



FORTUNE'S **icon** A R R I V E S



A PROJECT BY  FORTUNE GROUP



LIVE LIFE THE ICONIC WAY

FORTUNE'S **icon**

Fortune's Icon comes as the best appreciation of your achievement in life. Commandingly located at one of the sublime locations of Hyderabad at Banjara Hills, Fortune Icon is passionately crafted and being built to the iconic standards. **Fortune's Icon** is insightful of your needs and aspirations to celebrate life. The prestigious project at Rd No 10, Banjara Hills is a dream home that thrives on supreme quality, opulent spaces and verdant landscape...it's **Fortune's Icon**, the address of who's who in Banjara Hills.



LAPPED IN LUXURY AND VERDANT GREENS,
SOAKED IN NATURAL LIGHT
AND CARESSED WITH VENTILATION,
IT'S A RARE BLEND OF A HOME LIKE NO OTHER
AND A LOCATION LIKE NO OTHER.



DRIVEN BY PASSION...
DEFINED BY ATTITUDE...

FORTUNE'S **icon**

Fortune Group passionately presents **48 luxuriously appointed apartments** in **6 elegant blocks** in an island of spaces. The ambience is dominated by nature, the luxury is engineered by thoughtful designs to give an unsurpassed living environment.



NURTURED BY A VISION

Fortune's Icon is beyond brick and mortar. It's the vision of a total environment loaded with finer nuances to enhance the experience of absolute luxury and establish a benchmark in fine living. It's here, where the finest blends with the latest to create the rarest, in the true spirit and style of the Icon.

- Fortune's Icon** delivers delightful additions that take you by surprise... Like,
- More space between apartments than the mandatory
 - Over 50,000 Sft landscaped area in a world of shrinking spaces
 - Exclusive 3-level clubhouse with courtyard
 - An exclusive landscaped garden in each apartment
 - The compelling beauty of designer lobbies and wide corridors
 - Italian marble in living, drawing, dining rooms & wooden flooring in master bedroom

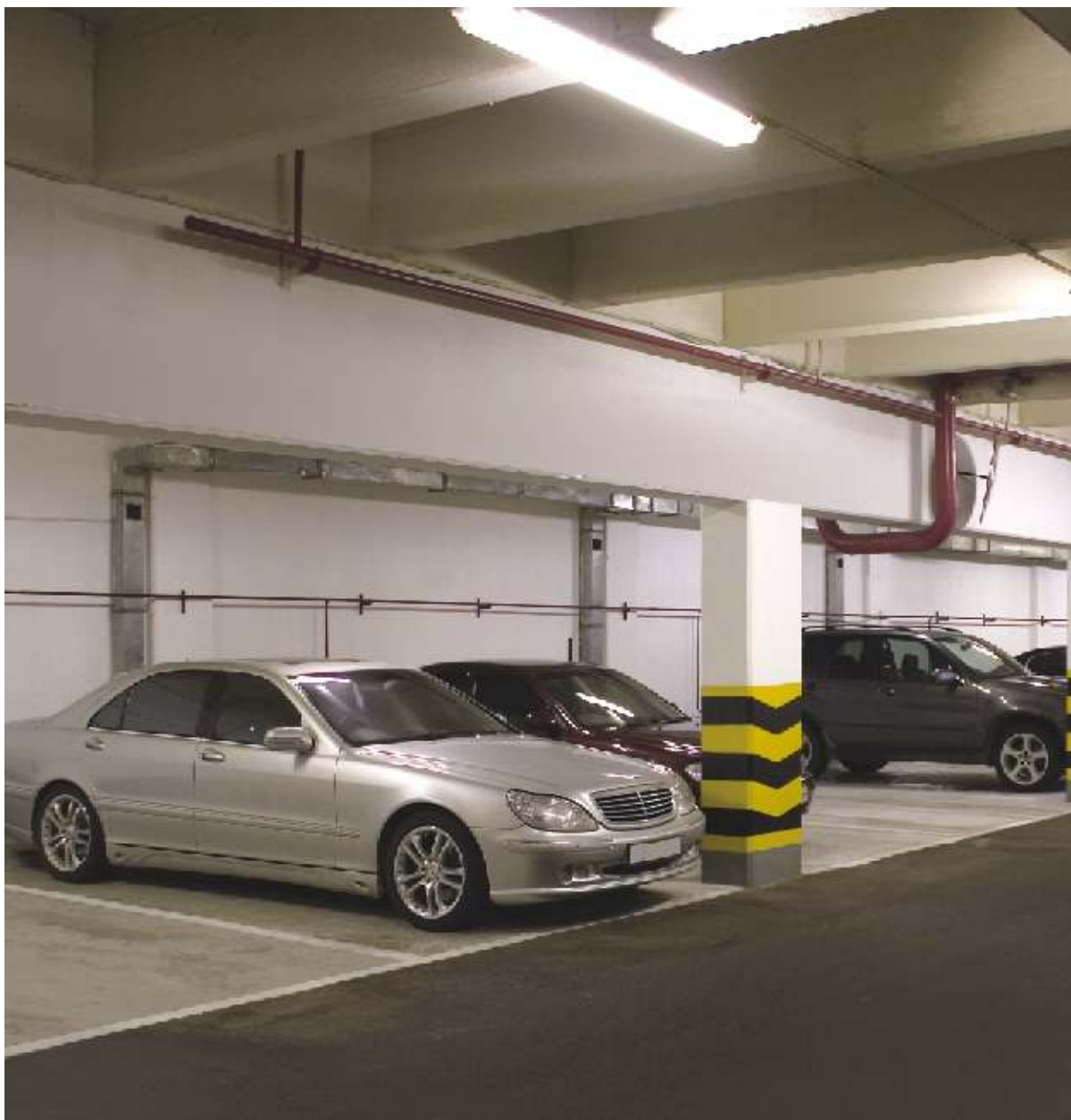




DESIGNED TO DELIGHT

FORTUNE'S **icon**

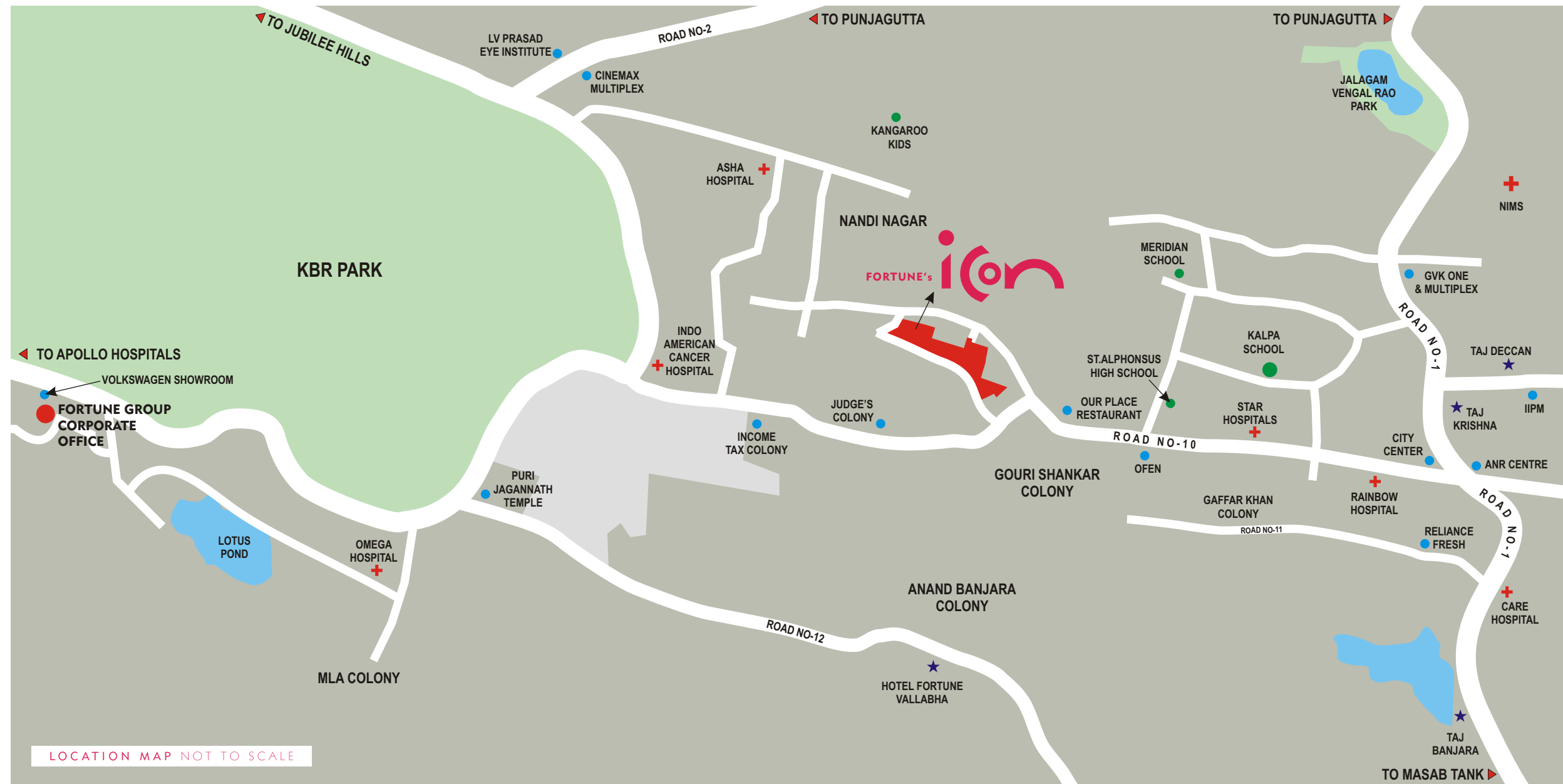
Fortune's Icon is designed for happiness. You can select from fully Vastu compliant condoluxes ranging in size from **2125 Sft to 3375 Sft** spaces with detailed planning that are built to perfection to enchant you. The premium quality craftsmanship is visible at every step, be it flooring, finishes or fittings. Gorgeous Italian marble adorns the living, drawing and dining rooms, while special wooden flooring adds a touch of charm to the master bedroom. Spacious sit-outs connect with ambient outdoors while large windows make the apartments naturally-lit and ventilated. You'll find well-defined spaces fostering warm relationships.



PAMPERED BY CONVENIENCE

FORTUNE'S **icon**

Even at the wheel, your comfort levels are iconic. Three-car parking spaces for each condolux is a true luxury. Wide driveways, security controlled movements are hassle-free. Underground parking lets you enjoy a seamless and pollution-free environment. Car wash area, drivers' lounge go a long way in keeping your fleet spik and span. The security is taken for granted. 24-hr professional security with intercom, video door phone and all round solar fencing let you focus on your job and ensure peace of mind whether you are at home or in traveling.



ENJOYED BY ICON...
ENVIED BY OTHERS...

FORTUNE'S **icon**

You couldn't have asked for more at Rd No 10. **Fortune's Icon** is supremely located between the shopping glitter of Rd No 1 and the quiet greenery of KBR Park. World class shopping centers like City Center and GVK One and its multiplex are just around at a few minute distance. Schools like Meridian and Kalpa are two minutes drive. Leisure times come alive in the lung space of KBR Park nearby. **Fortune's Icon** is a befitting address for a perfectionist like you.



FORTUNE'S **icon**

FORTUNE'S



VALUES YOUR SPACE THAT WORK THE BEST FOR YOU

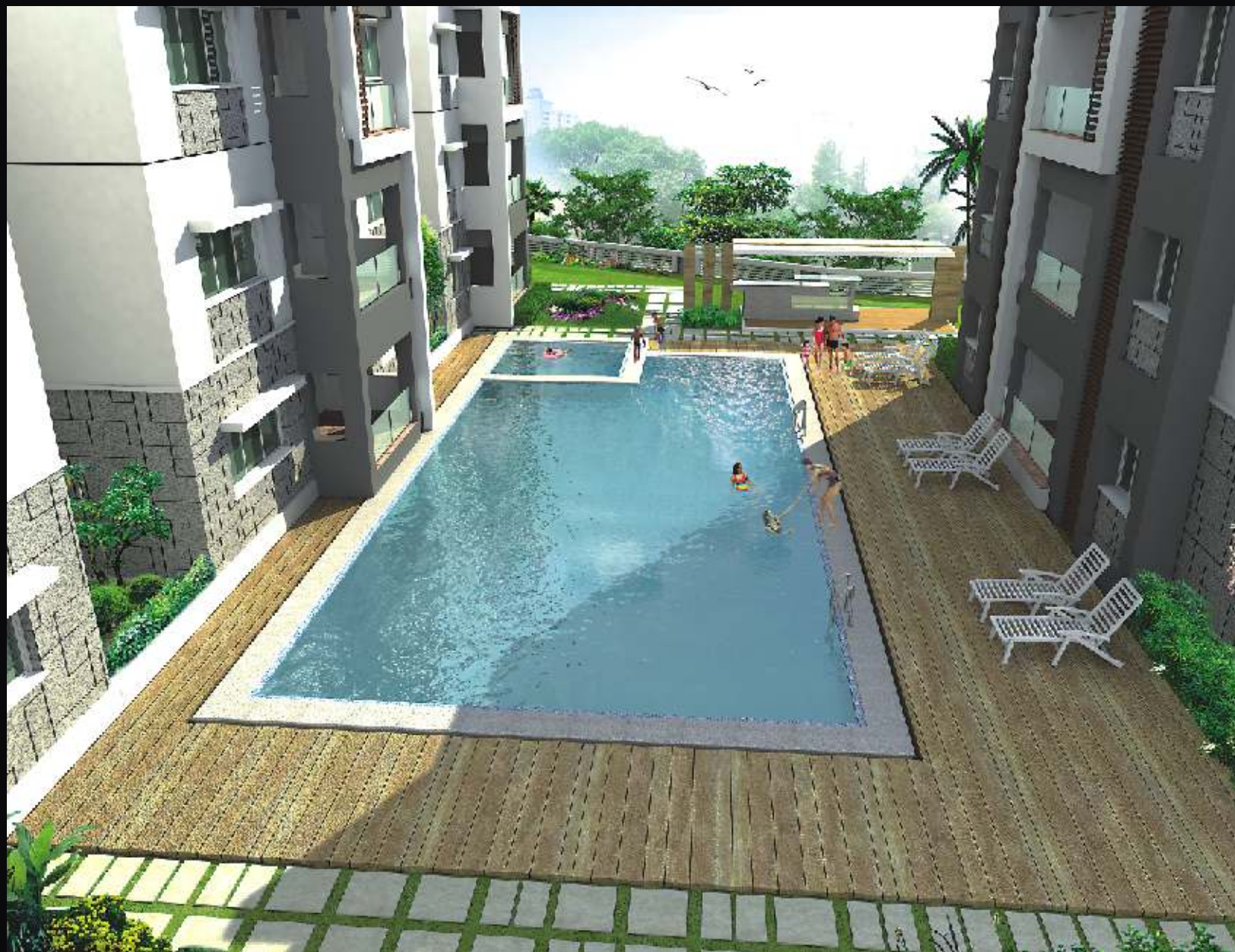
**YOUR HOME IS THE FINEST RENDEZVOUS
OF INDOORS AND OUTDOORS.
THERE IS NO FINE LINE BETWEEN THE TWO.
THEY MERGE INTO EACH OTHER
TO CREATE A DISTINCT AMBIENCE CALLED
FORTUNE'S ICON.**



FEATURE-RICH HOME



- A Gated community of 48 premium condoluxes
- 6 Elegant Blocks with independent lifts & staircases
- 2125 Sft to 3375 Sft areas
- 3 Parking spaces per each condoluxe
- Vaastu compliant
- Tot lots
- All round solar fencing
- 24-hr Security with Intercom
- Video door phone
- Centralized piped gas
- Professionally designed landscaped rock gardens with water bodies
- Barbeque pits
- Senior citizens' niche areas
- International luxury brand fittings
- Servant quarter with washroom
- Generator for 100% Power back up (Except A/c's)
- Drivers' lounge
- Separate car wash area
- RO water purifier in every kitchen
- Ample ground water
- Separate washrooms for service staff

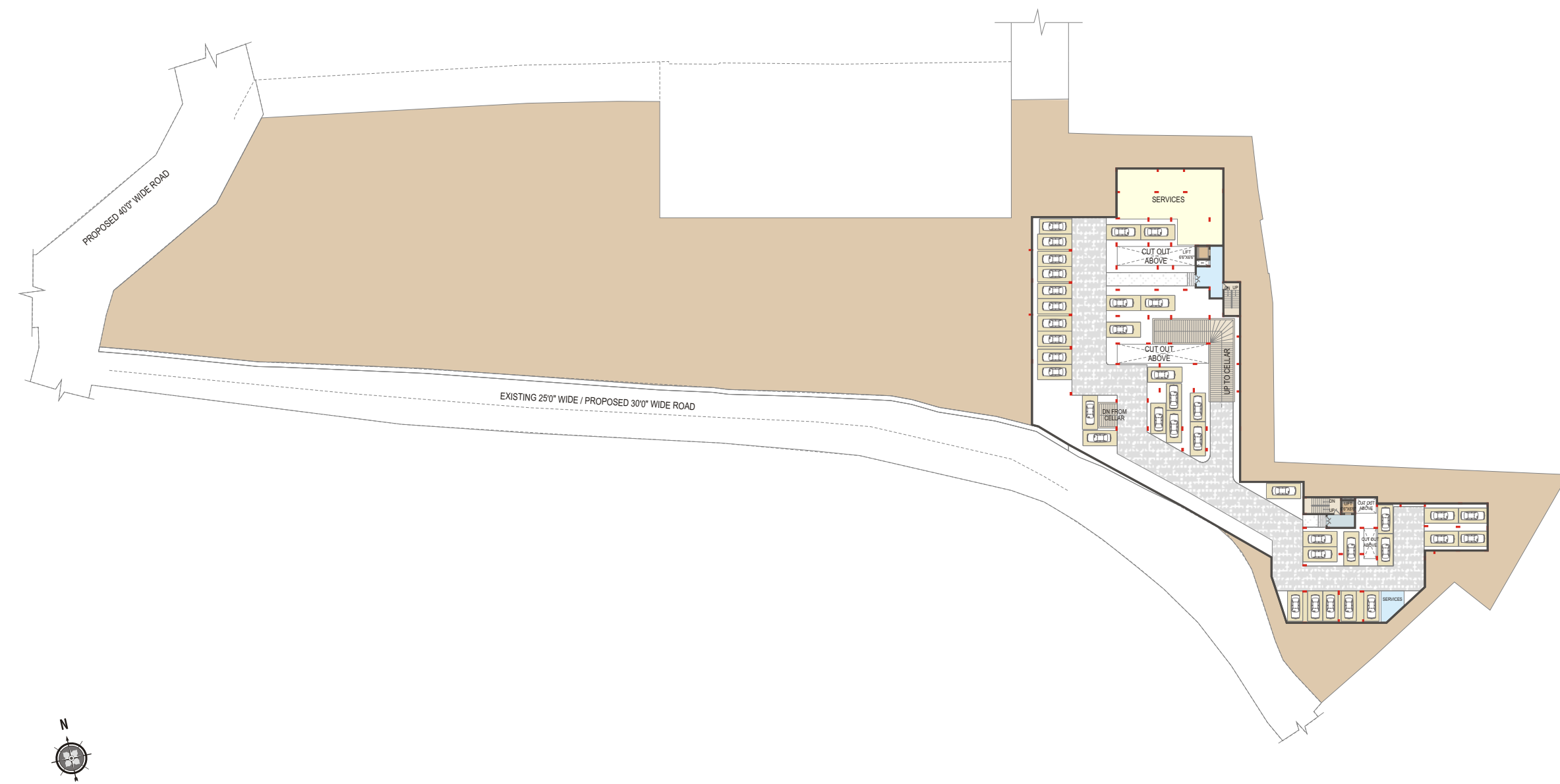


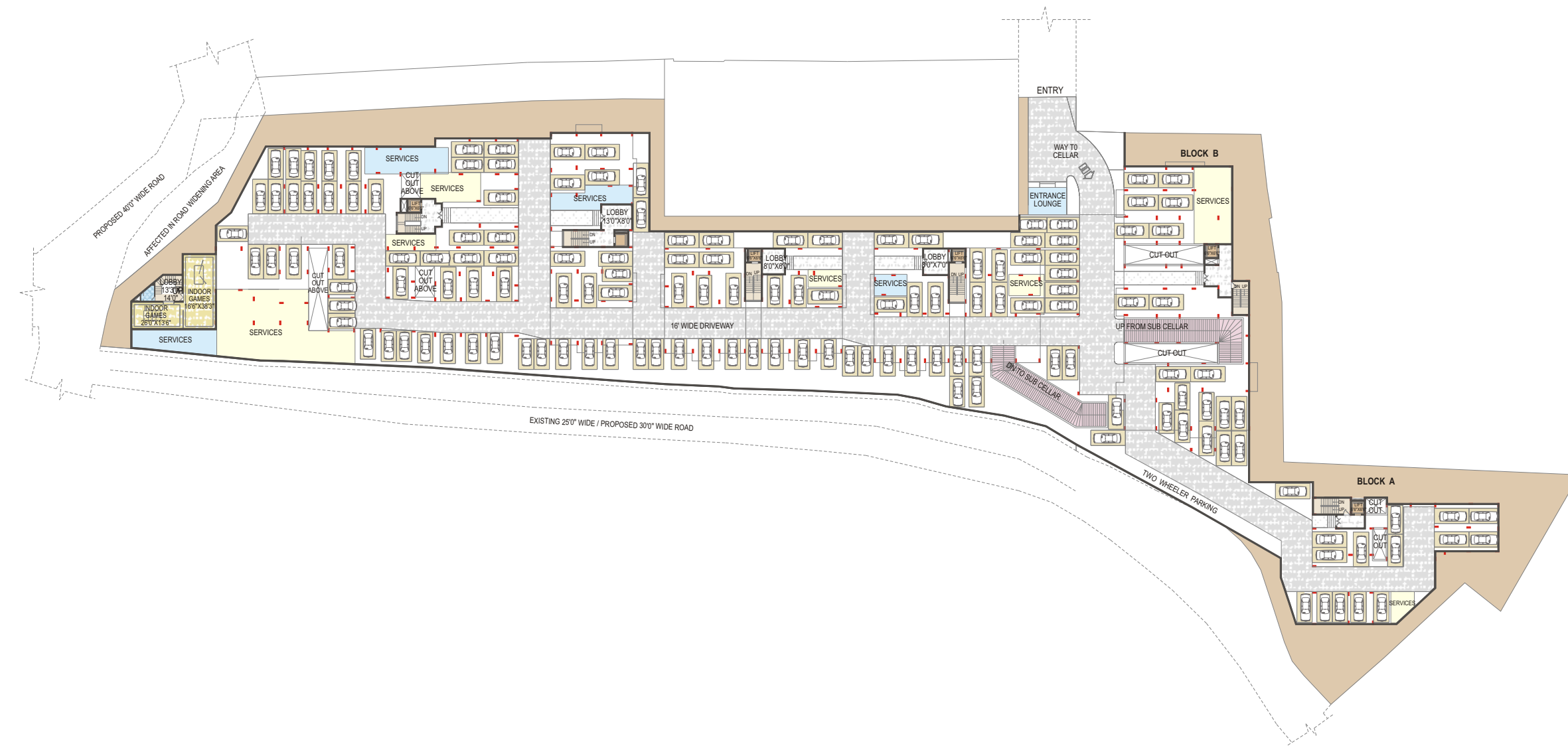
TIME FOR FUN & FAMILY...



- Exclusive 3-level clubhouse with courtyard
- Swimming & toddlers' pool with deck area
- Indoor games
- Fully equipped A/c gymnasium
- Multi-purpose hall with party area
- Banqueting facility with extended lawns

Thrilling times begin once you step outside your home. The immaculate landscaping envelopes an exclusive clubhouse, the hub of recreation and lively interaction. Keep your body fit at gym or play a game at Indoor games enclave. Host parties with élan at multi-purpose hall and socialize with neighbors. We promise you will never run out of excitement.





TYPICAL FLOOR PLANS



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TYPICAL FLOOR PLANS





LOTUS BLOCK



LILY BLOCK



FOUNDATION AND STRUCTURE: RCC framed structure to withstand wind and seismic loads for zone II

SUPER STRUCTURE: Fly-ash \ Hydraulic pressed cement blocks masonry in cement mortar for internal and external walls.

PLASTERING: INTERNAL: Single coat cement plastering finished with gypsum plaster / putty finish.
EXTERNAL: Double coat sand faced cement plastering finished with texture paint.
CEILING: Double coat sand faced cement plastering finished with putty finish.

JOINERY WORKS:

MAIN DOOR: Polished granite varnished frame with moulded borders / Teak wood frame having BT wood door.

Internal Doors: Polished granite frame with moulded borders / Teak wood frame having waterproof designer moulded doors

FRENCH DOORS: BT wood door frame & shutter style & rails with float glass paneled shutter and designer hardware of reputed make / UPVC.

WINDOWS: UPVC windows with toughened glass.

PAINTING :

INTERNAL: Smooth finish with wall putty, two coats of Acrylic emulsion paint over a coat of primer.
CEILING: Smooth finish with wall putty, two coats of acrylic emulsion paint over a coat of primer.

ELEVATION: Combination of texture, cladding and luppam finish as per architectural design.

PARKING AREA: Two coats of cement based waterproof paint over a base coat of primer and parking signage with radium paints, driveway route indication with radium paints.

FLOORING

DRAWING /DINING/LIVING: Italian marble with skirting

BEDROOMS AND KITCHEN: All bedrooms and kitchen with 600 mm x 600 mm vitrified tiles with skirting.

INTERNAL / VISIBLE STAIRCASE / LOBBIES: Italian marble mixed with Indian marble, designed as per the architect.

TOILETS: Best quality acid-resistant anti-skid ceramic tiles.

Lift Cladding: Italian marble, mix with Indian marble and granite as per the architectural design.

PARKING: Granolithic / paving blocks flooring.

DRIVEWAY: Designer paving tiles in both sides of driveways.

TILES CLADDING AND DADOING:

KITCHEN: Glazed ceramic tiles dado upto 2' height above kitchen platform.

TOILETS: Designer glazed ceramic tiles dadoing with borders and motifs up to 7' height.

UTILITY / WASH: Glazed ceramic tiles dado upto 3' height.

KITCHEN PLATFORM: Granite platform having steel sink with hot and cold water provision for both Manjeera and bore well water connections and R.O water system.

UTILITIES/WASH: Provision for washing machine, dish washer and wet area for washing utensils etc.

TOILETS: All toilets to consist of granite counter for wash basin wherever space permits, Hot and cold wall mixer with shower. Provision for geysers in all toilets. All CP and sanitary fittings of premium quality, international brand.

ELECTRICAL: Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary. Power outlets for air conditioners in all bedrooms, living and dining. Power outlets for geysers in all bathrooms. Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinder in kitchen. Plug points for refrigerator, TV and audio system etc wherever necessary. 40 amps 3-phase supply for each unit and individual meter boards, miniature circuit breakers(MCB) and ELCB for each distribution board.

AIR-CONDITIONING: Split A/c piping prefixed in all bedrooms, living and dining.

TELECOM: Telephone point in all bedrooms, drawing and living areas. Provision for internet connection in living room/bedroom. 4 pairs of cable to all the units. Intercom facility in all units connecting to security and amenities.

CABLE TV: Common Dish antenna provision, connecting with concealed cables to all bedrooms, living rooms.

LIFT: Lift of Kone, Schindler make with V3F technology for energy efficiency.

GENERATOR: 100% backup excluding A/c's including common areas.

PLUMBING & SANITARY:

WATER SUPPLY: ISI marks GI /PPR piping executed by professional plumbers.

DRAINAGE: ISI mark CI/PVC sanitary piping.

RAIN WATER HARVESTING: The rain water from the terrace and open areas will be collected through rain water pipes, which will be discharge into the rain water harvesting pits to recharge the underground water levels.

Note : Telephone point in toilet on request.

This brochure is a conceptual presentation only and not a legal offering.



BUILDING BENCHMARKS



Fortune Group is prolific builders shaping lifestyle communities in the Hyderabad. The goodwill they enjoy is the result of a dedicated outlook and a willingness to go the extra mile to distinguish themselves. Personalized service and open work culture have helped the Group to evolve into a trusted name that stands for quality products and timelines as the core of value offering.

Over **18 projects** are completed in a short span of 7 years to fulfill the aspirations of demanding clients. All their projects are lifestyle environments that ooze sophistication, futuristic planning, great finishing and of course, a delight that goes with them.

ONGOING PROJECTS



Essay Fortune, Begumpet



Fortune Hill View, ECIL 'X' roads



Fortune Monarch, Road no.36, Jubilee Hills



Fortune KumKum Heights, Kondapur

COMPLETED PROJECTS



Mahalaxmi Fortune, Marredpally



Rustumji Fortune, Abids



Sawhney Fortune, Begumpet



Fortune Residency, Begumpet



Fortune Majestic, Masabtank



Fortune Casablanca,
Whitefields, Madhapur

PROMOTERS



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LAND OWNERS

SHANTA SRIRAM CONSTRUCTIONS (P) LTD

PROJECT APPROVED BY



ARCHITECTS



GENESIS PLANNERS PVT. LTD.

ENGINEERS

ZAKI & ASSOCIATES

LEGAL ADVISORS

CP RAO & ASSOCIATES

KEEP AN APPOINTMENT WITH ICON!