

ARRIVE AT YOUR FUTURE LIFESTYLE
ADDRESS



SIGNATURE ONE

FEATURE-RICH VILLAS ON NH7, DEVANAHALLI



SIGNATURE ONE

Touch down at your *future home*

You're welcome to enter **Signature One**, the luxury-topped lifestyle enclave of your dreams. Soak in the pristine ambience, admire the opulence, and park your success where it truly deserves, **Signature One**. We present to you luxury villas that speak of a grand, futuristic lifestyle at Devanahalli. Just 6 minutes from the airport toll gate.



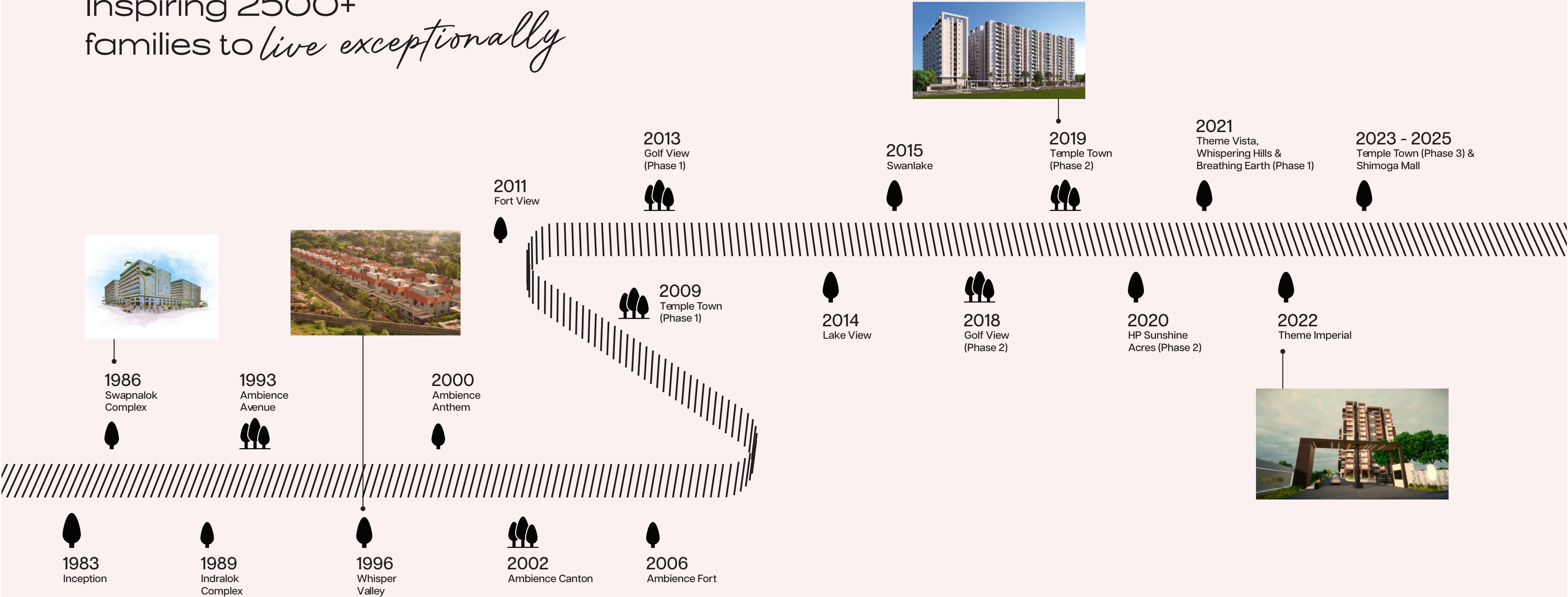
Swapnalok, A Landmark Shopping Mall/Commercial Space,
Secunderabad, Telangana

Showcasing 40+ years of experience *in creating landmarks*

Theme Ambience Group, one of Hyderabad's top real estate companies, paints a new masterpiece on the vibrant tapestry of Bengaluru's urban metropolis. With over four decades of experience in building excellent landmark properties for commercial and residential use, Theme Ambience Group is a reliable and esteemed partner for real estate development.

Our legions of talented architects, engineers, artists, and planners seamlessly execute projects of grand scale. By utilising emerging trends and technologies, Theme Ambience Group creates architectural marvels that are traditional yet modern. With 4.5+ million sq. ft. constructed to date, we endeavour to deliver properties that match the world-class needs and tastes of our customers.

Inspiring 2500+ families to *live exceptionally*



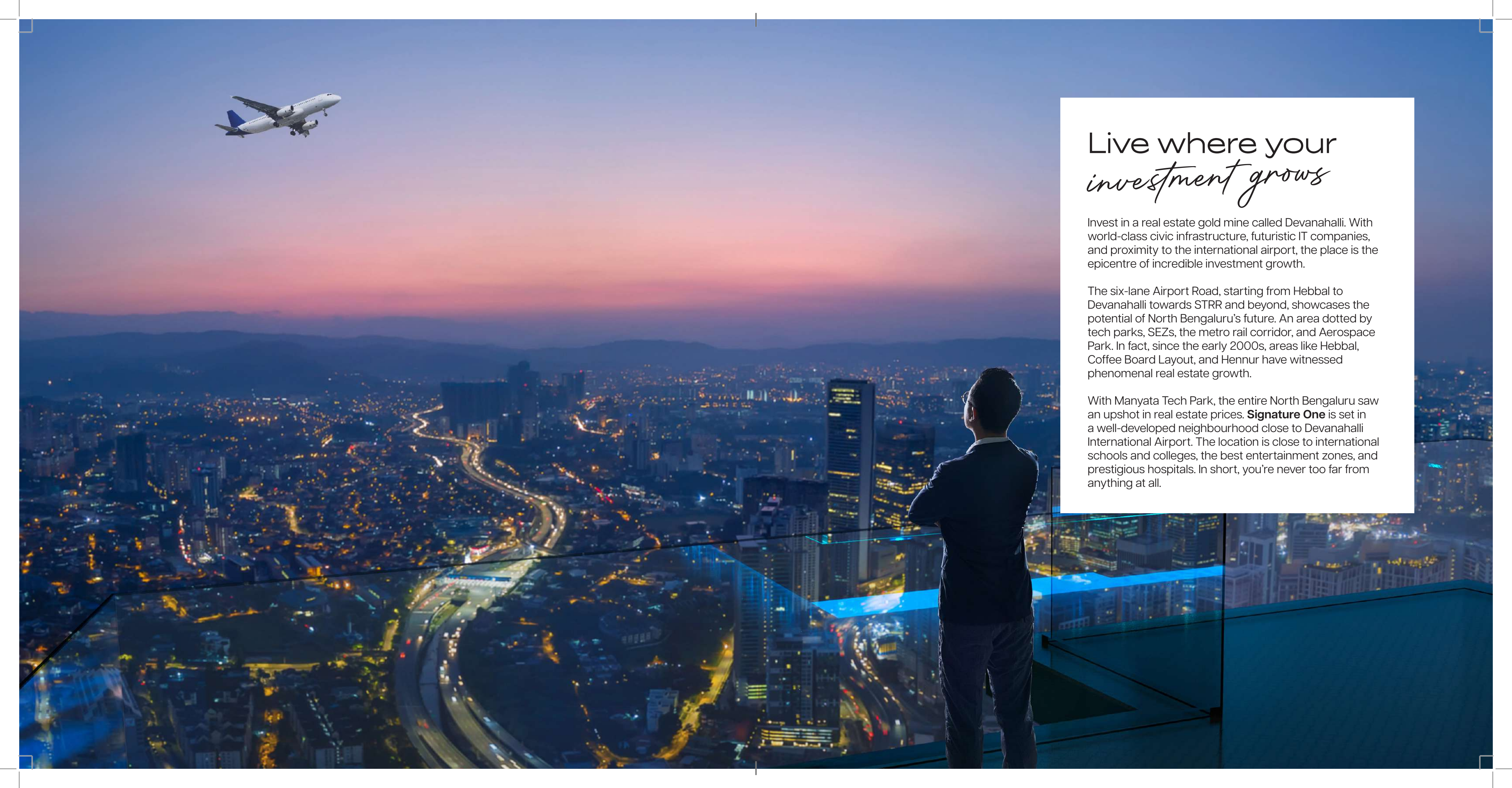
For the A-listers of *Bengaluru*

From the timeless European getaways to the uber-luxury hospitality of the Middle East to the bustling nightlife of Fast Eastern cities, you've seen it all and experienced the finest.

At Signature One, we've tailor-made our spacious 4 BHK villas for connoisseurs like you who aspire for a lifestyle that balances higher aesthetics with functionality. Yes! Your majestic villa is awaiting your gracious presence.

- 4 BHK villas from 3195 sq. ft. to 3800 sq. ft.





Live where your *investment grows*

Invest in a real estate gold mine called Devanahalli. With world-class civic infrastructure, futuristic IT companies, and proximity to the international airport, the place is the epicentre of incredible investment growth.

The six-lane Airport Road, starting from Hebbal to Devanahalli towards STRR and beyond, showcases the potential of North Bengaluru's future. An area dotted by tech parks, SEZs, the metro rail corridor, and Aerospace Park. In fact, since the early 2000s, areas like Hebbal, Coffee Board Layout, and Hennur have witnessed phenomenal real estate growth.

With Manyata Tech Park, the entire North Bengaluru saw an upshot in real estate prices. **Signature One** is set in a well-developed neighbourhood close to Devanahalli International Airport. The location is close to international schools and colleges, the best entertainment zones, and prestigious hospitals. In short, you're never too far from anything at all.

More than a villa, it is a *modern masterpiece*

Allow us to give you a guided tour of your home. Sense those clean lines and vast spaces? They reflect emerging architectural trends from around the world. A spacious living room and private sitting area whisper quiet luxury. You'll have plenty of space to entertain your guests the way you like on ground floor, bedrooms situated on the 1st and 2nd floors give your family the privacy to explore their dreams and passions.

Ground Floor

A spacious living room, a sitting room, and a kitchen and dining area

First Floor

Large patio with two bedrooms and a balcony

Second Floor

Two bedrooms with a balcony

Terrace Floor

Terrace garden party area





Your villa stands apart *from ordinary*

Spacious Homes

4 BHKs ranging from 3195 sq. ft. to 3800 sq. ft. for more space and privacy.

Double-Car Park

Two-vehicle parks are a luxury in a space-starved metropolis.

Double-Height Sky-Patio

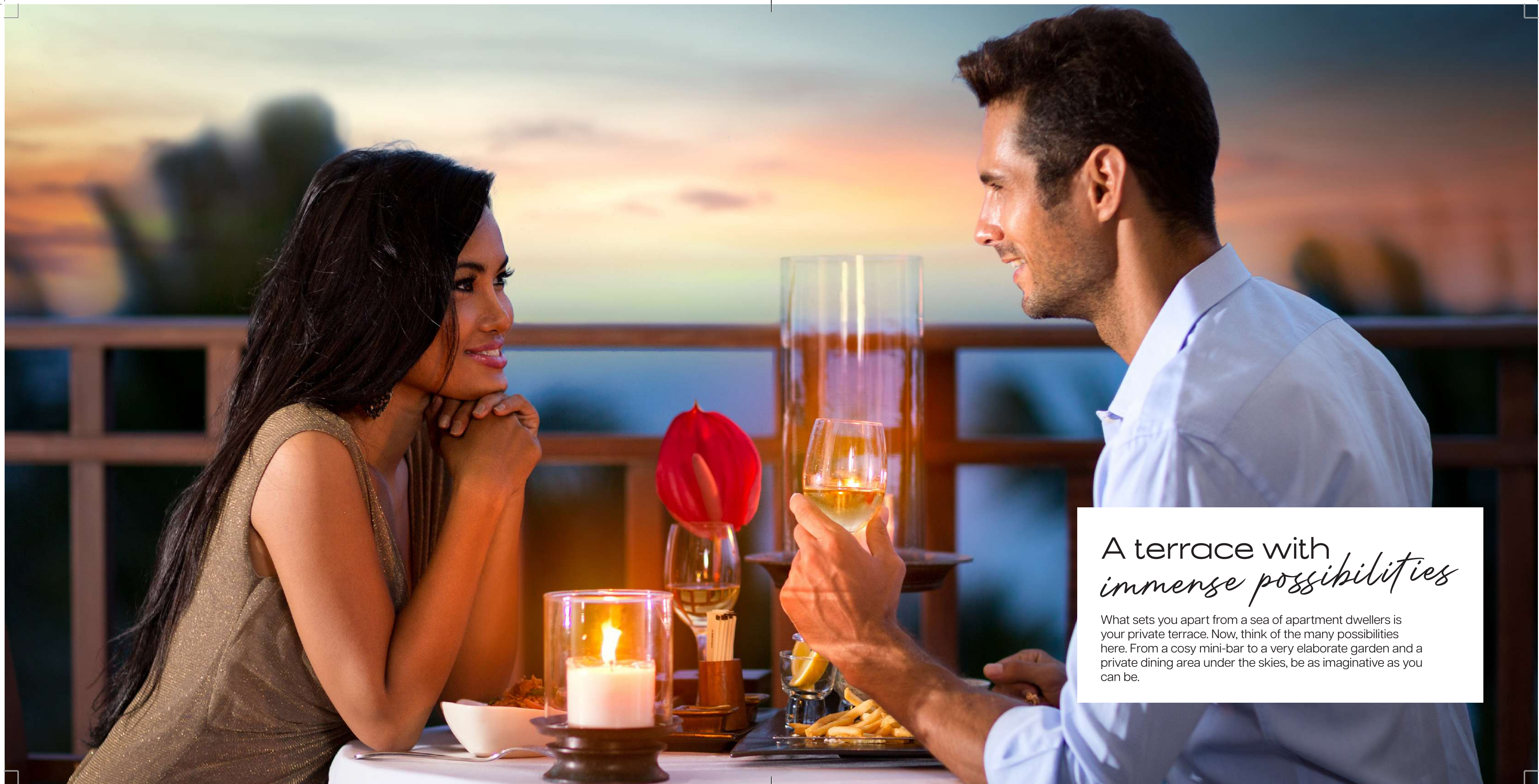
Find your inner peace, never let go of the sunsets, sit back, and do nothing.

Get More Per Acre

125 villas part of 12.7 acres. So more freedom, amenities, and happiness.

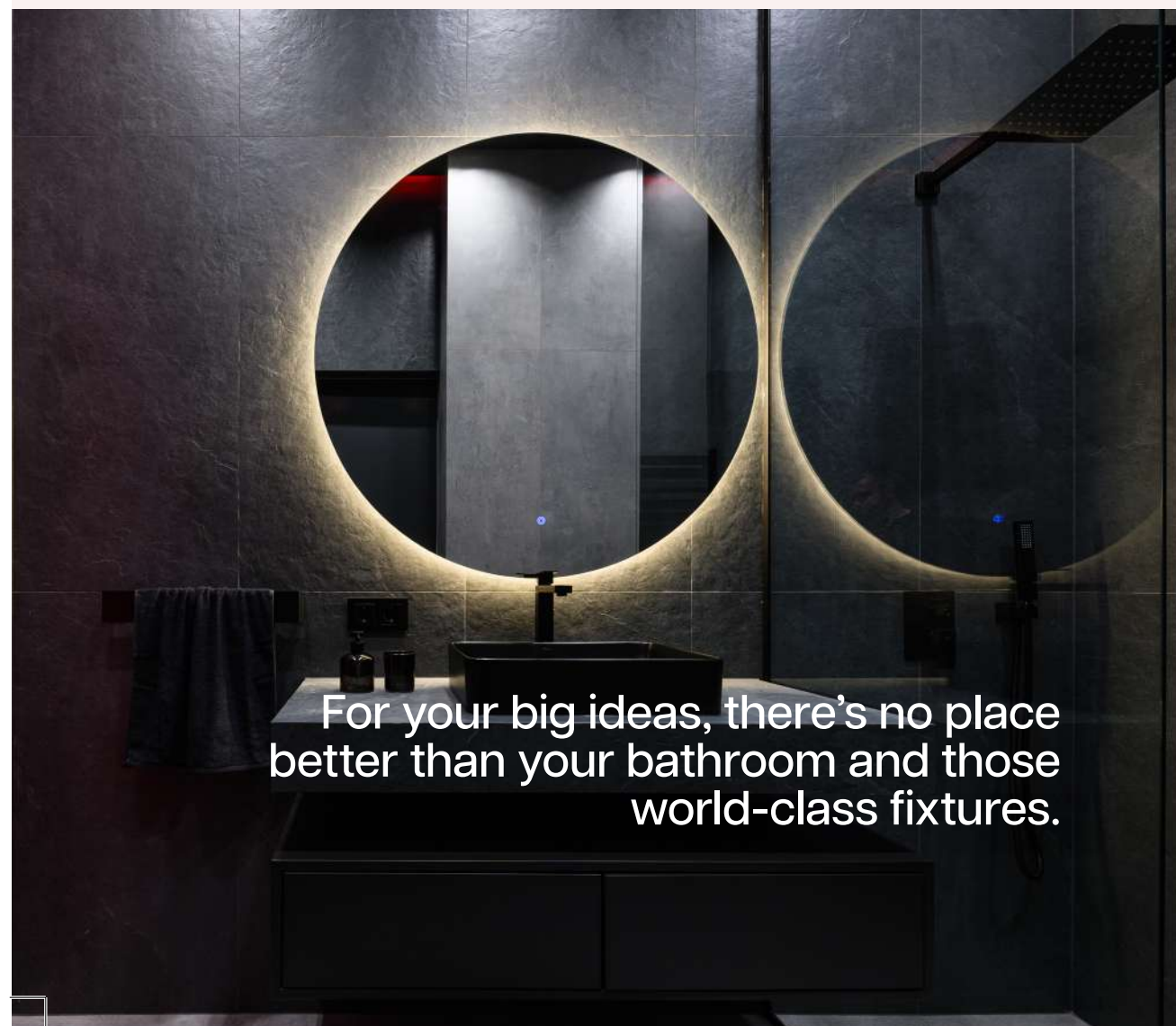
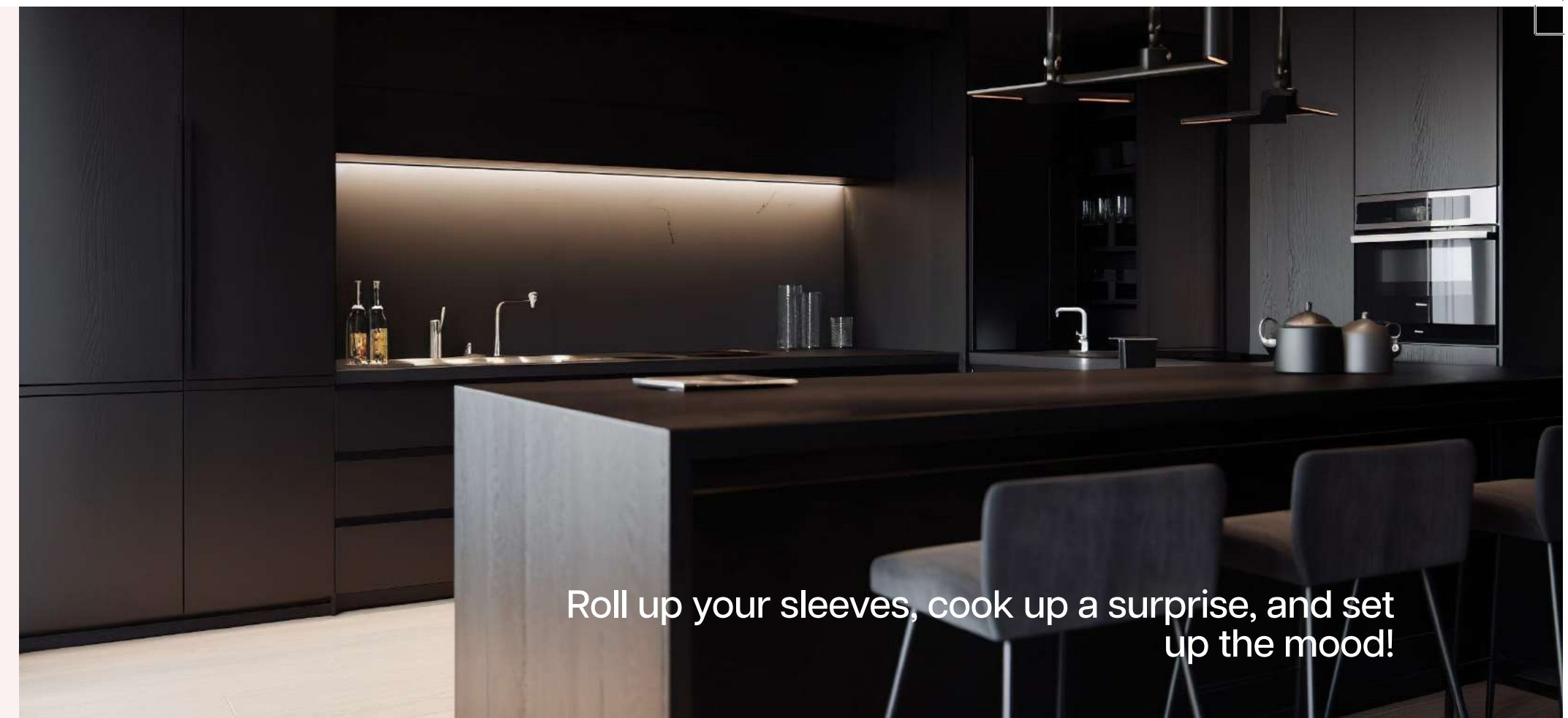
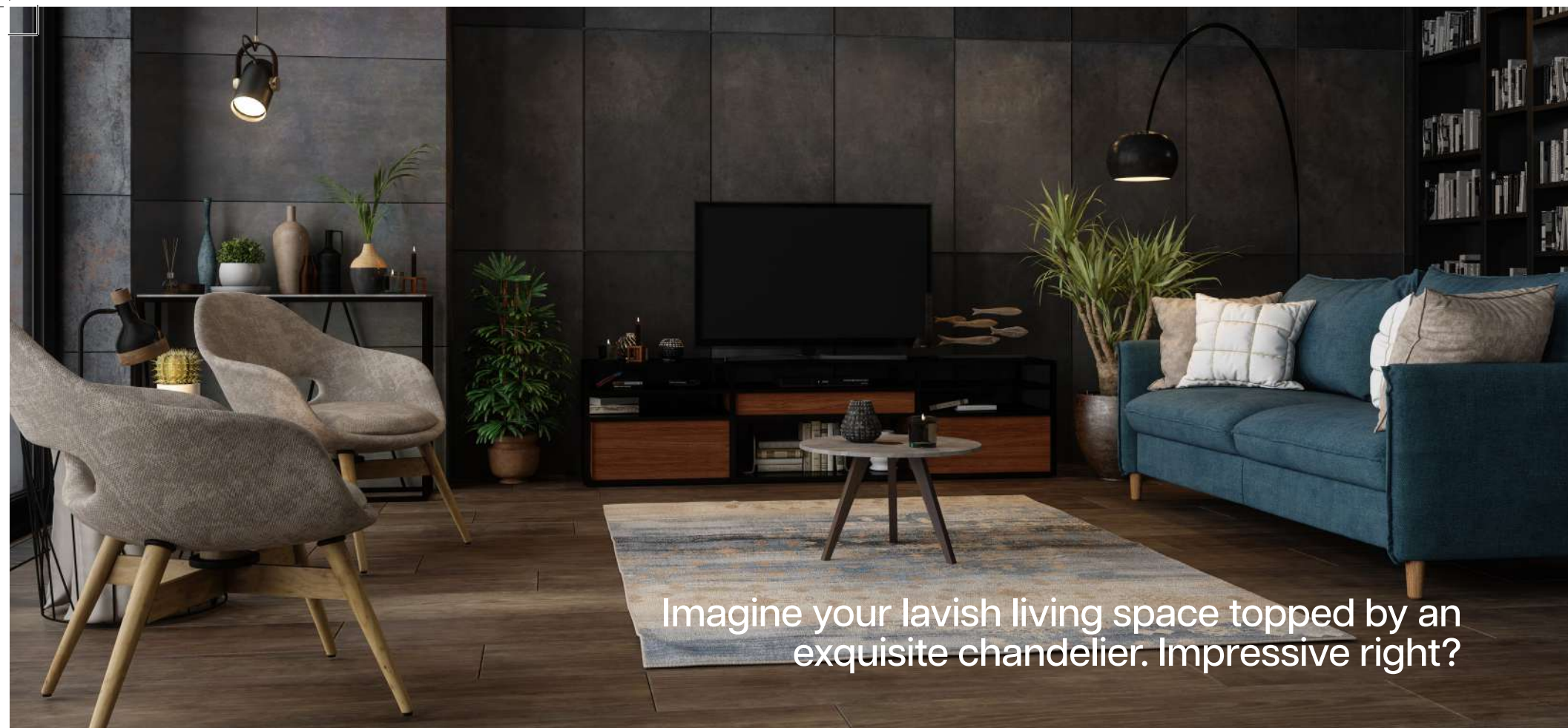
Private Terrace Garden

Embrace greenery. Recharge your nurturing nature.



A terrace with *immense possibilities*

What sets you apart from a sea of apartment dwellers is your private terrace. Now, think of the many possibilities here. From a cosy mini-bar to a very elaborate garden and a private dining area under the skies, be as imaginative as you can be.





Explore your *passions freely*

An impressive 10,000 sq. ft. clubhouse awaits you at Signature One. A place for you to indulge in outdoor and indoor sports, leisure activities, and social camaraderie. Take pride in a game, dance on the courts, catch a film at the mini theatre, or catch up with a friend under the pergola. Explore the many facets of your colourful personality at the clubhouse.

Master the game *of life*

Push your limits, dunk your stress, and smash your way to exuberance. There are enough sporting options here to indulge your whole family.

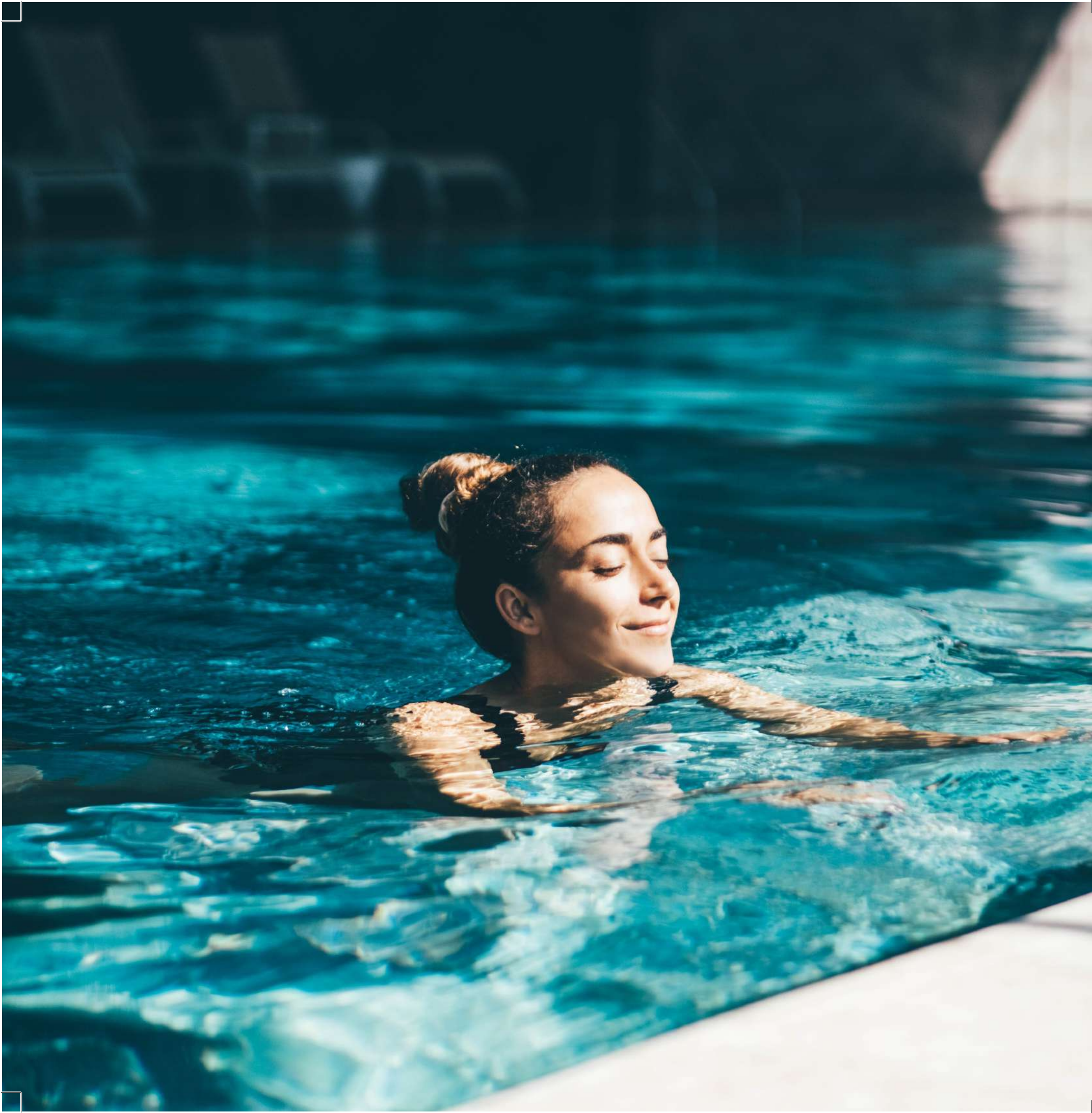




Breathe in energy; *breathe out worries*

Stay calm with yoga. Walk amidst pristine green spaces and flowering trees. Sit with friends and chat about adventures; cobbled pathways and park benches are ideal for social encounters. Yes! Listen to the ever-present bird tweets. At Signature One, life is one long, happy journey.





There are enough ways to
engage with *life 24/7*

- | | | | |
|--|--|---|--|
|  Swimming Pool |  Pergola Seating |  Outdoor Badminton Court |  Plaza |
|  Yoga Lawn |  Indoor Sports |  Basketball Half Court |  Elders Exercise Area |
|  Outdoor Gym |  Children's Play Area |  Tennis Court |  Multi-purpose Play Field |
|  Party Deck |  Indoor Game Zone |  Skating Rink |  Gymnasium |
|  Seating Pavilion |  Swing Park |  Informal Seating Area |  Banquet Hall |
|  Yoga Centre |  Tot Lot Play |  Board Games |  Squash Court |
|  BBQ Area |  Mini Theatre |  Meeting Room | |

The site plan illustrates a residential development layout. Key features include:

- Streets:** A network of streets including 12.0 M WIDE ROAD, 15.0 M WIDE M.P. ROAD, and several smaller streets labeled 'CHURCH ROAD'.
- Villages:** VILLAMENT 01 and VILLAMENT 02 are designated areas within the development.
- Amenities:** A CIVIC AMENITIES area with a pool and tennis court, and a FUTURE DEVELOPMENT area.
- House Numbers:** Individual house numbers are assigned to each lot, ranging from 1 to 121.
- Orientation:** A north arrow is located in the bottom left corner.

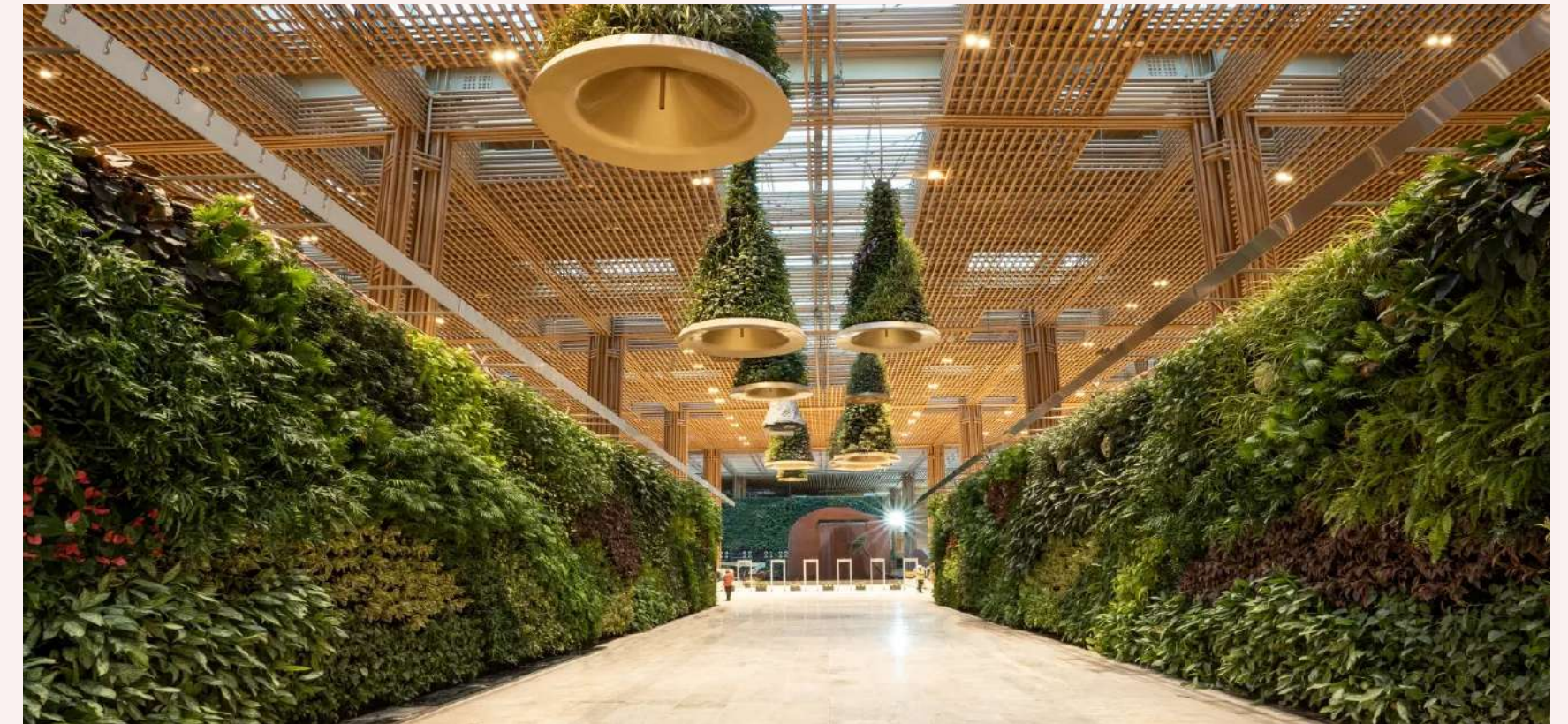
1. Entrance Portal
2. Entrance Plaza
3. Security Cabin
4. Bus Waiting Bay
5. Feature Wall
6. Entrance Waterbody
7. Pergola With Seat
8. Floral Garden
9. Pavilion With Seater
10. Swing Park
11. Sculpture Park
12. Ludo
13. Snake And Ladder
14. Terminalia Tree Court
15. Party Deck/Outdoor Cafeteria/Stage
16. Pavilion With Food Counterchildren Play Area 6-12 Yrs Old On Epdm

17. Sandpit Children 3-6 Years
18. Climbing Wall
19. Cantilevered Pergola
20. Tree House
21. Basketball/Badminton Court
22. Tennis Court
23. Cricket Practice Nets
24. Hammock
25. Outdoor Gym
26. Multi-Purpose Play Field/Maidan,
Cricket/Football/Futsal
27. Skating Rink
28. Jogging Tracks
29. Elders Zone
30. Reflexology Path
31. Meditation Zone
32. Yoga Lawn
33. Totlot, Sand Pit - 4-6yrs



Major Landmarks

- 📍 Located On NH7
 - Devanahalli Station - 02 Min
 - STRR Road - 05 Mins
 - Airport Metro Station - 06 Min
 - International Airport - 09 Min
 - Yelahanka Metro Station - 15 Min
- 🏢 Signature Buisness Park - 06 Mins
 - Prestige Tech Cloud - 08 Mins
 - Salarpuria Tech Park - 10 Mins
 - KIADB Aerospace Park - 15 Mins
 - Ecopolis Tech Park - 20 Mins
 - Embassy Manyata Buisness Park - 30 Mins
- 🛍️ Forum Mall - 08 Mins
 - RMZ Galleria Mall - 25 Mins
 - Phoenix Mall Of Asia - 25 Mins
- 🏥 Akash Hospital - 05 Mins
 - Sparsh Hospital - 30 Mins
 - Manipal Hospital Hebbal - 35 Mins
 - Aster CMI - 37 Mins
- 🎓 Harrow International School - 18 Mins
 - Sir M Visvesvaraya Institute Of Technology - 24 Mins
 - Stonehill International School - 25 Mins
 - Canadian International School - 30 Mins





Kitchen



Living Room

EAST Facing Villa
Ground Floor



Total Area: 3195 sq. ft.



Courtyard



Bedroom

First Floor



Bedroom



Drawing Room

EAST Facing Villa
Second Floor



Terrace Floor



Terrace



Terrace



Kitchen



Living Room

WEST Facing Villa
Ground Floor



Total Area: 3195 sq. ft.



Courtyard



Bedroom

First Floor



Bedroom



Drawing Room

WEST Facing Villa
Second Floor



Terrace



Terrace

Terrace Floor

Villa Specifications

BLOCK WORK

- **External Block Work:**
8” Cement Block / AAC Block Masonry With Reinforcement Bed, Mesh For Columns And Beams Joints
- **Internal Block Work:**
4” To 6” Block Work With Reinforcement Bed, Mesh For Columns And Beams Joints

DOORS/WINDOWS

- **Main Door:**
M. Teak Frame With Solid Flush Shutter Cladded With Laminate
- **Internal Door:**
M. Teak Frame With Solid Flush Shutter Cladded With Laminate
- **Bathroom Doors:**
Engineered Wood Frame With Solid Flush Shutter Cladded With Laminate
- **Balcony:**
UPVC/Aluminium Sliding Door With Mesh Shutter
- **Windows:**
UPVC/Aluminium Sliding Shutters With Mosquito Mesh

STRUCTURE

- R.C.C. Foundation With RCC Framed Concrete Structure, Seismic Zone Compliant

EXTERNAL

- Landscape Pockets For Plantation, And Balance Area Paving Blocks Of Sobha or Equivalent

ANTI- TERMITE

- 3 Level Anti Termite Treatment

FLOORING

- **Entrance Foyer, Living, Dining:**
Italian Marble Design 800mm X 1600mm Vitrified Tiles. Kajaria, AGL or Equivalent:
- **Master Bedroom:**
Laminated Wooden Flooring / Wooden Flooring Design Vitrified Tiles
- **Bedroom:**
Kajaria, AGL or Equivalent Designer Vitrified Tiles 600mm X 1200mm
- **Sit-Out & Deck:**
Wooden Finish Anti Skid Tiles
- **Kitchen & Utility:**
Kajaria, AGL or Equivalent Designer Vitrified Tiles For Flooring, Designer Dado Tiles Above The Counter Top, Utility Dado Upto 4’ Height.
- **Balcony:**
Anti Skid Tiles
- **Bathroom:**
Anti Skid Designer Tiles For Flooring And Designer Tiles For Dadoing. Dado Height Upto False Ceiling

KITCHEN

- **Tiling:**
Designer Dado Tiles Above The Counter Top Upto 2 Ft Height
- **CP Fitting:**
American Standard, Grohe or Equivalent CP Fittings

UTILITY

- Polished Granite Countertop, Stainless Steel Sink With Drainboard
- Water Inlet & Outlet Provision For Washing Machine And Dishwasher
- American Standard, Grohe or Equivalent CP Fittings

BATHROOMS

- **CP Fittings:**
American Standard, Kohler or Grohe or Equivalent Sanitary Fittings & CP Fittings
- **Porcelain Fitting:**
Wall Mounted EWC, Wash Basin With Granite Counter
- Provision For Geysers And Exhaust Fans In All Bathrooms

ELECTRICAL

- Concealed Copper Wiring, Modular Switches And Sockets
- Cable TV Point In Living, & All Bedrooms
- Telephone & Networking Point In Living & Master Bedroom
- A.C. Points In Drawing/Living & All Bedrooms
- 3 KVA Power Backup Will Be Provided

WATER METER

- Domestic Sub Meter Will Be Provided In Each Individual Villa

PAINTING

- Top Quality Premium Emulsion For All Internal Walls
- Acrylic Texture Finish For Front Facade, ‘Apex’ or Equivalent Exterior Paint For External Walls

SOLAR WATER HEATER

- Provision for Solar Water Connection In All Attached Bathroom And Kitchen

PLUMBING

- **Toilets, Kitchen & Utility:**
CPVC & UPVC Hot & Cold Pipelines Of Ashirvad/Astral/Prince Equivalent

LIFT

- Provision For Lift

WATER PROOFING

- **Toilets:**
Waterproofing With Cera Bond / Brush Bond or Equivalent
- **Terrace:**
Terrace Waterproofing With Cement Finish At Screed Concrete Time or Tile
- **External Balcony:**
Waterproofing With Cera Bond / Brush Bond or Equivalent



Internal Street View



SIGNATURE ONE

FEATURE-RICH VILLAS ON NH7, DEVANAHALLI



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Project Approved By
All Leading Banks for Home Loans

SCAN
FOR LOCATION:



RERA Number: PRM/KA/RERA/1250/303/PR/190424/006816