

# FORTUNE ONE

A new urban high in Road #12, Banjara Hills

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Exquisite. Elegant. Exceptional. These are the words that define modern day luxury life. A life that's all about affluence, influence and experience, the ability to seek and acquire the most sought after things in the world.

It's about living in a location that's inhabited solely by success stories of all hues and textures. And tinted by the presence of well-mannered, young and not-so-young achievers, who've made winning a habit at work, in business and in life. And its here one gets to experience a new urban high.

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# The Banjara Hills Advantage

Only the very well-to-do live at Road No 12, Banjara Hills. It's an address that sets you on a pedestal. Its no wonder that it is home to many 5 star hotels, a vast variety of top-of-the line restaurants, coffee shops, luxury designer wear studios, upmarket showrooms, pubs, clubs, malls, reputed schools, world-class hospitals, corporate offices and more.

If there's ever been one address that holds the highest reputation in Hyderabad, its Banjara Hills. And its here, in the heart of Banjara Hills, Fortune One would stand tall as the most iconic residential gated community.



GVK Mall



LV Prasad Eye Hospital

LANDMARKS IN PROXIMITY	
KBR Park	< 05 mins.
Park Hyatt	< 05 mins.
LV Prasad Eye	< 05 mins.
PVR Cinemas	< 05 mins.
Taj Krishna	< 10 mins.
GVK Mall	< 10 min.
Apollo Hospital	< 10 mins



Puri jagannath Temple



Park Hyatt



Apollo Hospitals



Taj Krishna



## OVERVIEW

- 3.3 Acres
- 4 Wings
- 174 Apartments
- 3 Level Parking + 10 Levels
- 3BHK & 4BHK | 3 Car Parkings per apartment
- Apartments range from 2630 to 4015 Sft.
- 24,500 Sft. Clubhouse with lavish amenities

# Fortune One. Hyderabad's finest homes.

Fortune One is an exquisite blend of high-end living and the many conveniences that come from being located at Road #12, Banjara Hills - the original, renowned, upscale residential and business destination in Hyderabad.

This is where the Hyderabad of yesterday and today meet and celebrate. Where you'll find cosmopolitan Hyderabadis, from every conceivable part of the country.

Fortune One presents an exciting array of plush residential suites, upscale homes that are sure to give you an incomparable experience of luxurious living. These are homes, that'll tell a story with a surprise ending. You're going to be in one.





## THE CENTRAL COURTYARD

Fortune One ranks high in blending art and artistry with nature. It features a central courtyard with spectacular water bodies, lotus ponds, lawn with seating spaces and more. It's a well-tended rhapsody in green. Trees, ornamental plants, cacti, palms, flowers, hedges and more are rendered by nature. A profusion of colour from the greatest palette on earth.

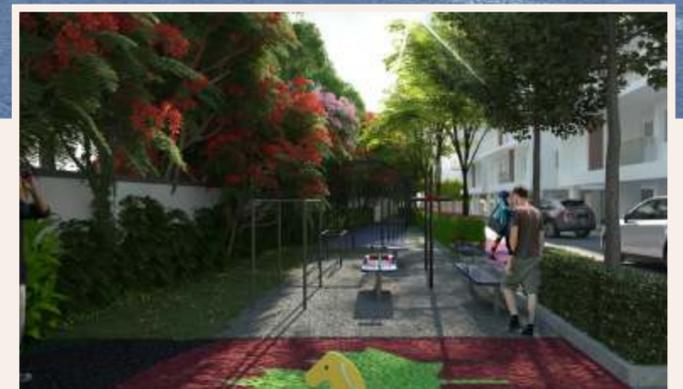


**Walk. Jog. Play. Stretch. Relax.**  
 Without stepping out of the community.

As you move further along the driveway, you would find a beautiful jogging track of about 0.4 kms around the project with lush landscaping and well planned outdoor amenities, including children play area, outdoor gym, yoga and meditation deck and more.



Yoga / Meditation Deck



Outdoor Gym



Seating Spaces



Rock Garden

## YOUR URBAN SANCTUARY

Right in the heart of the community is a veritable island of peace and calm, central courtyard. A 15,000 Sft. oasis of soothing green with prim pavilions, lush water bodies and dramatic landscape design. And of course, the thoughtfully placed seating spaces where one can relax and soak in the ethereal ambience.

# MASTER PLAN



GAS BANK

EPDM JOGGING PATH

CLUBHOUSE ENTRANCE

BANQUET LAWN

FEATURE WALL WITH CREAPER

COURTYARD 01  
WATER FEATURE

BANJARA HILLS, ROAD NO. 12

ENTRANCE

EXIT

CHILDREN PLAY AREA

OUTDOOR GYM

CRICKET PITCH

DROP OFF

SENIOR CITIZEN PLAZA

ROCK GARDEN

LILLY POND

COURTYARD 02

AMPHITHEATER

SECURITY CABIN

YOGA / MEDITATION  
TRANSFORMER  
YARD

WIFI PAVILION

WING B

WING C

WING A

WING D

2  
W-3120 Sft.

3  
N-2630 Sft.

4  
E-3130 Sft.

2  
W-3160 Sft.

3  
N-2630 Sft.

4  
E-3130 Sft.

1  
W-3120 Sft.

5  
E-3125 Sft.

1  
W-3120 Sft.

5  
E-3125 Sft.

1  
W-3750 Sft.

2  
E-3750 Sft.

1  
W-3750 Sft.

2  
E-3750 Sft.

4  
W-3920 Sft.

3  
E-4015 Sft.

4  
W-3920 Sft.

3  
E-4015 Sft.

# WING - A SECOND FLOOR PLAN





**WING - B  
SECOND FLOOR PLAN**

(Similar to 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> & 10<sup>th</sup> floor)



3160 Sft.

2630 Sft.

3120 Sft.



# WING - C SECOND FLOOR PLAN

(Similar to 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> & 10<sup>th</sup> floor)



3120 Sft.

3125 Sft.

# WING - D SECOND FLOOR PLAN



3920 Sft.

4015 Sft.



Living Area

## Your Home. Your style. Your world.

When the entire concept of the project is draped in style and superior aesthetics, the homes surely cannot take a different path. Oozing opulence from every pore are stunningly beautiful residences, lavishly laid out and appointed with pinpoint detailing and an attention to detail that would make any designer proud.

- Italian Marble flooring in drawing & living areas
- VRV air conditioning
- Aluminum windows with DGU Glass



Drawing Room



Dining Area



Kitchen

## GOURMET KITCHEN & DINING AREA

A seamless fusion of form and functionality.

The contemporary kitchens are designed to make everyday life as relaxed as possible. The thoughtful design and clever space composition give them an effortless functionality, so you can cook, relax and entertain with ease.



Master Bedroom



Bedroom

### THE MASTER SUITE The art of relaxation simplified.

What better space to unwind than a luxurious bedroom after a tiring day at work? The bedrooms are spacious, well planned and are adorned with fixtures and fittings of reputed make. The attached walk-in-closet maximizes space to store your designer clothes.

- Wooden flooring in Master Bedroom
- Italian Marble flooring in other bedrooms
- VRV air conditioning in all bedrooms
- Aluminum windows with DGU Glass



## BATHROOMS

Refreshing and uplifting.

Get a refreshing start every day and wash away all the stress in the evenings. Experience the joy of designer bathrooms, equipped with large format designer tiles, shower cubicles, LED lights and CP fittings, fixtures and vanities of internationally reputed make.

## CLUBHOUSE



### RECREATION AT DIFFERENT LEVELS A cut above the extraordinary.

At Fortune One, the clubhouse could very easily pass off as a recreation zone of an international luxury hotel chain. The 5 star amenities are spread lavishly on the 1<sup>st</sup>, 9<sup>th</sup> and 10<sup>th</sup> floors of the apartment blocks.

Reception



Creche



Senior Citizen Room



Beginning with a stunning foyer and reception with waiting lounge, the clubhouse features a mini party hall, a lavish multi-purpose hall, a senior citizen's ante-room and library, besides a creche for toddlers, all on the first floor.

## CLUBHOUSE 1<sup>ST</sup> FLOOR PLAN

- Reception / Waiting Lounge
- Creche
- Senior Citizen Room / Library
- Multipurpose Hall
- Mini Party Hall
- Lobby



Mini Party Hall



CLUBHOUSE  
1<sup>st</sup> Floor

MULTIPURPOSE HALL  
Celebrate Happiness

The first floor of the clubhouse features a magnificent 120 pax air-conditioned multipurpose hall & mini party hall to host and celebrate every happy occasion in your life with your near and dear.

Multipurpose Hall







## GYM

Discover new ways to achieve your fitness goals and stay healthy. The fully-equipped gym would offer all the motivation you need to get rid of extra pounds and be fit.

Conference Hall



Guest Suite



Indoor Games



### The Tenth Heaven.

The 10<sup>th</sup> floor features a hi-tech preview theatre, sleek business-like conference hall, well-furnished and comfortable guest suites, a bright and airy indoor games and gaming hall for video games, caroms, table tennis and chess.

## CLUBHOUSE 10<sup>th</sup> FLOOR PLAN

- Lounge
- Preview Theatre
- Conference Hall
- Indoor Games
- Guest Rooms



CLUBHOUSE  
10<sup>th</sup> FLOOR

PREVIEW THEATRE

Entertainment comes home.

When it's time to chill, step into the air conditioned 50 seater preview theatre, equipped with state-of-the-art sound system and catch the latest blockbusters or high octane sporting event and get immersed in all the action. Entertainment was never this entertaining, at home.





# TERRACE PLAN



Outdoor Theatre



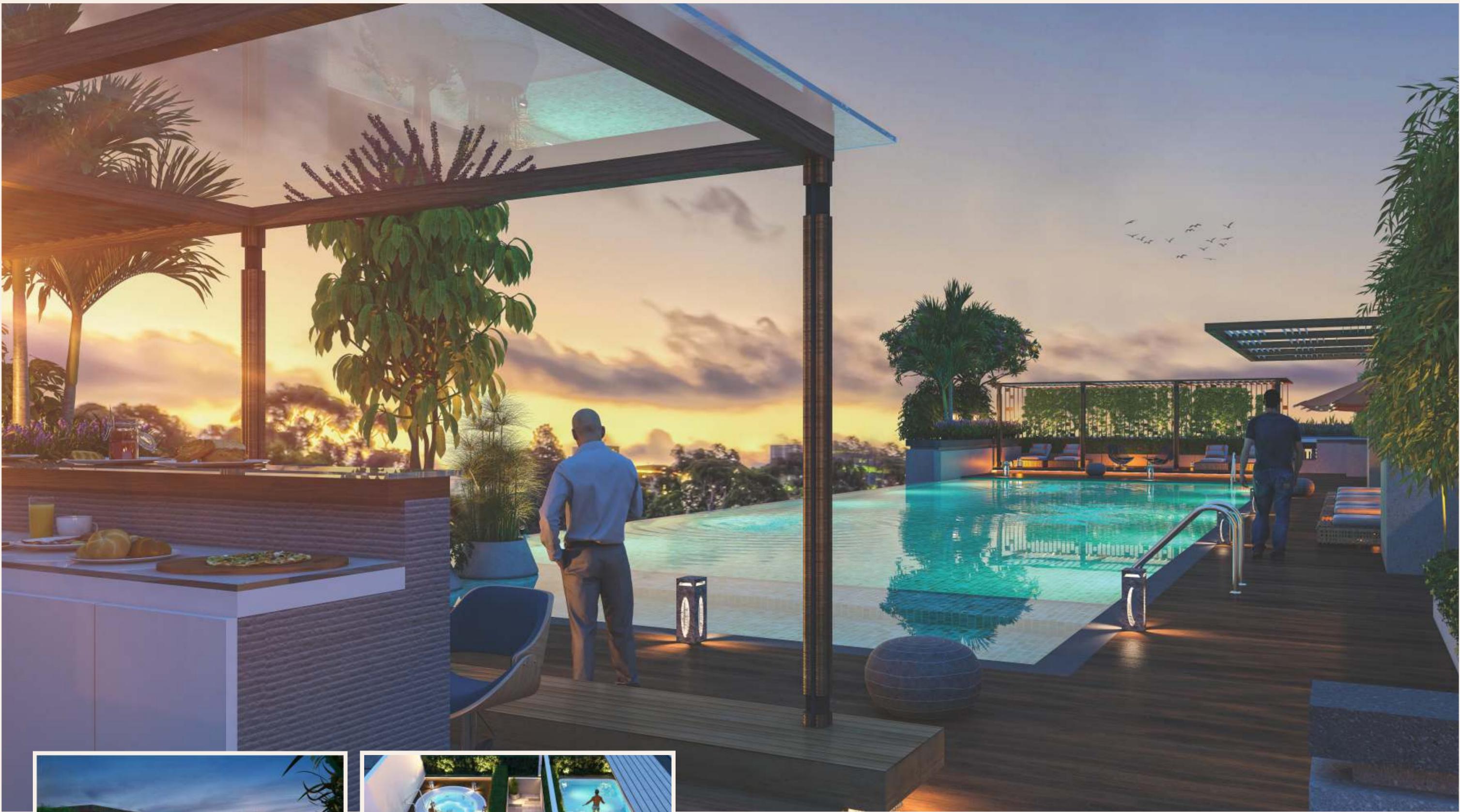
Zen garden



## The perks of success

Another distinctive feature of Fortune One is the terrace. It's an Eden in the sky. And the most expansive one in Banjara Hills. It features, a putting green, a bar counter, outdoor theatre, zen garden and more.





53 Terrace pool



Jacuzzi

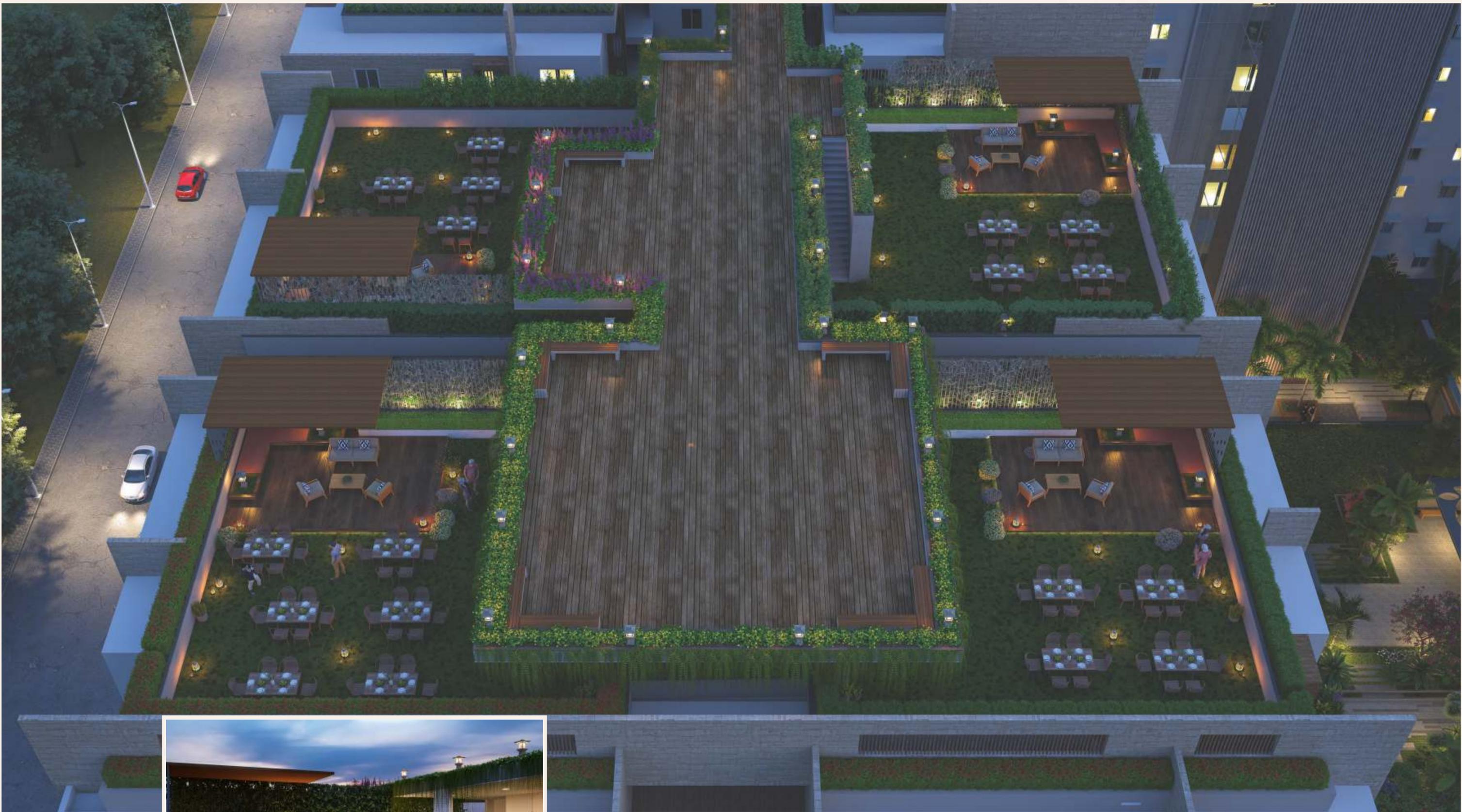
## THE INFINITY POOL For infinite experiences

Take a plunge into the inviting infinity pool on the terrace and explore the infinite experiences it is designed to offer. If you prefer more privacy, the Jacuzzi next to it is an ideal place to cool off and unwind.



## THE CABANAS Cool. Calm. Crafted.

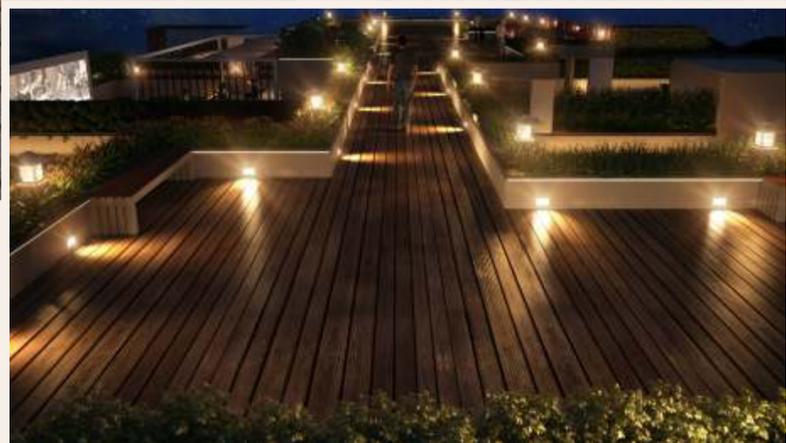
The cabanas, next to swimming pool are designed to seduce your senses. It's a perfect place to relax and feel rejuvenated. The moments spent here are sure to lift your spirits to a new high.



## DINE WITH THE STARS

### Host Happiness

Your home at Fortune One comes with an exciting array of entertainment and amusement options. The terrace, among many amenities, is also home to an outdoor party area where you can host and entertain your guests like they have never experienced before.



## THE SKYWALK

### A walk in the clouds

For serious and casual walkers, there is exciting walkway right on the terrace. Now you can walk at your convenience, early in the morning or once you are home from work in the evening. The skywalk is designed to inspire you and make your everyday walk more interesting and refreshing.

# SPECIFICATIONS

## STRUCTURE

RCC Framed Structure with block masonry.

## PLASTERING

Internal

Two Coat Cement plastering with sponge finish.

External

Double coat Cement Plastering.

## PAINTING

External

Textured finish with two coats of weather proof exterior emulsion paint of reputed make.

Internal

Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer.

## SIT OUT / DECK

Weather proof paint of reputed make over external putty finish at utility / sit out walls and ceiling.

## PARKING AREA

Basement 1 & Basement 2 – 2 coats of paint on plastered surface. Stilt Floor - Paint on putty surface.

## MAIN DOOR FRAME & SHUTTER

Frame- 7'6" height. Best teak wood section with seasoning.

Shutter- 48mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings.

## BED ROOM DOOR FRAME & SHUTTER

Frame- 7'6" height. Best Teak wood section with seasoning.

Shutter: 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings.

## TOILETS FRAME & SHUTTER

Frame- 7'6" height. Best teak wood with seasoning.

Shutter: 32 mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings.

## WINDOWS & FRENCH DOOR FRAME & SHUTTER

Anodized aluminum frame for french doors with double glass (DGU) and mosquito mesh of reputed make.

Anodised aluminum frame for windows with double glass (DGU) and Mosquito Mesh of reputed make.

Ventilators: UPVC / aluminum ventilators for all toilets, store, servant room & servant toilet.

Balcony Railings: Aesthetically designed glass railing systems with high-quality handrails, cap rails and railing base of reputed make.

## FLOORING & SKIRTING

Drawing, Living, Dining, Puja, Kitchen and Bedrooms (except Master Bedroom): Italian Marble.

## MASTER BEDROOM

Engineered wooden flooring.

## DADOING

Toilets: Well-designed concept designer tiles for walls and Floor, and dadoing up to door height.

Kitchen: Imported quality vitrified tiles.

Utility: Glazed Ceramic tiles for wash area.

## STAIRCASES

Service Staircase: Granite as per architect's design.

Fire staircase: Tandoor stone.

## COMMON LOBBY

All lobbies flooring and lift cladding would be combination of vitrified tiles and granite / imported marble as per architect's design.

False ceiling in all lobbies.

## KITCHEN / UTILITY / WASH

Stainless Steel sink in the utility and single bowl sink with drain board in the kitchen with single lever spout.

Separate tap connection for municipal water and bore well water.

Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder, dish washer and aqua water in kitchen.

Provision for dish washer, washing machine with CP fittings.

Modular kitchen of premium make will be provided.\*

## BATHROOMS

CP fittings & sanitary fixtures of Villeroy & Boch or equivalent.

Wall mounted EWC with flush valves.

Wash basins with vanities.

LED glass mirrors.

Rain showers in Master bedroom & Two children bedrooms.

Shower cubicles in all bathrooms (Except servant toilet)

Exhaust fans of reputed make in all bathrooms.

Thermostatic three-way lever diverter with shower of reputed make.

Bathroom accessories - Towel Rod, and soap dish.

## VRV CONDITIONING

VRV air conditioning for entire flat except kitchen & maid's room.\*

## FALSE CEILING

Designer false ceiling with light fixtures.\*

## ELECTRICAL

Elegant designer modular electrical switches of reputed make.

Concealed copper wiring of reputed make.

Power outlets for geysers and exhaust fans in all bathrooms.

Three phase power supply for each unit & individual meter boards.

Miniature Circuit breakers (MCB) for each distribution board of reputed make.

Plug pins for TV & audio in living, drawing and all bedrooms.

## HOME AUTOMATION

Home automation for controlling lights at specific areas.

Gas leak detector with shut-off valve.

Provision to install Wi-Fi within flat.

Meter readings with bill alerts.

## TELECOM

Telephone points in drawing room, living room and in all bedrooms.

DTH provision in living room and in all bedrooms.

Intercom provision within the community.

Wired internet provision in drawing room, master bedroom and children bedroom.

## LIFTS

Two high speed automatic passenger elevators and one service elevator with SS finish of reputed make in each block.

## WTP & STP

Fully treated water available through exclusive water softening system.

A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for flushing of toilets and landscaping.

## CAR WASH FACILITY

Provision for car wash facility in parking area.

## GENERATOR

100% DG backup with acoustic enclosure & AMF panel for all flats and common areas.

## LPG

Provision for supply of gas from centralized gas bank to all individual flats with gas meters.

## BMS

Building management software for gas bank, generator power and general power connection.

## WASTE MANAGEMENT

Separate bins to collect dry waste (paper, plastic, glass and metals) e – waste (batteries, lamps) and wet waste (organic).

## LANDSCAPE & WATER BODIES

Landscaping and water bodies in the setback areas wherever feasible & in tot-lot areas as per design of landscape consultant.

## RAINWATER HARVESTING

Rainwater harvesting through recharge wells onsite to improve ground water level.

## EXTERNAL LIGHTING

LED Light posts with lamp fittings in setback and landscaping areas and lights in staircases and corridor areas.

## SECURITY

Sophisticated round the clock security system.

Video door phone facility at main door.

Intercom from security to all flats.

Panic button and intercom provided in the lift and is connected to security room.

Surveillance cameras at the main security gate, entrance to each tower, passenger lifts, children's play area and common areas.

Boom barriers at entry for vehicles with mechanical operation.

## COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the project with solar fencing.

## COMMON AMENITIES & ASSETS

- Corridors
- Staircases
- Terrace
- Stilt and basements
- Pathways
- Landscape Gardens
- Generators
- Centralized Laundry
- Motors
- Water Pumps
- WTP
- STP
- Common Lawns
- Gates
- Pipelines
- External Lighting
- Centralized Gas Bank
- Children Play Area

## CLUB HOUSE

- Reception / Waiting Lounge
- Multipurpose Hall
- Mini Party Hall
- Senior Citizen Room/ Library
- Creche
- Gymnasium
- Salon / Parlour for Ladies and Gents
- Aerobics / Yoga / Mediation Hall.
- Preview Theatre
- Conference Room
- Indoor Games
- Guest Rooms 2 nos
- Swimming Pool with Changing Rooms

\*At additional cost



Vaastu Compliant Homes



Italian Marble Flooring



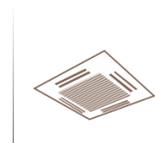
Wooden flooring in master bedroom



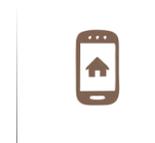
Anodized Aluminium Frame for French doors



False Ceiling with Light Fixtures\*



VRF Air Conditioning\*



Home Automation



Rain Shower in master & kids bathrooms



Passenger lifts & Service lifts



Terrace is fully landscaped area



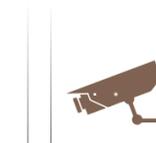
Central Courtyard with water bodies



Rain water harvesting



Video door phone at main door



Round the clock security



An ISO 9001:2008 company

Sri Sreenivasa Constructions has built a strong reputation for luxurious, quality living spaces. And this has made it a popular choice amongst those who seek exceptional design and quality workmanship. The company has an in-depth understanding of customer preferences and changing trends, and the requisite experience to blend the two to deliver homes which guarantee utmost satisfaction.

## OUR OTHER ONGOING ICONIC PROJECTS



3.2 Acres | 4 Towers | G+13 Floors  
98 Apartments | 4 BHK | 5555 Sft. Each Apartment  
30,000 Sft. Clubhouse



### ESMERALDA FORTUNE

Uber-Luxurious Villas @ Kondapur

16.3 Acres | 95 Contemporary Villas  
G + 2 Floors | 450 Sq Yds. Plot Area  
6,200 sft. Built Up Area | 40,000 sft. Clubhouse



## A FEW OF OUR COMPLETED PROJECTS

### FORTUNE ENCLAVE

Luxury Apartments Road #12 Banjara Hills

4 Acres | 65 Units | C + G + 3 Floors  
5500 Sft. Duplex 5 Bedroom  
2,25,000 Sft. Built up area



### DSR FORTUNE PRIME

at Madhapur, close to Jubilee Hills

5.6 Acres of prime land | 6 Towers  
Ground+14 Floors | 298 Uber Luxe Apartments  
3BHK + Study | 4 BHK + Home Theatre  
Apartments Range: 2,625 – 6,000 sft. Built Up area  
30,000 sft. Clubhouse | Lavish Amenities



## OUR UPCOMING PROJECT

### FORTUNE SONTALIA SKY VILLAS

Ultra Spacious Sky Villas @ Kokapet

5 Acres | 4 Towers | G+ 28 Floors Each  
6333 & 7333 Sft Ultra-Spacious Homes  
G+5 Floors Clubhouse of 45,000 Sft.





## AIMING FOR IGBC CERTIFICATION

The green concepts and techniques in the building sector can help address national concerns like water efficiency, energy efficiency, reduction in fossil fuel usage, handling of consumer waste and conserving natural resources. Most importantly, these concepts can enhance occupant's health and well-being.

An important development in the growth of green building movement in India is the launch of the IGBC Green Building Rating Systems. To achieve the IGBC rating, the project must satisfy all the mandatory requirements and the minimum number of credit points. All the IGBC rating systems are voluntary, consensus based, market-driven building programmes. The rating systems are based on the five elements of the nature (Panchabhutas) and are a perfect blend of ancient architectural practices and modern technological innovations.

### GREEN FEATURES OF FORTUNE ONE

- Efficient day light and natural ventilation for better living conditions.
- Ample green cover in the project.
- Easy access for differently abled people.
- Provision of electric charging facilities for vehicles.
- Collection and reuse of rainwater for irrigation.
- Efficient plumbing fixtures to avoid wastage of water.
- Sewage treatment plant to treat 100% waste water.
- VRF air-conditioning system with efficiency rating as per IGBC green standards.
- Energy efficient LED lighting fixtures in common areas with occupancy sensors.
- Solar PV for common area lighting.
- Smart Energy efficient Appliances and equipment.
- Hybrid DG which can run on bio-fuel.
- Monitoring of Energy consumption through Metering.
- Segregation of Household waste.
- Organic waste management.

### NATIONAL BENEFITS ACHIEVED through IGBC Certified Green Building



**ENERGY SAVINGS**  
150,000 Mwh of Energy  
per million Sft. per annum



**CO<sub>2</sub> EMISSIONS**  
Reduced CO<sub>2</sub> emissions by  
12,000 Tons per million Sft.  
per annum



**WATER SAVINGS**  
45,000 KL of Water  
per million Sft.



**MATERIALS**  
Diverted 400 Tons of  
construction waste from  
landfill every year

Source: [www.igbc.in](http://www.igbc.in)

### PROJECT CONSULTANTS



#### DISCLAIMER:

1. All dimensions are in Square Feet, and measured from finish to finish excluding construction tolerances.
2. All materials, dimensions, and drawings are approximate only.
3. Information is subject to change without notice, at developer's absolute discretion.
4. Actual area may vary from the stated area.
5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
6. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



An ISO 9001:2008 company

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