



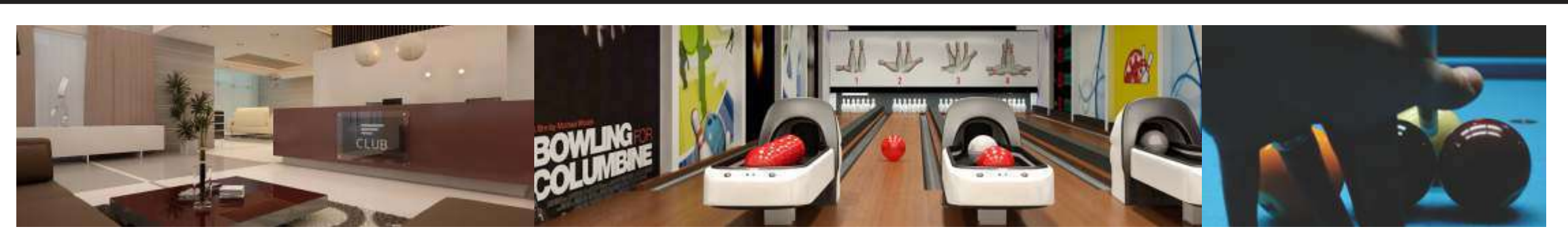
# ESMERALDA FORTUNE

Fortune has chosen you.

# FORTUNE HAS CHOSEN YOU.

There's a time in your life when you reflect on times gone by... the success, the sense of achievement and the good fortune that traveled alongside when it was all happening. You know that all the effort, the stress, and the packed daily calendar of commitments have resulted in your success. And that you've earned the right to pamper yourself for the many achievements in your life.

You also know that when fortune smiles, there are a million blessings that follow.



# THE MOST EXCLUSIVE AND EXQUISITE VILLA GATED COMMUNITY IN THE HEART OF HYDERABAD.

Esmeralda Fortune is the most exclusive villa gated community project that will raise the bar and stand out in the luxury villa communities. The 16 acre project is located in Kondapur and offers 95 lavish villas along with mesmerizing spectrum of unmatched experiences that are sure to perk up your life.

The contemporary four bedroom villas come with lift, deck areas, private gym cum yoga studio, home theatre and Jacuzzi. They promise a fresh new look at life and luxury. The ultra modern clubhouse is ahead of it's time, and promises an unmatched life that will not just elevate your lifestyle, but also your happiness.

Esmeralda Fortune is a rare opportunity for those who want to live a rewarding life to celebrate their success. It's what you have been looking for. After all where you live, says it all.

  
**ESMERALDA FORTUNE**  
Fortune has chosen you.



# LOCATION



Not to scale



Botanical garden



Shilparamam



Hi-tech city



HICC



Novotel



Gachibowli stadium

## AN UNMATCHED LIFESTYLE, IN AN UNPARALLELED LOCATION.

Travel broadens the mind but it does shorten the hours in a day. Esmeralda Fortune will surely appeal to those who value their time, living space and aesthetics. And their comforts, of course.

Esmeralda Fortune is without a doubt the best located, up market villa gated community in twin cities. Located in Kondapur, behind Chirec school, it's no further than 5 minutes drive from the 120 acre botanical garden. Hi-Tech City, home to some of the world's best IT companies is less than 10 minutes away. The Inorbit Mall which offers wide and exciting shopping options is just 10 minutes away. Renowned 5 star hotels including Novotel, Park Hyatt are all within 10 - 15 minutes drive away. No surprise Esmeralda Fortune offers an unmatched lifestyle in an unparalleled location.

### IN CLOSE PROXIMITY:

BOTANICAL GARDEN	< 5 MINS
HI-TECH CITY	< 10 MINS
INORBIT MALL	< 10 MINS
GACHIBOWLI ORR JUNCTION	< 10 MINS
HICC / NOVOTEL	< 10 MINS
GACHIBOWLI IT HUB	< 10 MINS



# A NEW FRONTIER IN LUXURY LIVING

Esmeralda Fortune is a stand-out villa community, a new frontier in luxury living. Every little detail that goes into every villa carries the stamp of class, as it has been hand-picked especially for you.

Once you enter the imposing gateway at the entrance, you are greeted by beautiful landscaping and wide tree-lined avenues that give you the impression of celebrating spring throughout the year. Now, what can compare to that?







## THE GARDENS AND THE GREENERY ARE ALL YOURS.

- Central park with huge open spaces.
- Avenue and grid plantation all around the community.
- Landscaped lawns.
- Children play areas.
- Stepping stones as pathways.
- Sloping mounds with seating spaces.
- Party lawns.
- Gazebos.
- Feature walls.
- Sea sand recliner seating spaces.
- Elegant water bodies.
- Beautiful lily pond.
- Water jets and more...





NIGHT VIEW OF EAST FACING VILLAS



DAY VIEW OF WEST FACING VILLAS



EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PLOT AREA	- 450 SQ YDS.
GROUND FLOOR AREA	- 1,983 SFT.
FIRST FLOOR AREA	- 2,266 SFT.
SECOND FLOOR AREA	- 1,646 SFT.
PORTICO AREA	- 371 SFT.
TOTAL BUILT UP AREA	- 6,110 SFT.



WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PLOT AREA	- 450 SQ YDS.
GROUND FLOOR AREA	- 2,045 SFT.
FIRST FLOOR AREA	- 2,299 SFT.
SECOND FLOOR AREA	- 1,550 SFT.
PORTICO AREA	- 347 SFT.
TOTAL BUILT UP AREA	- 6,241 SFT.



NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



40'0" WIDE ROAD

PLOT AREA	- 454 SQ YDS.
GROUND FLOOR AREA	- 2,038 SFT.
FIRST FLOOR AREA	- 2,303 SFT.
SECOND FLOOR AREA	- 1,795 SFT.
PORTICO AREA	- 365 SFT.
TOTAL BUILT UP AREA	- 6,501 SFT.





Drawing room

Dry Kitchen



Dining area extending to the deck area



Deck area



Bedroom

## ELEGANT AND LAVISH CONTEMPORARY VILLAS WITH UNMATCHED SPECIFICATIONS.

Luxury and privacy are two sides of the same coin. And that's what upper crest living is all about. Stunning living spaces with tasteful landscaping around the villa, stylish dining spaces, separate wet and dry kitchen spaces, intimate family spaces, abundant storage spaces, and an entire floor reserved exclusively for exercise, meditation and entertainment. All within the villa, thoughtfully detailed and built with best fixtures sourced from around the globe.

Each lavish villa is constructed on a minimum 450 sq yards plot with a built-up area of 6200 Sft and above. These villas are really and truly for those who are blessed. And you know you've earned your share. If fortune has indeed chosen you, this is the way to live life to the fullest. This is what you have been waiting for.

### GROUND FLOOR

- Tasteful landscaping around the villa.
- Parking space for 2 large cars.
- Foyer at the entrance.
- Drawing and living rooms overlooking the outdoor deck areas.
- Large dining area extending to the deck area.
- Separate dry and wet kitchen.
- Guest bedroom with an attached bathroom & walk-in closet.
- Two maid's rooms, with separate bath.
- Lift connecting all the three floors.





Master bedroom



Kids bedroom



Study corner



Family lounge



Guest bedroom

## VILLA - FIRST FLOOR

- Cozy family lounge attached to the covered sit out.
- Master bedroom with huge walk-in closet and attached bath.
- Guest bedroom with walk-in closet and attached bath.
- Children bedroom with walk-in closet and attached bath.
- Exclusive luggage room to keep your travel pack.
- Study niche.
- Puja room.





Exclusive home theatre

Private massage room



Jacuzzi



Private gym

### VILLA - SECOND FLOOR

- Private home theatre to entertain or be entertained.
- Personal gym cum yoga hall to ooze out stress.
- Jacuzzi to freshen up whenever you feel like.
- Open sitting spaces.
- Vast terrace gives you splendid views of community.
- Pantry.





Extra large swimming pool with kids pool



Huge party lawn

## A CLUBHOUSE THAT BROOKS NO COMPARISON

The Clubhouse of Esmeralda Fortune boasts of a 40,000 sq ft expanse with well planned amenities, stylish interiors and elaborate facilities to help you relax, unwind and rejuvenate. The exclusive two floor cellar can easily accommodate about 250 cars.

In here, it is best or nothing. But the latter is not an option, as you get the best of everything. Be it badminton courts, squash courts, preview theatre or an exclusive bowling alley, the latter is the only one of its kind in a villa community. All the amenities on offer have been carefully planned and the sole inspiration behind them is you.





Reception

Two multipurpose halls



Cards room



Coffee shop



### CLUBHOUSE - GROUND FLOOR

- Reception, lounge area and landscape court.
- Extra large swimming pool with huge party lawn.
- 2 Multipurpose halls to celebrate any occasion.
- Cards room and coffee shop.





Exclusive gym



Billiards room

Separate spa, salon, sauna & jacuzzi for ladies & gents



Sit out area



Library



CLUBHOUSE - FIRST FLOOR

- Separate cardio and gym facilities.
- Billiards and indoor games rooms.
- Exclusive spa, steam, sauna, Jacuzzi, salon and massage rooms for men and women.
- Library and covered sit out area.





Two badminton courts



Fully equipped preview theatre



Two indoor squash courts



Table Tennis room



CLUBHOUSE - SECOND FLOOR

- The first of its kind, full length Bowling Alley.
- A preview theatre to catch up blockbuster movies, whenever you want.
- Two indoor badminton courts.
- Two squash courts.
- Table tennis room.
- An exclusive painting and clay modeling room to pursue your creative interests.
- Covered sit-out area to freshen-up in between games.





BOWLING ALLEY

A film by Michael Moore  
**BOWLING FOR COLUMBINE**



**EXCLUSIVE BOWLING ALLEY**

The only one of its kind in a residential community.





Two guest bedrooms



Conference room

### CLUBHOUSE - THIRD FLOOR

- 2 guest bedrooms for stay-overs.
- Conference room for business meetings of residents.
- Vast open terrace with breathtaking views.





# SITE PLAN

## LEGEND

- 1 MAIN ENTRANCE & EXIT GATE
- 2 STONE BAND
- 3 LAWN
- 4 CHILDREN PLAY AREA
- 5 TODDLER'S PLAY AREA
- 6 STEPPING STONES AS PATHWAY
- 7 SLOPPING MOUND
- 8 ENTRANCE WATER FEATURE
- 9 STAGE
- 10 GRID PLANTATION
- 11 OPEN SPACE ENTRANCE DECK
- 12 SEATING
- 13 GAZEBO
- 14 PORTAL FRAMES
- 15 FOOTPATH
- 16 AVENUE PLANTATION
- 17 FEATURE WALLS
- 18 SWIMMING POOL
- 19 KID'S POOL
- 20 SEATING UNDER TENSILE
- 21 SEA SAND RECLINER SEATING
- 22 SWIMMING POOL DECK
- 23 WATER JETS
- 24 OPEN SHOWERS
- 25 LILY POND
- 26 INTERLOCKING PAVERS



# PLUSH FEATURES



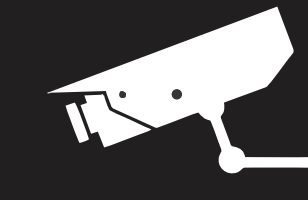
FANTINA FIXTURES



VILLEROY & BOCH FIXTURES



ENTRANCE ARCADE  
Aesthetically designed by reputed landscape designer



SECURITY  
CCTV provision for common areas such as entrance, exit, toi-lots & cellar parking area of clubhouse.  
Boom barrier entry.



MITSUBISHI LIFT  
Pre-instaled Mitsubishi lift in every villa



VIDEO DOOR PHONE  
Samsung or equivalent colour LED Video Door Phone.



PREMIUM ITALIAN MARBLE FLOORING



PEST CONTROL TREATMENT  
Pre & post construction anti-termite treatment for all structures & landscaped area by Pest Control India Pvt Ltd.



A GRADE BURMA TEAK WINDOWS



UPVC FRENCH DOORS of VEKA MAKE



VRF AIR CONDITIONING  
Copper conduiting and drain pipe for enabling VRF air conditioning.



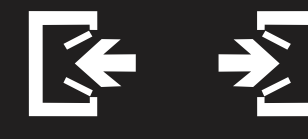
PANIC BUTTON



100% POWER BACK UP



GAS BANK  
Centralized gas bank with piped gas to individual villas with gas leak detector and gas meter.



SIGNAGES & DIRECTIONS  
In & out signages at necessary locations in luminous paint with lights



BOWLING ALLEY  
Exclusive bowling alley in the clubhouse.



MINI THEATRE  
Exclusive mini theatre in clubhouse



WATER TREATMENT PLANT  
Bore water will pass through water softner to remove the hardness in the water and supplied to the villas



HYDRO PNEUMATIC WATER SUPPLY

- 6' dia piped water supply from HMWSSB.
- Sufficient no. of underground water sumps with storage for HMWSSB & bore water.
- 6 1/2" bore wells with submersible pumps.
- Over-head pumps of Grundfos make



MAGNETIC SWIPE CARD  
For residents, servants & visitors.



RAIN WATER HARVESTING  
All the rain water from the villas and landscape areas shall be used for proper & efficient rain water harvesting



DUST BINS & CENTRAL GARBAGE  
Dust bins shall be provided at convenient places in the Layout.  
Central garbage collection area shall be demarcated for collection of organic and inorganic waste.



# SPECIFICATIONS

## STRUCTURE

- STRUCTURE : RCC framed structure to withstand wind and seismic loads.  
SUPER STRUCTURE : Birla fly ash bricks for internal external walls.

## PLASTERING

- INTERNAL : Saint Gobian gypsum plaster with smooth finishing.  
EXTERNAL : 18 mm double coat sand faced cement plastering.

## JOINERY WORKS

- MAIN DOOR : Frame of size 7'6" x 4'6" in seasoned & best quality A-grade Burma teak wood.  
DOOR SHUTTERS : 50mm thick seasoned & best quality A-grade Burma teak wood panels with Ingersoll-Rand SS hardware. The door frame & the shutters would be with matt finish polish.  
INTERNAL DOORS : Frame of size 7'6" x 3'6" in seasoned & best quality A-grade Burma teak wood, with 40mm thick solid Gurjan Hunsply both sides veneered flush door with Ingersoll-Rand SS hardware. The door frame and shutters would be with matt finish polish.  
FRENCH DOORS : Sliding & folding type of Veka UPVC make.  
WINDOWS : Frames and shutters of seasoned & best quality A-grade Burma teak wood with Dorset / equivalent hardware. Security grill with bright steel and shutters with stainless steel mosquito mesh would be provided for all Windows. Wood architrave would be used at all frame / wall junctions to conceal the joints.

## PAINTING

- INTERNAL : Smooth finish with Birla putty and 2 coats of Asian Paints plastic emulsion Royale paint over a coat of Primer.  
CEILING : Smooth finish with Birla putty and 2 coats of plastic emulsion Royal paint over a coat of Primer.  
EXTERNAL : Birla putty (Water proof) with 2 coats weather proof Asian paint and Spectrum rustic texture finish.

## FLOORING

- HOME THEATER & GYM : Engineered or solid wooden flooring of premium brand of Rs.300/sft  
KITCHEN AND BATH AREA : Premium Tiles of Rs.150/sft.  
UTILITY AREA : Polished granite of Rs.150/sft  
TERRACE / BALCONY : Rustic flooring of Rs.150/sft.  
PARKING : Granolithic flooring.

## FABRICATIONS

- STAIRCASE RAILING : Uprights in best quality Burma teak wood and premium grade matt finish stainless steel with 12mm toughened Saint Gobian glass.  
EXTERNAL RAILING : Premium grade matt finish stainless steel with 12mm thick Saint Gobian glass.

## WET KITCHEN & PANTRY

- : Non-scratch proof Dupont Corian counter top.

## DADOING IN KITCHEN & BATHROOMS

- : Premium tiles of Rs.200/sft

## BATHROOMS

- : All ceramic sanitary ware are of premium quality Villeroy & Boch or equivalent make.  
C.P fittings of Fantina or equivalent make.  
Every bathroom shall include:  
a. Wall hung WC with concealed flush Tank.  
b. Corian counter top with over the counter wash basin, shower cubicle upto false ceiling with Dorma fittings & toughened Saint Gobian glass.  
c. Grohe or equivalent accessories like tissue holder, mirror, soap dispenser, towel rod, corner set in shower area, etc.  
d. CATA make exhaust fan with steam proof false ceiling in Luxalon aluminum panels.

## ELECTRICAL

- PIPING : Concealed UPVC pipes of Precision / equivalent make.  
WIRES & CABLES : Concealed multi strand copper pipe of Finolex make.  
SWITCHES & SOCKETS : Modular magnesium switches and sockets with frame of Arteor series of Legrand make and concealed metal boxes.

## POWER BACK UP

- : Centralized auto start, sound proof generator of sufficient capacity for 100% power backup for all the villas, common amenities and clubhouse.

## TELEPHONE, INTERCOM, BROADBAND & DTH

- : Telephone point in all bedrooms, living areas. Intercom provision from villas to security and clubhouse.  
Provision for broadband in all bedrooms, living areas and multi-purpose room inside the villa.  
Clubhouse will be entirely Wi-fi zone with broadband connection.  
DTH provision in all bedrooms, living areas and multipurpose room.

## SECURITY SYSTEM

- : Video Security through colour LED video door phone of Samsung or equivalent make on Ground Floor of Villa.  
Panic Button of reputed make in each villa which is connected to the central security.

## LIFT

- : Mitsubishi home elevator with stainless steel body in every villa.

## AIR CONDITIONING

- : Concealed A/c copper wiring & drain pipe for enabling VRF air conditioning system for the entire villa.

## LANDSCAPING

- : The setback areas around the villa shall have:  
Aesthetic green and flowering plants.  
Garden lights  
Adequate no. of power & water supply points





## SUPERIOR STANDARDS. GREATER VALUE.

Customer satisfaction has always been the prime focus of Sri Sreenivasa Constructions. And this persistent focus has facilitated an in-depth understanding of changing customer needs and preferences.

Consequently, the locations of our projects are carefully chosen to provide incremental growth to investment. Sri Sreenivasa has a strong and unwavering belief in exceptional design and quality construction, something that thousands of its customers will vouch for. The amenities, fixtures and materials chosen reflect the finest available globally. And every project begins with a fresh perspective with the aim of bettering the standards set earlier.

Sri Sreenivasa Constructions has built a reputation for delivering extraordinary and imaginative living and commercial spaces, since 2004. It's a company that is daringly different and believes in outdoing itself every time it lays a foundation. Every project is a signature project. Be it Residential, Commercial or Retail spaces.

Fortune Enclave in Banjara Hills and Fortune Towers in Madhapur are two luxurious gated communities in prime locations which testify this fact. Esmeralda Fortune is another noteworthy example of the superior value Sri Sreenivasa delivers...Everytime.

## LANDMARK PROJECTS IN PRIME LOCATIONS



Project : FORTUNE ENCLAVE  
 Location : Banjara Hills, Hyderabad  
 Land area : 4 Acres  
 Built up area : 2,25,000 Sft.  
 Year of completion : 2010



Project : FORTUNE TOWERS  
 Location : Madhapur, Hyderabad  
 Land area : 4 Acres  
 Built up area : 7,50,000 Sft.  
 Year of completion : Feb 2011

## CONSULTANTS

ARCHITECTS



LANDSCAPE ARCHITECTS



ELECTRICAL



PLUMBING & SANITARY



ESVE DESIGN SOLUTIONS

PMC



STRAM CONSULTANCY

RAIN WATER HARVESTING



Rain Water Concepts  
Water for everyone

CLUBHOUSE INTERIORS



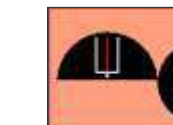
MOHAN CONSULTANTS

NETWORKING



YARNIST COMPACTIVITY

A/C



SRIVEN CONSULTANTS

HOME THEATRE



USK  
Electronics PVT LTD





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