

LAKEVIEW LUXE LIVING

@ KOKAPET



Lakeview Living Redefined

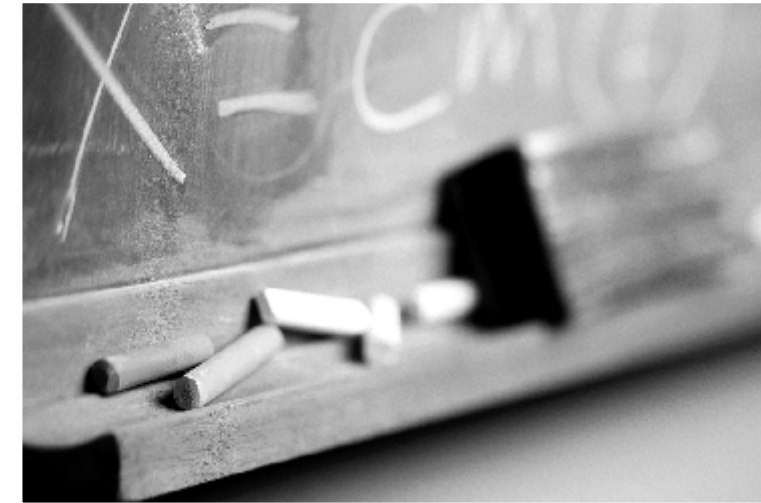
Finding moments of solitude in a busy lifestyle demands a space that puts nature and lifestyle at the forefront of everyday living, a neighborhood that blends tranquility with the very best in connectivity, a home that turns into personal sanctuary of opulence, luxury and peace.

Welcome to Sri Sreenivas's latest marvel in Kokapet offering the the luxury and lakeviews you deserve, overlooking the serene Kokapet Lake and close to Financial District and IT Hub of Gachibowli.

A New Perspective in Lakeside Living

- A seamless convergence of Art and Architecture, Style and Substance. A pristine world of splendor, fineness and freedom.
- A spectacular project that owes its uniqueness to its unrivaled natural beauty and close proximity to significant landmarks
- Exquisite Landscaped Stilt where open to sky spaces, driveways and pedestrian zones harmoniously blend with abundance of natural setting and thoughtful amenities.
- Three Exclusive Towers. Tower-1 has 2 premium flats, Tower-2 has four spacious flats per floor
- Tower-3 is designed features duplexes, and the topmost floors have triplex residences.
- 42 floors high best-in-class towers mark the skyline of the most-sought after destination in the city, offering the best ventilation, views, and flexibility for the lifestyle demands of its proud residents.
- Exquisite Clubhouse of ground plus five floors features best-in-class amenities for leisure, entertainment and socializing.
- Viewing decks, socializing spaces, interaction spaces in combination with designer landscape create an exclusive ambience to experience an upmarket lifestyle.
- Clubhouse terrace level landscape offers breath-taking lake views and exclusivity of private landscape terrace.



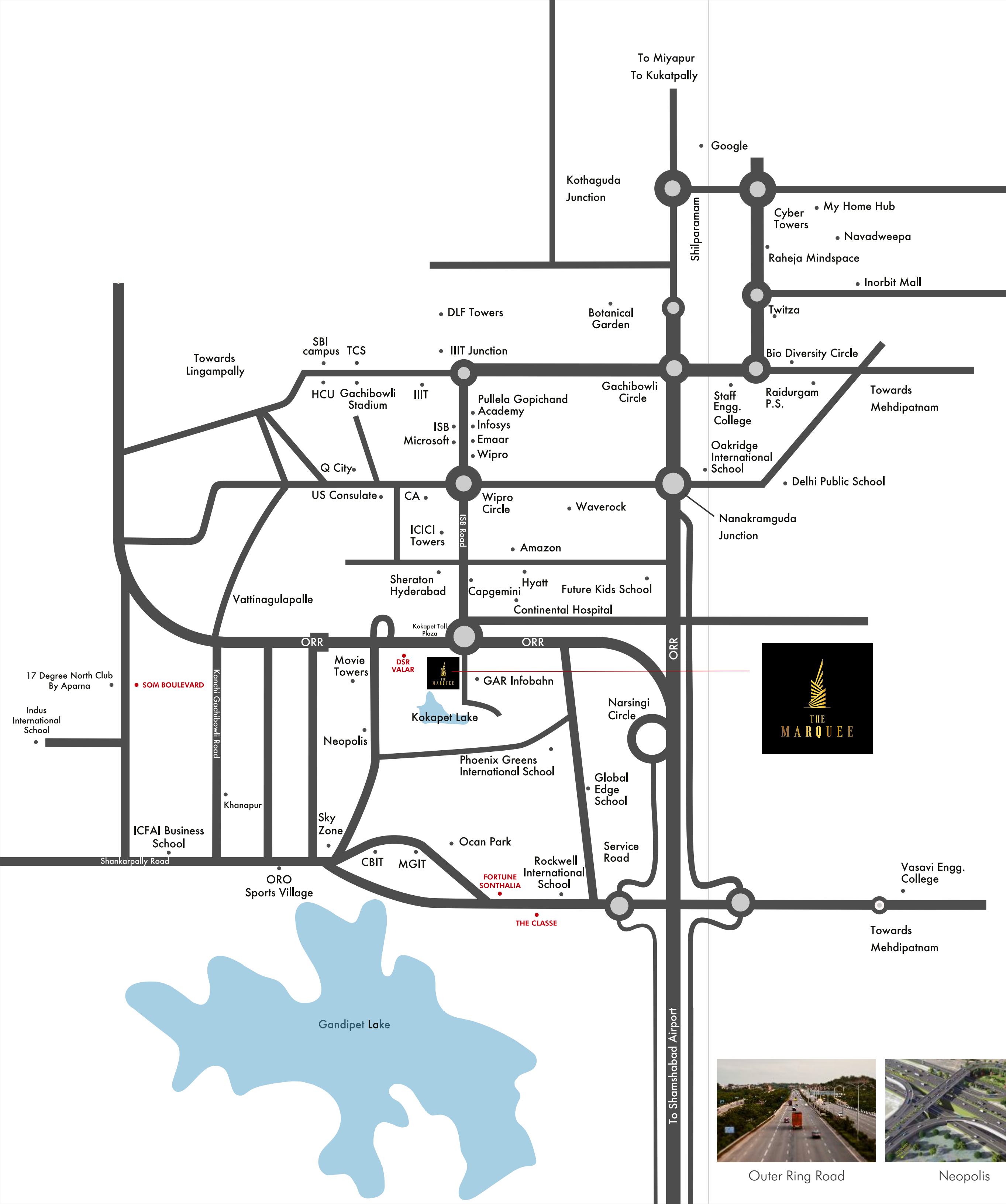


Exceptional **location.** Unparalleled **Comforts.**



Enjoy a more local, walkable and cosmopolitan existence, where you'll have the benefit of living life at your own pace, and everything you need is within easy reach. Lakeview Luxe Living, at Kokapet, is well placed in the middle of cosmopolitan development, suiting the socio-cultural context and lifestyle.

Loaded with all the modern amenities, quality infrastructure, excellent connectivity and many existing and upcoming uber-luxury, hi-rise projects by some of the leading players in the business, Kokapet is set to change the skyline of Hyderabad and emerge into the destination for highest standard of living.



PROXIMITY

EDUCATIONAL INSTITUTIONS

Rockwell Intl. School	< 5 Mins
Phoenix Intl. School	< 5 Mins
Oakridge Intl. School	< 10 Mins
DPS	< 10 Mins
CBIT	< 10 Mins

IT HUB & CORPORATE OFFICES

Financial District	< 5 Mins
Capgemini	< 5 Mins
Wipro	< 5 Mins
Microsoft	< 5 Mins

HOTELS & RESTAURANTS

Sheraton Hotel	< 5 Mins
Hyatt	< 5 Mins
Sandwicho Café	< 5 Mins
Fisherman's Wharf	< 5 Mins

HOSPITALS

Continental Hospital	< 5 Mins
Care Hospitals	< 15 Mins

MALLS & RESORTS

Sarath City Mall	< 5 Mins
Golkonda Resorts	< 5 Mins

ACCESS / CONNECTIVITY

Outer Ring Road	< 2 Mins
Gachibowli IT Hub	< 5 Mins



Rockwell Intl. School



Phoenix Green School



Microsoft



Sheraton



Outer Ring Road



Neopolis

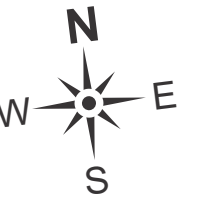


Continental Hospitals

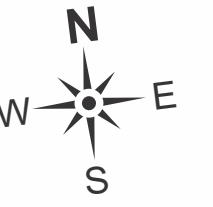


Skyzone

Master Plan



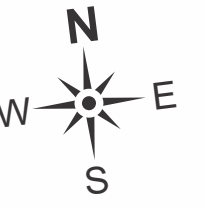
Landscape Master Plan



LEGEND :

1. SECURITY CABIN
2. WATER FEATURE WITH SIGNAGE
3. ENTRANCE SCULPTURE GARDEN
4. ENTRANCE WATER FEATURE
5. SEATING AREA WITH OPEN LAWN & STEPPING STONES(118 SQM)
6. PLANTER BOX
7. AVENUE PLANTATION
8. PATHWAY
9. CRICKET PRACTICE NET
10. HALF BASKETBALL PLAY AREA
11. RAISED DECK
12. KIDS PLAY AREA WITH EPDM FLOORING
13. SYNTHETIC PEDESTRIAN WALKWAY
14. DRIVEWAY PAVING PATTERN -1
15. DRIVEWAY PAVING PATTERN -2
16. OUTDOOR FITNESS ZONE
17. AMPHITHEATER(130 SQM)
18. STAGE
19. CONNECTING PATHWAY
20. WATER FEATURE WITH FALLING WATERS & PLANTATION
21. STEPS
22. VIEWING DECK BRIDGE
23. VIEWING DECK
24. PARTY LAWN (760 SQM)
25. CAFE & READING SPILL OUT
26. CLUBHOUSE ENTRANCE WATER FEATURE
27. BUILDING ENTRANCE WATER FEATURE
28. PLANTATION WITH SCULPTURES
29. BUILDING ENTRANCE WATER FEATURE WITH PORTAL FRAMES
30. BLOCK ENTRANCE LAWN(287 SQM)

Podium Landscape Plan



LEGEND :

1. BUILDING ENTRANCE WATER FEATURE
2. VIEWING DECK
3. FALLING WATER FEATURE FROM MEZZANINE FLOOR
4. GATHERING SPACE
5. SEATING DECK
6. OPEN LAWN SEATING AREA(385 SQM)
7. MEZZANINE FLOOR LEVEL
8. PATHWAY
9. STAGE
10. MINI PARTY LAWN (740 SQM)
11. PAVED SEATING AREA
12. INDOOR PLAY AREA
13. XERISCAPE
14. KIDS PLAY AREA
15. TENNIS COURT
16. YOGA LAWN AND MEDITATION AREA (581 SQM)
17. FITNESS ZONE
18. PET PARK(87 SQM)
19. STEPPED PLANTER BOX
20. PLANTER BOX
21. BAR COUNTER AND BARBEQUE AREA
22. CONNECTING BRIDGE WITH COVERED STRUCTURE
23. VIEWING DECK AT MEZZANINE LEVEL
24. SUNKEN SEATING
25. WATER BODY WITH STEPPING STONE
26. REFLEXOLOGY PATH
27. MOUND WITH SCULPTURES



6 M
PODIUM ABOVE

15 M
PODIUM

Project Highlights

5
Acres

291
Flats

6
Level of Parking

360°
Panoramic Views

42 Floors
Tower A & B

Exclusive Duplex Tower
45 Floors
Tower C

1st Floor Starts from
75 Feet
Above Ground

87,000 Sft.
Covered Landscape

51,234 Sft.
Clubhouse

Private Lifts
For Each Flat

9 Feet
Main Door
Height

8 Feet
Internal Door
Height

12.5 Feet
Floor to Floor Height
For Duplex Apartment in Tower C

12 Feet
Floor to Floor Height
For Apartment in Tower A & B



Relish the Sky Life

Wake up to your own lakefront view everyday, from your bespoke villa in the sky. The lavishly sized duplex homes create stylish and private havens to complement your inspired lifestyle and make your home in the sky a truly exclusive place.







Children Play Area



Basketball Court

Give children a space to kid around.

Encourage children to explore the world around them and learn life lessons through adventure and imagination. Promoting the value of outdoor play and fun, convenient play courts in the community let you make friends, accomplish goals and have fun.



Fitness Area



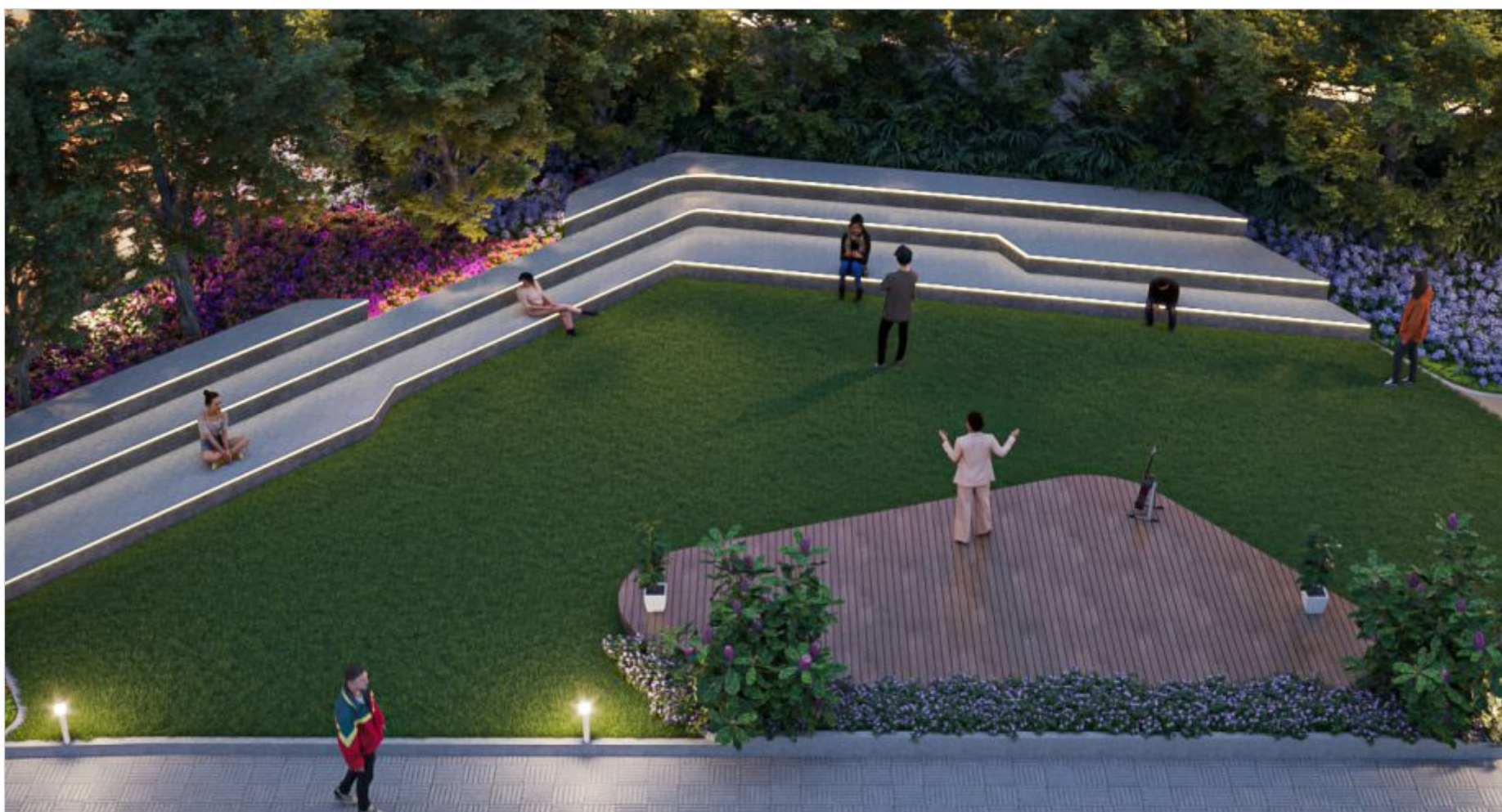
Yoga Lawn

Spice up your fitness pursuits

Take advantage of the outdoor fitness spaces for a fun exercise or a custom workout of all intensities. Exercise together with friends and neighbors, challenge each other to complete exercises in succession or turn your exercise regimen into a game and achieve your fitness goals.



Lawn & Seating Area



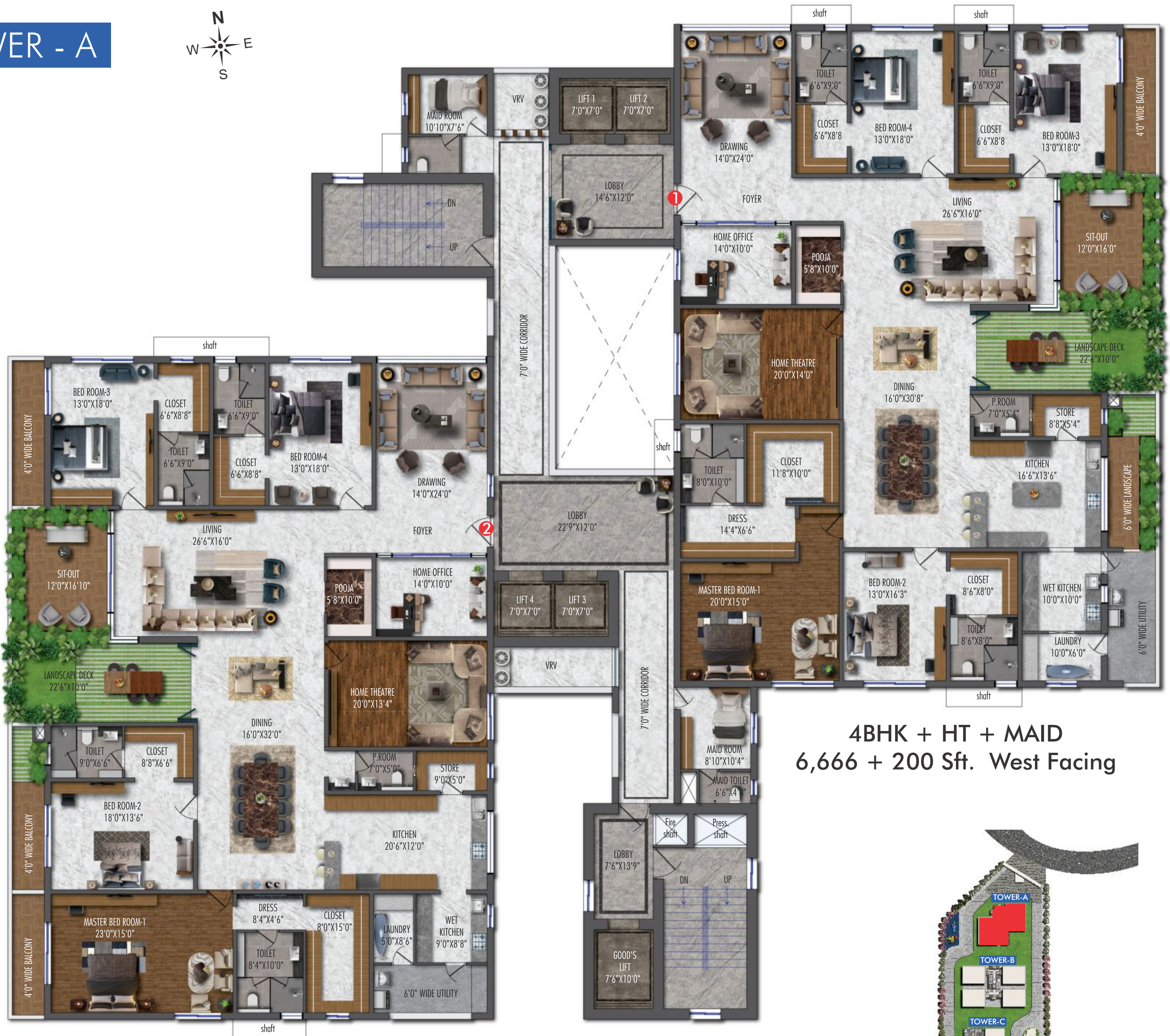
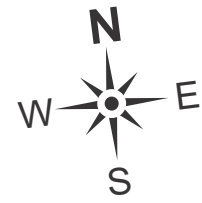
Amphitheater

Experience life from the nature's perspective

Open up to the world outside with landscapes and terraces that provide the option to stay in touch with nature all year round. The expansive greenery in the neighbourhood let you enjoy the soaring views, play with your pooch in the outdoors and bask in the sunshine everyday or simply relax taking in the natural breeze

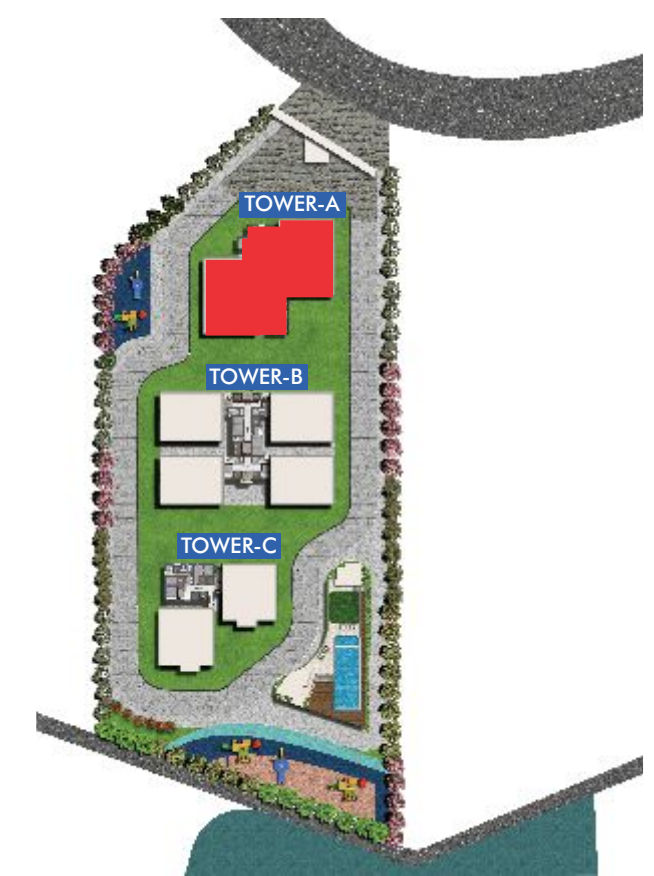


TOWER - A

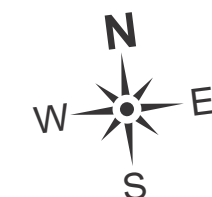


**4BHK + HT + MAID
6,666 + 200 Sft. West Facing**

**4BHK + HT + Maid
6,666 + 200 Sft. East Facing**



TOWER - B



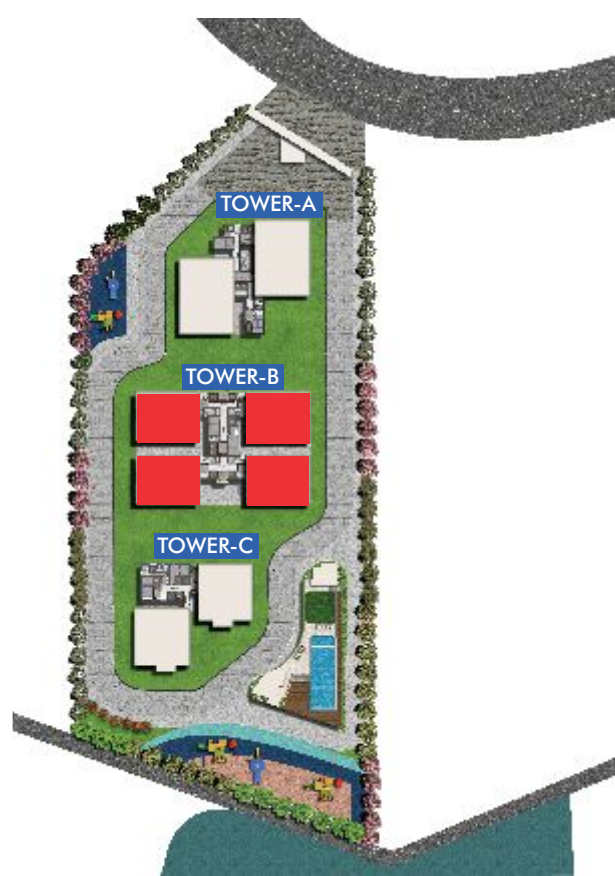
East Facing
4BHK + Home Office + Maid Room
5,050 + 185 Sft.

West Facing
4BHK + Home Office + Maid Room
5,050 + 185 Sft.



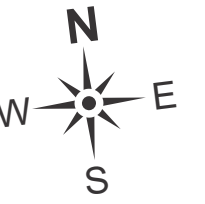
East Facing
4BHK + Home Office + Maid Room
5,050 + 185 Sft.

West Facing
4BHK + Home Office + Maid Room
5,050 + 185 Sft.



TOWER - C

DUPLEX PLAN



LOWER LEVEL FLOOR PLAN (WEST FACING)

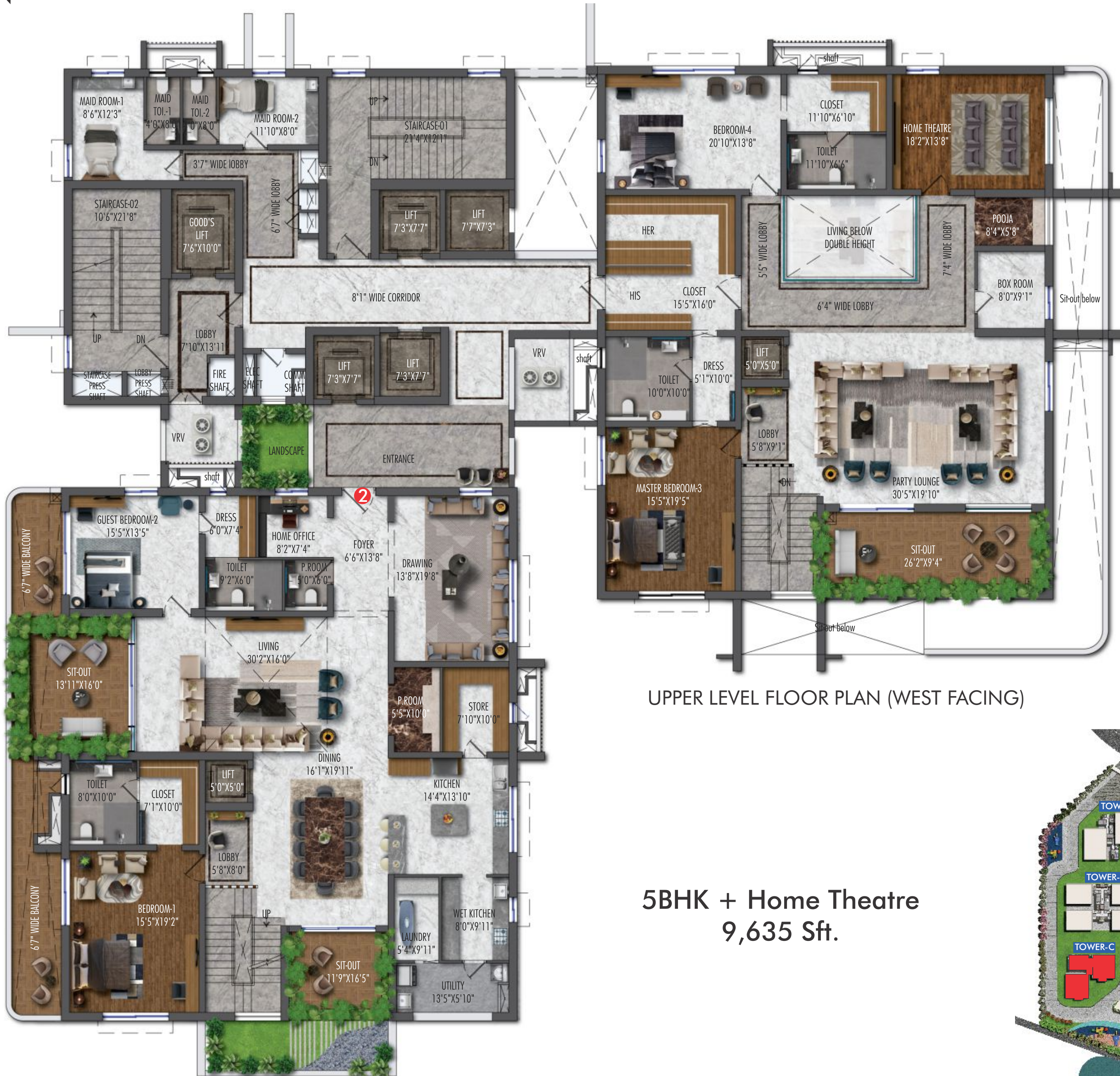
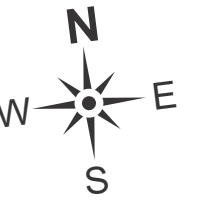
4BHK + Home Theatre
9,765 Sft.



UPPER LEVEL FLOOR PLAN (NORTH FACING)

TOWER - C

DUPLEX PLAN



UPPER LEVEL FLOOR PLAN (WEST FACING)

5BHK + Home Theatre
9,635 Sft.

LOWER LEVEL FLOOR PLAN (NORTH FACING)





Rejoice in Vibrant & Immersive Residences

Discover thoughtfully conceived homes that elevate your everyday living experience. From the moment you enter your new home, high-end finishes define every bend, turn, and surface throughout this residential retreat. Bask in stunning lake views from your balcony and enjoy the privilege of waterfront living through exclusive apartments and sky villas.

- **Private lifts,**
for a quick and quiet ride home.

- **Entrance lobby in every tower,**
to pickup & drop off guests.



Make the most of your 'home office'

Get inspired by a serene and calm home office that lets you focus with ease and reach peak productivity when you're working from home. The office space in your home not only encourages you to work but creates a sense of peaceful relaxation with a beautiful outdoor setting.



OFFICE



DRAWING ROOM

**Live the sleek,
sophisticated spaces**

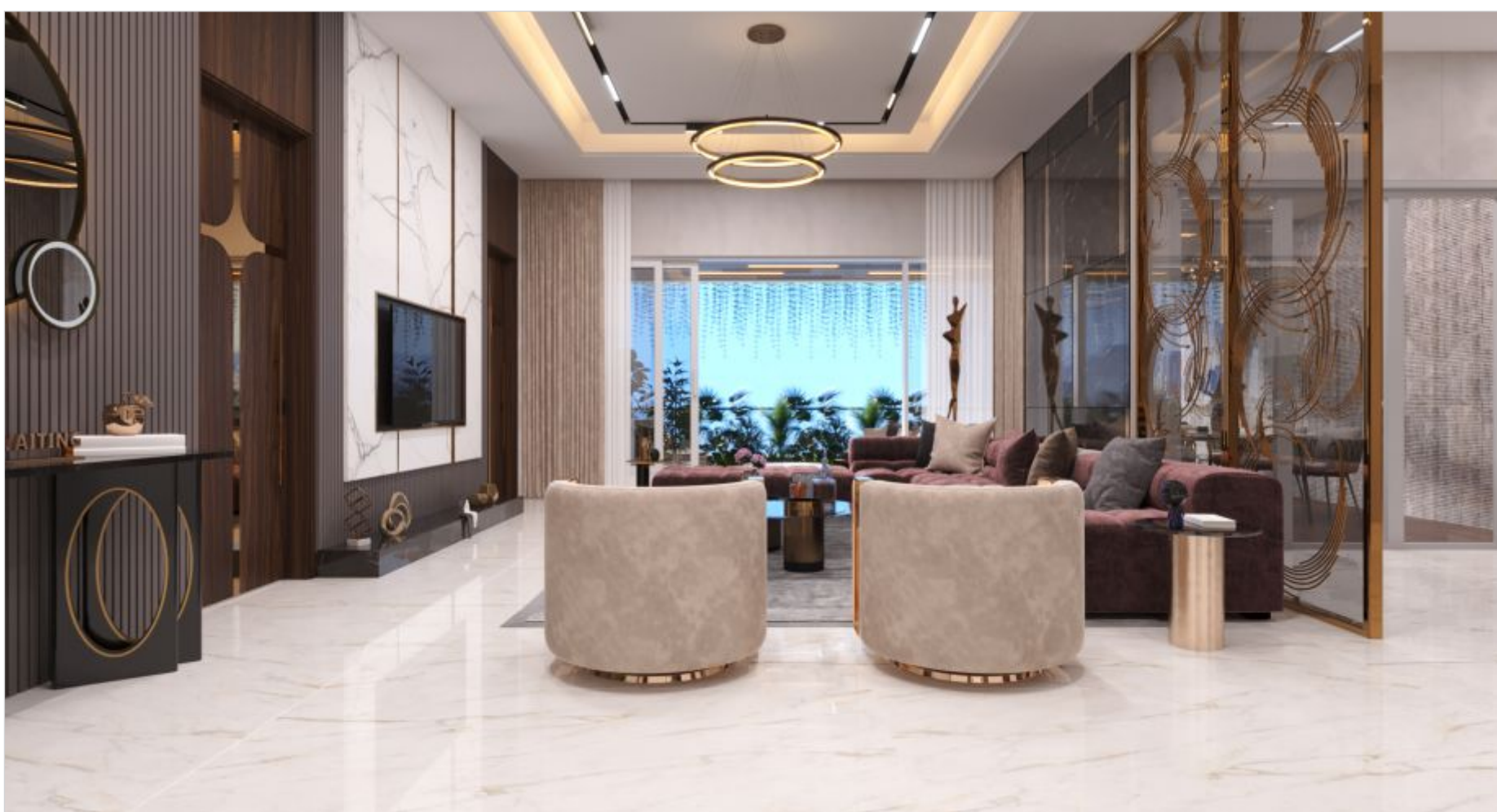
Get inspired by the spacious and ultra modern homes that embrace the luxury and lifestyle of the elite. Every home is designed to provide a curated living experience so you can enjoy the opulence and bask in the aesthetics.



DINING AREA

Indulge in the buffet of luxuries

Sit and enjoy a relaxed dinner with your family or keep the party together seamlessly with friends/ neighbors. Spacious dining against an exquisite backdrop combine to deliver an exceptional experience and a redefinition of dining with a view.



Make a statement with a bespoke home

Welcome and entertain guests, unwind after a long day, enjoy some television time or just to relax together in refined comfort of the delightful living room. Indulge in a world of everyday luxury with thoughtful living spaces and luxurious finishes.

- Designer Main Door Height - **9Ft.**
- Internal Doors Height - **8 Ft.**
- Aluminium Windows with **DGU** Glass



Embrace outdoor living with a cozy balcony

Enjoy space to spread out, with access to jaw-dropping views and pure, healthy air. Spacious balconies in every home let you catch a breath of fresh air, watch the sun go down over the stunning landscape and twinkling of stars in the evening sky.



DRY KITCHEN

Experience a sheer culinary pleasure

Take out time to prepare food for your friends and family- a compact, vibrant kitchen that is highly purposeful is what you need. Ideal for food preparation, cooking and socializing, the Dry & Wet Kitchen in every home is an everlasting inspiration for every chef and a great addition to the space.



WET KITCHEN



Powder Room

Get acquainted with the refreshingly high quality spaces.

• Washrooms with **LED Mirrors**



MASTER BEDROOM

Step into a blissful dream

Savor cozy and immersive spaces that become your magical retreat- an escape from the outside world. From the comfort of your master bedroom, you'll awaken to nourishing daylight and a soaring outlook taking in vistas of the Kokapet lake.



M. TOILET

Begin your day in a more relaxed state of mind

Lock the door and lock out all of the troubles outside, get that zen feeling after a long, hard day with a sanctuary-like bathroom in your home. Whether you want to impress your visitors or upgrade your bathing experience, it creates a sense of privacy and tranquillity you'll never want to leave.



HE & SHE CLOSET

Stay Organized & Fashionable

Keep everything organized by category and color, similar to the way you would find clothing items displayed in a boutique- Stylish and functional walk-in closet in your home, separate for men and women, make it an inspiring place to get dressed.



KIDS BEDROOM



**Give children
a space to dream
and live their fantasies.**



BEDROOM



**Give yourself a soothing,
comforting space to start
and end your day.**



HOME THEATER



**Experience movies
in surround sound,
from the comfort
of your home.**

CLUBHOUSE

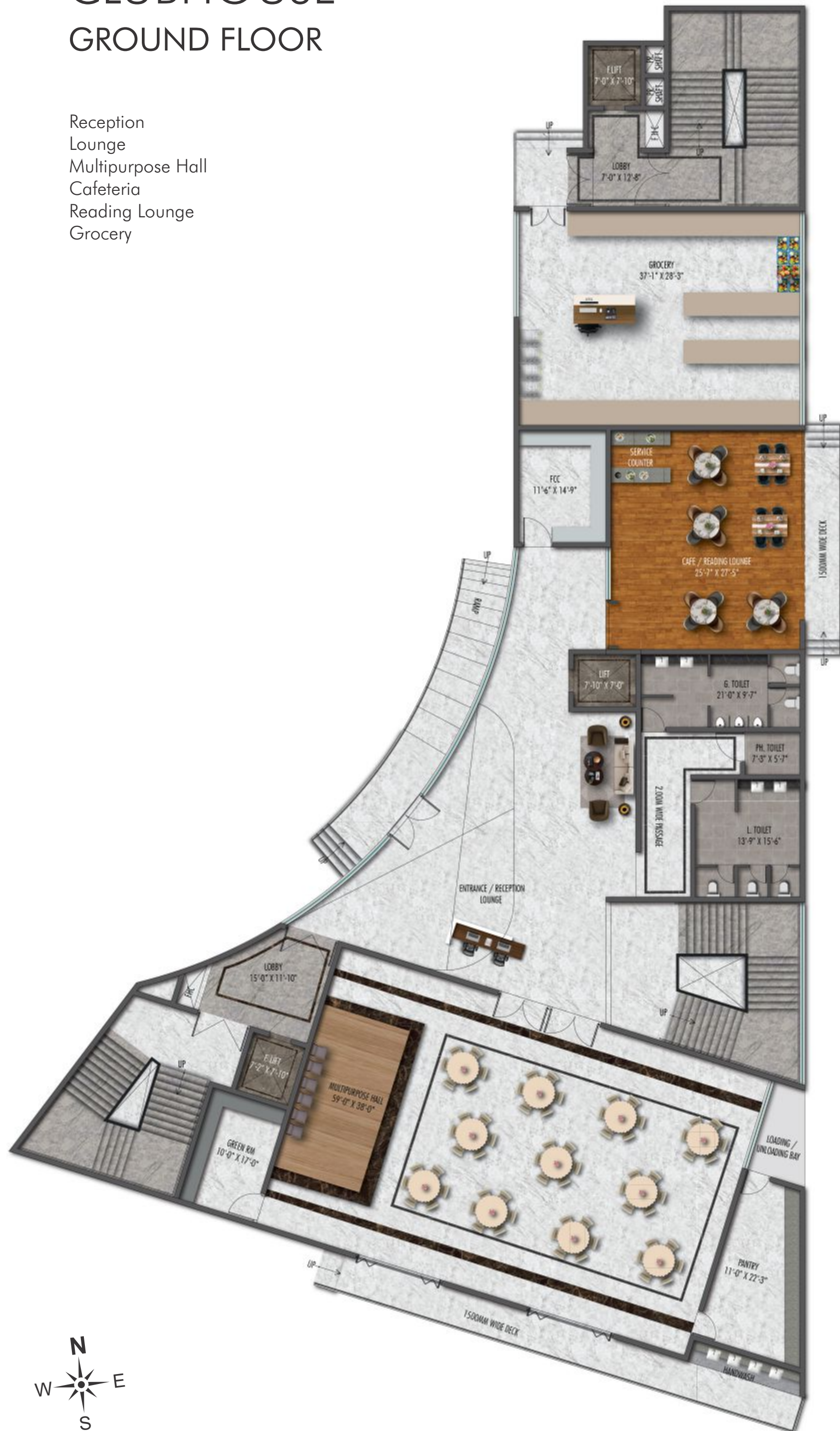
Live the Lifestyle you Deserve!

Enjoy room to spread out and relax or master your daily routine with facilities for fitness, work, pets, and more. From elegantly appointed spaces ideal for time with friends, to world-class facilities for recreation, productivity, and more – The Club has everything for your needs and desires.



CLUBHOUSE GROUND FLOOR

- Reception
- Lounge
- Multipurpose Hall
- Cafeteria
- Reading Lounge
- Grocery



RECEPTION



MULTIPURPOSE HALL

Host a cozy indoor party

Host a family party or community event enjoying the elegance and ambiance of a cozy setting overlooking the panoramic views of the nearby lake. Birthdays, baby showers, dinners and cocktail parties – the party halls and event lawns are designed for all events and ceremonies.

CLUBHOUSE GROUND FLOOR



CAFETERIA

Get treated to a lakeside cafeteria

Catch up with a friend over a cup of coffee, plan a business lunch, a family dinner at the contemporary cafeteria that boasts a refreshing ambience and overlooks the serene lake. Sit back, relax, enjoy your food and have a good time with your loved ones.

CLUBHOUSE FIRST FLOOR

Indoor Games
Billiards
Table Tennis
Cards Room
Guest Suite



Make indoor time fun and engaging

INDOOR GAMES



TABLE TENNIS



CARDS ROOM

Fight the boredom of indoors with fun and entertaining games and activities for kids of all ages. Find the perfect indoor day game for your family and keep them entertained all day at the exclusive indoor games room.

CLUBHOUSE

FIRST FLOOR



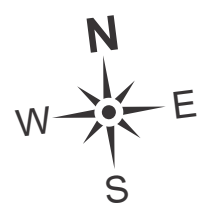
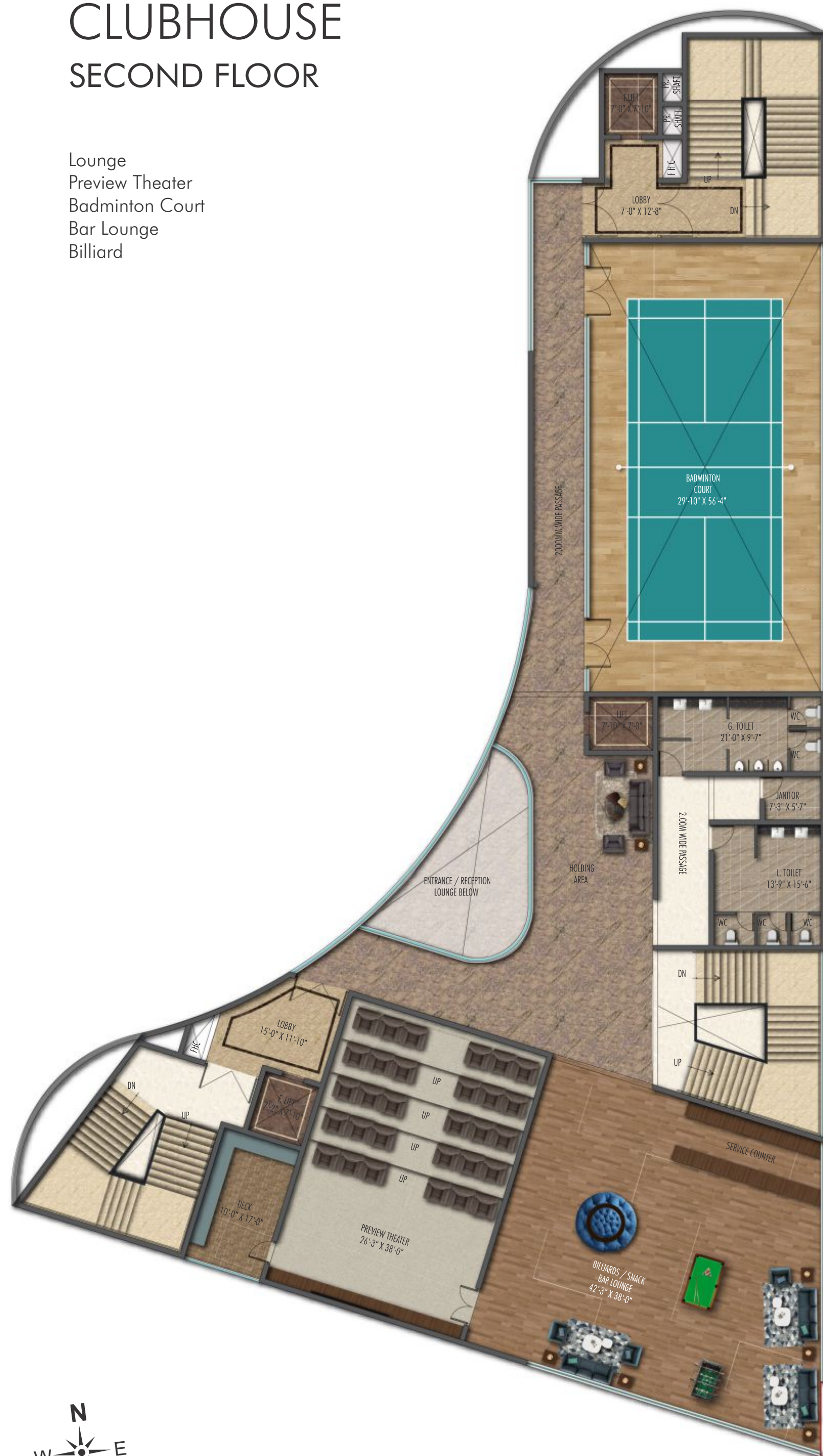
GUEST SUITE

**Create a 'homely feel'
for your guests**

Treat your guests to space that is a wonderful blend of contemporary style, warmth and sophistication. The exclusive guest suites with world class features in the neighborhood will give them a truly home like feel and leave them wanting more.

CLUBHOUSE SECOND FLOOR

- Lounge
- Preview Theater
- Badminton Court
- Bar Lounge
- Billiard



Begin your day in a more relaxed state of mind

BAR LOUNGE



BILLIARD

Lock the door and lock out all of the troubles outside, get that zen feeling after a long, hard day with a sanctuary-like bathroom in your home. Whether you want to impress your visitors or upgrade your bathing experience, it creates a sense of privacy and tranquillity you'll never want to leave.

CLUBHOUSE SECOND FLOOR



BADMINTON COURT

**Keep yourself active
with Badminton**

Give a workout for your entire body, improves your reflexes and enjoy a healthy lifestyle. Badminton is not only the best for holistic well-being of your body but a fun game and you can enjoy it with your friends and family.

CLUBHOUSE
SECOND FLOOR



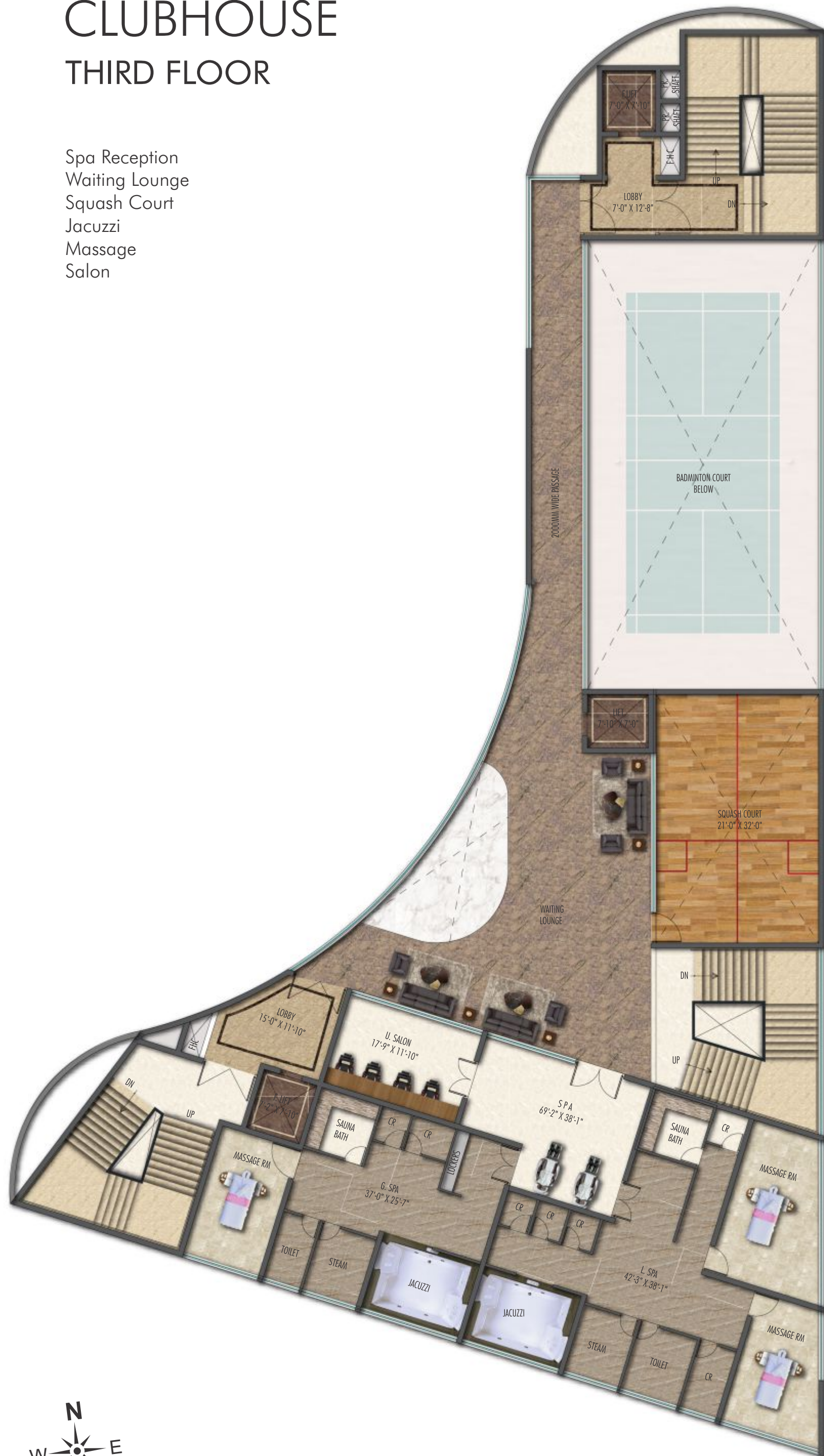
MINI THEATER

**Feel more immersed
in Movies**

Watch your favorite movies and shows together with your family on the big screen, in your neighborhood. For those that don't have time to go out to the theatres and buy tickets with the crowd, the community has a plush preview theater that can accommodate friends and family with ease.

CLUBHOUSE THIRD FLOOR

Spa Reception
Waiting Lounge
Squash Court
Jacuzzi
Massage
Salon



Rejuvenate your body, mind and soul.

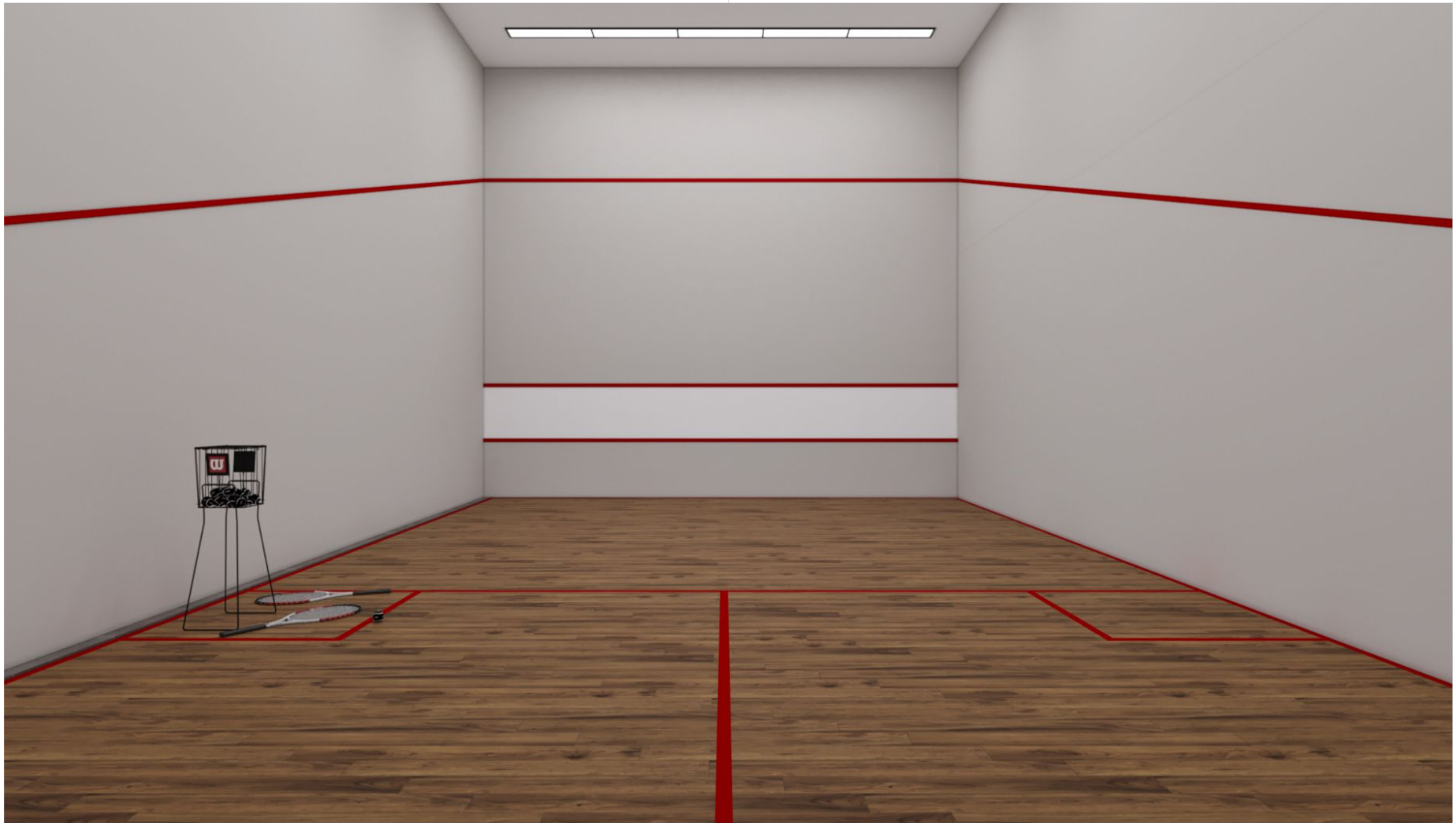
SPA RECEPTION



YOGA

Engage in some pampering, and pummeling with a soothing spa in the neighborhood. Creating a relaxing atmosphere, the in-house spa/saloon lets you unwind with an indulgent beauty experience for a recharged body, mind and soul.

CLUBHOUSE THIRD FLOOR



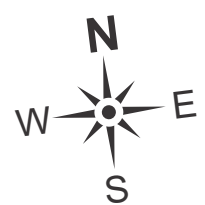
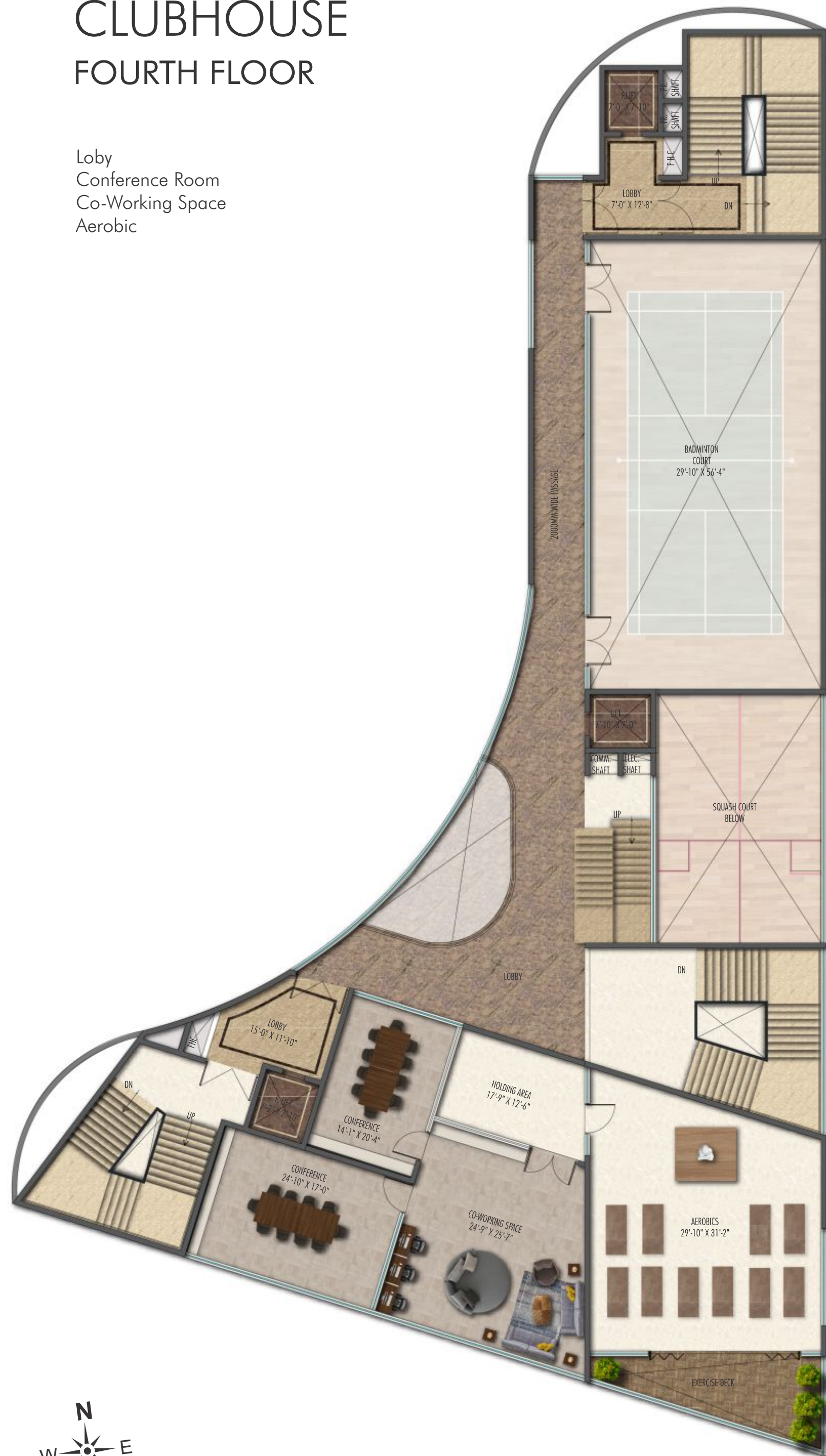
SQUASH COURT

Get better at Squash

Refine your squash skills, get fit, meet friends and enjoy the social atmosphere. Pushing your agility, balance and power to the limit, squash is an exciting sport which fits so well with modern lifestyles.

CLUBHOUSE FOURTH FLOOR

Lobby
Conference Room
Co-Working Space
Aerobic



Have a Better Work-Life Balance

CONFERENCE ROOM

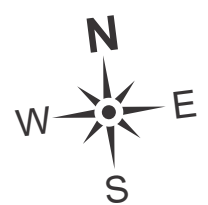


CO-WORKING SPACE

Experience a cozy and inspiring working environment within the neighborhood. From a plush business lounge to flexible co-working spaces/ meeting rooms, the community has everything for your business presentations, conferences, corporate events and workshops.

CLUBHOUSE FIFTH FLOOR

Gym
Cardio Fitness



Live a fit & healthy lifestyle

GYM

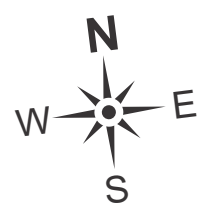
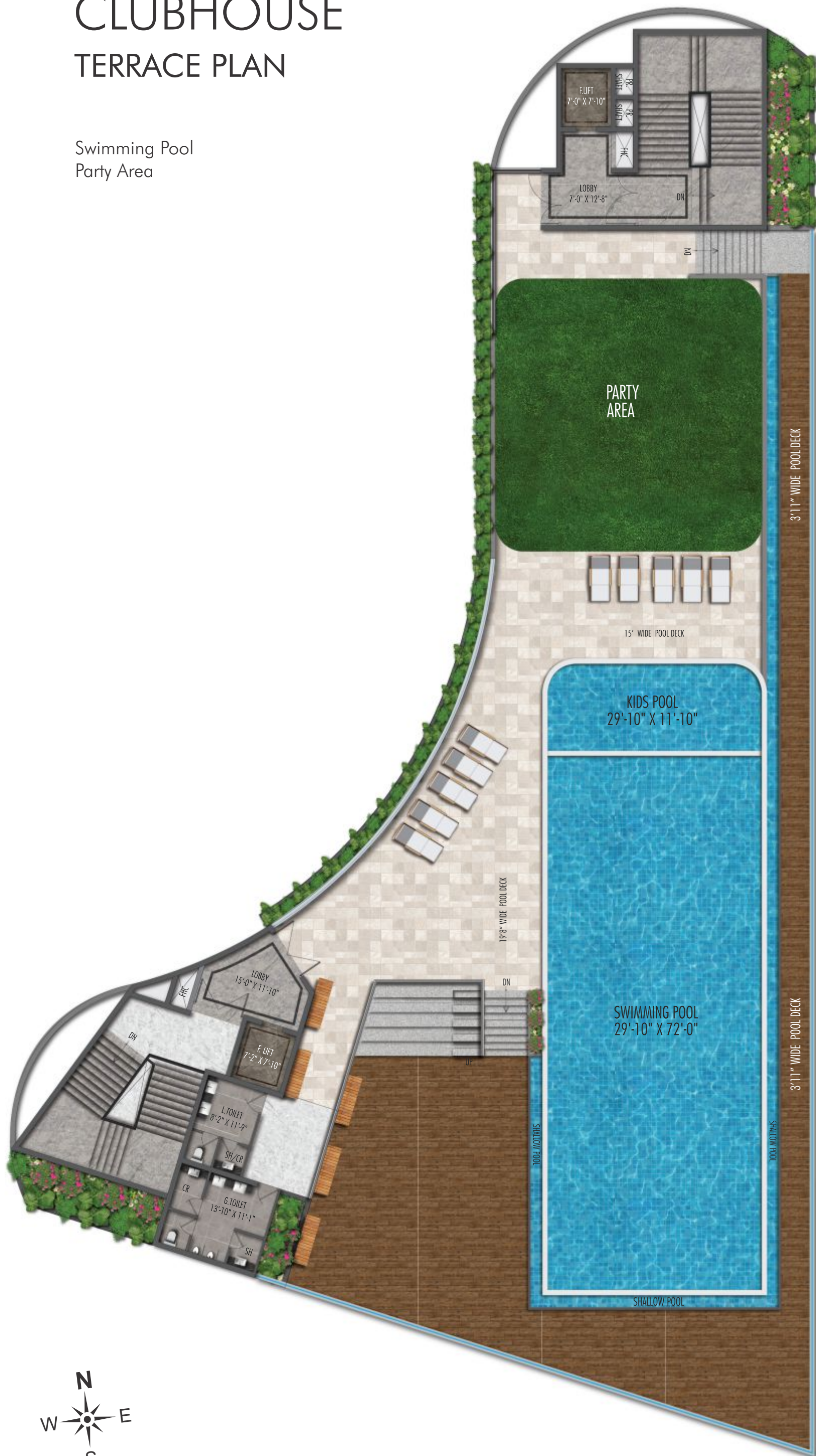


CARDIO FITNESS

Enjoy a healthy life, start exercising at the world class gymnasium in the neighborhood. With state-of-the-art fitness facilities to keep you motivated and get active, the community has everything for your physical health and overall well-being.

CLUBHOUSE TERRACE PLAN

Swimming Pool
Party Area



Celebrate with Style, on the Rooftop.



TERRACE PARTY LAWN

Discover enchanting spaces that will truly level up your event and make it unforgettable. Sweeping everyone away with its beautiful views of the lake, the cosy and elegant party lawn on the terrace is the perfect choice for intimate affairs.

CLUBHOUSE TERRACE



TERRACE SWIMMING POOL

**Relax with a refreshing
dip in the sparkling pool**

Unwind after a long day's work getting immersed in the refreshing waters of the terrace pool. Cool off in a gorgeous way, taking in views of the city skyline with a beautiful natural scenery as your backdrop.



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 ongoing projects



THE TWINS

@ Puppalaguda
2 Towers | Total 85 Units
44 Floors | 15,999 Sft. Homes
50,000 Sft. Clubhouse

SKYMARQ

TOWERING MAGNIFICENCE

Beside ORR @ Puppalaguda
45 Floors | 328 Premium Apartments
4999 Sft. Ultra Luxury Flats



FORTUNE ONE

A new urban high in Road #12, Banjara Hills
3.3 Acres | 4 Wings | 174 Apartments
3 Basement Parking + 10 Upper Levels
3 & 4 BHK | 2630 - 4015 Sft.
24,500 Sft. Clubhouse



SOM BOULEVARD

KONDAKAL ROAD, MOKILA

41 Acres | 270 Villas | G+ 2 Floors
Villa Area 300 - 400 - 475 Sq.Yds.
48,000 Sft. Clubhouse



FORTUNE

SONTHALIA SKY VILLAS

Ultra-luxury homes for the truly elite
@ Kokapet
Only 232
Spacious Sky Villas
In 5.2 Acres | Only 4 Towers

GVK SkyCity

RAJBHAVAN ROAD

4 Towers | 98 Apartments
17 Levels | 5555 Sft homes
5 Levels 30,000 Sft. Clubhouse





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