## FOUNDATION & STRUCTURE

Structure: RCC-framed

Super Structure: CC brick / red brick of 9" external and 4.5" internal walls.





Internal Walls and Ceiling: Water-

proof putty finish with two coats of

premium emulsion paint of Asian or

External: Texture or putty finish with

Asian or equivalent make.

equivalent make, over a coat of primer.

two coats of exterior emulsion paint of

### **FLOORING**

PLASTERING Living, Dining, Bedrooms, Kitchen: Vitrified tiles (30"x30") of reputed make. **Internal and External Walls:** Balconies: Vitrified tiles (24" x 24") of 18mm double-coat cement plaster with smooth finishing reputed make. Ceiling: 12mm double-

Bathrooms: Anti-skid and acid-resistant tiles of standard make. Staircase / Corridor: Combination of

marble / granite / vitrified tiles as per architectural design.

Utility: Anti-skid tiles of standard make

Kitchen: Glazed tiles dado up to 2'

Bathroom: Glazed tiles of standard

height above kitchen platform.

make up to door height.

purifier, exhaust fan.

### **JOINERY WORKS**

Main Door: BT wood frame with two sides veneered flush shutter with melamine polishing and hardware of reputed make.

coat smooth cement plaster

External: 18mm double-coat

sand-faced cement plastering

Internal Doors: MT wood frame and flush shutter with painted white, fitted with reputed hardware.

Toilet Doors: MT wood frame and flush shutter with painted white, fitted with reputed hardware.

Windows: Three-track UPVC window systems with clear glass of NCL Wintech / Aparna or equivalent make.

Grills: Aesthetically-designed MS safety grills with enamel paint

# RAILING

KITCHEN

SS railing for staircases. MS powdercoated railing for balconies.

Granite platform and stainless-steel

sink. Provision for fixing of water

Sump and overhead tank.

We've ensured that along with beauty and aesthetics, your home also comes with quality and assurance. Also, when you make your way into the wonderful expanse of Golden Oriole, you will experience abundance of greenery. You will clearly see the difference between the buzz of the city and the beauty of nature.



# **BATHROOMS**

All sanitary fixtures are of Hindware / Cera / Jaquar or equivalent make. Single-piece EWC in all toilets of Hindware / Cera / Jaquar or equivalent make.

All CP fittings are chrome-plated of Hindware / Cera / Jaquar or equivalent make



## **ELECTRICAL**

a) Concealed copper wiring of Polycab or equivalent make, modular switches of Philips / LNT or equivalent make.

b) Power outlets for air-conditioners in all bedrooms.

c) Power outlets for geysers and exhaust fans in all bathrooms.

d) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen.

e) Washing machine in utility area. f) Three-phase power supply for each unit with individual meter boards. g) Miniature Circuit Breakers (MCB)

of reputed make for each distribution h) Telephone points in living and

master bedroom.

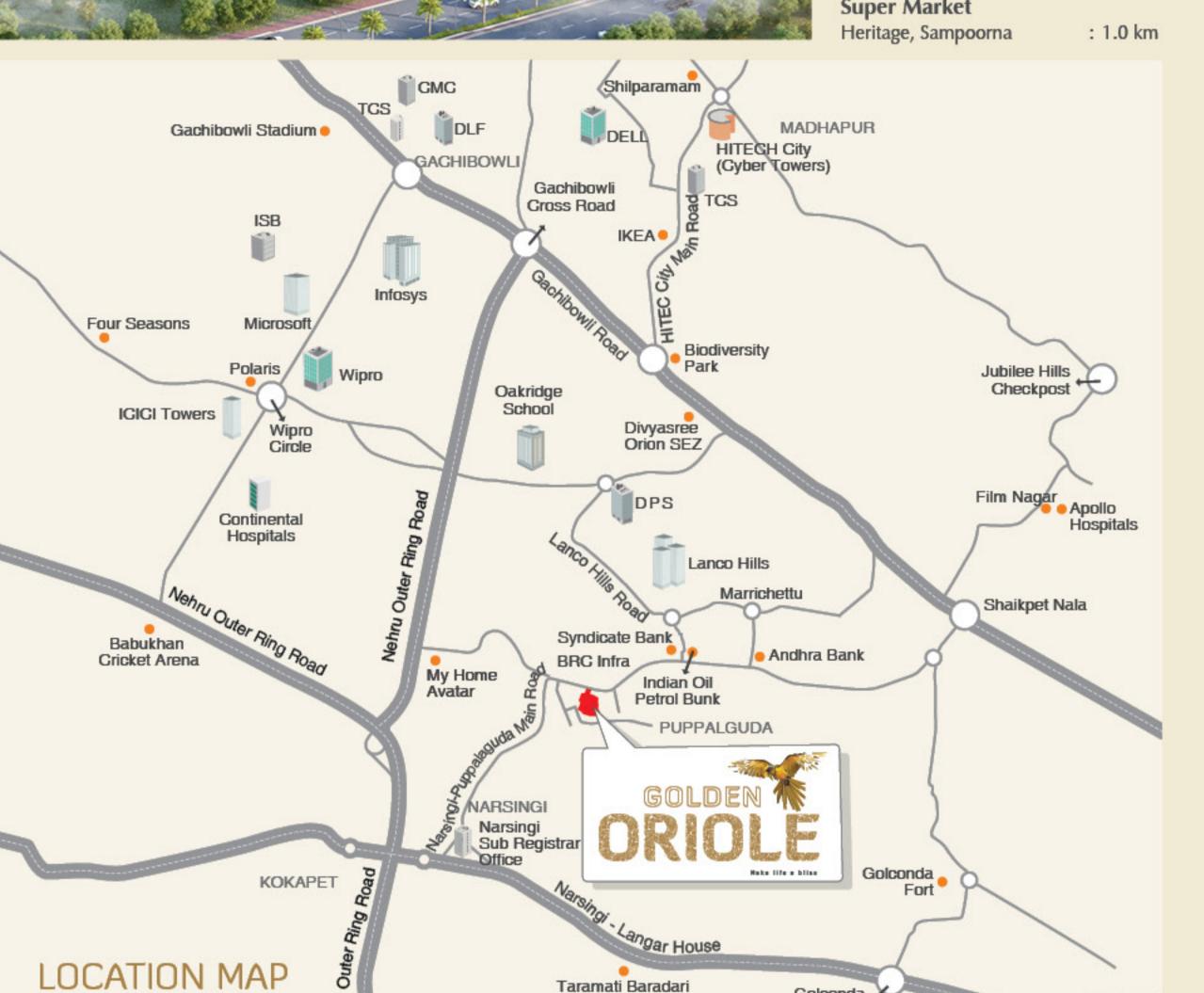
i) Wired internet provision in living room for wireless router connectivity.

Johnson / Kone or equivalent make.

## **WATER SUPPLY**









+91 800 800 7859, 800 800 6478 e-mail: info@fortunegreenhomes.com

website: www.fortunegreenhomes.com



(not to scale)

Structural Engineers Structural integrity
Structural engineers Cell: 99084 63000





: 6.0 km

: 6.0 km

: 8.5 km

: 4.5 km

: 5.0 km

: 6.0 km

: 7.6 km : 6.0 km

NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit



Let charm come FLYING IN.





2 € 3 BHK GATED COMMUNITY LUXURY APARTMENTS @ PUPPALAGUDA, MANIKONDA

### **AMENITIES & FEATURES**

- Open-Air Theatre
- Gazebos Elders' Seating Plaza
- Skating Area Half Basketball Court
- Jogging / Walking Track Open Badminton Court
- Individual Water Meter Cricket Practice Net Water Softener System
- Children's Play Area Rainwater Harvesting Pits
- Intercom and Internet
  - CCTV Surveillance in Parking Areas
  - Generator 100% DG set back-up for common areas, for all tubelights
  - Security Post Well-designed Landscape and fans in the flat
    - Maintenance Office

Grand Entry with

Solar Fencing

Sewerage Treatment Plant

Treated Water for Landscape





### **CLUBHOUSE**

### **GROUND FLOOR**

- Waiting / Seating Lounge
- Multipurpose Hall
- Party Lawn Swimming Pool with Pool Deck
- Bar-B-Que Counter

### SECOND FLOOR

- Library
- Spa / Creche
- Association Office Indoor Games
  - Open Terrace

THIRD FLOOR

■ Guest Rooms-2

Suite Room-1

The beauty and luxury of Golden Oriole is that it brings to you a massive clubhouse that admeasures 14,370 sft and within all of this, it also brings amenities and facilities that are just what will make this community wonderful and complete.

FIRST FLOOR

Yoga / Aerobics

/ Meditation Hall

with Equipment

Air-conditioned Gym



Good things like you EXPECTED.



TYPICAL FLOOR PLAN

**BLOCK-A** 



### Camaraderie like

# NO OTHER.

The early morning bird calls, the shout of the next-door neighbour, the laughter of friends, the gentle walk in the walkway, the joy of celebrating festivals and occasions with special friends in your apartment - all of these are gifts of living in on one massive community. If you are in for such delightful moments and a life of happiness - come find your home at Golden Oriole, a five-block 2 BHK and 3 BHK community with 245 homes. Located in Puppalaguda, it's your chance to make life reverberating with a special camaraderie with a world of friends.

**BLOCK -B** 

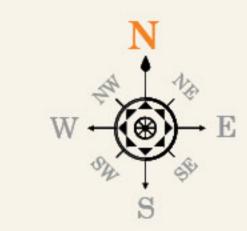
TYPICAL FLOOR PLAN







**TYPICAL** FLOOR PLAN





**BLOCK-D** TYPICAL FLOOR PLAN















