

GOLDEN SIGNATURE

WHERE LUXURY MEETS LIFESTYLE



EXQUISITE 2 & 3 BHK HOMES REplete WITH MODERN CONVENIENCES & LIFESTYLE AMENITIES
AT BESA-PIPLA ROAD, NAGPUR



SITE ADDRESS: Golden Signature, Kh. No. 160/2/2, Beside Jayanti Nagari-7 & Pyramid Gold, Besa-Pipla Road, Nagpur - 440 037

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Golden Signature, a residential scheme replete with modern conveniences and lifestyle amenities, is brought to you by **Golden Dream Homes**. With over 15 years of legacy, **Golden Dream Homes** has earned a trusted name in the real estate industry. Our commitment to quality, innovation, and customer satisfaction has earned us a reputation for delivering exceptional projects that exceed expectations.

Our portfolio includes several acclaimed projects that showcase our expertise in crafting affordable yet luxurious living spaces. We are now proud to announce our latest endeavour:

Golden Signature - where luxury meets lifestyle, on Besa-Pipla Road, Nagpur

Situated on the prime Besa-Pipla Road, **Golden Signature** offers spacious 2 & 3 BHK apartments designed to provide the perfect blend of comfort, style, convenience, and luxury.

At **Golden Dream Homes**, we're dedicated to creating living spaces that not only meet but exceed our customers' expectations. With **Golden Signature**, we're raising the bar for luxury living on Besa-Pipla Road, Nagpur.

Join us on this exciting journey and experience the **Golden Dream Homes** difference.





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Golden Signature features two majestic towers with breathtaking views, thoughtfully designed and complemented by premium lifestyle amenities that fulfill every aspiration.

A Luxurious Club House featuring:

- Community Hall for celebrations and gatherings
- Indoor Games for entertainment and recreation
- Gymnasium for fitness enthusiasts
- Swimming Pool for relaxation and rejuvenation
- Gazebo for serene moments
- Garden to connect with nature and enjoy peaceful moments
- Children's Play Area, a safe and fun space for kids to play and learn
- Jogging Track for health and wellness
- A serene Temple for spiritual connection and tranquility

Strategically located at Besa-Pipla Road, **Golden Signature** offers:

- Easy connectivity to major landmarks and transportation hubs
- Proximity to top educational institutions, hospitals, and shopping centres
- Star Hotels, Restaurants & Multiplexes are in the near vicinity
- A serene and peaceful environment, perfect for a relaxed lifestyle

At **Golden Signature**, we invite you to experience the best of luxury living. Come, discover a home that's truly worthy of your signature.



GATEWAY TO A SIGNATURE EXPERIENCE

A Signature is more than a mark - it's a legacy, a reflection of who you are. At Golden Signature, we've crafted homes worthy of being yours. Expect nothing less than a masterpiece - signed by you, built by us.



WELL-APPOINTED CLUB HOUSE

SIGNATURE LIVING, ELEVATED EXPERIENCES

Every celebration, every quiet moment, every gathering with loved ones deserves a setting that matches its significance. At Golden Signature, we've designed spaces that honor life's most meaningful experiences.



AERIAL VIEW OF CLUB HOUSE, AMENITY SPACE AND TOWERS



INFINITY SWIMMING POOL



GYMNASIUM



CHILDREN'S PLAY AREA

*Artist's Impression



CELEBRATION HALL



TEMPLE



GAZEBO

*Artist's Impression

TYPICAL 2ND TO 7TH & 9TH TO 12TH FLOOR PLAN

3-BHK, Model No. 1571

2-BHK, Model No. 1150

3-BHK, Model No. 1475

3-BHK, Model No. 1603

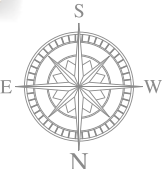


3-BHK, Model No. 1600

2-BHK, Model No. 1168

3-BHK, Model No. 1453

3-BHK, Model No. 1603



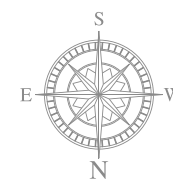
UNIT PLAN: 3-BHK

Flat No. 206

Model No. 1453



FIRST OF ITS KIND ON BESA-PIPLA ROAD
Our 3-BHK Flats come with 5 Balconies to allow you to bask in sunlight and ensure effective ventilation



UNIT PLAN: 2-BHK

Flat No. 202

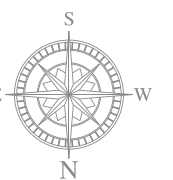
Model No. 1150

GOLDEN SIGNATURE

WHERE LUXURY MEETS LIFESTYLE



FIRST OF ITS KIND ON BESA-PIPLA ROAD
Our 2-BHK Flats come with 4 Balconies to allow you to bask in sunlight and ensure effective ventilation



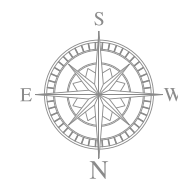
UNIT PLAN: 3-BHK

Flat No. 208

Model No. 1600



FIRST OF ITS KIND ON BESA-PIPLA ROAD
Our 3-BHK Flats come with 5 Balconies to allow you to bask in sunlight and ensure effective ventilation



YOUR SIGNATURE LIFESTYLE AWAITS

Experience the art of premium living through carefully curated interiors that blend modern design, timeless elegance, and seamless functionality. Each room in your Golden Signature home is crafted to elevate your daily experience.



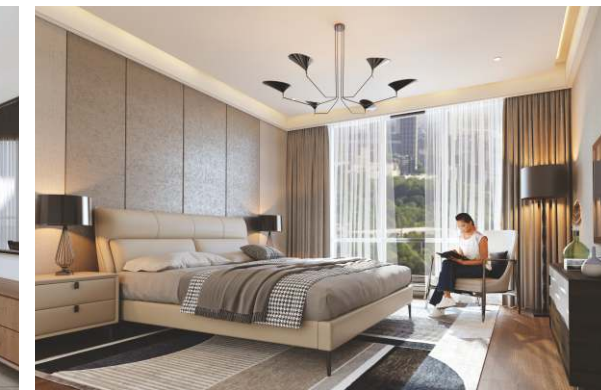
PLUSH ENTRANCE LOBBY



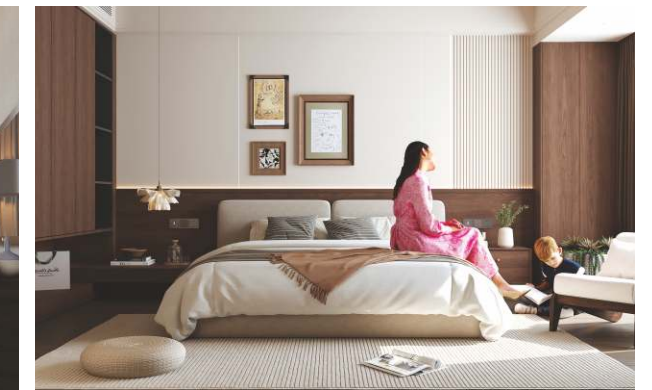
EXPANSIVE BALCONY



LIVING ROOM



BEDROOM-01



BEDROOM-02



BEDROOM-03



DINING AREA



KITCHEN

*Artist's Impression

SPECIFICATIONS

<p>STRUCTURE</p> <ul style="list-style-type: none"> • Earthquake resistant RCC frame structure 	<p>TOILET / BATHROOM</p> <ul style="list-style-type: none"> • Toilet/Bathroom Sanitary Fittings of Jaquar or equivalent brand • CP Fittings of Jaquar or equivalent brand • Anti-skid Floor Tiles • 4'x2' Wall Tiles up to 8' height • Wall-hung Commode with Cistern Fitting • Hot and Cold Diverter with Overhead Shower • Granite Door Frame
<p>KITCHEN</p> <ul style="list-style-type: none"> • Kitchen Granite platform with one stainless steel sink • Designer tile dado up to 2' above kitchen platform • Provision for exhaust fan • 5'x2.5' vitrified tiles flooring 	<p>INTERNAL FINISH</p> <ul style="list-style-type: none"> • 5'x2.5' Vitrified Tiles Flooring for common areas (Living & Dining Area) • 2'x2' Anti-skid Tiles Flooring in Balconies • 4'x2' Vitrified Tiles Flooring in Bedrooms
<p>ELECTRIFICATION</p> <ul style="list-style-type: none"> • Concealed copper wiring with circuit breakers (ISI Marked) of Polycab, RR Kābel or equivalent brand • Adequate electrical points with modular switches of Legrand, Wipro or equivalent brand • TV Point in Drawing Hall • AC Point in Drawing Hall and Bed Rooms • Water Purifier, Chimney & Refrigerator points in Kitchen • Washing Machine point in Utility Area • Geyser point in Washrooms • Inverter Point 	<p>WATER</p> <ul style="list-style-type: none"> • Adequate Storage Tank with Bore Well & Corporation water
<p>DOORS, WINDOWS & BALCONIES</p> <ul style="list-style-type: none"> • All Doors of Height - 7'6" • Main Door with Laminated Finish, Contemporary Paneling and Smart Lock • Heavy Duty Anodized Aluminium Sliding Windows with Mosquito Net • Flush door in toilets & balconies with Granite frame • Flush door with Door Paneling for Bedrooms • Granite Window Sills • Video Door Phone • SS/Aluminium frame with Glass Railing in Balcony of Drawing Hall and Bed Rooms 	<p>PAINTING</p> <ul style="list-style-type: none"> • Inside Wall Painting - Acrylic Emulsion Paint with Putty • External Wall Painting - Weather Shield Paint
	<p>FIRE PROTECTION</p> <ul style="list-style-type: none"> • Adequate Fire Safety Systems
	<p>PLUMBING</p> <ul style="list-style-type: none"> • Plumbing Material - Ashirvad or Equivalent ISI Brand
	<p>WATERPROOFING</p> <ul style="list-style-type: none"> • Proper waterproofing for Bathrooms, Utility Area and Terrace Area

AMENITIES

<ul style="list-style-type: none"> • Grand Entrance Lobby
<ul style="list-style-type: none"> • Adequate Fire Safety Systems
<ul style="list-style-type: none"> • 24x7 Security
<ul style="list-style-type: none"> • 24x7 CCTV Surveillance
<ul style="list-style-type: none"> • Well Ventilated & Naturally Lit Apartments
<ul style="list-style-type: none"> • Community Hall with AC
<ul style="list-style-type: none"> • Gymnasium with AC
<ul style="list-style-type: none"> • Indoor Games
<ul style="list-style-type: none"> • Temple
<ul style="list-style-type: none"> • Gazebo
<ul style="list-style-type: none"> • Paved Pathways
<ul style="list-style-type: none"> • Landscaped Pathways
<ul style="list-style-type: none"> • Jogging Track
<ul style="list-style-type: none"> • Children's Recreation Hub
<ul style="list-style-type: none"> • Green Gym
<ul style="list-style-type: none"> • Landscaping & Trees
<ul style="list-style-type: none"> • Elderly Relaxation Zone
<ul style="list-style-type: none"> • Open-Air Theater
<ul style="list-style-type: none"> • Garden
<ul style="list-style-type: none"> • Outdoor Space for Celebration
<ul style="list-style-type: none"> • Infinity Swimming Pool
<ul style="list-style-type: none"> • Yoga and Meditation Area
<ul style="list-style-type: none"> • One Reserved Covered Car Parking Space
<ul style="list-style-type: none"> • Solar Power for Common Area Electricity
<ul style="list-style-type: none"> • Generator Power Back up for 1 (One) Lift & Common Lights
<ul style="list-style-type: none"> • Grand Entrance Gate with Automatic Entrance Barrier
<ul style="list-style-type: none"> • 24x7 Water Supply
<ul style="list-style-type: none"> • Rain Water Harvesting
<ul style="list-style-type: none"> • Sewage Treatment Plant
<ul style="list-style-type: none"> • 1 Lift (13-Passenger Capacity) & 2 Lifts (10-Passenger Capacity)
<ul style="list-style-type: none"> • Security Guard Room
<ul style="list-style-type: none"> • A Common Toilet on the Ground Floor

LOCATION

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Places of prominence in near vicinity:

- Airport - 15 Minutes
- Railway Station - 15 Minutes
- Government Hospitals - 15 Minutes
- Metro Station - 10 Minutes
- Main Bus Stop - 25 Minutes
- School - 0.5 Minute
- Mall - 0.5 Minute
- Multiplex - 0.5 Minute
- Bank - 0.5 Minute
- Zudio - 0.5 Minute
- Croma - 0.5 Minute
- Purti Super Market - 0.5 Minute
- Haldiram - 5 Minutes
- D Mart - 10 Minutes
- Petrol Pump - 5 Minutes

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maharera.mahaonline.gov.in
Maha-RERA Registration No.
PR1190002500694



PROJECT BY

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DISCLAIMER

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