



FORTUNE
SURAJ BHAN GRANDÉ
A Sanctuary Arises

@ Neopolis, Kokapet

Luxury is not built
in square feet, it's lived
in moments—and here,
every moment is Grande.

- ◆ First-of-its-kind in the heart of Neopolis
- ◆ A seamless blend of art and architecture
- ◆ Well-thought of homes




Lake Views at Home. IT Hubs Next Door.

- ◆ Picturesque Setting of Neopolis
- ◆ Views of Gandipet, Kokapet Lake
- ◆ Unparalleled Proximity



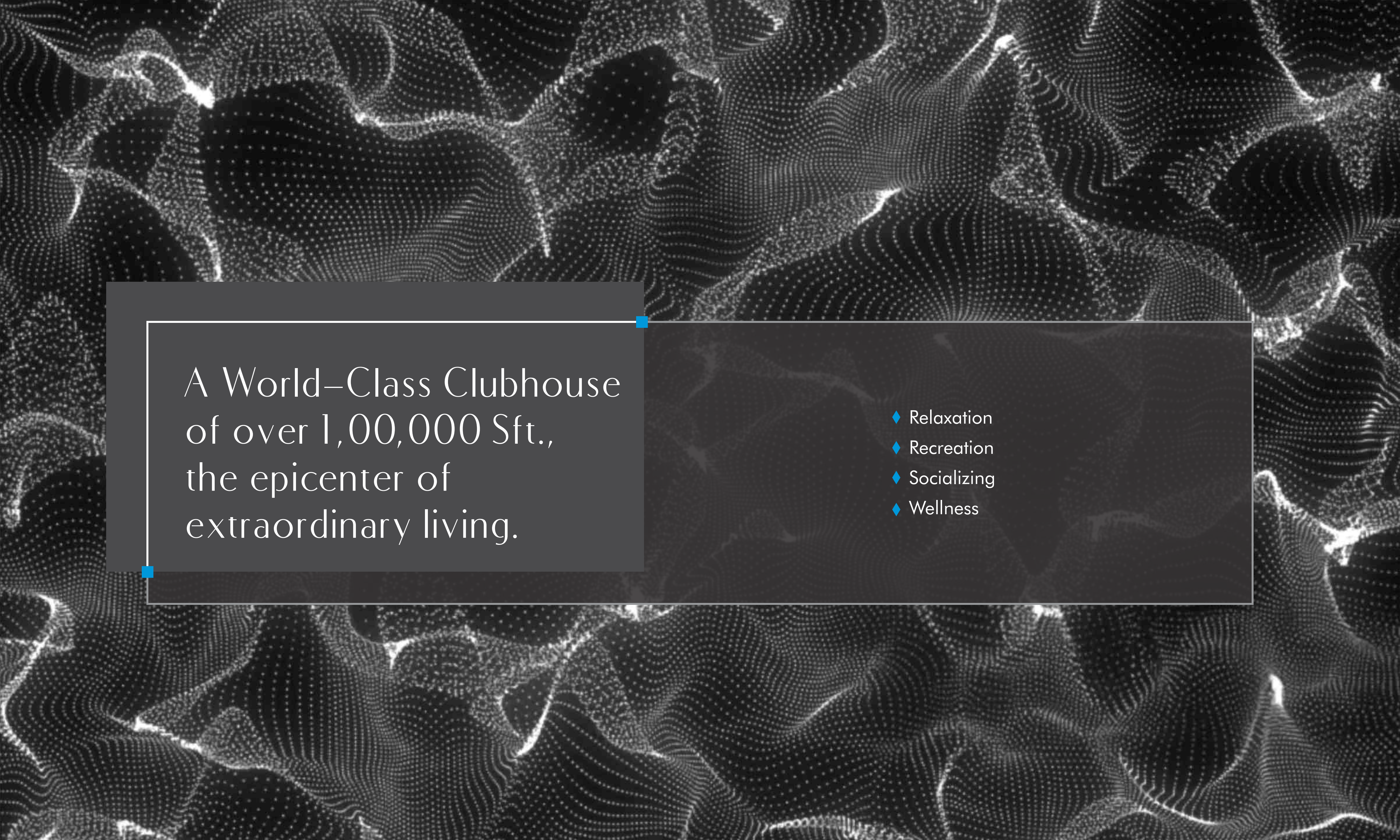
Life in balance –
City Convenience,
Nature's Calm.

- ◆ 75% Open Spaces
- ◆ 7.5 Acres Central Landscape
- ◆ Multiple Levels of Landscape



A realm that is beyond
the extravagant, offering
a indulging and profoundly
elegant experience.

- ◆ Ultra-luxury 3.5 & 4 BHK Residences.
- ◆ Hanging Apartments.
- ◆ Private Lobby for Every Apartment.
- ◆ 11 Feet high ceiling in all apartments.
- ◆ 5 expansive residences per floor, each planned to maximize natural light, ventilation, and privacy.



A World-Class Clubhouse
of over 1,00,000 Sft.,
the epicenter of
extraordinary living.

- ◆ Relaxation
- ◆ Recreation
- ◆ Socializing
- ◆ Wellness

INTRODUCING



FORTUNE
SURAJ BHAN GRANDÉ

A Sanctuary of Sophistication

Step into a realm where every element is beyond the extravagant and every experience, beyond the expected. At Fortune Suraj Bhan Grande, luxury goes beyond aesthetics-it is an experience, deeply indulging and profoundly elegant.



A Story of Grand Living

Discover a seamless tapestry of homes where design transcends the ordinary to create spaces that breathe life, inspire minds, and elevate everyday living. This is a new dimension of living- crafted to inspire and elevate every moment you call “home”.



FORTUNE
SURAJ BHAN GRANDÉ

12
ACRES

6
TOWERS

46
LEVELS

3,46,664 SFT.
STILT LEVEL AREA

3.5 & 4^{BHK}
APARTMENTS

2909 - 3910 SFT.
APARTMENT BUILT-UP AREA

1 Lakh SFT.
CLUBHOUSE



FORTUNE SURAJ BHAN GRANDÉ

PROJECT HIGHLIGHTS



Unparallel location, Neopolis,
Near CBIT College.



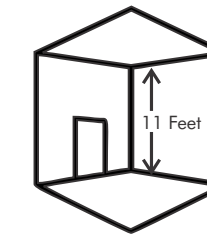
Spread across serene 12 acres,
6 towers of 46 floors each.



Structure
2Cellar+4Podium+Stilt (First floor
starts from 75ft above ground)



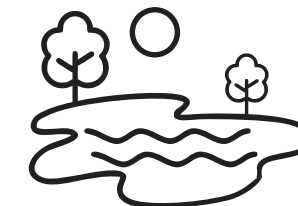
3.5 & 4 BHK plus maid room homes
range from 2909 - 3910 Sft.



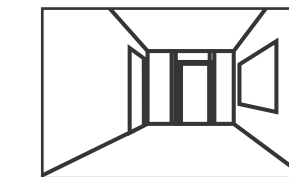
11 Feet high ceiling
in all apartments.



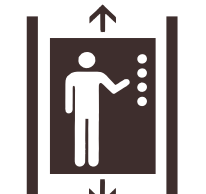
Double height landscaped
stilt floor (6 mts. height).



Stunning views of Gandipet Lake,
Kokapet Lake from balconies.



Private lobbies in front
of every unit @ typical floors.



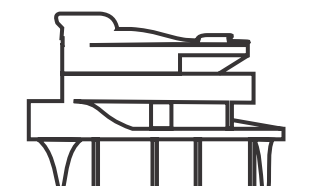
6 dedicated passenger lifts and
2 goods lifts in every tower.



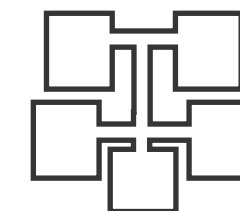
75% open spaces creating
an urban sanctuary feel.



Thoughtfully-planned,
vehicular-free podium.



World-class
1,00,000 Sft. Clubhouse.



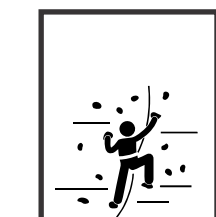
Each tower has only
5 apartments per floor.



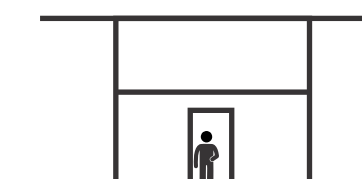
High-end,
premium specifications.



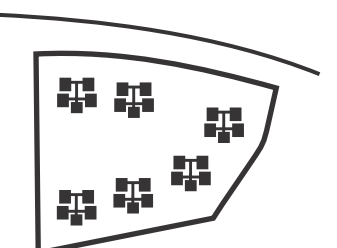
Central Landscape Area -
7.5 Acre Approx.



1,77,759 Sft. of Covered
Amenities, surrounded by
landscape @ podium level.



Double-height entrance
lobbies in all towers.



Ground Coverage
area is about 25.8%.



MASTER PLAN

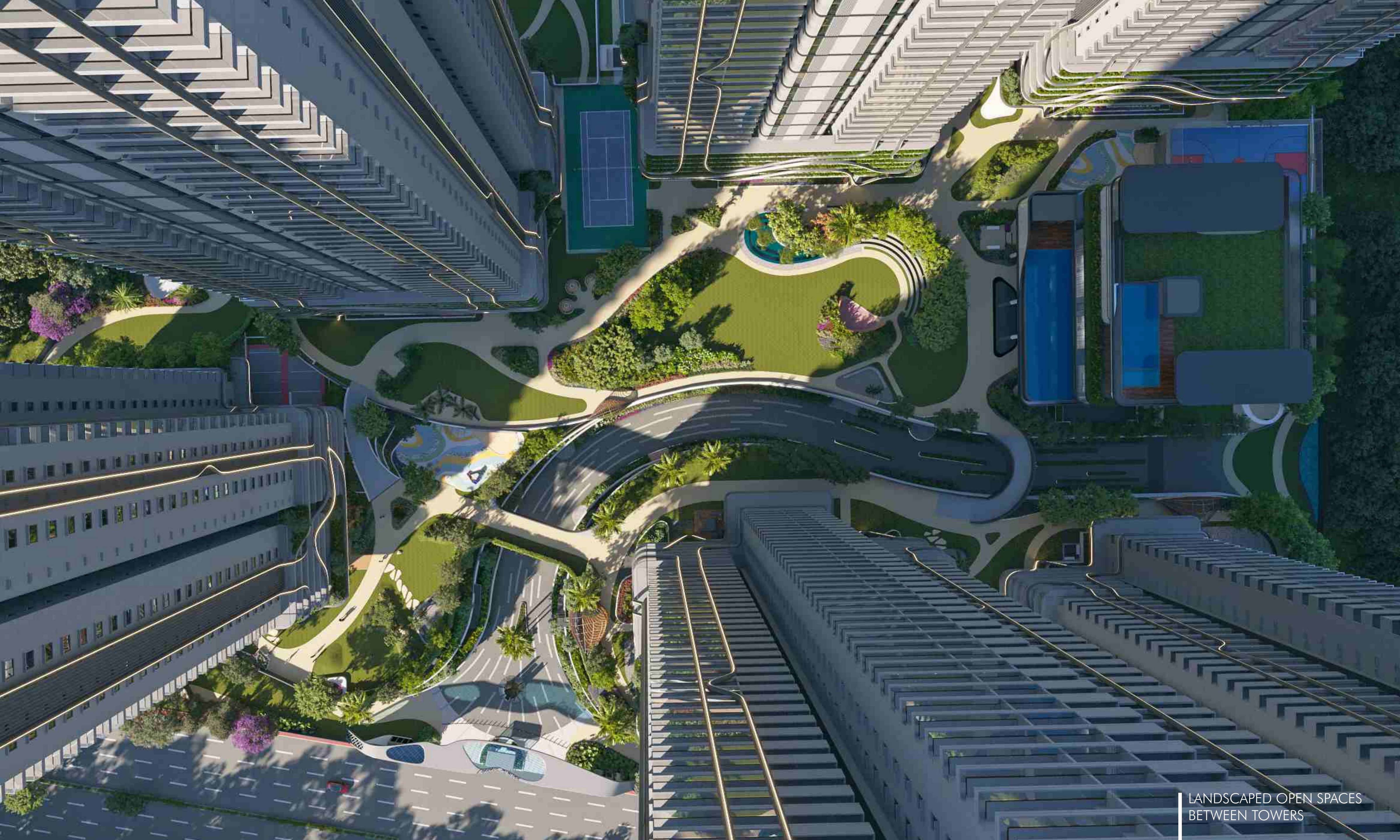


Legend

- 01. Entry/Exit
- 02. Guard Room
- 03. Water Feature
- 04. Promenade
- 05. Pet Park
- 06. Cycling / Jogging Track
- 07. Nature Trail
- 08. Fruit Orchard
- 09. Forest Grove
- 10. Tot Lot
- 11. Sit Out
- 12. Skating Park
- 13. Temple
- 14. Sculpture Garden
- 15. Floral Garden
- 16. Therapy Garden

TOP VIEW





LANDSCAPED OPEN SPACES
BETWEEN TOWERS

For a private,
exclusive experience

Enter through the grand entrance plaza and immerse yourself in unparalleled elegance from the moment you arrive. With a design that harmoniously combines style and sophistication, your journey into luxury commences the moment you cross the majestic threshold.

FORTUNE
SURAJ BHAN GRANDÉ

SB

SSI





GRANDE VIEW
FROM THE ENTRANCE



GRANDE
ENTRANCE PLAZA



For artful and elegant living

Discover the perfect blend of elegance and serenity with our stunning water features, sculptures, and feature walls. Elevating your surroundings with style, grace, and peace, every corner of your home tells a story, from the calming flow of water to the artistry in every design.



For a childhood
full of adventure

Let your little ones explore, play, and grow in our exciting children's play area! From digging and building in the sand pit to scaling new heights on the climbing wall, and fun-filled adventures in the tot lot, there's something for every child to discover.

For a life of comfort
and connection

Catch up with friends, connect with yourself and make every moment yours with thoughtfully designed seating spaces in the community. Spread across the community, these spaces offer the perfect spot to relax, recharge, and socialize.







GRANDEUR LEVEL

(STILT LEVEL)

Legend


- 01. Stepped Planting
- 02. Outdoor Gym
- 03. Sit Out
- 04. Yoga Lawn
- 05. Tennis Court
- 06. Pavilion Seating
- 07. Sculpture
- 08. Children's Play Area
- 09. Sand Pit
- 10. Lawn
- 11. Look Out Deck
- 12. Connecting Bridge
- 13. Ramp Up
- 14. Look Out Lawn
- 15. Basketball Court
- 16. Half Basketball Court
- 17. Amphitheatre
- 18. Stage
- 19. Water Feature
- 20. Stepped Water Body
- 21. Pergola Sitting



DOUBLE-HEIGHT
APARTMENTS ENTRANCE LOBBY







For an escape
from every day,
just outside the door.

Immerse yourself in meticulously crafted landscape spaces, where peaceful greenery and stunning views blend seamlessly. Every walk, every moment spent in the expansive landscape at Fortune Suraj Bhan Grande is a step closer to serenity.



For an elevated,
urban lifestyle.

Step up to a new level of luxury with our beautifully designed podiums. Whether you want to enjoy panoramic views, host intimate gatherings, or simply relax, these elevated spaces are designed for the ultimate, urban living experience.





For relaxation, events,
and everything
in between.

Celebrate in style and enjoy peaceful moments within the comfort of your home. Whether you want to host a grand event, unwind in serene spaces or relax on the spacious open lawn, every moment at Fortune Suraj Bhan Grande is a chance to connect with nature and celebrate life.









WALKING TRACK



STAGE AREA

For unforgettable
live shows and
celebrations

Experience the magic of live performances at your doorstep with our amphitheatre and performance stage. Whether it's a cozy evening concert or an outdoor gathering, every moment here is a chance to be part of something extraordinary.

For fitness
and relaxation—right
outside the door.

Live your healthiest life, right at home. Transform your lifestyle with our outdoor fitness area, outdoor gym, and rejuvenating reflexology path. Whether you're pushing your limits or finding tranquility, each space is thoughtfully designed to elevate your well-being.





For your Daily Dose of Tennis

Grab your racket and enjoy a perfect tennis session under the open sky at Fortune Suraj Bhan Grande. The world-class outdoor tennis court is designed for players who love fresh air, fitness and play.

INTERIORS





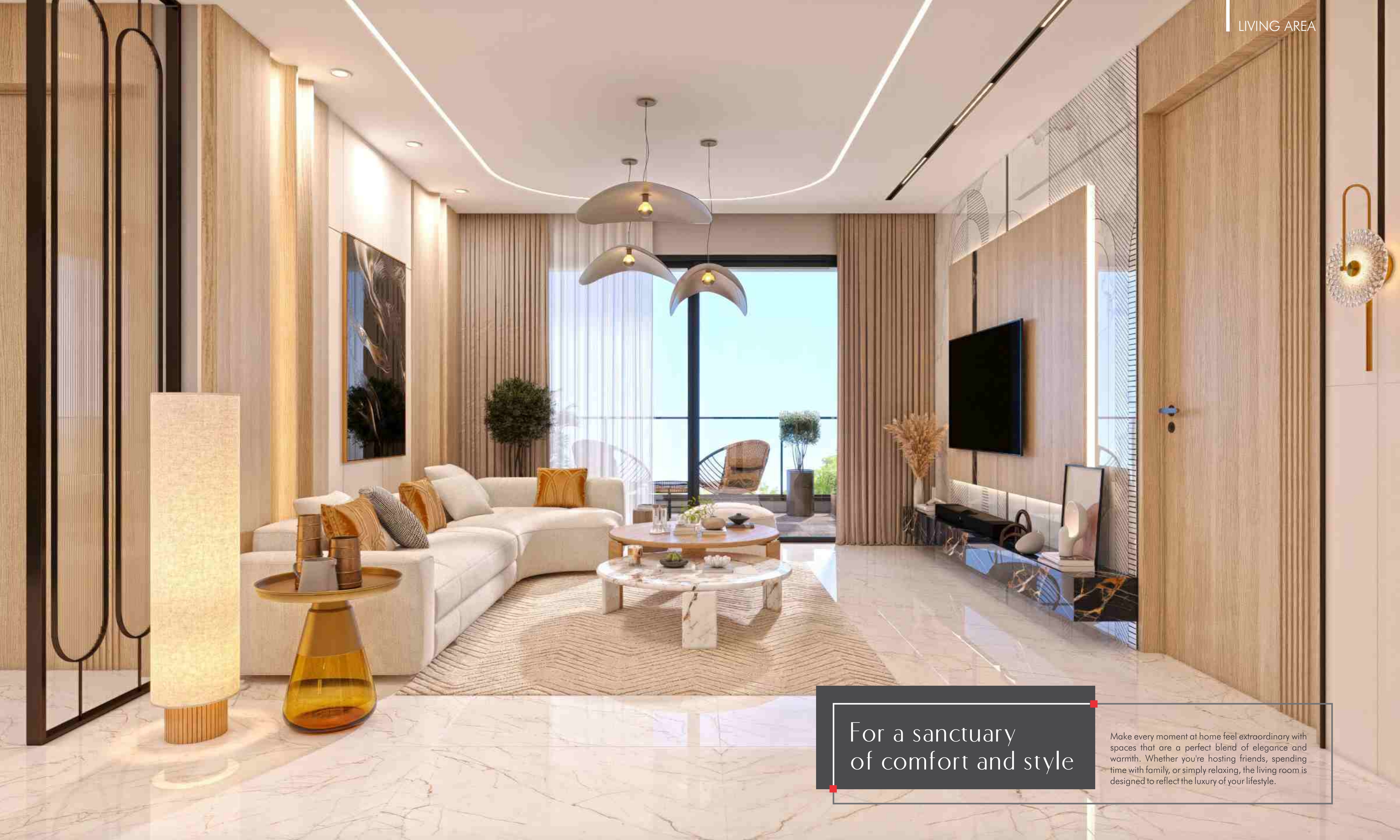
For a grand entry,
every time.

Experience luxury from the moment you walk through the double-height entrance lobbies in every tower. With soaring ceilings and sophisticated design, these grand spaces set the tone for a life of elegance and style.



For a space to
unwind in style

Step into the heart of your home – the drawing room. Designed for relaxation and sophistication, this space is perfect for intimate gatherings, cozy evenings, or moments of quiet reflection. With every detail carefully crafted, it's where luxury and comfort come together.



For a sanctuary
of comfort and style

Make every moment at home feel extraordinary with spaces that are a perfect blend of elegance and warmth. Whether you're hosting friends, spending time with family, or simply relaxing, the living room is designed to reflect the luxury of your lifestyle.

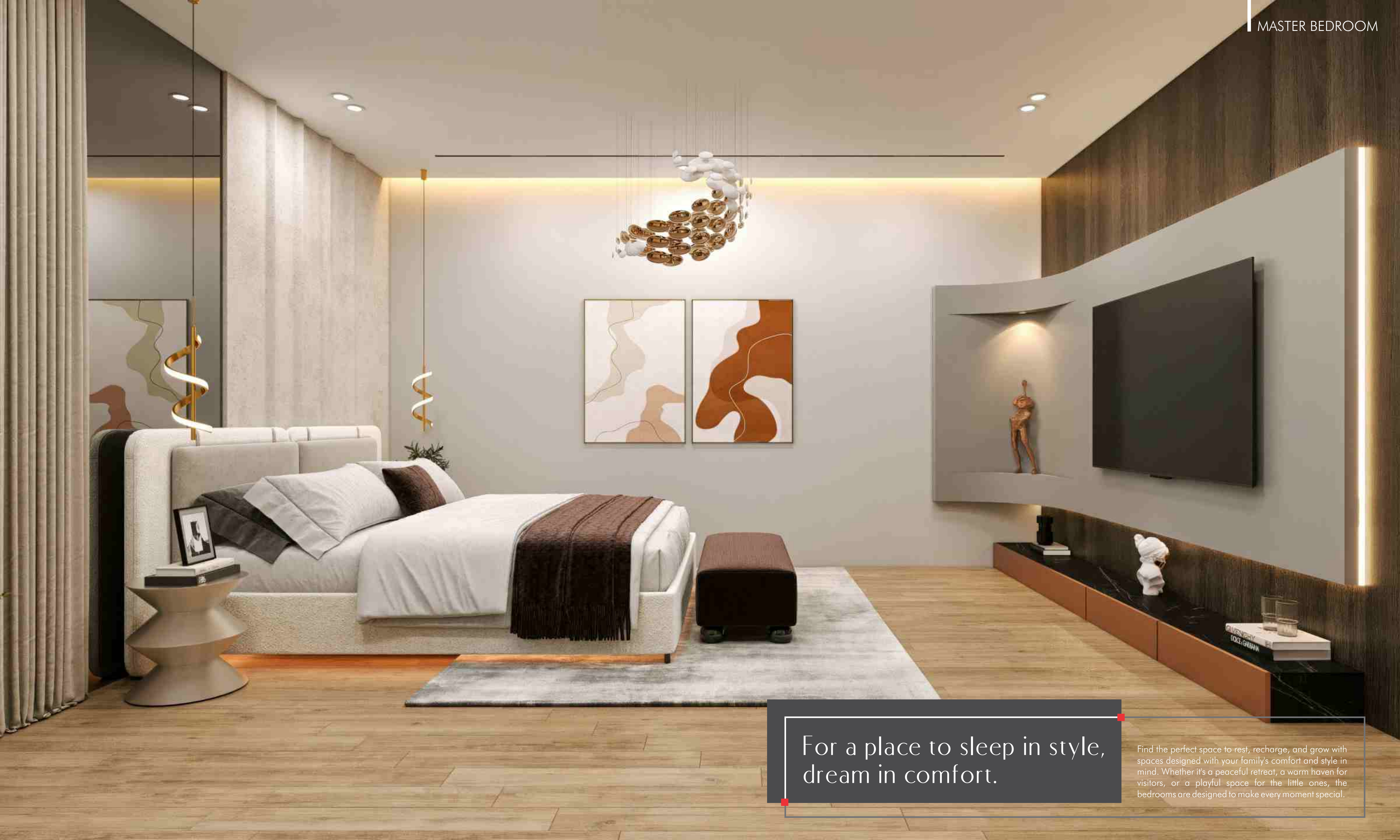
For a place to savor
every moment

Gather in a dining area where every meal feels like a celebration. Thoughtfully designed with elegance and comfort in mind, it's the perfect setting for everything from intimate dinners to joyful celebrations. Here, style meets function-creating a space where memories are made around the table.



For a place to gather,
cook and connect.

Step into a kitchen where inspiration meets innovation. With sleek finishes, smart design, and contemporary functionality, the kitchen is crafted for everything from quiet morning rituals to lively culinary adventures. It's more than a place to cook-it's where creativity is stirred, stories are shared, and every moment is savored.



For a place to sleep in style,
dream in comfort.

Find the perfect space to rest, recharge, and grow with spaces designed with your family's comfort and style in mind. Whether it's a peaceful retreat, a warm haven for visitors, or a playful space for the little ones, the bedrooms are designed to make every moment special.

For elegant and effortless
dressing, every day.

Begin each day with confidence and a touch of indulgence. A realm where luxury meets functionality, the walk-in closet maximizes elegance and order, transforming everyday dressing into an indulgent experience.











For a life elevated,
every day.

Step out onto your balcony and embrace stunning views, fresh air, and the perfect spot to unwind. Whether it's a morning coffee, evening relaxation, or a quiet moment to yourself, this outdoor space is designed for both serenity and style.

VIEW OF GANDIPET LAKE



VIEW OF FINANCIAL DISTRICT





FLOOR PLANS



EAST 4339 SFT.
4 BHK+PRM+MAID ROOM

WEST 4335 SFT.
4 BHK+PRM+MAID ROOM



EAST 3748 SFT.
4 BHK+PRM+MAID TOILET

WEST 3748 SFT.
4 BHK+PRM+MAID TOILET

NORTH 2909 SFT.
3.5 BHK+MAID TOILET

TYPICAL FLOOR PLAN
TOWERS - A, B, C, D, E & F
2nd to 8th Floors



CLUBHOUSE

An architectural rendering of a modern residential complex at dusk. The central focus is a multi-story building with a curved, cantilevered upper section featuring large glass windows and a rooftop garden. Below this, a swimming pool is visible, and the ground floor has large glass doors. The building is flanked by two tall, modern apartment towers with balconies. The scene is illuminated by warm interior lights and cool exterior lighting, creating a sophisticated atmosphere.

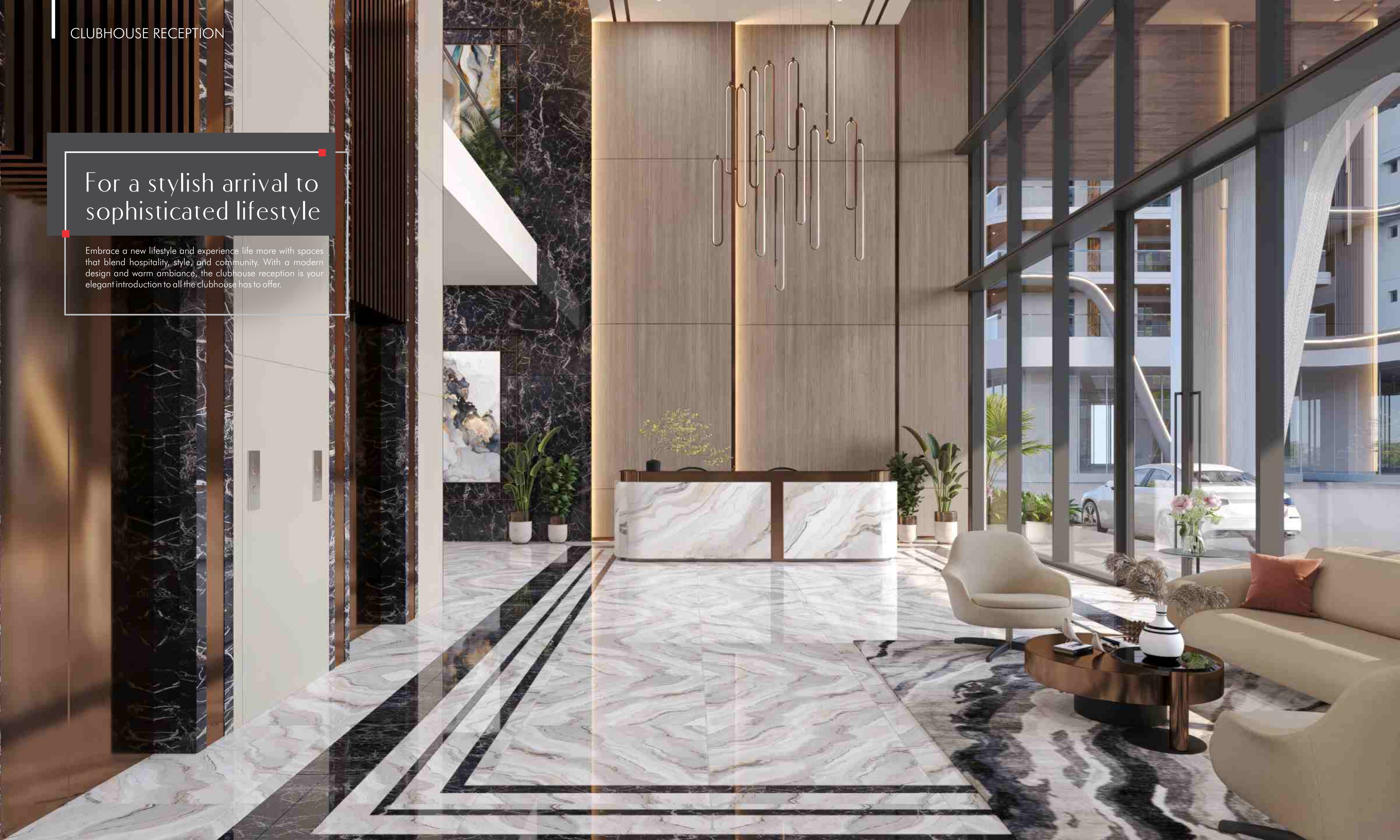
For a place to live life
to the fullest

Experience luxury and camaraderie, all in one place, with a clubhouse that's the heart of community living. Designed for relaxation, recreation, and socializing, it's the perfect place to unwind, host gatherings, or enjoy quality time with friends and family.

CLUB
GRANDÉ

For a stylish arrival to sophisticated lifestyle

Embrace a new lifestyle and experience life more with spaces that blend hospitality, style, and community. With a modern design and warm ambiance, the clubhouse reception is your elegant introduction to all the clubhouse has to offer.



For a place to celebrate in style

Host your special events and create lasting memories in a space designed for excellence. Whether it's a grand celebration, a corporate event, or a family gathering, the banquet hall is designed to make every occasion unforgettable.



SQUASH COURT

For a space tailored
for champions

Elevate your game in the most opulent way with an immersive experience crafted for both sport and sophistication. Wrapped in ambient light and sleek surfaces, the badminton court and squash court are designed for those who move with intention and play with passion.



TABLE TENNIS

For endless fun,
indoors.

Bring the fun inside with our exciting range of indoor games! For a friendly game of table tennis, billiards, a casual game night, these spaces are designed for laughter, competition, and unforgettable moments.



For a place to get fit,
feel great.

Push your limits and elevate your workout routine in our state-of-the-art gym. With top-of-the-line equipment and a design focused on both comfort and performance, it's the perfect place to achieve your fitness goals.

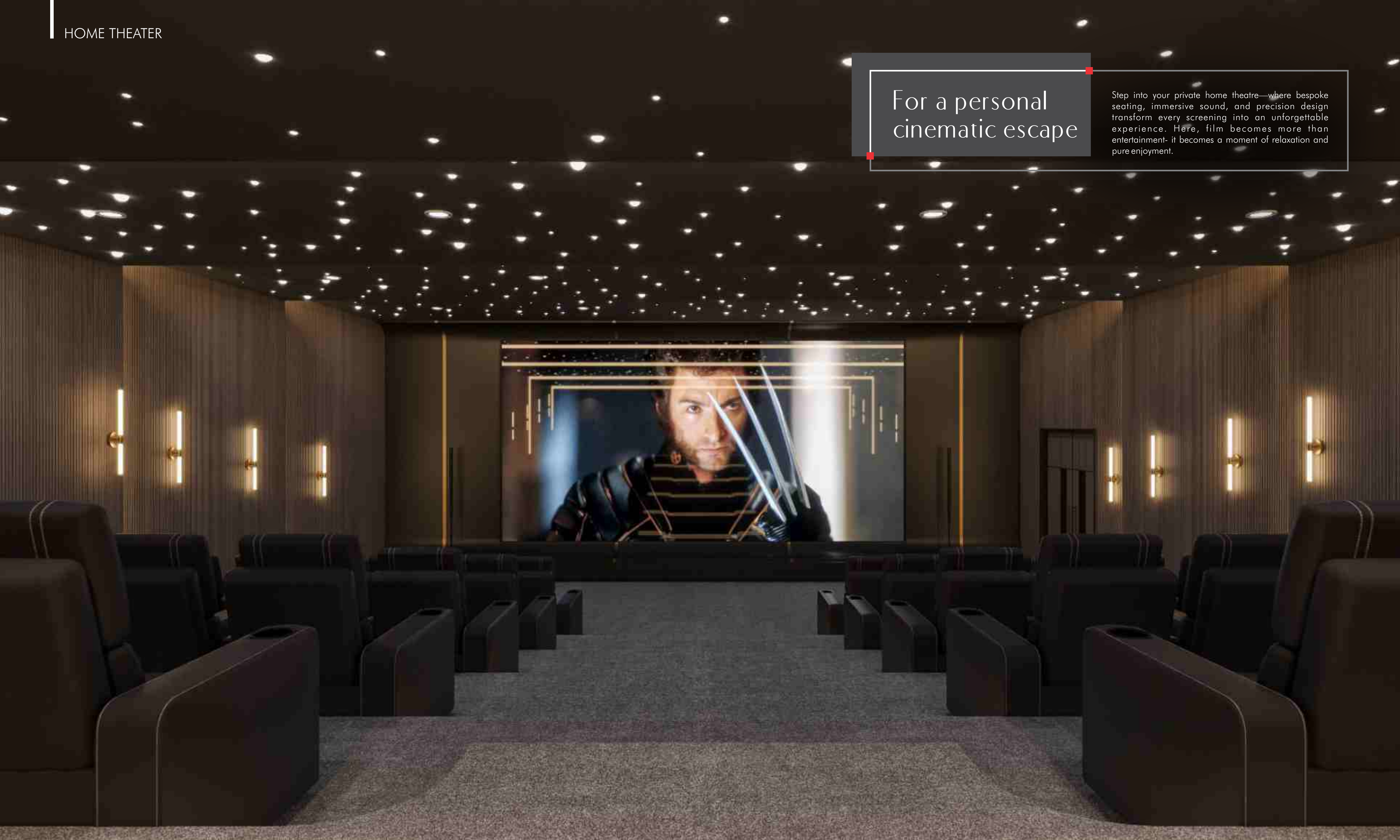
For a space designed
to energize the soul

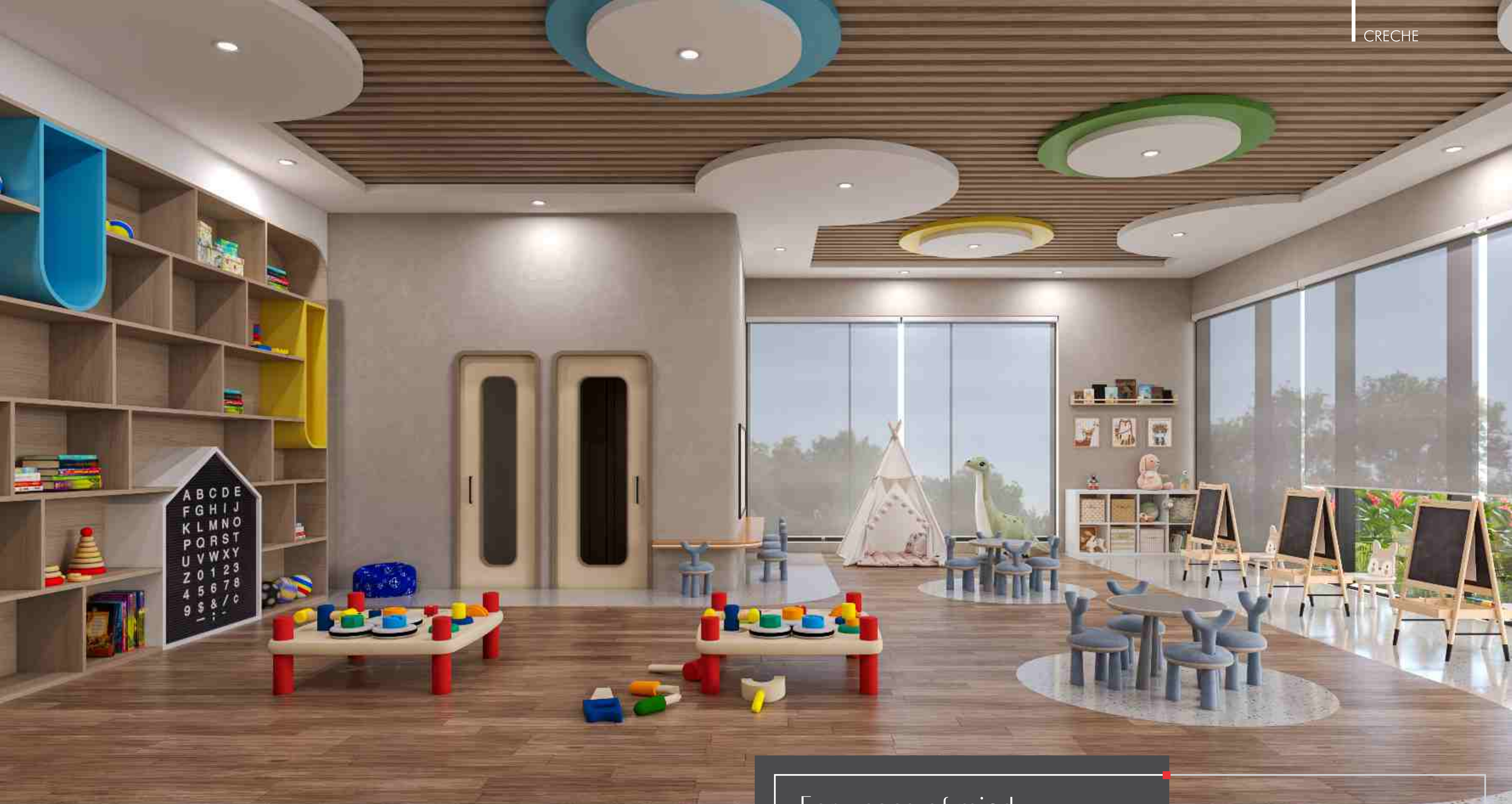
Start your day strong with a calming sunrise stretch or a high-energy aerobics session- all without leaving your neighborhood. Our state-of-the-art aerobics center blends soothing design, ambient lighting, and plush flooring to create an environment that recharges both body and spirit.



For a personal cinematic escape

Step into your private home theatre—where bespoke seating, immersive sound, and precision design transform every screening into an unforgettable experience. Here, film becomes more than entertainment— it becomes a moment of relaxation and pure enjoyment.





For peace of mind,
for the working professionals.

Give your little ones a safe, nurturing space where they can play, learn, and grow. With engaging activities and encouraging environment, the creche in the community is the perfect place for your children to explore and have fun while you focus on your day.



For your
most special guests

Make every stay unforgettable in our beautifully designed guest suites. With luxurious comfort and thoughtful amenities, your visitors will feel right at home, enjoying a stay that's as elegant as it is welcoming.



For a haven of comfort,
crafted with care.

Give elders the joy of restful living with a space that stands for comfort and serenity. Thoughtfully designed with soothing tones, the spacious senior citizen room offers a space to unwind, connect, and simply be.

For a place to work,
connect, and create.

Step into a space where work meets productivity. With thoughtfully designed workstations, private meeting areas, and a relaxed lounge atmosphere, the business lounge and coworking area has the ideal setting for big ideas and meaningful conversations.

For a space that reflects collaboration

Host professional meetings or confidential boardroom sessions in a setting that exudes influence and refinement. More than just a meeting space, the conference room is an environment designed to inspire clarity, creativity, and confidence—all from the comfort of home.



For a dive into relaxation

Make a splash in our stunning swimming pool, designed for relaxation, fitness, and fun. Whether you're enjoying a peaceful swim or lounging poolside, this oasis is the perfect escape.



TEMPERATURE CONTROLLED SWIMMING POOL

SPECIFICATIONS

SPECIFICATIONS

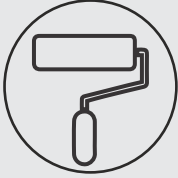


SUPER STRUCTURE

RCC structural shear wall system in Mivan Technology, designed to withstand wind and seismic loads as per IS codes.

Non-structural Walls:

RCC Walls.



PAINTING

External: Textured finish with primer + 2 coats of weather proof exterior emulsion paint of reputed make.

Internal: Smooth finish with gypsum punning + 2 coats putty + primer + 2 coats of premium acrylic emulsion paint of reputed make.

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

Parking Area & Podium & Basements: One coat of Primer + 2 coats of weather proof washable paint of reputed make



MAIN DOOR FRAME & SHUTTER

Frame: Main door frame of best teak wood section with seasoning of 2.4 Mts height and width as per design

Shutter: Factory made 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 of reputed make.



INTERNAL DOOR FRAME & SHUTTER

Frame: Internal door frame of best teak wood section with seasoning of 2.4 Mts height and width as per design.

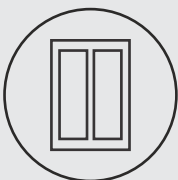
Shutter: Thick factory made flush door shutter made of solid block board core construction, cross bands and face veneer hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings.



WINDOWS & FRENCH DOOR FRAME & SHUTTER

French doors: Anodised aluminium frame, with panelled sliding shutter with toughened or DGU high performance glass of reputed make with mosquito mesh which withstands advance thermal, wind loads & 100% UV Protection.

Windows: Anodised aluminium frame, with panelled sliding shutter with toughened or DGU high performance glass with energy efficient glass sliding / casement of reputed make with mosquito mesh which withstands advance thermal, wind loads and 100% U.V. Protection.



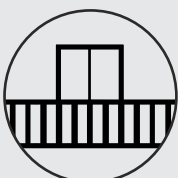
Ventilators: Anodised aluminium ventilators for all toilets, maid room & maid toilet of reputed make.

Granite on all window sills.



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

Flooring: Premium large format vitrified tiles with 3 inch skirting.



MASTER SUITE

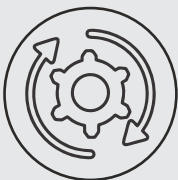
Premium wooden flooring / SPC flooring of reputed make.

TOILETS & POWDER ROOM

Concept designer tiles for walls and anti-skid tiles for floor and dadoing upto lintel height.

BALCONIES

- All balconies with designer combination of anti-skid premium quality large size vitrified tiles as per design.
- Provision of electrical socket IP 65.
- Aesthetically designed glass railing system with laminate glass of higher thickness with higher safety margins and with quality handrails, cap rails and railing base of reputed make.



UTILITY

Anti-skid ceramic tiles for wash area.



KITCHEN / UTILITY / WASH

- Power plugs for cooking range, chimney, refrigerator, microwave, oven, mixer / grinder and aqua water in kitchen.
- Provision for dish washer, washing machine with CP fittings at specified location.
- Separate tap connection for municipal water and bore well water with CP fittings of reputed make.
- Provision for hot & cold water in Kitchen.

SPECIFICATIONS



BATH ROOMS & PLUMBING FIXTURES

Western closets: Wall mounted western style imported 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.

Faucets: 3-way diverter with spout, hand shower and overhead shower of reputed make. Hot water connection to the showers and wash basin in each bathroom.

Rain shower: Rain shower in all bathrooms of reputed make.

Mirror: LED glass mirror in all bathrooms.

Cockroach trap: Detachable stainless steel cockroach traps in all bathrooms.



ELECTRICAL & FIXTURES

- Elegant designer modular electrical switches of reputed make.
- Concealed copper wiring of reputed make.
- Power plugs for washing machine and dishwasher in utility area.
- Three phase power supply for each unit and individual meter boards.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make
- Plug pins for TV & audio in drawing, living and all rooms.
- Provision for internet within the apartments.
- LED lights fixtures for all common areas & landscape area lighting.

HOME AUTOMATION

- Home automation for controlling lights in specific areas in the apartment.
- Gas leak detector with shut-off valve.
- Meter readings with bill alerts.

TELECOMMUNICATION, CABLE TV & INTERNET

- Telephone points in drawing room & master bedroom.
- DTH provision in drawing, living room and in all bedrooms.
- Intercom provision within the community and security room.
- Provision to install Wi-Fi within flat.

ENTRANCE LOUNGE & COMMON LOBBY

FLOORING

Entrance Lounge: Aesthetically designed flooring of imported marble as per design.

Corridor: Aesthetically designed flooring of granite & tiles combination as per design.

False Ceiling: Aesthetically designed false ceiling as per architect design.

Lift Cladding: Imported marble for all floors as per architect design.

ELEVATORS / LIFTS

6 Nos. of high-speed automatic stainless steel lift of Mitsubishi or Toshiba or equivalent make with group control and ARD with V3F for energy • efficiency individually in each block.

Lift Flooring: Imported marble.

Service Lift: 2 Nos. of high speed automatic stainless steel lift of Mitsubishi or Toshiba or equivalent make with group control and ARD with V3F for energy efficiency individually in each block.

STAIRCASES

Service Staircase: Granite flooring as per architect design in all floors

Fire Staircase: Kota stone as per architect design in all floors.

WTP & STP

- 100% treated water made available through exclusive water softening plant of bore water with hydro-pneumatic system.
- 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.
- Separate municipal water supply to all flats in kitchen.

SPECIFICATIONS



CAR PARKING

Flooring: VDF flooring.

6 Levels of car parking.

CAR CHARGING FACILITY

Provision for single EV car charging point in Parking areas for every apartment.

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 in kitchen with gas meter.

BMS

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

FACILITIES FOR DIFFERENTLY-ABLED

Access and non-slippery ramps at all block entrances and all common amenities, clubhouse etc., 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).
- Garbage chute to be provided in all floors.

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 and 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

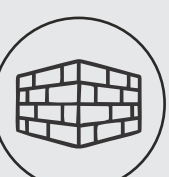
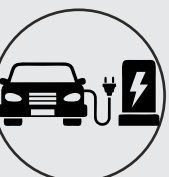
- Fire hydrant and fire sprinkler system in all flats, lobbies, lounges and in all common areas and basements and podiums.
- Fire alarm and public address system in all floors and parking areas (basements and podiums).

SECURITY

- Sophisticated round the clock security system.
- Video door phone facility at main door for each flat.
- Panic button and intercom provided in all the lifts and is connected to security room.
- Surveillance cameras at the main security gate, all lifts and children's play area, common areas, and reception area of all the blocks, basements, podiums, clubhouse, open area, corridors, etc.,
- Boom barriers at entry for vehicles with mechanical operation.

COMPOUND WALL

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



For a truly unparalleled living experience

Make home at a place that combines the convenience of modern living with the serenity of a tranquil retreat. Kokapet is an exceptional location that offers a peaceful and picturesque setting, surrounded by lakes, while still providing easy access to workplaces, airport and ORR.

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
Capgemini	< 10 Mins
Wipro	< 10 Mins
Microsoft	< 10 Mins

HOTELS & RESTAURANTS

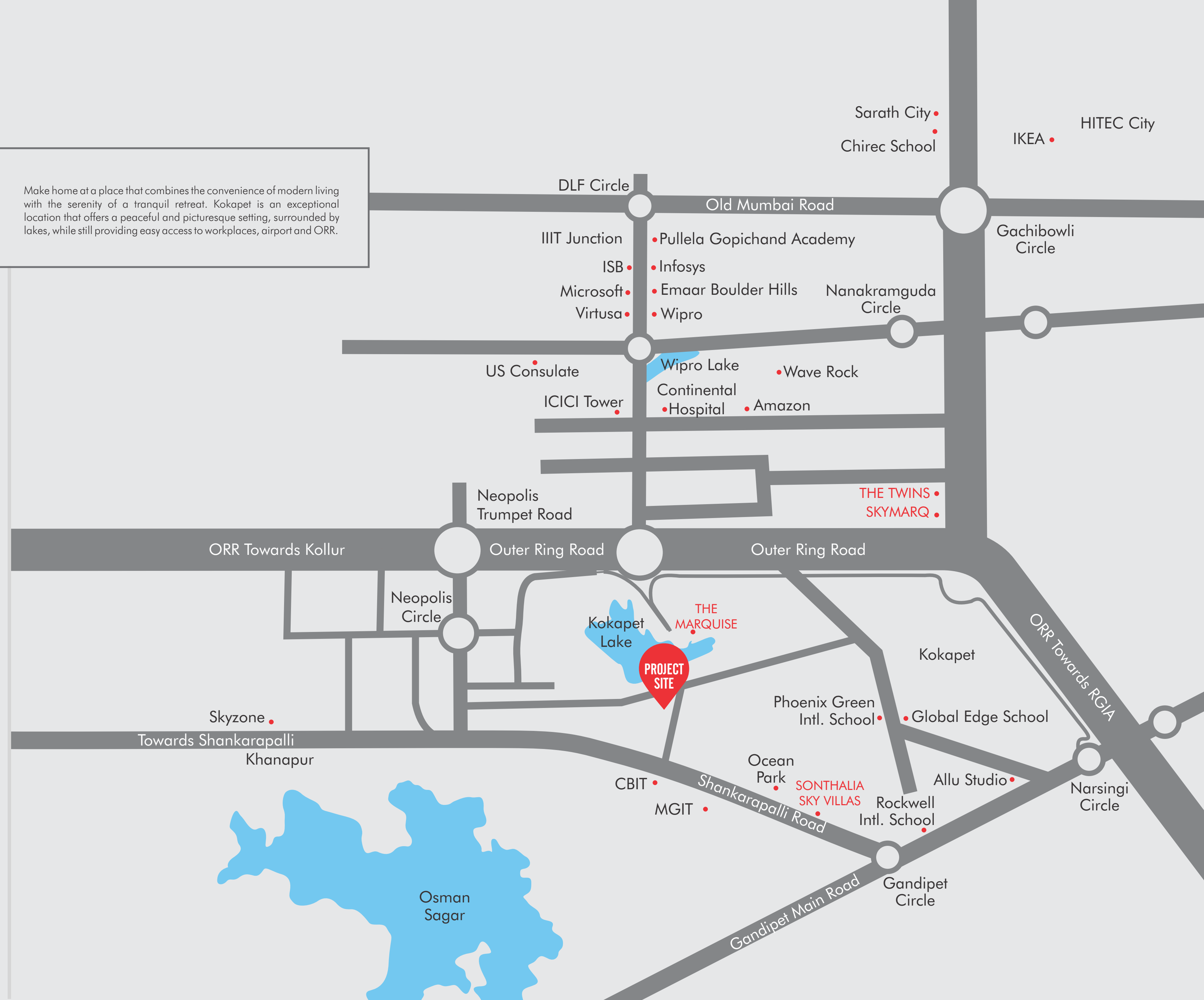
Sheraton Hotel	< 10 Mins
Sandwicho Café	< 5 Mins

HOSPITALS

Continental Hospital	< 5 Mins
Care Hospitals	< 15 Mins

ACCESS / CONNECTIVITY

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





Creators of Superior Value

Sri Sreenivasa Infra has built a strong reputation for developing 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.

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 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. Luxury Homes



GVK *SkyCity* RAJBHAVAN ROAD

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

A FEW OF OUR OTHER ONGOING PROJECTS



FORTUNE *WATER FRONT* KUKATPALLY - HITECH CITY

2 Towers | Total 262 Units | 22 Floors
1,875 - 2,880 Sft. Homes | Clubhouse G+4 Floor
31,000 Sft. Vista Covered Landscape Amenities



THE **MARQUISE** @ KOKAPET

295 Luxury Apartments | 42 Floors Tower 1 & 2
46 Floors Tower 3 | 87,000 Sft. Covered Landscape
51,234. Sft. Clubhouse



SOM **BOULEVARD** KONDAKAL ROAD, MOKILA

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



DSR SIGNATURE Building, 1st & 2nd Floor, Plot No: 506, Rd No: 10,
Avenue 4, Kakatiya Hills, Madhapur, Hyderabad, Telangana - 500 033

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