

SIGNATURE
HORIZON

AN ADDRESS WITH A VIEW



I set out with a mission to create a benchmark in the Hyderabad real estate and achieved it with Signature One. It's time now to set new standards with Signature Horizon. You will find my same zeal and hands-on approach to create this stunning address. The journey from Banjara Hills to Dollar Hills continues.

ROHIT **R**EDDY
FOUNDER, SIGNATURE DEVELOPERS

AN
ADDRESS
WITH
A VIEW



AN ADDRESS WITH A VIEW

Signature Horizon is truly a high point of an upscale destination on Dollar Hills, Puppalaguda, Manikonda. With a striking architecture, these feature rich apartments are laid out on a perfect square floor plan in a near square shaped land parcel.

The contemporary design of Signature Horizon comes from an intuitive understanding of the way real people like to enjoy living in harmony with nature. Blending urban style with nature-inspired elements, the thoughtfully designed 2 and 3 bedroom apartments at Signature Horizon provide a high-quality living environment.

Signature Horizon, set at the hill-top offers exquisite views of Golconda Fort and Qutb Shahi Tombs, free from the traffic and noise of the city. As you walk along the impressive corridor on each floor, you cannot miss out on the beautifully curated open-to-the-sky central courtyard.

A sophisticated inner environment provides a unique social hub right at its roof top. At Signature Clubhouse you will enjoy recreational amenities like swimming in a unique infinity edge pool, a leisure lounge, a private mini-theater and a sprawling banquet hall. The sports enthusiast will not miss out on their squash, badminton, indoor games or a workout in the state-of-the-art gymnasium.

Each residence is crafted with intricate detail which is further elucidated in the floor plans. Meaningful design with minimum wastage and maximum efficiency, each apartment comes with priceless views.

AN OVERVIEW

G + 7 LEVELS WITH 82 PREMIUM RESIDENCES

ELEVEN TOWERS CONNECTED WITH A CENTRAL CORRIDOR

VASTU-COMPLIANT COMPLEX & HOMES

28 FLAT TYPES FROM 1826 SQ.FT.-3658 SQ.FT.

CHOICE OF 2, 3 & 3 BHK+ STUDY RESIDENCES

NO COMMON WALLS WITH OTHER APARTMENTS

EXCELLENT VIEWS IN ALL DIRECTIONS

VIBRANT CITY SKYLINE OR HERITAGE CITY VIEWS

ROOF-TOP SIGNATURE CLUBHOUSE

HOMES SET AROUND A CENTRAL DESIGNER LANDSCAPED COURTYARD

INFINITY EDGE POOL

CONCIERGE SERVICE

AMPLE CAR PARKING SPACE FOR RESIDENTS & VISITORS

INTERCOM CONNECTIVITY

DAILY PROVISIONS KIOSK

MULTIPLE LIFTS FOR RESIDENTS & SERVICES

WATER SMART COMPLEX WITH REDUCED WATER WASTAGE

RAINWATER HARVESTING SYSTEM

CENTRALIZED PIPED GAS

EFFECTIVE IRRIGATION SYSTEM

ENERGY SAVING APPLIANCES & EQUIPMENTS

FIRE MANAGEMENT SYSTEM

AMPLE DAYLIGHT & VENTILATION

HIGH PERFORMANCE BUILDING CONSTRUCTION FOR COOLING

24X7 3-TIER SECURITY

24X7 100% POWER BACK-UP

ARRIVE
AT YOUR
SIGNATURE
ADDRESS

SIGNATURE
HORIZON



ARRIVAL PLAZA

MAKE A CHIC FIRST IMPRESSION



As you drive in, leaving the hustle-bustle behind, you experience an impressive and elegant overture to your world inside. The drop-off at Signature Horizon is carefully designed at the Level-1 keeping you at ease and away from the hassle of the rain or wind; heat or cold. You simply soak in the beauty of your entry porch with its alluring blend of greens, stone and water.



Artistic Impression



Artistic Impression



The double height lobby at Signature Horizon offers a smart welcome with an invitation to you and your visitors to sit and relax. It is an idyllic setting for you to even meet your friends and neighbors.

The lobby is also home to the concierge desk which will take care of your every small need, be it deliveries and messages or the security of your apartment & family.

ARRIVAL LOBBY AT LEVEL-1

STYLISH PRELUDE TO YOUR HOME

CENTRAL COURTYARD SPACE IN HARMONY WITH LIFE



The internal courtyard is an exclusive green space complementing the lines of the surrounding architecture and it is conceived to be the social hub of Signature Horizon. Incorporating soft & hard landscaping, water features and sit-outs, the central courtyard offers you a serene space to spend time on your own or to mingle with your neighbors.

This is a private space to be enjoyed, somewhere to reflect and make a connection with nature.

Thoughtful planting will provide you year-round fragrance and celebrations with the colors of the seasons.



Artistic Impression

BIRD'S EYE VIEW

- 01 Pedestrian Entry/Exit
- 02 Vehicular Entry/Exit (Level 1)
- 03 Fire tender path
- 04 Central courtyard
- 05 Swimming pool (roof-top)
- 06 Deck & sit-outs (roof-top)
- 07 Vehicular Entry/Exit (Level 4)



ARRIVAL PLAZA PLAN AT LEVEL 1

- 01 Arrival Plaza
- 02 Water body
- 03 Entrance
- 04 Concierge Lobby/Reception
- 05 Waiting Lounge
- 06 Restrooms



MORE AMENITIES MORE VALUE

Signature Horizon offers a best-in-class living experience with plethora of amenities and facilities available for its residents unlike any other development in the vicinity.

Be it well-being or recreational, sports or social, every amenity is at your disposal. This is one of the key differentiations of this development and gives you more value on your investment.

THE AMENITIES



INFINITY EDGE
SWIMMING POOL



ROOF TOP
GAZEBOS



YOGA AND
MEDITATION DECK



SKY
BANQUETING



SKY CAFÉ
AND LOUNGE/
BUSINESS CENTRE



JUICE
BAR



PRIVATE
CINEMA



ART
GALLERY



GYMNASIUM



HEALTH CLUB
WITH STEAM
AND SAUNA



SPA
AND SALON



SQUASH
COURT



MULTIPURPOSE
SPORTS HALL



TABLE
TENNIS



KIDS PLAY
AREA



INDOOR GAMES:
CHESS, CARDS,
SNOOKER ETC.



WALKWAY/
JOGGING TRACK



LANDSCAPED
CENTRAL COURTYARD



SIGNATURE
HORIZON

ENJOY
AMENITIES
WITH A
VIEW

IMMERSE YOURSELF
IN THE RARE LUXURY
OF AN INFINITY EDGE POOL
WITH BEAUTIFUL HERITAGE VISTAS.



SIGNATURE HORIZON RESIDENCES:

OWN YOUR DREAM HOME WITH DELIGHT

These Vastu compliant homes are an absolute delight with their thoughtful and spacious layouts, luxury specifications and quality finishes.

The residences at Signature Horizon enjoy outdoor spaces with expansive balconies offering views of beautiful cityscape and the legendary Golconda Fort and Qutb Shahi tombs.

For anyone who loves the buzz of an urban metropolitan life and would like to enjoy exclusive modern privileges, these residences, with easy access and connectivity, offer an undeniable opportunity.



Artistic Impression

TYPICAL FLOOR PLAN

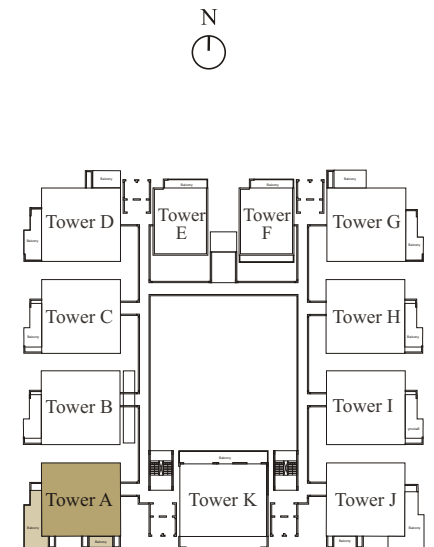
Type: 1-F

Size: **3BHK**

Area (SBU): 3057.75 sq.ft.



- Living Room
- Dining Room
- Drawing Room
- 3 Bedrooms
- Kitchen
- 2 Balcony
- 3 Toilets
- Utility



TYPICAL FLOOR PLAN

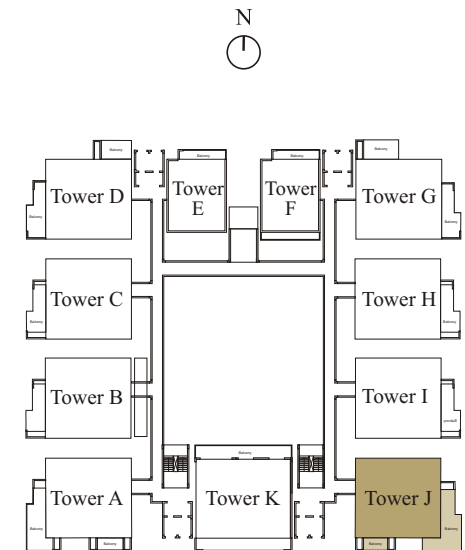
Type: 3-D

Size: **3BHK**

Area (SBU): 3032.68 sq.ft.



- Living Room
- Dining Room
- Drawing Room
- 3 Bedrooms
- Kitchen
- 2 Balcony
- 3 Toilets
- Utility



TYPICAL FLOOR PLAN

Type: 2-A

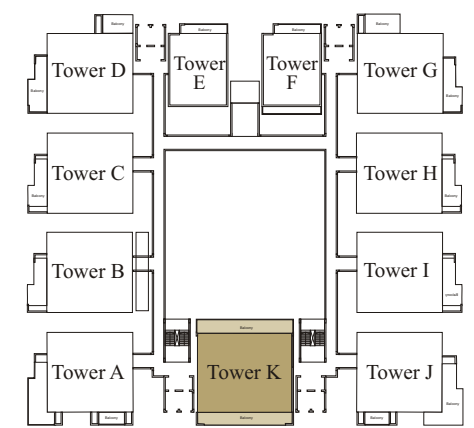
Size: **3BHK + Study**

Area (SBU): 3574.59 sq.ft.



- Living Room
- Dining Room
- Family Room
- 3 Bedrooms
- Study Area
- Kitchen
- 2 Balcony
- 3 Toilets
- Utility

ENTRY

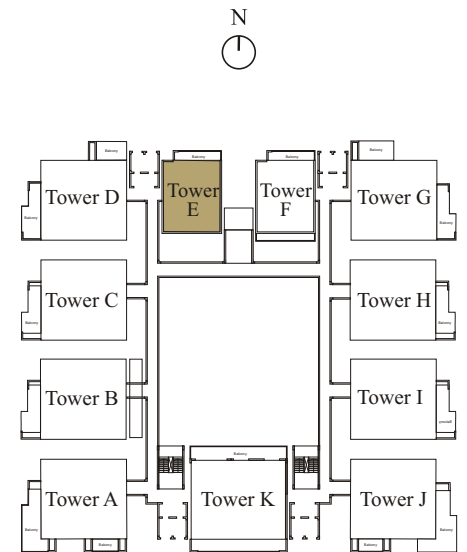


TYPICAL FLOOR PLAN

Type: 4
 Size: **2BHK**
 Area (SBU): 1826.72 sq.ft.



- Living Room
- Dining Room
- Drawing Room
- 2 Bedrooms
- Kitchen
- 2 Balcony
- 2 Toilets
- Utility



SPECIFICATIONS

LIVING ROOM/DINING/LOBBY/FAMILY ROOM/LOUNGE/STUDY AREA

Floor	Large vitrified tiles/imported tiles (800 x 1200)
Wall Finish	Plastic emulsion on POP punning
Ceiling	POP punning & plaster with acrylic emulsion
Doors	Main Door - teak frames for main door with flush doors with both side veneer and both side teak architrave
Windows/Door	Powder coated aluminium / UPVC window frames & louvers with clear / frosted glass
Switches	Modular switches & sockets, copper wiring

MASTER BEDROOM

Floor	Laminated wooden flooring
Wall Finish	Plastic emulsion on POP punning
Ceiling	POP punning & plaster with acrylic emulsion
Doors	Skin moulded door with wooden door frame + architrave
Windows	Power coated aluminium / UPVC window frames & louvers with clear / frosted glass
Switches	Modular switches & sockets, copper wiring

OTHER BEDROOM(S)

Floor	Laminated wooden flooring
Wall finish	Plastic emulsion on POP punning
Ceiling	POP punning & plaster with acrylic emulsion
Doors	Skin moulded door with wooden door frame + architrave
Windows	Power coated aluminium / UPVC window frames & louvers with clear / frosted glass
Switches	Modular switches & sockets, copper wiring

KITCHEN

Floor	Anti skid ceramic tiles (600X600)
Wall	Combination of ceramic tiles (2') & plastic emulsion on POP punning
Ceiling	POP punning & plaster with acrylic emulsion
Doors	Skin moulded door with wooden door frame + architrave
Windows	Powder coated aluminium / UPVC window frames & louvers with clear / frosted glass
Switches	Modular switches & sockets, copper wiring
Others	Stainless steel sink, exhaust fan, granite counter top with back splash; provision for installation of geyser and water purifiers by the owner, provision for supply of piped natural gas / LPG supply

BALCONY/TERRACE

Floor	Anti skid ceramic tiles (600x600)
Wall Finish	Plaster with weather proof paint
Doors	Skin moulded Door with wooden door frame +architrave
Windows	Powder coated aluminium / UPVC window frames & louvers with clear / frosted glass
Switches	Modular switches & sockets, copper wiring
Others	SS handrail with toughened glass / MS railing / solid wall

TOILETS

Floor	Anti skid vitrified tiles (600x600)
Wall	Combination of vitrified tiles upto door height, POP with acrylic emulsion paint & mirror
Ceiling	False ceiling in moisture resistant board with acrylic emulsion paint
Doors	Skin moulded door with wooden door frame + architrave

SPECIFICATIONS

Window	Powder coated aluminium / UPVC window frames & louvers with clear / frosted glass
Switches	Modular switches & sockets, copper wiring
Others	Branded fittings - reputed brands, exhaust fan, towel rail / ring, all of standard make, provision of geysers of suitable capacity, single lever CP fittings / mixer taps, wash basin, wall-hung WC

SERVANT/UTILITY ROOM/STORE ROOM

Floor	Ceramic tiles (600x600)
Wall	Plaster with acrylic
Ceiling	Plaster with acrylic
Doors	Power coated aluminium / UPVC window frames & louvers with clear / frosted glass
Switches	Modular switches & sockets, copper wiring

LIFT LOBBY & PASSAGE

Floor	Travertine stone / granite / marble stone
Wall	Combination of granite cladding & plastic emulsion paint
Ceiling	POP punning & plaster with acrylic emulsion
Doors	Lift doors - stainless steel finished; other doors - glass doors

STAIRCASE

Floor	Kota stone / local stone
Wall	POP punning & plaster with acrylic emulsion
Ceiling	POP punning & plaster with acrylic emulsion
Doors	Fire rated door

BASEMENT LOBBY

Floor	Travertine stone / granite / marble stone
Wall	Combination of granite cladding & plastic emulsion paint
Ceiling	POP punning & plaster with acrylic emulsion
Door	Fire rated door

EXTERNAL FINISHES

Wall	Texture paint
Door	Fire rated door

ELECTRICALS

LED lighting, modular switches of North West / Crabtree / MK or equivalent make, copper wiring, including toilets and ceiling light fixtures in balconies, suitable points for power & lighting provided, TV point in all bedrooms & telephone point in one bedroom

AIR CONDITIONING

Air conditioned entrance lobby, provision of VRV system & high wall units in apartments

SECURITY

3-level security, CCTV for basements, ground floor lobbies, lift cars and entry & exit to development; automatic boom barriers and manual gates at entry & exits; intelligent access control system, panic alarm button installed in master bedroom & a door phone near apartment entrance connected to security control room / management office

POWER BACKUP

100% power backup

DOLLAR HILLS: ENJOY PROXIMITY TO IT HUBS.

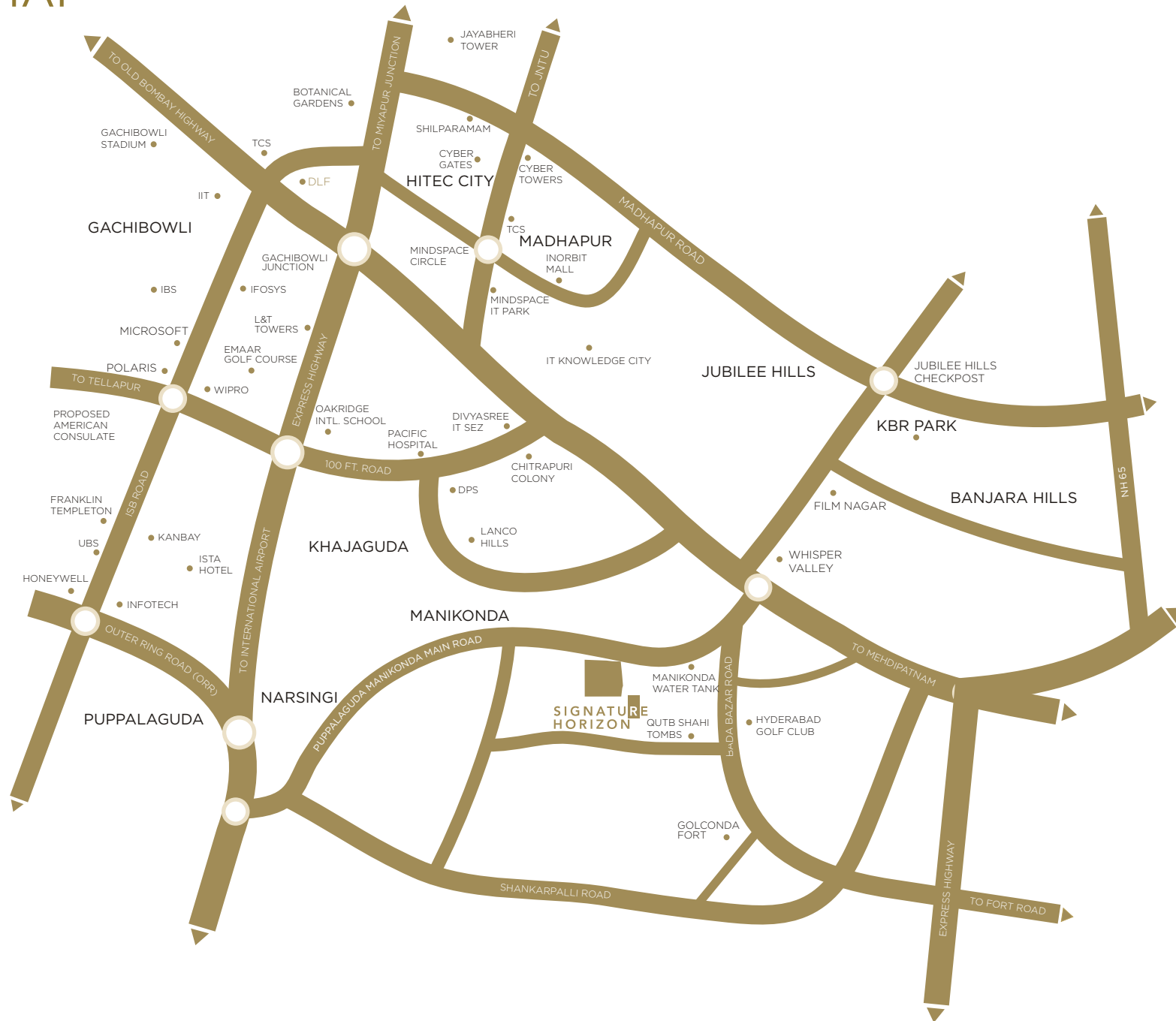
Overlooking elite neighborhood and rich city skyline, Signature Horizon is magnificently placed on a hill top in the new destination of Dollar Hills. Rated in the top 5 places to invest in Hyderabad, Dollar Hills has come up remarkably.

Just 10 minutes from the vibrant action of Jubilee Hills, Dollar Hills is tucked in between ORR and Telecom Nagar. A land of mini townships, Dollar Hills has proven to be a high return destination to local and NRI investors.

Dollar Hills in Manikonda flaunts its accessibility to airport, railway station and main IT hubs of the city. It is about 3 km away from Indira Gandhi Flyover and the Outer Ring Road (ORR) that further gives a 14-16 km traffic-free drive to the airport and railway station.

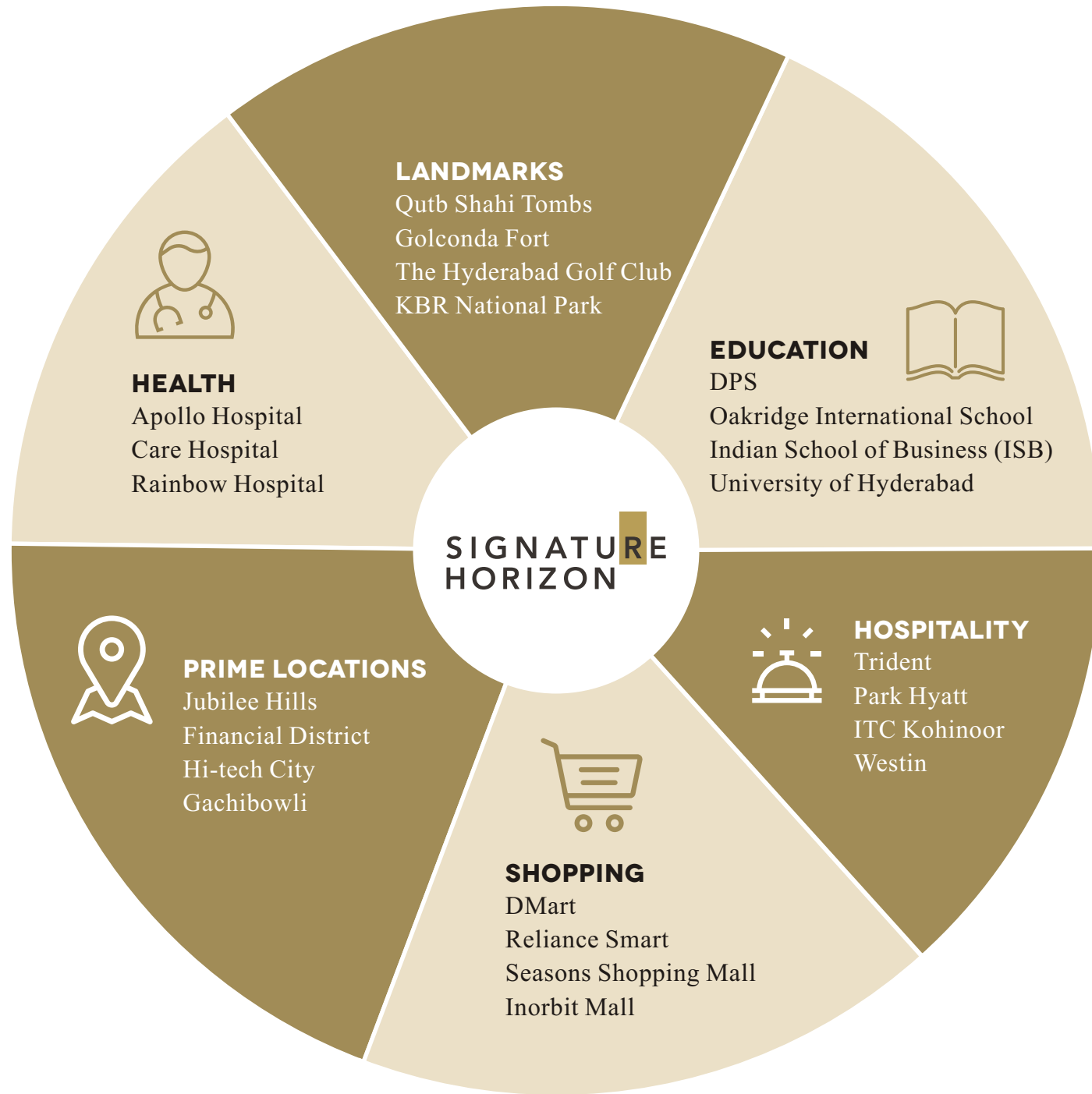
Manikonda is within 8-12 km from IT Parks, such as HITEC City, Nanakramguda, Gachibowli and Raheja IT Park. The trend of this strategic location has been consistently northwards due to the shrinking of the land bank in these areas and it is today one of the most sought after residential addresses.

LOCATION MAP



N

 MAP NOT TO SCALE



SIGNATURE DEVELOPERS: CREATING EXCEPTIONAL LIFESTYLES.

SIGNATURE
DEVELOPERS
CREATING EXCEPTIONAL LIFESTYLES

With a vision to become a leading domestic real estate enterprise with a global reputation to match, Signature Developers is committed to creating exceptional communities and delivering homes of an unrivaled caliber.

Signature Developers, a venture of Rohit Reddy is a privately owned property development company that has been operating since 2006. With an enviable land bank, the Company is collaborating with the biggest names to bring to Hyderabad the best in real estate developments like high-end residences, hotels, stadia etc.

The company focuses on homes that are exceptionally luxurious, perfectly positioned and family-friendly; creating communities where investing in your future pays lifestyle dividends today.

To realize this goal, the promoters ensure their personal involvement and are hands-on while choosing the right talent, right designs and right resources for a sustainable outcome of high quality. Signature Developers is committed to connecting people, passion and purpose to a place.

SIGNATURE ONE IS
TESTIMONY OF
SIGNATURE DEVELOPERS'
COMMITMENT TO QUALITY.
HERE'S A GLIMPSE OF
SIGNATURE ONE IN ACTUAL IMAGES.



SIGNATURE ONE

BANJARA HILLS



Developer
SIGNATURE DEVELOPERS

Architect
MORPHOGENESIS

EPC
CRAFTSMAN PROJECTS

MEP
SYNERGY INFRA

Structural Engineer
ZAKI & ASSOCIATES

Landscape Architect
ARCHISCAPE

Brand Design
TRIVERSE ADVERTISING

SITE ADDRESS

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