

SERENITY

A Private & Serene
Development by:
SOLOMON BROTHERS LIMITED
in the western district of New Providence





Community Manager Message



It is my privilege to introduce you to Serenity - an approved, gated residential community - our signature development, located in beautiful Western New Providence.

I have had the distinction of leading the Serenity development team for the past ten years, with the responsibility of overseeing the development, both as the Developer's Community Manager, and as President of Serenity Property Owners Association. Through the years, our team has honed its skills, and Serenity has benefited immensely as a result. All necessary infrastructure and utilities are now in place in Serenity, approved by relevant service providers, and all fully functional. I can attest that from design stage to date, it is our development team's extreme pride and attention to detail which has made Serenity the success story that it is today.

Serenity Property Owners Association is fully operational, now with over 290 Serenity property owners in membership, and a full complement of trained in-house staff that attends to its daily operations. The Association's internationally certified security team monitors the community 24/7, and its own staff of dedicated grounds men and cleaners keep Serenity's lush landscaping, pool, Clubhouse and amenity areas in pristine condition.

Serenity's building code captures classic Bahamian architectural heritage design. In the interest of maintaining high standards, and a uniformed neighborhood development theme, we have produced thirty attractive architectural renderings of home and duplex designs, from which owners may select a design for the perfect home.

I can guarantee you that throughout the island of New Providence, Serenity clearly distinguishes itself from all other developments in its class; in fact, I would venture to say that our custom finishes throughout rivals even that of the ultra-high end developments. I invite you to schedule a personal tour with one of our friendly in-house Bahamas Real Estate Association certified sales representatives, to fully appreciate the Serenity experience... you too will quickly realize that we are in a league of our own. Nowhere else on this Island can you find ownership in a more luxurious first-class community at such an affordable entry price.

The developers of Serenity have left no stone unturned in the pursuit of excellence. If you are looking for a peaceful, secure and inviting community for your family - an ideal place to call home - then come in to our onsite office today, and allow us to help you make this a reality.

Sincerely,

Mark A. Mingo
Community Manager/SPOA President



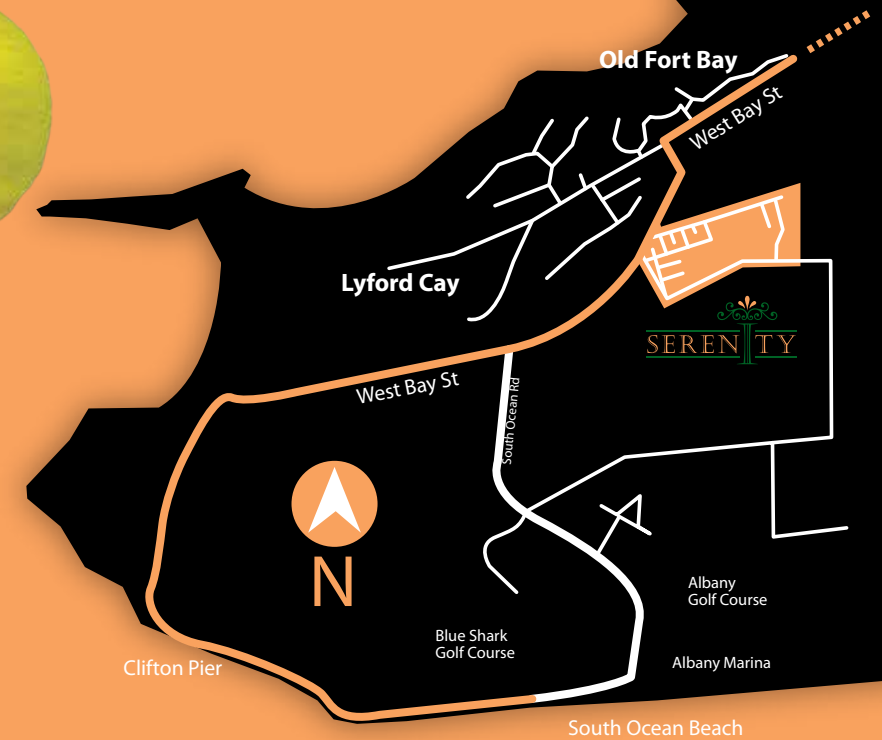
sales office

Another development by:
SOLOMON BROTHERS LIMITED
For more information contact
one of our Bahamas Real Estate
Association Certified Sales
Representatives at our exclusive
Serenity Sales Office
(located within the development)

Serenity Drive
P. O. Box SP64232
Nassau, The Bahamas
Office: 242-362-6032
Fax: 242-362-6039
Int'l: 305-921-0359
Family Islands: 242-225-8770
Email: sales@serenitydevelopment.net

www.serenitydevelopment.net





Founded in 2008, Serenity Development is a gated enclave, encompassing over 200 acres of land. Serenity is a gem nestled in the Western District of New Providence, five minutes away from the exclusive and prestigious communities of Albany, Lyford Cay and Old Fort Bay. Serenity's ideal location provides homeowners and their entire families with a great selection of conveniences, all very close to home. Our close proximity to the Lynden Pindling International Airport and Windsor Preparatory School is ideal. In addition, we are less than 10 minutes away from Old Fort Bay Town Centre, New Providence's wonderful new shopping center, having a beautiful new Solomon's Fresh Market food store, and a great variety of clothing stores, financial service providers, offices, spa & medical services and fine restaurants. Also, just 5 minutes away, you can take a walk along the quiet, powdery white sand beaches of Western New Providence, and enjoy the world famous Bahamas Clifton Heritage National Park. Serenity's mandatory architectural building code reflects our Bahamian heritage, with each of our customized home designs showcasing the best elements of traditional colonial-style Bahamian architecture, updated with modern conveniences. There are 30 model homes available, all subscribing to this particular style, and tastefully designed by our in-house professional architectural design committee. You may select one of our designs to build your own home, or come and see one of the attractive model homes that have been skillfully constructed and are now available for purchase.

In an effort to maintain the mature natural beauty of the community, indigenous trees have been preserved as landmarks, including the Calabash tree and the Yellow Elder – the latter chosen as the national flower of the Bahamas because it is native to our Islands, and blooms throughout the year. The lush landscaping and melodious sounds of the chirping birds add to the quiet charm of the community, creating a serene atmosphere – a place to call home!

Our luxurious, \$2 million, brand new state-of-the-art Clubhouse is a masterpiece, to say the least! It is located on one of the multiple areas within the community that have been strategically designated for community leisure activities. The Clubhouse offers homeowners and property owners, alike, exclusive access to all its amenities, including a fabulous, large community swimming pool surrounded by gorgeous landscaping, two adjoining hot tubs, separate kitchen, dining and rest room facilities, 24 hour manned security presence, a fully furnished indoor 2,000 sq. ft. recreational center, and a covered outdoor 3,000 sq. ft. terrace, all to entertain family and friends, and to host social events and meetings in relaxed, elegant style. Other amenity parks are planned for Serenity on sites that have been specifically reserved for a children's playground, basketball and tennis courts and a fitness center.

Our fully trained Security Team is required to complete an internationally recognized certification course, qualifying them to master all skills necessary to perform their security duties with diligence, while safeguarding the community with 24 hour professional security service. In addition, our CCTV Surveillance System and Card Reader, located at the main Guardhouse, provides additional security along the enclosed perimeter of the community.

For your convenience, our Sale Office is strategically located within the community, where one of our professional, licensed, Bahamas Real Estate Association Sales Executives would be pleased to meet you, and is always delighted to assist.



come home to..





a beautiful, safe and peaceful environment



- GATED ENTRY
- 24 HOUR SECURITY AND PATROL
- INTERNATIONAL CERTIFIED SECURITY OFFICERS
- ENCLOSED PERIMETERS
- STATE OF THE ART FULLY FURNISHED CLUBHOUSE
- ADULT & CHILDREN'S POOLS
- KIDS PLAYGROUND
- RECREATION CENTRE
- MINIATURE GOLF
- TENNIS & BASKETBALL COURTS
- LUSH LANDSCAPING THROUGHOUT



The Clubhouse

offers homeowners and property owners, alike, exclusive access to all amenities, including a 45,000 gal. salt chlorinated community swimming pool, two 2,250 gal. adjoining hot tubs, separate kitchen, rest room facilities, 24 hour manned security presence, a fully furnished indoor 2,000 sq. ft. recreational center and a covered outdoor 3,000 sq. ft. space to entertain family and friends and to host social events and meetings

our family clubhouse

SERENITY

welcome to your new home



single family models



alamanda A



ambrosia



alamanda B



begonia



bluebell



buttercup



bougainvillea



casuarina A



casuarina B



gardenia



daisy



heleconia



olive



marlberry



lily



periwinkle



saffron A



seagrape



saffron B



senna



tansy



caraway

duplex models



calabash



dandelion A



dewberry



hibiscus



elderberry



jasmine



nettle

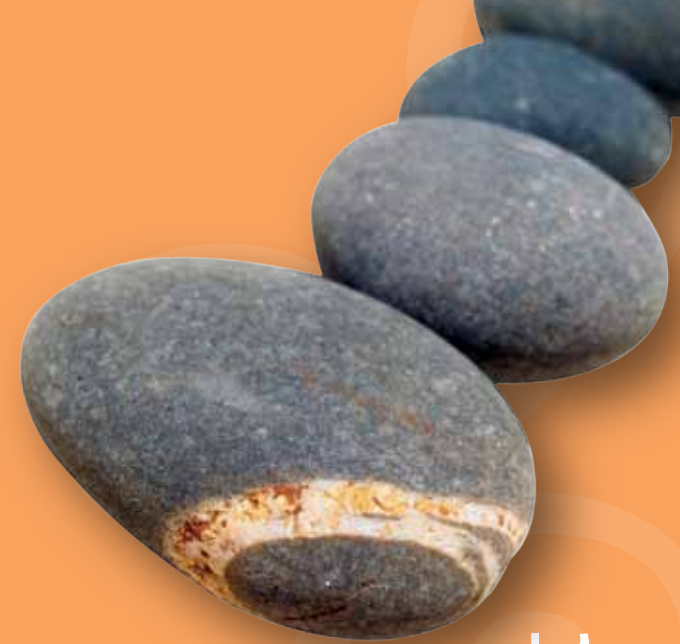


yellow elder



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of our Bahamas Real Estate Association
Certified Sales Representatives
at our exclusive Serenity Sales Office
(located within the development)

Serenity Drive
P. O. Box SP64232
Nassau, The Bahamas
Office: 242-362-6032
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Family Islands: 242-225-8770
Email: sales@serenitydevelopment.net



www.serenitydevelopment.net

Property Owner's Association

We are proud to boast of our fully functioning Property Owner's Association with our office located within the community, providing property owners with professional service. Our main focus is to maintain a look of uniformity and to keep property values at their highest possible levels, ensuring that the collective rights and interest of homeowners are respected and preserved.



Architectural Review Committee

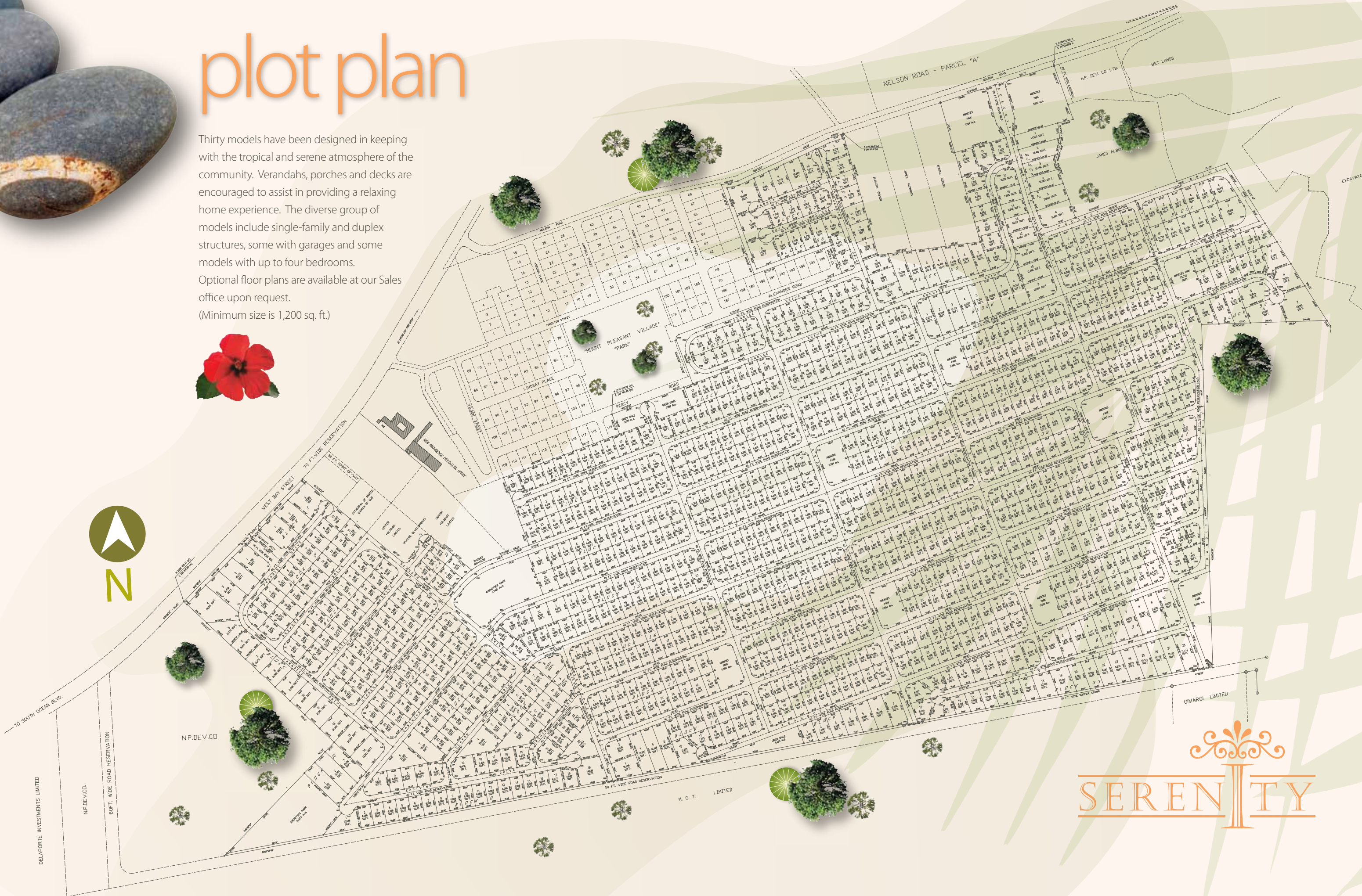
Our Development is based on the principle of structure, and is therefore governed by a mandatory architectural building code which has been designed and customized by our in-house professional architectural design committee. The design of each model showcases the best elements of traditional colonial-style Bahamian architecture tradition, reflecting our Bahamian heritage. All plans must be designed by an architect of choice and must be submitted to our Architectural Review Committee for approval, together with the prescribed fee.

Serenity Drive
P.O. Box SP 64018
Nassau, The Bahamas
Office: 242.362.6034
Fax: 242.362.6039
Email: spoa@serenitydevelopment.net
Office Hours: 8am – 4pm Monday – Friday



plot plan

Thirty models have been designed in keeping with the tropical and serene atmosphere of the community. Verandahs, porches and decks are encouraged to assist in providing a relaxing home experience. The diverse group of models include single-family and duplex structures, some with garages and some models with up to four bedrooms. Optional floor plans are available at our Sales office upon request. (Minimum size is 1,200 sq. ft.)



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