



Developers: **Creative Infracon**

Site: Serene Signatures, Behind Nilamber Palms, Vasna-Bhayli Road, Bhayli T.P. II, Vadodara-391410.

Ph.: **+91 74700 29999 | 74700 25555**

E-mail: info.creativeinfracon@gmail.com
Website: www.creativegroups.net

QR code For Websit



QR code For Brochu



Architect: Talib Patel Associates
Structural Consultant: Vyom Consultants

Rera Reg.No.: PR/GJ/VADODARA/VADODARA/Others/MAA06579/070120 Rera Website: www.gujrera.gujarat.gov.in





"LIFE IS INCREDIBLE, ALL YOU
NEED TO DO IS TO CHOOSE THE RIGHT
EXPERIENCE."

COZY & COHESIVE COMMUNITY OF JUST 44 UNITS

DELIBERATE PLANNING
TO CATER ALL YOUR NEEDS

EXQUISITE ELEVATIONREFLECTING SIGNATURE LIFE

RARE ARCHITECTURE OF ALL SIDES OPEN FLATS

ALMOST 75% OF OPEN SPACE
ENSURING UNHINDERED
SUN LIGHT & NATURAL AIR

OPEN AREA TO CONSTRUCTION AREA RATIO HIGH

NO SHARED WALL BETWEEN
ADJOINING FLATS

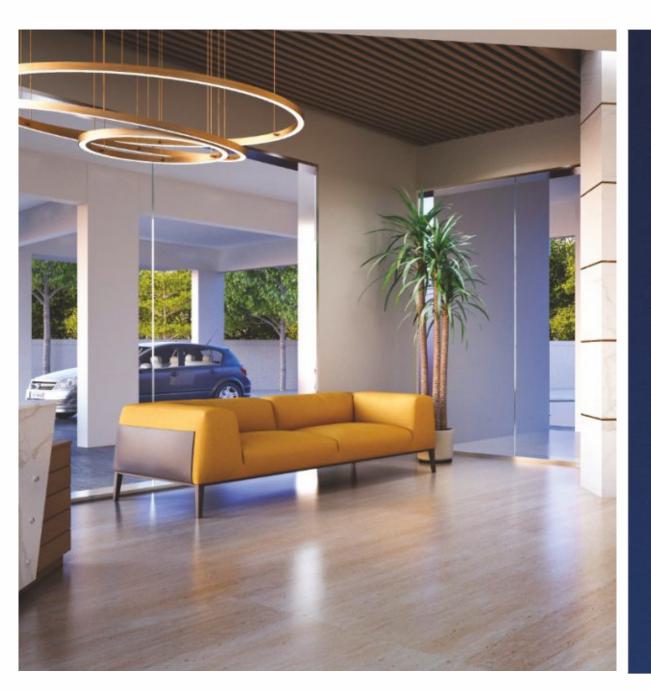
LARGE FOYER AREA BETWEEN
FLATS FOR A SPACIOUS FEEL

ENHANCED SAFETY & ASSURED PRIVACY

STEP UP TO
AN INCREDIBLE LIFE!

SERENE SIGNATURES







At **Serene Signatures**, living spaces go beyond just luxury to become personal statements that embody your inner style. Where even the minutest of details are crafted to place you in an elite league, a cut above the rest.

An innovative design offers the tower both a spectacular facade and functional excellence. The ultra-luxurious 3 & 4 BHK Apartments and Penthouses with expansive layouts and wide open balconies ensure unparalleled ambience and comfort. Premium leisure amenities are thoughtfully handpicked for a life less mundane. All these indulgences are nestled inside a gated community for enhanced safety and exclusivity.



SPECIFICATIONS

STRUCTURE: -

R.C.C. frame structure as per structure designer with partition brick masonry.

WALL FINISHES: -

Internal Walls: Smooth finish plaster with putty. External Walls: Double coat plaster with weather coat.

FLOORING: -

Premium vitrified tiles of 900x900 or 800x1200 mm or equivalent.

KITCHEN: -

Exclusive Granite platform with S.S. sink.

WINDOWS

Aluminium or U.P.V.C. hybrid sections with Granite or equivalent frames and safety grills.

DOORS: -

Internal Doors: Both sides laminated flush doors with Granite or equivalent frame.

Main Door: Wooden frame with decorative veneered shutter and high safety locking

BATH: -

Premium ceramic or vitrified tiles with Jaguar, Kohler or equivalent C.P. fittings and sanitary ware.

ELECTRIFICATION: -

ISI certified concealed Copper wiring with branded modular switches and adequate points in all rooms.

LEISURE AMENITIES



Multi-Court





Children's Play Area -Sand Pit







Party Lawn



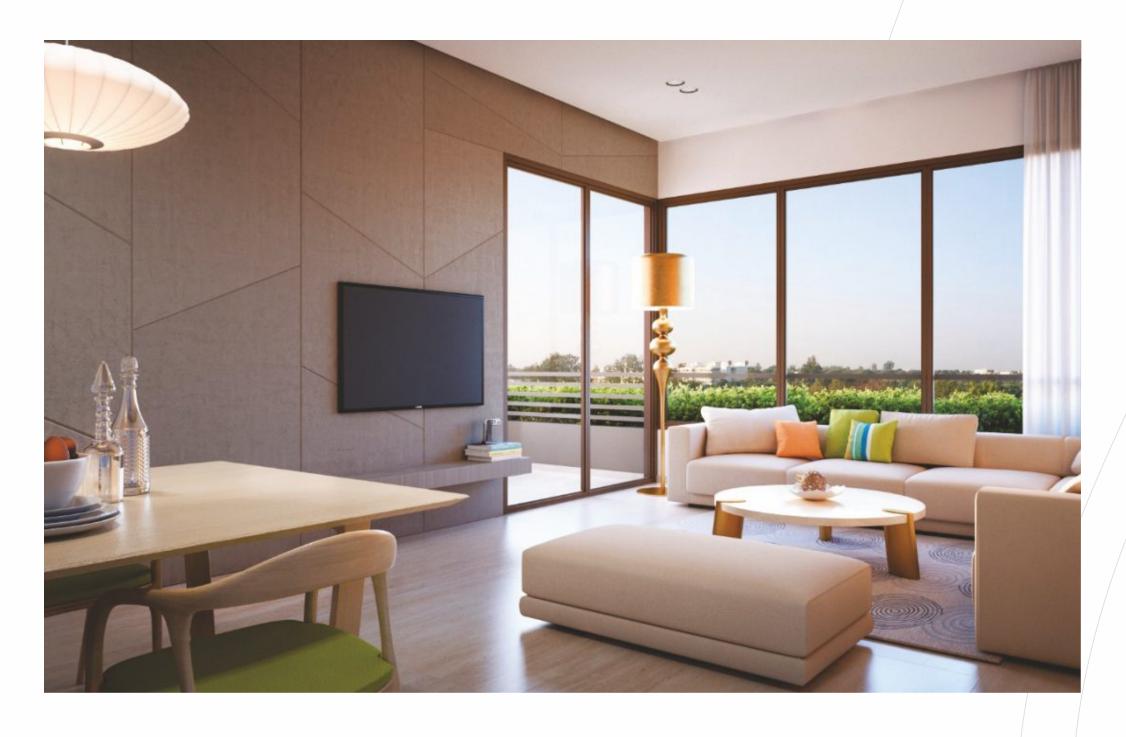




WI-FI Zone







VALUE ADDITIONS



Allotted Parking for All Flats

Ground Floor Height of 14 ft. with Provision for Stack Parking

Flat Height of 11ft.



2 Auto-door Branded Elevators with One Exclusive Stretcher Lift

Stretcher and Wheel Chair
Facility Available at Reception

Concealed Copper Piping for A.C. in All Units



CCTV Surveillance







24x7 Generator Power Backup for Common Areas



Solar Electricity for Common Areas*



Glass Partition in Bathrooms*

*Subject to change and approvals











OPEN YOUR DOORS TO GREEN VISTAS

A 450 sq. ft. (carpet area) open terrace offers a unique advantage to the 3BHK residences on the first floor. These homes come with pristine green views for a lifetime!



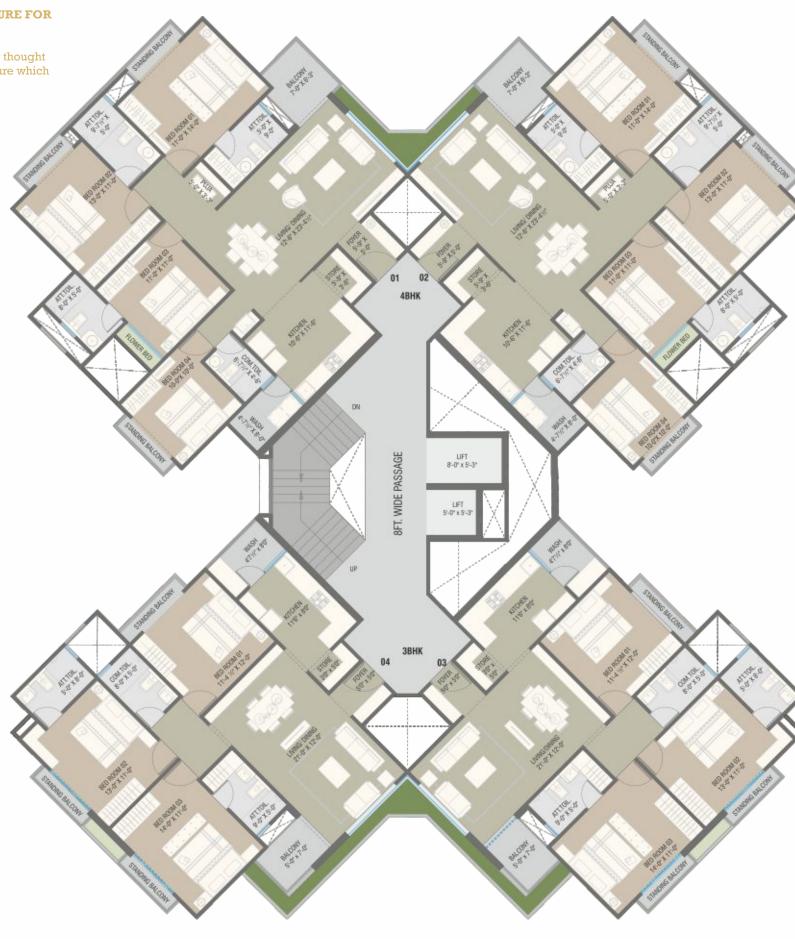


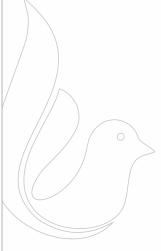




A very unique and critically thought out floor plan and architecture which ensures: -

- > All Sides Open Flat
- No Common Wall Between Adjoining Flats
- > Quiet & Peaceful Life
- ➤ Ample Sunlight
- > Breezy Ventilation
- > Safety & Security
- > Privacy

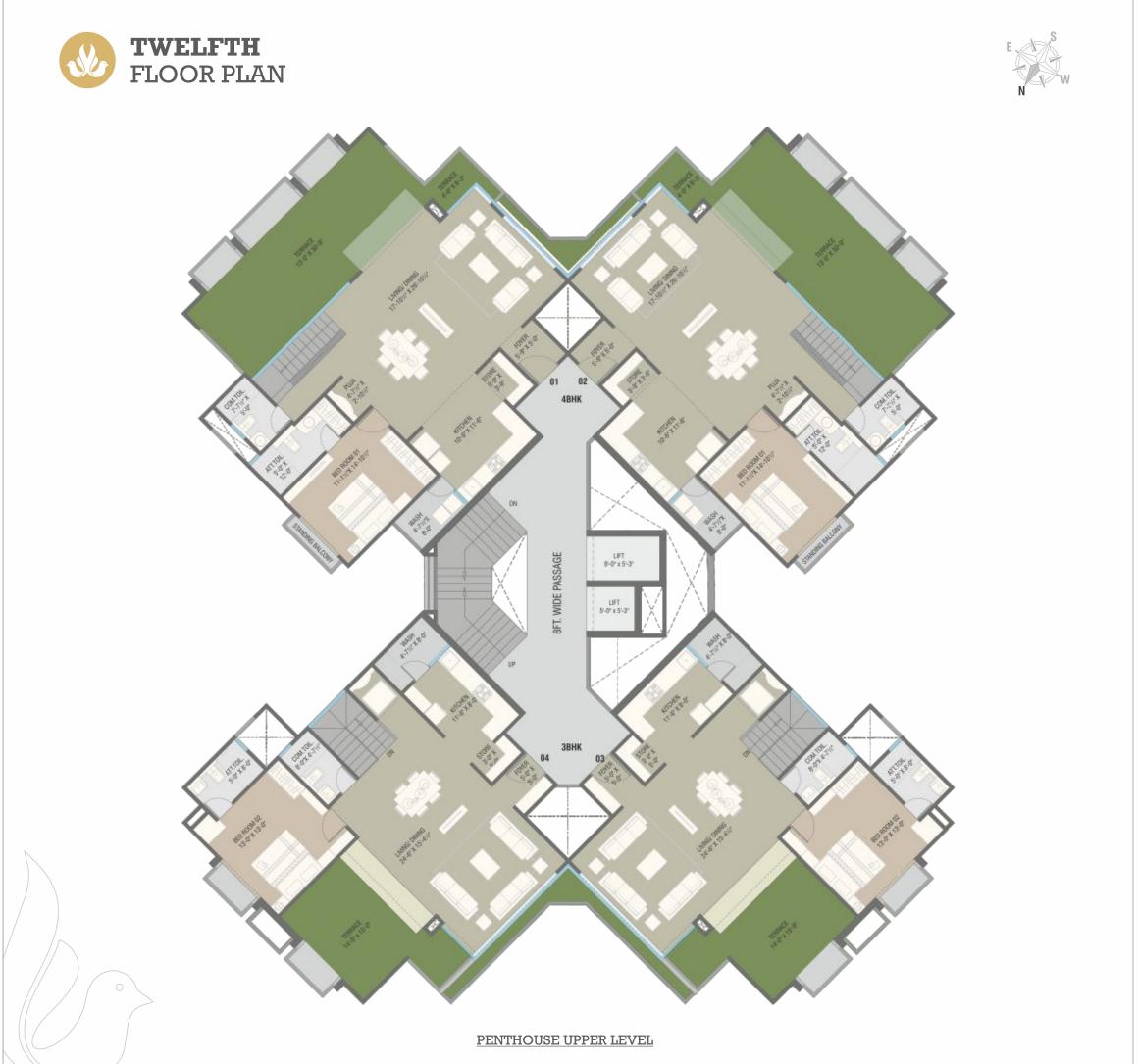
















4 BHK Duplex Penthouse

Carpet Area (Lower Level): 1084 sq. ft. Carpet Area (Upper Level): 891 sq. ft. S.B.A: 3230 sq. ft. Carpet Area (Terrace): 224 sq. ft.









Lower Penthouse (11th floor plan)

Upper Penthouse(12th floor plan)



N S

4 BHK Duplex Penthouse

Carpet Area (Lower Level): 1338 sq. ft. Carpet Area (Upper Level): 1001 sq. ft. S.B.A: 3930 sq. ft. Carpet Area (Terrace): 420 sq. ft.









Lower Penthouse (11th floor plan)

Upper Penthouse(12th floor plan)







A PERFECT LOCATION is the perfect perk to put you at ease and your day on course today and forever. Located at Bhayli, your signature home at Serene Signatures is well connected to everyday conveniences like university, mall, petrol pump, school, hospital, club and restaurant and all other major utilities. The 24 mtr. wide road on North-West side provides easy access to the core of the city.



Payment Terms: 10% On Booking | 20% Signing of A.F.S. | 15% Plinth Level | 10% Ground Floor Slab | 10% 6th Floor Slab | 5% 12th Floor Slab | 5% Masonry 5% Internal Plaster | 5% External Plaster | 5% Flooring & Plumbing | 5% Infrastructure Completion | 5% Possession

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval.