

  
**Signature**  
VILLAS  
Phase-II



*Premium*  
**VILLAS**  
“Embrace the Art of Fine Living”



 **Sector-16 B, Greater Noida West**

 **[www.signature-villas.in](http://www.signature-villas.in)**





## About Us

Signature Villas Designed as luxurious homes for select elite, Signature Villas are duplex villas in Sector 16B, Greater Noida West. These extraordinary living spaces are set in a beautiful environment. The secure gated complex has very limited villas and each villa has its own parking space.

Sector 16B, Greater Noida West has good connectivity to some of the important areas in the proximity such as School, Markets, Malls, Railway Station, Knowledge Park, IT/ITS Zone, Industrial Area and Upcoming Metro as well.



## AMENITIES

- Gated Society
- Club House/Party Hall
- Shopping Complex
- Temple
- Pole Street Light
- Plantation
- 22-24 Feet Wide Road
- Healthy Environment
- Pure & Safe Water









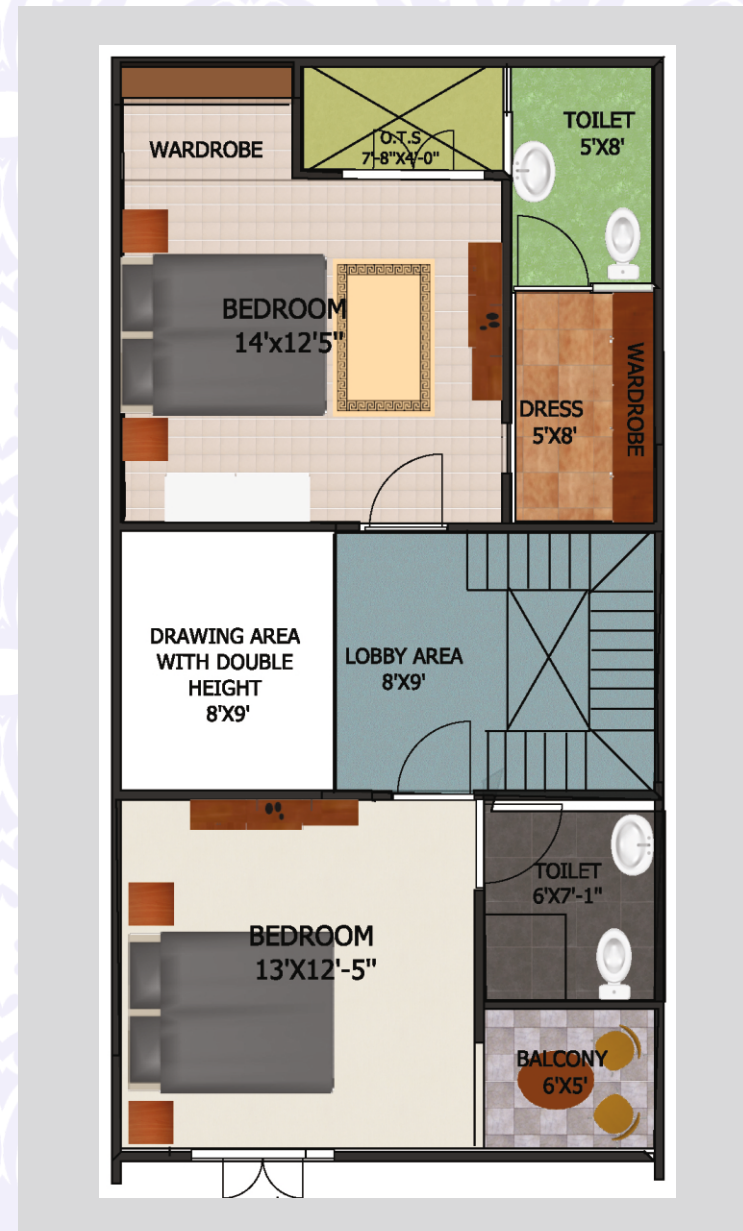
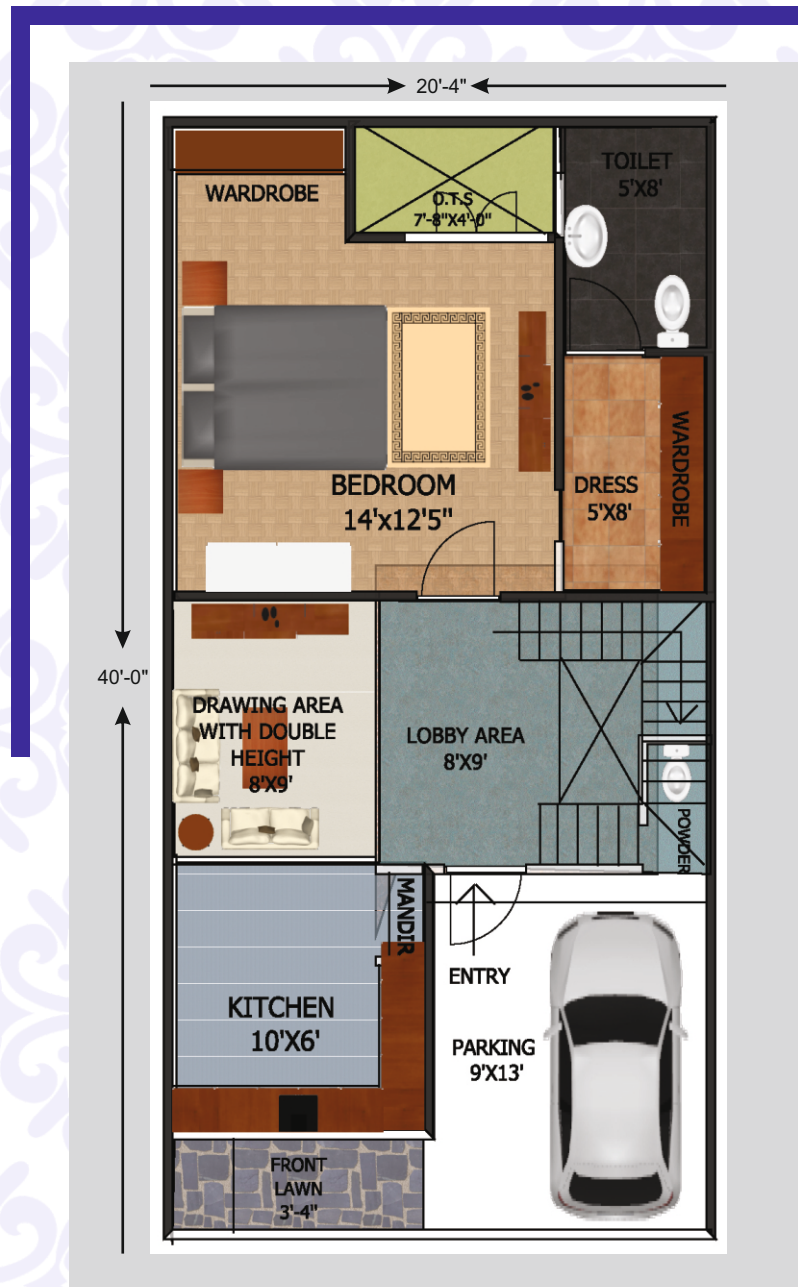






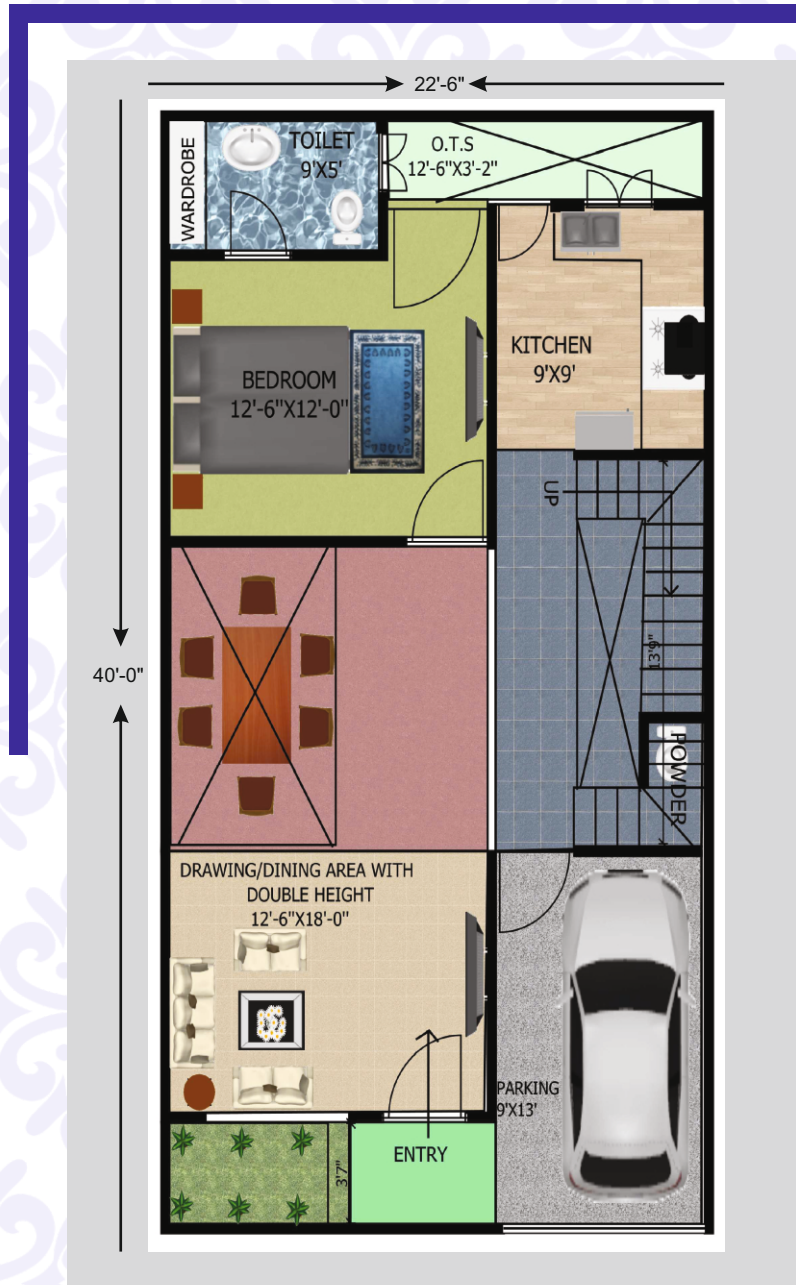


Type 1 : 90 Sq. Yard  
3 BHK + 3 Toilet



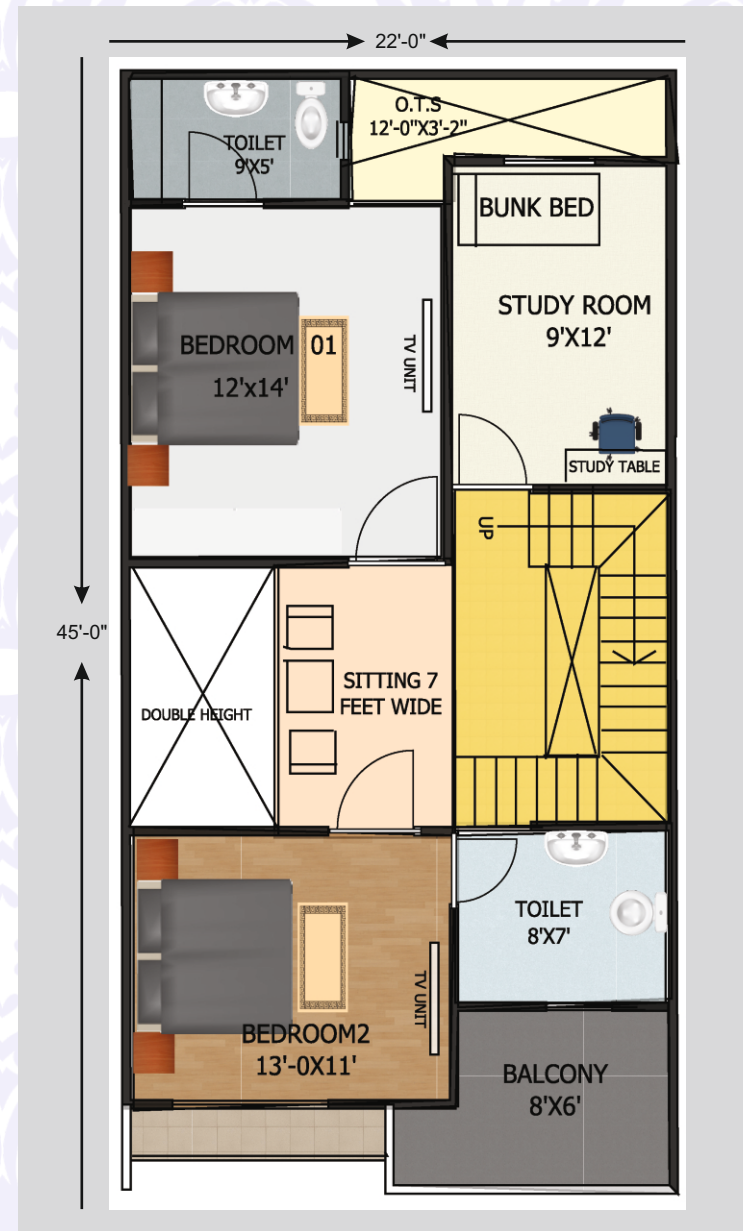
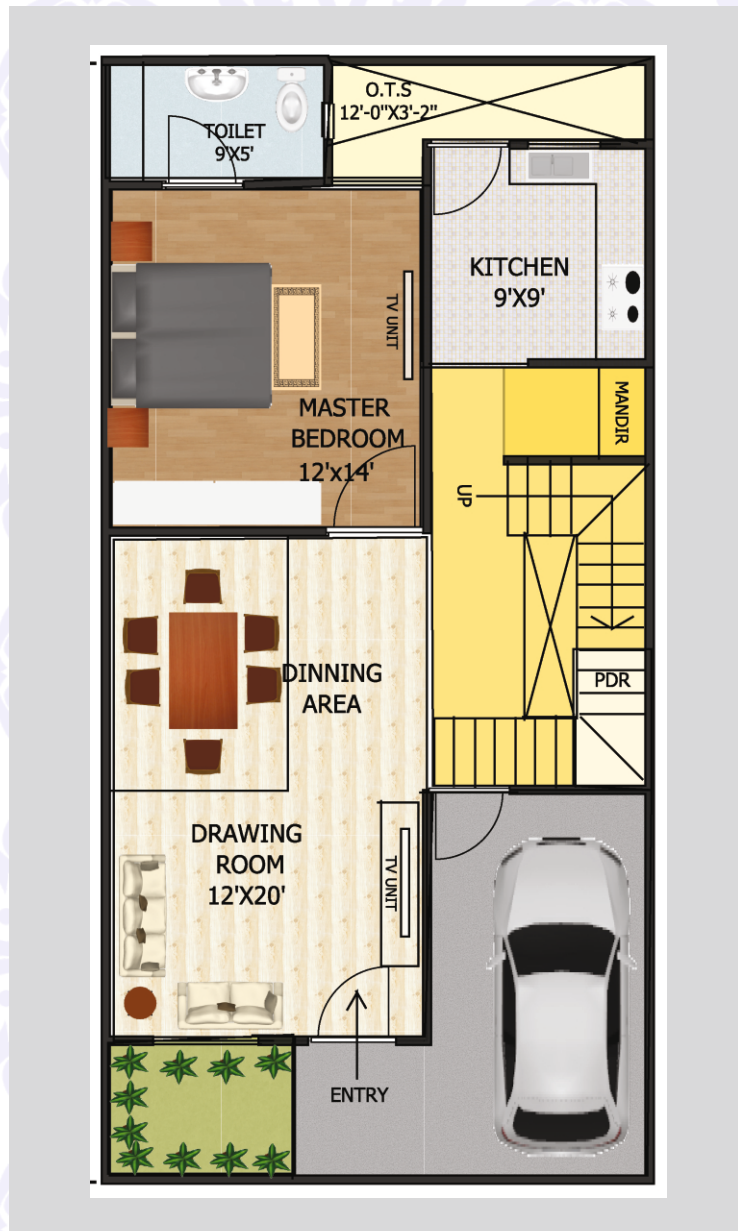


Type 2 : 100 Sq. Yard  
3 BHK + 3 Toilet + Study





Type 2 : 110 Sq. Yard  
3 BHK + 3 Toilet + Study





## SPECIFICATIONS OF VILLA

STRUCTURE	<ul style="list-style-type: none"> <li>• Earthquake-resistant RCC structure with using TMT Steel Bar of 12/16 mm Rathi or Equivalent</li> </ul>
FLOORING	<ul style="list-style-type: none"> <li>• Digital vitrified tiles (1200 x 600 mm) in drawing, dining, kitchen, and bedrooms.</li> <li>• Ceramic tiles in (300 x 300 mm) toilets &amp; balconies.</li> <li>• Granite in Stairs and Parking.</li> <li>• Kajaria, Somany or equivalent Tiles.</li> </ul>
WALLS & CEILING	<ul style="list-style-type: none"> <li>• False ceiling Design in drawing, dining and all bed rooms.</li> <li>• Wall Paper on one wall of each bedroom and in the living room.</li> <li>• POP/Gypsum plaster finish walls with Plastic Paints.</li> <li>• One Wardrobe in each Bedroom.</li> </ul>
KITCHEN	<ul style="list-style-type: none"> <li>• Modular kitchen with Chimney under the granite working top complete with stainless steel sink.</li> <li>• Ceramic tiles on 600 mm above the working platform.</li> </ul>
TOILETS	<ul style="list-style-type: none"> <li>• Plumbing done with prince/astral/or equivalent CPVC/PVC pipe.</li> <li>• Ceramic sanitary ware – Hindware or equivalent.</li> <li>• Wall-mounted EWC and Granite counter top wash basin in 1 toilet.</li> <li>• Wall tiles (300 x 450 mm) up to door level.</li> <li>• C.P fitting – Hindware or equivalent.</li> </ul>
DOOR, WINDOW & ROOF RAILING	<ul style="list-style-type: none"> <li>• All doors will be in Hardwood board with Laminates.</li> <li>• Windows in UPVC Frame with Glass.</li> <li>• Roof Railing in SS with Toughened Glass.</li> </ul>
ELECTRICAL	<ul style="list-style-type: none"> <li>• Adequate light &amp; power points in wall &amp; ceiling.</li> <li>• ISI marked copper wire in PVC conduits with MCB</li> <li>• Branded Modular switches.</li> <li>• Provisions of split AC points in all bedrooms, drawing-room with AC fittings.</li> </ul>

NOTE:-The colour and design of tiles can be changed without any prior notice.Variations in the colour and size of vitrified tiles/granite may occur.Variations in the colour of mica may occur.



# Location Map



- 1.5 Km from Ek Murti Chowk Upcoming Metro Station
- 1.5 Km from NH-24, ABES Engineering College
- 5 Km from Ghaziabad Railway Station

- 9 Km from Sector 51 Metro Station
- Shopping Complex, Nursery School, Inter College, Religious Place Hospitals, Petrol Pump in close vicinity