

PROJECT BY



SHAGUNTM
DEVELOPERS

MEMBER OF

CREDAI
SURAT

ARCHITECT



STRUCTURAL ENGINEER



ASSOCIATE ENGINEER



OWN THE ULTIMATE LUXURY



SITE ADDRESS : SIGNATURE HOMES, OPP. SHIVALIK AVENUE, NR. SHIV MANDIR, OLPAD SAYAN MAIN ROAD, OLPAD

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FOLLOW US





Shagun Developers is founded on the thought of inspiring a better tomorrow by providing people with improved life and living standards at the best.

We endeavour to commit ourselves to provide our customers with the finest design, aesthetics and values that match good standards.

At Shagun, we believe in a futuristic approach to strengthen this commitment to excellence. With this as our founding philosophy, we are moving towards establishing a leadership position for ourselves in the industry and satisfying our customers by providing much more than what they anticipate.

Parallely, we are also committed towards our motto of designing residential and commercial complexes of a progressive Surat and surrounding area makes it a better place to live in...



Signature
HOMES



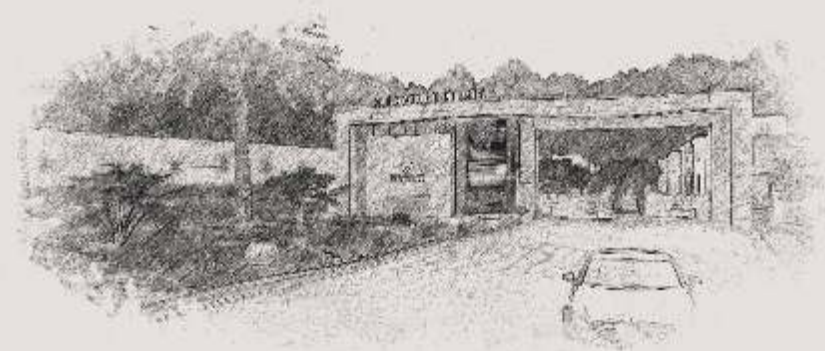
24 X 7 SECURITY



PICKUP AND DROP OFF POINT
FOR SCHOOL BUS

Taking aesthetics to a whole new level

The beauty of aesthetics is that it uplifts the very experience of living without making it too obvious. Take for example, being welcomed by a mesmerizing water body as you enter the property after a hard day at work. Just watching the water roll down gracefully would be good enough to melt your stress away.



ELEGANCE ENTRY GATE

Welcome to your own empire



Pride of possession, peace of mind and the pleasure of living.



WIDE RCC ROAD



STREET LIGHT



A lifestyle residence is taking shape

Signature Homes is all about this new luxury and much more. A dream project by Shagun Developers, is all set to take the meaning of luxury a notch above the rest, with extremely high quality construction standards and a professional approach. Nestled in an oasis of serenity and picturesque greens, Signature Homes is an ode to those who appreciate the beauty of understated elegance, and never settle for anything less than the best.



ESTHETIC ELEVATION





- 25' TO 40' WIDE INTERNAL RCC ROAD.
- SOCIETY OFFICE
- SECURITY CABIN
- CCTV IN COMMON AREA
- GENERATOR BACKUP FOR COMMON AREA
- STREET LIGHT
- UNDERGROUND ELECTRIC CABLES.
- PICKUP ZONE
- CAR WASH AREA
- FREE WIFI ZONE
- KING SIZE CLUBHOUSE
- WELL DEVELOPED GARDEN



KING SIZE CLUB HOUSE



LANDSCAPED GARDEN

Comfortable living can only be experienced when everything is under control and running smoothly. That's when you can feel the joy of freedom. we have taken care of every small and big thing.

Feel like a VIP as you take a leisurely stroll on the paved pathways at any time of the day or night. Because our round the clock security and surveillance system will always keep a watchful eye.

Taking comfort to a whole new level



IDEAL LOCATION



If time is luxury, we've made sure that you're able to spend that currency to your heart's content. Now you'll be able to make the most of your free time, thanks to a bouquet of leisure activities to choose from. Whether it's taking a quick dip in our classy pool, sculpting your body at our state-of-the-art gym, just chilling with friends at our café, there are enough more things to keep you entertained.

Taking leisure to a whole new level

A place where you can feel like a king !!!

-  CELEBRATION LAWN
-  JOGGING TRACK
-  MULTIPURPOSE STAGE
-  OPEN AIR THEATER
-  ROCK CLIMBING
-  VOLLEY BALL
BADMINTON COURT
-  BASKET BALL
-  CAMP FIRE
-  GAZEBO
-  KIDS PLAY AREA
-  SWIMMING POOL
-  RAIN DANCE



Reflection of the most comforting lifestyle.



SWIMMING POOL



JACUZZI



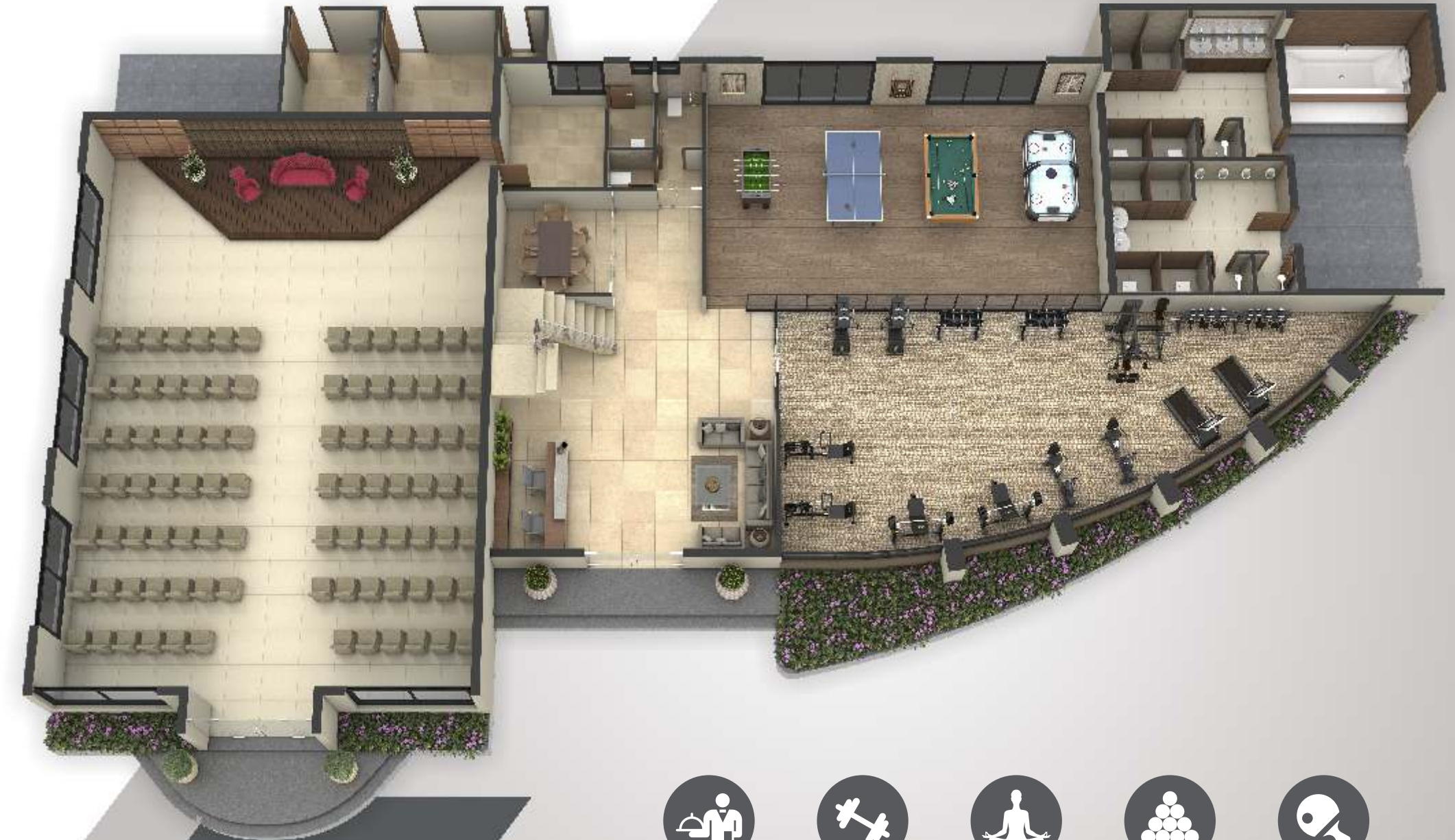
RAIN DANCE

Where each day of your lives becomes your memory...



Taking leisure to a whole new level





Club House
GROUND FLOOR PLAN



BANQUET



WELL EQUIPPED GYM



YOGA



BILLIARDS



TABLE TENNIS



SOCCER TABLE



AIR HOCKEY



BRIDAL ROOM



SOCIETY OFFICE



DOUBLE HEIGHT
RECEPTION



CAFETERIA



CARD



CHESS



CARROM



DART BOARD



KIDS ZONE



Club House
FIRST FLOOR PLAN

Modern design concepts that complement your sensibilities





BANQUET HALL WITH PARTY LAWN



OPEN AIR THEATRE



CULTURAL ACTIVITY STAGE

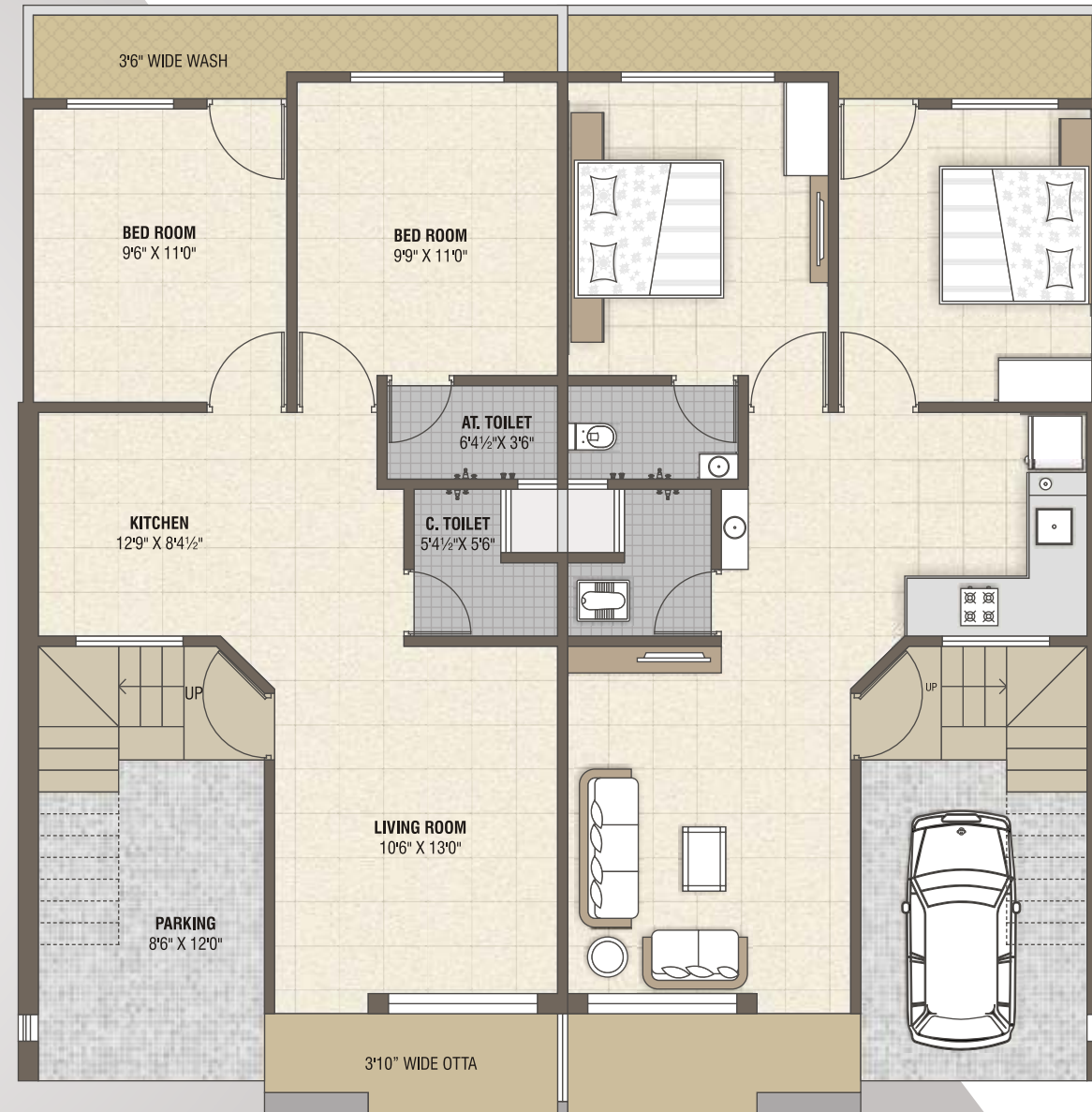


Masterpiece of lifestyle...

TYPE A | 20' X 47'
GROUND FLOOR PLAN



TYPE B | 20' X 40'6"
GROUND FLOOR PLAN





PLEASANT AMBIENCE

Taking aesthetics to a whole new level



Blending the essentials of peace, calm and comfort.



SPECIFICATIONS

- DOORS & WINDOWS**
Elegant flush doors with laminate sheet.
Aluminium section windows with anodizing.
- ALL FRAMES**
High durability Wooden frame in main door.
Other doors and window frame are in natural granite.
- FLOORING**
Granamite flooring in living room, kitchen and bed rooms.
Kota flooring in wash. Tiles Flooring in Parking area.
- TOILET & BATHROOM**
Pleasing glazed tiles up to lintel level.
Single lever diverter and metropole in master bedroom.
Wall mixture and shower in common bathroom.
Wall hung closet in master bed room toilet.
Standard quality sanitary ware.
- KITCHEN**
Granite kitchen platform with Quartz sink.
Glazed tiles up to lintel level.
- PLUMBING**
1000 Lit. PVC tank for bore water.
500 Lit PVC tank for sweet water.
R.O water point in kitchen area.
ISI standard UPVC and CPVC pipe fitting.
Centrally plumbing system for hot water.
- ELECTRIFICATION**
Sufficient light and fan points.
Completely concealed & modular switches and copper wiring.
T.V points in living room and master bedroom.
A.C points in bedrooms.
Grinder, oven and RO filter points in kitchen.

- COLOUR**
Inside 2 coat Birla putti finish.
Weather shield colour at outside area.
- TERRACE**
Double coat water proofing in terrace.
Stair cabin with RCC slab.

- N.A. PLAN PASS
- LOANABLE TITLE CLEAR
- INDIVIDUAL 7/12 ENTRY

નોંધ :

- બહારના એવીવેશનમાં કોઈપણ ફેરફાર કરી શકાશે નહીં.
- દસ્તાવેજ ખર્ચ, લીંગલ ખર્ચ, જી.એસ.ટી. તથા જી.ઈ.બી. મેઈન્ટેનન્સ ફંડ અલગથી આપવાનો રહેશે.
- બંધોગો અનુસાર લે આઉટમાં ફેરફાર કરવાનો હકક ડેવલોપર્સનો રહેશે.
- પેમેન્ટ પૂર્ણ કરી દસ્તાવેજ કર્યા પછી જ પોશન મળશે.
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CONNECTIVITY

RAILWAY STATION	30 MIN
NH 8	25 MIN
RELIGIOUS BELT	10 MIN
BANKS	3 MIN
SCHOOLS	10 MIN
OLPAD MARKET	5 MIN
SHUBHAS GARDEN	20 MIN
L. P. SAVANI	25 MIN
KATARGAM	20 MIN



LOCATION MAP

