



Sereno offers only 50 homes located in the best location remaining in the metropolitan area (Guaynabo).

## Overall Facts:

- **Prime Location:** Situated in the exclusive area of Guaynabo on Ave. 199, Sereno offers tranquility away from traffic while maintaining easy access to major roads. Neighboring developments include Palma Real, Murano, and Estancias Reales.
- **Convenient Proximity:** Close to the best schools such as Baldwin, Marista, and American Military Academy, and retailers like Walgreens, Costco, Pueblo, and SuperMax.
- **Secure Access:** Enhanced security with a controlled access and 24/7 guarded gate.

## Recreational and Common Areas:

- **Sereno Club:** Full-service gym with state-of-the-art equipment, a Members Lounge equipped with a kitchen and bar for events.
- **Outdoor Amenities:** Swimming pools with a terrace area and sun deck, dedicated playgrounds for children and pets, sports courts.
- **Parking:** Ample guest parking alongside expansive resident parking facilities.

## The Sereno Home Features:

- **Design Excellence:** Houses feature innovative design by renowned Brazilian architect Ben Hur El-Hage.
- **Spacious Layouts:** Homes boast four full-size bedrooms, each with an en-suite bathroom and walk-in closet. One bedroom is conveniently located on the first level, offering privacy and convenience.
- **Sizeable Interiors:**
  - Approximately 4,750ft<sup>2</sup> of gross area.
  - Ceiling heights: 10' on the first level, 9' on the second, and 20' in the gourmet area.
  - 20' x 15' terrace with 10' ceilings.

## Luxury Finishes:

- German cabinetry in the kitchen and pantry with countertops and backsplash.
- Security 1/2" windows and doors.
- 48" x 24" Italian porcelanato large-format tiles throughout the house, extending to ceiling finishes in bathrooms.

## Additional Features:

- Large family room on the first level.
- Expansive second-level laundry with storage and ironing area.
- Second-level midnight kitchen.
- Powder room with a pedestal sink.
- Full-service, finished butler's pantry suitable for appliances like freezers or wine coolers.
- Integrated gas lines for kitchen and laundry appliances and a generator.

## Master Suite & Bathroom:

- **Spacious Suite:** Approximately 18' x 18' Master Suite.
- **Deluxe Appointments:** Double walk-in closet, fully equipped master bathroom with top-tier fixtures, freestanding full-size tub, double rain showers with enclosure, and separate vanity/makeup area.



The illustrations are interpretations of the artist, so they may not necessarily reflect the final product. These illustrations may feature furniture, equipment, and other accessories that are not included with the purchase. Please refer to the approved plans that support this publication. The developer reserves the right to substitute materials, furniture, and other items for those of similar or better quality.

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