

BEYOND YOUR IMAGINATION



FORTUNE PRIME

at Madhapur, close to Jubilee Hills

DSR
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It's here. It's bigger and it's better than any home you have set your eyes on. The perfect fusion of luxury and resplendence - Fortune Prime. It is the latest and probably the most high-end offering from DSR Infrastructure in the bustling locale of Madhapur, very close to Jubilee Hills.

Every aspect of Fortune Prime has been planned & thought over a million times by some of the best minds in the industry. So much is the attention to detail, virtually nothing is left for your imagination in terms of comforts or a uber lifestyle. Come home to Fortune Prime. Come home to luxurious living.



TWO EXCLUSIVE TOWERS
FEATURE A SINGLE APARTMENT PER FLOOR



15 STOREYS OF PURE INDULGENCE.

Fortune Prime features 6 magnificent towers spread across 5.65 acres of prime land in Madhapur. Each, towering above the city with 15 floors. Which only means that you can have your own royal seat in the huge balconies of your home and watch the clouds court the sun, the stars singing you a serenade, the cool breeze caressing you as the waning twilight mesmerises you.





Seating spaces



Water bodies along the drive way

YOUR GATEWAY TO A BETTER LIFE.

Just walking into Fortune Prime can be an inspiring experience. The paved pathways, shimmering waterbodies, lush greenery and the pebbled walkways get you refreshed instantly. Pleasing on the eye and mentally rejuvenating, it is probably the best welcome you can receive in Hyderabad.



Children Play areas amidst landscaped park





5.65 ACRES OF FREEDOM

Fortune Prime is a residential township unlike any other. Apart from putting you in the lap of luxury, we also ensured that you have enough space to do everything you wished to. In fact, to put things in perspective, your home sits on an area that covers more than four football fields. Which means you have the luxury of taking a romantic stroll, jogging without having to leave the warm confines of your home, and let your kids go exploring their world of imagination and at the same time, remain safe.



OVERVIEW

Total Land Area	: 5.65 Acres
Structure Details	: 6 Towers, 2 Basements G+13 Floors (Sky Villas) G + 14 Floors
Total No. of Units	: 298
Unit Options	: 3 BHK 3 BHK + Study 4 BHK 4 BHK + Home Theatre
Units Range	: 2625 to 5860 Sft.





298 HOMES OF PURE INDULGENCE

We believe that your home should be a natural extension of who you are. Which is why we offer spacious homes to suit your specific needs. The ultra-luxurious homes come with an upgrade option to automate your home into a smart home. But no matter which type of home you choose to

write your story of success from, we have made sure you enjoy the best of opulent living in the most bustling locale of Hyderabad. And not only this, your home is vastu compliant to ensure that you always find peace and prosperity within the four walls of your home.





PERSONALIZE YOUR HOME. SMARTLY.

Fortune Prime in partnership with Sensomatic offer an optional home automation package that is scalable, flexible and future ready. The package can be personalized to transform your home into an intelligent home.

Lighting, security, CCTV, curtains, entertainment and room temperature can be controlled and monitored not only from your home, but from anywhere in the world. An user-friendly app is available for smart phones/devices like iPhone, iPad etc.



FEATURES:

- Lighting control
- Security/CCTV
- Entertainment
- Temperature control
- Curtain/Blinds control
- TV Control
- WIFI control

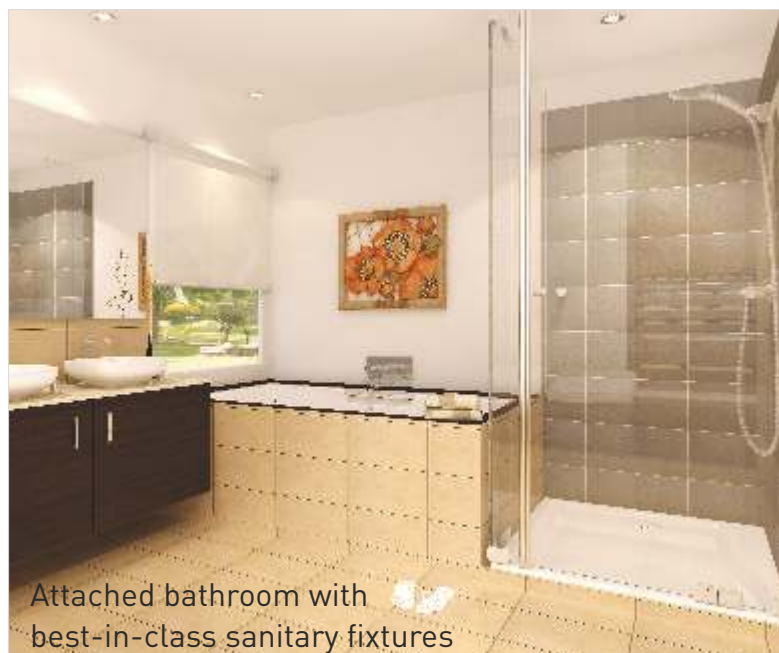


WELCOME TO THE MASTER'S BEDROOM.

While in most houses, the master bedroom is just the biggest room in the house, we have ensured that it truly fits the description. The master's bedroom features a separate dressing area, a luxurious and spacious bathroom and a balcony to invoke romance and inspire your senses, nothing else compares to it.



Walk-in wardrobe



Attached bathroom with best-in-class sanitary fixtures



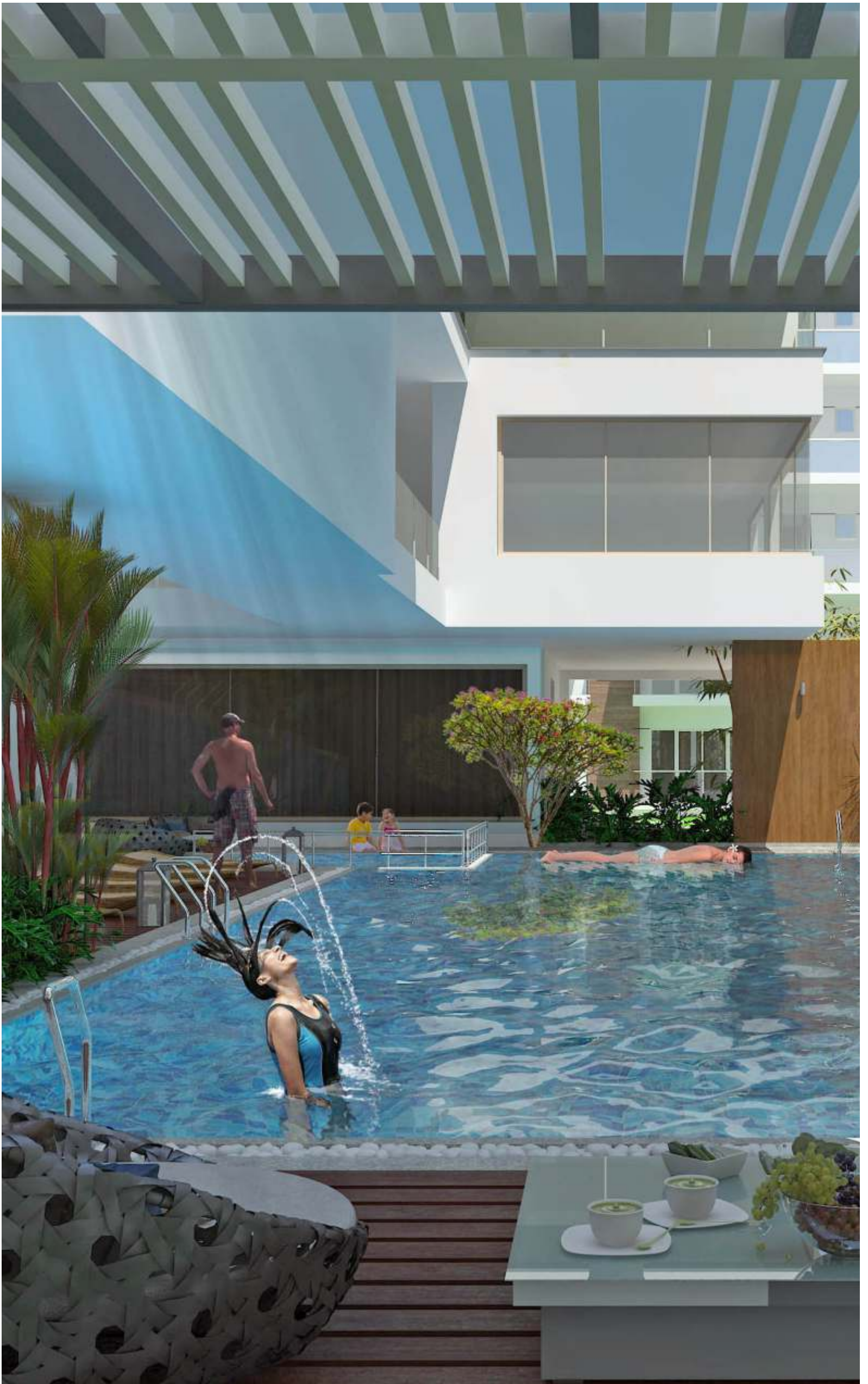
A CLUBHOUSE THAT'S BUILT FOR THE FUTURE.

For us, it wasn't enough that just your home is contemporary in design, even the clubhouse that comes with your home had to be very futuristic. Sprawling over 36,000 Sft. and with an artistic interplay of glass, steel, wood and rich colours, it is the crown jewel that sits pretty on your throne of luxury. And considering it houses the very best of modern lifestyle amenities, it is truly what you have been looking for your abode.







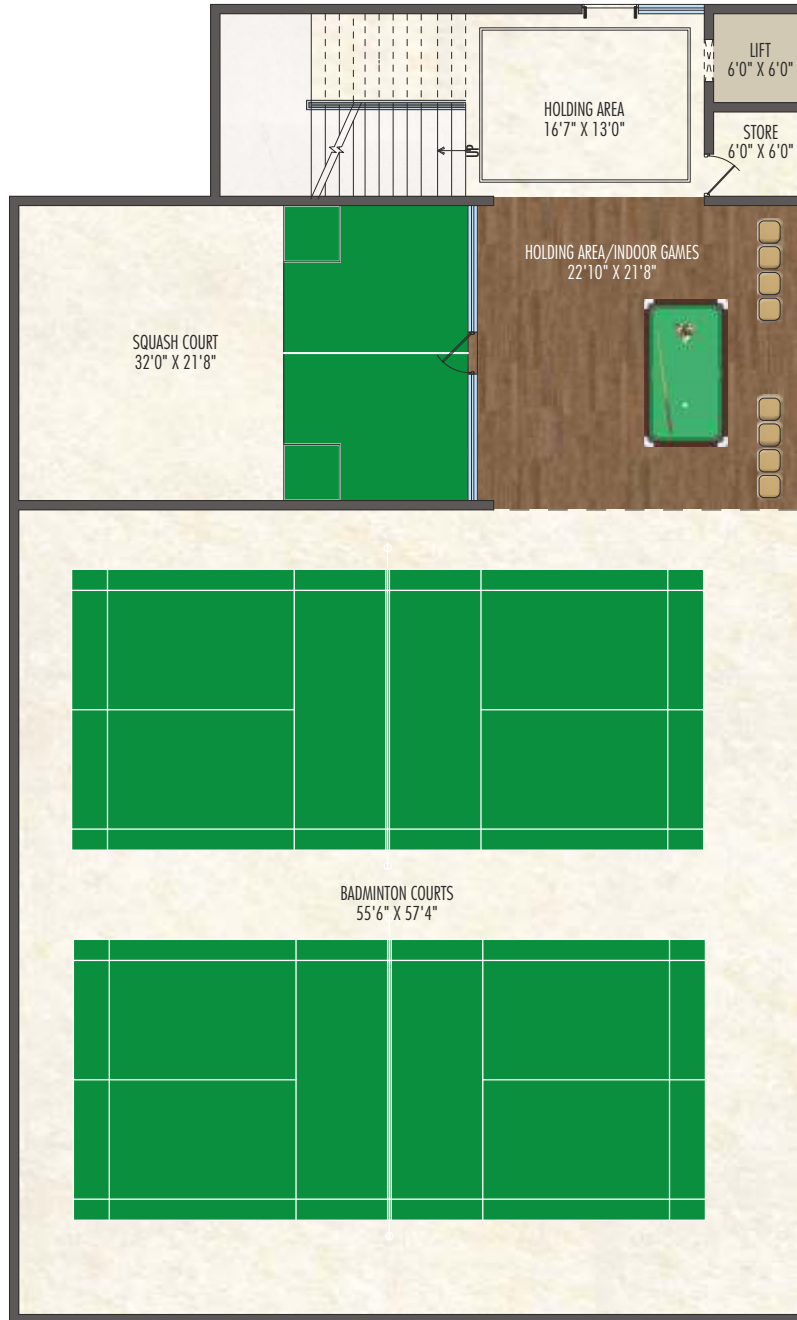


SPLISH, SPLASH AND A LOT MORE FUN.

Get ready for a whole lot of fun at our turquoise swimming pools that are replenished with clean treated water. Revel in the therapeutic waters, play a game of water frisbee or just swim to stay fit. Bond with your family and friends at the pool. What's more, the swimming pool comes with a deck area too where you can sit back and take in the sun on a breezy evening. And if that's not enough, spend some relaxing time at your very own jacuzzi and have loads of fun at the clubhouse.



BASEMENT-2 PLAN



Badminton courts



Squash court

CLUBHOUSE BASEMENTS

Badminton courts | Squash court | Billiards

BASEMENT-1 PLAN



Billiards & waiting lounge





WHEN LIFE'S A PARTY, CELEBRATE.

Celebrate your kid's birthday, host a kitty party, treat your family and friends, organise a business conclave and indulge more without ever leaving the comforts of your home.

The lush green party lawns that sit right beside the swimming pool and a sprawling multipurpose hall at the clubhouse provide the perfect setting to celebrate every occasion.



GROUND FLOOR PLAN



CLUBHOUSE GROUND FLOOR

Swimming pool | Kids pool | Open cafeteria | Party lawn | Multipurpose hall





Fully equipped gym



Meditation hall

BE IN THE PINK OF HEALTH.

Work out and keep fit at the high end gymnasium that comes with your home. As the gym comes fully-equipped with the latest in the world of fitness, you can now exercise at your own convenience. And if a little fun and games is your idea of keeping fit, then we have made sure you have access to a host of indoor games at the clubhouse. All this is to motivate you to be in the pink of health.

FIRST FLOOR PLAN



CLUBHOUSE FIRST FLOOR

Gym | Yoga | Aerobic | Meditation | Conference room



Preview theatre



Spa



Library



MAKE INDULGENCE A WAY OF LIFE.

Leave stress behind when you enter the clubhouse of Fortune Prime. For here, we spoil you to no end at our exclusive spa. Get a relaxing massage from well trained masseuses. And right after that, let out the steam at the sauna. All of it at your disposal at the Clubhouse so that you make indulgence a way of life.

SECOND FLOOR PLAN



CLUBHOUSE SECOND FLOOR

Preview theater | Jacuzzi | Spa | Massage room | Sauna | Steam | Library | Cards room

Terrace garden



Temperature controlled swimming pool



Indoor games room



Guest room

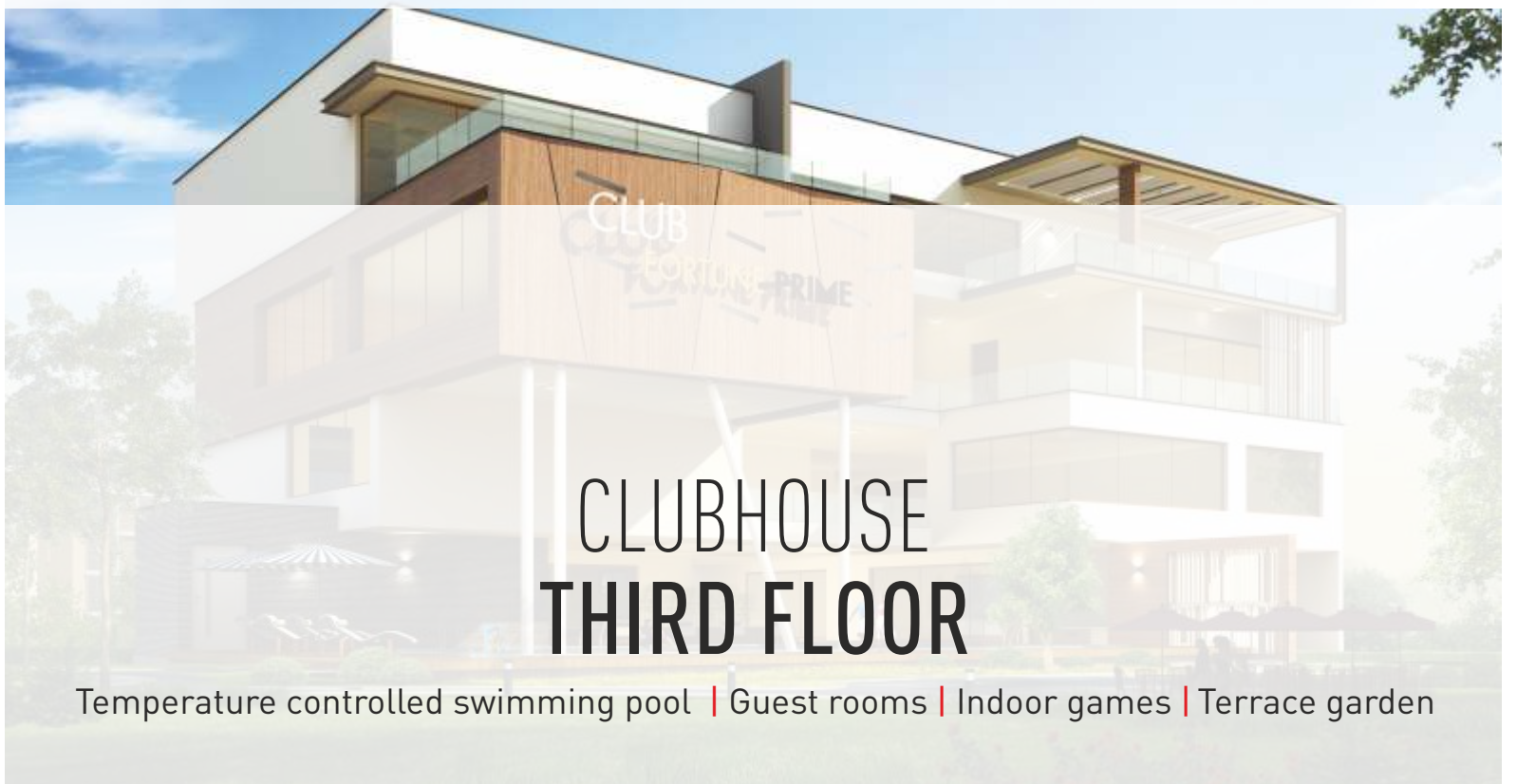


CRAFTED TO LEAVE A LASTING IMPRESSION.

When you live at Fortune Prime, it is natural that your friends and family want to spend more time with you. So the next time they come over, pamper them with an unforgettable Fortune Prime hospitality. Start off by accommodating them in the plush guest rooms. Challenge them to a friendly match in the indoor games room and get back to winning ways.

Take them to the temperature-controlled indoor swimming pool that is always inviting to envelope you into its warm embrace. And after a refreshing dip, chill out in the terrace garden and enjoy the breathtaking view of the community. If this doesn't leave a lasting impression, then what will?

THIRD FLOOR PLAN



SITE PLAN



LEGEND:

- | | | |
|---------------------------------|-----------------------------|--|
| 1. MAIN ENTRANCE & EXIT GATE | 11. LAWN | 20. CRICKET PITCH |
| 2. V.D.F.FLOORING | 12. SWIMMING POOL | 21. ENTRANCE LOUNGE |
| 3. GREY COLOR COMBI PAVERS | 13. KID'S POOL | 22. PAVED DECK |
| 4. TERRACOTA COLOR COMBI PAVERS | 14. FITNESS STATION | 23. GRID PLANTING WITH ELDERLY SEATING |
| 5. INTERLOCKING PAVERS | 15. SLOPING MOUND | 24. TENNIS COURT |
| 6. STONE BANDS | 16. AMPHITHEATER | 25. PERGOLA WITH SEATING |
| 7. PATHWAY | 17. SWIMMING POOL DECK | |
| 8. SHALLOW WATER BODY | 18. GRAVEL BED WITH SEATING | |
| 9. HALF BASKETBALL COURT | 19. FEATURE WALL | |
| 10. CHILDREN PLAY AREA | | |

SPECIFICATIONS

STRUCTURE

R.C.C. FRAMED

STRUCTURE : RCC framed structure to withstand wind & seismic loads

SUPERSTRUCTURE : 8" thick Fly ash bricks for external walls and 4" thick Fly ash bricks for internal walls

PLASTERING

INTERNAL WALLS : 18mm Double Coat Cement Plaster with smooth finishing

EXTERNAL : 18 mm Double Coat Sand Faced Cement Plastering.

JOINERY WORKS

MAIN DOOR : BT wood frame with two sides veneered flush shutter with melamine polishing and designer hard ware of reputed make.

INTERNAL DOORS : BT wood frame with designer flush shutter with two sides Veneer with melamine polishing and reputed hardware fittings.

TOILET DOORS : BT wood frame and water proof flush shutter with one side veneer, one side paint and fitted with Reputed hardware.

WINDOWS : Three track UPVC window systems of Fenesta/ Kommerling or equivalent make with tinted glass and mosquito mesh

GRILLS : Aesthetically designed bright steel safety grills with enamel paint finish.

PAINTING

INTERNAL WALLS & CEILING : Water proof putty finish with two coats of Acrylic emulsion paint of reputed make over a coat of primer.

EXTERNAL : Texture finish with 2 coats of exterior emulsion paint of reputed make.

FLOORING

DRAWING LIVING & DINING : Amalgamated marble flooring.

ALL BEDROOMS : 800 X 800 mm size double charged vitrified tiles of reputed make.

HOME THEATER : laminated wooden flooring

BALCONIES : 600 X 600 mm size double charged matt finish vitrified tiles of reputed make.

KITCHEN : 800 X 800 mm size double charged vitrified tiles of reputed make.

BATHROOMS : Anti-skid and acid resistant tiles.

STAIRCASE/CORRIDOR : Combination of granite and vitrified tiles as per architectural design

UTILITY : Anti-skid tiles of reputed make.

KITCHEN

- Granite platform and stainless steel sink with drain board, separate taps for municipal water (Manjeera) and softened bore well water

- Provision for fixing of water purifier, exhaust fan and chimney.

UTILITY : Granite platform with stainless steel sink.



SPECIFICATIONS

DADOING

- KITCHEN : Glazed / Matt ceramic tiles dado up to 2' height above kitchen platform.
- BATH ROOMS : Glazed / Matt vitrified tile of size 2'X 1', of reputed make, up to 7' height.
- SERVANT'S TOILET & UTILITY : Glazed / Matt ceramic tiles of reputed make

BATHROOMS

- All Sanitary fixtures are of Villeroy & Boch or equivalent make
- Granite top with counter washbasin.
- Wall mounted EWC with concealed flush tank.
- Single lever diverter with shower
- All CP fittings are chrome plated of Daniel (Italy) or equivalent make.

ELECTRICAL

- Concealed copper wiring of Havells / Finolex or equivalent make and modular switches of NorthWest or equivalent make.
- Power outlets for air conditioners in drawing, living, dining, hometheatre & all Bedrooms.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer /grinders in kitchen, washing machine and dishwasher in utility area.
- Three phase power supply for each unit with individual meter boards. Miniature Circuit Breakers (MCB) of reputed make for each distribution board.

TELECOM / INTERNET/DTH DOOR MANAGEMENT

- DTH, Telephone provision for two operators.
- Intercom Provision within the community.
- Telephone points in all bedrooms, living room, and drawing Room.
- Wired Internet provision in master bedroom, children bedroom & drawing room
- Standalone video door phone of reputed make.
- Wi-Fi internet in clubhouse.

LIFTS

- High speed automatic lifts (2nos) and one service lift with V3F for energy efficiency in each tower.
- Lift cladding in granite and vitrified tile as per architectural design.

PARKING MANAGEMENT

- Entire parking is well designed to suit the requisite number of car parks.
- Provision of parking /signages at required places for ease of driving.

FIRE & SAFETY

- Fire hydrant in all floors and basements.
- Fire alarm and public address systems in all floors and parking area (basements)



WTP & STP

- Fully treated water made available through exclusive water softening and purification plant in case of bore well water.
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping and flushing purpose.

CAR WASH FACILITY

: Provision for car wash facility at cellar parking area.

GENERATOR

: 100% DG set backup with acoustic enclosure & AMF Panel for all flats & Common areas.

FACILITIES FOR PHYSICALLY CHALLENGED

- Access and non-slippery ramps at all entrances shall be provided for physically challenged.
- Appropriately designed preferred car park.
- Uniformity in floor level and visual warning signages.

SECURITY

- Sophisticated round the clock security system.
- Panic button and intercom is provided in the lift that is connected to security room.
- Surveillance cameras at the main security gate, entrance of each tower, Passenger lifts and children play area.
- Boom barriers at entry for vehicles with mechanical operation.

LPG

: Provision for supply of gas from centralized gas bank to all apartments in kitchen with individual gas meters.

AIR CONDITIONING

- Provision for air conditioning drain outlet for living, drawing, home theatre & all bedrooms.
- Designated space will be provided for VRV outdoor units in every apartment.

BMS

: Building management software for gas bank, generator power, general power connection and water meters

WASTE MANAGEMENT

- Garbage collection will be provided for every floor level for better disposal.
- Separate bins to collect dry waste (paper, plastic, glass and metals), e- waste (batteries, lamps) and wet waste (organic).

LANDSCAPING & WATER BODIES

: Landscaping and water bodies in the setback areas wherever feasible and in tot lot areas as per design of landscape consultant.

WATER SUPPLY

: Pneumatic pumps will be used for supply of treated water to individual flats.

WATER METERS

: Individual water meters will be provided for each apartment.

EXTERNAL LIGHTING

: Light posts with lamp fittings in setback and landscaping areas and sufficient lights in staircase & corridor areas.

COMPOUND WALL

: Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.



BLOCK-A

TYPICAL FLOOR PLAN





BLOCK-B TYPICAL FLOOR PLAN



3190 Sft.

2865 Sft.



2625 Sft.



3240 Sft.



2865 Sft.

BLOCK-C

TYPICAL FLOOR PLAN



3975 Sft.

2655 Sft.



2655 Sft.

BLOCK- D

TYPICAL FLOOR PLAN



5860 Sft.





BLOCK-E

TYPICAL FLOOR PLAN



BLOCK-F

TYPICAL FLOOR PLAN





DSR FORTUNE PRIME LOCATION MAP



Not to scale



IN CLOSE PROXIMITY:

INORBIT MALL	< 5 MINS
CYBER TOWERS / SHILPARAMAM	< 5 MINS
RAHEJA MINDSPACE	< 5 MINS
TRIDENT HOTEL	< 5 MINS
JUBILEE HILLS	< 5 MINS
GACHIBOWLI IT HUB	< 15 MINS

OTHER ONGOING LANDMARK PROJECTS OF DSR GROUP:



www.srisreenivasa.com

ESMERALDA FORTUNE

@ Kondapur

16.3 Acres | 95 Contemporary Villas | G + 2 Floors
 450 Sq Yds. Plot Area | 6,200 Sft. Built Up Area
 40,000 Sft. Clubhouse | Exclusive Bowling Alley
 Preview Theatre | Two Indoor Squash and Badminton Courts
 Two Multipurpose Halls | Separate Spa, Salon, Jacuzzi, Massage
 rooms for Gents and Ladies and more...

CYPRUS PALMS

@ Kondapur

17 Acres | 94 Triplex Villas | G + 2 Floors
 400 Sq Yds. Plot Area | 4,500 Sft. Built Up Area | Clubhouse | Gym
 Swimming Pool | Indoor Games | Spa, Jacuzzi & Souna (Separate for
 ladies & gents) | Party Hall with Extended Lawns | Lounge | Squash
 Library | Tennis Court | Basketball Court | Jogging Track



www.srisreenivasa.com



www.dsinfra.com

DSR LOTUS TOWERS

Opp. The Zuri Hotel, Whitefield, Bengaluru

2, 2.5 & 3 BHK Premium Apartments | Total units 176
 Basement + Ground + 14 Floors | 1162 to 1631 Sft. Built Up Area
 Double height Multipurpose hall | Indoor games | Gym
 Separate sauna, steam, jacuzzi for ladies & gents
 Terrace swimming pool with deck area | Toddler's pool
 Party area | Children play area | Standalone video door phone
 Rain water harvesting | Water softener plant | Landscaping and more...

DSR WATERSCAPE

Horamavu Main Rd., Bengaluru

4.06 Acres | 334 Apartments | Basement + Stilt + 13 Floors
 Clubhouse (G + 1) | 1179 to 1752 Sft. Built Up Area
 Wi-fi enabled clubhouse | Large swimming pool | Kids pool | Gym
 Large double height multipurpose hall | Indoor mini badminton court
 Indoor games room | Party lawn facing the pool
 Separate spa for men & women with steam, jacuzzi & massage room



www.dsinfra.com

PROJECT CONSULTANTS

ARCHITECTS



LANDSCAPE



ELECTRICAL



HOME AUTOMATION



INFRASTRUCTURE PVT.LTD.
Cementing Dreams since 1988

An ISO 9001:2008, 14001:2004,
OHSAS 18001:2007 Certified Company

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