



signatureheights.in

In the Heart of Heights,
Love Takes Flight



Neraluru, Bengaluru

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



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signature[®]
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. She is holding the handlebars with both hands. A woven basket filled with pink and yellow flowers is attached to the front of the bicycle. The background is a lush green landscape with trees and a paved path. The word 'HEIGHTS' is written in large, white, serif capital letters across the middle of the image.

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



Green Retreats

Tranquil spaces that reconnect you with nature.

 Median Planting

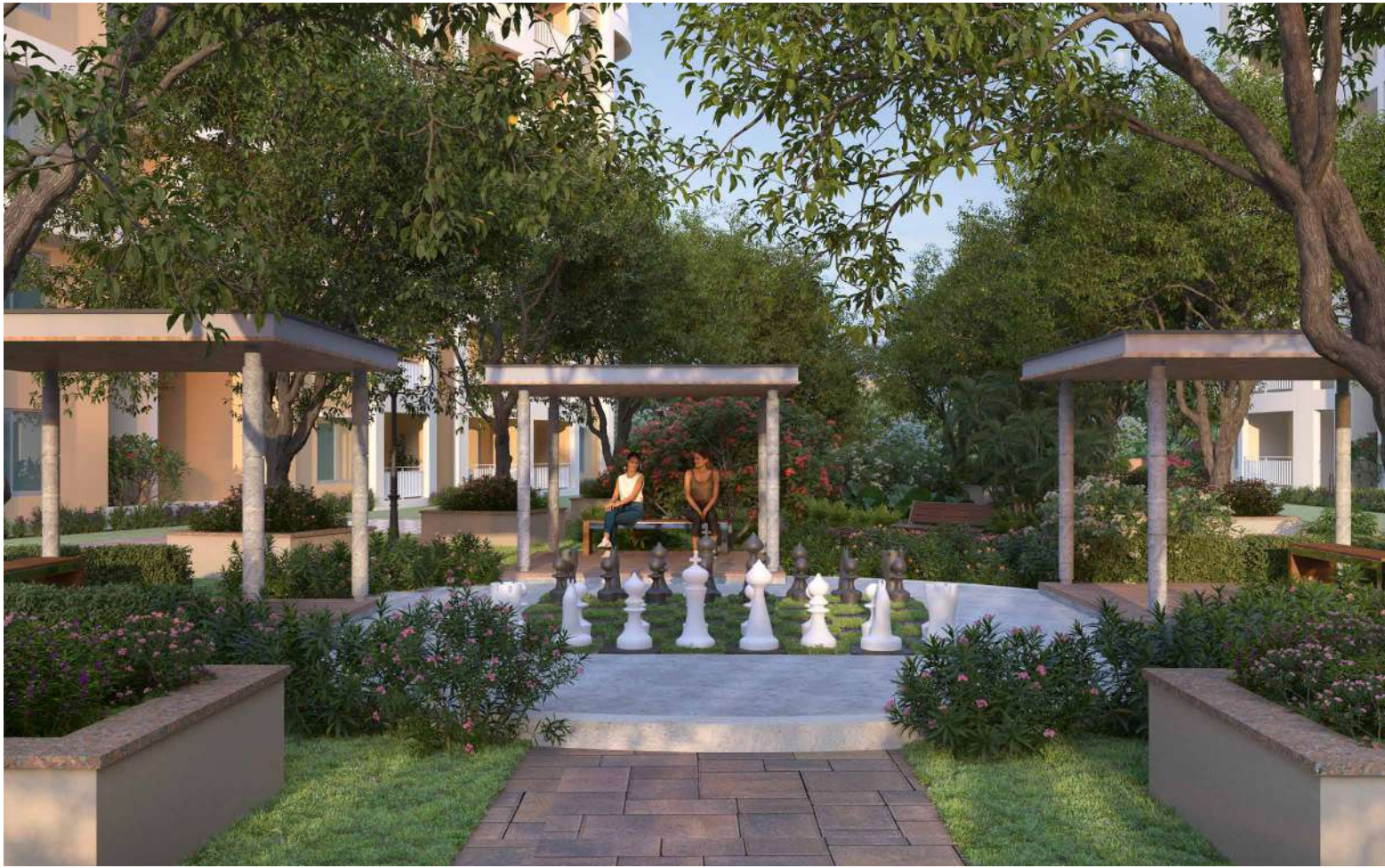
 Stepped Planters

 Chess Garden

 Aroma Garden

 Therapeutic Walk

 Dry Garden with Sculpture





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



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.





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



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



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

	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	Main Door: 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 Bedroom Doors: 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. Toilet Doors: 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.

	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.

	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.



UNIT 109

1

Unit Type

2 BHK

Unit Option

1204 SFT

Sale Area

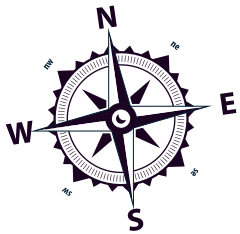
744 SFT

RERA Carpet Area

99 SFT

Balcony Area

Block 1/A | First Floor



KEY PLAN : Block 1/A





UNIT 103

2A

Unit Type

2.5 BHK

Unit Option

1475 SFT

Sale Area

909 SFT

RERA Carpet Area

124 SFT

Balcony Area

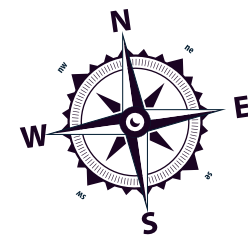
24 SFT

Terrace Area

Block 1/A | First Floor



KEY PLAN : Block 1/A



UNIT 106

1

Unit Type

2.5 BHK

Unit Option

1484 SFT

Sale Area

912 SFT

RERA Carpet Area

127 SFT

Balcony Area

Block 1/A | First Floor



KEY PLAN : Block 1/A





UNIT 101

3A

Unit Type

3 BHK

Unit Option

1651 SFT

Sale Area

1009 SFT

RERA Carpet Area

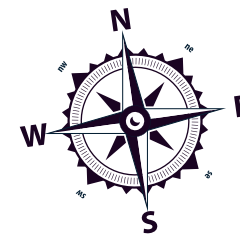
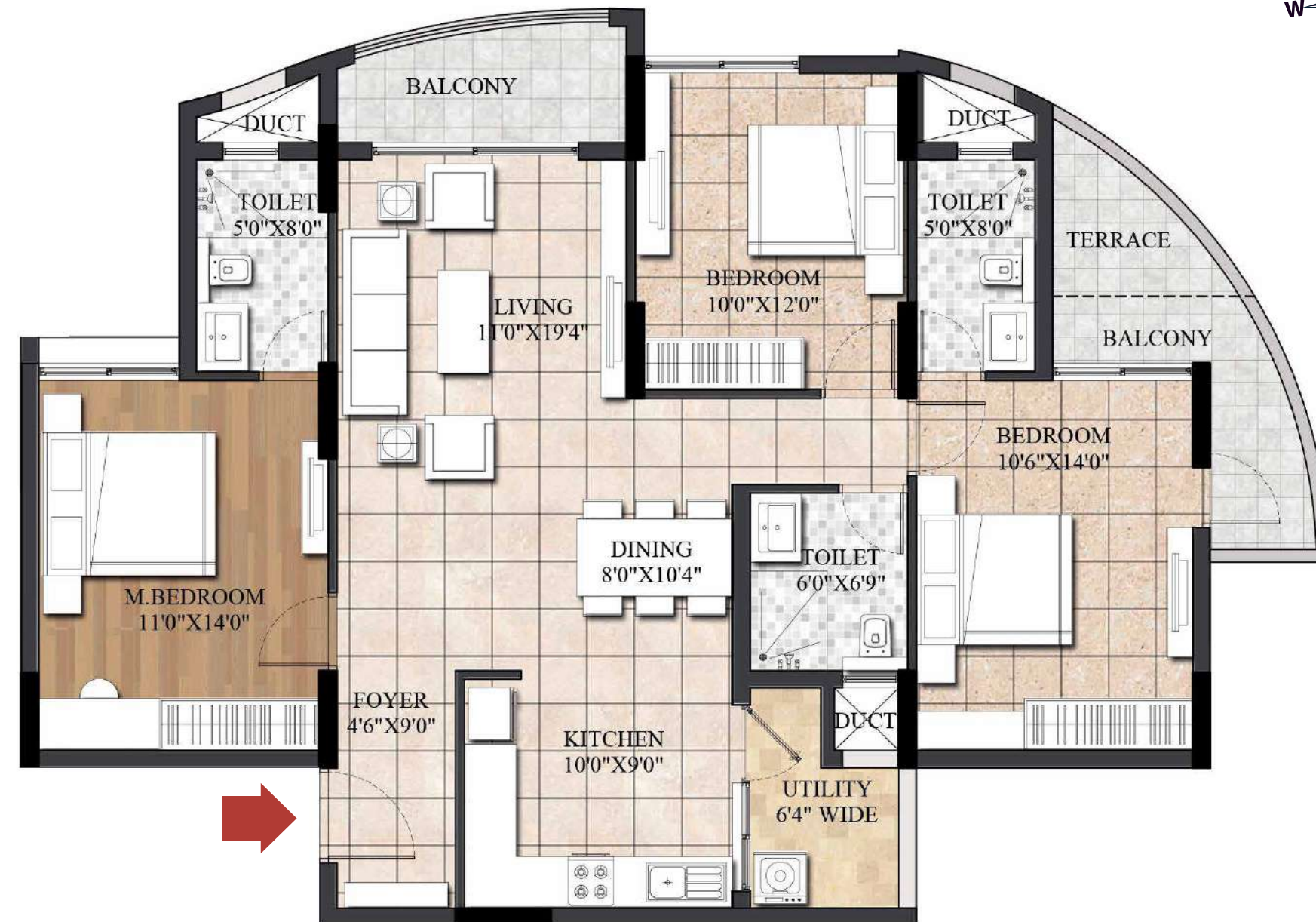
147 SFT

Balcony Area

33 SFT

Terrace Area

Block 1/A | First Floor



KEY PLAN : Block 1/A



UNIT 102

4A

Unit Type

3 BHK

Unit Option

1675 SFT

Sale Area

1043 SFT

RERA Carpet Area

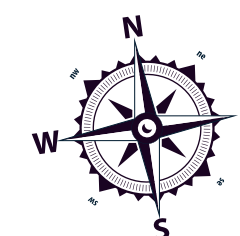
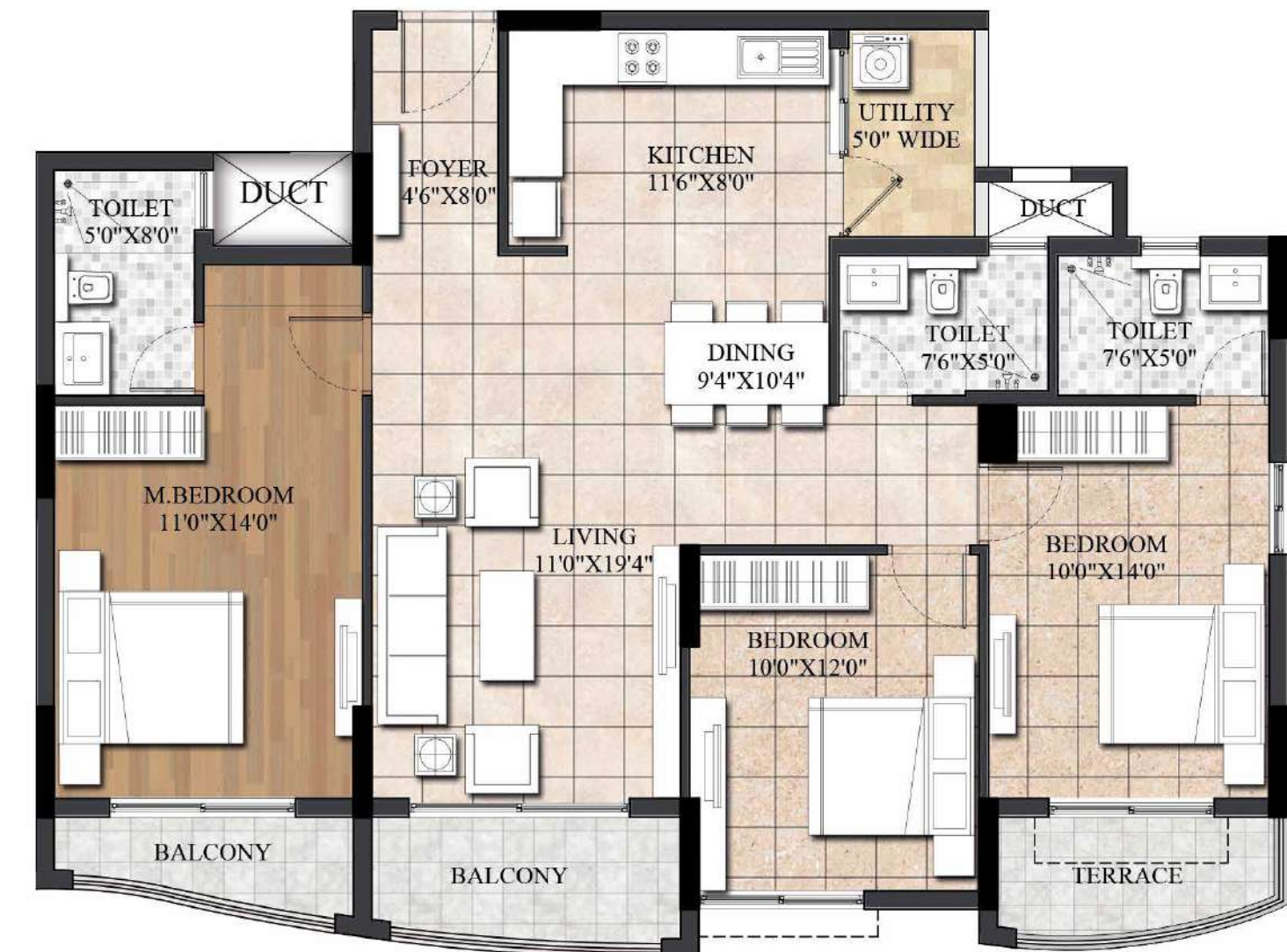
130 SFT

Balcony Area

46 SFT

Terrace Area

Block 1/A | First Floor



KEY PLAN : Block 1/A





UNIT 107

1A

Unit Type

3 BHK

Unit Option

1695 SFT

Sale Area

1045 SFT

RERA Carpet Area

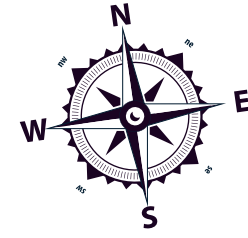
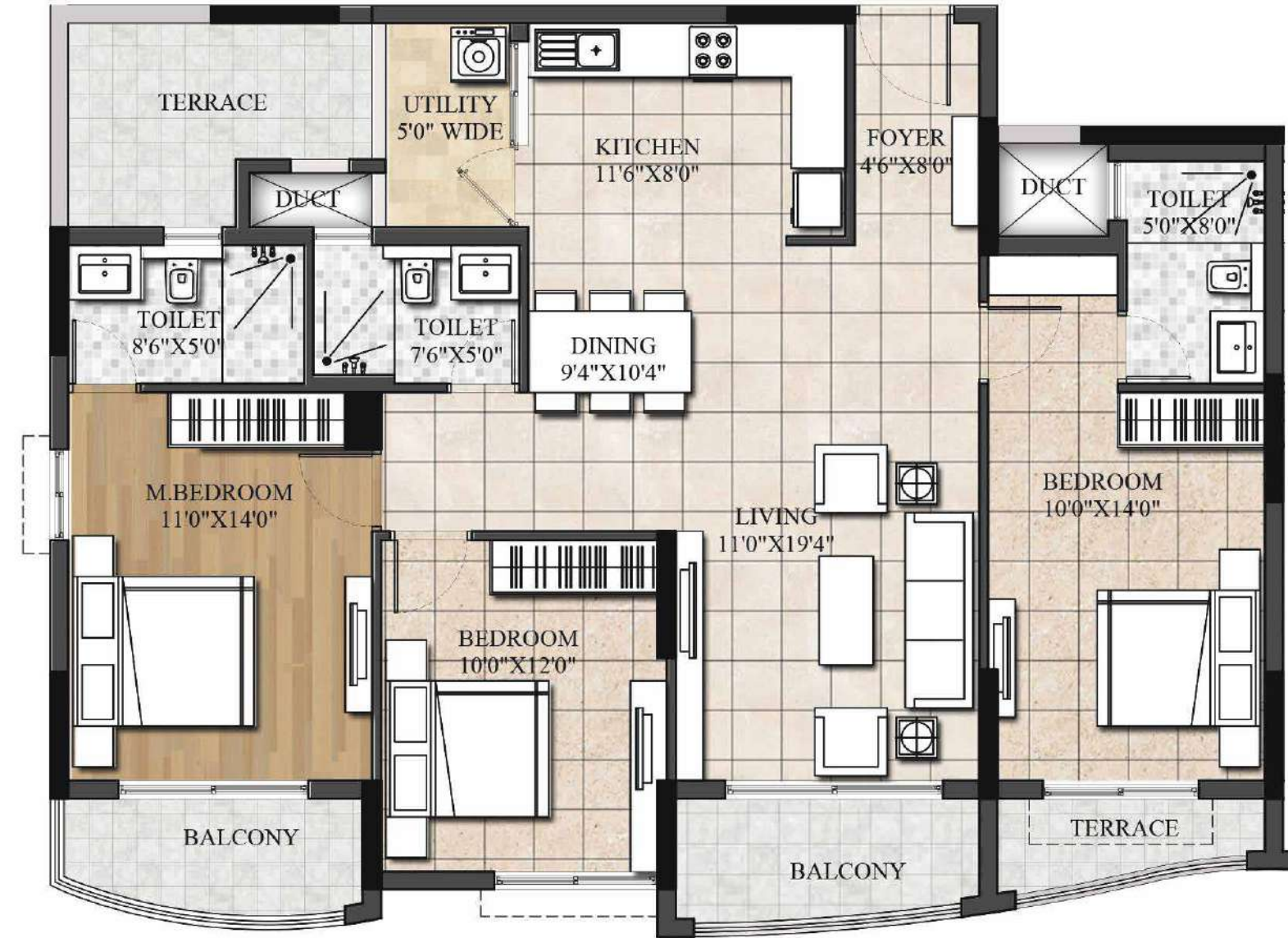
142 SFT

Balcony Area

109 SFT

Terrace Area

Block 1/A | First Floor



KEY PLAN : Block 1/A



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by Panasonic

Jaquar

VARMORA

Roca

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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

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