

FORTUNE

— *Enclave*



2 BHK Luxury
Apartments

@ H.B COLONY

ENTER THE LUXURIOUS LIVING SPACE



ROYAL
INFRA

A Prestigious project from
ROYAL INFRA

FORTUNE

Enclave



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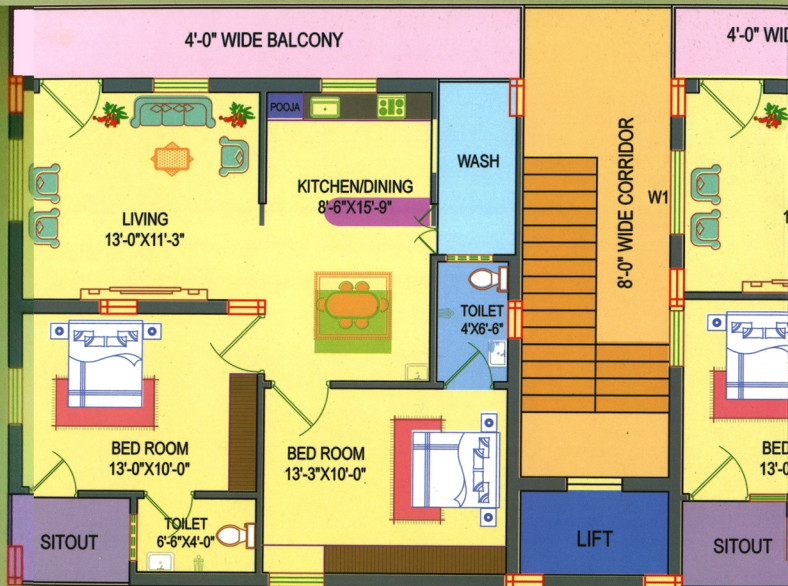


A STRONG FOUNDATION FOR TOMORROW

Typical Floor Plan

Ground, First, Second, Third
& Fourth Floor Plan

1,145 Sq.Ft



30' FEET WIDE WEST ROAD



STRONG FOUNDATION FOR TOMORROW

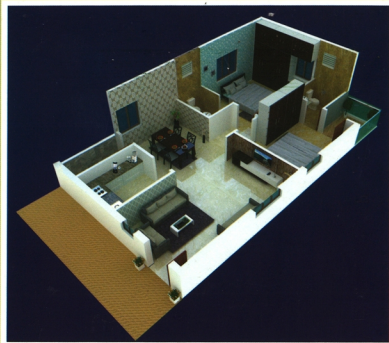
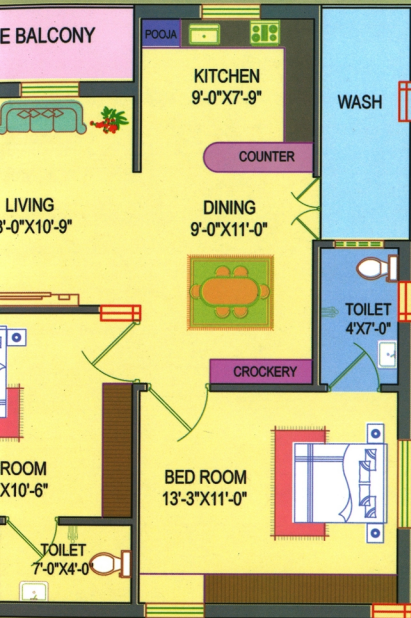


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1,145 Sq.Ft



East

FORTUNE *Enclave*

Highlights

- Deluxe Quality
 - 100% Vaasthu
 - No common walls
 - Elevation with good aesthetics
 - Stilt Car Parking
 - 24 hr Water Supply
 - Quality material-Fine Finishing
 - Safe and Secure Investment
 - Termite Treated wood
 - Power Back-up common area
 - Very Experienced Builders
 - Pollution free atmosphere
 - 3 Phase Electrical Connection
- Electrical fittings all are **HAVELLS**



Location Plan
Not To Scale

SPECIFICATIONS



FOUNDATION &

STRUCTURE : RCC Framed Structure with **M25** grade concrete.

WALLS : Outer walls 9" thick and inner walls 4.5" thick country red brick wall with CM.

PLASTERING : Cement mortar and two coats of plastering with sponge finish inside and outside.

MAIN DOOR : **Sudhan** Teak wood frames with Teak wood paneled shutters and brass hinges are fittings.

OTHER DOORS : Teak wood frames with flush shutters and SS fittings

WINDOWS : Frames & shutters Teak wood with glass & safety grills.

CUPBOARDS : Cupboards with both side laminated **Action Texa** with SS handles of nearly **35%** of plinth area.

CEILING : Ceiling with **Gypsum (Gyproc)** including 6w lights.

FLOORING : 2' x 2' Double Charged Vitrified tiles flooring.

KITCHEN : Polished black granite platform with Stainless steel sink and 3' height digital tiles dadoing.

Bore & Municipal **ESSESS** water taps. Provision for cabinets.

ELECTRICAL : Concealed Havells copper wiring of suitable guage with adequate light and power points. Provision of socket for Telephone, Cable TV, Refrigerator, Mixer, Geyser with modular **Legrand** switches.

A/C point provision in two bedrooms. Inverter wiring provision provided.

FANS & LIGHTS : **Havells**, Switches and MCP's **Legrand**

TOILETS : One toilet with IWC and another with EWC **Paryware** company. Anti-skid ceramic tiles flooring **Appoxy** digital tiles dadoing up to door height (6'0") with standard make sanitary fittings and **ESSESS** Bath fittings.

PLUMBING : All water pipelines are with **CPVC Ashirvad** pipes. CERA / Equivalent make wash basin in dining area.

PAINTING : Internal - Plastering with cement mortar followed by **Birla** wall care followed by two coats of **Premium emulsion** of asian paints over a coat of primer.

External - Plastering with cement mortar followed by wall care and texture finish with **Asian ultima emulsion** of asian paint over a coat of primer.

EXTRAS : AP TRANSCO Transformer, Generator, Lift and Car parking.

NOTE : Registration charges, GST and any other taxes levied by the Govt. are extra and have to be borne by the purchaser.

Site Address

FORTUNE ENCLAVE

D.No: 26-45-16/5, Ward - 41

Housing Board Colony, Guntur .

ANDHRA PRADESH

Architect

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ROYAL INFRA

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Note : This Brochure is only a conceptual presentation of the project and not a legal offering.

Developers reserve the right to change, alter, modify plan, elevation and specification time to time as deemed fit.