

FOR TUNE
SONTHALIA SKY VILLAS
Ultra-luxury homes for the truly elite

Kokapet



FOR  **UNE**
SONTHALIA SKY VILLAS

Embrace & Enjoy Enchanting Views Every Day



FOR TUNE

SONTHALIA SKY VILLAS

Create memories of a **lifetime**

Fortune Sonthalia is a timeless classic, that's welcoming 232 privileged families to make it their home. The astonishingly spacious development has been architected keeping not simply the needs but also the dreams of every family member in mind.

SUPER-LUXURY | SUPER-LARGE | SUPER-STAR VILLAS



FOR TUNE

SONTHALIA SKY VILLAS

5.2 ACRES
of land with only
232 FLATS

29 FLOORS
4 BLOCKS
2 Basements & G+28 Floors

60 FEET
block to block
distance

6333 Sft.
7333 Sft.
4 BHK Sky Villas

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

45,000 Sft.
CLUBHOUSE
featuring a pool
on the terrace

BREATHTAKING
views on all 4 sides with
gandipet lake on one side



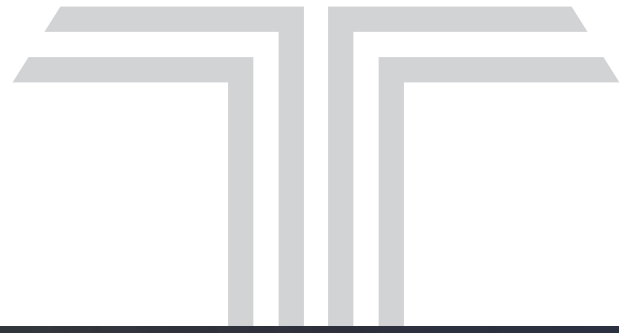
FOR UNE

SONTHALIA SKY VILLAS



ONLY
2 APARTMENTS
Per floor





When Extravagance Meets Convenience,
Magic Happens.



It is rare to be enchanted by grandeur and privacy in a noisy city where the first breath of morning air is fresh, calming, and resplendent. It is rarer still to engulf oneself with spectacular views while being just a stone's throw away from necessities and entertainment. Fortune Sonthalia is one such rarity.

5 to 15 Mins TO EVERYTHING THAT MATTERS

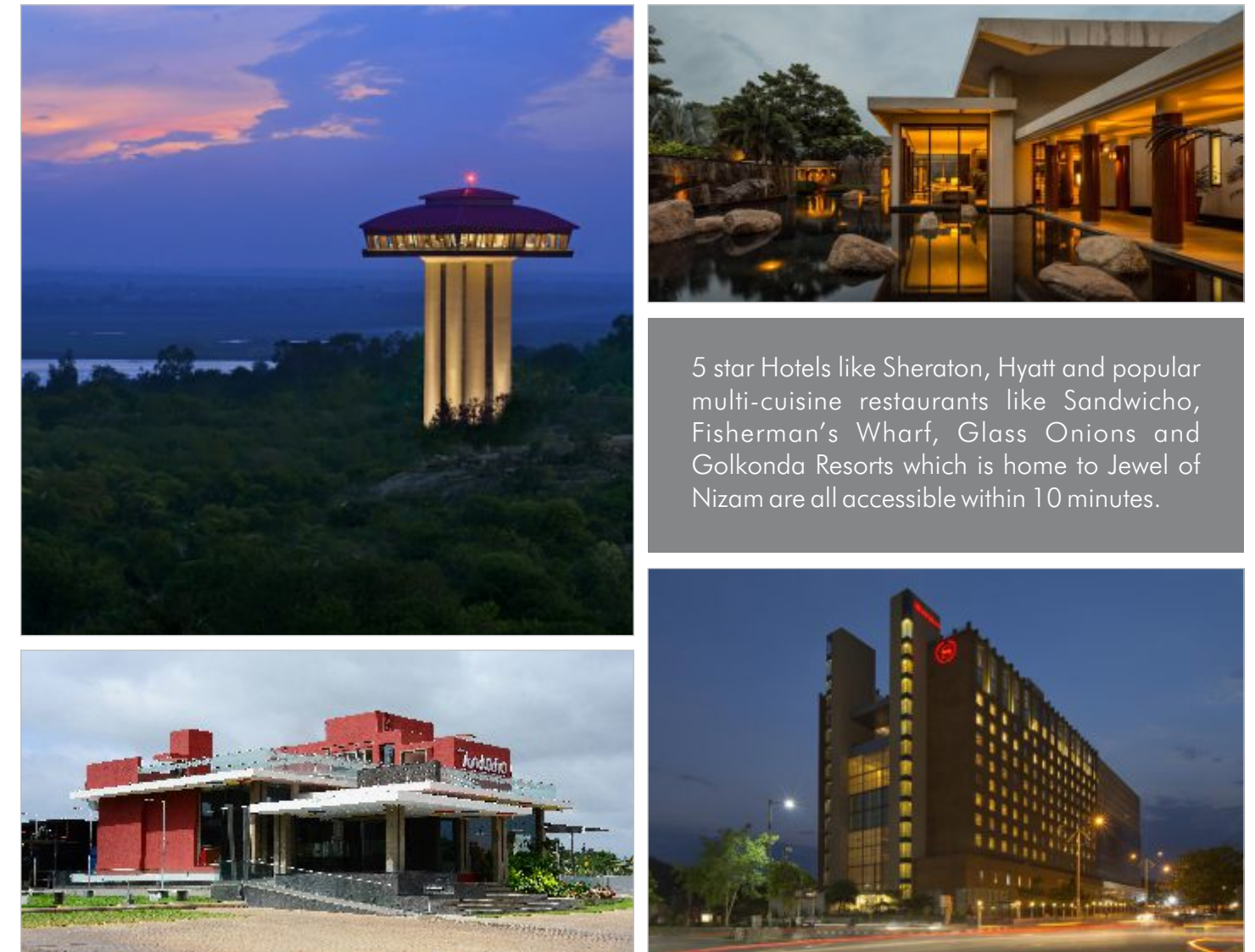
Fortune Sky Villas is located in Kokapet, the most in-demand and desired neighborhood in Hyderabad for plethora of reasons.

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.

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.

ORR & INTERNATIONAL AIRPORT

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



HEALTHCARE CENTERS

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



EDUCATIONAL INSTITUTIONS

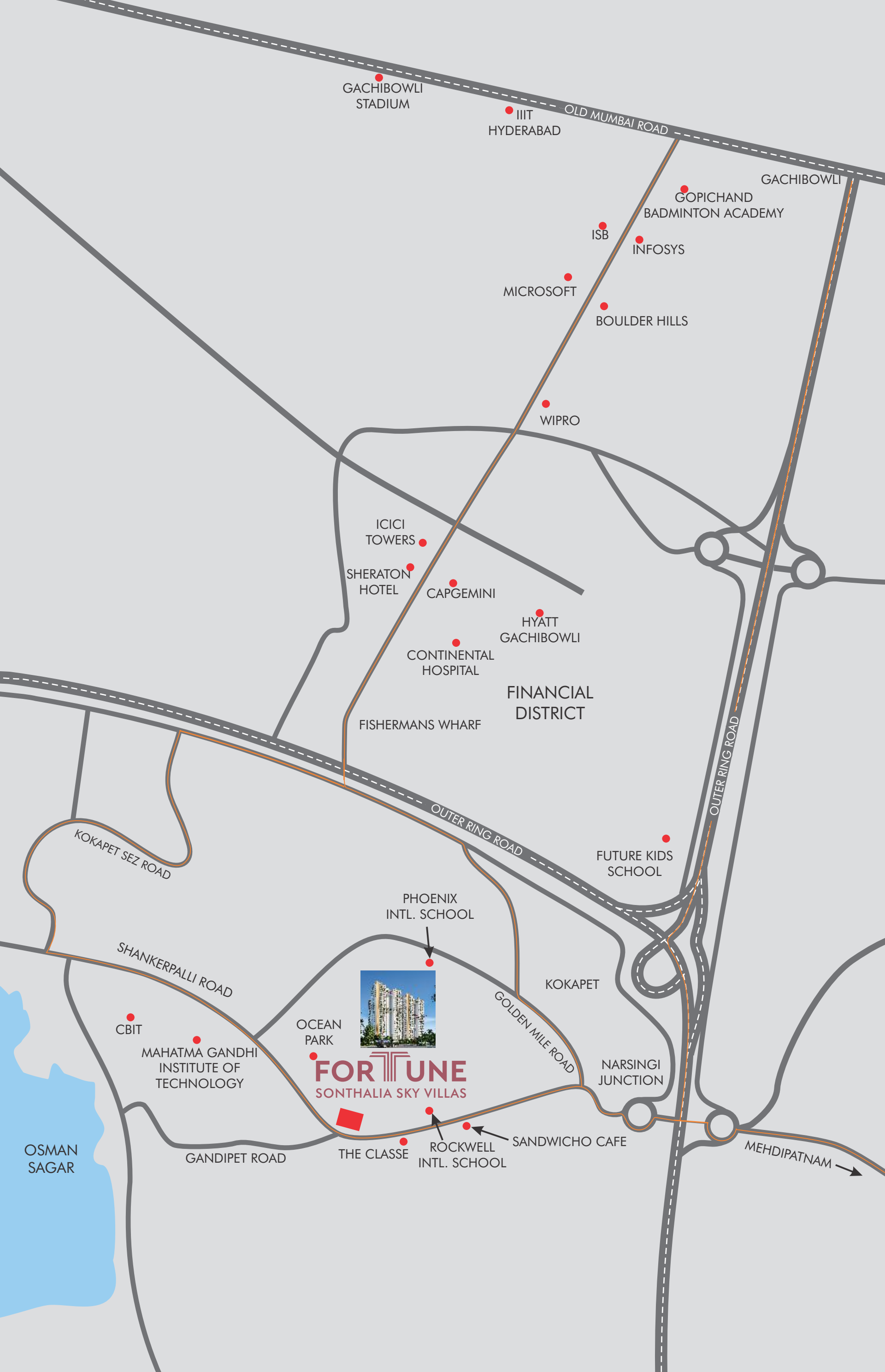


International schools like Rockwell, Open Minds, Samasthi, Phoenix Greens and technology institutions like CBIT, MGIT and world-renowned ISB are accessible within 5 to 15 minutes.

SPORTS ACADEMIES



World-renowned Pallela 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 |
| 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 |

It is adjoining to both
120' and 150'
 (Gandipet & Shankerpally road)
 connecting from Narsingi Junction,
 golden mile road, movie towers road

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

BLOCK-A
G+28

FLAT#1
6333 Sft.
EAST

FLAT#2
6333 Sft.
WEST

BLOCK-B
G+28

FLAT#1
6333 Sft.
EAST

FLAT#2
6333 Sft.
WEST

BLOCK-C
G+28

FLAT#1
7333 Sft.
EAST

FLAT#2
7333 Sft.
WEST

BLOCK-D
G+28

FLAT#1
7333 Sft.
EAST

FLAT#2
7333 Sft.
WEST

36' WIDE DRIVE WAY

36' WIDE DRIVE WAY

60 FEET

block to block distance

PLAZA

WATER CASCADE

LILY POND

CYCLE TRACK

PATH WAY

MEDITATION

ENTRY & EXIT

SCHOOL BUS STOP



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SHANKERPALLI 150' WIDE ROAD

GANDIPET 120' WIDE ROAD

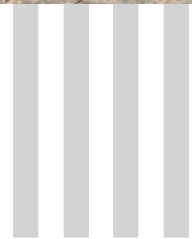


The Entrance
That Embraces You

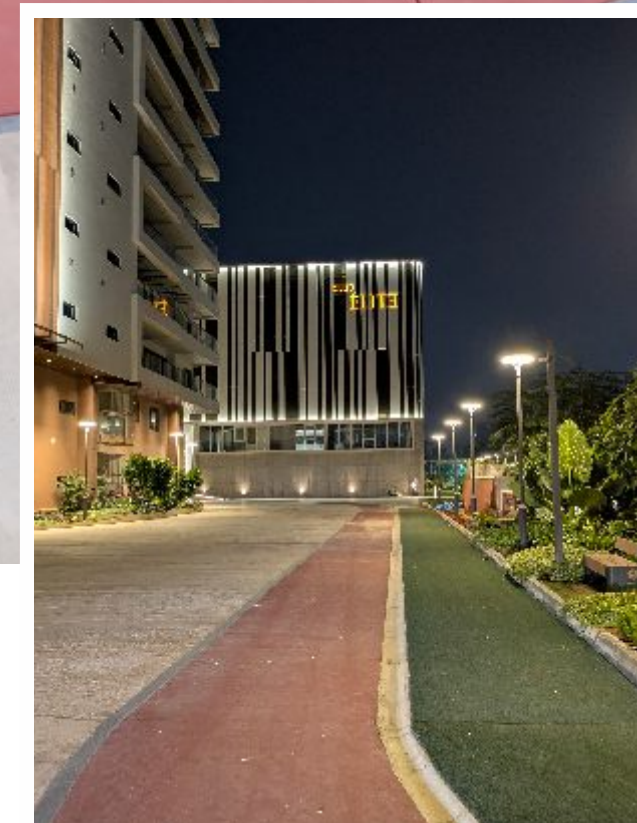




2 Levels - Basement Parking



Landscaped Seating Spaces
with Separate Cycling & Walking Track





Landscaped Seating Spaces
with Sensory Walk Way & Meditation Lawn





Landscaped Seating Spaces
with Lilly Pond & Yoga Deck



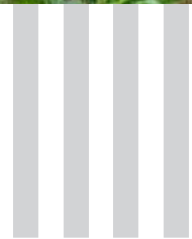


Temple





Outdoor Gym





Cricket Net





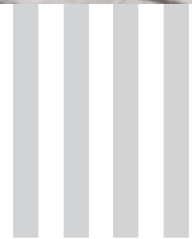
Children Play Area







Amphitheater





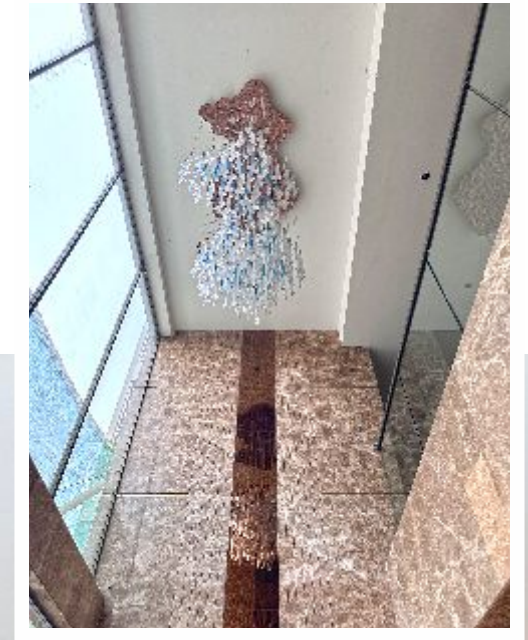
60 Feet Gap Between Towers





Double Height Entrance Lobby
In All The Towers

An Entrance That Redefines Grandeur



Interiors
Palatial In Perfect Sense



11' 4"
floor to ceiling height

8' HIGH
main door & internal doors

VRV
air conditioning*





Living Area

A Triplex Villa Perched On Just 1 Floor





Drawing Room

6333 Sft.
7333 Sft.
4 BHK Sky Villas





Master Bedroom

Total area of
Master bedroom of
700 Sft.





Dressing Room





Dressing Room





Bedroom 2





Bathroom





Dressing Room





Guest Bedroom





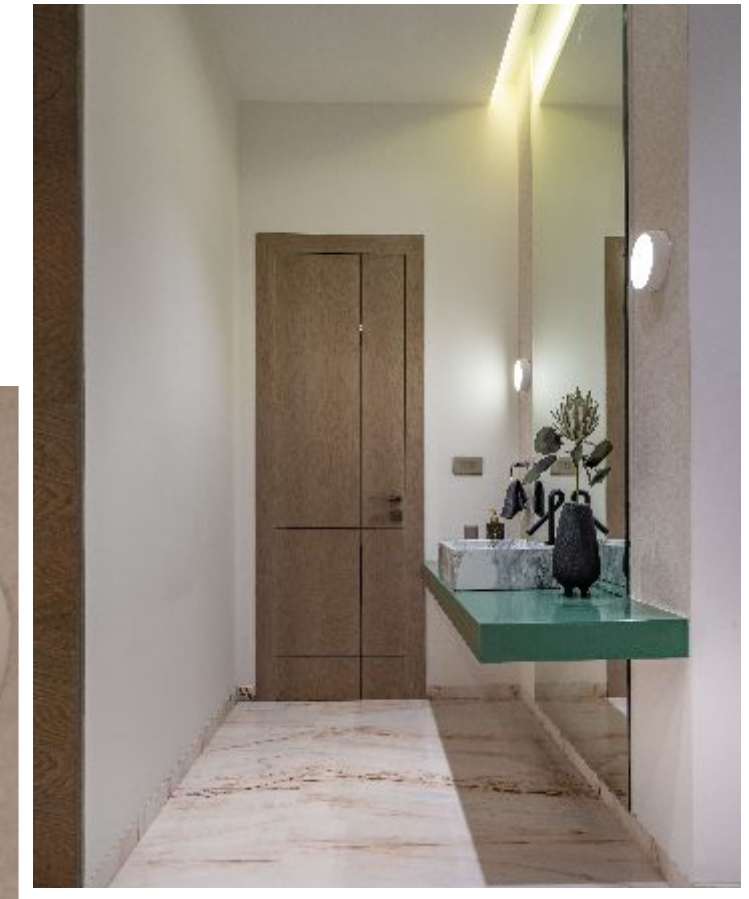
Bathroom

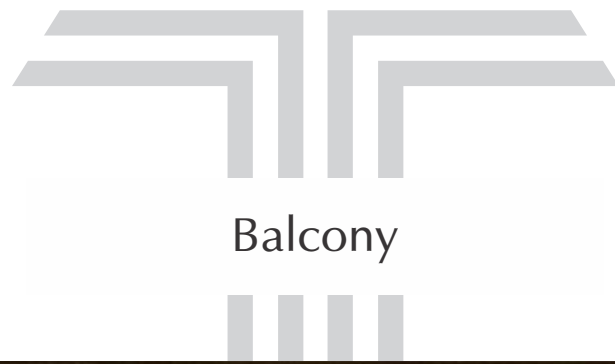
Sink in The Comfort of Luxury





Powder Room





Balcony

Surrender to The Views.





Balcony

23 FEET
double height balconies





Rise, Shine, And Dine





Elevating The Art Of Cooking



TYPICAL FLOOR PLAN - BLOCK - A & B



6333 Sft.



6333 Sft.

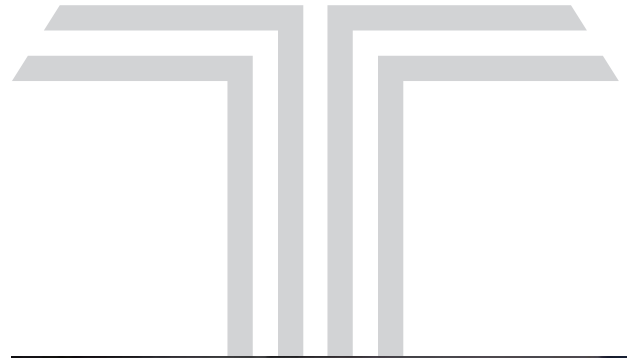
TYPICAL FLOOR PLAN - BLOCK - C & D

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



7333 Sft.

7333 Sft.



45,000 Sft.
CLUBHOUSE
featuring a pool
on the terrace

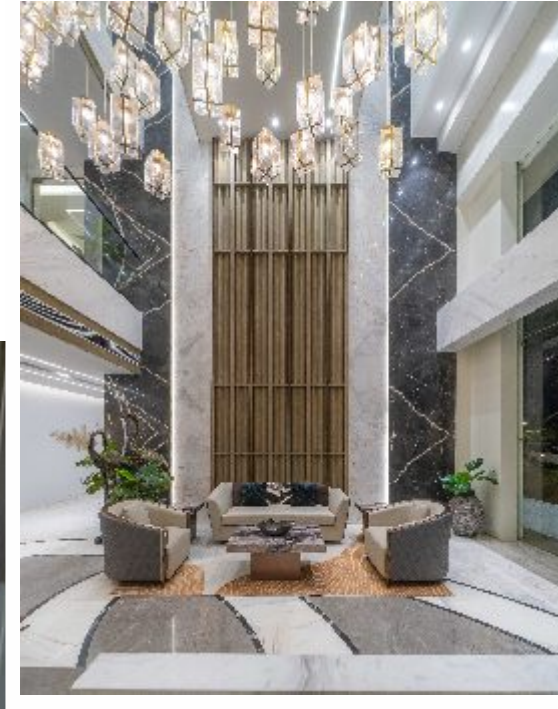
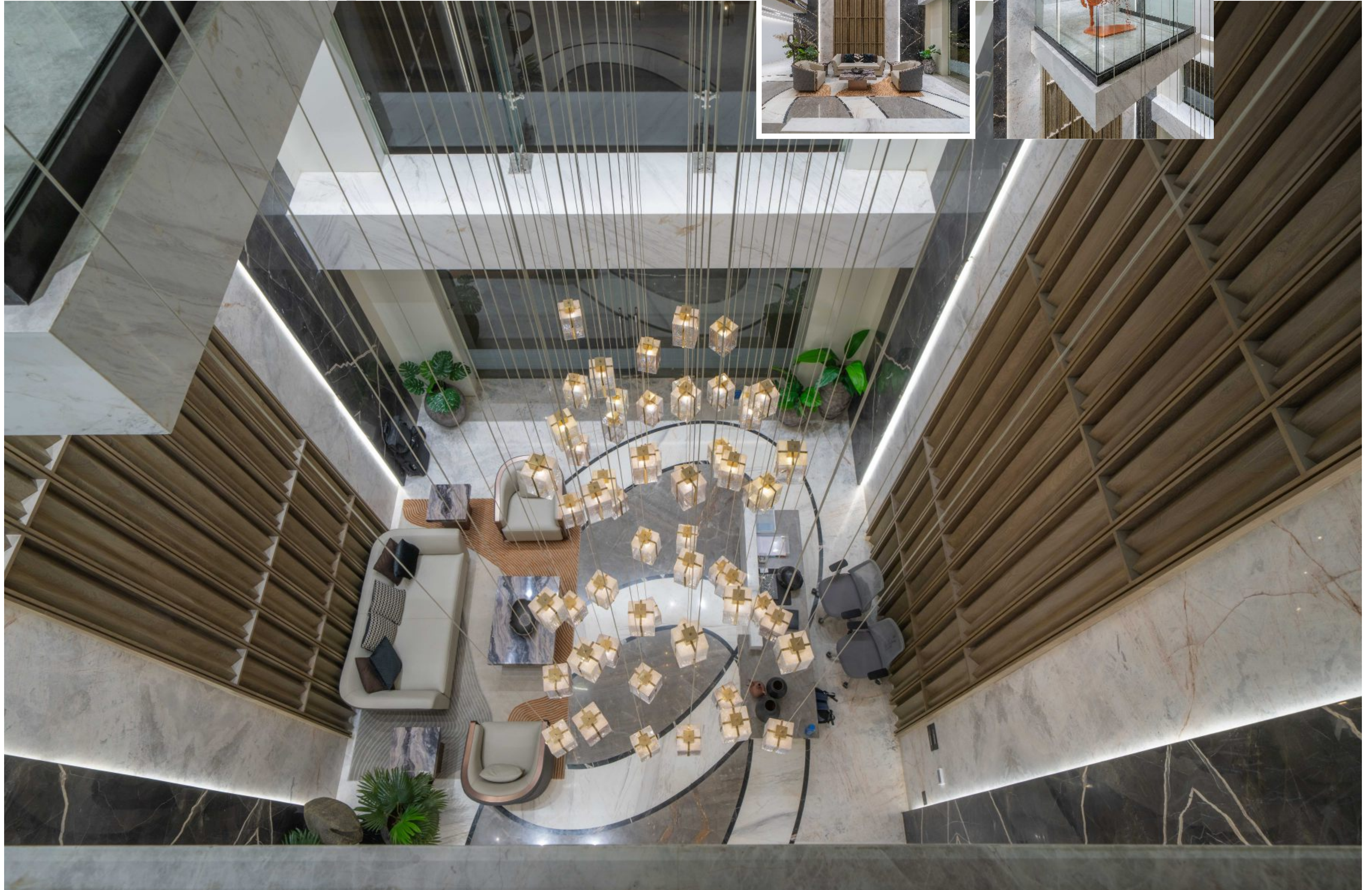


Your Daily Destination
To Recondition & Rejuvenate





Clubhouse Reception





Temperature controlled Swimming pool



Multipurpose Hall





CLUBHOUSE FIRST FLOOR

- Waiting Lounge
- Gym
- Yoga / Aerobics
- Indoor Games
- Creche

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





Waiting Lounge





Gym



Yoga & Aerobic

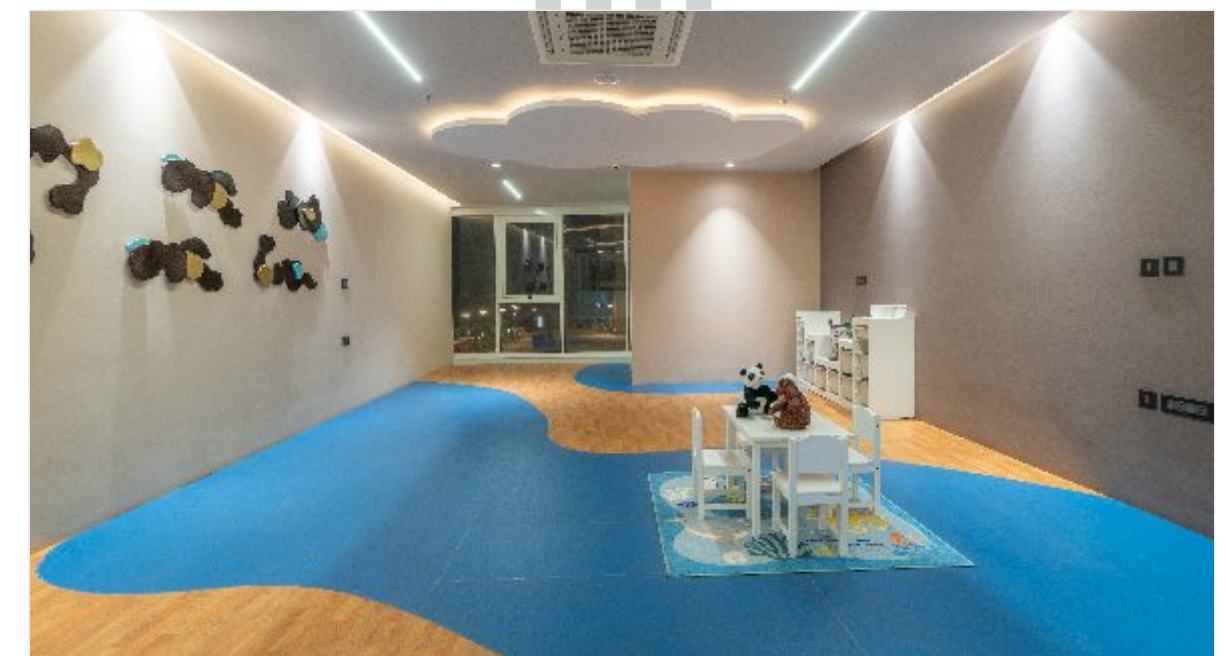




Conference Room



Creche





CLUBHOUSE SECOND FLOOR

- Badminton Court
- Squash Court
- Conference Room
- Cards room

Catering To Every Need

The third floor of the clubhouse enjoys a beautiful interior ambiance best suitable for indoor games. Serviced by professionals, spa & salon 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





Reception

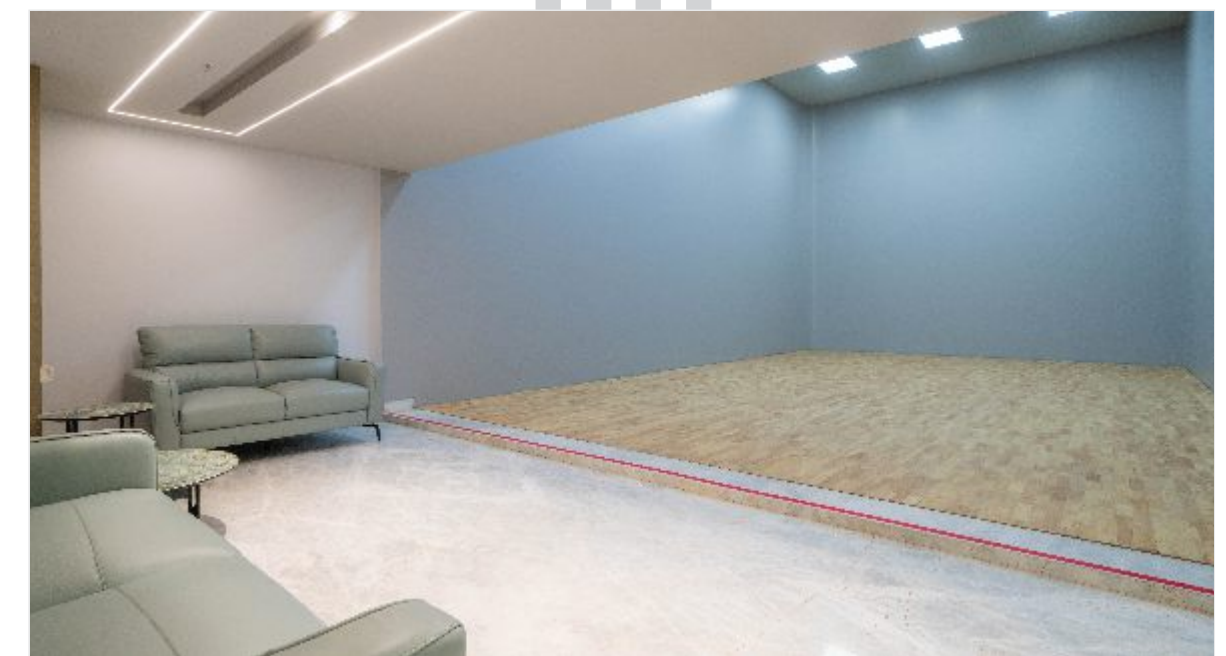




Badminton Court



Squash Court



Cards Room



Conference Room



Cards Room





CLUBHOUSE THIRD FLOOR

Preview Theatre

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.





Preview Theatre





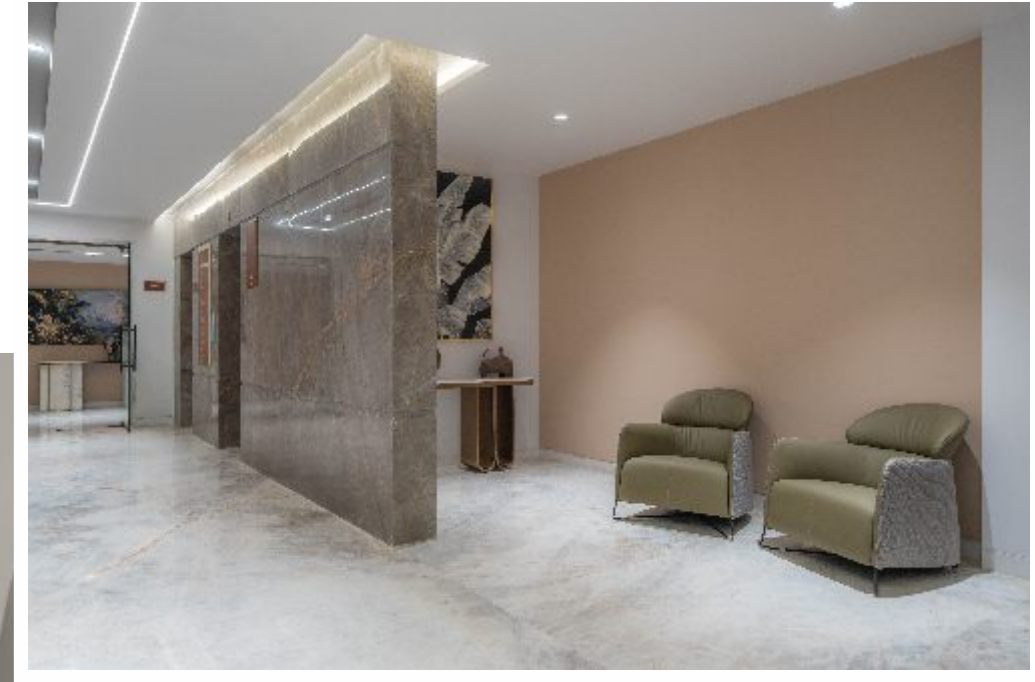
CLUBHOUSE FOURTH FLOOR

- Waiting Lobby
- Spa / Saloon
- Jacuzzi
- Guest Bedrooms





Waiting Lounge





Spa



Saloon





Jaccuzi



Guest Room





CLUBHOUSE TERRACE

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

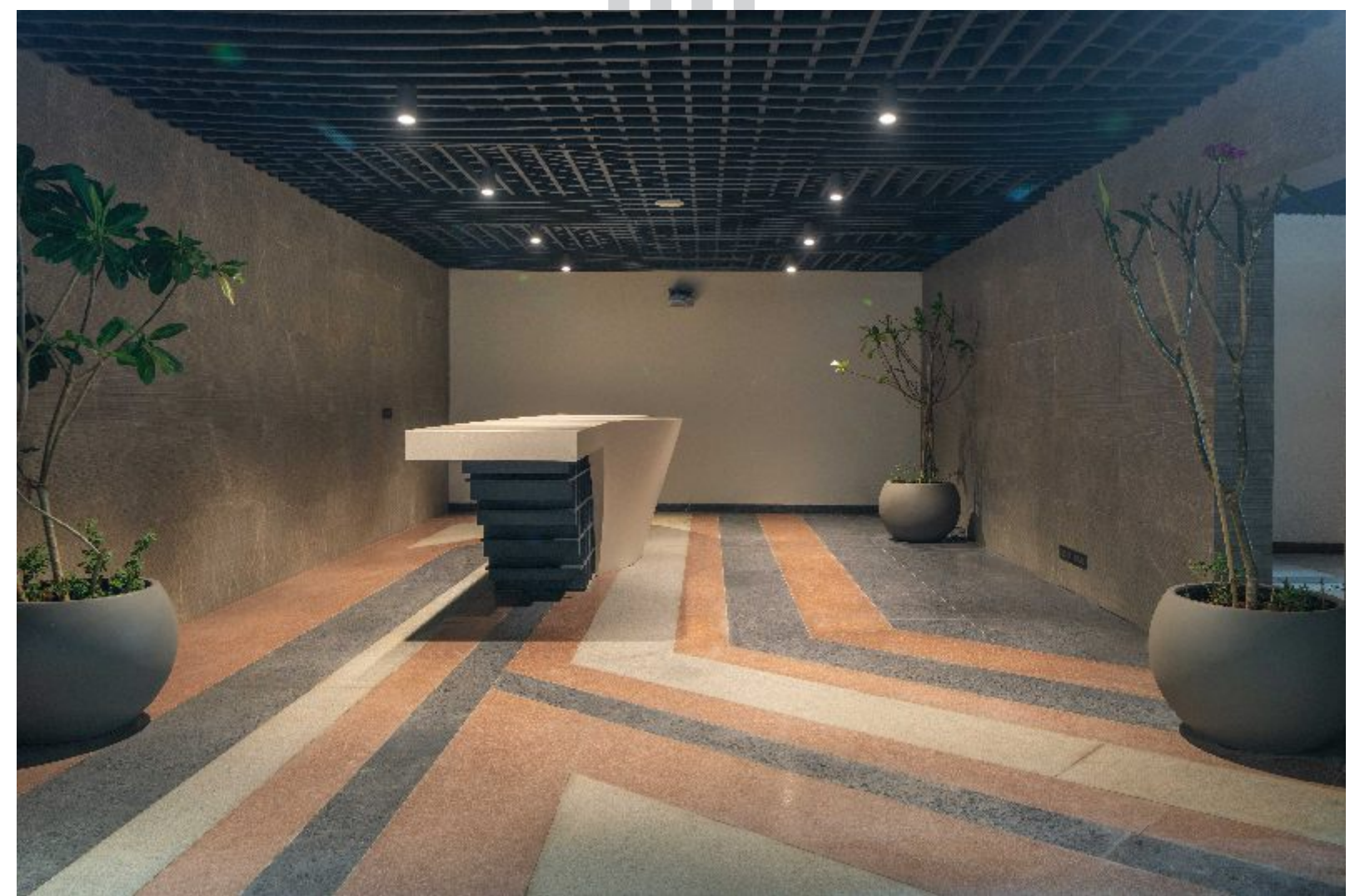
Terrace For Tranquility

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



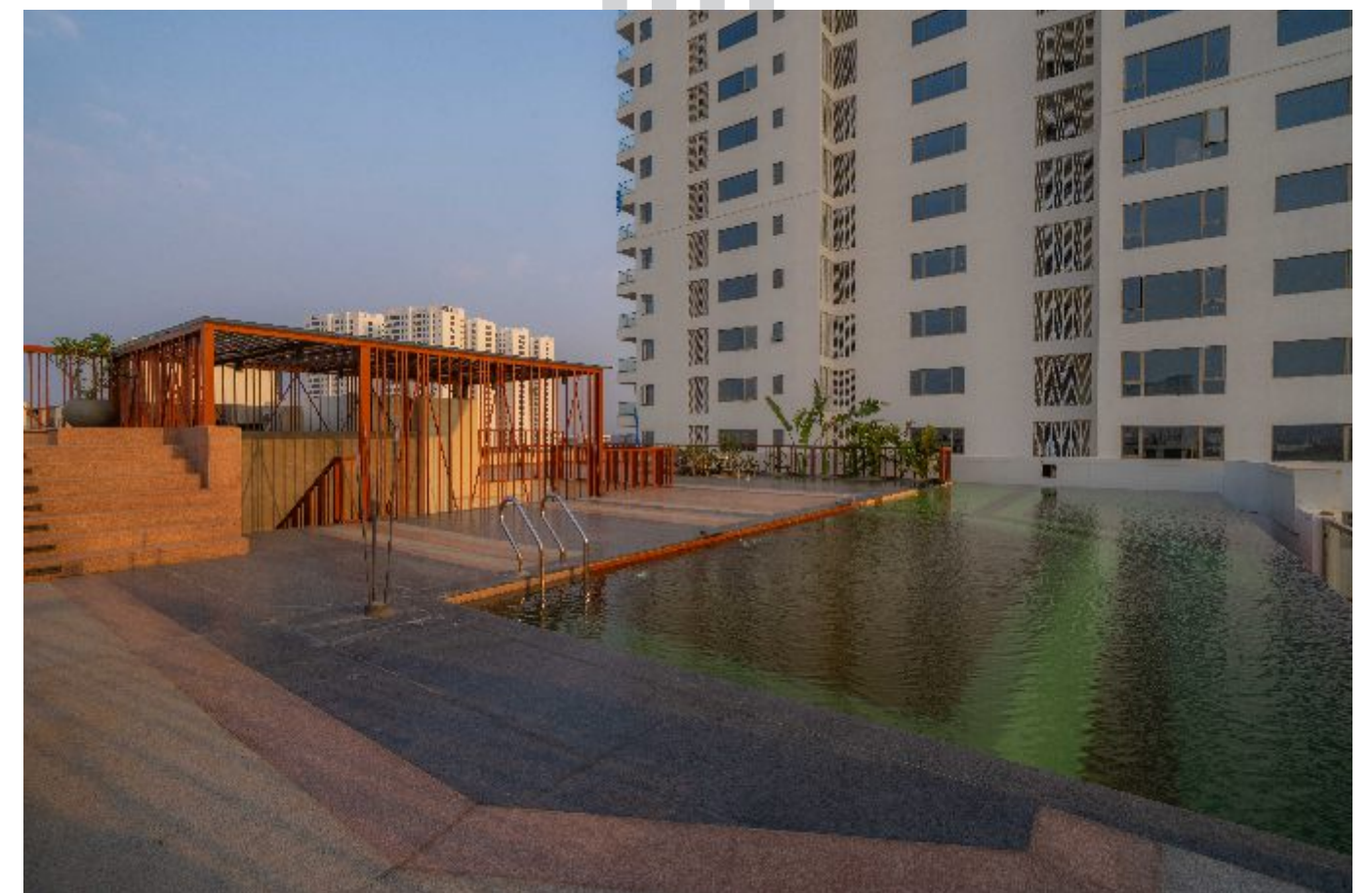
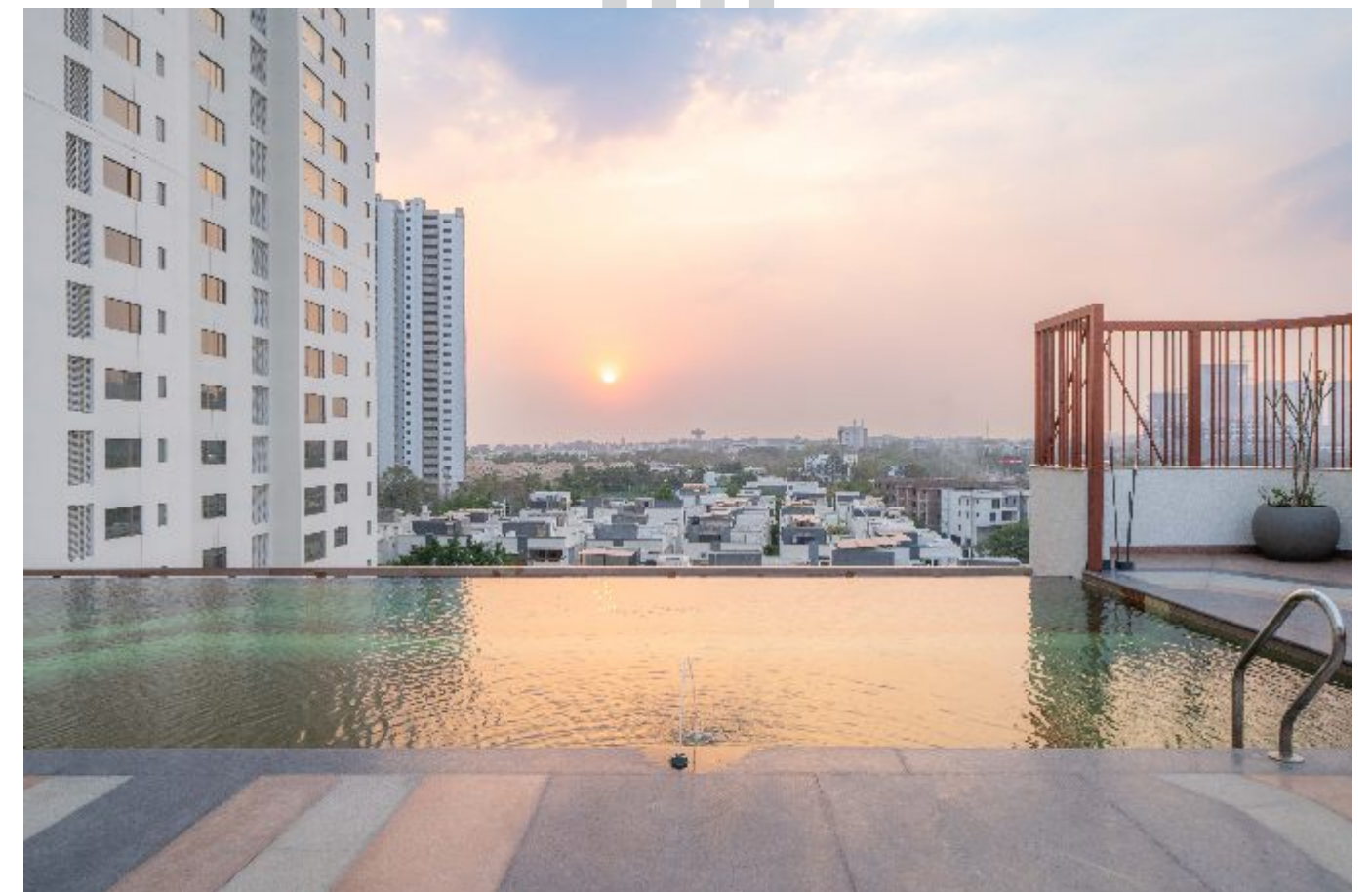


Pathway To The Paradise





Infinity Swimming Pool
On The Terrace Overlooking Urbanscape



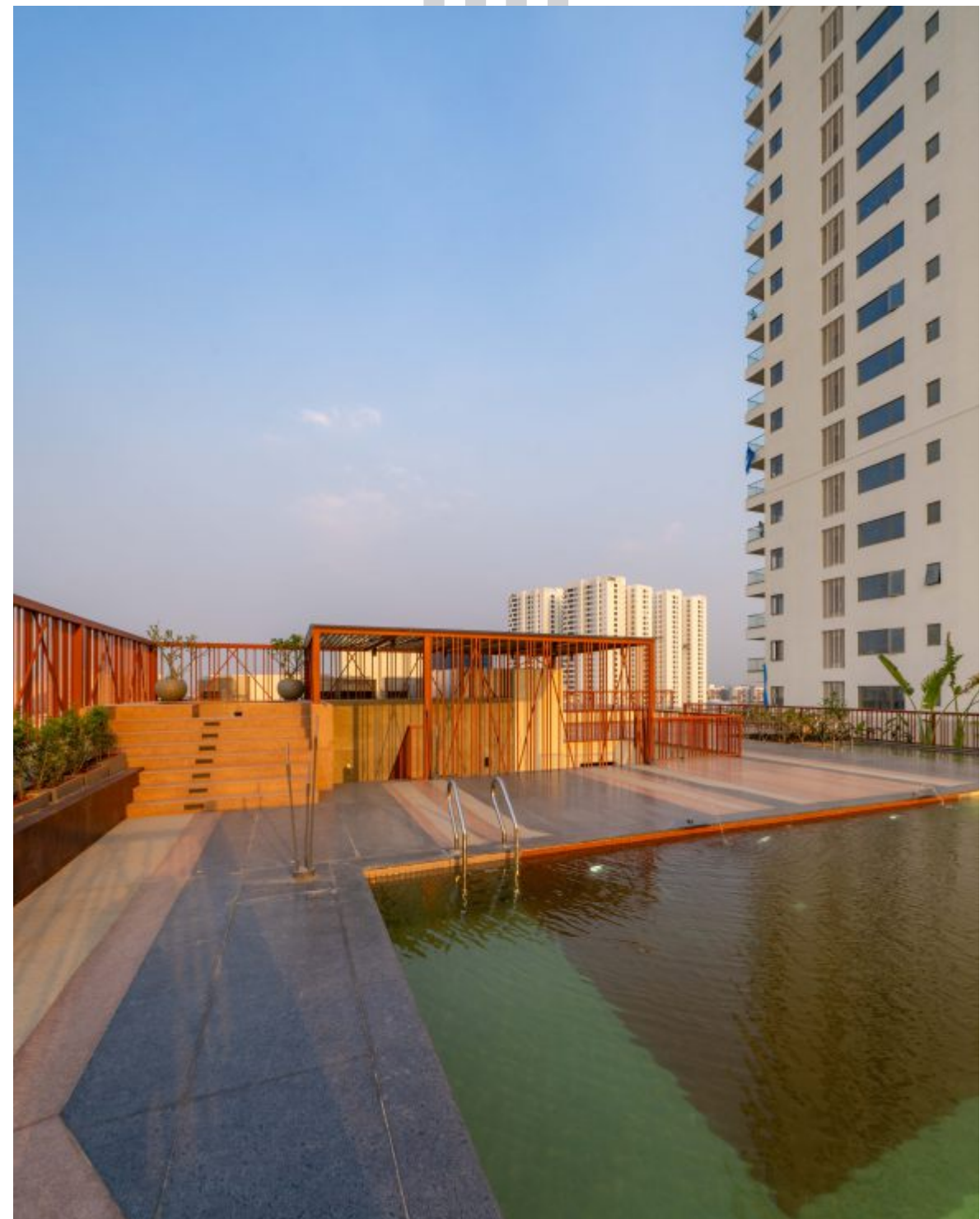


A celestial infinity pool for the privileged few
beneath the night sky





Infinity Swimming Pool & Kids Pool On The Terrace



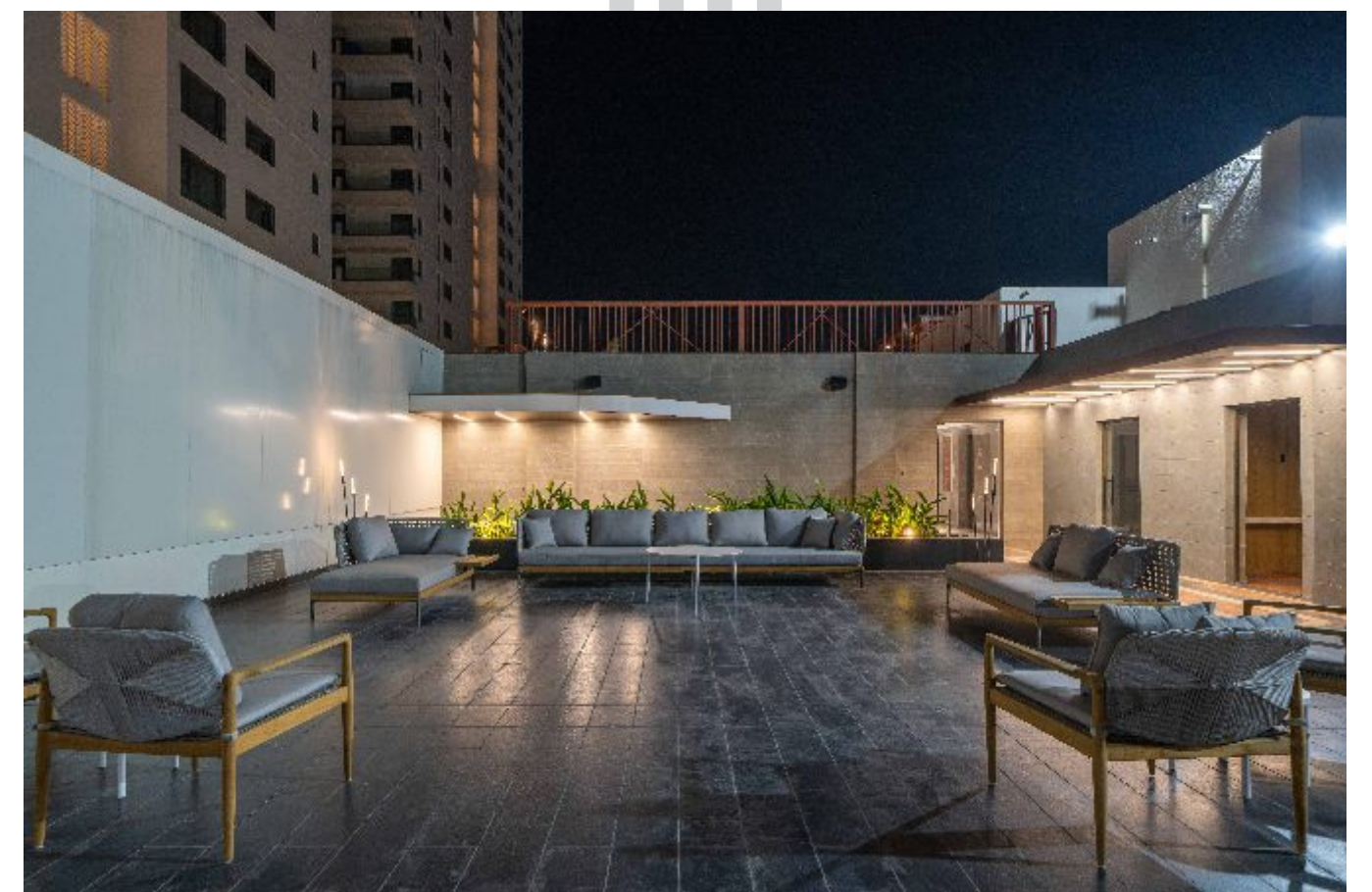


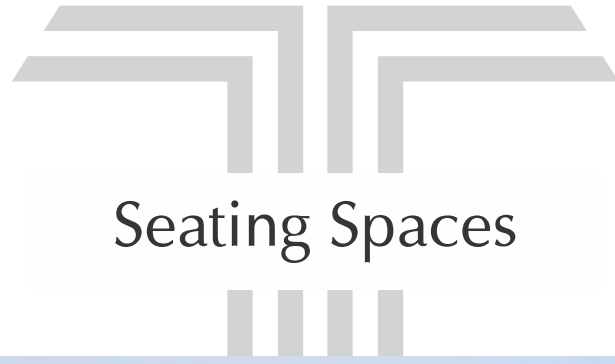
Jacuzzi





Party Area On The Terrace





Seating Spaces



SPECIFICATIONS

STRUCTURE

R.C.C. framed structure to withstand wind and seismic loads.
Super Structure: Block masonry.

PLASTERING

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.
Frame Best Teak wood section with seasoning.
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.
Frame Best Teak wood section with seasoning.
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.
Frame Best Teak wood section with seasoning.
Shutter 40mm thick 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 on one side, laminate on other sides.

WINDOWS & FRENCH DOOR FRAME & SHUTTER

French Doors Anodised Aluminium frames with toughened glass panelled sliding shutter with toughened high performance glass and offers advanced thermal to withstand wind loads.
Windows Imported Aluminium frames, toughened 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.

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.

ELEVATORS / LIFTS

Residents / Guests Lifts
High speed automatic Stainless Steel Lifts of Mitsubishi / Toshiba or equivalent make with group control and ARD with V3F for energy efficiency.
Finger print and access card system in residents lift.

For Blocks - A&B - 3 Nos. of high speed lifts.

For Blocks - C&D - 3 Nos. of high speed lifts.

1 Service / Goods Lift per block.

Flooring Aesthetically designed flooring of imported marble / Granite.

Lift cladding Imported Marble / Granite. Service / Goods Lifts.

One high speed automatic Stainless Steel Lifts of reputed make with ARD with V3F for energy efficiency.

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 Vitrified 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.
Led Glass Mirrors in 4 Toilets.

LIVING BALCONIES / WET KITCHEN

Anti - skid imported quality verified 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.

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.

Thermostat diverter with shower of reputed make.

Faucets All faucets (CP), 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.

SPECIFICATIONS

| | |
|---------------------|---|
| Rain Showers | Rain showers in master bedroom. |
| Mirrors | LED Glass mirrors in all bathrooms (except in maid room toilet). |
| 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 |

HOME AUTOMATION

- Gas leak detector with shut-off valve.
- Provision to install Wi-Fi within house.
- Meter readings with bill alerts.

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), & 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 & 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 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.

OUTDOOR AMENITIES

- Outdoor Cricket Net Practice
- Half Size Basketball Court
- Kids Play Area
- Jogging Track
- Amphitheater
- Central water fountain
- Senior citizens plaza
- Out door Gym
- Cycle track

Optional features at extra cost:

- VRV / VRF system of reputed make in drawing room, living room, dining room and 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.

PROJECT CONSULTANTS

ARCHITECTS



STRUCTURAL



MEP



LANDSCAPING



NEW MEDIA





Sri Sreenivasa INFRA

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