

SERENO

18° 28'55"N 66° 7'50"W

GUAYNABO



THE RESIDENCES

Located in the heart of Guaynabo, one of Puerto Rico's most desirable residential areas, Sereno offers a collection of 50 stylishly appointed, contemporary residences. Each home features 4 bedrooms with walk-in closets, 4.5 bathrooms, and a stunning, open-concept, living, dining and kitchen area, designed with soaring 20-foot ceilings and floor-to ceiling windows. These principal areas open to the backyard, with a covered terrace and optional pool.

A first in Puerto Rico, Sereno is pleased to offer a distinctive front entrance experience for its residences: stately, 20-foot-tall pivot doors designed by world-renowned Projetta Aluminio. For added convenience and security, the doors include the Philips Smart Lock System.

Residents of Sereno will enjoy convenience and proximity to top-rated schools, a variety of retailers, essential services, and major transportation routes, including Baldwin Marista, American Military Academy, Walgreens, COSTCO, Pueblo, and Supermax.

For added peace of mind, the community offers enhanced security, including controlled access and a 24/7 guarded gate.



An impressive open staircase with an expansive floor-to-ceiling feature window creates a stunning focal point, designed to enhance residents' sense of arrival.

Airy, bright, open-concept living spaces create optimal flow, ideal for entertaining and fostering connection among family members.



Sereno residences feature lofty, 20-foot-high ceilings with floor-to-ceiling windows and sliding doors in principal areas, to maximize light and bring the outdoors in.





The second-floor hall design, open to the living and dining areas below, not only creates a striking aesthetic, but also serves to bring natural light to upper corridor of the home.



Designed for effortless entertaining:
host memorable gatherings while enjoying
the ambiance of natural light and seamless
access the pool and terrace.

Sereno's German-made Siematic™ kitchens, selected for their enduring materials, precision construction, and durability, are offered in several colors and finishes to choose from. High-performance Neolith slab countertops and backsplashes are composed of 100% natural materials and offer both visual appeal and resilience.



Featured Kitchen
Cabinetry Finish: Alba Oak
Countertop and Backsplash Finish: Himalaya Crystal Décor Polished



As the hub of the home, the kitchen not only serves as a place for meal preparation but also functions as an active social space. Whether preparing intimate dinners for family or hosting large gatherings, the integrated island, extended kitchen run, butler's pantry with ample storage, and direct access to the covered terrace, lend the versatility this space requires.

At Sereno, we believe a home should reflect the people who live in it — which is why we offer three distinctive kitchen finishes, from the softness of pale oak, to the warmth of walnut, to the striking depth of graphite. This is more than a kitchen. It's a canvas for living, crafted with integrity and finished with choice. At Sereno, luxury is not one-size-fits-all — it's tailored, timeless, and made to last.



Featured Kitchen
Cabinetry Finish: Graphite Grey
Countertop and Backsplash Finish: Terrazzo Ceppo



Featured Kitchen

Cabinetry Finish: Lincoln Oak

Countertop and Backsplash Finish: Himalaya Crystal Décor Polished



The spacious master retreat features an 18 x 18-foot bedroom, a double walk-in closet, and an attentively designed ensuite bathroom.

Master retreat closet.
**Note: Shelving and rails not included





The spacious master bedroom invites personalization—this layout showcases a smart alternative with an added walk-in closet seamlessly integrated behind the bed, offering both style and functionality.

From this perspective, the walk-in closet becomes an extension of the bedroom experience — a private retreat for organization and style, without compromising on flow or comfort.





The thoughtfully considered master ensuite bath: where form and function coalesce to create an exceptionally practical and aesthetically appealing space. Divided vanities and showers centered on a free-standing soaker tub lend both pleasing symmetry and a design that affords couples their own spaces.

In the master bath, an enclosed toilet adds an extra layer of privacy and comfort.







THE AMENITIES

Sereno offers an array of tastefully designed, life-enriching amenities to cater to residents and guests, including dedicated playgrounds for children and pets, a members' lounge for hosting events, a swimming pool with a terrace and sunbathing deck, a fully equipped gym, and 3 pickleball courts.



Designed for relaxation and socializing: the pool area is an oasis for sunbathing, unwinding, or entertaining.

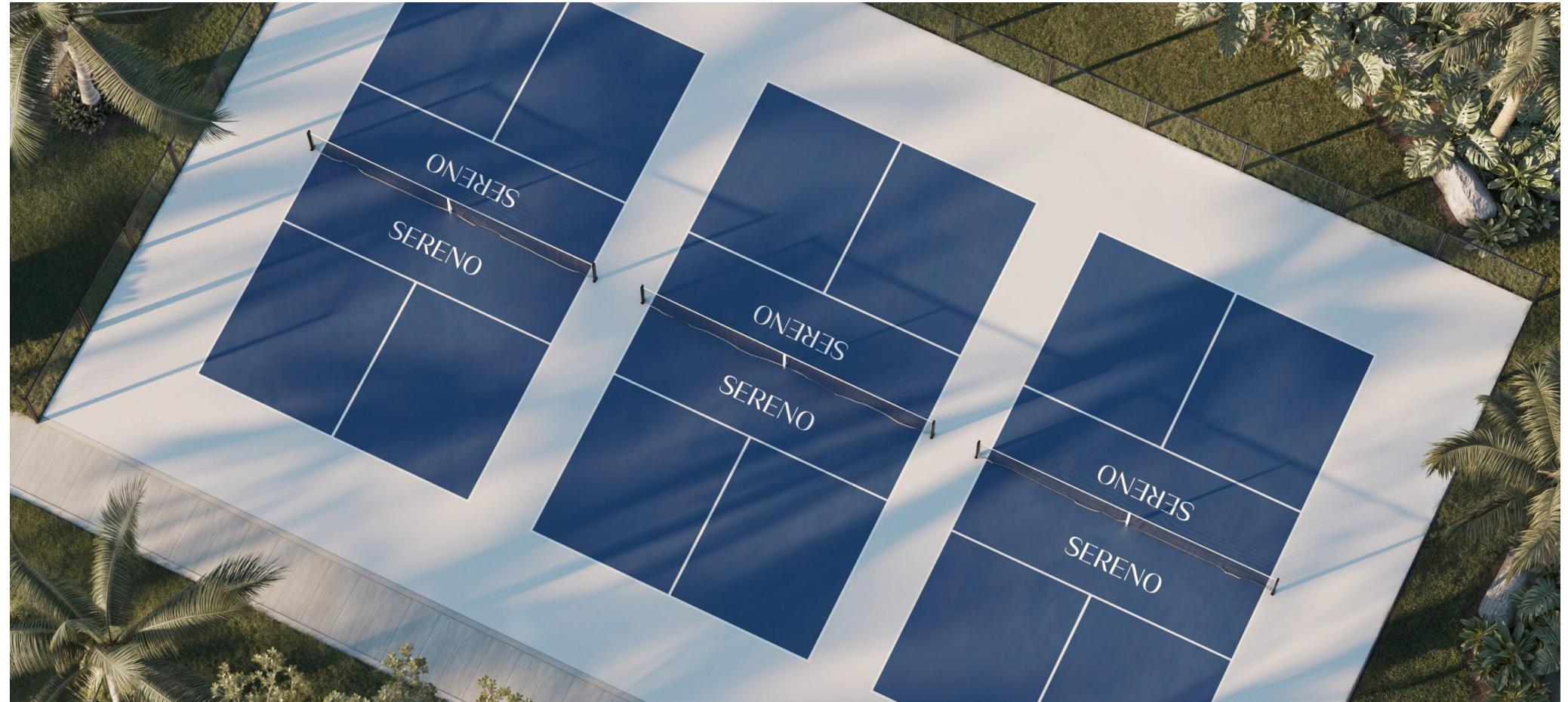




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A spacious, fully equipped gym with state-of-the-art equipment, dedicated cardio, weight, and yoga areas, caters to all levels of fitness.

Sereno features 3 pickleball courts, where residents can organize their own tournaments, social events, and casual games, in a vibrant, community-focused environment.



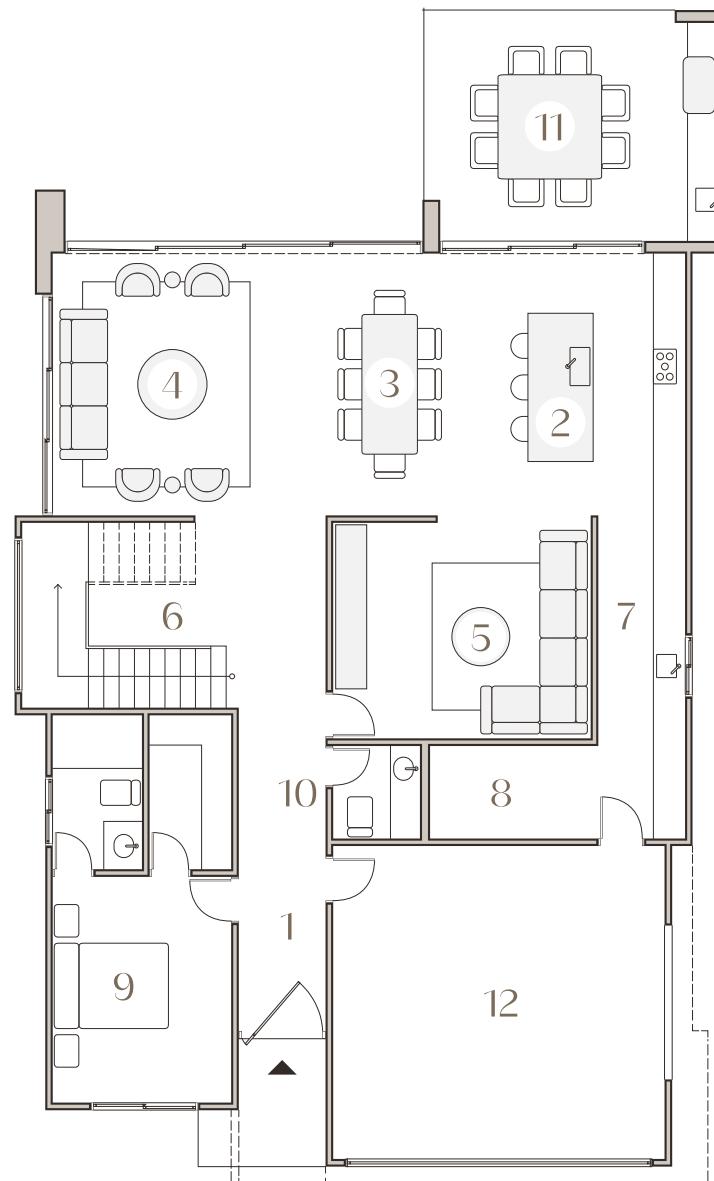


The court is surrounded by lush landscaping, creating an inviting atmosphere for all skill levels of North America's fastest growing sport.

FLOOR PLANS

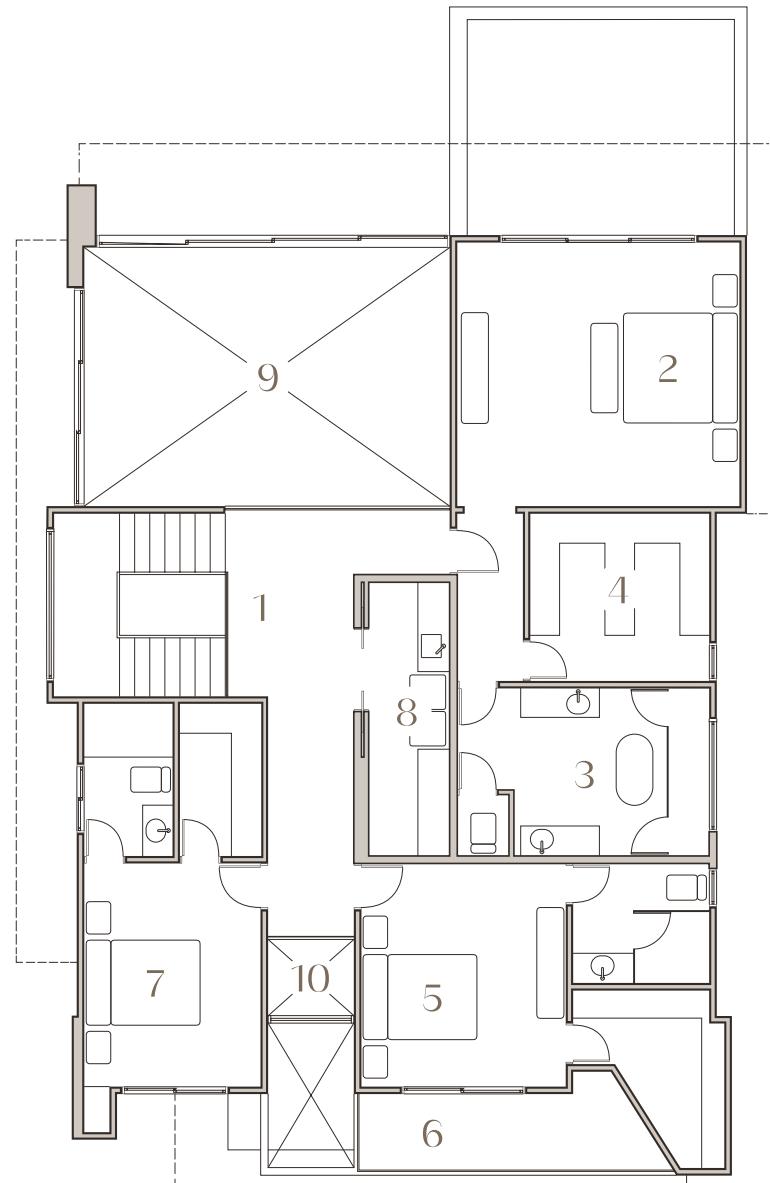
GROUND FLOOR

- 1 Foyer
- 2 Gourmet Kitchen 17' x 14'
- 3 Dining Room 17' x 9'-6"
- 4 Living Room 17'-10" x 17'
- 5 Family Room 16'-10" x 14'
- 6 Staircase
- 7 Kitchen Extension
- 8 Flexroom
- 9 Guest Bedroom 14'-8" x 11'-8"
- 10 Powder Room
- 11 Outdoor Kitchen / Galeria
- 12 Two-car Garage



SECOND FLOOR

- 1 Hall
- 2 Master Bedroom 18'-8" x 17'-4"
- 3 Master Bathroom 16'-8" x 11'
- 4 Walking Closet 11'-10" x 11'
- 5 Third Bedroom 14'-8" x 13'-6"
- 6 Balcony
- 7 Fourth Bedroom 14'-8" x 11'-8"
- 8 Laundry and Linen
- 9 Open Below
- 10 Open Below



FEATURES & FINISHES

GENERAL FEATURES

Typical home provides an estimated 4,750 sf of gross area

*Pool and terrace not included

20' ceiling height, living and dining areas, with floor-to-ceiling sliding glass doors

10' ceiling height, general first floor areas

9' ceiling height, second level

Four, full-size bedrooms, each with an ensuite bathroom and walk-in closet

One bedroom is conveniently located on the first level, and can be converted to a guest room or office

Master bedroom measures approximately 18' x 18' and includes walk-in closet

**Shelving, storage and railings not included with master retreat walk-in closet

Second-floor laundry with linen closet

48" x 24" large-format Italian porcelain floor tile throughout

Integrated gas facilities for kitchen, laundry appliances, and generator

Imported Low E, 9/16" security windows and doors

KITCHEN FEATURES

Floor-to-ceiling German kitchen cabinetry by Siematic™, in both owner's kitchen and butler's pantry, in a selection of finishes

Soft-close hinges and drawers

Designed for 36" appliances

Neolith™ slab countertops and backsplashes, in several different style options

Built-in island with undermounted sink and Kohler™ faucet with pull-down vegetable sprayer

BATHROOM FEATURES

Master ensuite bathroom features large format Italian porcelain tile on floors and walls

Double rain-head showers, with glass enclosure

Free standing tub

Separate vanities and enclosed toilet for privacy

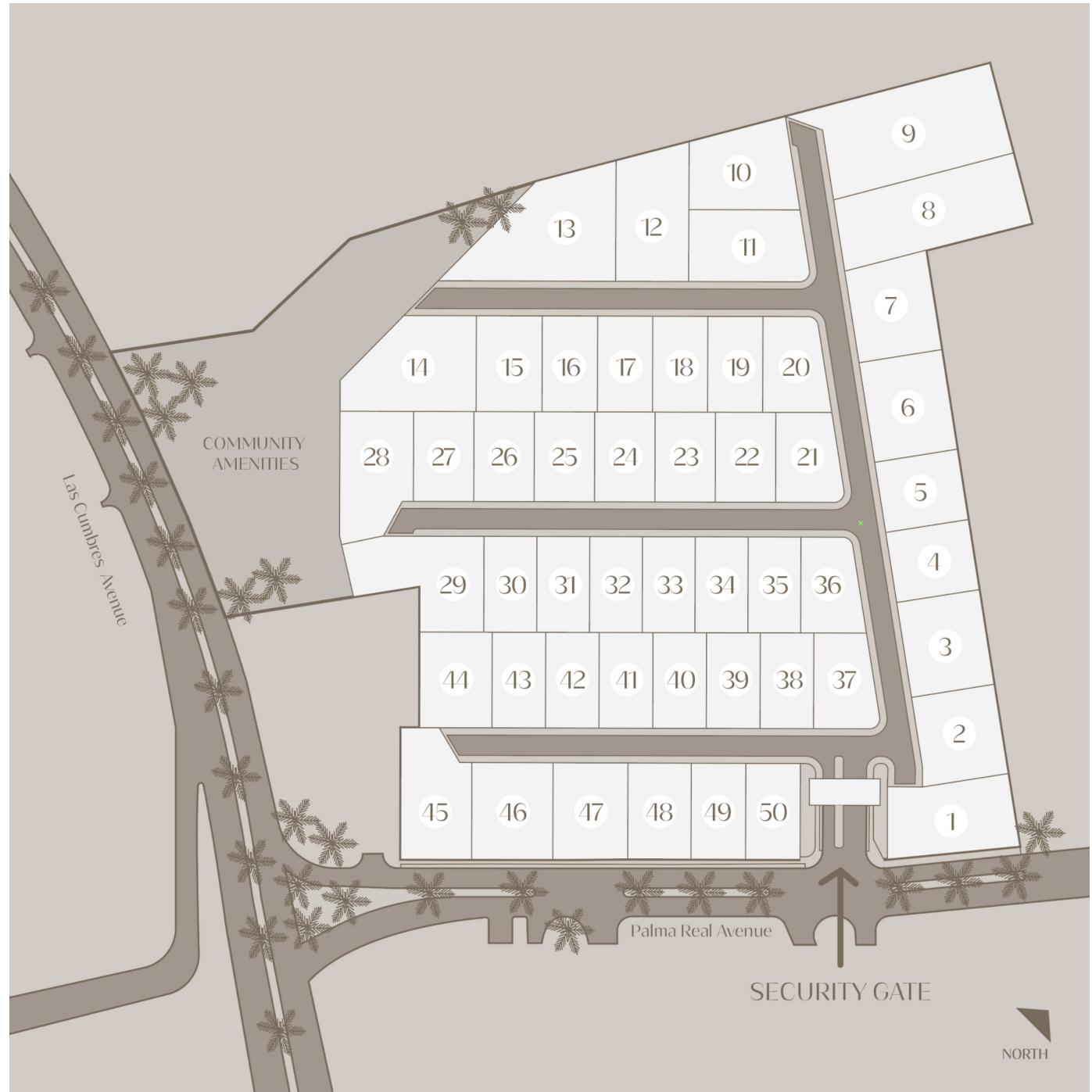
All bathroom fixtures and faucets by Kohler™

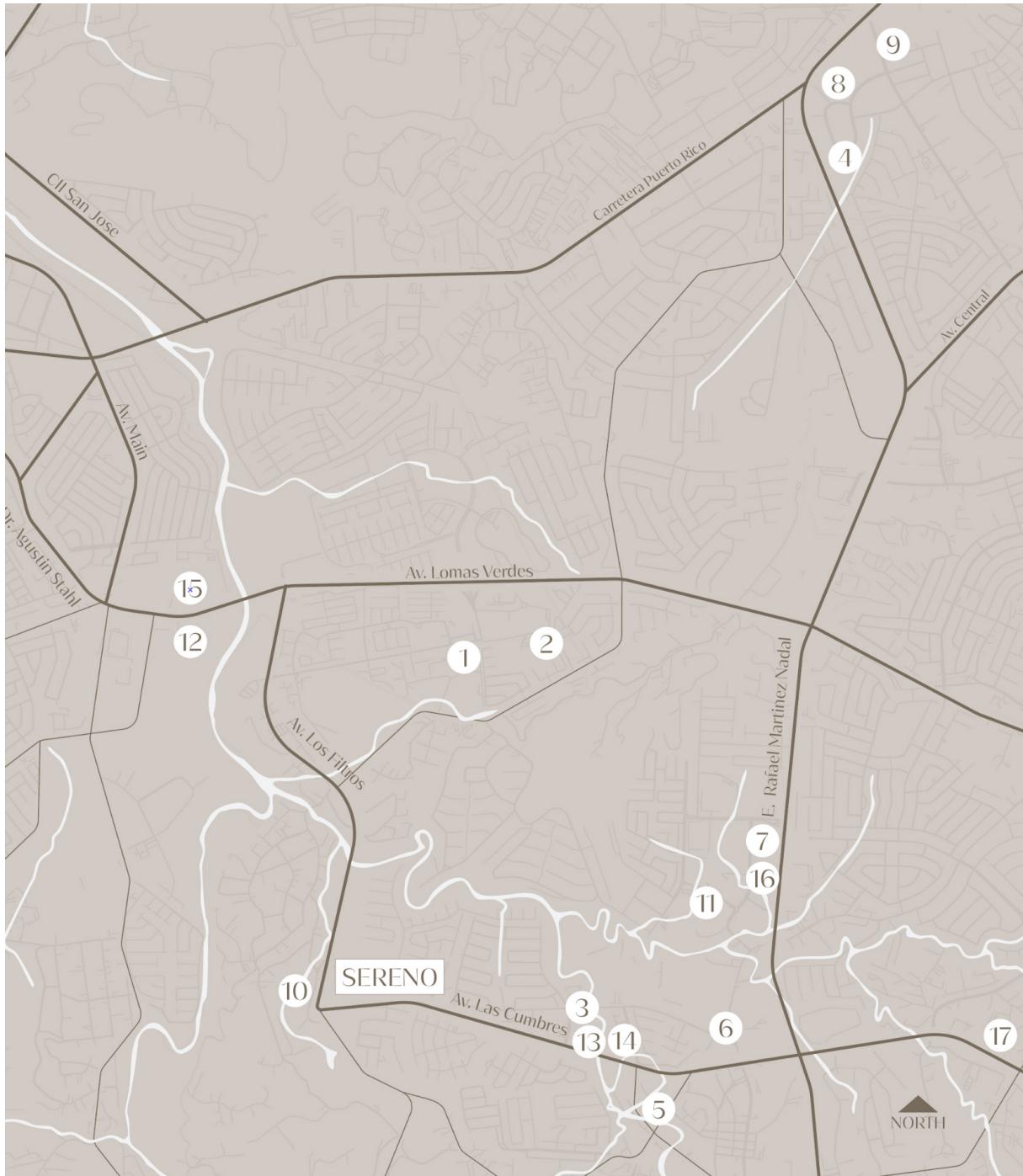
The front facade featuring a wood finish option for the main entrance. (N.I.C.)



SITE PLAN

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AREA MAP

EDUCATION

- 1 Baldwin School of Puerto Rico
- 2 Colegio Marista de Guaynabo

RECREATION & LEISURE

- 3 Metropol Restaurant
- 4 Bottles
- 5 Paseo Tablado de Guaynabo
- 6 Plaza Real Shopping Center
- 7 Plaza Guaynabo
- 8 Plaza San Patricio
- 9 Plaza Caparra
- 10 Villa Campestre
- 11 Performing Arts Center
- 12 Rio Bayamon Golf Course

ESSENTIAL SERVICES

- 13 Walgreens
- 14 Pueblo Supermarket
- 15 Costco Wholesale
- 16 Banco Popular
- 17 Professional Hospital

TEAM

Brito Development Group

Hage Architecture



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The developer reserves the right to substitute materials, furniture, and other items for those of similar or better quality.

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