



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 Website



QR code
For Brochure



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



SERENE
-signatures-
INCREDIBLE LIFE

3 BHK | 4BHK | PENTHOUSES



**“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 ELEVATION
REFLECTING 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

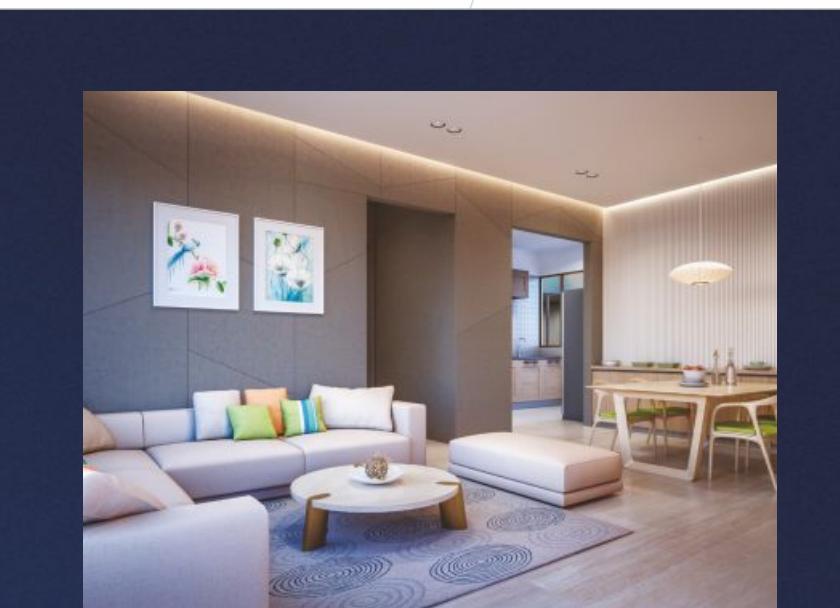
NO SHARED WALL BETWEEN
ADJOINING FLATS

LARGE FOYER AREA BETWEEN
FLATS FOR A SPACIOUS FEEL

ENHANCED SAFETY &
ASSURED PRIVACY

STEP UP TO
AN INCREDIBLE LIFE!

STEP UP TO
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 system.

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
-  Senior Citizen Seating Area
-  Children Play Area - Sand Pit
-  Multi-Purpose Hall
-  Gymnasium
-  Library
-  Party Lawn
-  Gazebo
-  2 Storey Magnificent AC Club House
-  Yoga & Aerobics Zone
-  Indoor Game & Recreational Activities
-  WI-FI Zone



VALUE ADDITIONS

- | | | | |
|--|---|---|--|
|  Allotted Parking for All Flats |  2 Auto-door Branded Elevators with one Exclusive Stretcher Lift |  CCTV Surveillance |  24x7 Generator Power Backup for Common Areas |
|  Ground Floor height of 14 Ft. with provision for Stack parking |  Stretcher and Wheel Chair Facility Available at Reception |  24x7 Security |  Solar Electricity for Common Areas* |
|  Flat Height of 11ft. |  Concealed Copper Piping for A.C. in All Units |  Access Control |  Glass Partition in bathrooms* |

*Subject to change and approvals



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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!



SECOND TO TENTH FLOOR PLAN

SIGNATURE ARCHITECTURE FOR INCREDIBLE LIFE

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

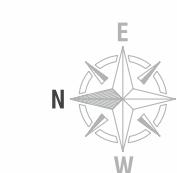
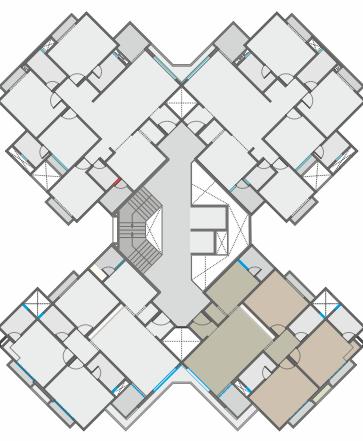
- All Side Open Flat
- No Common Wall Between Adjoining Flats
- Quiet & Peaceful Life
- Ample Sunlight
- Breezy Ventilation
- Safety & Security
- Privacy





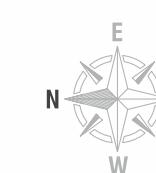
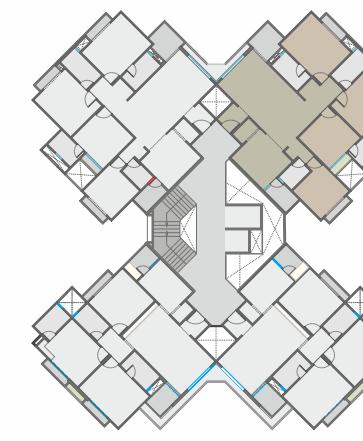
3 BHK FLOOR PLAN

Carpet Area: 1119 sq. ft.
S.B.A.: 1870 sq. ft.



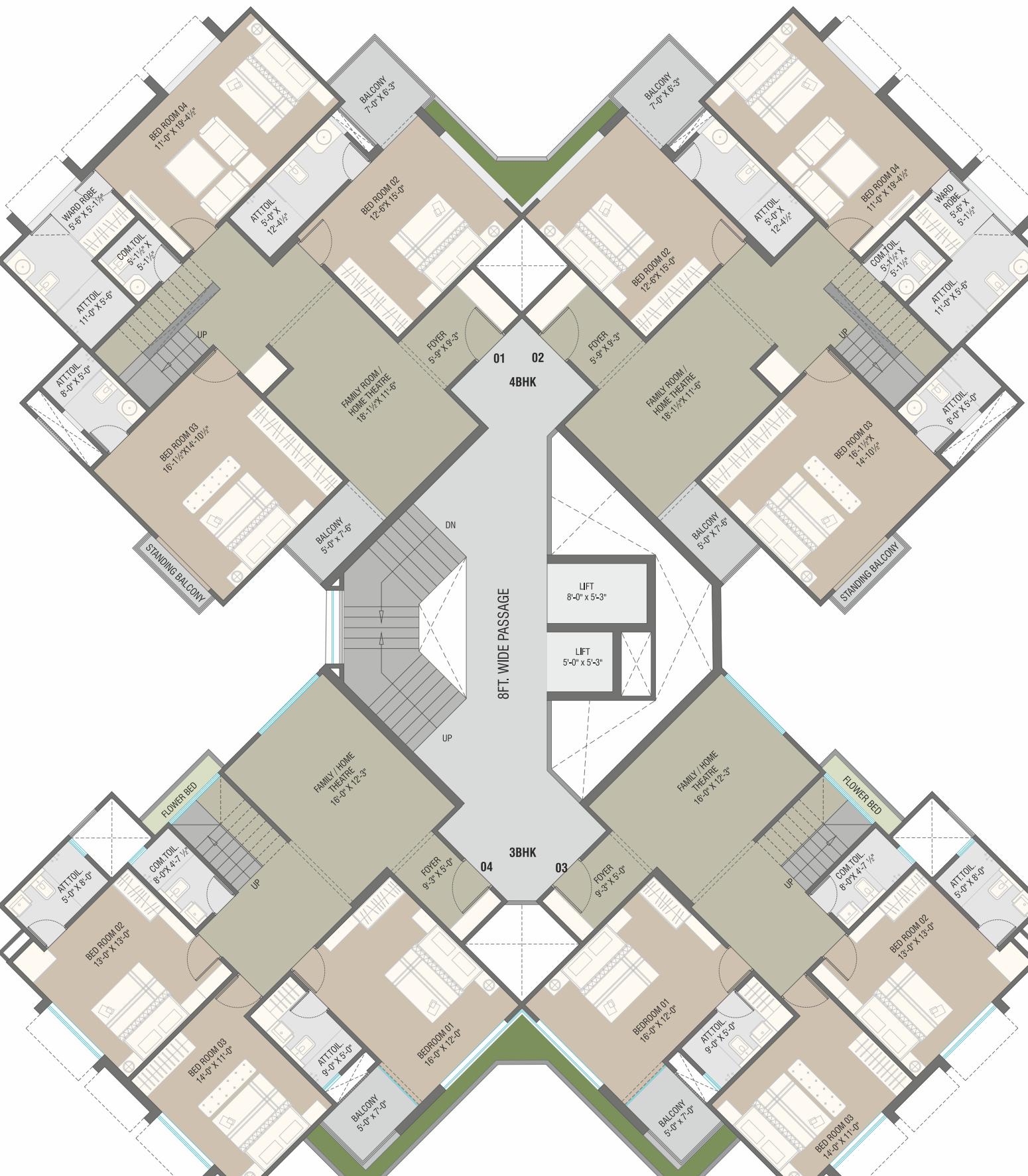
4 BHK FLOOR PLAN

Carpet Area: 1377 sq. ft.
S.B.A.: 2285 sq. ft.





ELEVENTH FLOOR PLAN

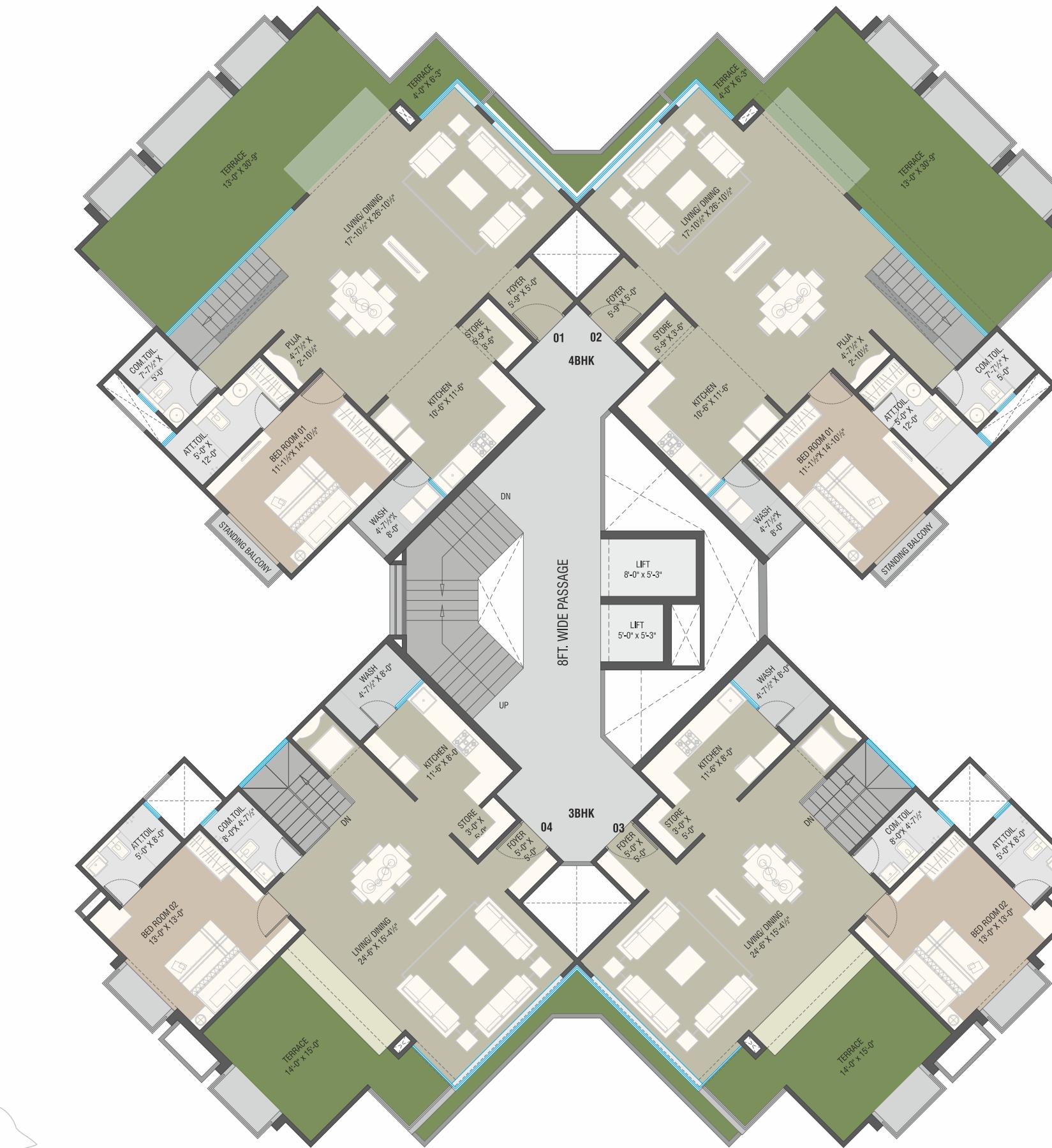


PENTHOUSE LOWER LEVEL





TWELFTH FLOOR PLA



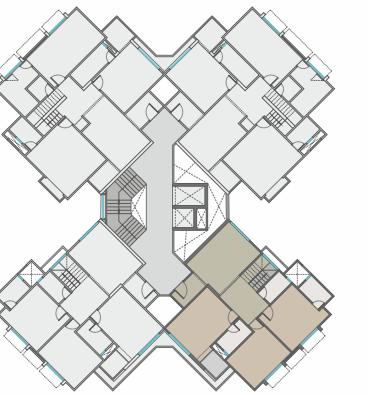
PENTHOUSE UPPER LEVEL



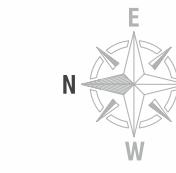
ELITE FLOOR PLAN

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 (14th floor plan)



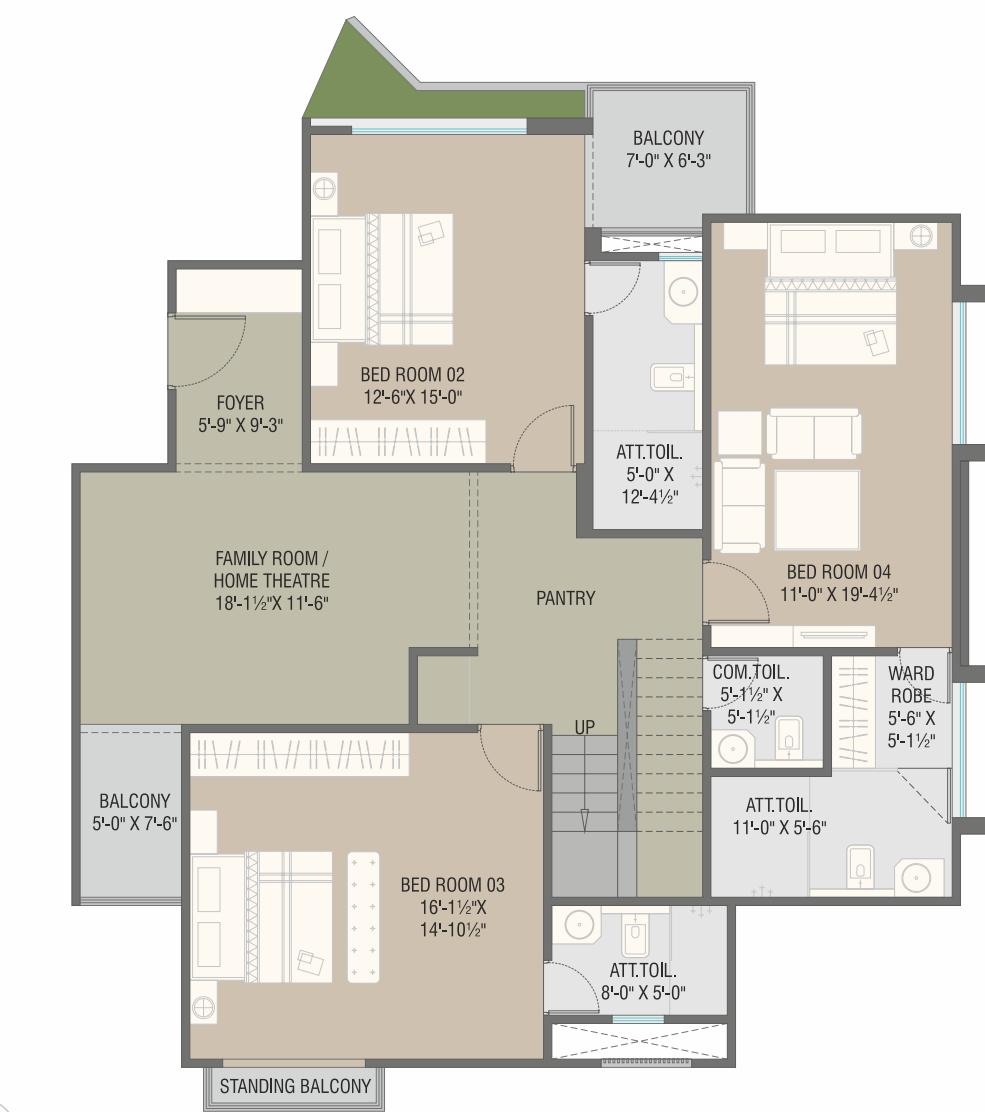
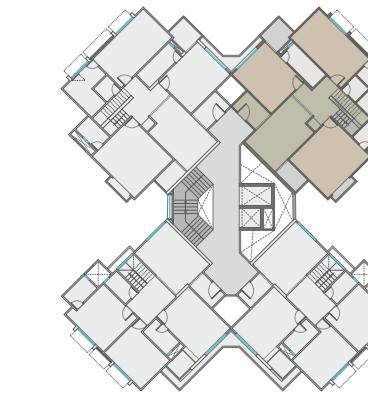
IMPERIA FLOOR PLAN

4 BHK Duplex Penthouse

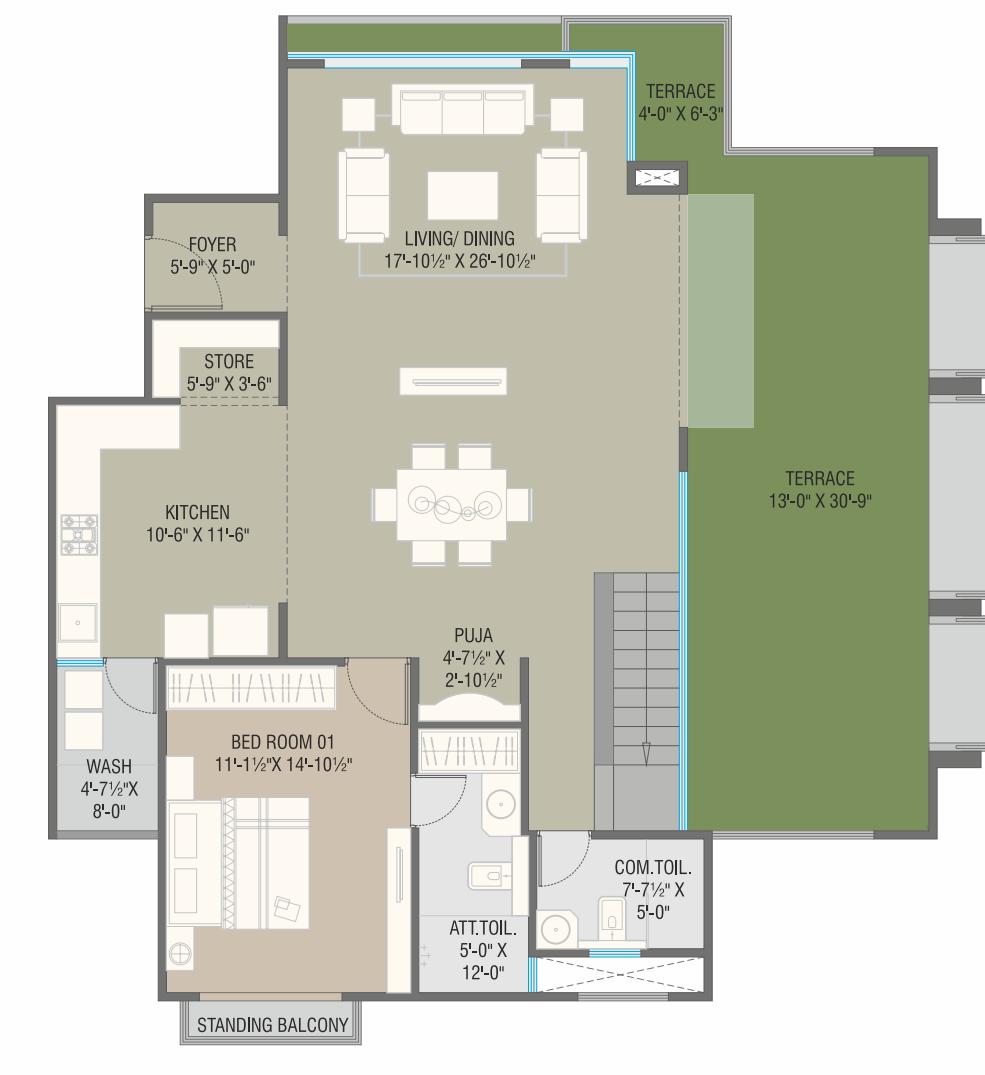
Carpet Area (Lower Level): 1338 sq. ft.
Carpet Area (Upper Level): 1001 sq. ft.
S.B.A: 3930 sq. ft.
Carpet Area (Terrace): 420 sq. ft.



Upper Penthouse(12th floor plan)



Lower Penthouse (14th floor plan)



Upper Penthouse(12th floor plan)



KEY 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. 24 mtr. wide road on North-West side providing 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, stamp duty 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.