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RISE ABOVE THE REST



Imagine a home  
where life rises above the ordinary.

A world of opulence and elegance,  
where every moment finds its finest expression.

Standing tall above the rest,  
it blends convenience with exclusivity.

Here, the city looks up to you.

This is your Retreat,  
your statement, your legacy.

**THE** **R** SKREPL  
**RETREAT**

PATNA-MASAUHI ROAD, PATNA  
3 & 4 Bedroom Homes | Premium Commercial Floors

# THE RETREAT: REDEFINING URBAN LIVING



Discover 'The Retreat', a landmark address that rises above Patna's well-connected outskirts. Here, impressive design meets luxurious living.

It blends the peace of the outskirts with the seamless connectivity of the urban buzz.

Every element, from its striking facade to its spacious interiors, reflects a vision of elevated living. 'The Retreat' is your spacious abode, speaking volumes about your tasteful lifestyle choice. Here, luxury is not just experienced within your home but felt in the address itself. It's where you make a statement and leave a legacy.



Rising 14 stories tall, 'The Retreat' brings together the best of both worlds: premium commercial spaces below and elegant residences above. Each 3 and 4 BHK home is a sanctuary of style, with expansive living areas, refined master suites, and balconies that invite light and breeze into every corner.

The design ensures openness and comfort, while premium amenities enrich daily life with moments of leisure and connection. Each element reflects a commitment to comfort and elegance, making 'The Retreat' not just a residence, but a complete lifestyle experience.

## THE RETREAT WITHIN YOUR HOME

### The Retreat of Everyday Comforts

At 'The Retreat', thoughtfully curated facilities and amenities are designed to nurture wellbeing, leisure, and togetherness :

- Dedicated residential entry and exit ensuring exclusivity.
- Residences starting from the third floor for enhanced privacy and views.
- A fully-equipped gymnasium for health and vitality.
- A community hall that sets the stage for celebrations and connections.
- An open-to-sky terrace for serene evenings under the stars.
- Ample basement parking to keep life hassle-free.
- Secure access with a dedicated drop-off zone for peace of mind.



# THE RETREAT OF SEAMLESS CONNECTIVITY

Location is where 'The Retreat' adds unmatched value to your lifestyle. Rising in Patna's promising growth corridor, it places you at the heart of convenience while giving you the prominence of a landmark address. Whether it is reaching your workplace, sending your children to leading schools, or having advanced healthcare within minutes, 'The Retreat' ensures that every destination is within effortless reach. This is where urban vitality meets the ease of everyday living.

At 'The Retreat', you rise above the bustle without ever being far from the things that matter most.



## At Your Doorstep

- Bairia Metro Station : 200 m / 5 min
- Bairia Bus Stand : 200 m / 5 min
- Patliputra Bus Terminal : 0.5 km / 5 min
- Patna Junction : 8 km / 30 min
- Jay Prakash Narayan International Airport : 14 km / 40 min
- Toll Tax Patna : 7 km / 15 min
- Renowned schools such as Trinity Global, St. Dominic Savio's, Usha Martin World School, and Krishna Niketan Girls School are close by.
- Healthcare facilities like Medanta Hospital at 7 km and Ford Hospital within 1 km.
- Leisure escapes like Jungle Resort Patna (3.5 km), Water Park Bloom (3.16 km).



# THE RETREAT ADVANTAGE

Choosing 'The Retreat' is about embracing a lifestyle of stature and value. Its architectural elegance, premium design, and seamless blend of residential and commercial spaces make it a landmark address in Patna's growth corridor. While every day brings you the comfort of refined living, the project also holds enduring value as one of the city's most desirable destinations. This is an address that not only enhances your present but also secures your future.



## SPECIFICATIONS

### CONSTRUCTION

- A-class, earthquake-resistant construction.

### ENTRANCE LOBBY

- Designer entrance lobby.

### FLOORING

- 1200mm x 600mm in D/D (Vitrified Italian Marble in D/D Optional).
- 1200mm x 600mm vitrified tiles in bedroom.
- Matt-finish ceramic tile flooring in toilets.
- Anti-skid tiles for balconies.

### WALLS AND CEILINGS

- Putty finishing on all internal walls and ceilings.

### DOORS AND WINDOWS

- Main door Teak Veneer finishing of Century/Green or equivalent.
- Internal flush doors with enamel paint.
- UPVC window of Finesta or equivalent.

### KITCHEN

- Granite kitchen counter.
- 24" glazed tile dado.
- Stainless steel sink.
- Provision for water purifier and exhaust fan.

### BATHROOMS AND TOILETS

- Concealed plumbing.
- White/coloured ceramic sanitary-ware of Jaquar/Hindware or equivalent.
- Single lever diverter in shower areas along with single lever basin mixer for all toilets.
- 8' height toilet dado with ceramic tiles of Somany/Varmor/Nitro etc. or equivalent.
- Provision for geyser and exhaust fan in all toilets and shower cubicles.

### ELECTRICALS

- 1 KVA power backup for every apartment.
- Concealed copper wiring in the entire apartment with modular board, modular switches and MCB system in the main board.
- 3-phase meter for electric supply.
- Adequate points for lights, fans and TV.
- Telephone points in living room and master bedroom.
- Provision for cable TV with single dish antenna system.

### EXTERNAL FINISH

- Entire building painted with textured acrylic paint of external grade.

### SAFETY

- Intercom facility, fire fighting system.
- Common areas secured with CCTV camera.

### LIFTS

- Kone/ThyssenKrupp/Johnson or equivalent.

### PARKING

- Spacious covered parking for each apartment.

### OPTIONAL FEATURES

- Italian marble in D/D.
- Double glazed glass in doors and windows.

### SPECIAL FEATURES

- Rain water harvesting.
- Power backup for lift and common areas.
- Option for additional parking in residential area.





# WHERE QUALITY MEETS EXCELLENCE AND PASSION MEETS PERFECTION

Behind 'The Retreat' stands Sai Kripa Real Estate Pvt. Ltd. (SKREPL).

It is a name synonymous with over two decades of trust, transparency, and timeless values.

From real estate and infrastructure to finance and distribution, the group is one of Bihar's most respected business houses. With every project, SKREPL has reaffirmed its reputation for quality, robust engineering, and a customer-first approach.

At SKREPL, excellence meets integrity, technology meets aesthetics, and passion meets perfection.

It is this ethos that finds expression in The Retreat, a project that carries forward the group's vision of creating buildings that become lifestyle statements.





PROJECT LAYOUT



Site Address :  
Plot No. 1317 (P),  
Khata No. 500,  
Thana No. 14,  
Maza Bari Pahari,  
P.S. Agam Kuan,  
Dist. Patna.

