

FOR  **UNE**

SONTHALIA SKY VILLAS

Ultra Spacious Sky Villas @ Kokapet

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THE NEIGHBOURHOOD



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THE CLUBHOUSE

| SPECIFICATIONS | |
|-------------------|--|
| STRUCTURE | <ul style="list-style-type: none">* RCC framed structure with reinforced concrete and steel beams. Beams.* Super structure. Wall thickness with floor to floor height of 11.0 m. |
| PLASTERING | <ul style="list-style-type: none">* Double coat cement plastering. |
| PAINTING | <ul style="list-style-type: none">* Double coat cement plastering with smooth finish. |
| FINISHING | <ul style="list-style-type: none">* Natural finish with base coat of weather proof white emulsion paint of superior quality.* Smooth white finish with base coat of premium quality emulsion paint of superior quality. |

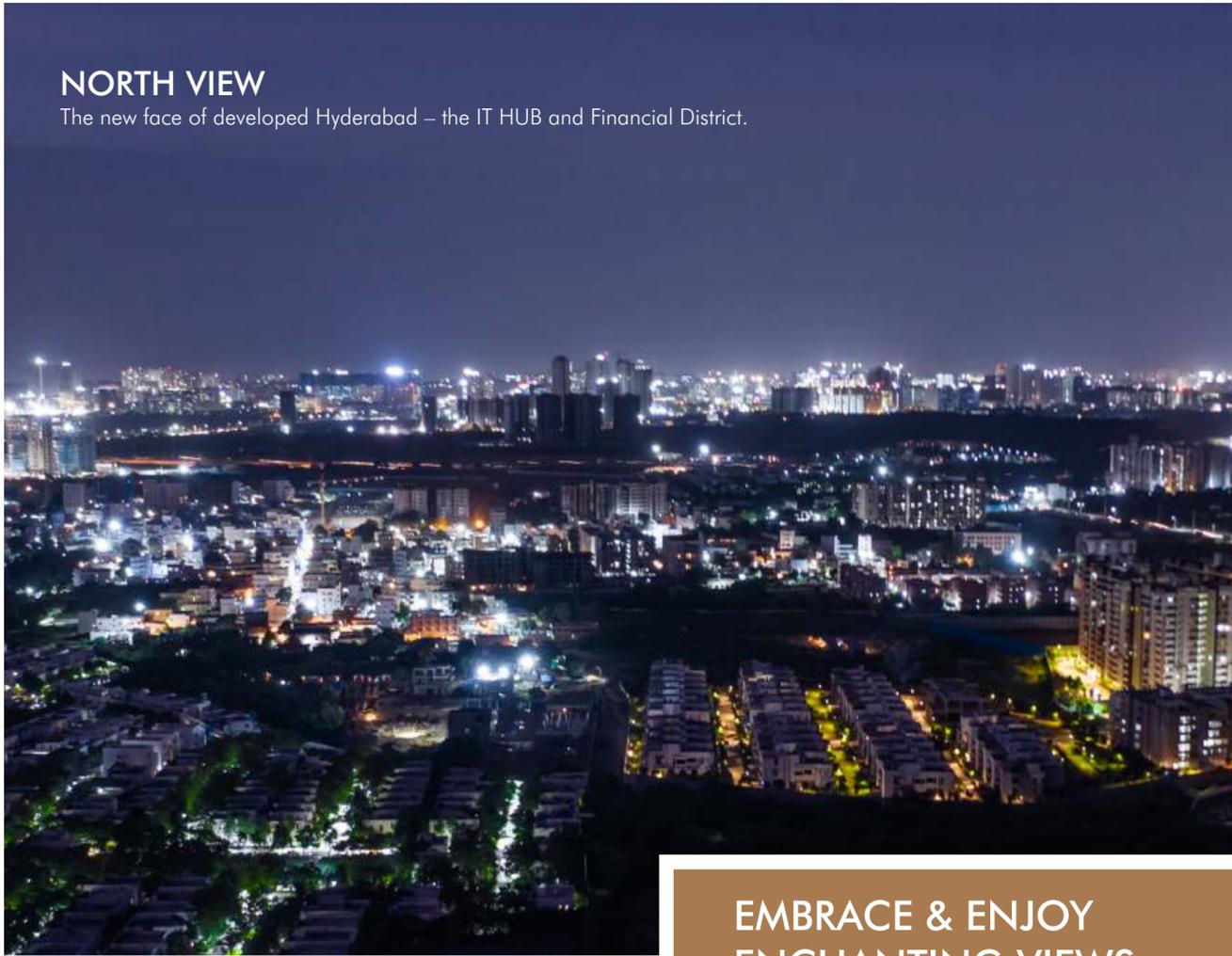
THE SPECIFICATIONS

BREATHE IN FRESH AIR EVERY DAY.
ENJOY STUNNING VIEWS OF GANDIPET LAKE....



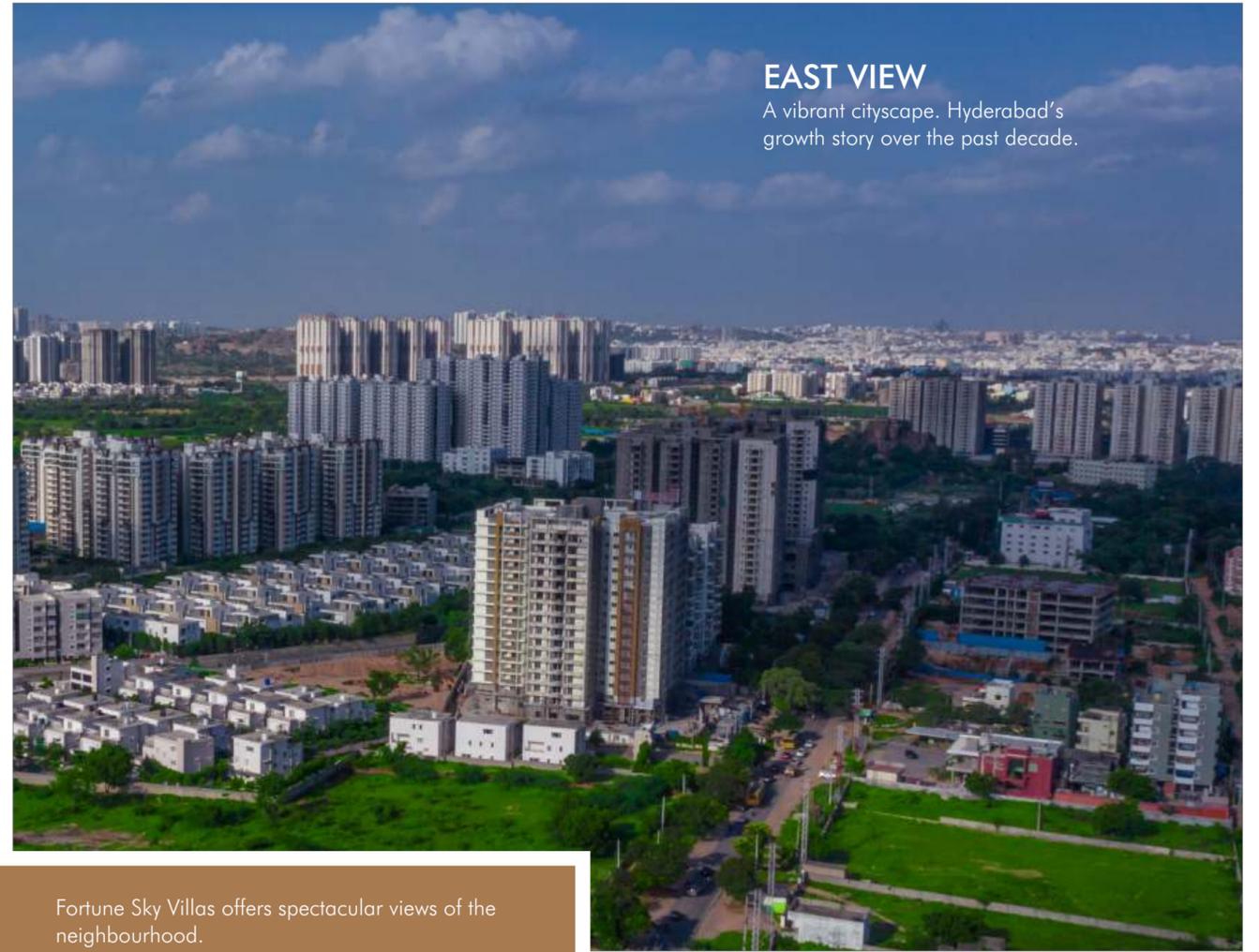
NORTH VIEW

The new face of developed Hyderabad – the IT HUB and Financial District.



EAST VIEW

A vibrant cityscape. Hyderabad's growth story over the past decade.



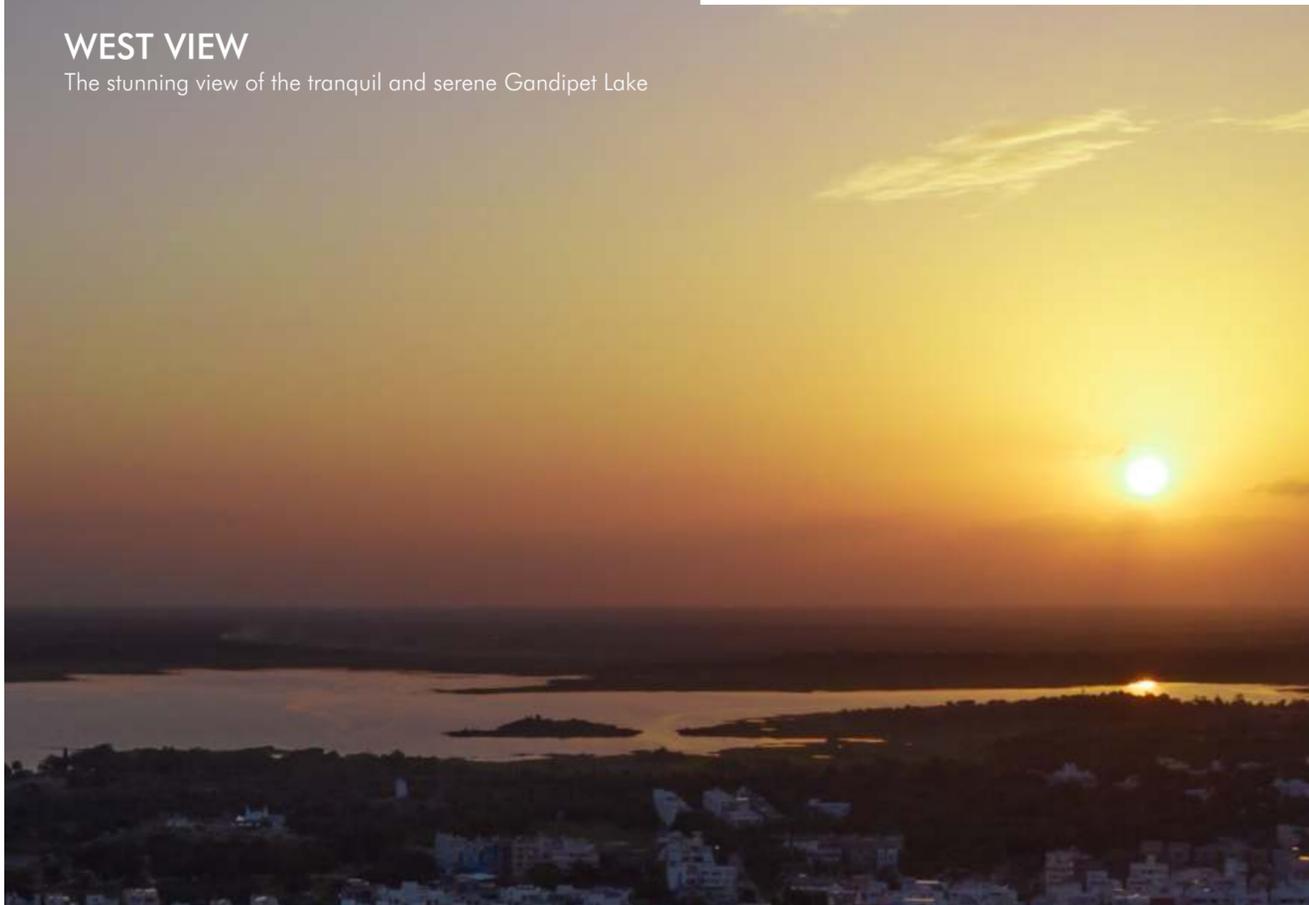
EMBRACE & ENJOY ENCHANTING VIEWS EVERY DAY

Fortune Sky Villas offers spectacular views of the neighbourhood.

Wake up to serene sunrises and behold spectacular sunsets overlooking Gandipet every day.

WEST VIEW

The stunning view of the tranquil and serene Gandipet Lake



SOUTH VIEW

Abundant greenery, the catchment area for Gandipet / Osman Sagar lake. Protected under GO 111, which means 'not for development'.



5 to 15 Mins TO EVERYTHING THAT MATTERS

Fortune Sky Villas is located in Kokapet, the most in-demand and desired neighborhood in Hyderabad for plethora of reasons.

GACHIBOWLI IT HUB & FINANCIAL DISTRICT



The IT Hub of Gachibowli and Financial District, which is home to MNCs like Amazon, Apple, Microsoft, Cap Gemini, Franklin Templeton and IT majors like Infosys, Wipro and many more is 15 minutes' drive away.

ORR & INTERNATIONAL AIRPORT



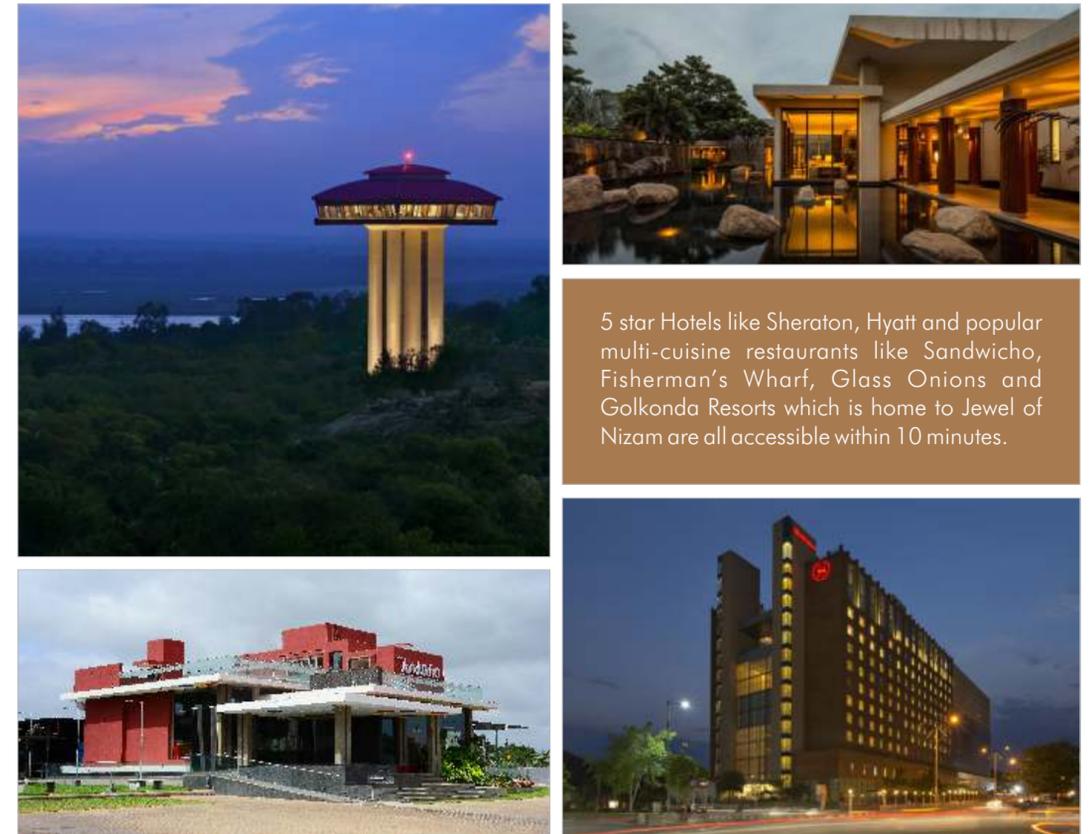
The ever reliable ORR is accessible in 10 minutes and the Hyderabad International Airport within 15 minutes.

EDUCATIONAL INSTITUTIONS



International schools like Rockwell, Open Minds, Samasthi, Phoenix Greens and technology institutions like CBIT, MGIT and world-renowned ISB are accessible within 5 to 15 minutes.

5 STAR HOTELS & RESTAURANTS



5 star Hotels like Sheraton, Hyatt and popular multi-cuisine restaurants like Sandwicho, Fisherman's Wharf, Glass Onions and Golkonda Resorts which is home to Jewel of Nizam are all accessible within 10 minutes.

HEALTHCARE CENTERS



And so is medical care of the highest order, like Continental, AIG and Care Hospitals.

SPORTS ACADEMIES



World-renowned Pullela Gopichand Badminton Academy, Boulder Hills Golf Course, ORO Sports Village and Babukhan Arena which offer wide range of sports related activities are in close vicinity.



PROXIMITY

EDUCATION INSTITUTIONS

| | |
|-----------------------|----------|
| Rockwell Intl. School | < 5 Mins |
| Phoenix Intl. School | < 5 Mins |
| CBIT | < 5 Mins |
| Future Kids School | < 5 Mins |
| MGIT | < 5 Mins |

IT HUB & CORPORATE OFFICES

| | |
|--------------------|-----------|
| Financial District | < 10 Mins |
| Cappgemini | < 10 Mins |
| Wipro | < 10 Mins |
| Microsoft | < 10 Mins |

HOTELS & RESTAURANTS

| | |
|----------------|-----------|
| Sheraton Hotel | < 10 Mins |
| Sandwicho Café | < 5 Mins |

HOSPITALS

| | |
|----------------------|-----------|
| Continental Hospital | < 5 Mins |
| Care Hospitals | < 15 Mins |

ACCESS / CONNECTIVITY

| | |
|-------------------|-----------|
| Outer Ring Road | < 5 Mins |
| Gachibowli IT Hub | < 10 Mins |



PALACIAL. PRIME. PRISTINE.

It's very rare that all the attributes that define ultimate luxury are found in one project. Palatial apartments which are more spacious than villas, a location that is prime, where the future is already unfolding and the neighbourhood that is clean, green and pristine, offering stunning views of Gandipet and reserved greens on one side and bustling IT Hub and Financial District on the other.

Presenting Fortune Sky Villas.

Effortlessly timeless and tasteful.

An eye-catching 28 storeys overlooking the serene Gandipet Lake.

Soon to be home to 232 families.



FORTUNE
SONTHALIA SKY VILLAS

5.2 ACRES
development of
palacial residences

OVERLOOKING
the beautiful & serene
Gandipet Lake

**ON 100 FEET
MAIN ROAD**
connecting IT Hub of
Gachibowli & ORR

4 TOWERS
Each featuring
3 Basements &
G+28 Floors

**6333 Sft.
7333 Sft.**
4 BHK Sky Villas

**DESIGNER
LANDSCAPING**
with well planned
outdoor amenities

**45,000 Sft.
CLUBHOUSE**
featuring an infinity
pool on the terrace



MASTER PLAN



BASKET BALL COURT

BANQUET LAWN

SENIOR CITIZEN
PLAZA

GAS BANK

CLUBHOUSE
G+5 | 45000 Sft.

CRICKET PRACTICE PITCH
OUTDOOR GYM

SEATING

BICYCLE STAND

PLAY AREA

MOUND WITH
SEATING

CENTRAL
WATER FOUNTAIN

AMPHITHEATER

AFFECTED UNDER
ROAD WIDENING

SHANKERPALLI

BLOCK-A
G+28 UPPER FLOORS

FLAT#1
4 BHK
6333 Sft.
EAST

FLAT#2
4 BHK
6333 Sft.
WEST

BLOCK-B
G+28 UPPER FLOORS

FLAT#1
4 BHK
6333 Sft.
EAST

FLAT#2
4 BHK
6333 Sft.
WEST

BLOCK-C
G+28 UPPER FLOORS

FLAT#1
4 BHK
7333 Sft.
EAST

FLAT#2
4 BHK
7333 Sft.
WEST

BLOCK-D
G+28 UPPER FLOORS

FLAT#1
4 BHK
7333 Sft.
EAST

FLAT#2
4 BHK
7333 Sft.
WEST

DRIVE WAY

DRIVE WAY

PLAZA
WATER CASCADE
LILY POND
CYCLE TRACK
PATH WAY
MEDITATION

ENTRY & EXIT

SCHOOL BUS STOP

GANDIPET

TYPICAL FLOOR PLAN - BLOCK - A & B



6333 Sft.

6333 Sft.

TYPICAL FLOOR PLAN - BLOCK - C & D

3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th, 27th



7333 Sft.

7333 Sft.

TYPICAL FLOOR PLAN - BLOCK - C & D

2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th, 28th



7333 Sft.

7333 Sft.



THE ENTRANCE THAT EMBRACES YOU

The Fortune Sky Villa entrance is a sight that not only declares your arrival in every sense but also beckons you home every single day. It is an escape from the anxiousness of the daily world and gateway to be in harmony with the heart of the city.

Strategically planned and placed before the security gate, the two-wheeler visitor parking for courier and food deliveries guarantees proper screening to enhance safety and seclusion.

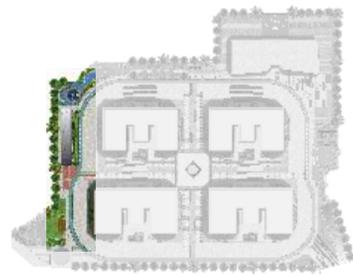




Driveway



Children Play Area



DESIGNED TO DRIVE YOU

As soon as you enter, the driveways tempered by elegant landscaping on either side welcome you. Enter the exclusive ramps that service the entry and exit of the well-ventilated and capacious basement.

18 feet in width, these ramps lead to a 21 feet driveway within the basement. The 15 feet one-way driveways in the basement provide ample space to perform a reverse parking maneuver with ease, every single time.

FINE TUNED TO FASCINATE YOU

Move further along the driveway to witness a friendly children play area around the corner which exudes positivity and playfulness in young brains.

Seating spaces ingeniously placed next to the play area offer a soothing view relaxing your body and mind to the last muscle possible.

Basement Entry



Seating Area

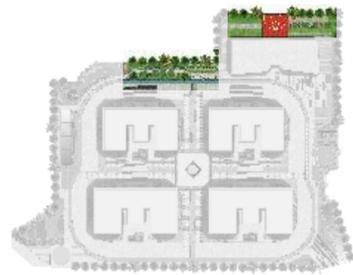




Landscaped



Seating Area



CONTENTMENT ALL AROUND THE COMMUNITY

Pass the senior citizen plaza and make way through the basketball court and cricket pitch that remind you that it's never too late to take that shot you missed, be it game, be it life. No vehicle zone guarantees tranquility and freedom of movement in the midst of lush green landscapes for your family, friends, and kids.

CARRY CONFIDENCE INTERNALLY & EXTERNALLY

Promoting synchronized development with nature, the outdoor gym enhances your body, conditions you and offers a confidence boost to tackle everyday life. Move along the pathway to experience the repose around the meditation area. Astutely placed along the water cascade and lily pond, the noise-free zone strengthens the mind and soul.

Basketball Court



Outdoor Gym

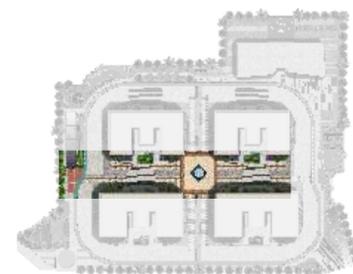




Landscaped



Water Body



SUPREME SETTING AT THE CENTER

Surrounded by amenities that promote an active lifestyle, the central water fountain reflects the gracious design and development of the community. This 20 feet iconic waterfall complements the surroundings teeming with life and lush greens. Guaranteed to attract eyeballs, this unrivaled setting is a perfect example of a picturesque view.



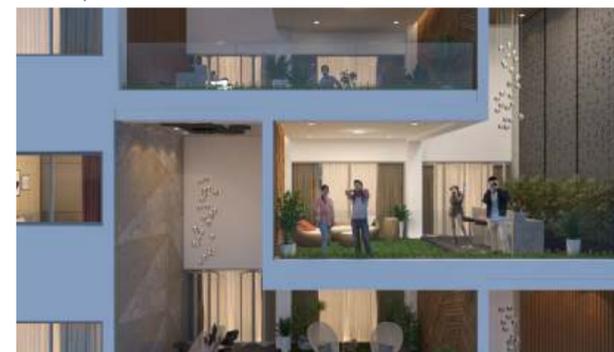
Living Area

INTERIORS PALATIAL IN PERFECT SENSE

You wanted space, we offered it. The 23 feet wide double height balcony offers stunning views of serene landscapes, Gandipet lake. VRV Air Conditioning System comes pre-installed in every home. The floor to ceiling height is 11'6".

The 7'6" high french doors and windows with DGU glass ensure there is abundance of natural light straight into your home. A perfect balance of pristine location and palatial interiors.

Balcony



Drawing Room





Master Bedroom

Master Bedroom



Dressing Room



SPACE, PEACE, AND PRIVACY OF PREMIUM LIVING

When the day draws to close, there's no better place to end it than in the utmost luxury of your own personal space. Indulge in the luxury and spaciousness of well-appointed bedrooms, losing yourself in a soothing ambiance that lets your body, mind, and soul rest in the most relaxing and restful way possible.



Dining Area

RISE, SHINE, AND DINE

Magnificent double head balcony accessed through a french door opening in the dining area draws fresh air and offers pleasant views of the city.

Dining Area





45,000 Sft. CLUBHOUSE

featuring an infinity
pool on the terrace

DAILY DESTINATION TO RECONDITION & REJUVENATE

An eloquent clubhouse with 6 levels, the jewel in the crown, is expanded over a 45,000 Sft. area and equipped with multiple amenities than you can surmise. A fully-equipped fitness center that tests your human spirit, beautiful and reflecting swimming pool that oozes you out of the bed, and a preview theatre that keeps your family and friends entertained at all times.

Reception with waiting lounge



Temperature controlled Indoor Swimming pool



Multipurpose Hall



SEAMLESS SPACE TO GATHER, MEET AND GREET

The ground floor of the clubhouse is an exquisite extension of the luxury you'll come to expect at Fortune SkyVillas. The reception is welcoming, expansive, and richly appointed to help you relive the rich experiences you might have had while traveling. Tucked away amidst thoughtfully designed surroundings, a fully covered swimming pool along with kid's pool, jacuzzi, and furnished deck area extends a desirable experience.

CLUBHOUSE GROUND FLOOR

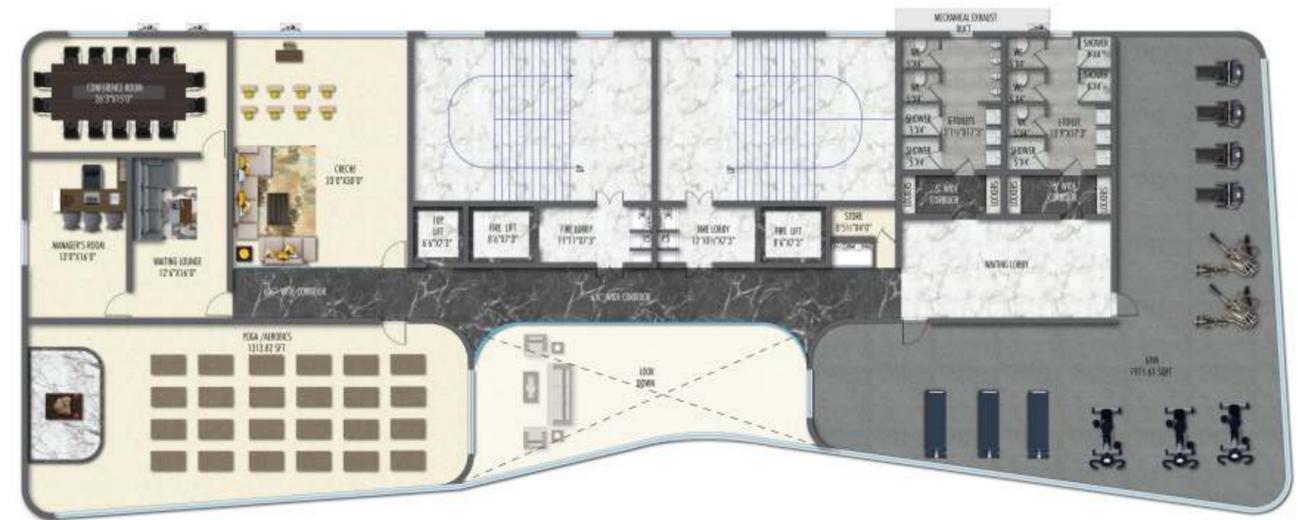
Reception with waiting lounge

Temperature controlled Indoor Swimming pool

Multipurpose Hall



Conference Room



PROMOTING MOVEMENT AND MINDFULNESS

One of the prime features of the clubhouse would be the sleek, state-of-the-art fitness center equipped with stationary cycles, treadmills, and assorted machines, all geared up to keep you healthy and fit

CLUBHOUSE FIRST FLOOR

Waiting Lounge

Gym

Conference Room

Yoga/Aerobics

Creche

Badminton Court



Home Theater



Squash Court



EXPERIENCE PURE EXHILARATION

With sight and sound experience any viewer would love to relive, the comfortable and hi-tech mini-theatre will prove to be more than an exciting draw in the entertainment stakes. Make the most out of indoor games and fine-tune your sports and fitness regime.

CLUBHOUSE SECOND FLOOR

Badminton Court

Squash Court

Home Theater

Indoor Games



CLUBHOUSE THIRD FLOOR

Indoor Games
Cards room



CLUBHOUSE FOURTH FLOOR

Waiting Lobby
Spa / Saloon
Library
Guest Bedrooms

CATERING TO EVERY NEED

The third floor of the clubhouse enjoys a beautiful interior ambiance best suitable for indoor games. Serviced by professionals, spa & saloon on the fourth floor eases all your pressure after a long day. Explore knowledge and improve your wisdom at the library, an ideal space for those who prefer a quiet and secluded place



TERRACE FOR TRANQUILITY

Spacious terraces look out over the city and surroundings, offering a stunning picturesque view.



CLUBHOUSE TERRACE

- Swimming Pool
- Outdoor Seating
- Barbeque / Cafeteria
- Indoor Seating Spaces



Infinity pool

Seating Area near Cafe



Amphitheater



SWIM TO THE SOUNDTRACK OF SERENITY

With eloquent landscaping all around, the infinity pool and diligently designed seating spaces offer complete immersion in tranquility whenever desired, day in, day out

SPECIFICATIONS

STRUCTURE

- R.C.C. framed structure to withstand wind and seismic loads.
- Super structure: Block masonry with floor to floor height of 11.6 feet.

PLASTERING

- External Double coat cement plastering
- Internal Double coat cement plastering with smooth finish.

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.

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

- Parking Area Texture & paint.

MAIN DOOR FRAME & SHUTTER

- Main door frame of 8 feet height

SHUTTER

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

INTERNAL DOOR FRAME & SHUTTER

- Internal door frame of 8 feet height

SHUTTER

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

BATHROOM & MAID ROOM FRAME & SHUTTER

- Bathroom door frame of 8 feet height

SHUTTER

- 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed & bonded with phenol formaldehyde synthetic resin adhesive with teak veneer on one side, laminate on other sides.

WINDOWS & FRENCH DOOR FRAME & SHUTTER

- French Doors Anodised aluminium frames with DGU Glass panelled sliding / casemate shutter with DGU high performance glass and offers advanced thermal to withstand wind loads.

- Windows Imported aluminium frames, DGU with energy efficient glass sliding / casement with provision for mosquito track and designer hardware of reputed make.

VENTILATORS

- UPVC/Aluminium ventilator for all toilets, store, wet kitchen, servant room & servant toilet.

BALCONY RAILINGS

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

MOSQUITO SCREENS

- Mosquito screens for all the external windows and French Doors

HARDWARE

- Hard ware in brush finished stainless steel for all doors.
- All the doors with towel bolts and a mortise lock or tubular / cylindrical lock.
- Magnetic / concealed door stoppers of reputed make for the main door and the bedroom doors.

ELEVATORS / LIFTS

- Residents/ guests lifts
- High speed automatic stainless steel lifts of Mitsubishi / Toshiba or equivalent make with group control & ARD with V3F for energy efficiency. For Blocks - A & B - 3 Nos. of high speed lifts. For Blocks - C & D - 3 Nos. of high speed lifts
- Flooring: Aesthetically designed flooring of imported marble.
- Lift cladding: Imported marble / granite
- Service / goods lifts
- High speed automatic stainless steel lifts of reputed make with ARD with V3F for energy efficiency.
- Lift cladding: Granite / marble.

ENTRANCE LOUNGE

- Flooring: Imported marble / large format tiles.
- False ceiling: Aesthetically designed false ceiling for entrance lounge.

COMMON LOBBY

- Flooring: Imported marble / large format tiles.
- False ceiling in all lobbies

DRAWING ROOM, LIVING, DINING, POOJA ROOM & SUITE ROOMS

- Flooring: Large format virtified tiles with 3" skirting

MASTER SUITE ROOM

- Engineered wooden flooring of reputed make.

TOILETS & POWDER ROOM

- Concept designer tiles for walls and floor, and dadoing up to lintel height

LIVING BALCONIES/WET KITCHEN

- Anti – skid imported quality vertified tiles.

UTILITY

- Glazed ceramic tiles for wash area.

STAIRCASES

Services Staircase

- Granite flooring as per architect design

Fire Staircase

- Tandoor stone flooring

KITCHEN / UTILITY / WASH

- Separate tap connection for municipal water and borewell water.
- Double stainless steel sink in the utility and single bowl sink in the kitchen with single lever spout.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer/grinder & aqua water in kitchen.
- Provision for dish washer, washing machine with CP fittings.

SANITARY & FIXTURES

Water Closets

- Western style, porcelain EWC of reputed make in all bathrooms.

Health Faucets

- Health faucets of reputed make in all bathrooms.

Wash Basins

- Porcelain wash basins with vanities of reputed make.

Cockroach Traps

- A detachable stainless steel cockroach trap of reputed make in all bathrooms.

Overhead Showers

- Overhead showers of reputed make in all bathrooms.

Faucets

- All faucets (CP), heavy body metal fittings of reputed make.
- Hot water connection to the shower and wash basin in each bathroom & to the sink in the kitchen.

BATHROOM ACCESSORIES

- Towel rods and soap dish in master, children & guest bath-all of reputed make.

Mirrors

- LED glass mirrors in all bathrooms (except in maid room toilet).

ELECTRICAL FIXTURES

- Internal electrical fixtures.
- Plug points for T.V. & audio systems etc.
- Concealed copper wiring of reputed make.
- 3 phase supply for each unit and energy meter.
- Miniature circuit breakers (MCB) for each distribution boards of reputed make.
- Modular switches of reputed make.
- LED light fixtures for all common areas & landscape area lighting

HOME AUTOMATION

- Home automation for controlling lights at specific areas.
- Gas leak detector with shut-off valve.
- Biometric door lock.
- Provision to install Wi-Fi within house.
- Meter readings with bill alerts.

SPECIFICATIONS

TELECOMMUNICATION, CABLE TV & INTERNET

- Telephone points in living, dining areas, all bedrooms.
- Intercom facility to all the units connecting security.
- DTH provision for cable connection in living and all bedrooms.
- Wired internet provision in master bedroom, children bedroom and drawing room.

WTP & STP

- Fully treated water made available through exclusive water softening plant of bore well water.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing.

CAR PARKING

- 3 car parks for each apartment
- Car parking shall be in 2 levels

CAR WASH FACILITY

- Car washing facility shall be provided as per the vendor's specifications.

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of Car Parks.
Parking signage at required places to ease traffic flow.

GENERATOR

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

LPG

- Provision for supply of gas from centralized Gas bank to all individual flats with gas meter.

BMS

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

FACILITIES FOR DIFFERENTLY ABLED

- Access ramps at all Block Entrances shall be provided for Differently Abled.

WASTE MANAGEMENT

- Separate bins to collect dry waste (paper, plastic, glass, & metals),
E waste(batteries, lamps), and wet waste (organic).

RAINWATER HARVESTING

- Rain water harvesting through recharge wells onsite to improve ground water level.

EXTERNAL LIGHTING

- LED Lightings posts with lamp fittings, in setback and Landscaping areas and LED lights in staircases and corridor areas.

LANDSCAPE & WATER BODIES

- Landscape and water bodies in the setback areas wherever feasible and in TOT – LOT areas as per design of landscape consultant.

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public Address system in all floors and parking areas (basements).
- Control panel will be kept at main security.

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 gated, entrance to each tower, passenger lifts and children's play area, common areas, and reception area of all the blocks.
- Boom barriers at entry for vehicles with mechanical operation.

COMPOUND WALL

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

OPTIONAL FEATURES AT EXTRA COST

- VRV / VRF system of reputed make in drawing room, living room, dining room & all bedrooms
- Modular Kitchen
- False Ceiling with Light fixtures



CREATORS OF SUPERIOR VALUE.

Fortune Sky Villas is brought to you by Sri Sreenivasa, the developers of niche projects such as Esmeralda Fortune at Kondapur, Sky City at Rajbhavan Road, Fortune Enclave at Banjara Hills to name a few.

Sri Sreenivasa believes in spearheading change and setting a new benchmark every single time it takes up a project. The stunning results have established it firmly on the wish list of those who seek superior value and an all-inclusive way of life.

A few of our other projects



4 Towers | 98 Apartments
17 Levels | Level of Ecstasy Floors
30,000 Sft. Clubhouse



3.3 Acres | 4 Wings | 174 Apartments
3 Basement Parking + 10 Upper Levels
24,500 Sft. Clubhouse



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