



signature
by GK Associates

**Branded Residences with
International Lifestyle**

f. TASTIC

A Fantastic Blend of Space, Style and Sophistication.

Design Philosophy at F-Signature

Luxury, at its highest form, is not about possessions but the life it enables - mornings above the skyline, evenings steeped in private indulgence, and weekends that unfold into effortless leisure. Here, comfort becomes couture, sophistication becomes instinct, and the everyday is experienced as a rare privilege reserved for the few.

The design philosophy at F-Signature seamlessly blends aesthetics with purpose, creating landscapes that breathe with the harmony of nature's palette and the sophistication of curated luxury. Each line, facade, and spatial experience is meticulously shaped - much like a diamond - refined through precision, vision, and time, until it achieves its flawless brilliance. Just as a diamond reveals its perfection through the mastery of every cut, F-Signature reveals its grandeur through every architectural choice, every proportion, and every luxurious detail.

Luxury is not ornamental!
It is engineered with intention, sculpted with precision, and perfected through mastery, the way a rare stone evolves into a timeless heirloom, Shaped through patience, polished like a precious stone, much like a rare gem perfected into a masterpiece that outlives generations.



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Spread across 7+ acres of elevated living, the development presents stunning, towers rising up to floors, forming a sculptural silhouette that commands the skyline of West Pune. A distinctive 5-storey integrated commercial high street infuses the address with couture-level sophistication and everyday convenience, creating a destination where lifestyle and legacy coexist.

F-Signature the diamond of West Pune, crafted for those who know brilliance when they see it.

2 3

BHK
Residences



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The Fantastic World
designed for working couple.

Crafted with the idea of elevating the lifestyle quotient of working couples, the luxury spaces here strike a perfect balance of connectivity and leisure, prioritizing equally on all the necessities of life.



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In today's evolving urban landscape, working couples seek homes that respect individuality while supporting shared aspirations. With dual careers becoming the norm, the need for thoughtfully designed spaces that balance privacy, productivity, and togetherness has never been greater. A well-designed home is no longer about size alone, it's about how seamlessly it adapts to modern lifestyles. From dedicated Working Pods that enable focus, to a Gymnasium for daily wellness, F-Signature is crafted around the rhythms of working couples. It's a private sanctuary that enhances everyday living, strengthens emotional connections, and creates a foundation for relationships to grow with time.



f • LIFESTYLE

At F-signature, Amenities Aren't Additions,
They're Future-ready Experiences Designed
For Lasting Comfort.

30+ thoughtfully
curated amenities
across three distinct
zones come together to
create a future-ready
lifestyle ecosystem that
blends wellness,
leisure, and
productivity-keeping
you ahead of trends and
in comfort, forever.

f • CLUB

- Nature's Nook/Oxygen Park
- Sun Deck
- Pickle Ball Court
- Senior Citizen Pavilion
- Meditation Pavilion
- Equipped Gym
- Party Lawn
- Machan
- WFH Pavilion
- Recreational Pool
- Sandpit
- Open Fitness Arena
- Tea Pavilion
- Kids' Pool
- Amphitheatre
- Kid's Play Ground
- Yoga Pavilion
- Club House
- Stage
- Adventure Play Ground
- Acupressure Pathway
- Party Hall
- Feature Wall
- Toddler's Play Area
- Wide Pathway
- Pool Table
- Seating Pavilion
- Activity Wall

f • ARENA & JOYNEST

- Kids' Play Area
- Walking Track
- Toddlers' Play Area
- Outdoor Gym
- Sit-outs
- Pergola Seating
- Stepped Seating
- Gazebo Seating
- Sports Court
- Open to Sky Seating



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The Fantastic Epicenter of
Urban Privilege

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Fantastic Amenities Crafted To Deliver An Elevated Living Experience At Every Turn.

A sanctuary of curated indulgences, elevated leisure, and sophisticated social circles, crafted for those who live beyond the ordinary-where every moment becomes an expression of privilege, elegance, and quiet authority.

f. CLUB

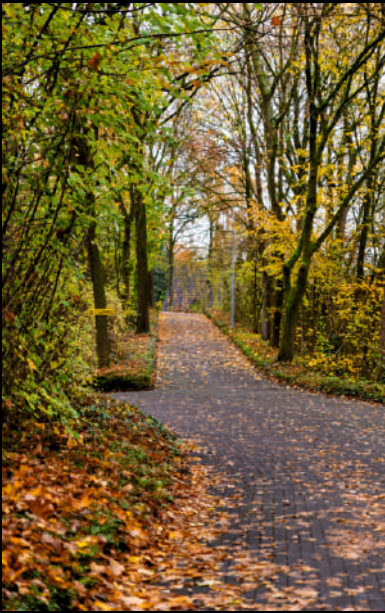


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30+ AMENITIES



NATURE'S NOOK / OXYGEN PARK

A dense, eco-friendly green zone that revitalizes the mind, purifies the air, and creates a natural, refreshing outdoor environment.



YOGA PAVILION

A tranquil open platform encouraging mindful stretching, balanced posture practice, and holistic mental and physical well-being.

MEDITATION PAVILION

A serene, thoughtfully designed retreat offering peaceful ambience for mindful relaxation.



TEA PAVILION

A cozy sit-out designed for relaxed conversations, warm beverages, and soothing moments throughout the day.



WORK-FROM HOME PAVILION

An open-air workspace that boosts focus, productivity, and creativity while staying connected to nature.



ACUPRESSURE PATHWAY

A natural-healing foot pathway promoting stress relief, improved circulation, and overall physical wellness.

f. TASTIC

Fantastic world of curated amenities
created to enrich life with elegance.

A private world where
refinement meets freedom,
and every experience is
designed for those who
expect more from life.
Where distinction gathers,
and the extraordinary feels
effortless. For those who
prefer their luxury
understated and their
company exceptional.

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30+ AMENITIES



RECREATIONAL POOL

A family-friendly leisure pool ideal for refreshing swims, playful moments, and relaxed weekend enjoyment.



SUN DECK

A warm and relaxing lounge area perfect for unwinding, sunbathing, reading, or simply enjoying natural light.



KIDS' POOL

A shallow, safe water zone thoughtfully designed for young children to enjoy splashes and early water confidence.



CLUB HOUSE

A vibrant community destination created for celebrations, social gatherings, leisure activities, and resident interaction.



PARTY HALL

An elegant party hall designed for celebrations, gatherings, and memorable moments.



PARTY LAWN

A spacious, landscaped green space ideal for hosting celebrations, social events, and outdoor functions.

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Fantastic Details, Architectural Brilliance, Curated Amenities.

Come together to create a living experience that goes beyond the ordinary. Every detail is thoughtfully envisioned-from striking architectural lines that define the skyline, to a collection of carefully curated amenities designed to elevate everyday living.

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30+ AMENITIES



PICKLE BALL COURT

A versatile, energetic multi-sport court designed for engaging outdoor games and active recreation.

PARTY/BBQ DECK

A stylish, open-air deck tailored for weekend barbecues, festive gatherings, and relaxed social evenings.



MULTIPURPOSE LAWN

A broad open lawn designed for events, celebrations, community functions, and recreational activities.



INDOOR GYM

A modern fitness studio equipped for a complete indoor workout experience.

OPEN FITNESS AREA

A charming open-air seating area perfect for performances, community interactions, storytelling, and social gatherings.



MACHAN

An elevated nature-view seating platform offering unique perspective, calm surroundings, and quiet resting moments.

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Fantastic Amenities Designed To Inspire
Relaxation, Connection, And A Life
Beautifully Lived.

A destination for those
who move in rarer
circles. A rare space
where refinement,
culture, and connection
converge. An
environment shaped by
discretion, elevated
living. Exclusivity,
perfectly understood!

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30+ AMENITIES



SANDPIT

A tactile, creative play corner allowing children to dig, build, imagine, and explore freely.

SENIOR CITIZEN PAVILION

A peaceful, shaded seating zone designed for comfort, conversations, and leisurely relaxation.



KIDS' PLAY GROUND

A lively outdoor play zone encouraging children's physical activity, movement, creativity, and fun.



ADVENTURE PLAY GROUND

A dynamic, exciting activity area designed to inspire exploration, movement, and energetic outdoor play.



TODDLER'S PLAY AREA

A safe, cushioned play space supporting early motor skills, sensory exploration, and gentle physical activity



CRECHE

Where little residents are cared for with comfort, warmth, and attention.

f. TASTIC

Fantastic Array Of Amenities Designed To Enrich Every Moment Of Modern Living.

A frontier of leisure & lifestyle where every amenity is an indulgence, designed to redefine recreation and relaxation for the world's most discerning. A curated world of well-being, entertainment, and exclusivity.

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30+ AMENITIES DIVIDED ACROSS 3 ZONES & MORE ZONES TO FOLLOW



PERGOLA SEATING

A shaded, aesthetic seating space offering relaxation, comfort, and cooling breaks after activities.

MULTIPURPOSE SPORT TURF

An active zone designed for sport, fitness, spirited games, & community recreation.



OUTDOOR GYM

An open-air fitness zone equipped for full-body workouts, strength routines, and active lifestyles.

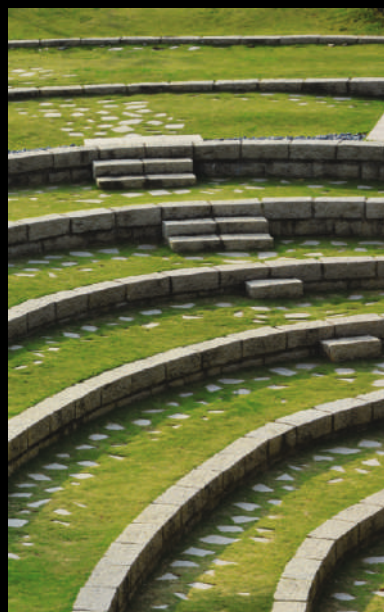


FEATURE WALL

A striking architectural highlight enhancing landscape aesthetics and adding character to the space.

AMPHITHEATER

A charming open-air seating area perfect for performances, community interactions, storytelling, and social gatherings.



POOL TABLE

A refined recreation spot centered around the timeless game of pool.

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Fantastic Amenities Created To Enhance Every Moment Of Modern Living.

An address for those who appreciate the rare-where culture, connection, and privilege converge. A place where remarkable people, timeless experiences, and refined living come together.

f. ARENA



f. JOYNEST



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SPECIFICATIONS

f. STRUCTURE

RCC framed structure of superior quality, earthquake safe design



f. PLASTER SMOOTH

- Neeru / Gypsum finish plaster for internal walls
- Sand faced cement plaster/ only texture for external walls



f. DOOR

- Decorative main entrance door with standard make fittings
- Main & bedroom door frames with acoustic rubber seal



f. LIVING

Designer POP false ceiling with spot lights



f. KITCHEN

- Vitrified Tile/ Marble/ Granite Kitchen Platform
- Stainless steel sink
- Vitrified tiles dado above platform up to 2ft level
- Dry Terrace/ Dry Balcony attached to kitchen with provision for washing machine with water inlet and drain
- Provision for water purifier



f. FLOORING

Vitrified tile flooring of standard make for the entire flat

f. BATHROOM

- 600X600 GVT flooring tiles
- Designer glazed dado tiles up to lintel level
- Hindware / Jaquar or equivalent make sanitary ware
- Hot & Cold mixer for all shower areas
- Provision for Geyser point
- Doors with Standard make fittings
- Solar heater connection for mixer unit in master bathroom for fixed timing



f. ELECTRIFICATION

- Adequate concealed electrical points with standard wiring
- Telephone point and cable T.V. point in living room and master bedroom
- AC point in master bedroom
- Each flat with ELCB (Earth-Leakage Circuit Breaker) for electrical safety
- Inverter backup for each flat
- Premium modular switches



f. PAINTING

- Internal Oil Bond distemper paint in the entire flat
- External Acrylic weather proof paint for entire building

f. PLUMBING

- Concealed plumbing
- Jaquar / Hindware or equivalent fittings in bathroom, toilet and kitchen



- LETTERBOX FOR EACH FLAT
- VIDEO DOOR PHONE FOR EACH FLAT
- DIGITAL DOOR LOCK FOR MAIN DOOR
- GENERATOR BACKUP FOR COMMON AREAS
- RAIN WATER HARVESTING



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A Fantastic Essence of
World-Class Living.

f. CLUB

The Fantastic Circle of
Privileged & Prestige of the Few!

A private sphere where
luxury is not displayed
but understood-where
refined recreation
intimate gatherings, and
cultured social spaces
converge, shaping daily
living into a statement of
status and elevated taste.



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A Fantastic World of
Signature Living.



f • SCAPE

The Fantastic Realm designed
for those who define distinction.

A private world of
rare privilege.
Reserved for those
who understand that
true luxury never
needs to announce
itself. For those
accustomed to the
exceptional.



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Branded Residences with International Lifestyle

2

BHK
Residences

f • SCAPE

The Fantastic Realm
of Togetherness!

Where timeless elegance
meets contemporary comfort,
creating a living experience
reserved for those who expect
nothing less than extraordinary.
An exclusive enclave crafted
for those who value privacy,
sophistication, and a life
elevated by exceptional design.



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Master Bedroom
10'6" X 11'5"

Toilet
6'10" X



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International Lifestyle

Lobby
4'9" X 8'6"

Balcony
12'2" X 6'4"

Kitchen
9'3" X 8'4"

Living/Dinning
18' X 11'

Bedroom
10' X 11'

Utility
3'7" X 8'4"

Toilet
4'5" X 5'10"

Toilet
4'5" X 7'2"

Balcony
10'6" X 3'11"

3

BHK
Residences

Master Bedroom
10'6" X 12'11"

f. SCAPE

A Fantastic Blend Of Leisure,
Wellness, And Luxury.

Crafted like couture, with
timeless palettes, sensuous
lighting, and artful
proportions-creating homes
not just to inhabit, but to
inherit, preserving
sophistication for
generations to come.



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Master Bedroom
12'11" X 10'6"

Toilet
7'0" X 4'11"

Bedroom
10' X 10'

Toilet
4'4" X 5'8"

Utility
3'7" X 8'2"

Kitchen
8'7" X 8'2"

Living/Dinning
16'4" X 10'6"

Balcony
16'4" X 4'11"

Lobby
4'0" X 8'2"



Toilet
6'10" X 4'4"

3

BHK-SMART
Residences

Master Bedroom
10'6" X 11'0"

f. SCAPE

A Fantastic Thoughtfully Envisioned To
Complement A Life Of Balance And Sophistication.



Powered by-



Step into a realm where architecture becomes art, and every detail is a statement of refinement. F-Signature is designed for those who live beyond the ordinary. Designed for those who appreciate the finer things in life, where every detail reflects a commitment to timeless luxury.



In a world where lifestyles are constantly evolving, F-Signature is envisioned not just for today, but for the future. Every space is thoughtfully designed to anticipate changing trends, shifting aspirations, and the dynamic rhythm of modern urban living. It is a home that stays relevant as life progresses, adapting effortlessly to new technologies, new routines, and new definitions of comfort. Here, design is timeless yet contemporary, refined yet progressive, ensuring that your home remains in fashion, forever. Because true luxury is not about following trends, it is about creating a living experience that defines them, today and for generations to come!

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The Fantastic Nexus of Prestige
& Connectivity.

JSPM Campus -1.8 Km

GGIS Tathawade - 2.4 Km

Indira National School- 3.5 Km

D.Y.Patil International University- 3.8 Km

Symbiosis Skills & Professional University- 5 Km

Savitribai Phule University, Pune - 15.2 Km



D-mart, Ravet- 2.8 Km

Elpro City Square Mall, Chinchwad- 3.9 Km

Phoenix Marketcity, Wakad- 4.9 Km

E-Square, Hinjewadi- 6.8 Km

Punawale Multispeciality Hospital- 1.4 Km

Pulse Hospital- 2.8 Km

Life Care Multispeciality Hospital- 3 Km

Aditya Birla Hospital- 6.4 Km



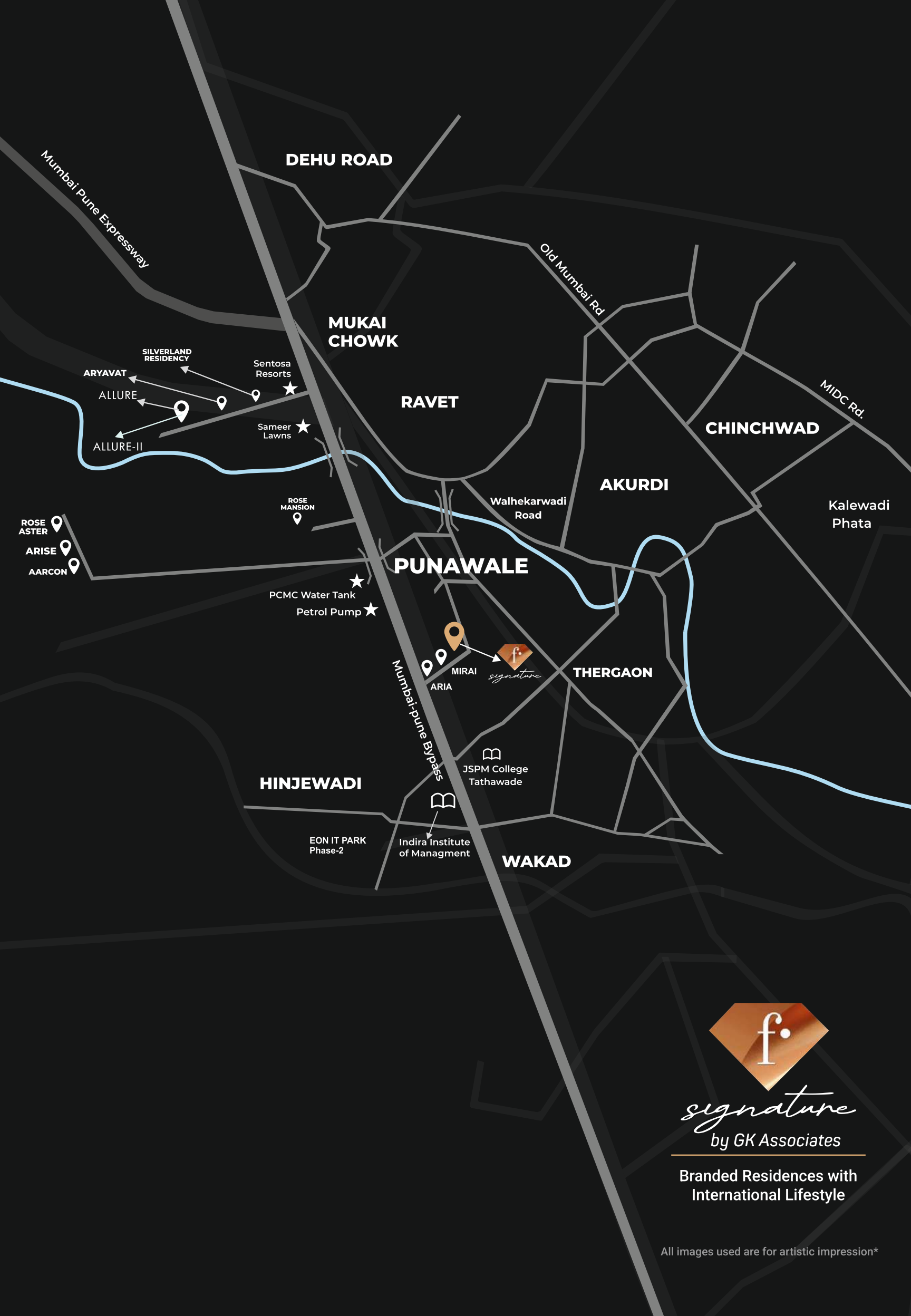
Mumbai Express Way- 5 Km

Chinchwad Metro Station- 8.7 Km

Hinjewadi IT Park- 9.8 Km

Balewadi High Street- 12 Km

Talawade MIDC- 12.5 Km



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