

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

Kokapet

by



**Sri Sreenivasa**  
INFRA

A couple is seen from behind, embracing on a rooftop terrace. They are looking out over a cityscape at sunset. The sky is a warm, golden-orange color. In the foreground, there are modern, light-colored armchairs and a low table with several lit candles. The terrace has a glass railing and a small garden area with green plants and yellow flowers.

# 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**

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, a timeless classic, that's welcoming 232 privileged families to make it their home.





**LESS FLATS,  
MORE OPEN AREA,**  
More privacy

**ONLY 2  
APARTMENTS**  
Per floor

SONTHALIA  
**FOR TUNE**  
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

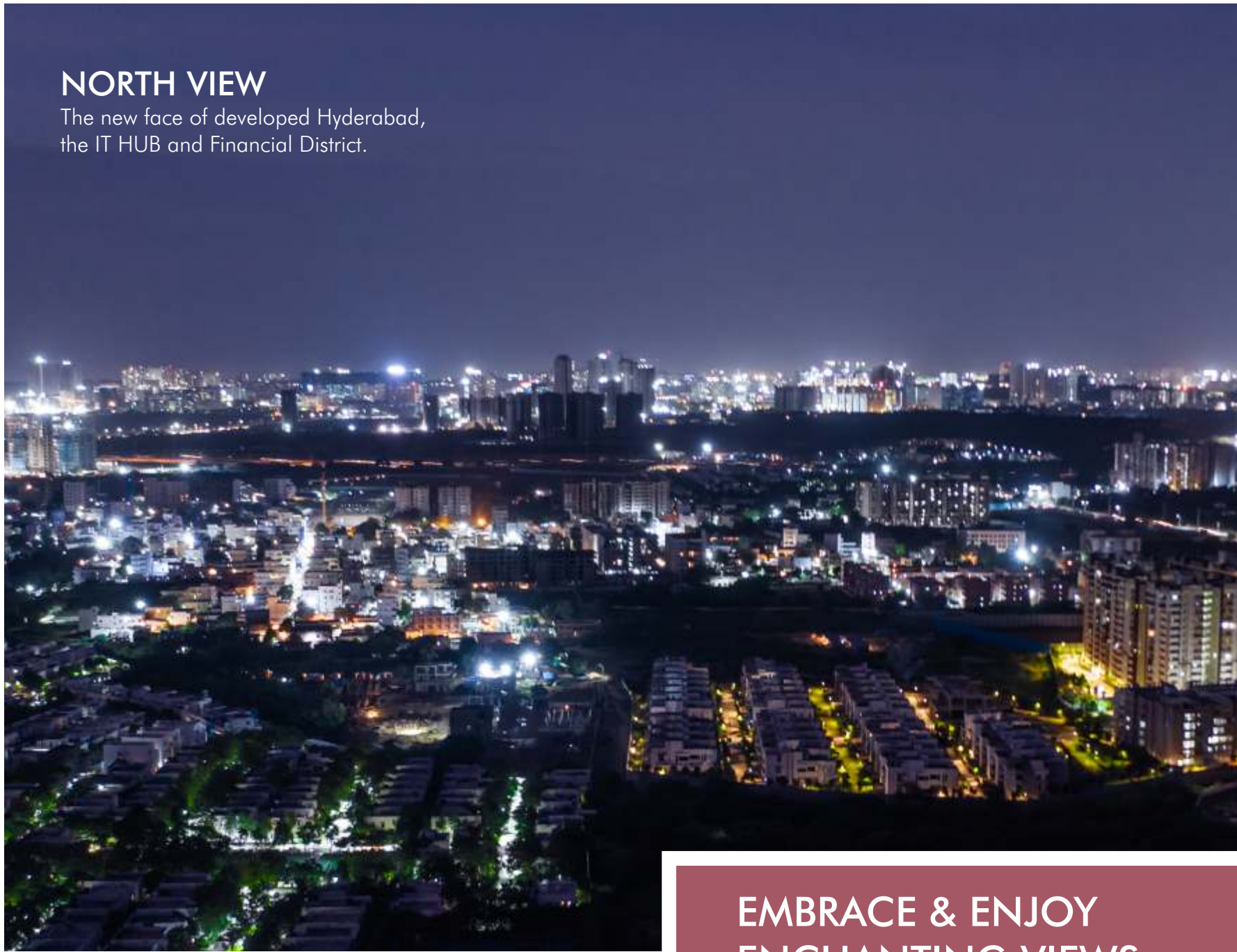
**ON 100 FEET  
MAIN ROAD**  
connecting IT Hub of  
Gachibowli & ORR

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

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

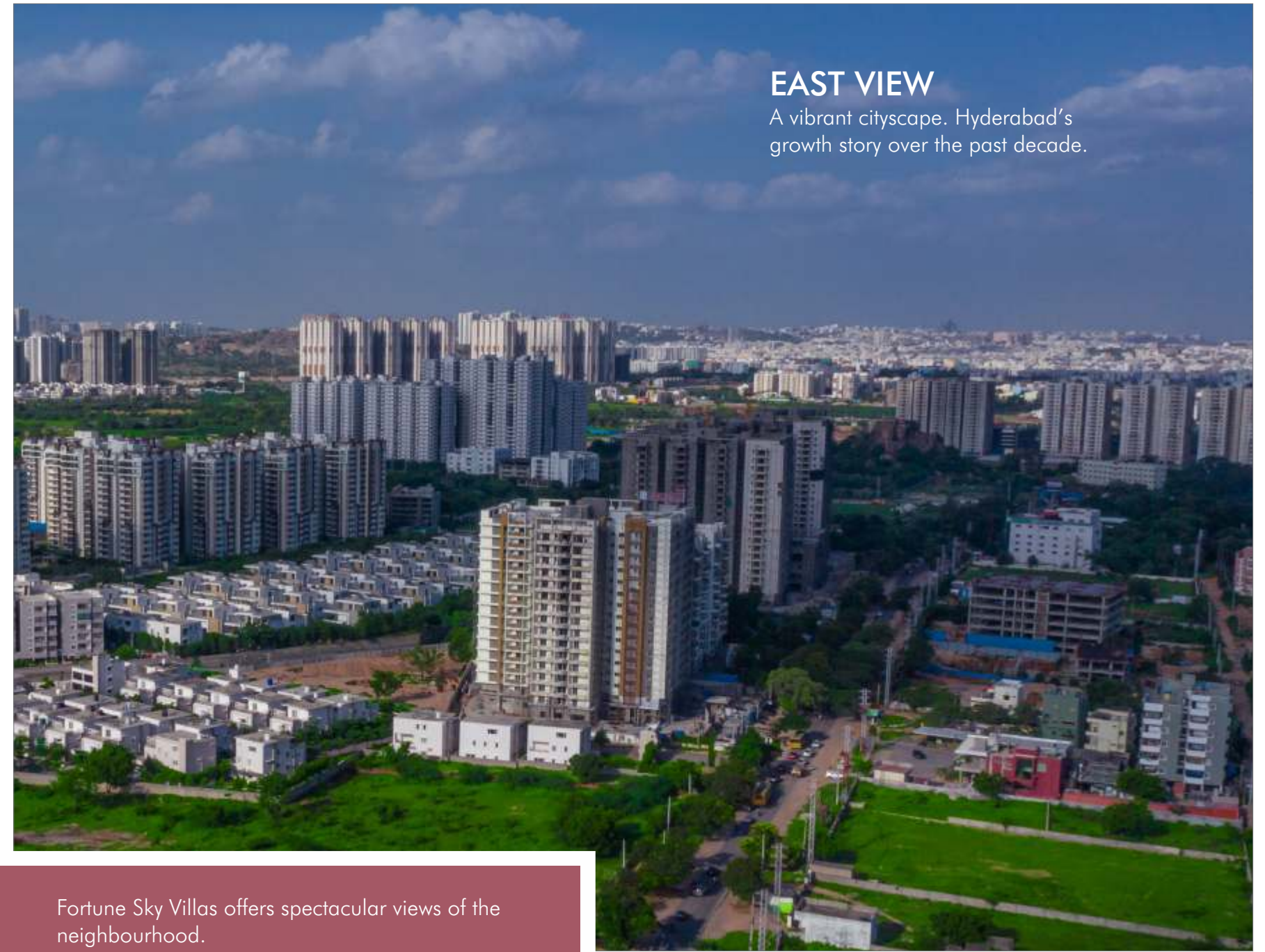
## NORTH VIEW

The new face of developed Hyderabad, the IT HUB and Financial District.



## EAST VIEW

A vibrant cityscape. Hyderabad's growth story over the past decade.



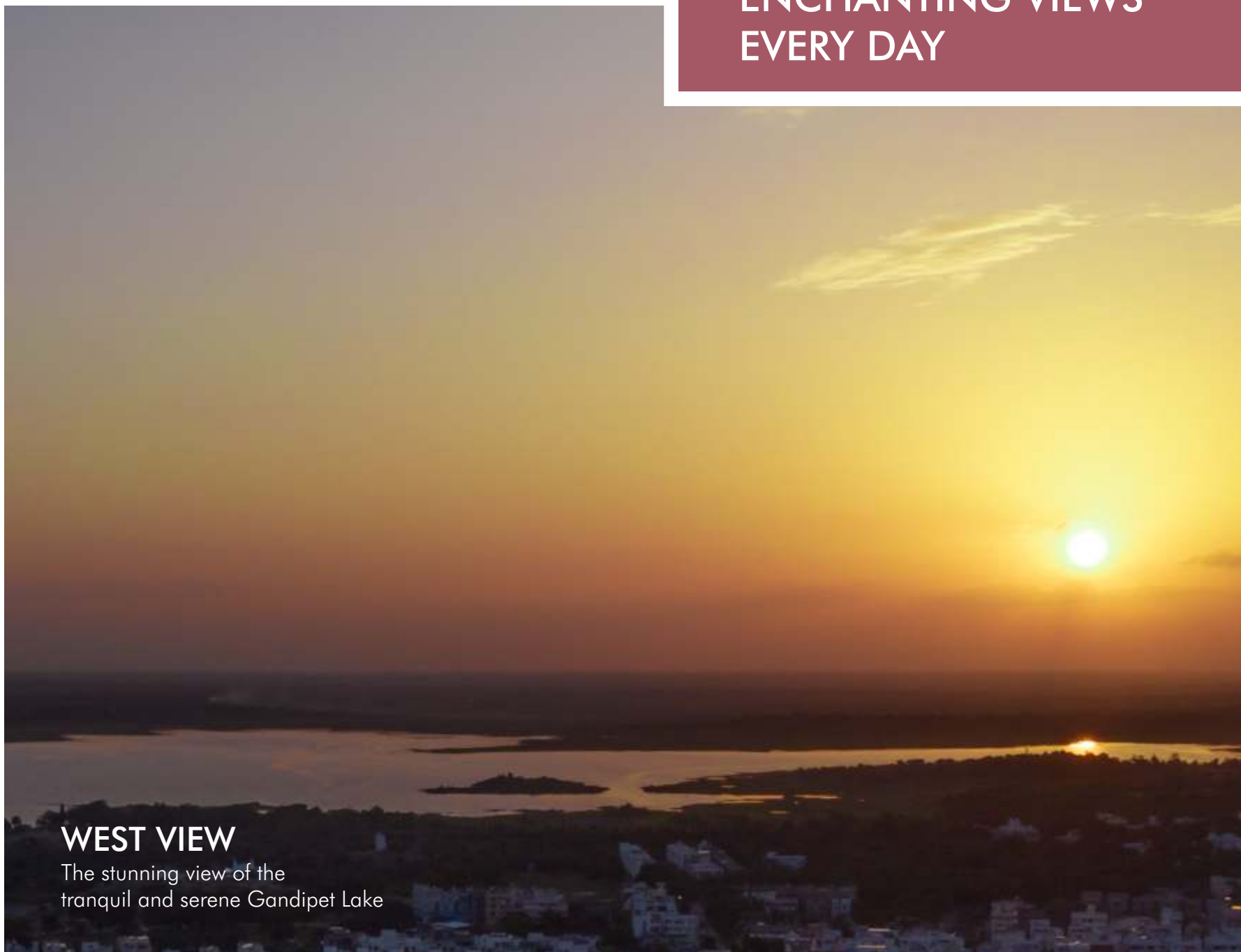
**EMBRACE & ENJOY  
ENCHANTING VIEWS  
EVERY DAY**

Fortune Sky Villas offers spectacular views of the neighbourhood.

Wake up to serene sunrises and behold spectacular sunsets overlooking Gandipet every day.

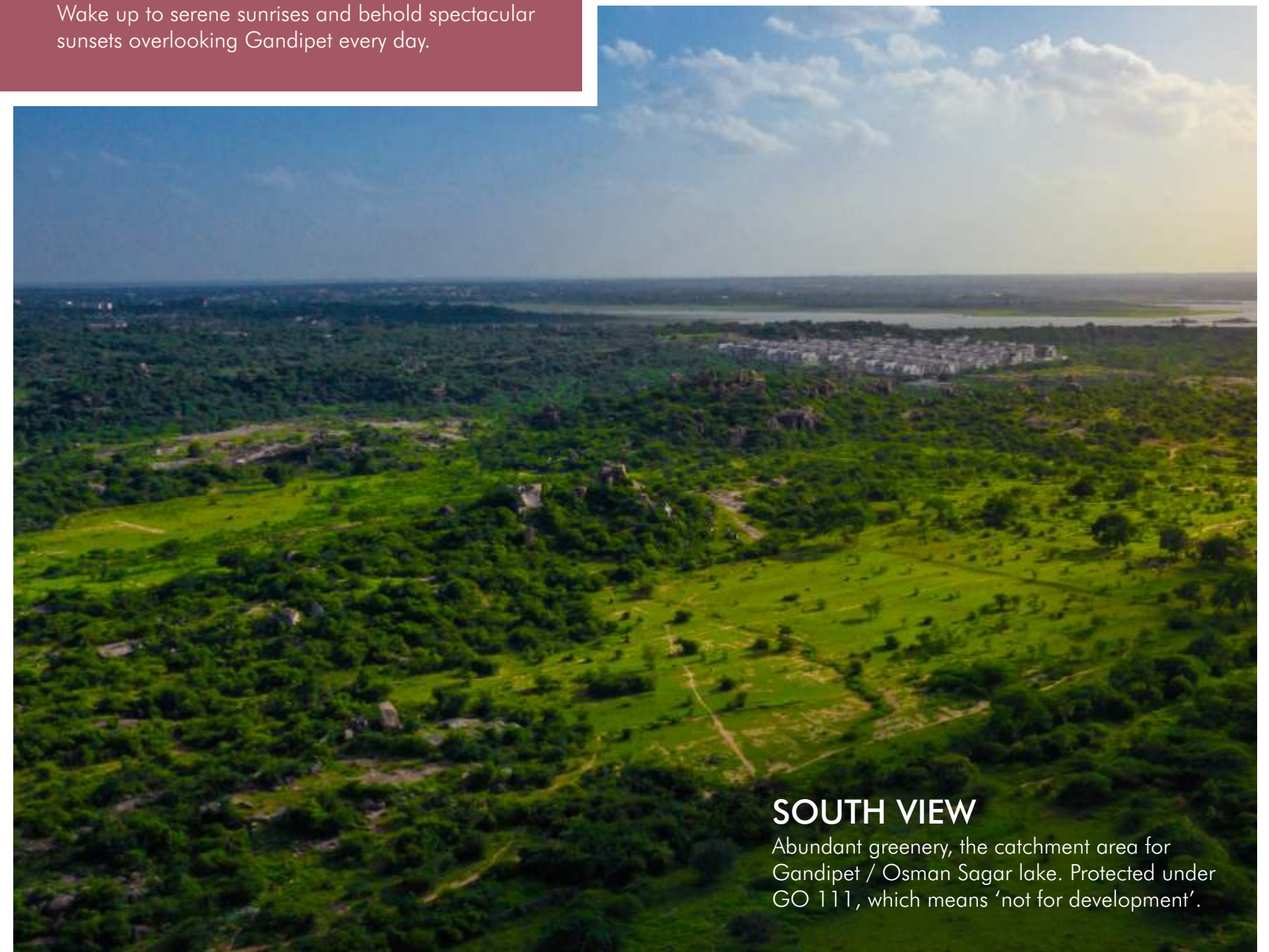
## WEST VIEW

The stunning view of the tranquil and serene Gandipet Lake



## SOUTH VIEW

Abundant greenery, the catchment area for Gandipet / Osman Sagar lake. Protected under GO 111, which means 'not for development'.





Entrance

## THE ENTRANCE THAT EMBRACES YOU

The Fortune Sky Villa entrance is a sight that not only declares your arrival in every sense but also beckons you home every single day. It is an escape from the anxiousness of the daily world and gateway to be in harmony with the heart of the city.

As you enter the property, you will be overcome by a sense of joy and oneness with nature because you will instantly be greeted with designer landscaping. Every step you take will be a step into the biggest dream you once had, unfolding into reality.

Basement Parking Entrance

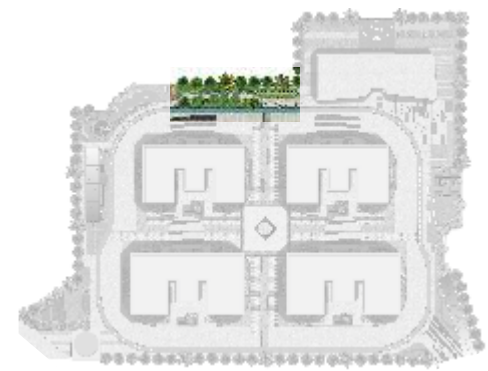




Seating Spaces



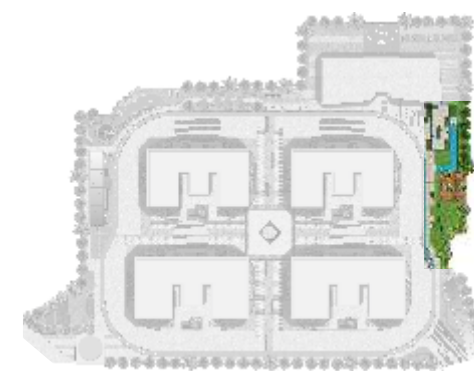
Water Bodies



## FINE TUNED TO FASCINATE YOU

Seating spaces are ingeniously placed in the community to offer a soothing view, relaxing your body and mind to a great extent.

Move further along the driveway to witness a friendly children play area around the corner which exudes positivity and playfulness in young brains.



## CARRY CONFIDENCE INDOORS & OUTDOORS

Promoting synchronized development with nature, a dedicated fitness area enhances your body, conditions you and offers a confidence boost to tackle everyday life.

Move along the pathway to experience the repose around the meditation area, and peace in the noise-free zone placed along the water cascade & lily pond.

Children's Play Area



Outdoor Gym



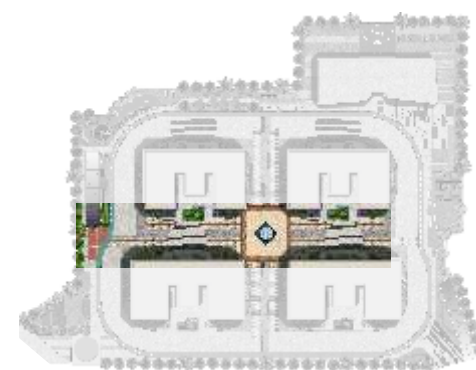


Central Water Body

Landscape



Water Body



## SUPREME SETTING AT THE CENTER

The iconic water body placed at the center of 60 ft block to block distance, surrounded by breath-taking amenities will transport you to a monumental setting of grace, beauty, and architectural marvels. This wonder is laced with lush greens and liveliness from all sides and is guaranteed to sweep you off your feet.





Entrance lobby



## AN ENTRANCE THAT REDEFINES GRANDEUR

The entrance is a sight that not only majestically declares your arrival but also beckons you home every single day. Each block is equipped with 4 elevators. One for the visitors, one service elevator and two exclusive lifts for residents. It is an escape from the anxiety and stress of the daily routine, symbolising the beginning of something spectacular.



**11' 4"**  
floor to ceiling height

**8' HIGH**  
main door & internal doors

**VRV**  
air conditioning\*

Drawing Area

## INTERIORS PALATIAL IN PERFECT SENSE

The 8' high french doors and internal doors & windows with toughened glass ensure there is abundance of natural light straight into your home. A perfect balance of pristine location and palatial interiors. The VRV Air Conditioning system comes at an additional cost, adding grandeur to the 11'4" floor to ceiling height.

at additional cost\*



6333 Sft.  
7333 Sft.  
4 BHK Sky Villas

Living Area

## A TRIPLEX VILLA PERCHED ON JUST 1 FLOOR

You wanted space, we offered it. Each 4 BHK apartment is lavishly spread across 6333 - 7333 sft., making space for every modern dream one may have. Your triplex villa will be more than just your new home – it will be your safe abode, your family's happiest place, and your private dwelling for everything you want to do.



Total area of  
Master bedroom of  
**700 Sft.**

Master Bedroom

Master Bedroom



Dressing Room



## SPACE, PEACE, & PRIVACY IN SUPREME HARMONY

When the day draws to close, there's no better place to end it than in the utmost luxury of your own personal space. Indulge in the luxury and spaciousness of well-appointed bedrooms, losing yourself in a soothing ambiance that lets your body, mind, and soul rest in the most relaxing and restful way possible.



## SINK IN THE COMFORT OF LUXURY

The bathrooms are designed as lavishly as the rest of the apartment to give you maximum comfort while you unwind. They feature CP fittings of highly reputed make, wash basins with vanities, LED glass mirrors, and rain showers in master toilet.



**SAVOUR EVERY MOMENT  
WITH YOUR CHILDREN!**

Make sure your children enjoy every moment of their childhood and provide numerous opportunities for them to keep their curiosity alive.



Balcony

## SURRENDER TO THE VIEWS.

In the west is one of nature's more delightful spectacles, the Gandipet Lake, while in the north is man-made marvel – the IT hub of Hyderabad and Financial District. When you look in the east, you will get a glimpse of the wonderful city that we proudly call our home and the south is adorned with thick, lively greenery that makes for a breath-taking experience – every single time you look at it.



**23 FEET**  
double height balconies



Dining Area

## RISE, SHINE, AND DINE

Magnificent is the new "normal". Every space and corner leaves you with awe as does the dining space.







Dry Kitchen



Wet Kitchen

## ELEVATING THE ART OF COOKING

The spacious and separate dry and wet kitchen make the art of cooking easy and joyful with your loved ones. Savour your special dishes and fulfil your food cravings whenever desired.



## 45,000 Sft. CLUBHOUSE

featuring a pool  
on the terrace

## DAILY DESTINATION TO RECONDITION & REJUVENATE

An eloquent clubhouse with 5 levels, the jewel in the crown, is expanded over a 45,000 Sft. area and equipped with multiple amenities than you can surmise. A fully-equipped fitness center that tests your human spirit, beautiful and reflecting swimming pool that oozes you out of the bed, and a preview theatre that keeps your family and friends entertained at all times.

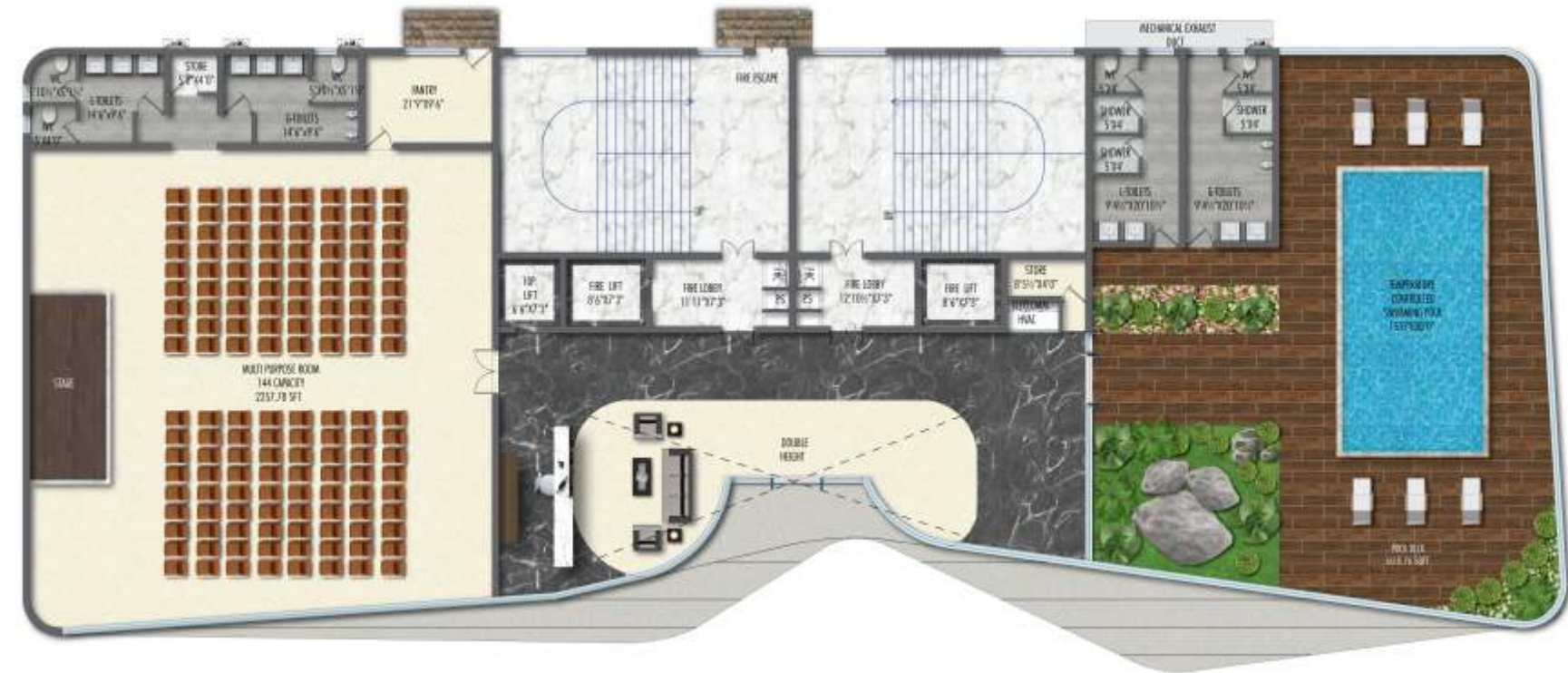
Reception with waiting lounge



Temperature controlled Indoor Swimming pool



Multipurpose Hall



## CLUBHOUSE GROUND FLOOR

Reception with waiting lounge

Temperature controlled Indoor Swimming pool

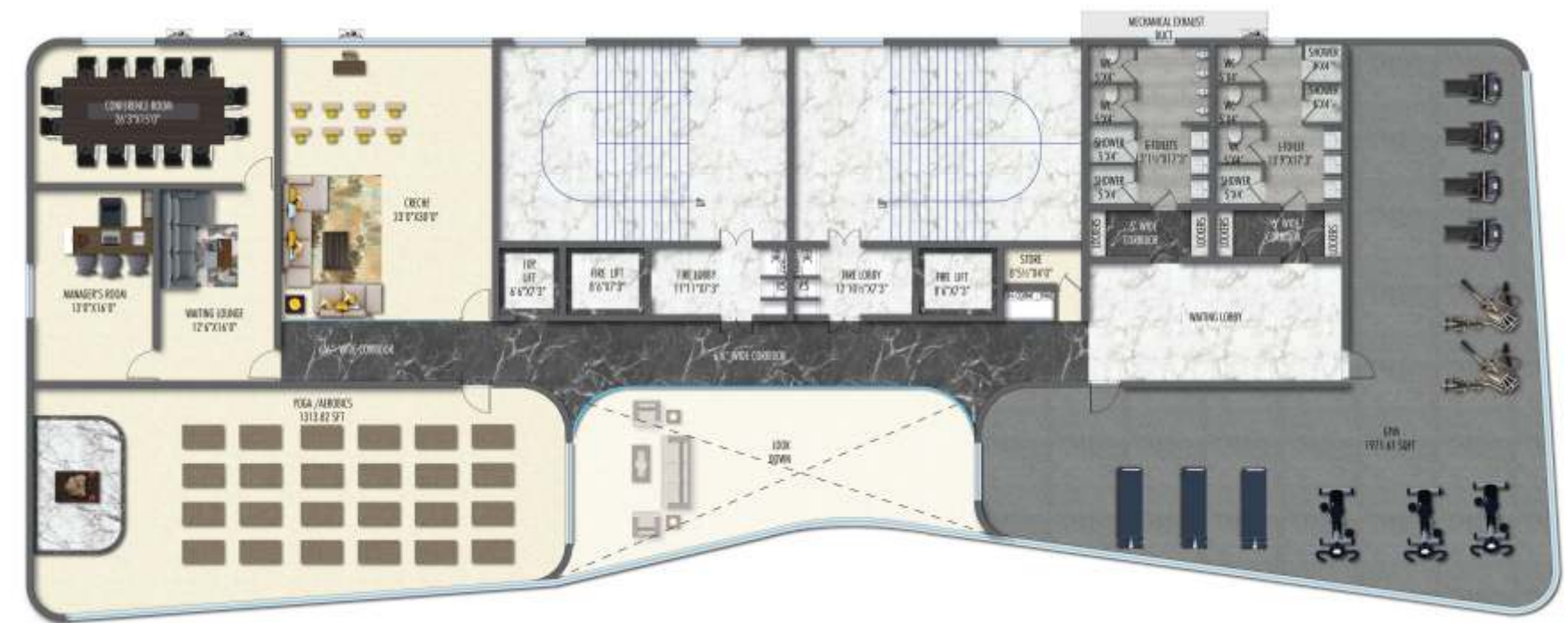
Multipurpose Hall

## SEAMLESS SPACE TO GATHER, MEET AND GREET

The ground floor of the clubhouse is an exquisite extension of the luxury you'll come to expect at Fortune Sky Villas. The reception is welcoming, expansive, and richly appointed to help you relive the rich experiences you might have had while traveling. Tucked away amidst thoughtfully designed surroundings, a fully covered swimming pool along with kid's pool, jacuzzi, and furnished deck area extends a desirable experience.



Conference Room



## CLUBHOUSE FIRST FLOOR

Waiting Lounge

Gym

Conference Room

Yoga/Aerobics

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

Badminton Court



Home Theater



Squash Court



## 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.

## CLUBHOUSE SECOND FLOOR

Badminton Court

Squash Court

Home Theater

Indoor Games



## CLUBHOUSE THIRD FLOOR

Indoor Games  
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



## CLUBHOUSE FOURTH FLOOR

Waiting Lobby  
Spa / Saloon  
Library  
Guest Bedrooms



Seating Spaces



## TERRACE FOR TRANQUILITY

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

### CLUBHOUSE TERRACE

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

# 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

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

AFFECTED UNDER  
ROAD WIDENING

SHANKERPALLI 150' WIDE ROAD

GANDIPET 120' WIDE ROAD



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# TYPICAL FLOOR PLAN - BLOCK - A & B



6333 Sft.

6333 Sft.

# TYPICAL FLOOR PLAN - BLOCK - C & D

3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 19<sup>th</sup>, 21<sup>st</sup>, 23<sup>rd</sup>, 25<sup>th</sup>, 27<sup>th</sup>



7333 Sft.

7333 Sft.

# TYPICAL FLOOR PLAN - BLOCK - C & D

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



7333 Sft.

7333 Sft.

# 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.

## ORR & INTERNATIONAL AIRPORT

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



## 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.



## 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.



## HEALTHCARE CENTERS

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



## SPORTS ACADEMIES



World-renowned Pullela 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
Cappgemini	< 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

# 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.  
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

## 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.

Double Stainless Steel sink in the utility and single bowl sink in the kitchen with single lever spout.

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.

### A few of our other projects



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



**FORTUNE ONE**  
 A new urban high in Road #12, Banjara Hills

3.3 Acres | 4 Wings | 174 Apartments  
 3 Basement Parking + 10 Upper Levels  
 3 & 4 BHK | 2630 - 4015 Sft.  
 24,500 Sft. Clubhouse

### PROJECT CONSULTANTS

ARCHITECTS



STRUCTURAL



MEP



LANDSCAPING



NEW MEDIA







# Sri Sreenivasa INFRA

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