



SIGNATURE ONE

EXPERIENCE MORE IN RAJENDRA NAGAR



CLEAN ELEVATION DESIGN FUSED WITH NATURE

Our building's clean white finish, glass elements, and vertical gardens create an inviting blend of modern design and nature

Sleek Glass Railings for a Modern Touch

Every balcony features sleek glass railings, replacing traditional metal for a sophisticated and seamless look. This touch of elegance enhances the building's overall aesthetic appeal, creating a visually stunning facade.

Vertical Gardens for Sustainable Beauty

Two lush vertical gardens span from the ground to the 18th floor, creating a stunning visual feature. These gardens are designed for easy maintenance, enhancing the building's beauty without compromising functionality.





Experience unparalleled convenience and aesthetics with our 200-foot frontage, offering three distinct, innovative entry-exit points.



Seamless Vehicle and Pedestrian Entry

Our main entrance combines vehicle and pedestrian access with state-of-the-art security, strategically positioned for the shortest drive to basement ramps and efficient traffic flow.



Dedicated Bus Bay & Hassle-Free School Drop-Off

A dedicated bus bay ensures smooth and safe school commutes. School buses can pick up and drop off children without disrupting other traffic, ensuring safety and efficiency for busy mornings.



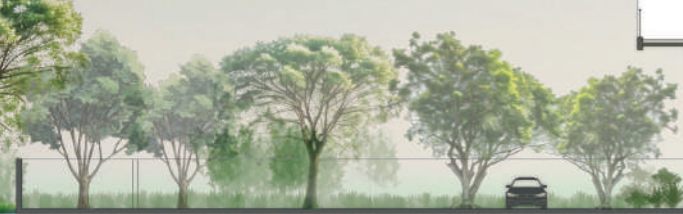
Streamlined Service Staff Access & Organic Waste Management

A service entrance along the 200-foot frontage ensures smooth building operations without disrupting residents, while the outdoor OWC placement reduces odors and allows easy maintenance access.



Grass Paver Driveway

Our 200-foot frontage features a grass paver driveway, offering a sustainable and visually appealing solution that enhances the building's curb appeal while supporting heavy-duty traffic of up to 55 tonnes.



1st Basement
5-Meter Height Flexibility

2nd & 3rd Basement
3.3 & 3.15-Meter Height

FUTURE-READY TRIPLE BASEMENTS

Three innovative basements redefine urban living with stacked parking, abundant EV charging, and top-tier safety features.



Ample parking for everyone

4BHK
03 Car Parks

3BHK
02 Car Parks

Guest Parking
70 Parking Spots

Our building's parking provision is designed with your convenience in mind. With 70 guest parking spots, every three-bedroom apartment allocated two spaces, and every four-bedroom apartment three spaces, parking is never a hassle. Enjoy the peace of mind that comes with knowing there's always ample space for you and your guests.



Provision for Stacked Parking

First basement's 5-meter height enables stacked parking, doubling your parking space if you install a mechanical lift



Future-Proof EV Charging

Every two apartments share a dedicated EV car park, equipped with advanced charging points, ensuring seamless, future-ready convenience for all residents.



Safety and Air Quality

Advanced forced ventilation with carbon dioxide sensors ensures safe, fresh air circulation in all basements.

PRIME LOCATION ON NH 44

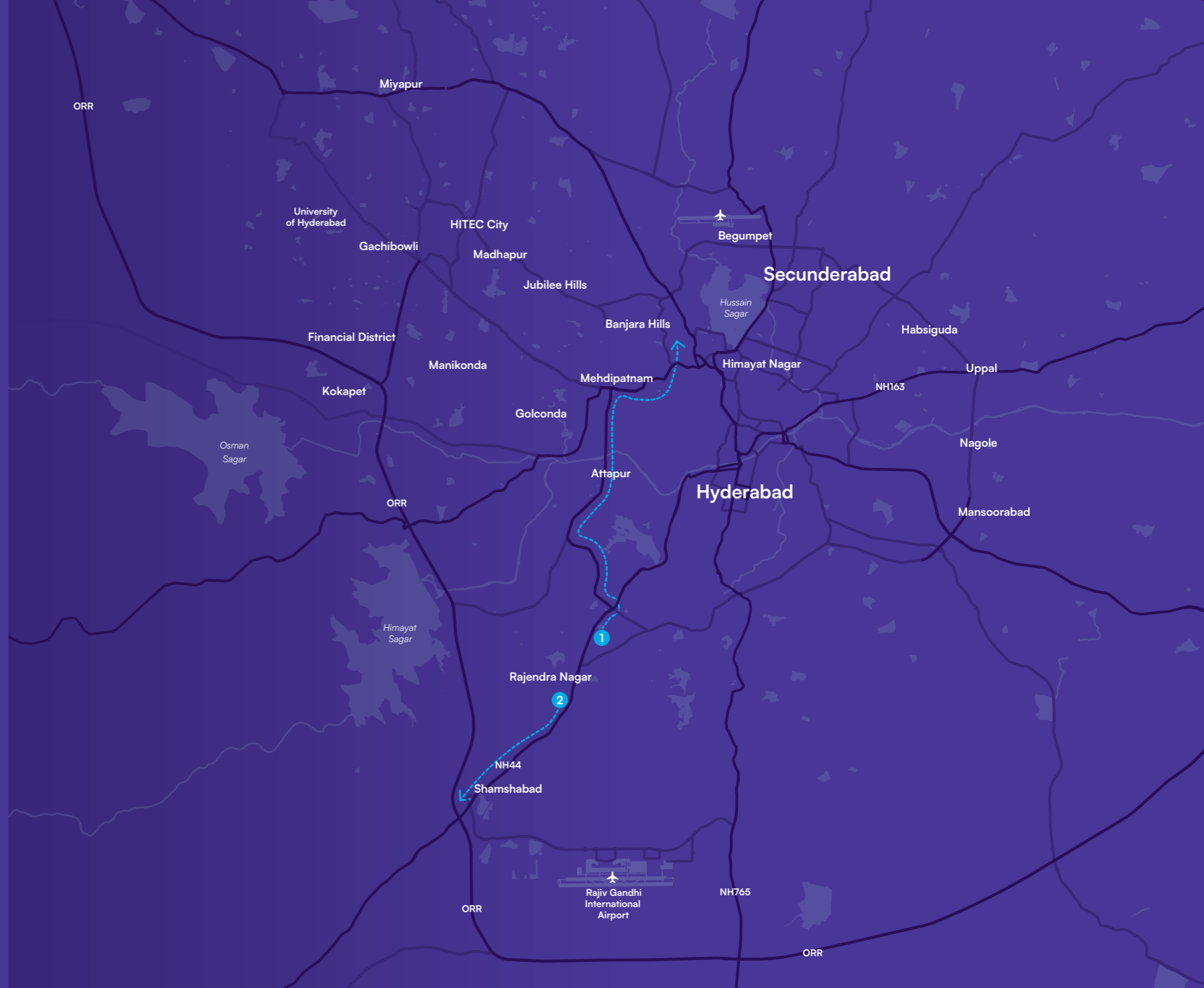
Your Gateway to Hyderabad's Best

Experience the perfect balance of connectivity and tranquility at our prime location on NH 44, where every essential destination is within easy reach, enhancing your quality of life.

1 20-min drive to Mehdiapatnam via PVNR Expressway and onward to Banjara Hills.

2 8-min to the ORR connecting Hitec City, Gachibowli & Financial District

10-min drive to Rajiv Gandhi International Airport





Two towers rising above the 29 amenities at the ground level, offering the first glimpse of luxury and comfort in our development.

MASTERPLAN PACKED WITH 1,00,000 SFT OF AMENITIES

WATER FEATURE

SEATING PAVILION

ENTRY PLAZA

BUS BAY

DRIBBLE COURT

BADMINTON COURT

Tower 1

Tower 2

FLORAL GARDEN

CYCLING TRACK

WALKING & JOGGING TRACK

ELDER SEATING

ELDER OUTDOOR GYM

CLUBHOUSE

CRICKET PITCH

PARTY SPILLOVER & OPEN AIR THEATER

TREE COURT

HOPSCOTCH & LUDO

TOT LOT & CLIMBING WALL

OUTDOOR GYM

SKATING RINK



29 Outdoor Amenities

Tower 1

Tower 1 offers eight luxurious apartments per floor, featuring spacious 4-BHK corner units and 3-BHK central units with excellent access and amenities.

Tower 1, situated closer to the main entrance, offers a blend of luxury and convenience. Each floor hosts eight apartments, with spacious 4-BHK units positioned at the corners and 3-BHK units nestled in between. Residents enjoy the benefit of two lift and staircase cores, each

equipped with three lifts, including two passenger lifts and one service lift. This design ensures easy access and enhances the living experience with ample space and premium amenities.

Tower 2

Tower 2, located further from the main road, provides nine apartments per floor, featuring corner 4-BHK and central 3-BHK units, with top-notch facilities.

Tower 2, positioned further from the main road, epitomizes tranquility and luxury. This tower offers nine apartments per floor, with four 4-BHK units occupying the corners and five 3-BHK units centrally located. It features a primary lift core with three passenger lifts and one service lift, along with two additional staircase cores.

Tower 2 is designed to provide residents with a serene, luxurious living environment, away from the hustle and bustle, yet fully equipped with all necessary amenities.



AMENITIES AROUND THE TWO TOWERS

Our project boasts 29 exclusive amenities around the two towers on the ground floor, part of four distinct amenity areas designed for vibrant living.

29 Exclusive Amenities

Strategically located around the two towers on the ground floor.

First Set of Features

These amenities are the first of four distinct amenity zones across the project.

Enhancing Well-being and Community Life

Each zone is crafted to support resident well-being and community interaction.

Diverse Lifestyle Needs

Amenities like the Entry Plaza, Water Feature, Cycling Track, and Outdoor Gym cater to various lifestyles.

Leisure and Community Activities

Jogging Track for walks, Multipurpose Gathering areas for community engagement.

Tranquil Spaces

Floral Garden and Yoga Lawn for relaxation and peace.

Vibrant Community Life

Residents enjoy a fulfilling lifestyle surrounded by conveniences for both active and relaxed living.

6-LEVEL CLUBHOUSE PACKED WITH 35,000 SFT OF LUXURY



A stunning 35,000 sft. clubhouse with six levels of exclusive amenities designed for your ultimate comfort and convenience.

05

Rooftop Swimming Pool

Rooftop Swimming Pool with Stunning Views The fifth floor boasts a rooftop swimming pool, offering stunning views and a perfect spot for relaxation.

Enjoy breathtaking views and ultimate relaxation at our rooftop swimming pool on the fifth floor.



04

Guest Room Suites

Luxurious Guest Rooms for Visitors Fourth floor with eight guest rooms, a waiting area, and reception, perfect for accommodating your visitors.

Offer your guests a luxurious stay with our eight guest rooms, complete with a reception and waiting area on the fourth floor.



03

State-of-the-Art Gym

Expansive Gym for Fitness Enthusiasts, the third floor is an expansive gym equipped with the latest fitness technology and equipment.

Achieve your fitness goals in our state-of-the-art gym, spanning the entire third floor and equipped with the latest technology.



02

Indoor Games Haven

Indoor Games and Entertainment Second floor dedicated to indoor games and entertainment, perfect for all ages.

Experience endless fun on the second floor, dedicated entirely to indoor games and entertainment for all ages.



+
50,000 sft.
Terrace Garden

1,00,000 SFT OF AMENITIES
FOR 300 APARTMENTS

+
15,000 sft.
Lounge

+
35,000 sft.
Standalone Clubhouse



01

Sports and Wellness

Olympic Class Badminton Court & Spa First floor with an Olympic-class badminton court, salon, and spa for ultimate wellness.

Elevate your wellness routine with an Olympic-class badminton court, rejuvenating spa, and chic salon all on the first floor.



G

Banquet Hall & Amphitheater

Elegant Banquet Hall and Convenience Spaces Ground floor with an amphitheater, banquet hall, waiting lounge, supermarket, and pharmacy.

Host elegant gatherings in our banquet hall, enjoy the convenience of a supermarket and pharmacy, and relax in the waiting lounge.



UNPARALLELED IN-BUILDING AMENITIES

Experience luxury with 15,000 sft. of ground floor lounges and a 50,000 sft. terrace garden, meticulously designed for your comfort.

Morning Sunrise Walks

Begin your day with peaceful strolls and stunning sunrise views.

Sunset Relaxation

Unwind with breathtaking evening sunsets.

Sky Party Space

Host unforgettable gatherings in the open-to-sky area.

LUXURIOUS 15,000 SFT. GROUND FLOOR LOUNGE.

Enjoy a 15,000 sft. lounge with a café, home theater, library, and indoor play areas, designed for relaxation and socializing.

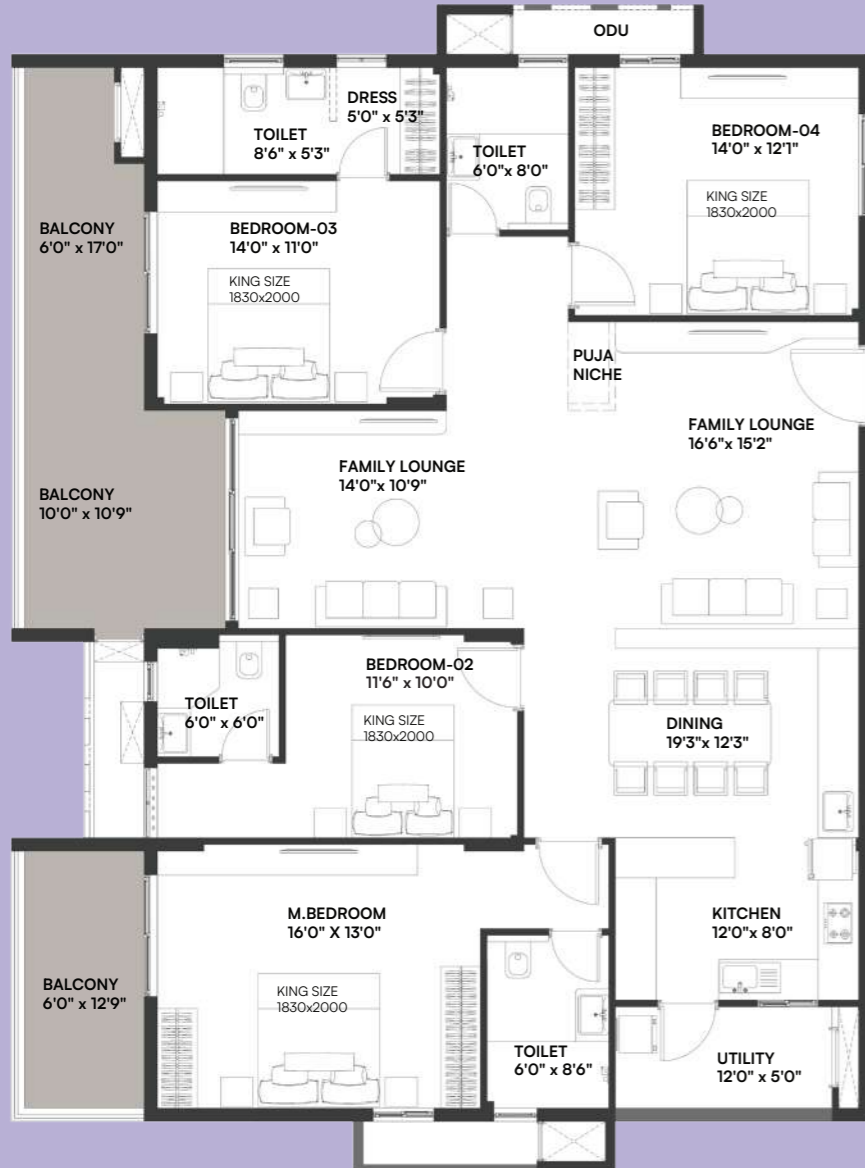
The 15,000 square feet lounge on the ground floor of our residential high-rise is designed to offer a luxurious and relaxing experience. Whether you want to grab a coffee, watch a movie in the home theater, read a book in the library, or let your kids

enjoy the indoor play areas, this space provides the perfect escape from your apartment. Ideal for both rainy days and hot weather, the lounge ensures you have a cozy and enjoyable place to unwind.

Crafted by Amir & Hameeda.
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3BHK & 4BHK APARTMENTS

Tower 1



4BHK series 1 & 3

East Facing
2839sft & 2820sft

- Corner Apartment
- Building structure supports duplex cutout
- Internal lift installation possible
- Option to remove Bedroom 2, converting the 4BHK into a large 3BHK
- Super large living and dining area option
- Spacious 120 sq. ft. of balconies



4BHK series 6 & 8

West Facing
3348sft

- Corner Apartment
- Building structure supports duplex cutout
- Internal lift installation possible
- Option to remove Bedroom 2, converting the 4BHK into a large 3BHK
- Super large living and dining area option
- Spacious 120 sq. ft. of balconies



3BHK & 4BHK APARTMENTS

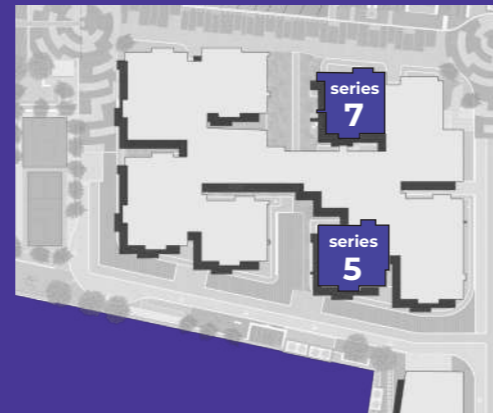
Tower 1



3BHK series 5 & 7

East Facing
2190sft

- Corner Apartment
- Building structure supports duplex cutout
- Internal lift installation possible



3BHK series 2 & 4

West Facing
2164sft & 2170sft

- Corner Apartment
- Building structure supports duplex cutout
- Internal lift installation possible





TRANSFORM TWO FLATS INTO A STUNNING DUPLEX SKYVILLA

Combine any two stacked 3 BHK or 4 BHK apartments into a spacious 6 BHK or 8 BHK Duplex.

Structural integrity maintained with pre-planned slab adjustments.

Seamless vertical connectivity with custom staircase options.

Personalized layout for a customized luxury experience

EXPANSIVE FULL-LENGTH BALCONIES

Step into your personal oasis with generously large balconies offering ample space for relaxation and outdoor utility.

The apartment features three separate balconies that extend continuously from one end to the other.

Carefully portioned to interact with various rooms.

Provides large utility spaces outside of bedrooms.

Perfect for outdoor seating, gardening, or leisure activities.

70% OF ALL UNITS ARE THREE-SIDE OPEN CORNER UNITS.

Optimal natural light and ventilation in every corner of your home.

Strategic design ensures maximum privacy and views.

Corner units offer a spacious and airy ambiance.

3BHK & 4BHK APARTMENTS

Tower 2



4BHK series 2 & 9

West Facing
3698sft

Corner Apartment

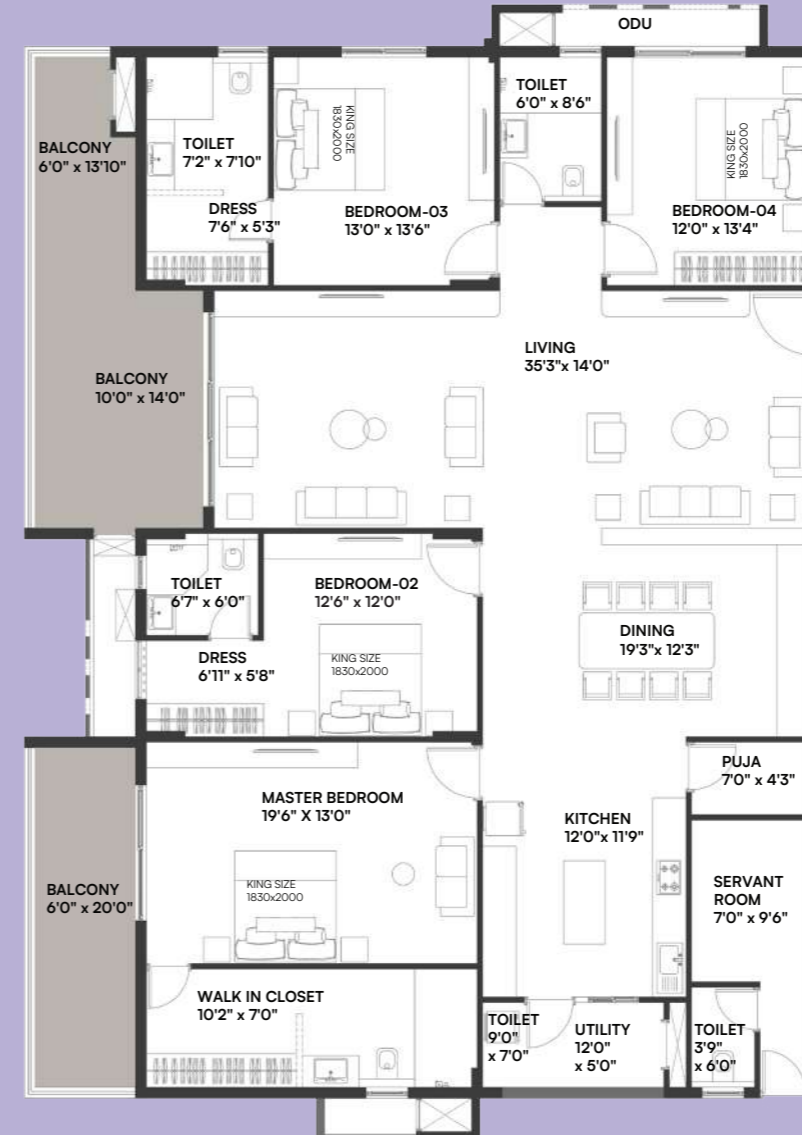
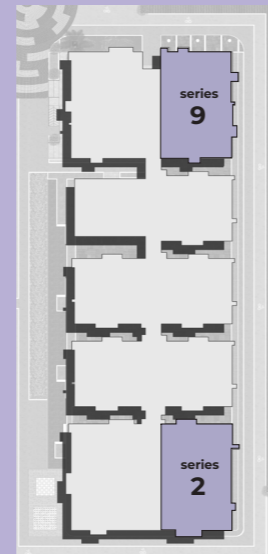
Building structure supports duplex cutout

Internal lift installation possible

Option to remove Bedroom 2, converting the 4BHK into a large 3BHK

Super large living and dining area option

Spacious 120 sq. ft. of balconies



4BHK series 1 & 8

East Facing
3698sft

Corner Apartment

Building structure supports duplex cutout

Internal lift installation possible

Option to remove Bedroom 2, converting the 4BHK into a large 3BHK

Super large living and dining area option

Spacious 120 sq. ft. of balconies



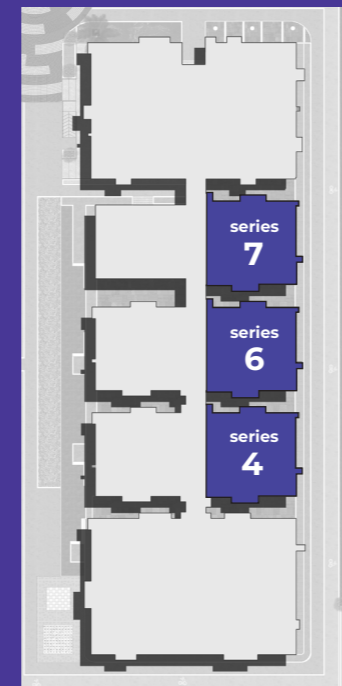
3BHK & 4BHK APARTMENTS

Tower 2

3BHK series 4, 6 & 7

West Facing
2337sft

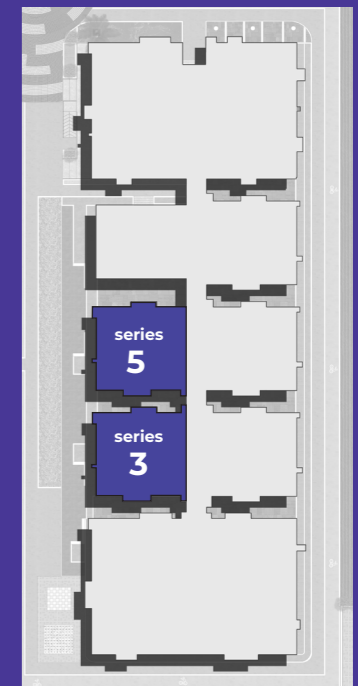
Building structure supports duplex cutout
Internal lift installation possible



3BHK series 3 & 5

East Facing
2337sft

East-facing orientation
Internal lift installation possible
Two bedrooms have attached balconies





SIGNATURE ONE

Sy. No. 221, Gaganpahad Village,
Rajendra Nagar Mandal, Ranga Reddy,
Hyderabad 500 052.

www.devdevelopers.in

Project Financed By & Mortgaged
To Bajaj Housing Finance Ltd

No objection certificate / permission to
mortgage from bajaj housing finance limited
will be provided for sale of flats.

