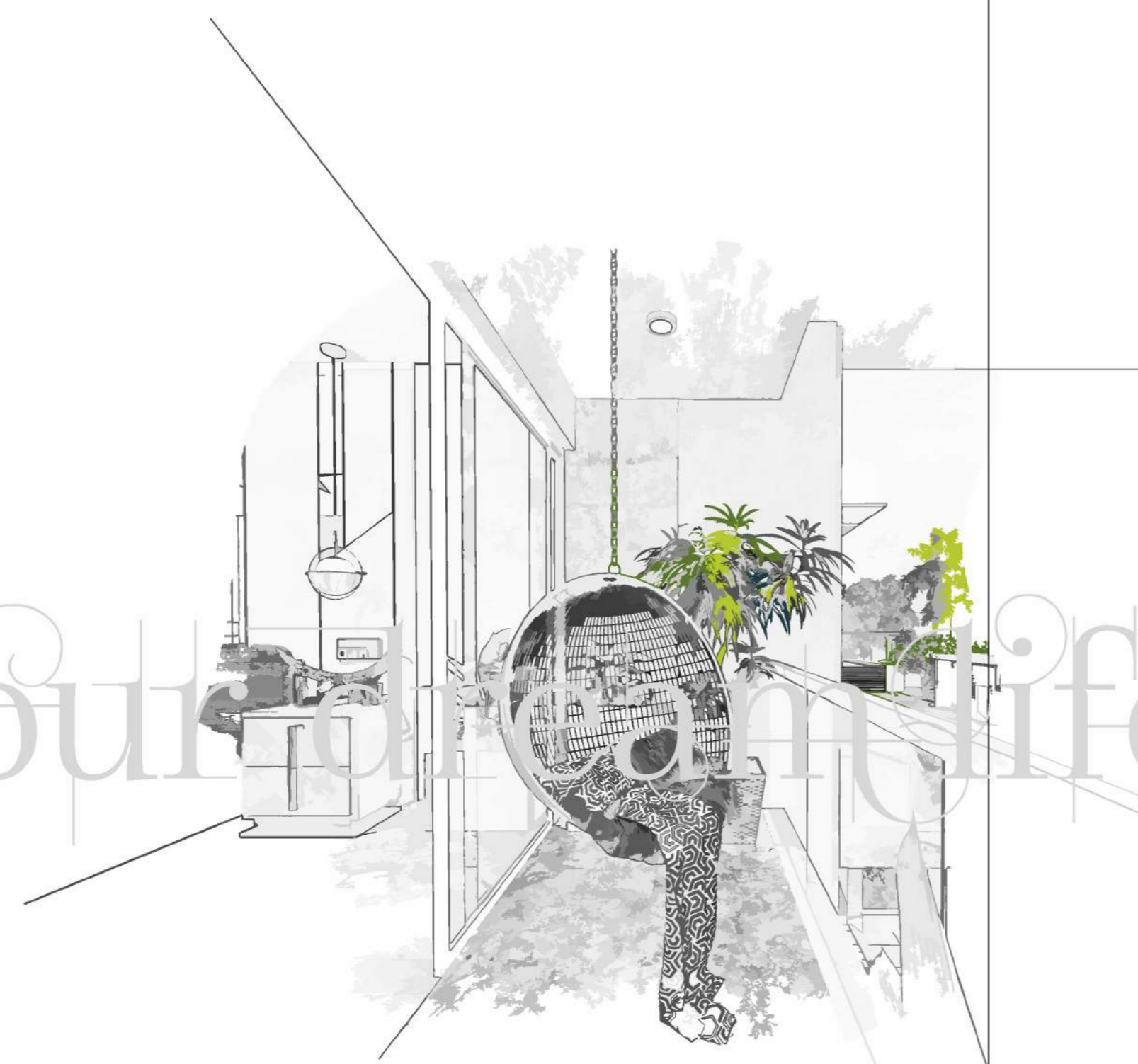


LIFESTYLE IS WHERE IT BEGINS...

your dream life awaits you...

It is time to pause and start living the good life here.



signature  
— VILLA —

— 4B 2HK LUXURIOUS BUNGALOWS —



The group is keen to initiate projects that will define the architectural horizon of several cities, while becoming a landmark in itself for the urban residents.

Madhuvan Group is a veteran real estate group in Vadodara, with nearly three decades of experience in the field. Known for its aesthetics and innovation in construction approach, the group includes young and dynamic professionals as part of its team. Madhuvan Group is presently scaling new heights of excellence and brilliance in more ways than one.





**SENSE A LIFESTYLE  
THAT SUITS YOUR STATURE**

Bringing about a lifestyle change is an important decision. It is a decision involving the well-being of loved ones; at signature villa where all factors contributing to a peaceful life can be garnered in one place and with ease.





AN ULTIMATE PLACE FULL  
**OF SERENE SIMPLICITY**

The quiet and calm surroundings beckon you to unwind, which has still managed to retain Nature's neighborhood.

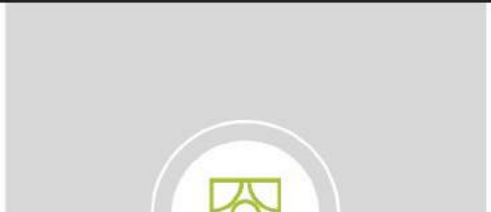




IT IS YOUR DREAM PARADISE  
**METICULOUSLY CRAFTED ON EARTH**

Designed for natural stay with the light, energy, ambience and the freshness, Signature Villa combines all extraordinary natural resources for unmatched luxurious living.





# LAYOUT PLAN



AREA TABLE	
BUNG. NO.	SQ. FT.
01	3444
02	1728
03	1725
04	1722
05	1718
06	1715
07	1711
08	1705
09	1705
10	1705
11	1705
12	1705
13	1705
14	3939



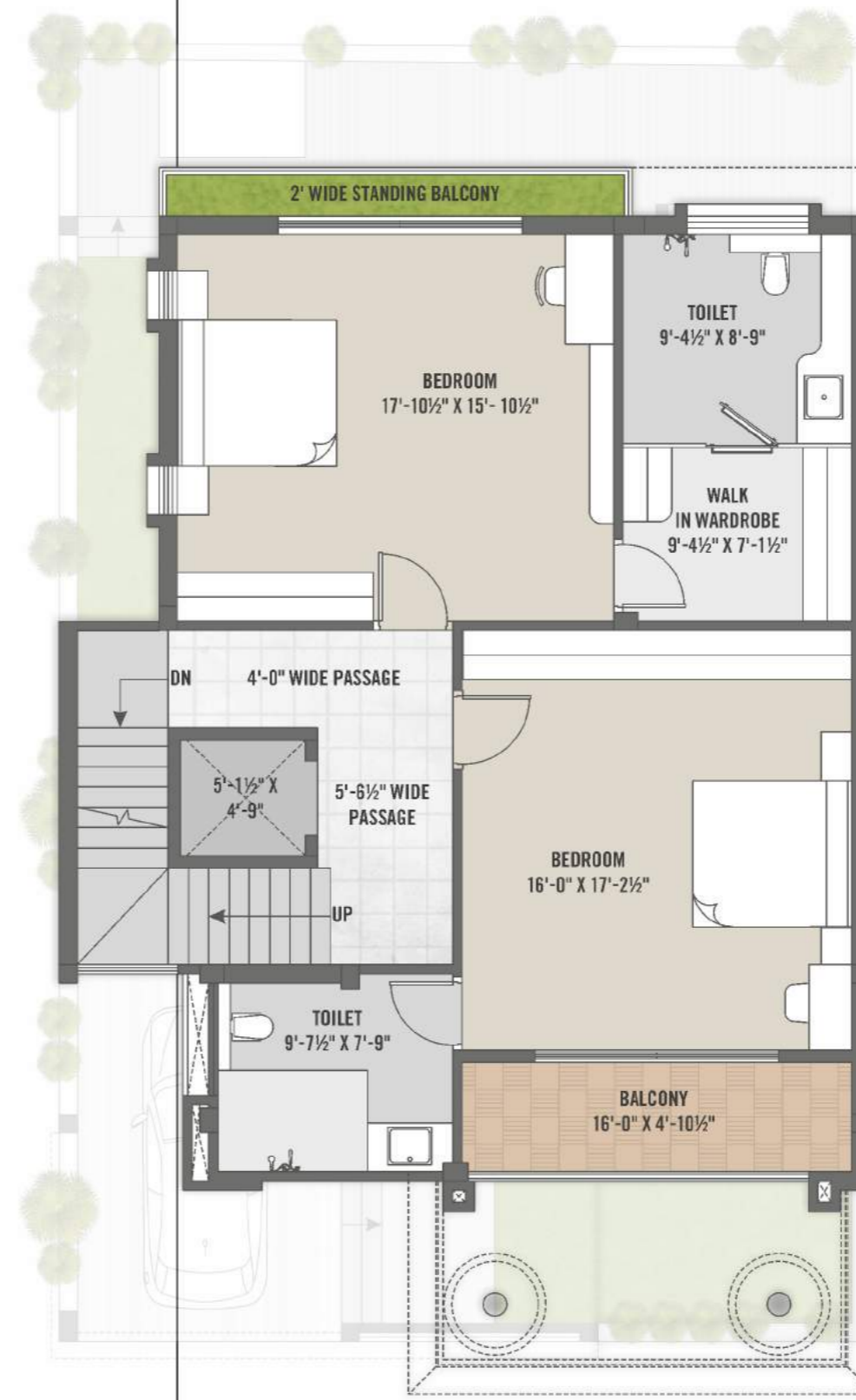


# 4B 2HK UNIT PLAN

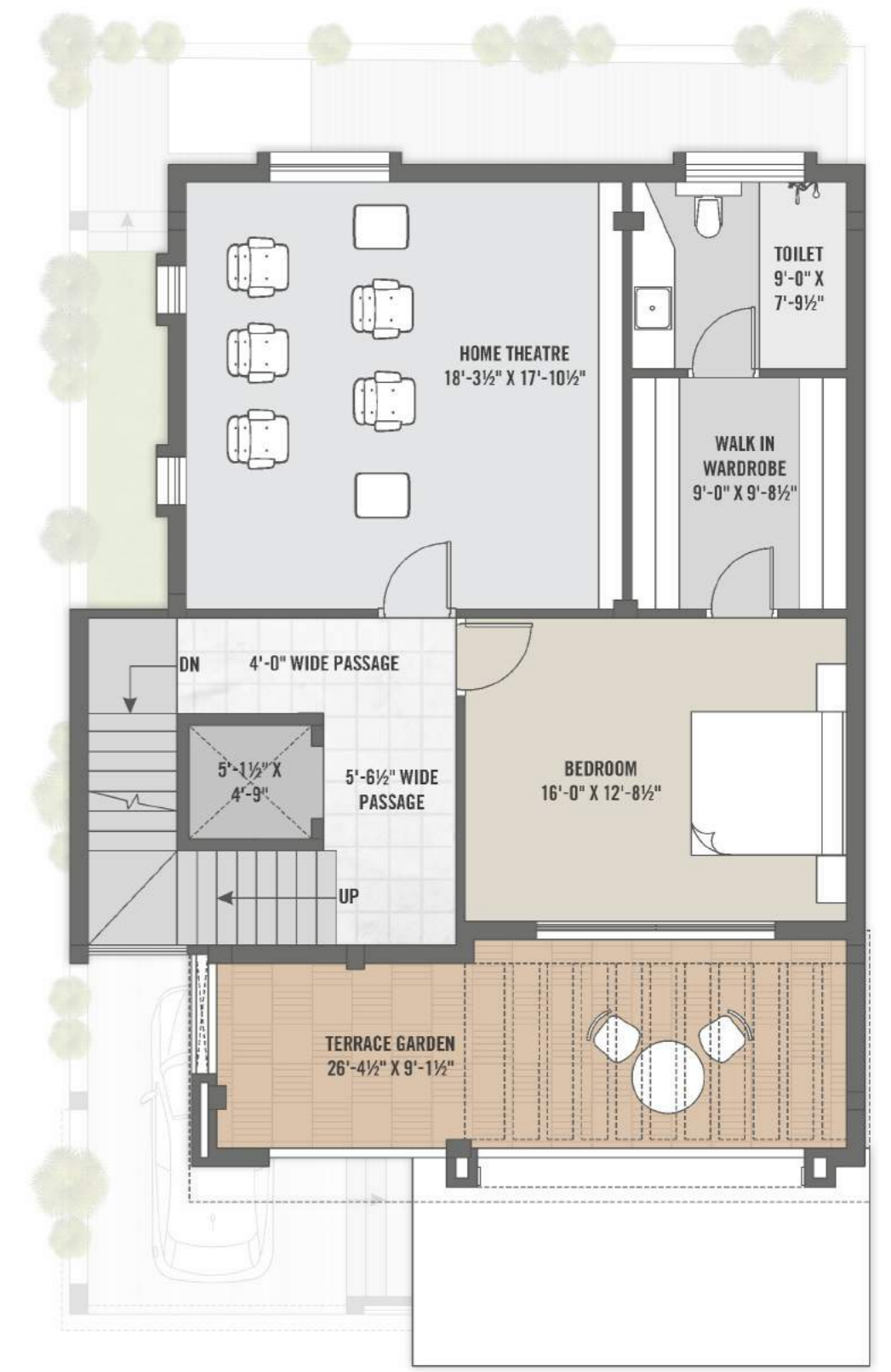
Plot No. : 02 To 07



Ground Floor Plan



First Floor Plan



Second Floor Plan

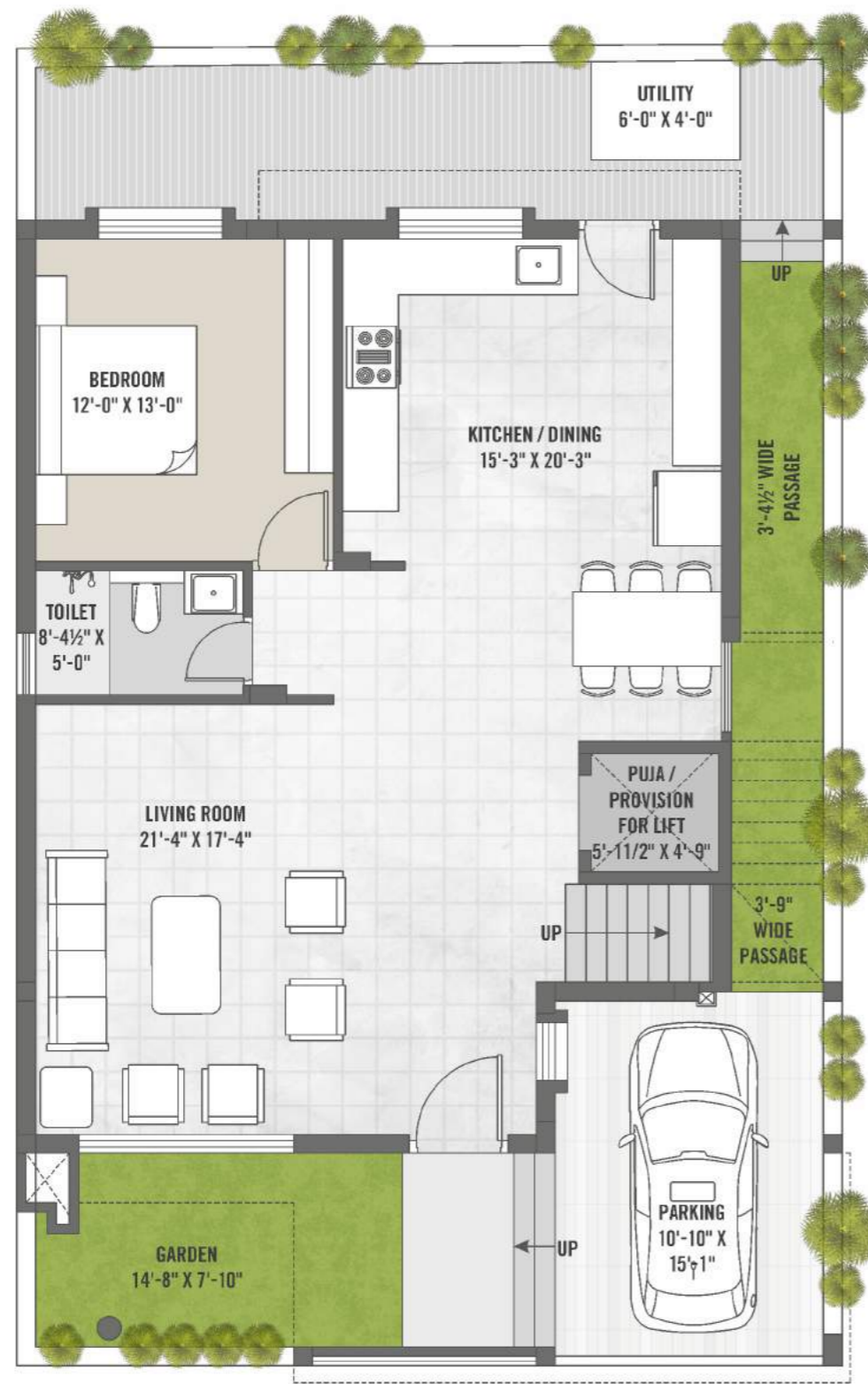




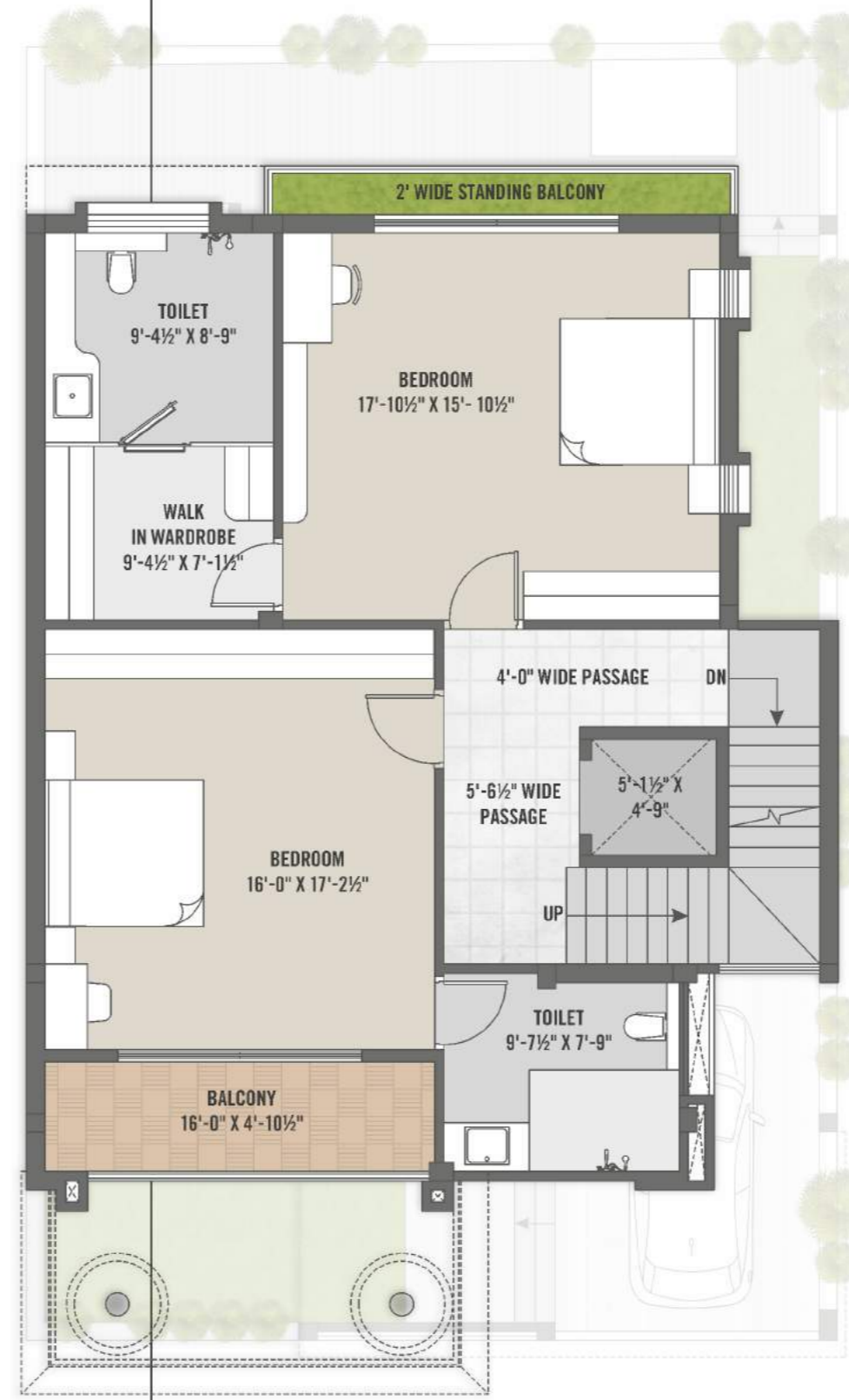


# 4B 2HK UNIT PLAN

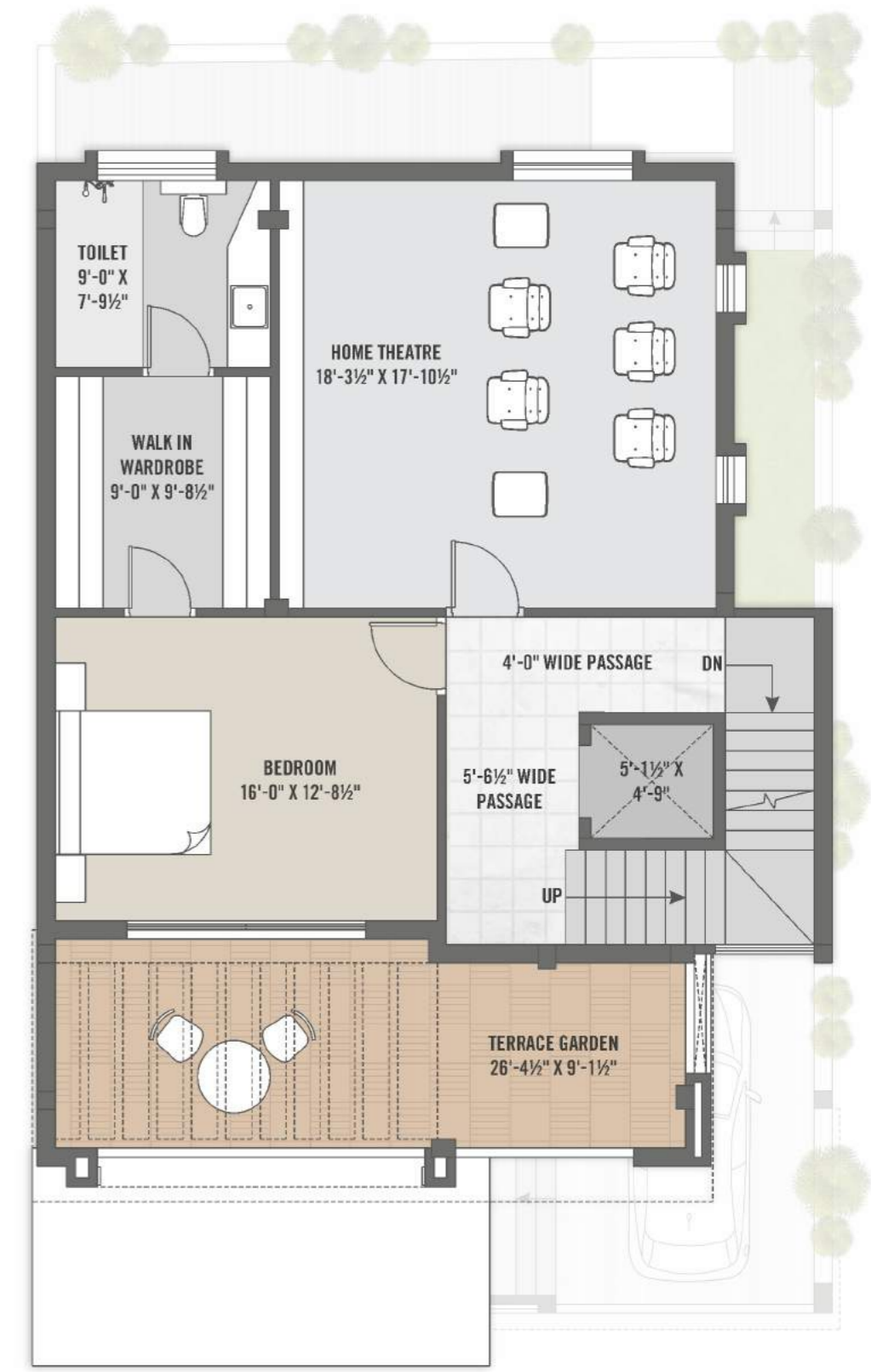
Plot No. : 08 To 13



Ground Floor Plan



First Floor Plan



Second Floor Plan



IT IS A PERFECT BLEND OF **LUXURIOUS & PROSPER LIFESTYLE**

the project enriches your lifestyle by offering you the bliss of nature, solitude, and the unmatched pride of owning a home in one of the most beautiful environs in city.



GRAND ENTRANCE  
WITH SECURITY CABIN



SENIOR CITIZEN SITTING



24 X 7 CCTV CAMERAS  
FOR COMMON AREA



24 HOURS HOT WATER SUPPLY  
(SOLAR HEATER PUMP WITH PRESSURE PUMP)



VIDEO DOOR PHONE & INTERCOM FACILITY  
BETWEEN EACH UNIT TO SECURITY CABIN



UNDER GROUND & OVERHEAD TANK



RCC INTERNAL ROADS



PRE CONSTRUCTION  
ANTI-TERMITE TREATMENT



DESIGNER STREETLIGHT

**OTHER AMENITIES**



**EACH MOMENT WILL BE CHERISHED WITH  
EXTRAVAGANT LIVING WITH SOPHISTICATION**

Where waves of winds rejoice, where greenery revolves around gleefully,  
where flowers bloom smilingly, and when stars wish you good night  
Signature Villa where nature makes life beautiful.

















SO MANY AMENITIES, SO MUCH TO DO,  
**SO MUCH GREAT AND PLEASANT TIME**

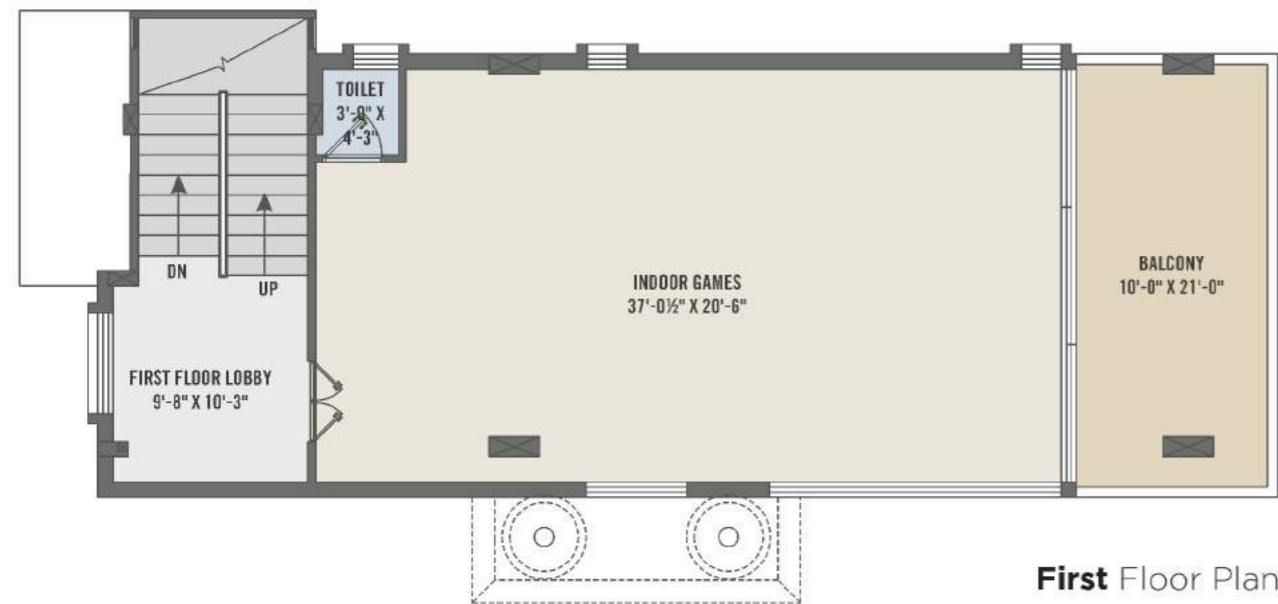
Adorned with an array of lifestyle amenities, the grand clubhouse uplifts your living and brings cherishable living experience to you and your entire family.

### CLUB AMENITIES

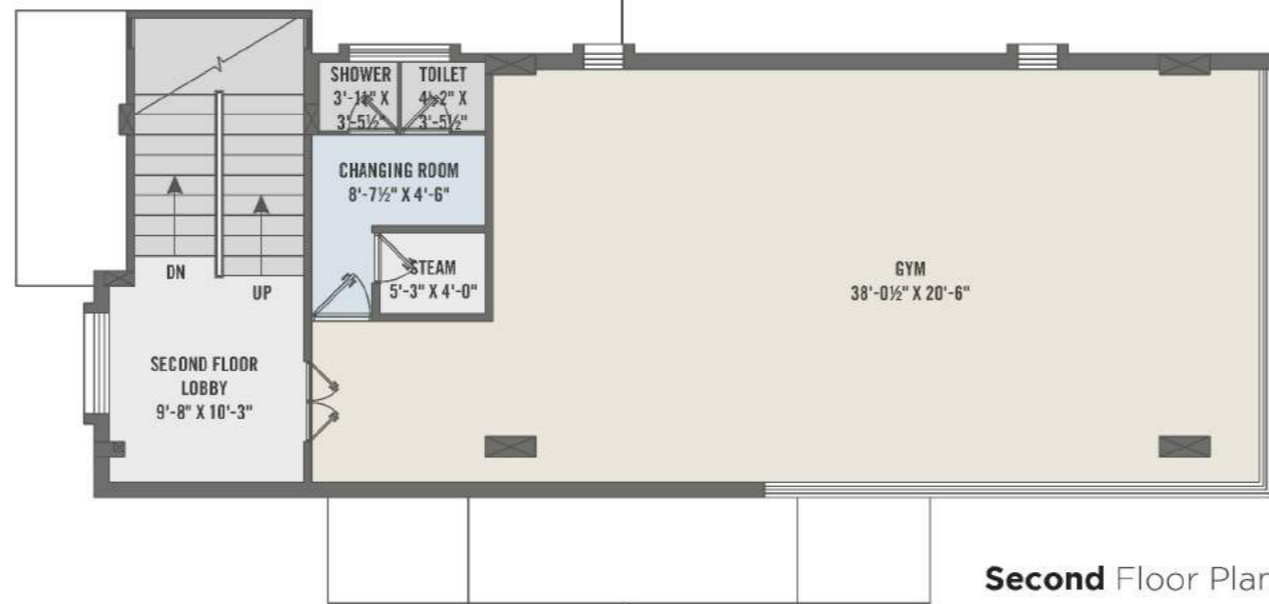
 GRAND RECEPTION	 INDOOR GAME ROOM	
 SPLASH POOL	 FULLY EQUIPPED GYM	 SEPARATE CHANGING ROOM
 SWIMMING POOL	 CHILDREN'S PLAY AREA	 CRICKET TURF
 DECK AND SEATING AREA	 MULTI PURPOSE HALL	 YOGA / ZUMBA ZONE



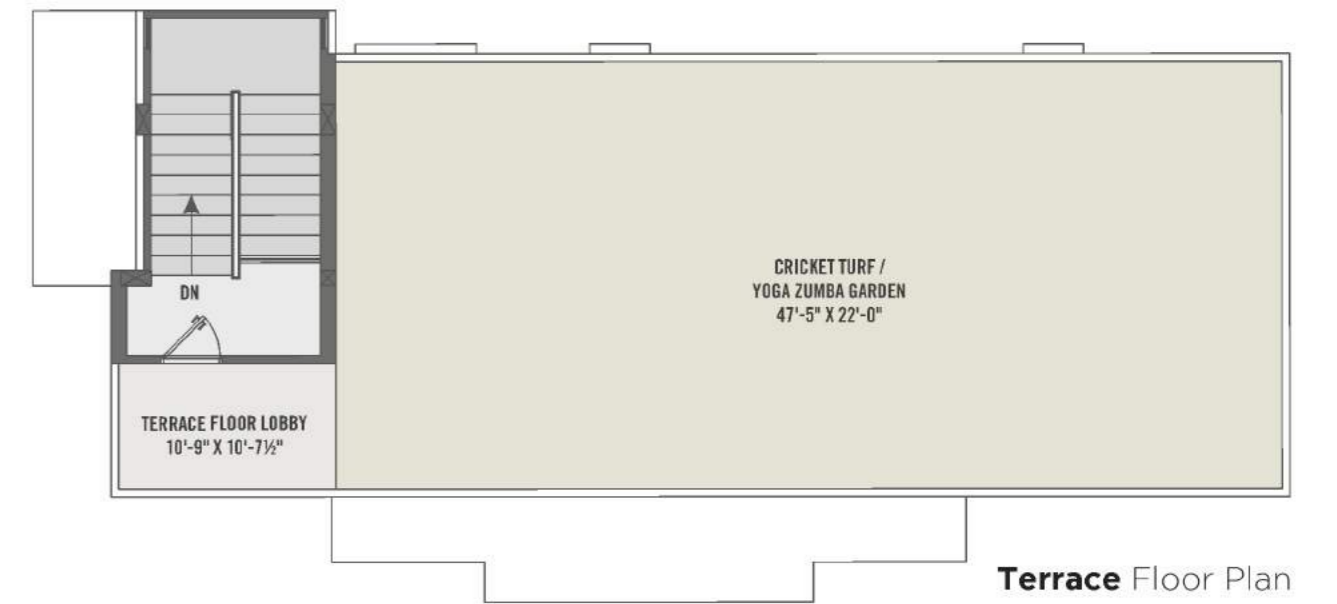
**CLUB HOUSE**  
GROUND FLOOR PLAN



**First Floor Plan**



**Second Floor Plan**



**Terrace Floor Plan**



**RCC STRUCTURE :**

- All RCC & brick masonry work as per structural engineer's design, earthquake resistant.

**FLOORING :**

- Double charged vitrified tiles 1000mm x 1000mm or 800mm x 800mm in rest area.

**DOORS :**

- Main door = good quality wooden frame door with veneer paneling and polish.
- Other doors = premium quality with laminated branded flush doors.
- All doors with lock fittings.

**WINDOWS :**

- Dugal / UPVC fully glazed window.

**WALL FINISH :**

- Interior = 2-coat putty with primer finish.
- Exterior = texture with weather resistant paint.

**KITCHEN :**

- Exclusive kitchen platform & kitchen sink.
- Wash area with ceramic tiles dado & natural stone | anti-skid tile flooring.

**BATH :**

- Designer bathrooms with premium quality CP fitting & vessels.
- Glazed tiles dado up to (8' height) door height.
- Good quality concealed PVC Plumbing.

**ELECTRICAL :**

- Concealed copper ISI wire with modular switches.
- Provision for TV, internet points & CCTV at convenient locations.

**TERRACE :**

- Elegant china mosaic finish with water proofing treatment.

**SPECIFICATION...**



**signature**  
— VILLA —

ADDRESS :  
SIGNATURE VILLA, B/H SOLITAIRE-9 BUNGALOWS,  
NEAR DARSHNAM 99,  
ON 18 MTS. ROAD, SAMA, VADODARA - 390008

CONTACT : 81400 11733 | 9909 804 804 | 8000 804 804

EMAIL : madhuvan.reality@gmail.com

**\* PAYMENT TERMS**

10 % booking | 30 % on agreement to sale | 15 % plinth  
15 % first slab | 15 % second slab | 10 % third slab  
10 % plaster level | 10 % on possession ( before sale deed )



PROJECT BY :



DEVELOPER  
**madhuvan**  
REALTY

ARCHITECT



STRUCTURE  
**ASHOK SHAH & ASSOCIATE**