

TG RERA NO:  
**P02200009419**

A NEW CHAPTER IN LAKEVIEW LIVING

# FORTUNE WATER FRONT

KUKATPALLY - HITECH CITY

A project by



**Sri Sreenivasa**  
INFRA



## *A New Chapter in Lakeview Living*

Today's highest expression of the cosmopolitan lifestyle demands an intricate balance of space and nature, beauty and convenience, privacy and ambience. It's a demanding standard of living, which a 'regular' home alone cannot deliver.

This is where Sri Sreenivasa's Fortune Waterfront excels.

Giving you a sense of tranquillity and inspiration with lake facing apartments in one of Hyderabad's most exciting neighbourhoods, Kukatpally, Fortune Waterfront lets you embrace un-paralleled luxury along with the panoramic views of IDL Lake.



## *Come Home to a Lakeside Haven*

Welcome to Fortune Waterfront- A world of sheer magnificence, unmatched views and boundless happiness. With two 22 storeyed towers standing tall at Kukatpally, Waterfront is the perfect example of lakeview living, beauty with serenity and design with aesthetics.



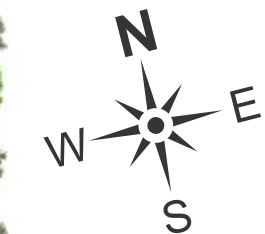


## *Discover the Charm of Waterfront Homes*

Come home to beautifully designed spaces curated for you. Twin towers raising to 22 floors, with a dedicated club, are designed using world-class aesthetics and sustainable principles to serve the present and future aspirations.



30 M WIDE ROAD APPROACH ROAD



## MASTER PLAN

### LEGEND

- |                           |                              |
|---------------------------|------------------------------|
| 1. Entrance Gate          | 13. Grand Walk               |
| 2. Kids Waiting Area      | 14. Hammock Park             |
| 3. Bus Bay Area           | 15. Elevated Deck / Pavilion |
| 4. Woods                  | 16. Lawn                     |
| 5. Walkway                | 17. Half Basketball Court    |
| 6. Yoga Lawn              | 18. Amphitheater             |
| 7. Aroma Garden           | 19. Banquet Lawn             |
| 8. Drop Off               | 20. Temple                   |
| 9. Zen Garden             | 21. Seating Zone             |
| 10. Pet Park              | 22. Transformer Yard         |
| 11. Childrens Play Area   | 23. Gas Bank                 |
| 12. Cricket Practice Nets |                              |



Project Area  
**3.04** Acres

**3**  
Cellars

**2**  
Towers

**22**  
Floors

**6** Units  
Per Floor

**262**  
Units



## OVERVIEW



**17 Mts.**  
Block to Block Distance

**31,000 Sft. Vista**  
Covered Landscape Amenities

**G + 4** Floors  
**22,617 Sft. Clubhouse**

Type  
**3 BHK**

Size of Flats in Sft.  
**1,875 - 2,880**

1st Floor Starts from  
**20 Feet Height**

**3.15 Mts.**  
Floor to Floor Height





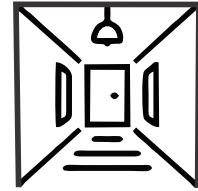
## PROJECT HIGHLIGHTS



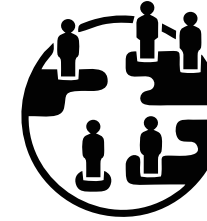
A lake facing premium apartments gated community in the heart of the city



A premium project with spacious format flats in the midst of metropolitan city of Hyderabad.



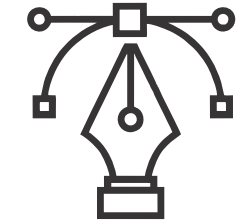
Every apartment comes with an exclusive private lobby



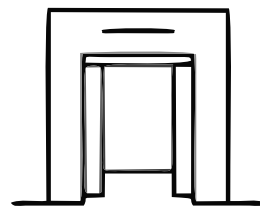
Low Density Project with lesser apartments and more open spaces



Physically challenged access to all public areas.



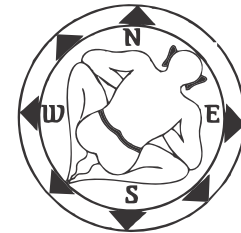
Compactness, sustainable principles adopted in design, material selection, and maintenance aspect concerns considered while designing contribute to the overall concept of wellbeing, and lifestyle setting.



Hierarchical importance wise treatment to all drop off points to suit the volumetric spaces of the entry lobby ambience.



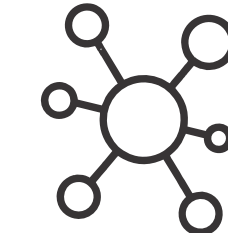
Site context, socio-cultural and climatic context and lifestyle demands are kept in mind while designing the master plan as well as the individual living units.



All apartments are designed following vastu principles



Specialty gardens and components like grand walk, pet park, Zen Garden amphitheater etc., have been created for different age groups and for different times of the day.



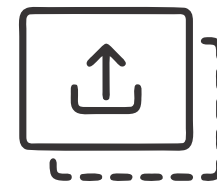
Micro and macro event lawns created for different types of groups without any clash.



Fitness stations, children play spaces etc. spaces to cater to all age groups.



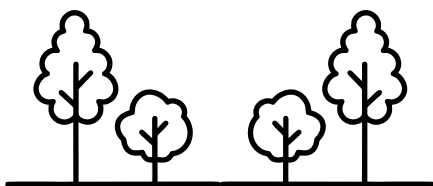
Spatial distribution of active and passive recreation areas is done logically to serve all age groups and in different times of the day.



Entry and drop off areas are treated specially to signify the experience.



Exclusive clubhouse adds to the premiumness of design with ultra-modern facilities and amenities.



Connected outdoor landscape spaces of club perform dual role of function and aesthetics.



Dedicated walking track imparts the sense of well-being.



Socializing spaces like Pods, gazebos, pergolas, contribute to the socializing concept and builds a coherent society.

## Standout Attributes

Private Lobbies | Ventilation on All 4 Sides | Less Density more spacious | Lakeview | 73.5% Open Space

## Architecture - Key Features

Project is coming up opposite IDL Lake, guaranteeing that your stunning balcony views will remain unobstructed by any other developments.

Twin towers raising to 22 floors, having volumetric entry lobbies with a non-vehicular zone in the middle completes the master plan with a dedicated club in the northeast overlooking the lake beyond.

Each tower consists of 6 spacious flats having maximum surface area exposed to provide ample light, ventilation, and views.

Vaastu compliant spacious rooms are designed to establish required setting for desired interiors, serving present and future aspirations.

Private Lobbies for all apartments to ensure there is no trespassing and increasing individual flat privacy.

Clubhouse is positioned in five floors with sufficient facilities and amenities to cater to the expected populations.





Entrance Gate



*Experience a  
warm welcome home,  
every time.*

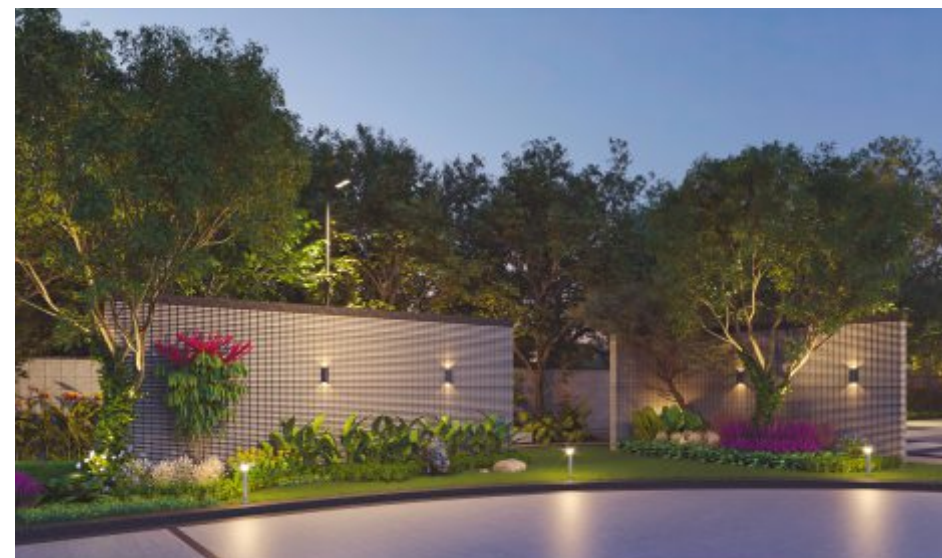
Feel a sense of welcome as you make your way home through the striking entrance. Making a stylish statement, it sets the perfect tone for a beautifully designed home. The dedicated entry and drop off areas signify the exclusive experience while a curiously crafted walking track imparts a sense of wellbeing.





*Feel closer to nature,  
in the heart of the city*

Step into a realm of tranquility and calm. Featuring thoughtfully crafted open areas and lush greenery, this charming oasis provides a serene atmosphere where you can unwind amidst the lush gardens and revitalize in the embrace of nature.



Feature wall at Drop-off





Seating Spaces



*Seating Spaces - Serene Sophistication*



*Enchanting Banquet Lawn with Water Body*



*Zen Garden - A haven for paws and play*



*Hammock Park - Your bliss in the breeze*





Children Play Area



## *Watch Your Kids Explore a Wonderland of Fun*

Encourage your child to enjoy the open playgrounds rather than spending time in front of screens. With dedicated play areas, our space lets them embrace the joys of childhood and express themselves.



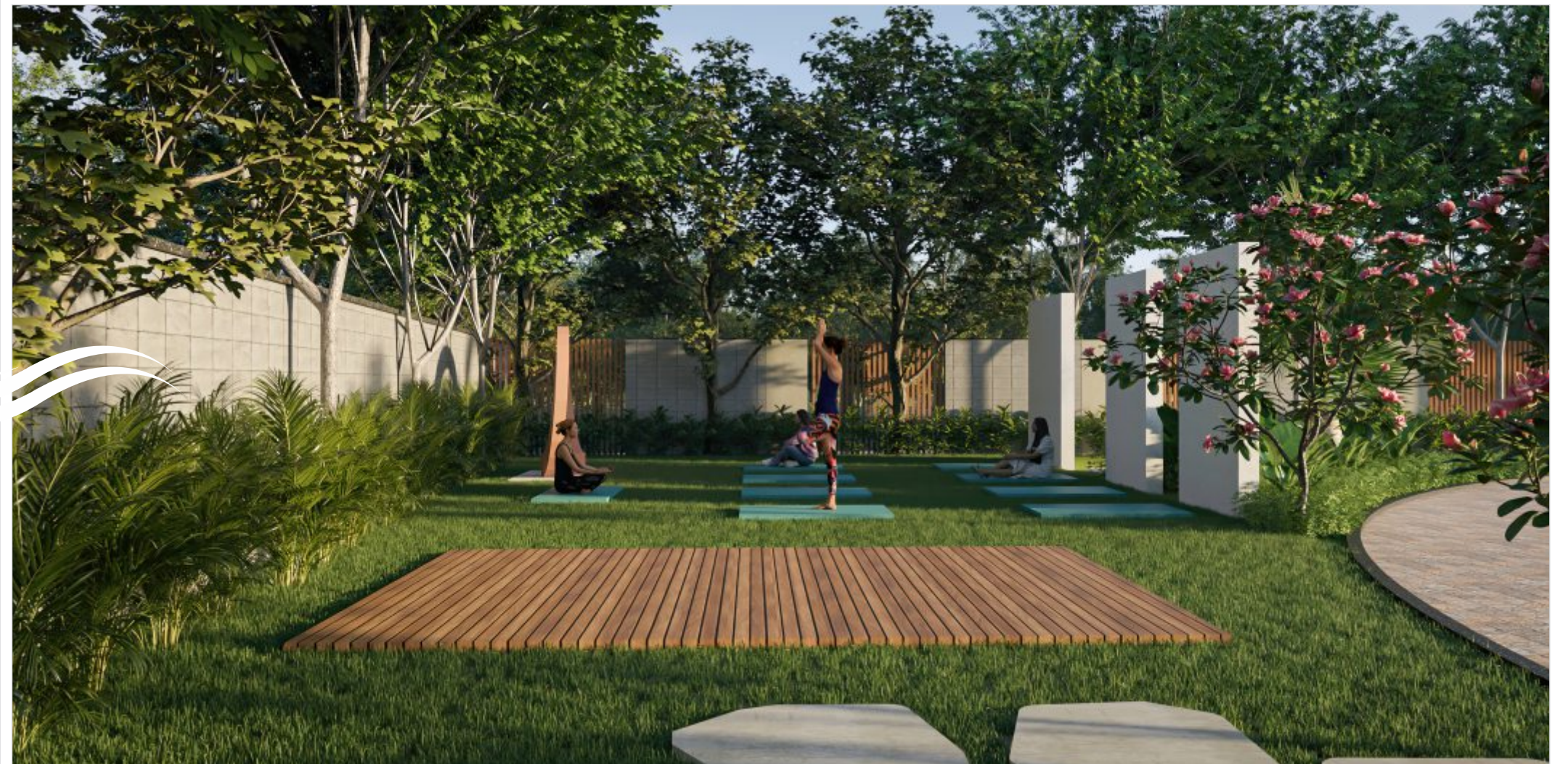
*Discover the ultimate space for all your athletic needs!*



*Practice, play, and perfect your cricket skills*



*Half Basketball Court & Games Area - Half the court, double the fun*



*Yoga - Find your zen under the open sky*





*Landscaped Open Spaces between Towers*



# VISTA

## COVERED LANDSCAPE AMENITIES

*Elevate your lifestyle to the next level*

Experience a lifestyle that surpasses expectations with privacy, indulgence, and amenities tailored to perfection. The Waterfront Vista elevates stilt-level living with ultra-modern conveniences, crafted for a perfectly balanced lifestyle.





VISTA  
COVERED LANDSCAPE AMENITIES

*Elevate your fun with friends and family*



*Challenge your Golf Putting skills and see how you measure up*



*Indulge in shopping at your convenience*

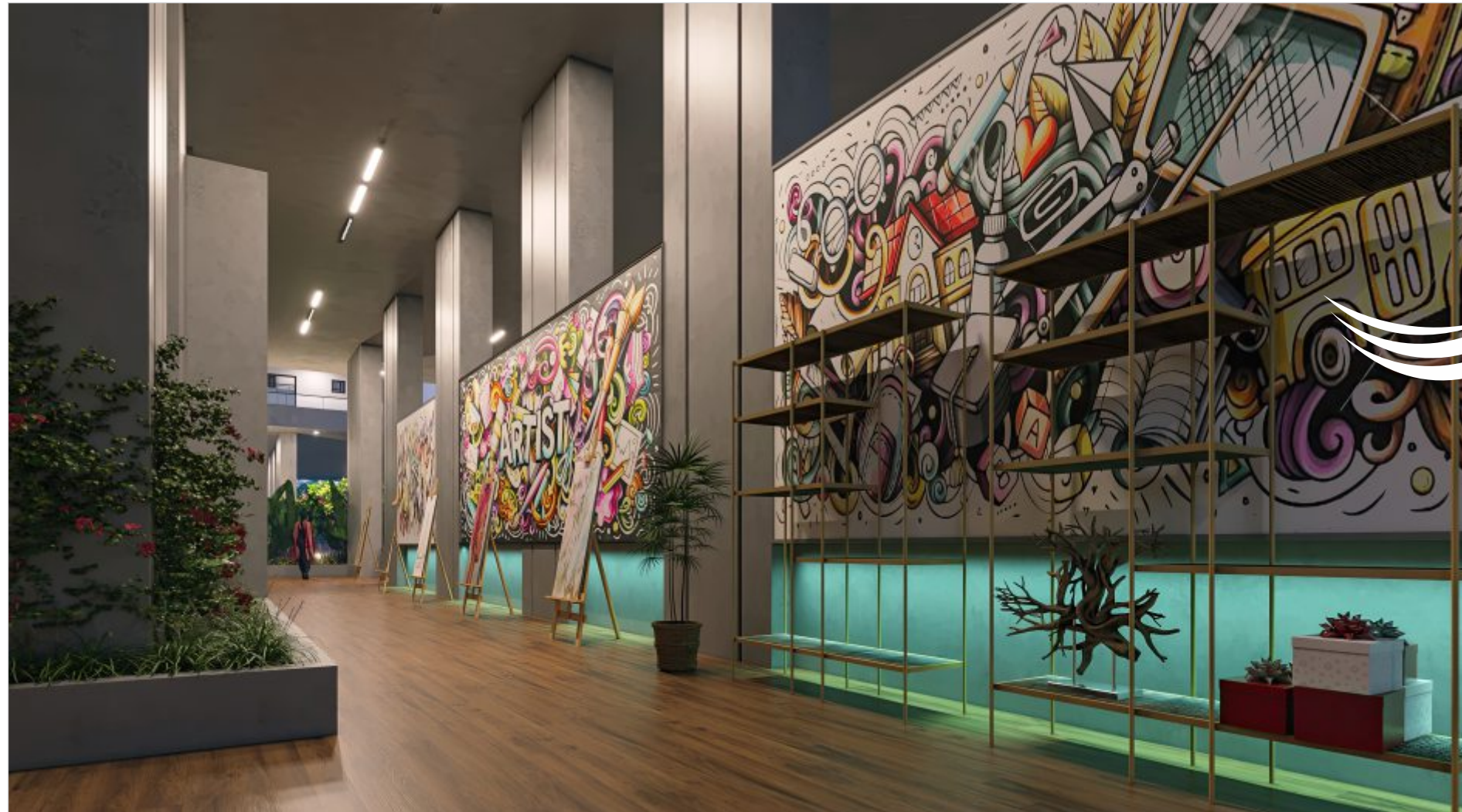


*Enjoy the happiness that comes from reading books*



VISTA  
COVERED LANDSCAPE AMENITIES

*Encourage your children to have fun and unleash their imagination*



*Discover the cue master within you*

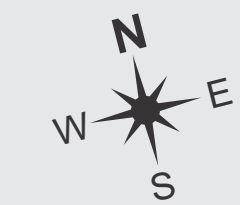


*A dedicated place for music enthusiasts to explore, practice, and showcase their talent*



*Experience the joy of exercising in serene outdoors*





# BLOCK-A

## TYPICAL FLOOR PLANS (1<sup>st</sup> to 22<sup>nd</sup> Floors)







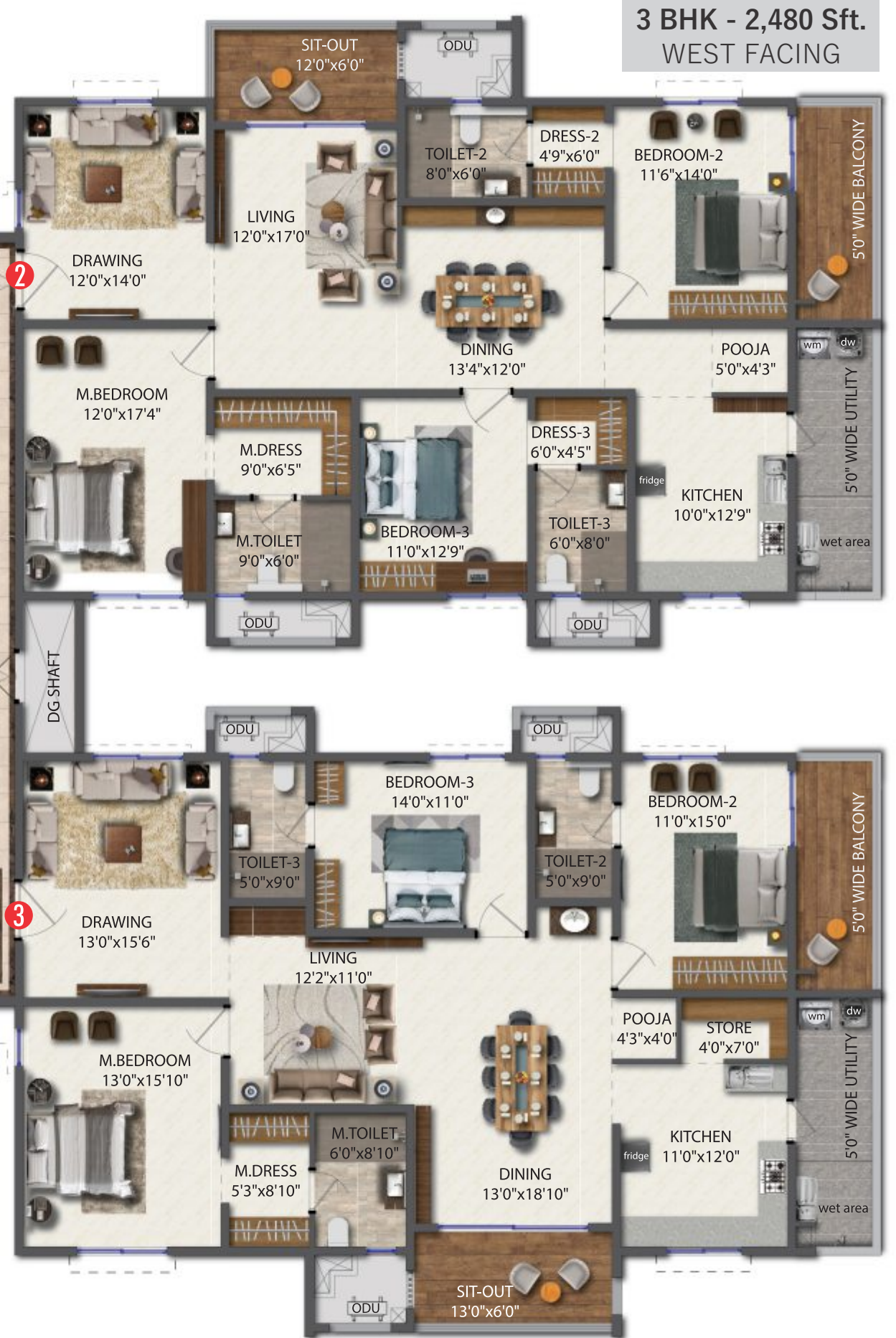
**3 BHK - 2,880 Sft.**  
EAST FACING



**3 BHK - 2,480 Sft.**  
NORTH FACING



**3 BHK - 2,480 Sft.**  
WEST FACING







Block A Tower Entry



*Experience the  
art of arrival at its finest*

Step into a realm of sophistication and style through our thoughtfully designed block entrance. This grand entryway exudes elegance and sets the tone for the experience that awaits. With its exquisite details and refined aesthetics, it's an invitation to a space where excellence meets artistry.





Corridor



## *Discover spaces that redefine first impressions*

Step into a world of elegance with our stunning lift lobby and corridors. Designed with modern luxury in mind, every detail has been crafted to create a welcoming and refined experience.

- **Private lifts,**  
for a quick and quiet ride home.
- **Exclusive entrance lobby in every tower**  
to pickup and drop-off guests.



Lift Lobby





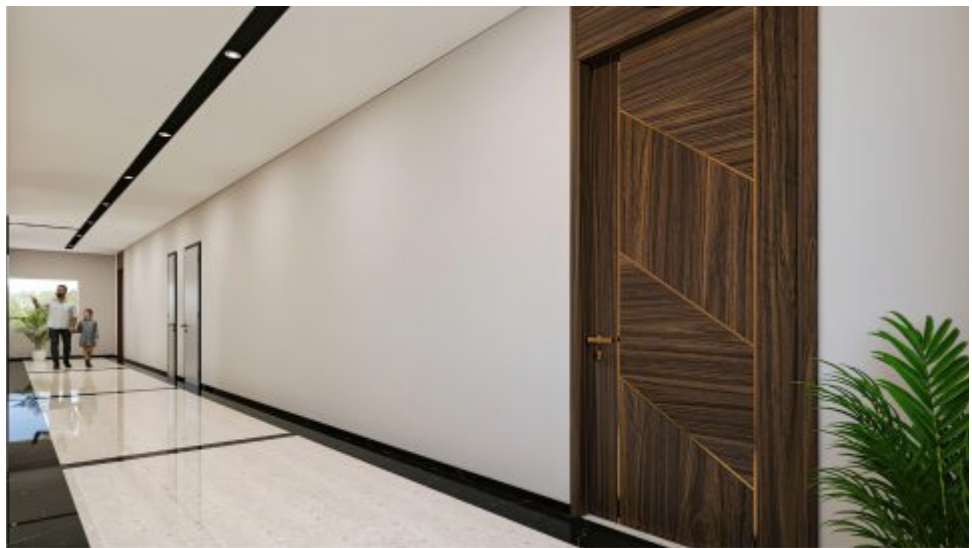
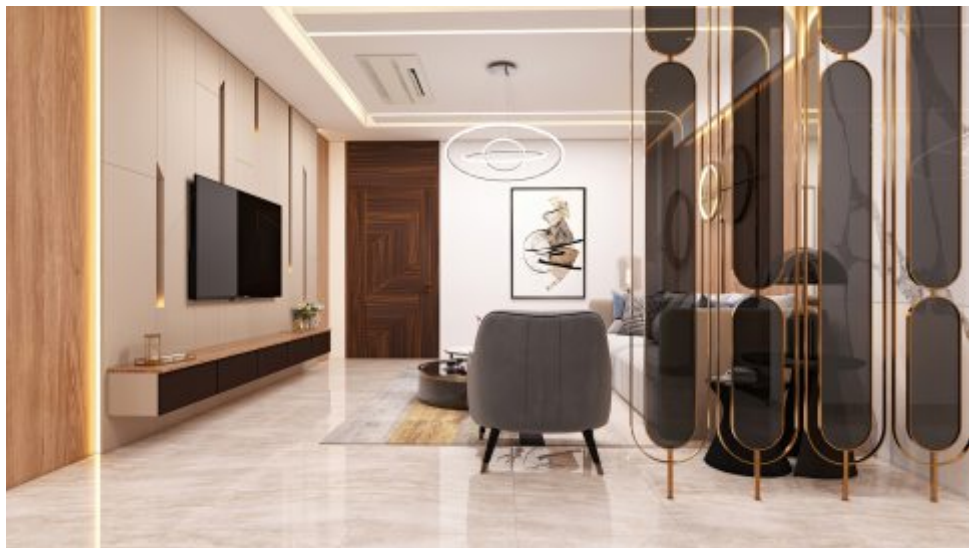
Drawing Room



## *Let your home reflect your elegant style & grace*

Catch up with friends, spend time together with family in a space designed for relaxation, recreation, and socialization. Providing you a cozy ambiance through its thoughtful spaces, every home is a piece of magnificent details, where every aspect reflects your personality and preferences.

- **Vastu compliant homes**  
with abundant natural ventilation and fresh air.



Corridor





Living Area



*Fill your life with  
inspired spaces and views*

Rejoice in an ultra-modern, spacious home that works to blend with its surroundings while still maintaining a contemporary feel. Open, airy spaces nod to the fresh lake views beyond the walls, while offering inviting spaces fit for entertaining.

- Designer Main Door Height - 7'6".
- Internal Doors Height - 7'6".
- Aluminium Windows with DGU Glass





Dining Area



## *Dine with a view, at home*

Take your taste buds for a joy ride as you treat your eyes with spectacular views of the nearby lake. With exceptional spaces for dining, Waterfront makes healthy eating and home cooked food a norm.







Master Bedroom



## *From being lived in, to being loved in*

Wake up to a picture-perfect view of IDL Lake in our Waterfront apartment. Experience warm, inviting spaces that offer an escape from the busy world outside. One deep balcony and 2 regular balconies for most of the flats add the required semi outdoor transitions.

- All bedroom are as spacious as Master Bedroom, irrespective of flat sizes.
- All bedrooms have walk-in closets and spacious bathrooms adorned with lavish fixtures & fittings.







*Let kids live the life that  
they have always fascinated*





Kitchen



*Find a kitchen  
that reflects your style*

Enjoy the thrill of cooking in a sleek, sophisticated kitchen that suits your style. Compactness, adopted in design, material selection, and maintenance aspect concerns considered while designing contribute to the overall concept of wellbeing, and lifestyle setting.





## 22,617 Sft. 5 Floors Clubhouse with Ultra-modern Amenities



*Experience a luxurious lifestyle  
that extends beyond your home*

Keep your leisure hours well occupied in camaraderie with your dear & near ones. A lavish clubhouse, positioned in five floors, presents a plethora of luxury lifestyle amenities, adding to the premiumness of the community, while connected outdoor landscape spaces perform dual role of function and aesthetics.





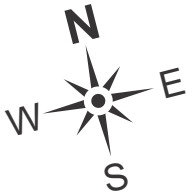
Reception



Clubhouse  
Ground Floor

Reception  
Multipurpose Hall

Ground Floor Plan







Clubhouse  
Ground Floor



*Entertain  
guests on a grand scale*

Experience cozy and exclusive spaces to celebrate your family events. With well manicured lawns and a banquet hall for organizing parties like birthdays, family reunions, community festivals and more, Waterfront has a venue for every celebration.

Multipurpose Hall





Board Game



Toddlers Play Area

# Clubhouse First Floor

- Waiting Lounge
- Indoor Games
- Table Tennis
- Board Game
- Toddlers Play Area

First Floor Plan





Clubhouse  
First Floor



*Find  
happiness in the little joys*

Keep yourself and the children off the screens with plenty of fun indoor games. Try out your favorite indoor activity, play a game of billiards or basketball with your near and dear ones, keep kids and yourself active and happy, without leaving your neighborhood.



Indoor Games

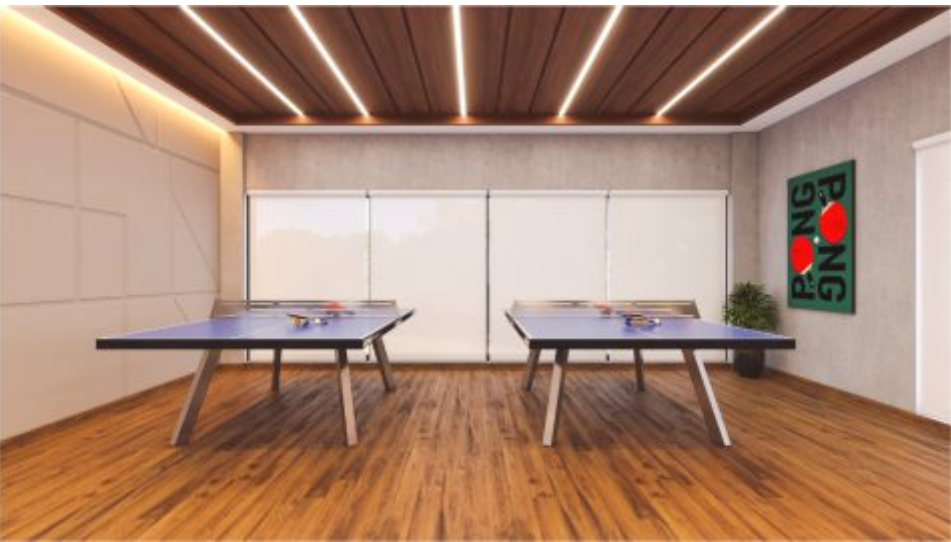


Table Tennis





Yoga / Meditation

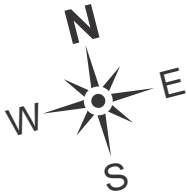


# Clubhouse Second Floor

Gym  
Yoga / Meditation  
Aerobic Hobby RM



Second Floor Plan



Aerobic Hobby RM





Clubhouse  
Second Floor



*Fit  
more fitness into your life*

Sneak in some physical activity into your busy schedule, burning calories, strengthening your heart and improving your overall health. Flex your muscles in the state of the art gymnasium that offers abundance of choice for workout, right next to your home.





Business Lounge



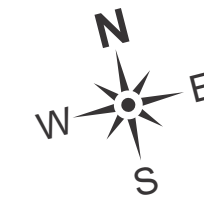
Spa & Saloon

## Clubhouse Third Floor

Waiting Lounge  
Preview Theatre  
Business Lounge  
Spa & Saloon  
Senior Citizen  
Cards Room



## Third Floor Plan



Senior Citizen & Cards Room





Clubhouse  
Third Floor



*Get a theatrical feel at home*

Enjoy movies at home with an enhanced theatre feel. Creating a true cinematic experience for you and the community anytime, the preview theatre is the spot to get immersed in movies, shows and music.





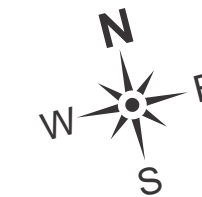
Conference Hall



## Clubhouse Fourth Floor

Waiting Lounge  
Guest Bedroom  
Conference Room

Fourth Floor Plan







Guest Room

Clubhouse  
Fourth Floor



*Treat your guests  
to a lakeside stay*

Give your guests a comfortable, exclusive, upmarket accommodation, next to your home. Creating extraordinary experiences, luxurious guest suites are crafted with a refined feel and relaxing ambiance.





## Stay fit and cool

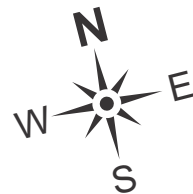
Dive into a healthier heart, relaxed self, a fun workout and more. A splash in the exquisitely designed swimming pool gushes out all your fatigue and makes you ready for an energizing day ahead.



## Clubhouse Terrace

Swimming Pool  
Lawn

## Terrace Floor Plan







# SPECIFICATIONS

## SUPERSTRUCTURE

RCC framed structure to withstand wind and seismic loads.

## WALLS

External Walls: Reinforced shear walls.

Internal Walls: Reinforced shear walls.

## 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 / sitout walls and ceiling.

Parking Area: Two coats of paint over a coat of primer.

## MAIN DOOR FRAME & SHUTTER

Main door frame of 7’6” feet height.

Frame: Best Teak wood section with uniquely crafted frame.

Shutter: Thick flush door shutter made of solid block board core construction, cross bands and veneer face, hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides.

## INTERNAL DOOR FRAME & SHUTTER

Internal door frame of 7’6”feet height.

Frame: Best Teak wood section with uniquely crafted frame.

Shutter: Thick flush door shutter made of solid block board core construction, cross bands and veneer face, hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides.

## WINDOWS & FRENCH DOOR FRAME & SHUTTER

French Doors: Aluminum frames with toughened glass paneled sliding shutter with high performance glass, offers advanced thermal protection to withstand wind loads with Mosquito mesh provision.

Windows: Aluminium frames with toughened energy efficient glass sliding with provision for mosquito track and designer hardware of reputed make with Mosquito mesh provision.

Ventilators: UPVC / Aluminium ventilator for all toilets.

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

## HARDWARE

Hardware in brush finished stainless steel for all doors.

All the doors with a mortise lock or tubular / cylindrical lock.

Magnetic / Concealed door stoppers of reputed make for the main door and the bedroom doors.

## DRAWING ROOM, LIVING, DINING, KITCHEN, POOJA ROOM & BEDROOMS

Flooring: Large format Vitrified Tiles with 3” Skirting.

Mater Bedroom: Laminated wooden flooring.

## TOILETS

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

Living Balcony: Anti-skid imported quality vitrified tiles.

Utility: Glazed Ceramic tiles for wash area.

## STAIRCASES

Services Staircase: Granite flooring as per architect design.

Fire Staircase: Tan door Stone flooring.

## KITCHEN / UTILITY / WASH

Separate tap connection for municipal water and bore well water in kitchen.

Double Stainless-Steel sink with tap in utility.

Power plugs for cooking range Chimney, Refrigerator, Microwave Oven, Mixer / Grinder, and Aqua Water Purifier 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 washbasins 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) of heavy body metal fittings of reputed make.

Hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.

## ELECTRICAL FIXTURES

Modular Switches of reputed make.

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.

LED Light Fixtures for all Common Areas & Landscape Area Lighting.

## TELECOMMUNICATION, CABLE TV & INTERNET

Telephone points in Drawing and Master Bedroom.

Intercom facility to all the units connecting to the Security.

DTH Provision for Cable Connection in Living and all Bedrooms.

Wired internet provision in each flat.

## ELEVATORS / LIFTS

Resident’s lifts: High speed automatic Stainless-Steel Lifts with group control and ARD with V3F for energy efficiency. For Blocks - A&B - 3 Nos. of high-speed lifts.

Flooring: Aesthetically designed floor granite.

Service / Goods Lifts: One high speed automatic Stainless-Steel Lifts of reputed make with ARD with V3F for energy efficiency for each floor.

## ENTRANCE LOUNGE

Flooring: Large Format Tiles.

False Ceiling: Aesthetically designed false ceiling for entrance lounge.

## COMMON LOBBY

Flooring: Large format Tiles with combination of Granite.

Lift Cladding: Imported Marble / Granite.

False Ceiling in all lobbies.

## 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 purpose.

## CAR PARKING

2 Car Parks for Each Apartment.

Car Parking shall be in 3 levels.

## CAR WASH FACILITY

Car washing facility shall be provided.

## CAR MINGLEMENT

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 DIFFERENT 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).

## RAIN WATER 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. LED lights in staircases & 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 floor sand 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 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.

## CLUBHOUSE

- Reception/Waiting Lounge
- Multipurpose Hall
- Pre Function Hall
- Board Games
- Toddlers Play area
- Indoor Games-Caroms & Table Tennis
- Yoga/Meditation Deck
- Exercise Floor
- Aerobics
- Air-Conditioned Gymnasium
- Preview Theatre
- Salon/Spa for Men & Women
- Senior citizen cards Room
- Conference Room/Business Lounge
- 3 Guest Rooms
- Swimming Pool
- Kids Pool

## OUTDOOR AMENITIES

- Cricket Practice Net
- Children Play Area
- Pet Park
- Zen Garden
- Yoga Lawn
- Bus Bay Area
- Banquet Lawn
- Amphi-theatre
- Half Basket Ball Court
- Hammock Park
- Outdoor Library
- Tone Zone
- Putting Green
- Outdoor Gym
- Trim Trail
- Art Zone
- Sway Lounge
- Flea Market
- Grand Walkway





Kukatpally Metro Stn.



JNTU



Ashoka One Mall



Raheja Mindspace



The Creek Planet School



Westin Hotel



World One School



Yashoda Hospitals



Nexus Mall



Hi-tech City

## Neighbourhood Highlights



### Corporate Offices

Cyber Towers  
Raheja Mindspace  
Tech-Mahindra



### Malls

Ashoka One Mall  
AMB Mall  
Nexus



### Hospitals

Yashoda Hospitals  
AIG Hospitals  
Apollo Cradles



### Education Institutions

The Creek Planet School  
World One School  
Meridian School



### Hotels

Westin  
Novotel  
Trident  
Free Site Visits

## Be Surrounded By the Very Best

Live in a place that's perfectly suited to your modern lifestyle. Uniquely positioned, Waterfront in Kukatpally gives easy access to all your needs. From work to play and leisure, everything is just an easy walk from your door.





## Creators of Superior Value

Sri Sreenivasa Infra has earned a stellar reputation for crafting luxurious and high-quality living environments. This has positioned the company as a favored option for individuals who prioritize exceptional design and superior craftsmanship. With a keen insight into customer preferences and evolving trends, Sri Sreenivasa skillfully merges these elements to create homes that ensure complete satisfaction. The company is committed to leading innovation and establishing new standards with every project it undertakes. The remarkable outcomes have solidified its place on the wish lists of those in search of outstanding value and a comprehensive lifestyle

## 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

42 Floors  
664 Premium Apartments  
3999 - 5454 Sft. Ultra Luxury Flats



SOM  
BOULEVARD  
KONDAKAL ROAD, MOKILA

270 Villas | G+ 2 Floors  
Villa Area 300-400-475 Syds.  
48,000 Sft. Clubhouse

## A FEW OF OUR RECENTLY COMPLETED PROJECTS



FORTUNE  
SONTHALIA SKY VILLAS  
Ultra-luxury homes for the truly elite  
@ Kokapet

Only 232  
Spacious Sky Villas  
In 5.2 Acres | Only 4 Towers  
6333 & 7333 Sft. Ultra-luxury Homes



GVK  
SkyCity  
RAJBHAVAN ROAD

3 Stilt Parking + G + 13 Floors  
98 Apartments | 4 BHK | 5555 Sft.  
30,000 Sft. Clubhouse



FORTUNE ONE  
A new urban high in Road #12, Banjara Hills

4 Wings | 174 Apartments  
3 Basement Parking+10 Upper Levels  
3 & 4 BHK | 2630 - 4015 Sft.  
24,500 Sft. Clubhouse



## PROJECT CONSULTANTS

ARCHITECTS



STRUCTURAL



PHE & FIRE



LANDSCAPING



M & E



NEW MEDIA



DSR SIGNATURE Building, 1<sup>st</sup> & 2<sup>nd</sup> Floor, Plot No. 506,  
Road No. 10, Avenue 4, Kakatiya Hills, Madhapur, Hyderabad, Telangana - 500 033

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