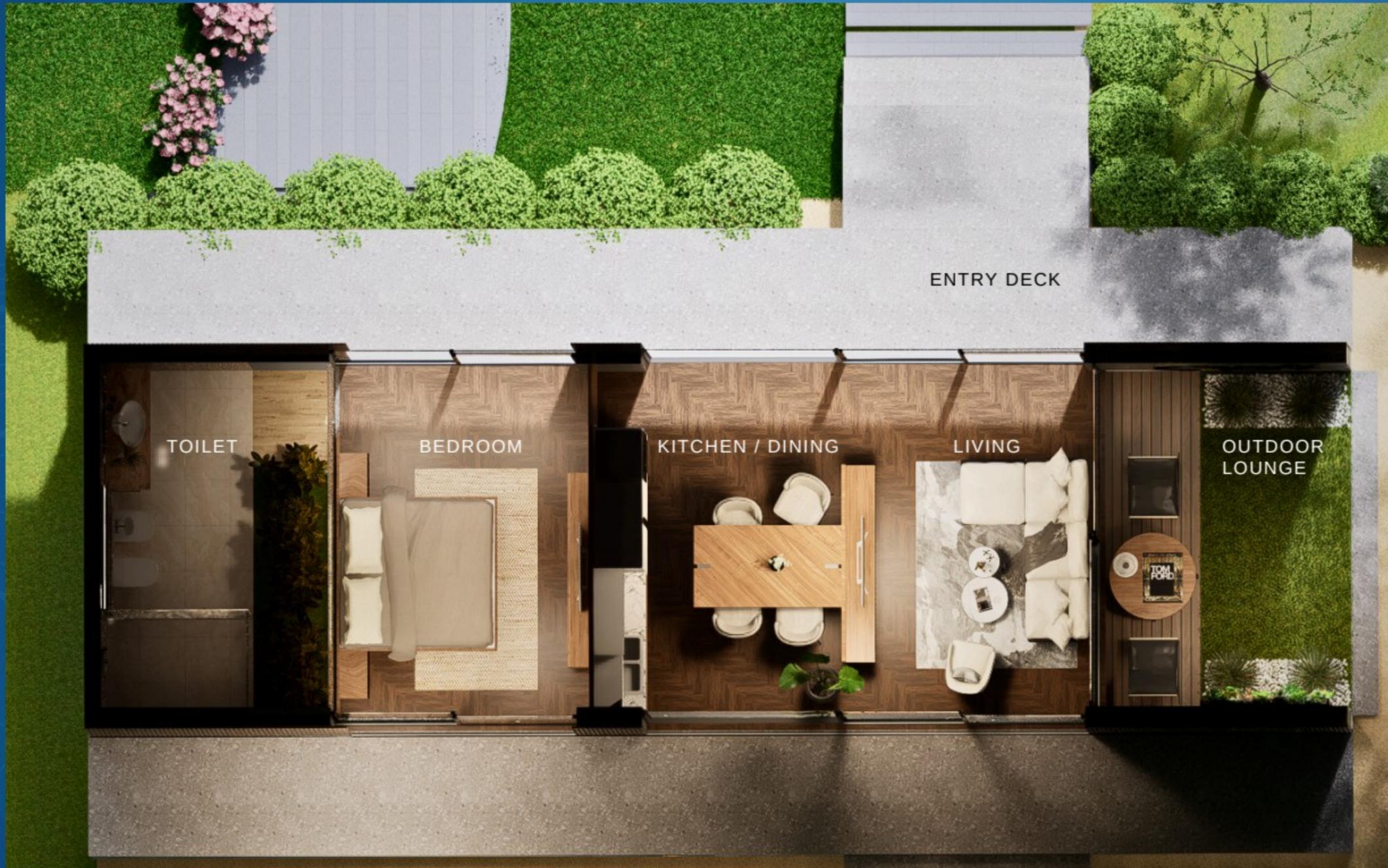
VILLA CONCEPT - 1



VILLA CONCEPT - 2



VILLA CONCEPT - 2



VILLA PLAN

This elegant 1BHK resort villa offers a perfect blend of comfort, style, and nature.

Bedroom: Designed with natural tones and a soothing vertical garden, the bedroom opens up to lush views through full-length glass doors.

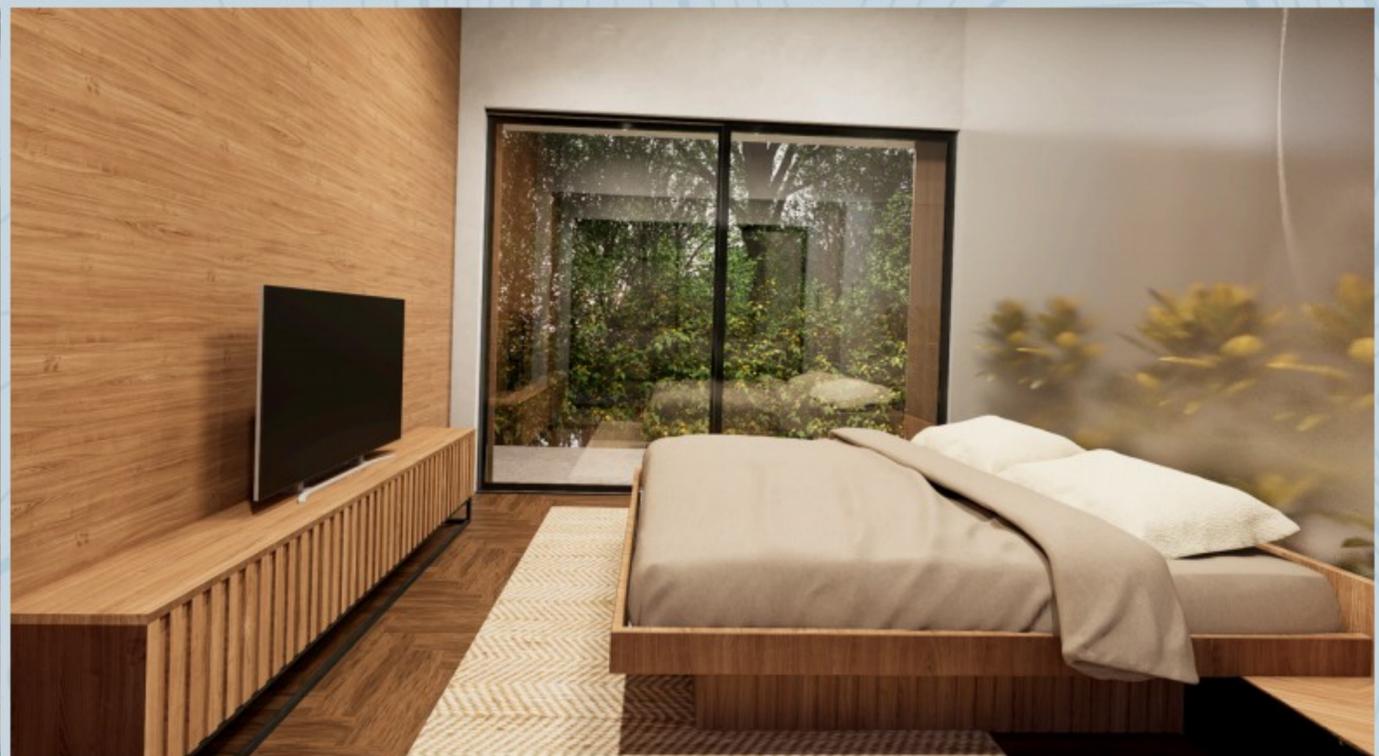
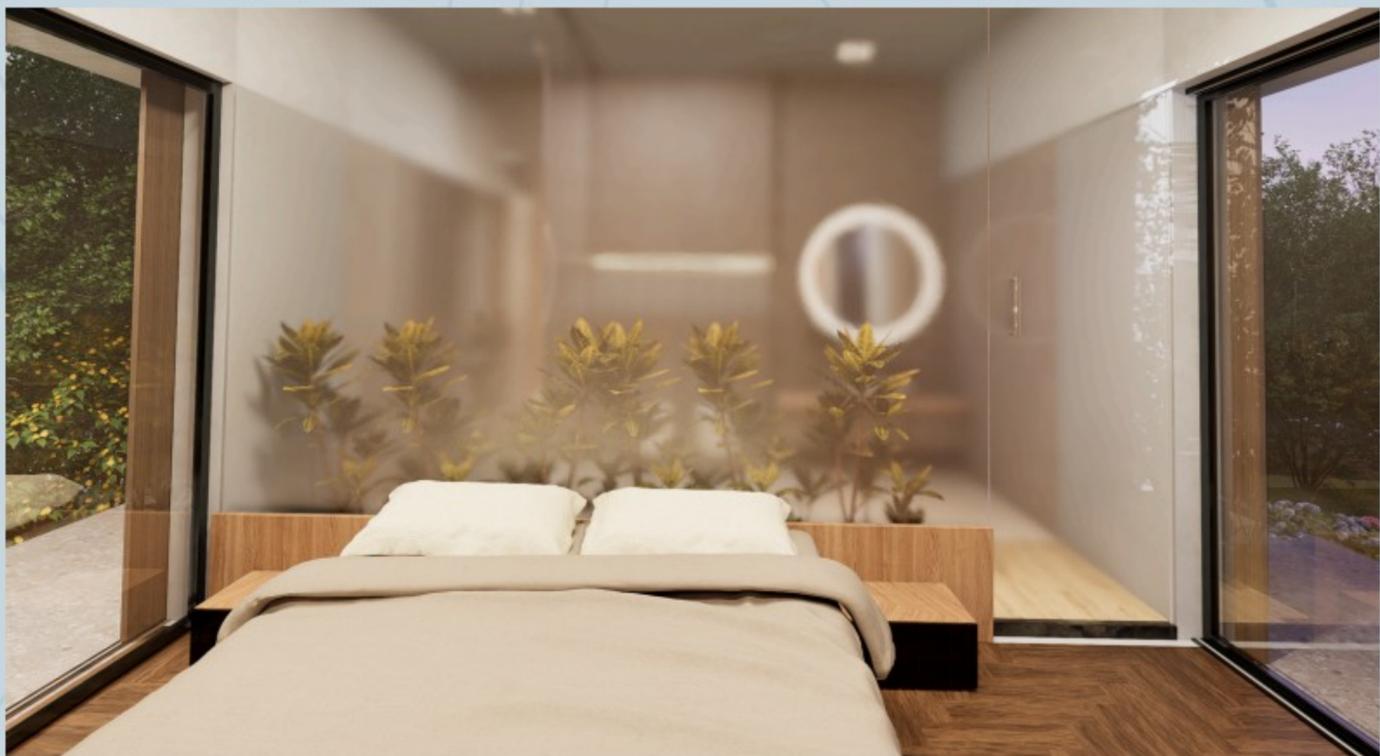
Bathroom: Sleek and space-efficient, with soft finishes that create a clean, modern look.

Dining & Kitchen: Centrally placed for convenience, the compact kitchen and four-seater dining area encourage cozy meals and conversation.

Living Room: A comfortable lounging space with chic interiors and seamless access to the garden through sliding glass panels.

Private Deck: A tranquil outdoor spot with a round table—ideal for sipping coffee, reading, or simply relaxing in nature.

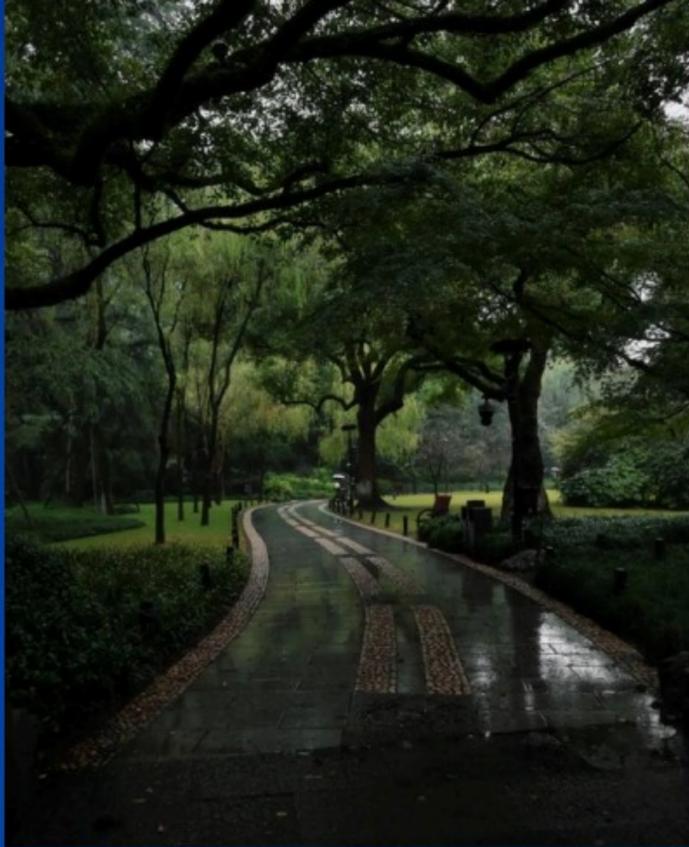
INTERIOR VIEWS





Aqua Serene's grounds unfold like a living painting, where manicured green avenues and native plantings gently slope toward the glittering KRS backwaters. Lush hedgerows, flowering shrubs, and swaying palms frame every vista, blurring the line between built environment and natural sanctuary. Here, residents can unwind in true waterfront calm—where every breeze, every ripple, and every view feels like a private retreat.





A LANDSCAPE THAT

The landscape at Aqua Serene is thoughtfully sculpted to mirror the calm rhythm of the KRS backwaters, blending gentle contours, open green lawns, shaded groves, and meandering pathways. Every element from native trees to water-sensitive planting works in harmony with the terrain, enhancing the sense of stillness and flow. With dedicated waterfront sit-outs, walking trails, and tranquil green pockets, residents are invited to unwind by the water's edge whether for a peaceful morning walk, quiet contemplation, or simply watching the sun melt into the horizon. Here, nature is not just a backdrop it's an experience.

BREATHES WITH THE BACKWATERS

Every path, lawn, and sit-out is oriented to engage with the water offering clear views, refreshing breezes, and an immersive experience of Mysore's natural charm. Residents can unwind by the backwaters, stroll along quiet trails, or relax at waterfront pavilions thoughtfully placed to invite stillness. This is a landscape crafted not just for beauty, but for balance, breathing space, and belonging. The result is a truly waterfront lifestyle where the line between land and water gently fades into a shared sanctuary. Whether you're seeking a moment of calm or a place to reconnect, Aqua Serene's landscape is where serenity finds you.





A LANDSCAPE YOU DON'T JUST LIVE IN

— YOU BELONG TO



Children's Play Area

The vibrant space is filled with colorful, imaginative playsets, including climbing walls, rope courses, and interactive structures, catering to diverse interests and abilities. Overall, this playground combines adventure and safety in a lively setting, creating a stimulating environment for engaging and playful activities.

Senior Citizen's Park

The Senior Citizen Park is a serene retreat designed to offer tranquility and reflection. This thoughtfully curated space features a Zen garden, providing a peaceful environment for meditation and relaxation.

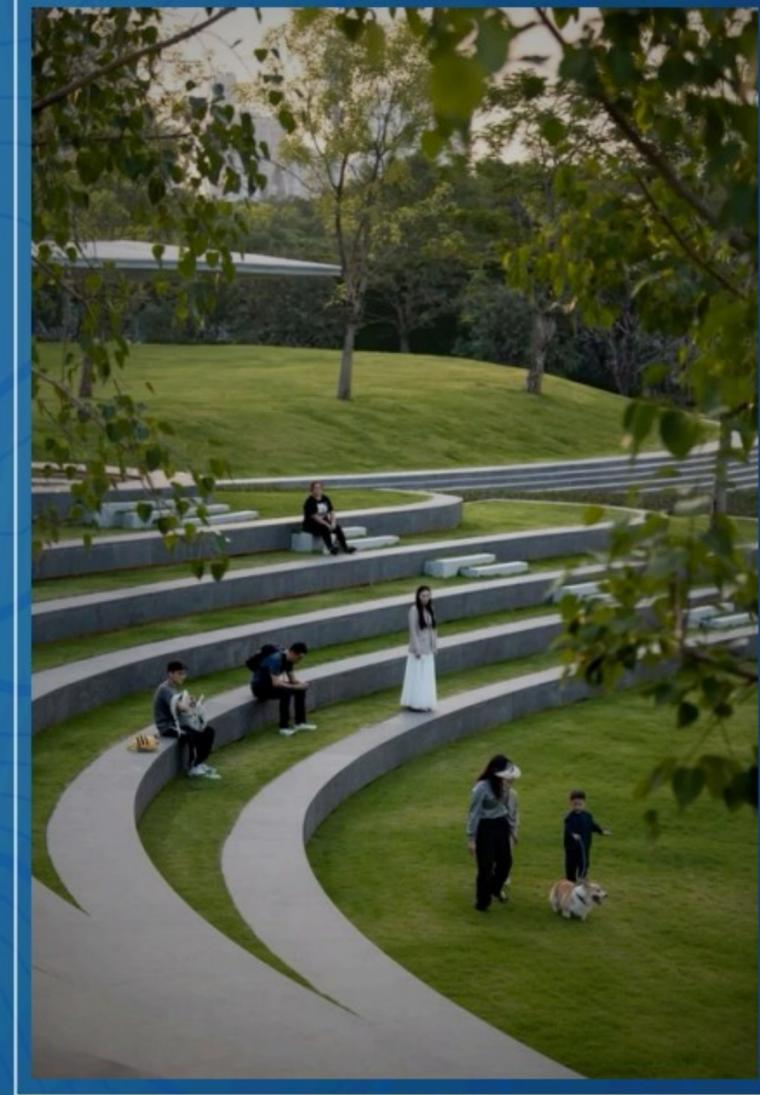


Sports

This premier facility features top-notch courts for pickleball, offering residents a dynamic space for both leisure and competition.

Open Air Theatre

Amphitheatre and party lawns ensure community interactions. An environment which ensures fun filled activities in the neighbourhood.

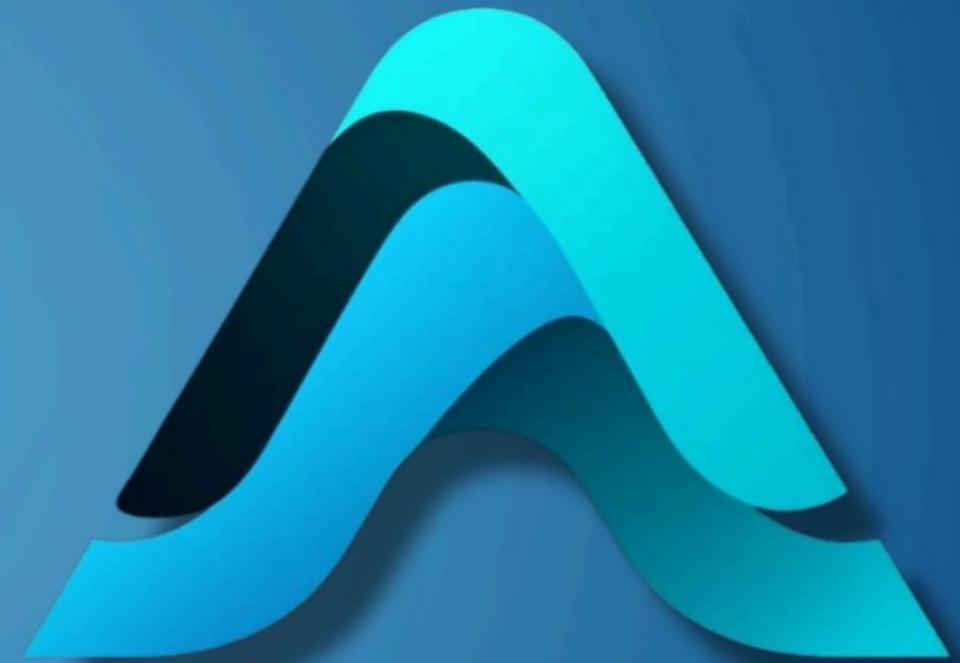




A WEEKEND
GETAWAY
YOU'LL
WANT TO STAY IN
FOREVER.

• **DISCLAIMER**

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