

A PROJECT BY

SIGNATURE
AVENUES

SIGNATURE
FORTIUS

LUXURY GATED COMMUNITY
@ ISNAPUR



+91 9121 222 501 / 502

www.signatureavenues.com



EXPERIENCE THE NATURAL HARMONY OF AN INTIMATE COUNTRY RETREAT

A high-end luxury residential project of Stilt + 5 floors and 6 towers. Rising in Hyderabad at Isnapur, an up-and-coming locale. Spread over a sprawling 5 acres with 60% open space. A fully gated 2 BHK apartments community of 340 units. Best in class architectural ambience, spacious proportions, elegant aspects and an abundance of amenities. Welcome to Signature Fortius.

FEATURES

- ◆ HMDA Approved
- ◆ Vaastu Compliant
- ◆ Residential Entrance Pavilion
- ◆ Round the Clock Security
- ◆ Avenue Plantations
- ◆ Lush Green Landscaping
- ◆ Security & Intercom Systems
- ◆ CCTV Surveillance in Common Areas
- ◆ Power backup for Common Areas & Apartments
- ◆ STP
- ◆ Convenience Store
- ◆ Provision for ATM

OUTDOOR AMENITIES

- ◆ Kids Play Area
- ◆ Senior Citizens Sitting area
- ◆ Half Basket Ball Court
- ◆ Walking and Jogging Track
- ◆ CC Cameras
- ◆ Intercom
- ◆ Rainwater harvesting



13,000 SFT. CLUBHOUSE

REFRESHING REASONS TO BRING TOGETHER ALL THE RESIDENTS

Lending a distinctly luxurious air to the serene setting of Signature Fortius Is Club Fortius. Classically designed and anchored on 13000 square feet, it acts as a private gateway to personal pampering. With sensory indulgences that would not look out of place in a starry resort, the leisurely retreat offers residents privileged access to everything at their fingertips. So every time you feel like taking a refreshing dip, working out, celebrating, reading or playing your choice of sport, just step into Club Fortius.



CLUB AMENITIES

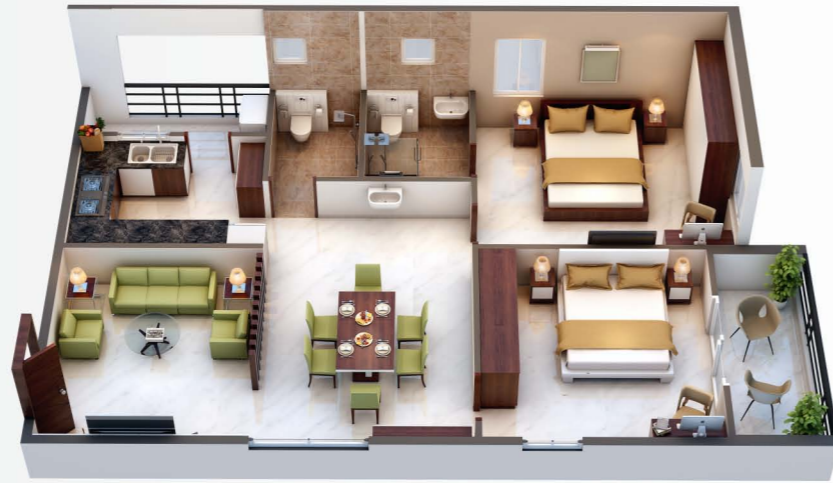
- ◆ SWIMMING POOL WITH CHANGING ROOMS
- ◆ CAFETERIA
- ◆ BANQUET HALL
- ◆ SITTING LOUNGE
- ◆ COMMUNITY OFFICE
- ◆ PHARMACY
- ◆ ATM
- ◆ CRECHE
- ◆ SUPER MARKET
- ◆ GAMES ROOM
- ◆ GYMNASIUM
- ◆ GUEST ROOMS
- ◆ MULTIPURPOSE HALL / YOGA
- ◆ SALOON
- ◆ LIBRARY

INDOOR GAMES: TABLE TENNIS, SNOOKER, CARROM, CHESS, ETC..

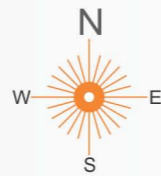
Club Fortius



REFLECTING QUALITY CRAFTSMANSHIP AND LUXURY FINISHES, THE EAST FACING FLAT PERFECTLY MATCHES YOUR UNIQUE NEEDS WITH FREE-FLOWING DESIGN AND OPEN TO AIR SPACES.



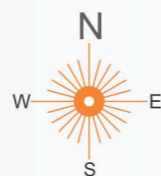
EAST FACING
2BHK 1210 SFT.



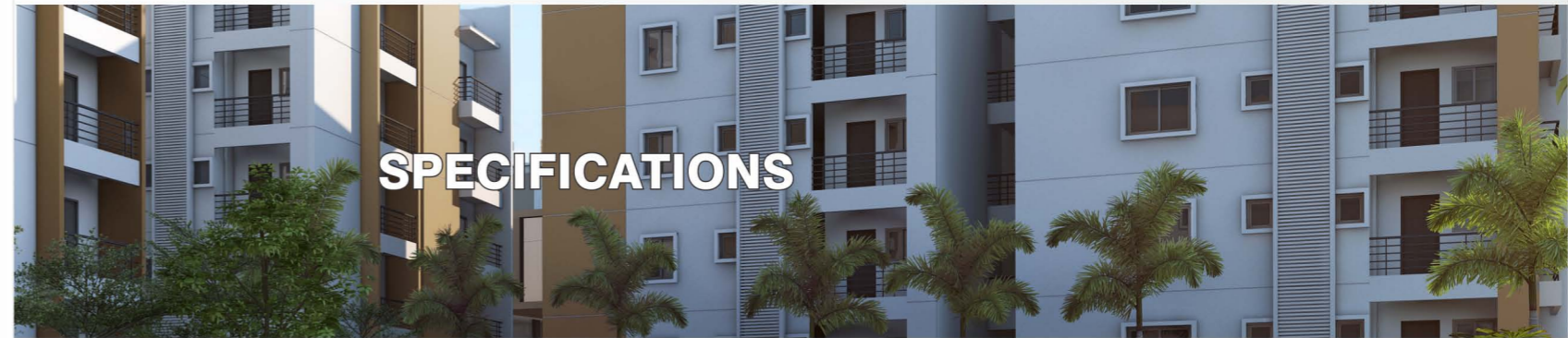
REDEFINING ARCHITECTURAL DESIGN, THE WEST FACING FLAT PAYS HOMAGE TO URBAN LIFESTYLE. IT INCORPORATES AN EXTRAORDINARILY HIGH STANDARD OF SPACE PLANNING COUPLED WITH ATTENTION TO DETAIL.



WEST FACING
2BHK 1210 SFT.



	FOUNDATION & STRUCTURE	: RCC framed superstructure with 9" inch external and 4.5" internal CC bricks.
	PLASTERING	: 18mm Double coated cement plaster with Smooth finish.
	JOINERY	
	Main Door	: BT wood frame with veneered flush shutters and standard hardware of reputed make.
	Internal Doors	: MT wood frame with Masonite shutter and standard hardware of reputed make.
	Windows	: Three track UPVC windows with Clear glass of reputed make.
	Grills	: Aesthetically designed and enamel painted MS safety grills.
	PAINTING	
	Internal Walls & Ceiling	: Water-proof putty finish with double coat of emulsion paint over one coat of Primer.
	External	: Texture or putty finish with double coat of emulsion paint.
	FLOORING	
	Living, Dining, Bedrooms, Kitchen & Balconies	: 2'x2' Vitrified Tiles of reputed make.
	Bathrooms & Utility	: Anti-skid and Anti-acid resistant tiles of reputed make.
	Staircase/Corridor	: Aesthetic combination of Granite/vitrified tiles per architectural design.



SPECIFICATIONS

	KITCHEN	: Granite platform. SS sink with two faucets. Provision for fixing of water purifier, cooking range, microwave ovens, and exhaust fan.
	BATHROOM	: All sanitary fixtures and chrome plated fittings of HINDWARE, JAGUAR or equivalent reputed make. Provision for Exhaust fans and Geysers.
	DADOING	
	Kitchen	: Glazed tiles up to 2' height above kitchen platform.
	Bathroom	: Glazed tiles up to door height.
	RAILING	: MS railings for all balconies and staircases.
	ELECTRICAL	
		: Concealed POLYCAB copper wiring. Modular switches of PHILIPS / L&T or equivalent reputed make. Miniature Circuit Breakers(MCB) of reputed make for each distribution board. III-phase power supply for each unit with individual meter boards. Provision for connecting air conditioners in all bedrooms.
	LIFT	: Automatic Lifts of reputed make

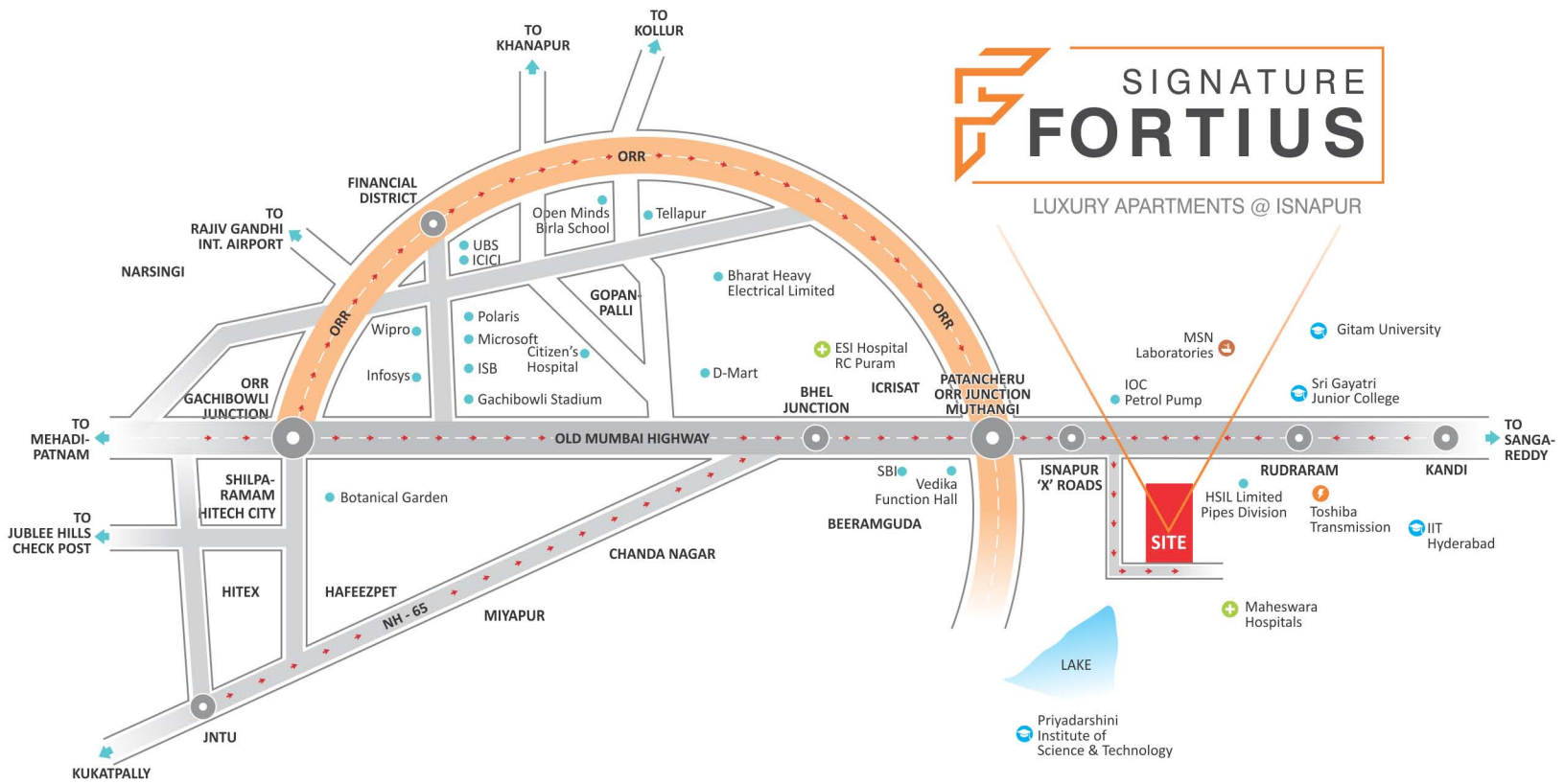
A SYMPHONIC COMMUNITY LIVING EXPERIENCE

Encircled by verdant greenery and dotted with lifestyle amenities, the meticulously crafted layout of Signature Fortius resonates with its own distinctive character and appeal. The flair in execution facilitates unprecedented living comfort amid breathtaking beauty.



MASTER PLAN

LOCATION MAP
NOT TO SCALE



**SIGNATURE
FORTIUS**

LUXURY APARTMENTS @ ISNAPUR



EDUCATION

Gitam University (6 km)
IIT Hyderabad (10 km)
Sri Gayatri Junior College
Icrisat
Open Minds Int. School



HEALTH

Maheswara Hospitals
ESI Hosital
Citizen's Hospital



WORK

Toshiba (6 km)
ISB
Microsoft
Polaris
Infosys, Wipro



CONNECTIVITY

ORR Junction (3 km)
Project is Abutting NH-9
Isnapur 'X' Roads
Sangareddy
BHEL (13 km)
Chanda Nagar, Miyapur
Kukatpally, Hitech City
Financial District
Rajiv Gandhi Int. Airport



**SIGNATURE
AVENUES**

OFFICE

Survey No. 446 & 447, Chitkul Village,
Patancheru Mandal, Sangareddy District,
Telangana - 502307. TS, India.
LLP No. AAM-5765

CONTACT

Phone: **+91 9121 222 501 / 502**
Email : **info@signatureavenues.com**

www.signatureavenues.com

Architect



ARCHI WING STUDIO
KPHB, Hyderabad.
PH: +91 9885823482

Structural



KPHB, Hyderabad.
PH: +91 9247710327

PHE Consultant



Madhapur, Hyderabad.
PH : 040-40202329

3D

**LUMIN DESIGN
STUDIO PVT. LTD**
Somajiguda, Hyderabad.
PH : +91 9866 022 097

Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as demand fit.