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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 the elevation, plans and specifications as deemed fit.

Artifice 9885253570



EMBRACE THE MAJESTIC LIFE.

FALCON

Pride of the horizon



2 & 3 BHK

LUXURY APARTMENTS

@ Alkapoor Township

PUPPALAGUDA

Grand Entrance View

THE END OF YOUR QUEST.

The name says everything. Everything about the grandeur and about its majesty. It says about pride and its distinct qualities. It comes close to no other and its elegance, none can match. It's the **Falcon**. Just like the bird that can be compared to none of its species, here's a residential commune that's like no other. Fortune Greenhomes presents **Falcon**.

You've finally discovered it.

FALCON
FORTUNE
GREENHOMES



Bring
ELEGANCE
INTO LIFE.

Falcon is an expansive commune laid out on a land of 6847 SQD's. (1.41 acres comprising 120 apartments). It's one of the largest residential communities in its vicinity. With a plethora of 2 BHK and 3 BHK units, you'll have enough to choose from, in the ever-expanding locality of Alkapoor Township in Puppalguda. It's for you to bring elegance into your life.



FALCON

Pride of the horizon



Aerial View

120
FLATS

Entrance View



Turns
LIFE SO
APPEALING.

Falcon is a large community, designed in such a way that it offers abundant convenience any which way you look at it. While it has a grand and appealing design, it has been planned smartly. Its beautiful façade, its enticing design, its abundant spaces — everything about it is worthy of calling this place a home.



FALCON
Pride of the horizon



Front & Side View

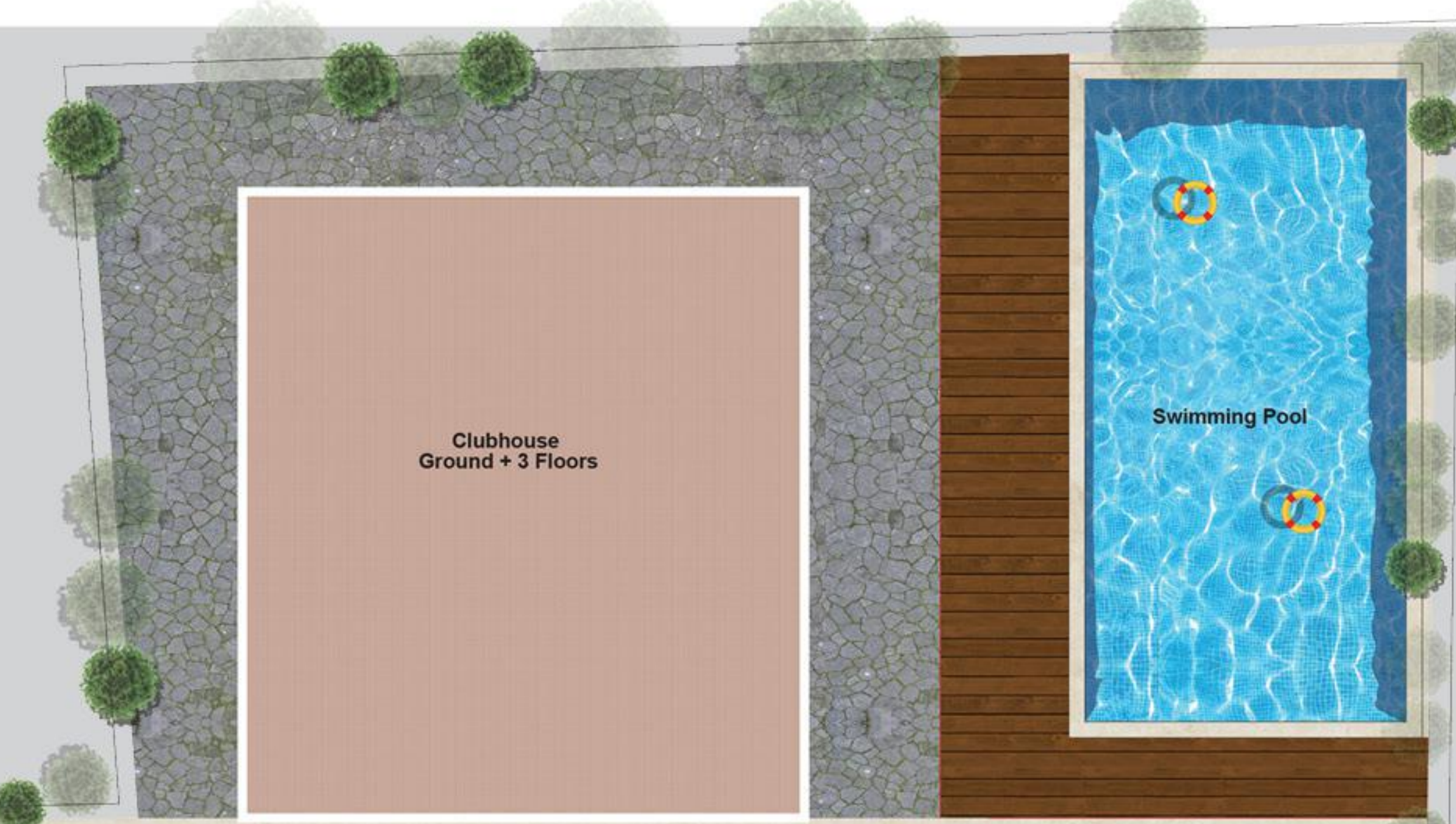


Great
IMAGINATION
IN PLENTY.

FALCON
FORTUNE
GREENHOUSES

Area Statement

Flat No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Type	3BHK	2BHK	2BHK	3BHK	2BHK	3BHK	2BHK	3BHK	3BHK	2BHK	2BHK	3BHK	2BHK	3BHK	2BHK	3BHK	3BHK	2BHK	3BHK	3BHK	3BHK	3BHK	2BHK	3BHK
Facing	East	East	East	East	West	West	West	North	North	East	East	East	West	West	West	North	North	East	East	East	West	West	West	West
Areas	1755	1290	1290	1510	1275	1135	1210	1605	1605	1210	1210	1645	1340	1135	1210	1605	1605	1210	1520	1445	1640	1300	1300	1765



TYPICAL FLOOR PLAN

The COMMUNE OF FRESHNESS.



40' Wide South Road

40' Wide South Road

Clubhouse View



CLUBHOUSE
Ground + 3 Floors

Make every
MOMENT
LIVELY.

Falcon is a home of elegance, but then, it is also home to a great social life, a splendid neighbourhood, aesthetic landscapes.

FALCON

Pride of the horizon



AMENITIES & FEATURES

CLUBHOUSE

- SWIMMING POOL
- BANQUET HALL
Spacious banquet hall.
- GYMNASIUM
Air-conditioned gym with equipment.
- INDOOR GAMES ROOM
- GUEST ROOMS
- CHILDREN'S PLAY AREA
Children's play area with sand pit.
- OPEN BADMINTON COURT
- INDIVIDUAL WATER METER
- WATER SOFTENER
- RAIN WATER HARVESTING
Tubular water harvesting pit.
- TELECOM AND INTERNET
Intercom facility within the community for all flats and security.
- SECURITY
CCTV surveillance in parking areas.
- SOLAR FENCING
Compound wall shall be constructed with solar fencing.
- GENERATOR
100% DG set back-up for common areas (lift, corridor lighting etc.) for all tubes and fans in the flat.
- PARKING
Entire parking is well designed to suit the requisite number of car parks.
- LANDSCAPING
Ample landscaping wherever feasible.





Quality
YOU CAN
COUNT ON.



FOUNDATION & STRUCTURE

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



PAINTING

Internal Walls & Ceiling: Water-proof putty finish with two coats of premium emulsion paint of Asian make, over a coat of primer.
External: Texture or putty finish with 2 coats of exterior emulsion paint of Asian make.



BATHROOMS

All sanitary fixtures are of 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 Cera / Jaquar or equivalent make.

SPECIFICATIONS



PLASTERING

Internal & External Walls: 18mm double-coat cement plaster with smooth finishing.
Ceiling: 12mm double-coat smooth cement plaster finishing.
External: 18mm double-coat sand-faced cement plastering.



FLOORING

Living: Vitrified tiles (30" x 30") of reputed make.
Dining, Bedrooms, Kitchen & Balconies: Vitrified tiles (24" x 24") of reputed make.
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.



RAILING

SS railing for staircases. MS powder-coated railing for balconies.



ELECTRICAL

- a) Concealed copper wiring of Polycab or equivalent make, modular switches of Philips 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.
- Three-phase power supply for each unit with individual meter boards.
- f) Miniature Circuit Breakers (MCB) of reputed make for each distribution board.
 - g) Telephone points in living and master bedroom.
 - h) Wired internet provision in living room for wireless router connectivity.



JOINERY WORKS

Main Door: BT wood frame with two sides veneered flush shutter with melamine polishing and hardware of reputed make.
Internal Doors: MT wood frame with flush shutter with two sides veneer painted white, fitted with reputed hardware fittings.
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 finish.



KITCHEN

Granite platform and stainless-steel sink, separate taps for municipal water and borewell water. Provision for fixing of water purifier, exhaust fan.



DADOING

Kitchen: Glazed tiles dado up to 2' height above kitchen platform.
Bathroom: Glazed tiles of standard make up to door height.



LIFT

Johnson / Kone or equivalent make.



WATER SUPPLY

Sump and overhead tank.

Aerial View



Where
PROGRESS
 RESIDES.

Falcon is set in Puppalaguda, Alkapoor Township. If at all there's one geography that's growing at a rapid pace in terms of value and the properties coming up in the whole of twin-cities, it is this.

Strategically located, Falcon is in close proximity to everything you ask for from IT parks, educational institutions, healthcare facilities, leisure getaways, historical places, entertainment spots and several other destinations. It's the home you've probably asked for.



LOCATION MAP
(Not to scale)



Google Coordinates 17.395194, 78.364183