



[signatureheights.in](http://signatureheights.in)



In the Heart of Heights,  
Love Takes Flight



Neraluru, Bengaluru

PRM/KA/RERA/1251/308/PR/111124/007220



signatureheights.in

+91 741 100 2828

+91 740 606 5000





signature<sup>®</sup>  
DWELLINGS

## Where Dreams Find a Home

At Signature Dwellings, we craft homes that seamlessly blend modern design with natural serenity. Each project is thoughtfully designed to provide a perfect balance of luxury, comfort, and sustainability, offering a superior living experience.

With a focus on high-quality residential spaces, Signature Dwellings ensures that every home becomes a peaceful retreat for modern families. Known for timely project completion and exceptional customer service, we have earned the trust and loyalty of countless homeowners. From elegant apartments to serene communities, we create spaces that elevate everyday living.





# Your Gateway To Tranquil Urban Living

Signature Heights is a prestigious high-rise residential development by Signature Dwellings, seamlessly blending modern living with natural serenity. Set over 5 acres in the peaceful surroundings of Neraluru, Hosur Road, near Electronic City, this exceptional project features three elegant 14-floor towers, offering 346 meticulously designed apartments. Available in 1, 2, and 3 BHK configurations, each home is a peaceful retreat, complete with private balconies or terraces.

Signature Heights boasts over 40 premium amenities, including a luxury clubhouse, a sports pavilion, meditation spaces, and a lavish pool deck, ensuring a lifestyle of comfort and relaxation. Situated just 900 meters from the Hosur National Highway and near key IT hubs like Tech Mahindra and Infosys, it offers unmatched connectivity—making it the ideal home for modern families and professionals alike.



# Project Insight

05 Acres of Land

40+ World Class Amenities

1,2,2.5 & 3 BHK Unit Options

1128-1802 Sq.ft Units

03 Towers

346 Units

5,00,000 Sq.ft of SBA





A woman with long brown hair, wearing sunglasses and a bright yellow dress with a large bow at the waist, is riding a silver bicycle on a paved path. A woven basket filled with pink and yellow flowers is attached to the front of the bike. The background is a lush green landscape with trees and a white fence in the distance.

# HEIGHTS

## Serene Living, Modern Comforts

Home is where comfort meets belonging, where every corner holds a memory, and every moment brings joy. It's a place to unwind, reconnect, and find peace from the outside world. Here, the whispers of nature merge seamlessly with the rhythm of urban life, creating a harmonious retreat for the soul.

Experience the best of both worlds at Signature Heights – where modern living meets serene surroundings.

Welcome to your new home, where joy lives in every corner, and serenity greets you at every turn.



# Schematic Plan



## Discover a Realm of Luxury

- |                              |                               |                             |
|------------------------------|-------------------------------|-----------------------------|
| 1. Security Cabin            | 14. Pool Pavilion             | 27. Cricket Practicing Net  |
| 2. Entry Accent Paving       | 15. Pathway                   | 28. Sports Pavilion         |
| 3. Median Planting           | 16. Fire Driveway             | 29. Kids Play Area          |
| 4. Signage Wall              | 17. Tower Entry               | 30. Care Taker Pavilion     |
| 5. Driveway                  | 18. Chess Garden              | 31. Multi Purpose Lawn      |
| 6. Surface Car Parking       | 19. Resting Pavilion          | 32. Barbeque Pavilion       |
| 7. Stepped Planters          | 20. Aroma Garden              | 33. Clubhouse Entry         |
| 8. Main Pool (17.0 x 7.0m)   | 21. Therapeutic Walk          | 34. Old Folks Corner        |
| 9. Pool Deck                 | 22. Koi Pond                  | 35. Half Basket Ball Court  |
| 10. Lounge Pool (4.0 x 6.0m) | 23. Meditation Pavilion       | 36. Gallery Seating         |
| 11. Lounge Deck              | 24. Dry Garden with Sculpture | 37. Pickleball Court        |
| 12. Kids Pool (4.0 x 5.4m)   | 25. Yoga Pavilion             | 38. Beach Volley Ball Court |
| 13. Changing Rooms / Toilet  | 26. Tree Collar with Seating  | 39. Exercise Station        |
|                              |                               | 40. Jogging Track           |



# Guardian Gateways

Elegant, secure entrances for a serene welcome.



Security Cabin



Entry Accent Paving



Signage Wall



Tower Entry



Clubhouse Entry

/ HEIGHTS / AMENITIES





# Green Retreats

Tranquil spaces that reconnect you with nature.



Median Planting



Stepped Planters



Chess Garden



Aroma Garden



Therapeutic Walk



Dry Garden with Sculpture

/ HEIGHTS / AMENITIES







## Splash into Joy

Dive into a world of fun and relaxation with exceptional facilities designed for every moment of leisure.



# Aqua Luxuries

Experience elegance with our luxurious pools and water retreats.



Main Pool



Pool Deck



Lounge Pool



Lounge Deck



Kids Pool



Koi Pond



Meditation Pavilion

/ HEIGHTS / AMENITIES





## Play & Leisure Hubs

Varied recreational spaces for sports, play, and relaxation.



Cricket Practicing Net



Kids Play Area



Multi Purpose Court



Old Folks Corner



Half Basket Ball Court



Party Lawn



Semi Covered Kids Play



Beach Volley Ball Court



Exercise Station



Jogging Track



Gallery Seating



Pickleball Court



Tree Court











# A Celebration of Grandeur

**Club Jeux**, the exclusive 14,000 sq. ft. clubhouse at Signature Heights, offers thoughtfully designed spaces for fun, recreation, and well-being.

From strategic games like chess and carroms to relaxing lounges, meditation areas, and a multi-gym, Club Jeux provides everything you need for mental and physical fitness. Residents can enjoy an array of amenities, including a fully-equipped **Gym, Billiards Court, Multipurpose Hall, Kids Zone, Badminton** and **Squash Courts, Table Tennis**, and various **Indoor Games**. Whether engaging in playful activities, social gatherings, or quiet reflection, Club Jeux blends leisure and wellness, creating a perfect retreat for residents of all ages.

CLUB  
**jeux**









## Relaxation & Recreation


Serene pavilions and convenient facilities for every need.

 Sports Pavilion

 Yoga Pavilion

 Barbeque Pavilion

 Pool Pavilion

 Resting Pavilion

 Care Taker Pavilion

 Changing Rooms / Toilet

/ HEIGHTS / AMENITIES





## Luxe Drives & Parking

Experience seamless and stylish access with our premium driveways and parking solutions.



Driveway



Surface Car Parking



Fire Driveway



Tree Collar with Seating



Pathway

/ HEIGHTS / AMENITIES





# SIGNATURE HEIGHTS

## Where Life Rises Above the Ordinary

Three stately towers rise amidst over 5 acres of lush, open spaces, offering a perfect balance of modern living and natural beauty. Every aspect of this community reflects thoughtful design, ensuring a lifestyle that inspires relaxation, joy and togetherness.





# Bringing comforts closer to you

## TRANSIT DESTINATIONS

National Highway 44	0.9 kms
Bengaluru International Airport	61 kms
Electronic City Metro Station	10 kms
Heelalige Railway Station	05 kms
Hosur Railway Station	16 kms

## HOSPITALS / CLINICS

Narayana Institute Of Cardiac Sciences	05 kms
The Oxford Medical College	05 kms
Sri Sai Hospital	2.7 kms
Mazumdar Shaw Medical Centre	5.2 kms
Athreya Hospital	4.8 kms

## EDUCATIONAL HUBS

Ambitus World School	01 kms
Swamy Vivekananda Vidya Niketan	2.5 kms
SVVN PU College	2.3 kms
Nazareth School	2.7 kms
V.K. Public school	3.4 kms
Indus International School	13 kms
Shree Sharada International School	3.5 kms

## RECREATIONAL

Cric Biz Cricket Academy	0.6 kms
Sachin Tendulkar Cricket Ground	0.7 kms
Prashasthi Sports Arena	3.9 kms
Gold Coins Club & Resort	8.4 kms

## BUSINESS HUBS

Schneider Electric India	2.5 kms
Attibele Industrial Area	3.7 kms
Hewlett Packard	11 kms
Tech Mahindra	11 kms
Continental Automotive Components	09 kms
Infosys	12 kms
TVS	11 kms

## COMMERCIAL HUBS

Dmart	6.5 kms
Chandapura Market	3.7 kms

\*The maps provided are for reference only and may not reflect exact boundaries, routes, or precise distances to key landmarks and facilities.







Where Age is  
Met with Grace













## Where Families Grow, and Memories Last

At Signature Heights, home is where love flourishes, connections thrive, and every day brings new reasons to smile. Thoughtfully designed for togetherness, it offers the perfect setting for both quiet moments and joyful celebrations. Here, your family finds not just a house but a place to grow, bond, and create lasting memories.






# Building Specifications

Item		Specification
	Structure	RCC framed structure.
	Flooring	Vitrified tiles flooring in living, dining, bedrooms of Varmora/Kajaria/Orient Bell/equivalent. (800mm*800mm)  Anti-skid Ceramic tiles in bathrooms (600mm*600mm), balconies and utility of Varmora/Kajaria/Orient Bell/ equivalent. (300mm*300mm).
	Windows	UPVC Window with Saint-Gobain glass. Ventilators with glass louvers and provision for exhaust fans in all bathrooms. UPVC French Windows for the balcony.
	Kitchen	Adequate Electrical & Plumbing points including points for Washing Machine, Water Purifier & Chimney.
	Doors	<b>Main Door:</b> Pre-Hung Main Door (2300mm*1066mm). Frame – 125mm*45mm African Teak Wood frame with PU polish & Bottom Threshold. Shutter - 40mm thick with both sides Teak Veneer finished flush door with Teak Veneer Edge Banding & PU polish. Digital Lock from Godrej <b>Bedroom Doors:</b> Pre-Hung Door (2100mm*900mm). Frame – 100mm*45mm Laminate wrapped LVL (Laminated Veneer Lumber) frames. Shutter - 35mm thick with both side approved Fero laminated flush door with all around PVC Edge Banding. Handle Lock of Godrej/Europa. <b>Toilet Doors:</b> Pre-Hung Door (2100mm*750mm). Frame – 100mm*45mm Laminated wrapped WPC (Wood Plastic Composite) frames. Shutter - 32mm thick with both sides approved Fero laminated flush door with all around PVC Edge Banding. Handle Lock of Godrej/Europa.

Item		Specification
	Bathrooms	Glazed Ceramic tiles dado of Varmora/ Kajaria/ Orient Bell/equivalent make up to 7 feet height. White colored commode and basins of American Standard /Kohler /Roca /Jaquar/equivalent make. Elegant CP fittings, faucets of American Standard /Kohler /Roca /Jaquar/equivalent make. Hot and Cold Diverter unit with overhead shower of American Standard /Kohler/Roca/Jaquar/ equivalent make Provision for Geyser and Exhaust Fan in all bathrooms. Pressure checked plumbing and drainage lines to ensure leak proof toilets.
	Electrical	Good quality fire resistant copper cables of Anchor/RR/Salzer/Orbit/equivalent make. Elegant modular switches of Anchor/ Legrand/ L&T / equivalent make. One Earth Leakage Circuit Breaker (ELCB) for each apartment. Adequate light, fan and plug points. TV points in living and master bedroom. A/C point in master bedroom. Power Supply (BESCOM), 5KW for 3BHK, 4KW for 2.5BHK & 2BHK apartment. 100% DG Back up for common areas and 3.0KVA for 3BHK and 2.5KVA for 2.5BHK & 2BHK for individual apartments .
	Paint	Weather proof Acrylic exterior emulsion paint for external walls. Interior Acrylic Emulsion paint for interior walls and ceiling. Enamel paint for all MS works.
	Elevators	Elevators of Otis/Kone/Mitsubishi or equivalent make. BLOCK – A : 6 passenger elevator & 1service elevator. BLOCK – B : 4 passenger elevator & 1service elevator. BLOCK – C : 1passenger elevator & 2 service elevator. Recreational Block – 1 no of regular passenger elevator.
	Car Parking	One covered car parking per Unit.






Item		Features
	Safety	Security cabin & round the clock security. CCTV coverage for security at main entrance. Individual resident ID cards on demand. Individual car sticker permitted for allotted car park on demand.
	Water	Underground sump with pneumatic system. Overhead tanks for fire service. Water softening plant. STP treated water for flushing of Toilets, for car wash & Gardening purpose.
	Eco friendly	UPVC Window with Saint-Gobain glass. Ventilators with glass louvers and provision for exhaust fans in all bathrooms. UPVC French Windows for the balcony.

# Crafted for Excellence, Trusted for Quality

At Signature Heights, every detail reflects our unwavering commitment to quality. We collaborate with industry-leading brands to ensure that the finest materials, fixtures, and finishes enhance your home. Our brand pool represents excellence at every step, delivering long-lasting value and offering you a home where quality is not just a promise but a standard you can trust.

# Partnering with Excellence





Call: +91 741 100 2828



**SIGNATURE DWELLINGS PVT. LTD**

# 21 & 22, 2nd & 3rd Floor, Aspire Square  
1st Main Road, 1st Block Koramangala, Bengaluru - 560 034  
info@signaturedwellings.in | signaturedwellings.in