



**JEWEL
SIGNATURE**

LUXURY LIVING

Jewel Signature
In the Lap of Nature

Jewel Residency Delivered

Jewel Signature

The project has been developed on 9 bighas of prime land in the centre of Dehradun, amicably located on GMS Road, Near Hotel Sunpark Inn.

Jewel Residency was started in 2017 and was timely delivered in 2021. The project consists of a total 206 units comprising of 1,2&3 BHK flats.

Jewel Residency makes a brilliant architectural statement and reinforces the motif of understated elegance. Planned to perfection, it is a green-responsible endeavour and reduces the energy burden by optimizing sunlight and wind flow within the home. Painstaking attention to details ensures that every nook and cranny is blissfully symmetric with the ideas and aspirations of a perfect home.



Jewel Residency Ongoing



Epitome of Luxury

Nestled in the heart of Doon, Jewel Sapphire is spread across a sprawling expanse of more than 5 bighas. The project offers ultra-premium 3&4 bed boutique residence and penthouses. The most exquisitely designed home in Dehradun and par excellence lifestyle that gives its residents the perfect blend of nature's delights and urbane comforts.



About Doon

Dehradun - "The Adobe of Drona", is today a much sought after destination for its peaceful environs, and rich cultural heritage. Being developed as a Smart City, Dehradun is a notable academic and research hub.

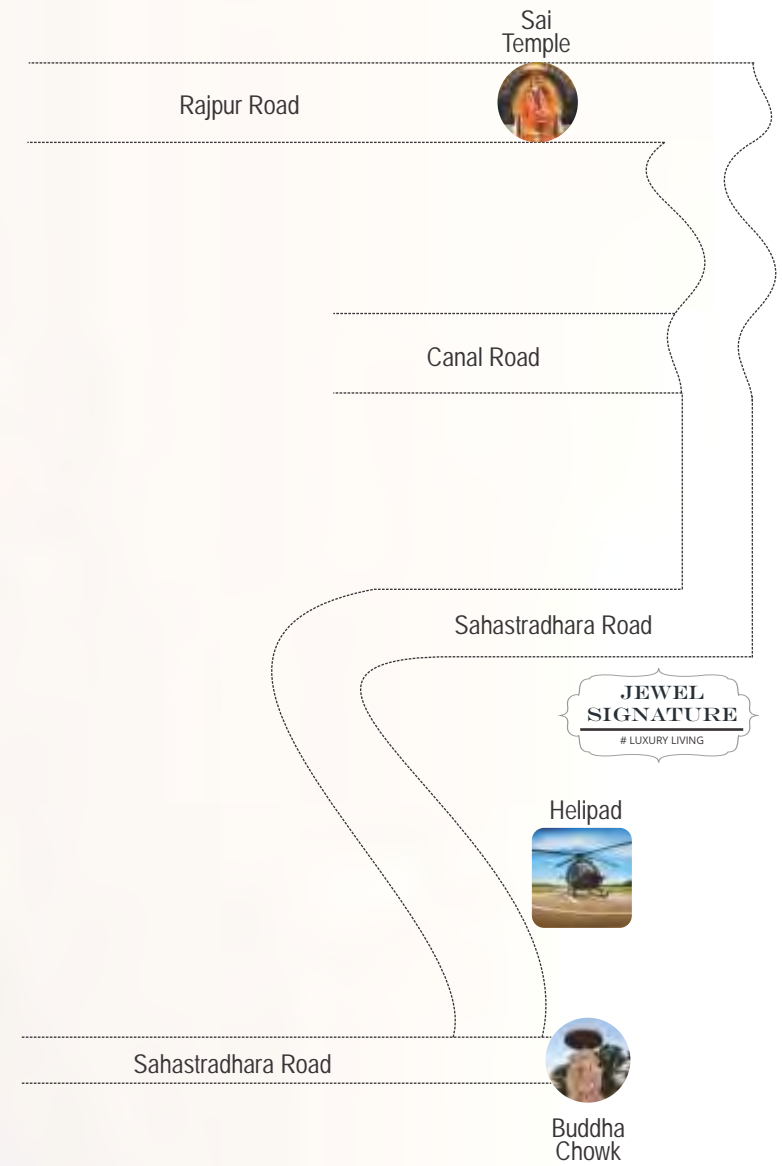
All round development, presence of eminent institutes such as Indian Military Academy, Forest Research Institute, The Doon School, Welham Girls & Boys School, Institute of Himalayan Geology etc. add to its historical charm.

Standing at an elevation of 2,100 ft above sea level Dehradun is the Gateway to Himalayas.

A greet habitat where life cocoons on the fertile Earth, thrives under the Sun's golden warmth and takes wings on the highest boughs of trees. A universe that's self-sufficient.

A sanctuary where sustainability and sophistication co-exist. The perfect blend of peace and convenience.





Mussoorie - 30 min drive | ISBT - 25 min drive | Helipad - 2 min drive
Airport - 30 min drive | Railway station - 25 min drive | City park - 2 min drive
Railway Station - 25 min drive | Sai Temple - 5 min drive | Pacific mall - 10 min drive

The Most Central Location of Modernity & Convenience

A towering landmark of architectural ingenuity, unconventional design and dedicated excellence, Jewel Signature, is a unique limited edition chateau of spacious apartments crafted to deliver the finest that life has to offer to the choicest few. A home that understands you and lives your way of life.

A palatial celebration of effortless living, Jewel Signature located at the heart of Dehradun is in close proximity to famous schools, hospitals, banks, shopping malls, the commercial hubs and every other civic amenity imaginable so that you spend less time on the road and more at home.

Jewel Signature gives enough room for you to stretch your imagination, push your limits and aim however high your dreams wish to take you. Well planned with user friendly amenities, Jewel Signature is imbued with immense beauty in the centre of Doon Valley.

Everyone and everything that shows up in our life is a reflection of something that is happening inside of us. Come reflect real beauty inside out. Welcome home to Jewel Sapphire.



- 40 min Drive from Haridwar
- 25 min Drive from Airport
- 15 min Drive from ONGC
- 15 min Drive from FRI
- 10 min Drive from Railway Station
- 10 min Drive from Clock Tower



INFINITE CLASS.
TIMELESS LUXURY
BOUNDLESS HAPPINESS

Jewel Signature embodies a divine fusion of fine architectures and thoughtful planning that offer comfort on one hand & luxury on the other. What sets Jewel Signature apart from every other luxury development is its unique, forward thinking design. The project encompasses beautifully crafted towers, thoughtfully spaced well apart from each other, so that each tower commands absolute privacy and superlatives views.





Unmatched Opulence and Grandeur

From the large windows that welcome sunlight in abundance and maximise cross ventilation, to ergonomically crafted interiors, your home is designed to perform, inspire and sure to turn heads.

Clear glass sliding windows give you a theatrical experience of nature, filling dining and living room with light and positive energy.

Bedrooms are simplicity and elegance woven together to create an intimate space for you to relax and rejuvenate. Indulge in the comforts of a modern and swanky private haven. A soulful space designed to refresh.



Fully Air Conditioned Apartments

Tiles Flooring in

Drawing Dining & Kitchen

Well Ventilated Apartment

3 Tier Security | Power Backup



Health Zone

Take your endurance to greater heights

With various indoor and outdoor activities, Jewel Sapphire is designed for the transformation of your mind and body. Embrace the gym, aerobics and yoga for a happier fitness regime. Get fit the green way at your own open-air amenities like fitness lane and jogging tract.

Your private sanctuary complements the go-getter in you. Come, achieve the impossible, immerse yourself in our world-class amenities, and experience the ultimate in luxury living.



World Class GYM | Sauna & Steam
Jogging Track | Toddler House
Kids Pool & Gazibo



JEWEL SIGNATURE



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LUXURY LIVING

Luxury Living at Jewel Signature

Where Forever Begins.....



Site Layout



Section View



3BHK
TYPE 1
2351 Sqr Ft



JEWEL SIGNATURE

LUXURY LIVING

3BHK
TYPE 2
2325 Sqr Ft

Section View

3BHK
TYPE 3
2125 Sqr Ft





JEWEL SIGNATURE

LUXURY LIVING

3BHK
TYPE 4
2421 Sqr Ft

Section View

3BHK
TYPE 5
2351 Sqr Ft





JEWEL SIGNATURE

LUXURY LIVING

3BHK
TYPE 6
1900 Sqr Ft

Section View

3BHK
TYPE 7
1900 Sqr Ft





JEWEL SIGNATURE

LUXURY LIVING

3BHK
TYPE 7 C
2225 Sqr Ft

Section View



3BHK
TYPE 8
2401 Sqr Ft



JEWEL SIGNATURE

LUXURY LIVING

3BHK
TYPE 9
2251 Sqr Ft

Section View

3BHK
TYPE 10
2301 Sqr Ft





JEWEL SIGNATURE

LUXURY LIVING



2BHK
TYPE 1
1600 Sqr Ft

Section View

2BHK
TYPE 2
1575 Sqr Ft





JEWEL SIGNATURE

LUXURY LIVING

2BHK
TYPE 3
1725 Sqr Ft

Section View



1BHK
TYPE 1
900 Sqr Ft

The Hub for Modern Living and Activity Redefined

STRUCTURE

Earthquake - resistant RCC frame structure

LIVING & DINING ROOM

Floors: Large sized vitrified tiles

Externals Doors & Windows : UPVC Glazed Shutters with Toughened Glass & Mesh

Internal Walls : Anti Fungal Acrylic Emulsion Paints

Internal Doors : Skin Moulded Door / Laminated Flush Doors

Ceiling : Designer POP Ceiling with Concealed Lights

Balcony - Water resistant tiles

KITCHEN

Floors: Large sized vitrified tiles

Externals Doors & Windows : UPVC Glazed Shutters with Toughened Glass & Mesh

Internal walls : Ceramics Tile upto 2 Ft. above Counter Balance Walls Painted & Acrylic Emulsion Paint

Cupboard : Wooden cupboard will be installed

ALL BED ROOMS

Floors: Vitrified tiles

Externals Doors & Windows : UPVC Glazed Shutters with Toughened Glass & Mesh

Internal Walls : Anti Fungal Acrylic Emulsion Paints

Internal Doors : Skin Moulded Door / Laminated Flush Doors



TOILETS

Floors: Anti Skid Designer Tiles
Ventilators : UPVC windows with glass
Fixtures : Hindware / Kohler or Equivalent
Fittings : Jaguar / Kohler or Equivalent
Walls : Designer tiles up to the 8'.
Internals Doors : Skin Moulded Door / Laminated Flush Doors

BALCONIES / VERANDAH

Floors : Anti Skid Vitrified Tiles
Walls : Water Proof Exterior Paint

ELECTRICAL FITTINGS

Switches & Wires : Modular Electrical Switches & FR Copper Wires
LED Lighting Fixture & Fan : In all the Rooms

LIFT LOBBIES / CORRIDORS

Lift : Schindler / Kone / OTIS or Equivalent
Floors: Anti Skid Vitrified Tiles
Walls : Designer Marble / Tiles for Lift Entry and Balance Area Painted in Acrylic Emulsion Paint

COMMON AREAS

Lighting - ISI certified eco- friendly common lights in corridors, adequate lights in green areas and landscaped areas in required
Security - 3 tier security system with CCTV, perimeter security, fire presentation, suppression, detection and alarm system per fire norms.
Power backup - 24 x 7 power backup in common areas
STP and rainwater - As per plan STP plant and rainwater harvesting systems



Project by

Avenue Commercial Private Limited

Registered Office :

Khasra No. 96,97,98, ITBP Road, Near Hotel Sunpark Inn
GMS Road, Dehradun, Uttarakhand

Site Office :

Rajpur Road, Behind Sai Baba Temple
Tarla Nagal, Dehradun, Uttarakhand

ARCHITECTS: AGGARWAL ASSOCIATES, 10 Malviya Road, Dehradun

Disclaimer: Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans, Sample Flats etc., are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.