Signature
By Landmark Estates

@Mulakuddu, Bheemili, Visakhapatnam.

SIGNATURE



A Legacy
Written By The Sea

LANDMARK
ESTATES
LIVE IN EXCELLENCE

SIGNATURE



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Every enduring landmark begins with a clear vision, a commitment to excellence and the courage to create beyond the ordinary. At Landmark Estates, these principles have shaped our journey for over nine years, guiding the development of thoughtfully planned residential and plotted communities across Visakhapatnam, Hyderabad and Bengaluru.

Driven by a philosophy that values trust as much as transformation, Landmark Estates creates destinations that are rooted in meticulous planning and future-ready infrastructure. Each development is envisioned not merely as a real estate offering, but as a lasting asset designed to enrich lifestyles and create enduring value.

Signature
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Life,
Signed
By Nature



72+ ACRES
AMENITIES

Set amidst the scenic landscapes of Mulakuddu in the rapidly emerging Bheemunipatnam corridor, Signature is a landmark 72-acre plotted community that draws its character from two of nature's most captivating elements, the vast expanse of the sea and the tranquil presence of the Gosthani River. With sea-facing vistas and the river flowing alongside, the development offers a rare opportunity to own a piece of land in one of Visakhapatnam's most picturesque and promising destinations.
Thoughtfully planned for modern living and future growth, Signature seamlessly combines premium infrastructure, expansive open spaces and an exceptional range of lifestyle amenities within a secure gated community.

PROJECT HIGHLIGHTS

72-Acre Residential Layout	100% VAASTU	60/40/30 FT. WIDE ROADS	24/7 SECURITY	72 PREMIUM AMENITIES	CLUB HOUSE	GREEN ENVIRONMENT

- Premium 72-Acre Residential Layout
- Sea-Facing Plotted Development
- Beside the Picturesque Gosthani River
- Strategically Planned Gated Community
- Vaastu-Compliant Layout
- 72+ World-Class Lifestyle Amenities
- 1-Acre Grand Clubhouse
- 1-Acre Water Theme Park
- World-class Infrastructure
- Peaceful & Pollution-Free Environment
- Ideal for Villas and Premium Residential Living
- Located in a High-Growth Infrastructure Corridor
- Excellent Long-Term Investment Opportunity



A grand Arrival to a signature life

Every exceptional destination begins with a memorable arrival. Thoughtfully designed to reflect the stature and character of the community beyond, the grand entrance at Signature stands as a symbol of prestige, elegance and aspiration. It welcomes residents and guests into a world where thoughtful planning, natural beauty and elevated living come together in perfect harmony



LIVE THE 72+ LIFE AMENITIES

Life is at its best when every day offers something to look forward to. At Signature, 72 thoughtfully curated amenities come together to create a community where recreation, wellness, leisure and togetherness become part of everyday living. Because a truly exceptional address is not defined by what surrounds it, but by the life it inspires within.

ENTRANCE & SECURITY 08



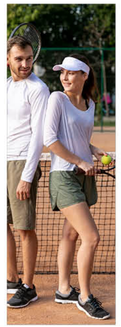
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CLUB HOUSE & RECREATION 09



KIDS & FAMILY 08



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SMART & SUSTAINABLE 12





Where
Every arrival feels distinguished

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ENTRANCE & SECURITY









ENTRANCE & SECURITY

01. Grand Entrance Arch
02. 24/7 Security
03. CCTV Surveillance
04. Boom Barriers
05. Security Cabin
06. Visitor Management System
07. Compound Wall
08. Intercom Facility

Exceptional communities are defined not only by what is visible, but by the strength of what lies beneath. At Signature, every aspect of infrastructure has been meticulously planned to ensure comfort, convenience and long-term sustainability. Every element has been thoughtfully integrated to create a community that is as efficient as it is elegant. The result is a future-ready environment where residents can enjoy peace of mind and a superior quality of life.

Built to
Endure
for generations







ROADS & INFRASTRUCTURE

09. 60/40/30 FT BLACKTOP ROADS
10. LED STREET LIGHTING
11. UNDERGROUND ELECTRICITY
12. FOOTPATHS WITH PAVERS
13. AVENUE PLANTATION
14. WATER SUPPLY PIPELINE
15. RAINWATER HARVESTING
16. STORM WATER DRAINS
17. SEWAGE TREATMENT PLANT





Spaces
Designed for life beyond walls

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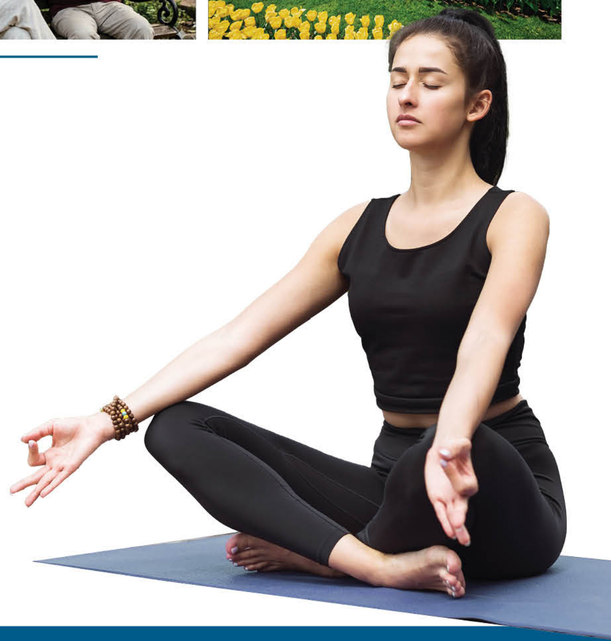




GREEN & OPEN SPACES

GREEN & OPEN SPACES

18. LANDSCAPED CENTRAL PARK
19. THEME GARDENS
20. PALM AVENUE
21. OPEN GREEN LAWNS
22. MEDITATION & YOGA LAWN
23. SENIOR CITIZEN SEATING
24. FLOWER BEDS
25. WATER FOUNTAIN
26. LAKE/ WATER BODY



Dive into
A World of Endless Fun

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1 ACRE WATER THEME PARK

At Signature, recreation is not reserved for weekends or vacations. Spread across a dedicated acre, the Water Theme Park is thoughtfully designed to bring excitement, relaxation and family bonding closer to home. Whether it's children discovering endless adventures, families sharing joyful moments, or residents simply unwinding amidst refreshing surroundings, every experience is crafted to create memories that last a lifetime.

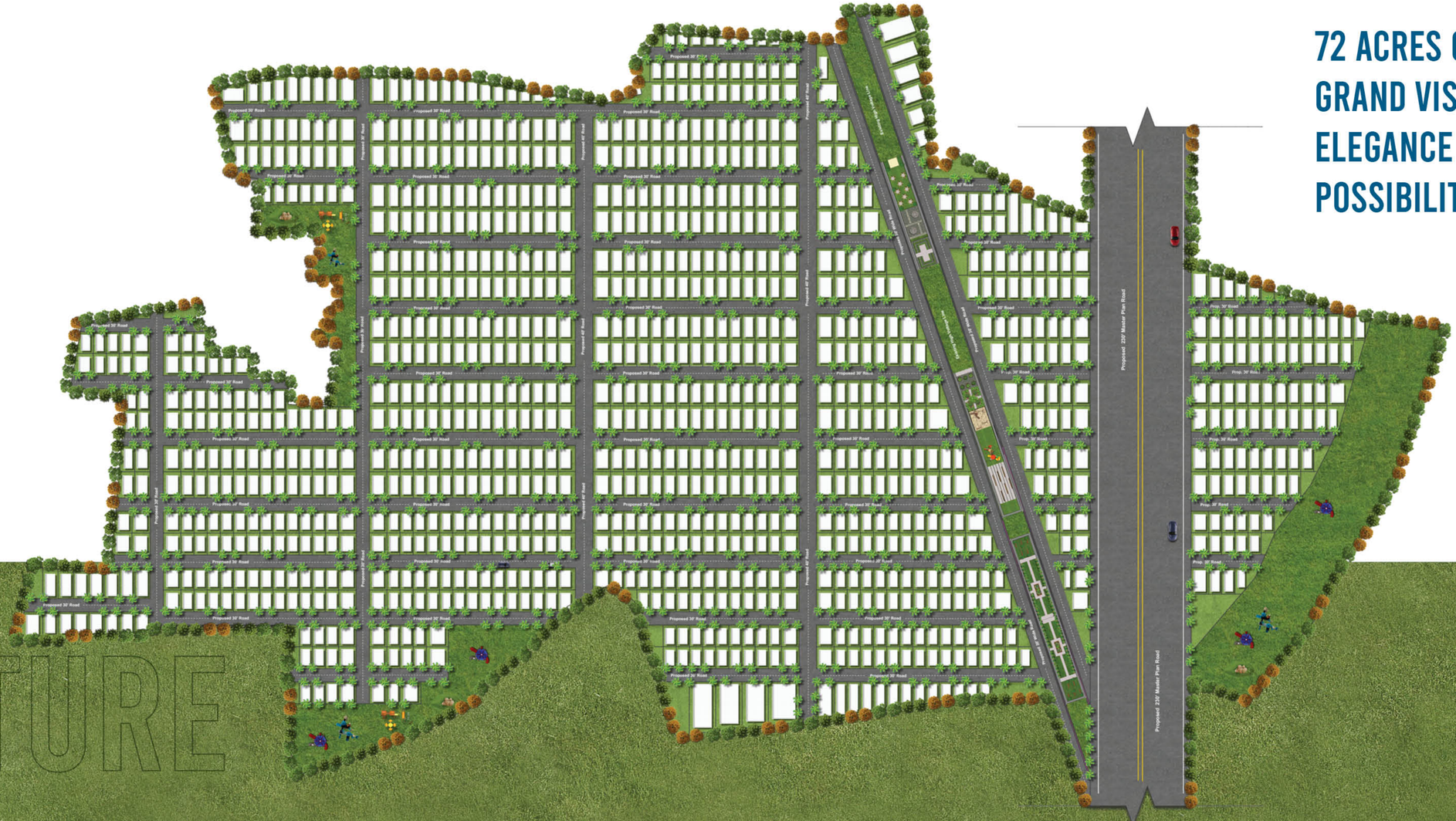
- **Thrilling Water Slides**
- **Family Splash Pool**
- **Kids Water Play Zone**
- **Rain Dance Arena**
- **Wave Pool Experience**
- **Adventure Splash Activities**
- **Poolside Relaxation Areas**
- **Family Seating Decks**
- **Landscaped Leisure Spaces**
- **Safe & Supervised Environment**



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MASTER LAYOUT PLAN

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72 ACRES OF GRAND VISION, ELEGANCE & POSSIBILITY

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Built for Champions of every age







SPORTS & FITNESS

27. OUTDOOR GYM
28. JOGGING TRACK
29. CYCLING TRACK
30. CRICKET PRACTICE NET
31. BASKETBALL COURT
32. BADMINTON COURT
33. VOLLEYBALL COURT
34. SKATING TRACK



SPORTS & FITNESS





1 ACRE GRAND CLUB-HOUSE

The sprawling one-acre clubhouse at Signature is a destination where leisure, wellness, recreation and social interaction come together seamlessly. Whether hosting celebrations, pursuing fitness goals, working remotely or simply unwinding with family and friends, every space has been designed to enrich everyday living. Elegant, versatile and inviting, the clubhouse transforms ordinary moments into meaningful experiences, creating a lifestyle that is as dynamic as it is rewarding.

- **Social Gathering Spaces**
- **Community Events & Celebrations**
- **Wellness & Recreation Facilities**
- **Swimming Pool & Many More**

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CLUBHOUSE & RECREATION

Curated for
Recreation crafted for life.

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CLUBHOUSE & RECREATION

35. PREMIUM CLUBHOUSE
36. MULTIPURPOSE HALL
37. INDOOR GAMES ROOM
38. CO-WORKING SPACE
39. GYMNASIUM
40. SWIMMING POOL
41. KIDS POOL
42. GUEST ROOMS
43. CAFETERIA / LOUNGE

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Every day, a new
Adventure Awaits











KIDS & FAMILY

44. CHILDREN'S PLAY AREA
45. TODDLER PLAY ZONE
46. SAND PIT
47. KIDS ACTIVITY ZONE
48. FAMILY SEATING AREAS
49. BARBECUE ZONE
50. OPEN AIR AMPHITHEATRE

KIDS & FAMILY



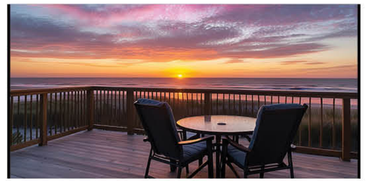


Spaces to
Unwind connect and celebrate

Signature
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LIFESTYLE & LEISURE

LIFESTYLE & LEISURE

51. REFLEXOLOGY PATH
52. PET PARK
53. OUTDOOR PARTY LAWN
54. CAMPING ZONE
55. READING CORNER
56. SCULPTURE COURT
57. VIEWING DECK
58. HAMMOCK GARDEN
59. AROMATIC GARDEN
60. COMMUNITY PLAZA





A Sanctuary
of green and serenity

At Signature, nature is not confined to the surroundings, it is woven into the very fabric of the community. Expansive green spaces, beautifully landscaped gardens and tranquil outdoor retreats create an environment where residents can reconnect with nature and rediscover life's simple pleasures. Every space is designed to nurture well-being, relaxation and a deeper sense of harmony.

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Sustainability
Woven into everyday life

SMART & SUSTAINABLE

61. WI-FI ENABLED ZONE
62. EV CHARGING POINTS
63. SOLAR POWER LIGHTS
64. SMART IRRIGATION SYSTEM
65. WASTE SEGREGATION
66. ORGANIC WASTE CONVERTER
67. DIGITAL INFORMATION BOARD
68. WATER QUALITY SYSTEM
69. SMART SECURITY SYSTEM
70. FIRE SAFETY SYSTEM
71. POWER BACKUP FOR COMMON AREAS
72. SOLAR WATER HEATING



SMART & SUSTAINABLE



Location Map

(Not to Scale)

Location QR





Proximity

IT & BUSINESS HUBS	15-25 Mins
EDUCATIONAL INSTITUTIONS	10-20 Mins
HOSPITALS	10-15 Mins
SHOPPING & ENTERTAINMENT	10-20 Mins
AIRPORT	5-10 Mins
BEACHES	15-25 Mins

At the Centre of tomorrow's growth



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