SERENO

RESIDENCES

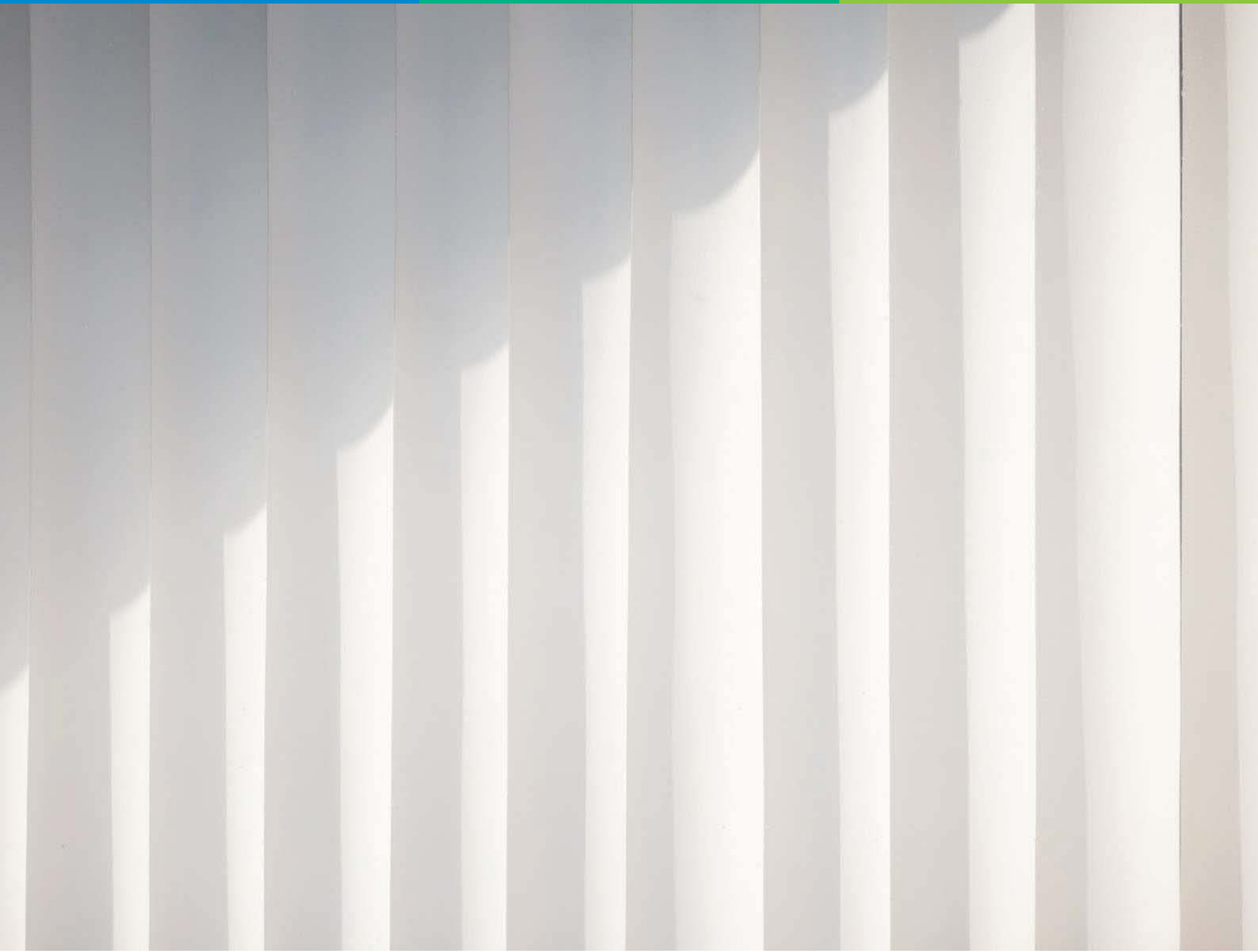
AFS REAL ESTATE
STAY AHEAD, INVEST SMART

DUBRICKS
POSSIBILITIES ARE LIMITLESS

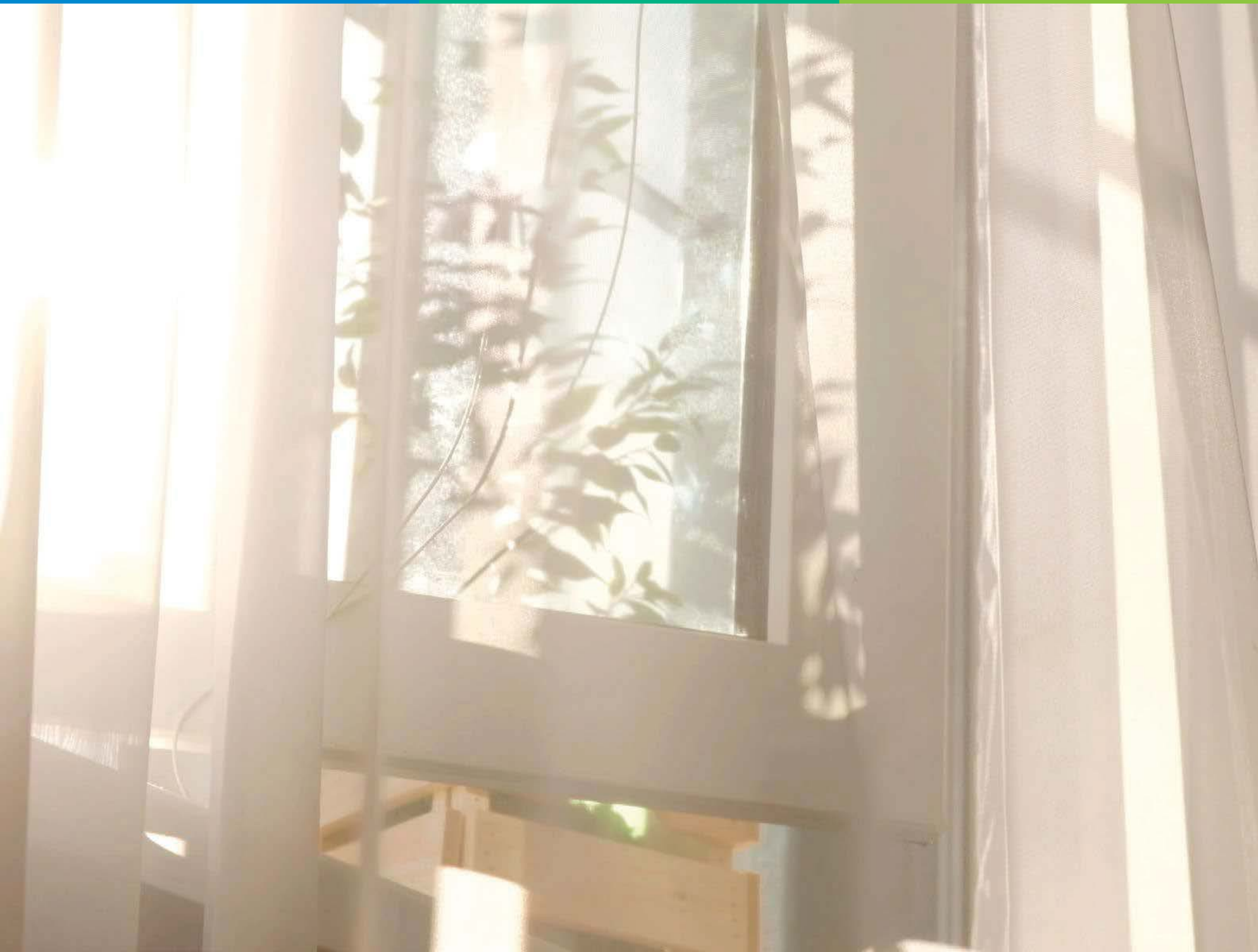
En la quietud serena del amanecer,
encontramos la promesa de un nuevo día

- Gabriela Mistral

"In the serene stillness of dawn,
we find the promise of a new day."



I N T R O D U C T I O N



A breath of fresh air

We often leave the simpler things behind in the daily stride of life. So much so that the joyful laughter, the shared dish, the mighty splash in the pool, or even quiet moments are not paused upon.

Here's to a place where you escape the chaos of everyday life and find your flow in a serene environment. Where these moments feel like a breath of fresh air. Dwell in a peaceful retreat, escape the bustle of city life, and rejuvenate your senses at Sereno.

THE LOCALE

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DUBAI

A gust of inspiration

Welcome to Dubai, a city where dreams come to life amidst the glittering skyline and endless possibilities. Dubai is more than just a dazzling landscape. It's a thriving hub where ambition meets opportunity. From iconic landmarks such as the Burj Khalifa to souks, Dubai offers a wealth of experiences waiting to be discovered.

Sitting at the crossroads of continents, Dubai offers unparalleled access to global markets. Streamlined regulations, ownership opportunities, and tax benefits make Dubai an investor's paradise. Dubai's leadership fosters a culture of prosperity and progress.

"Dubai is the safest city in the world, the cleanest in the world, and the most beautiful. God willing, let us keep it safe, stable and prosperous"

- HH Sheikh Mohammed bin Rashid Al Maktoum

Vice-President and Prime Minister of the UAE

Invest in Dubai

Strategic Location

Investor Friendly Policies

Golden Visa

One of the World's Safest Cities

World-class Infrastructure

Quality of Life

State-of-the-art Education & Healthcare

The Cleanest City in the World*

Most Desirable Global Destination for Expats**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to'

JUMEIRAH VILLAGE CIRCLE

A ray of sunshine

Jumeirah Village Circle is all about picturesque landscapes, peaceful moments, and a sense of belonging. This is where you find a connected community with the perfect backdrop for modern living.

From lush parks and recreational spaces to vibrant amenities, Jumeirah Village Circle fosters a sense of belonging unlike any other. Be it strolling along tree-lined streets or relaxing at home, it invites you to experience suburban living in the heart of the city.

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.

What's around Sereno

Nursery
- Ladybird Nursery
- Kids World Nursery

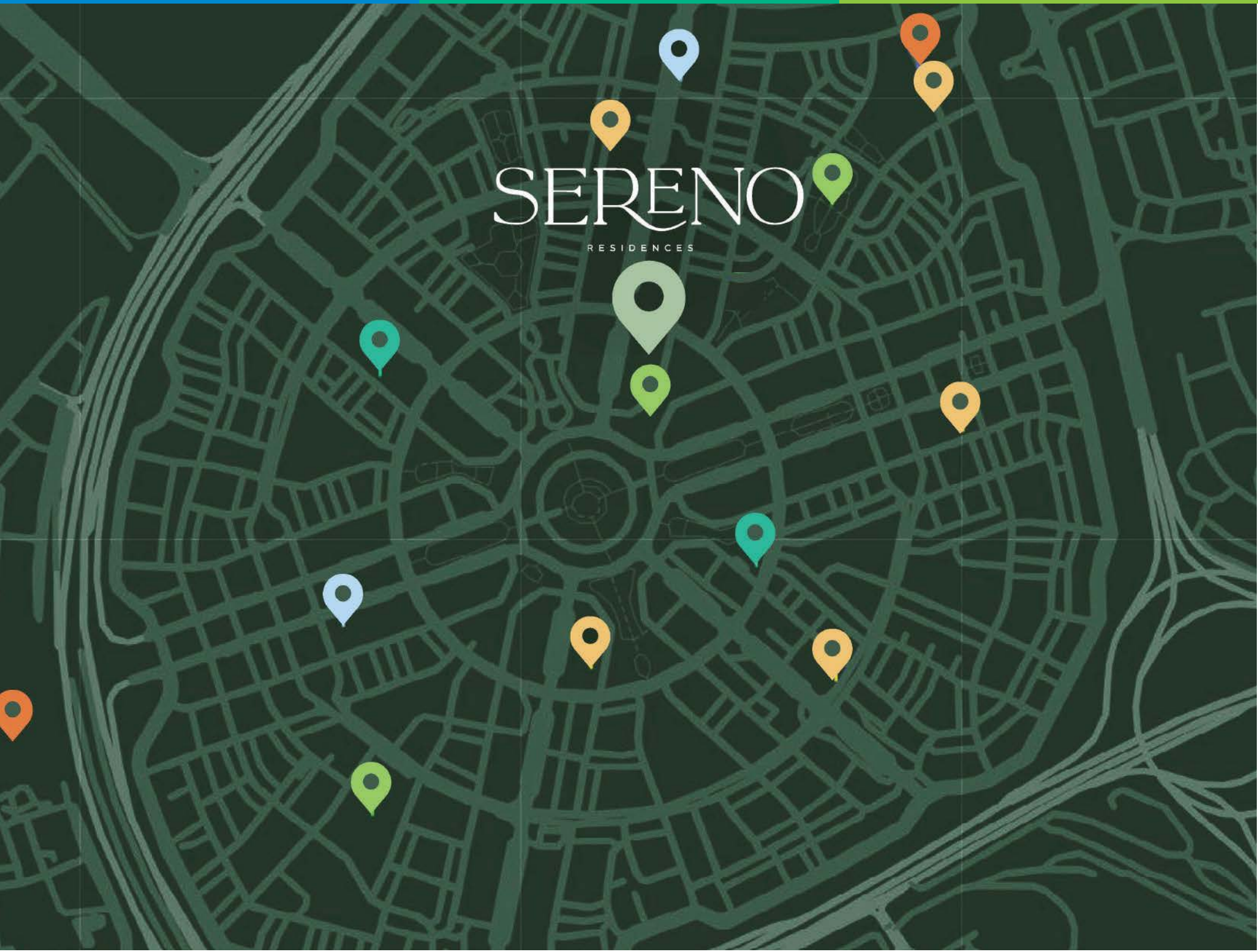
Supermarket
- Spinneys
- Choithrams
- West Zone Fresh
- Aswaaq Mart
- All Day Minimart
- Holiday Minimart

Parks
- Halfa Park
- Roots Park
- Community Park

Mall
- Circle Mall
- Al Khail Mall

Schools
- Nord Angllia

Healthcare
- Magnum Family Medical Center
- Right Health Karama Medical Center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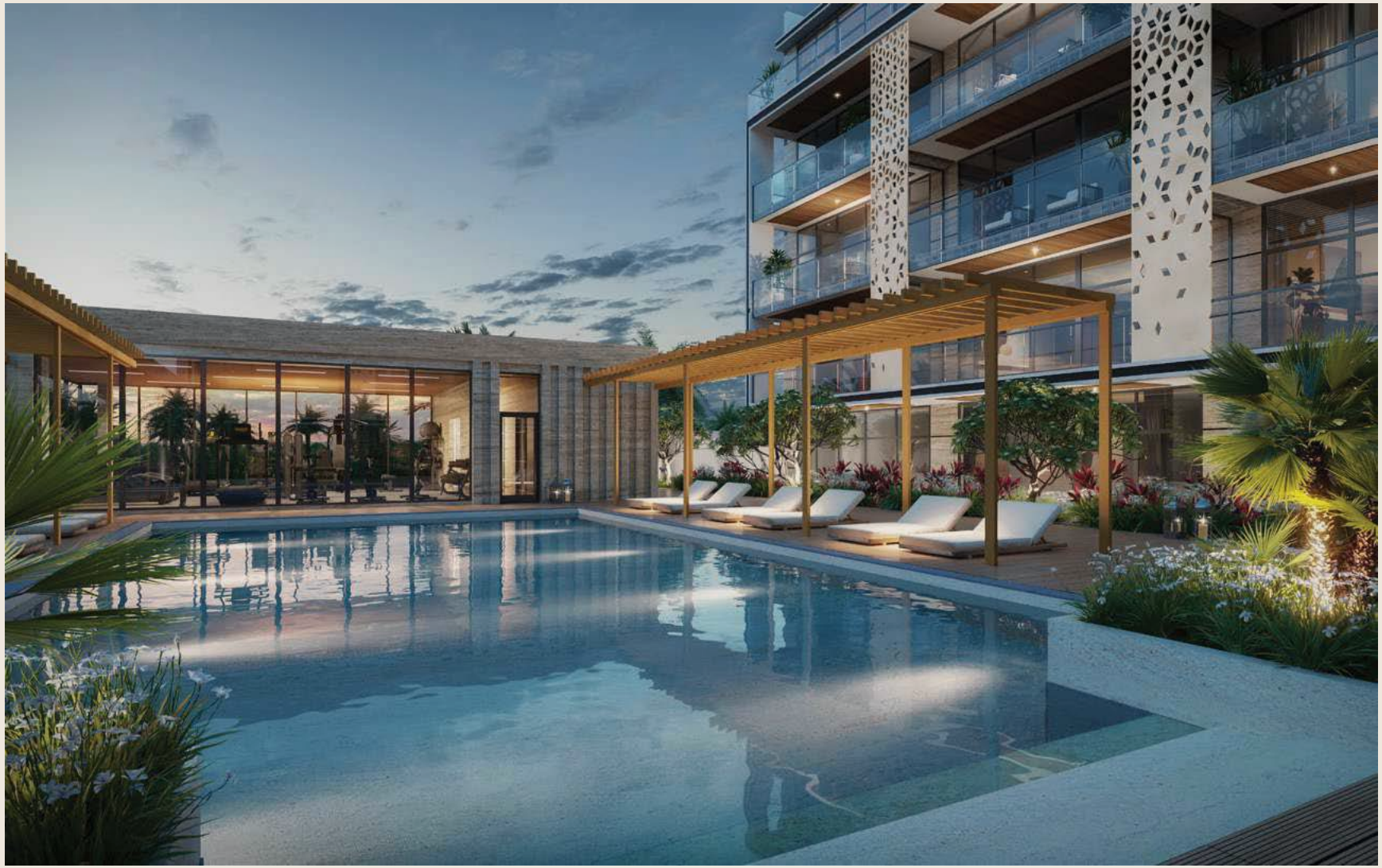
RESIDENCES

A stature of modern elegance, defined with a touch of contemporary flair. Sereno Residences are a statement of perfectly integrated modern design with a touch of finesse.

Your natural state of mind

Experience a new way of living—one that is defined by simplicity, tranquillity, and a deep appreciation for the beauty of life. Welcome to Sereno, a collection of residences designed to elevate your living experience.

Discover a breath of fresh air away from the hustle of city life.



Poolside calm awaits you at Sereno.

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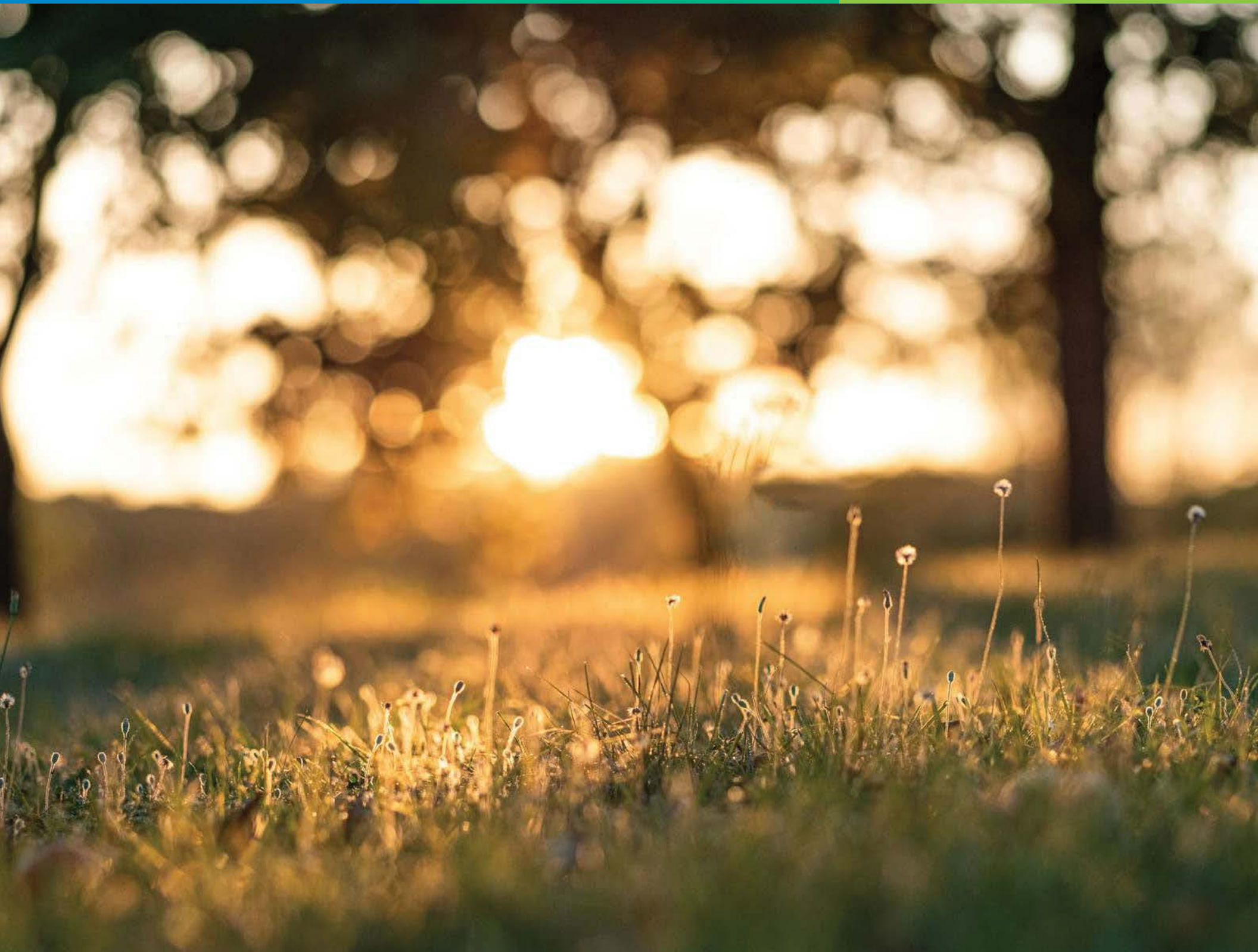
Your home at Sereno exudes a premium touch from the first sight.



THE LIFESTYLE

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A welcome change

Thrive with zen and reconnect with mindful living. Experience a lifestyle where convenience and comfort converge.

With retail outlets just steps away and serene communal spaces including a lush garden and sparkling swimming pool, every day is a welcome change.

Stay surrounded at Sereno

Sports & Entertainment

Retail + F&B

Premium Shopping Malls

Lush Community Gardens

Education & Healthcare

SERENO

A M E N I T I E S

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Your dose of happiness

Live each day on your own terms, at your desired rhythm. From the mighty splash in the pool to the revered quiet moments. At Sereno, the amenities are tailored to your pace of life.

GREEN SPACES

Smell the freshly cut grass

Inspired by the finest landscaping principles, the garden and lawns at Sereno bring you close to nature.

KIDS PLAY AREA

Fuel their burst of creativity

The young ones have ample energy to give and joy to emanate, which they can channelise at the kids play area.

SWIMMING POOL

Feel the splash of cool water

Be it bright mornings or balmy nights, the time is always perfect for a plunge.

GYMNASIUM

Manifest your victory lap

Get your dose of adrenaline or simply sweat your way to a healthy lifestyle with best-in-class.

EV CHARGING STATION

Live sustainable

Your responsible choice for the environment deserves special care. A line of EV charging stations await you.

F&B AND RETAIL

For essentials and beyond

A range of retail stores aligned to your convenience in the vicinity, for errands, splurges, and more.

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I N T E R I O R S

Picture-Perfect Views

Step inside your sanctuary at Sereno, where spacious rooms invite an abundance of natural light. Enjoy the perfect blend of style and functionality with an aesthetic designed for modern living.

Full of space

The residences at Sereno have ample space for the thick and thin of life, making it the perfect cosy home for nesting in, hosting intimate gatherings, or just the perfect investment opportunity.

Enlightened by nature

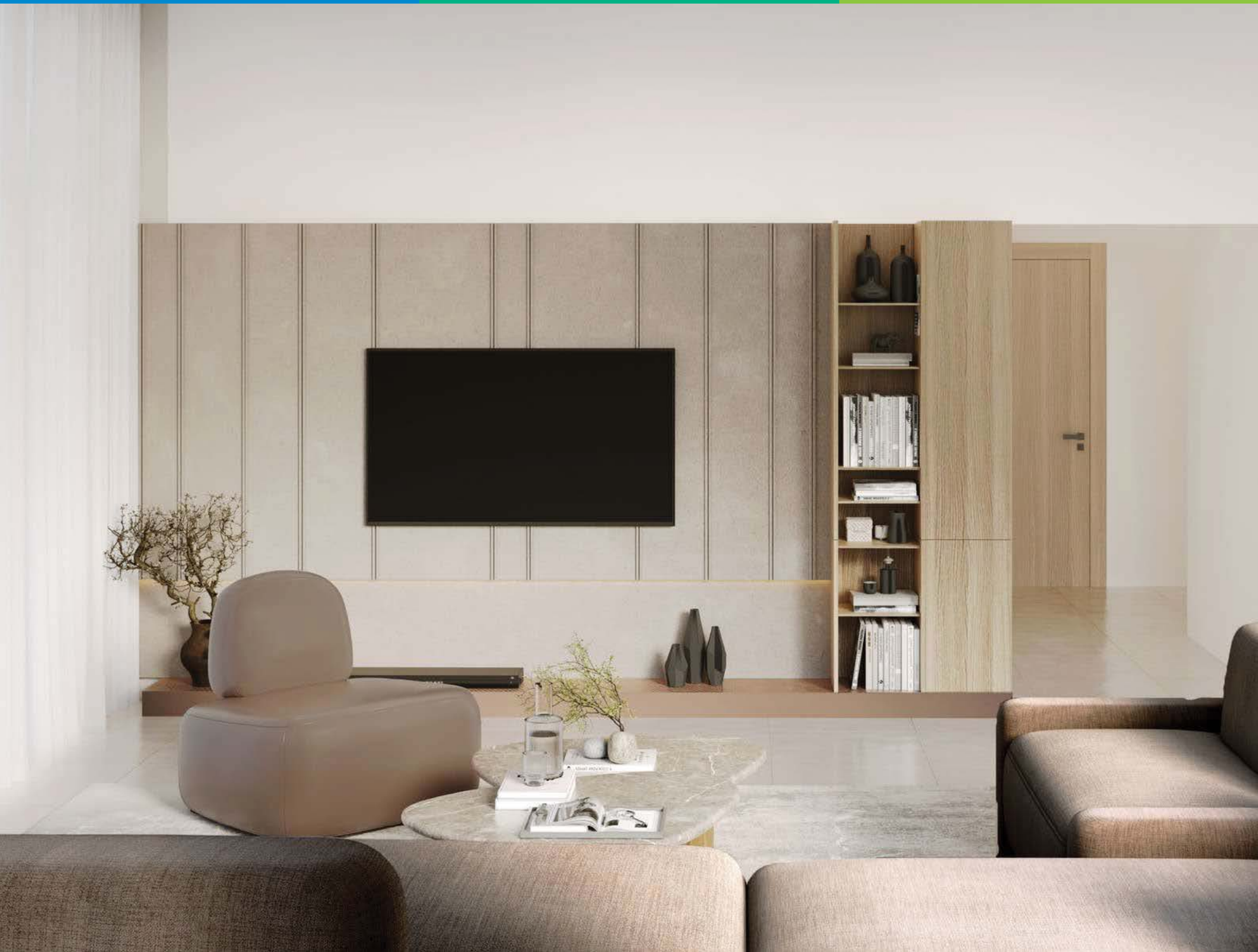
Floor-to-ceiling windows overarch the essence of your residence at Sereno. Nurture the nature, even in the confines of your home.

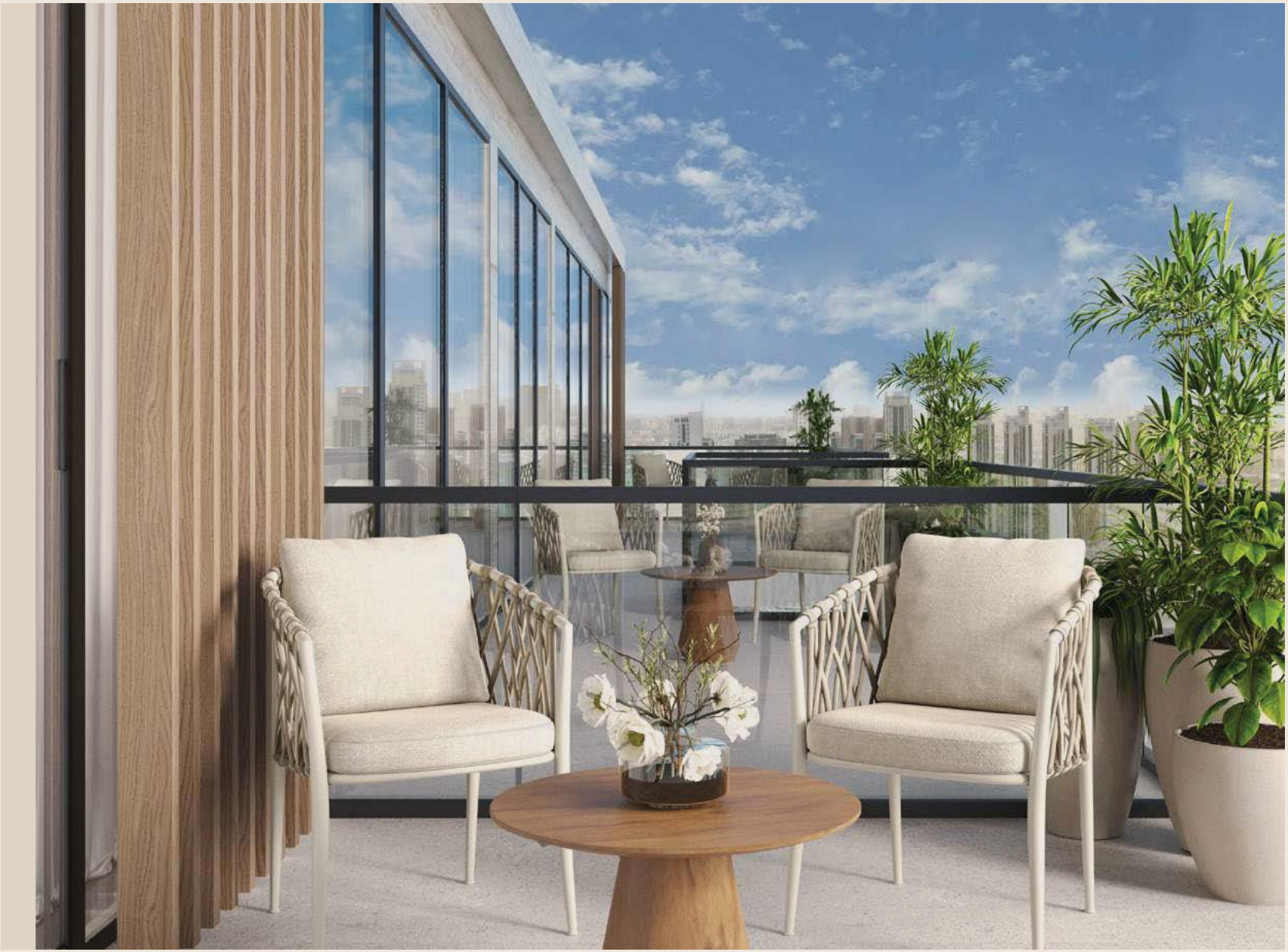
A culinary delight

For moments that turn into timeless memories, the kitchen at your residence is equipped with state of the art German appliances, a modular design and inspired by elegance - making it perfect for feasts grand and small.

The couture closets

The closets give you ample space for your wardrobe, and the experience is worth the extravagance.





PROJECT DETAILS

STRINO
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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

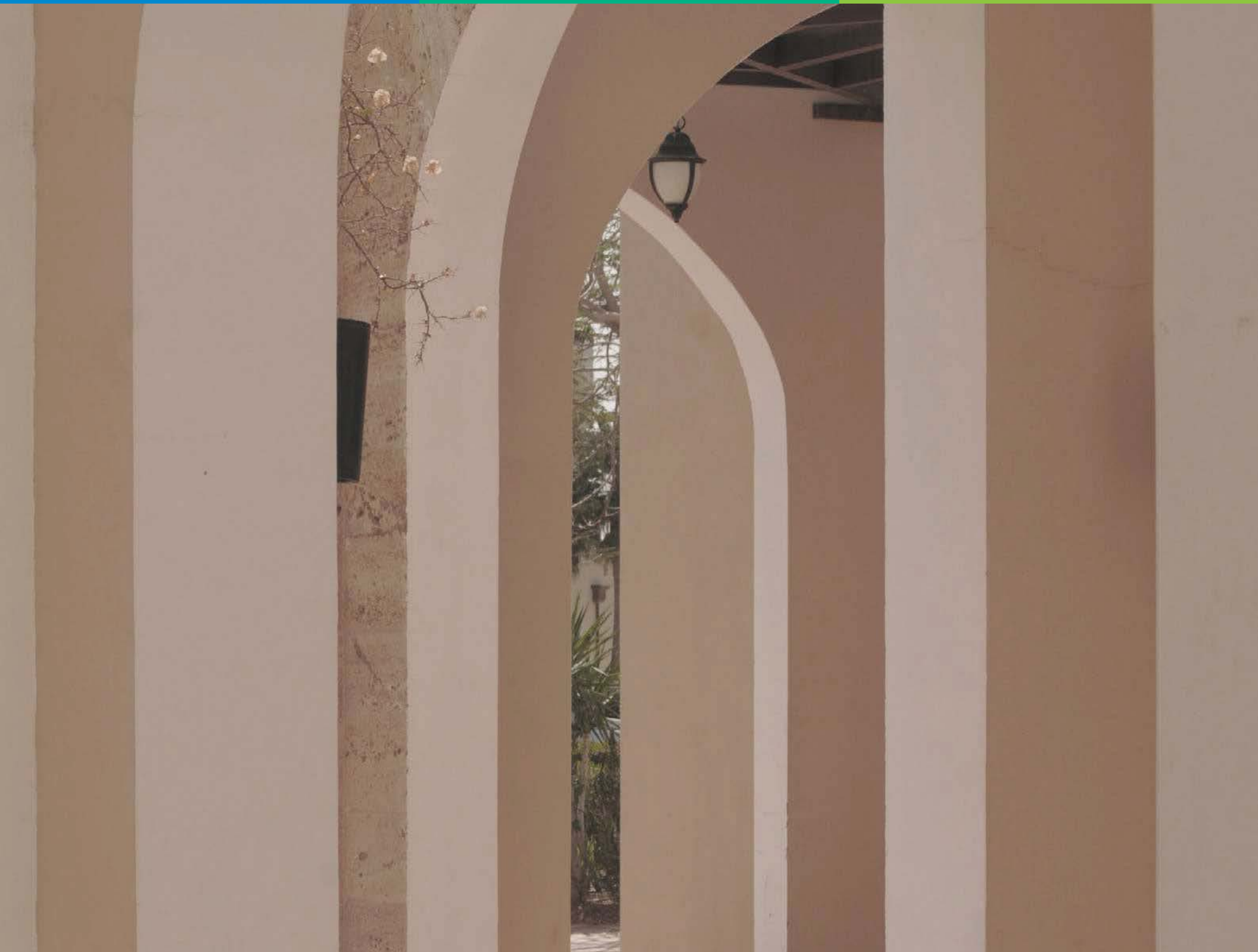
THE DEVELOPER

EXCELLENCE THROUGH EXPERIENCE

Excellence through experience

Svarn is a real estate developer based in the UAE. 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.



Our Vision

To become a premier developer, renowned for crafting spaces that elevate the way people live, work, and connect.

With a forward-thinking approach towards excellence, we strive to shape a future where every individual finds solace, joy, and fulfilment in the spaces we create.

Our Mission

Specialise in real estate that prioritise resident well-being by pushing the boundaries of design and construction, with a focus on efficiency and responsible development.

We look forward to setting new standards with every project we undertake. We foster partnerships, deliver exceptional value, and enrich lives.

FOR MORE INFORMATION PLEASE CONTACT

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