



**DEV**  
**SIGNATURE**  
**ONE**

**SIGNATURE ONE**

**DEV**

3BHK & 4BHK Apartments  
**Gaganpahad has  
a new residential  
landmark**



Experience an unmatched 100,000 sqft of premium amenities dedicated to just 300 apartments. That's unparalleled value and comfort.



## Why settle for less ?

100,000 sqft of premium amenities including a 50,000 sqft rooftop garden, 16,000 sqft of stylish lobbies, cafes, and meeting spaces, plus a 35,000 sqft dedicated clubhouse building.

### Corner Flats for Enhanced Living:

71% of the flats are corner units, which allows for increased light and ventilation.

### Terrace Area Transformation:

Approximately 50,000 sq. ft. of terrace area has been transformed into open-to-sky amenities .

### Future-Ready Facilities:

Provisions have been made for water meters and EV charging facilities, ensuring the property is ready for future advancements.

### Designer Interiors:

The experience center, clubhouse, entrance lobby, and lift lobbies are designed by Aamer Hameeda.

### Eco-Friendly Landscaping:

Grass pavers and tiles have been used throughout the property to foster a sustainable environment.

### Innovative Parking Solutions:

There is a provision for additional mechanical car park in the first cellar. This is achieved by a double height cellar.

### Optimized Frontage Utilization:

The property's 200 ft. frontage has been utilized to create three separate entrances. The second entrance is dedicated to a private bus bay, complete with a waiting area for school buses and taxis, while the third entrance is for service entries.





**East Facing 4BHK**  
Tower 2  
3698sft



**West Facing 4BHK**  
Tower 2  
3698sft



# Planning & Development



The development is an expansive 3.5-acre integrated township, skillfully blending residential and communal spaces. It features a state-of-the-art amenities block, equipped with the latest facilities to enhance residents' living experiences. Two strategically positioned towers ensure optimal light and ventilation, with apartments arranged to maximize scenic views. The project is 100% Vaastu compliant, promoting a harmonious and positive environment. Outdoor amenities are thoughtfully designed, offering both aesthetic appeal and functionality. Emphasizing sustainability, vehicular movement is restricted to increase the green footprint, creating a more eco-friendly and serene living space.



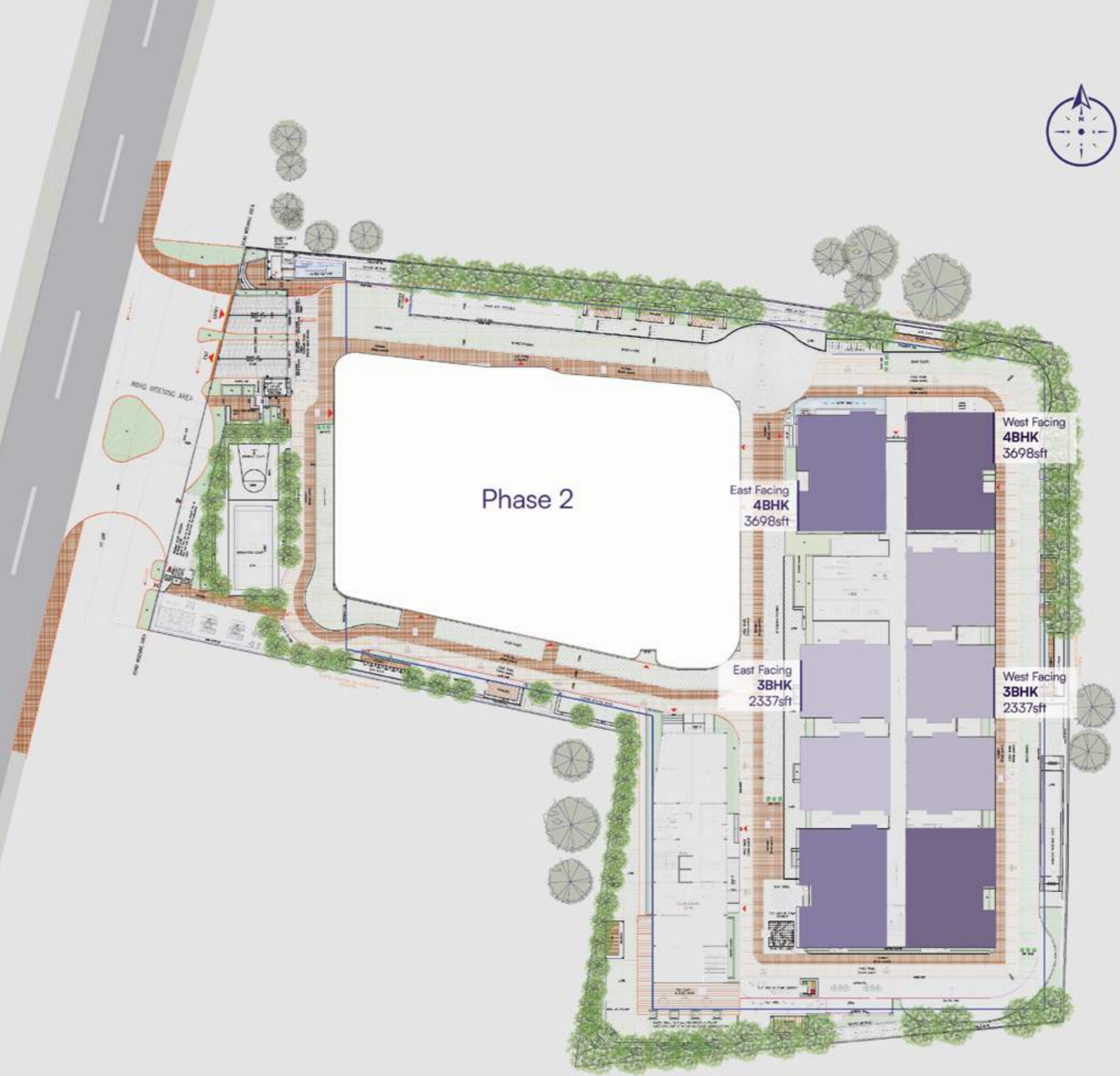
## Outdoor Amenities

- |                        |                          |
|------------------------|--------------------------|
| Central Plaza          | Snake & Ladder Game Area |
| Yoga Lawn              | Exercise Station         |
| Meditation Pavilion    | Jogging Track            |
| Play Equipment on Lawn | Visitor's Car Parking    |
| Skating Rink           | Hopscotch on EPDM        |
| Open Air Theater (OAT) | Reflexology Path         |
| Outdoor Gym            | Sand Pit                 |
| Children's Play Area   | Multi Court              |
| Climbing Wall          | Kids Pool with Slide     |
| Giant Chess            |                          |



## Indoor Amenities

- |                               |                   |
|-------------------------------|-------------------|
| Departmental Store            | Badminton Court   |
| Café                          | Indoor Games      |
| Banquet Hall                  | Table Tennis Room |
| Air-Conditioned Gym           | Swimming Pool     |
| Salon / Spa                   | Kids Pool         |
| Party / Multipurpose Hall     |                   |
| Creche with Outdoor Play Area |                   |







**East Facing 3BHK**  
Tower 2  
2337sft



**West Facing 3BHK**  
Tower 2  
2337sft



# Get more from your home

At DEV, we prioritize thoughtful design in every aspect of our projects. In our DEV Signature One, this is clearly seen in our choice of doors, available in 8 feet, crafted with teak/pine finish made with engineered wood for a blend of durability and elegance. For flooring, we've opted for 1200 x 1800 mm double-charged vitrified tiles, as well as rustic and natural stone tiles, chosen for their long-lasting quality and aesthetic appeal.

Our sanitary fittings, featuring reputable brands like Kohler, ensure that our bathrooms are not only functional but also exude elegance. Environmentally conscious, we've integrated BIO STP systems and rainwater harvesting for our sewage treatment.

With parking, we've gone a step further to include EV charging facilities, preparing for a more sustainable future. At DEV, we believe in offering more than just the standard. We don't like settling for less.

- 01 **Flooring**  
1200 x 1800 mm  
double charged vitrified tiles

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- 02 **Sliding Doors**  
8 feet Andonised Aluminium

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- 03 **Windows**  
8 feet Andonised Aluminium

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- 04 **Balcony**  
Railing Glass

... and many more



## Flooring



1200 x 1800 mm double charged vitrified tiles for various spaces, along with rustic ceramic tiles and natural stones.

## Doors



8 feet high-quality teak/pine finish made with engineered wood with 5 years warranty.

## Glass Railings



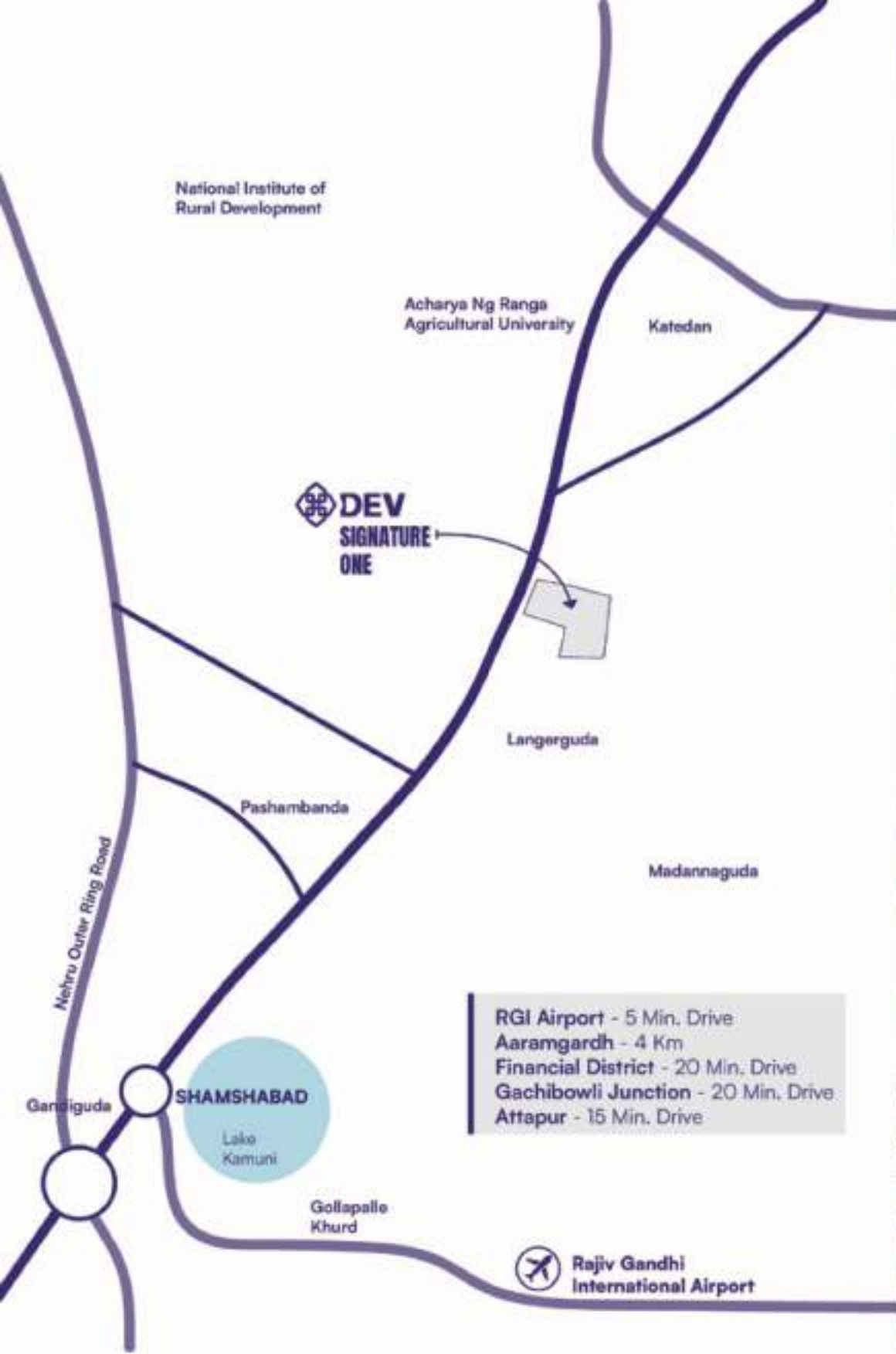
Glass railings offer a sleek, modern look that enhances the architectural beauty of the building.

## Detailed Specifications



Scan to download the detailed specifications.





Preferred Marketing Partner



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