

The security of an apartment
The exclusivity of an independent home

The celebration of life



Fortune Enclave

AT ROAD NO 12, BANJARA HILLS

The companionship.
The luxury. The feel.
Most of all,
the good fortune!

Everything about Fortune Enclave is blue-chip. The location is Banjara Hills, and you can't get more elite than that! The feeling is that of an exclusive independent home, even as you bask in the security of your lavish apartment. And if the spaciousness doesn't take your breath away, the design will.

The age of the ordinary is over. Let 'extraordinary' take over!





Fortune Enclave

AT ROAD NO 12, BANJARA HILLS

The final frontier

Road No.12, Banjara Hills. Hyderabad's glitterati can now look forward to the rising of an extraordinary living habitat in this elite locale.





F Fortune Enclave home is a pleasure unparalleled



AT ROAD NO 12, BANJARA HILLS



Witness four acres of green, blue and gold, across which six charming blocks occupy pride of place. The whole layout offers only **63 exclusive apartments, each spread over 3000 sft.** The rooms, kitchen, balconies and world-class finish leave nothing more to be desired. Apart from being truly lavish, the apartments are designed to leave you breathless with their beauty. Each Fortune Enclave home is a pleasure unparalleled.



F The ultimate address



Fortune Enclave

AT ROAD NO 12, BANJARA HILLS



The layout of **Fortune Enclave** is a benchmark of aesthetic planning. Breathtaking elevations and landscaped grounds take you to a different realm. The Vastu compliant apartments present you refined interiors, excellent cross ventilation and functional spaces. A swimming pool gives you fun times. A dedicated security room will screen visitors through controlled entry and exit points. Further, access cards are provided for the residents for better security. **No wonder, Fortune Enclave is synonymous with peace of mind!**

Fortune Enclave

AT ROAD NO 12, BANJARA HILLS

Amenities

- Extensive landscaping to explore and indulge
- Two sides ventilation and transparency to elements
- Swimming pool and Jacuzzi
- D.G backup for common areas & 100% power backup for each flat except A/c & power plugs
- Screening of visitors at security through TV channel
- Well equipped air-conditioned gymnasium
- 24 x 7 security with intercom
- Outdoor children's play area with equipment
- Barbeque counter with outdoor seating arrangement





Fortune Enclave

AT ROAD NO 12, BANJARA HILLS

Site Layout





AT ROAD NO 12, BANJARA HILLS

Typical floor plans



Cellar Floor Plans

Direct Cars : 144 Nos.
Second Cars : 12 Nos.



Block-A to E



Direct Cars : 43 Nos.
Second Cars : 5 Nos.



Block-F

Specifications

Foundation & Structure :

RCC framed structure
To withstand wind and seismic loads for zone-II

Super Structure :

Brick walls with CM (1:6) ratio. First class table moulded light weight clay bricks

Plastering :

Internal : 18 mm thick double coat cement plaster with smooth finishing
Ceiling : 12 mm thick single coat smooth cement plaster finishing
External : 18 mm thick double coat sand faced cement plaster

Joinery Works :

Main Door : BT wood door frame & shutter aesthetically designed with melamine polishing and designer hardware of reputed make
Internal Doors : MT door frame with designer shutter of reputed make, with polishing and standard hardware fittings
Toilet Doors : MT door frame with hard core filled WP flush shutter of reputed make, with one side veneer, other side synthetic enamel paint and standard hardware fittings
French Doors : BT wood door frame & shutter styles & rails with float glass paneled shutters and designer hardware of reputed make
Windows : Window frames & shutters in MT wood with polishing, tinted glass panels, fitted with elegantly designed MS painted grills and reputed make hardware of SS or brass

Paintings :

Internal : Smooth finish with luppam Altek or equivalent, two coats of Acrylic emulsion paint over a coat of primer
Ceiling : Smooth finish with luppam Altek or equivalent, two coats of Acrylic emulsion paint over a coat of primer
External : Combination of texture and luppam finish as per architectural design
Parking Area : Two coats of cement based water proof paint over a base coat of primer

Flooring :

Drawing / Dining / Living : Marble slabs with mirror polish
Bedrooms : All bedrooms with wooden flooring or optional
Internal / Visible Staircase / Lobbies : Italian marble
Kitchen : Marble slabs with mirror polish
Toilets : Best quality acid resistant anti skid ceramic tiles
Service / Fire Staircase : Polished Kota stone slabs / polished Tandur stone slabs
Lift Cladding : Italian marble
Corridor : Italian marble
Parking : Granolithic / paving blocks flooring
Driveway : Designer paving tiles in both sides of driveways

Tile Cladding & Dadoing :

Kitchen : Glazed ceramic tiles dado upto 2' height above kitchen platform
Toilets : Designer glazed ceramic tiles dadoing with borders and motifs up to 7' height
Utility / Wash : Glazed ceramic tiles dado upto 3' height

Kitchen Platform :

Granite platform with Crystal sink with hot & cold water with both Municipal and bore well water connections & provision for Aquaguard
Provision for cabinets and exhaust fan & chimney

Utilities / Wash :

Provision for washing machine, dish washer & wet area for washing utensils etc.

Toilets :

All toilets to consist of :
Granite counter wash basin
Cascade model EWC of TOTO or equivalent make
Hot and cold wall mixer with shower
Provision for geysers & exhaust fan in all toilets
Bath tub in master bedroom
All CP fittings of premium quality chrome plated of TOTO or equivalent make

Electrical :

Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of standard make
Power outlets for Air conditioners in all bedrooms
Power outlets for geysers in all bathrooms
Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen
Plug points for refrigerator, TV & audio systems etc., wherever necessary
40 amps 3- phase supply for each unit and individual meter boards
Miniature circuit breakers (MCB) & ELCB for each distribution board

Telecom :

Telephone points in all bedrooms, drawing & living areas
Provision for internet connection in living room / bedroom
4 pair cable to all the units
Intercom facility in all units connecting to security & amenities

Cable TV :

Common dish antenna connecting all units with concealed cables for all bedrooms / living rooms

Lifts :

Lift of reputed make with V3F for energy efficiency

Generator :

Acoustically insulated generator with auto start for all lifts, common areas and flats (excluding power plugs)

Plumbing & Sanitary :

Water Supply : ISI mark GI / PPR piping executed by professional plumbers
Drainage : ISI mark CI / PVC sanitary piping
Rainwater Harvesting : The rainwater from the terrace & open areas will be collected through rainwater pipes, which will be discharged into the rainwater harvesting pits to recharge the underground water levels

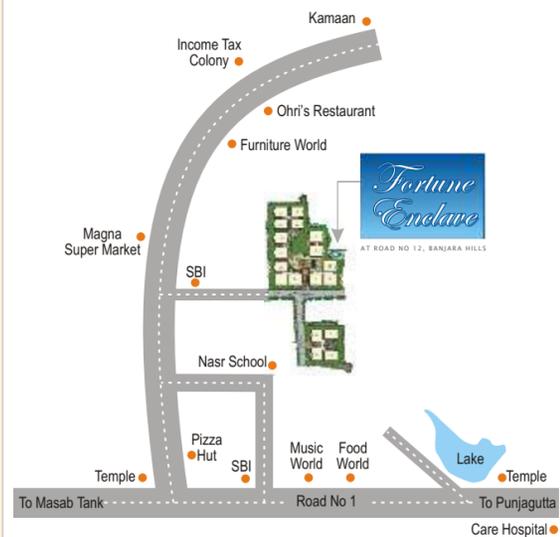
Previous projects of the Group





The unmatched destination

Location Map (not to scale)



AT ROAD NO 12, BANJARA HILLS



KBR Park



What would you say to a location that boasts of stars twinkling on earth? Banjara Hills! Road No.12 in Banjara Hills is where beautiful homes rub shoulders with swank offices, smart food outlets, undulating wide roads and vast green parks. The preferred destination of the who's who of Hyderabad, Banjara Hills is a kaleidoscope of colours, sounds & sights. Within easy reach of the city's software hubs on one hand and traditional business centres on the other, this is an area that is always aspired for!

Come. Fortune Enclave is a destination for just the very few.

PROMOTERS



Plot No 35, Sagar Co-operative Housing Society
Road No 2, Banjara Hills, Hyderabad - 34
Ph : 040 - 2355 1891 / 92, 99081 24526
e-mail : info@srisreenivasa.com
www.srisreenivasa.com

ARCHITECTS



Plot No. 559, Road No.92, Jubilee Hills
Hyderabad - 33
Ph : 040 - 2355 4366 / 77
e-mail : genesisplanners@sify.com