



A project by
FORTUNE
GREEN HOMES
Build fortunes that last

LET
CHARM
COME
FLYING IN.



GOLDEN
ORIOLE

Make life a bliss



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



REJOICE
WITH



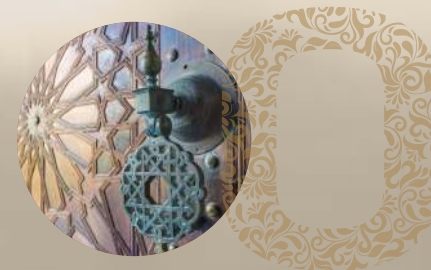
UNBOUND
FREEDOM.

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 newly-made friends in the apartment – all of these are gifts of living in one massive community comprising of **245 homes in 5 blocks with cellar + ground + 5 floors**. If you are in for such delightful moments and everlasting wonders – come find your home at **Golden Oriole**, a world that hosts freedom all around.

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OPULENT LIVING

Hello, if you are out to seek a home that's defined by lushness, both in material aspects and experiences, welcome home to **Golden Oriole**. Because here, opulence will greet you at every step in the community – right from the Façade, all the way to the diverse facets of living.

REIMAGINED LIFESTYLE

While there are homes everywhere, there are only a handful of places that have been designed with a whole new approach to the art of lifestyle itself. Come to think of it, where will you find an exclusive Bar-B-Que Counter, a Spa or a Creche? Of course, at **Golden Oriole**.



INVIGORATING AMBIENCE

With enchanting landscaping of close to **84,626 sft** around you with avenues of plants and pathways flanked by plantations on both sides, we've envisaged invigorating environs for you and all the folks at your home. You will be delighted to spend enough time inside, and outside.

OPENNESS UNBOUND

How about a setting where there is **openness of around 57.4%**, in which you can run, jog and jump. Your kids can skate, bowl and bat. And everyone can entertain themselves at the open-air theatre, and yet there is enough space for greens to sprout all around.



LEISURE OPTIONS

We've tried to introduce you to a whole new definition of leisure at **Golden Oriole** by bringing options that are not so common to find. Like, a clubhouse that spans **14,370 sft**, a library, swimming pool with deck, an open terrace, and many more that will amaze people.

ENVIIOUS LOCATION

The most significant aspect of **Golden Oriole** is its location of Puppalaguda, Manikonda and that in itself is a sought-after destination that's witnessing appreciation and occupation at an equal pace. It's your one big reason to belong to this part of the city.



245
PREMIUM
APARTMENTS

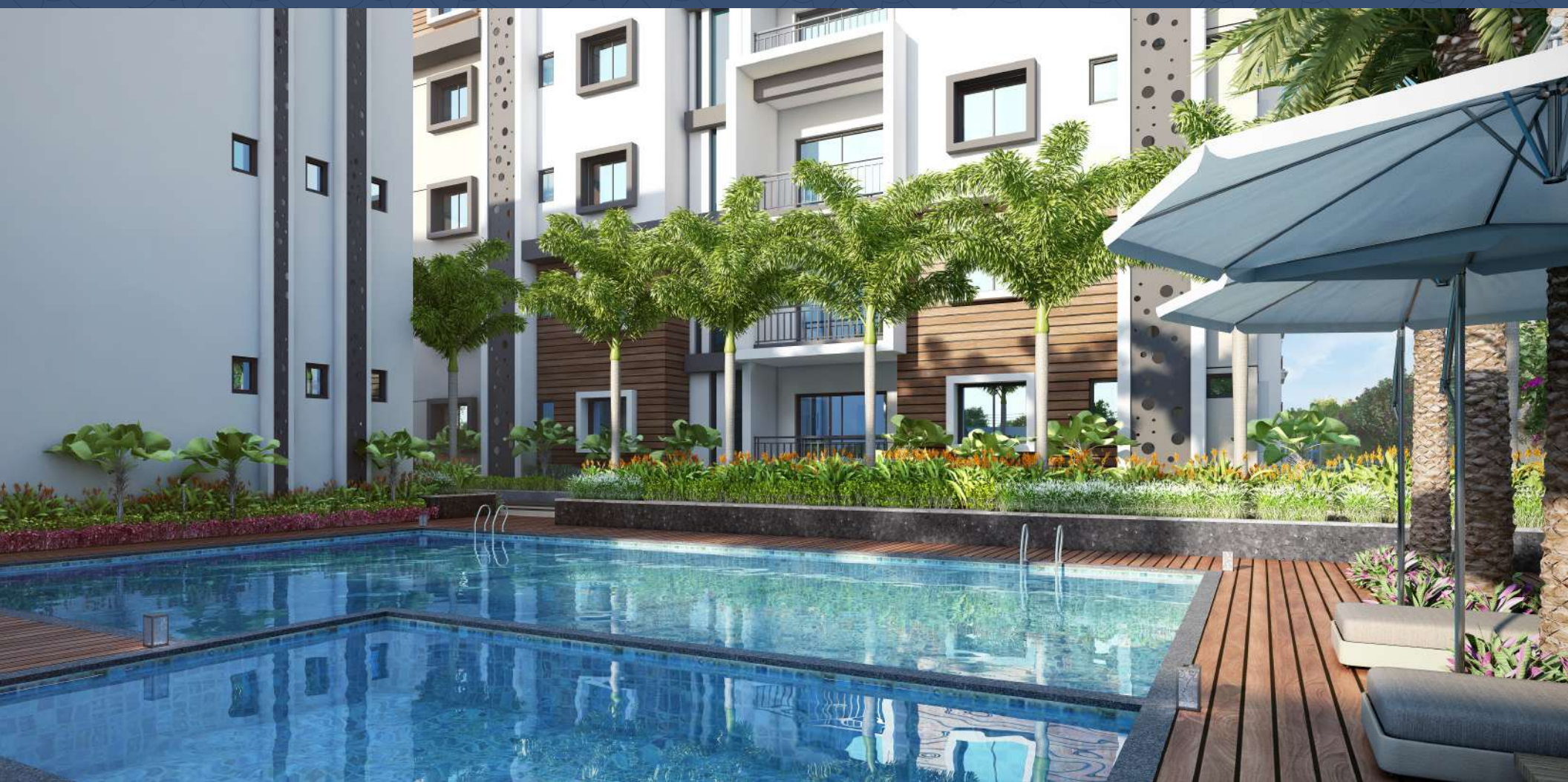


ELEGANCE
THAT
KNOWS NO
LIMITS.

Golden Oriole is a personification of elegance and details that have come together to bring to you the charm of living in one amazing gated community.



CLUBHOUSE Clubhouse that measures 14,370 sft 14,370 SFT



GOLDEN ORIOLE

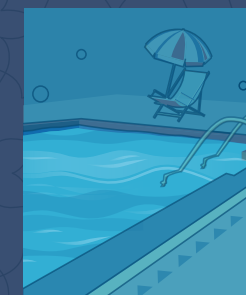
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CLUBHOUSE

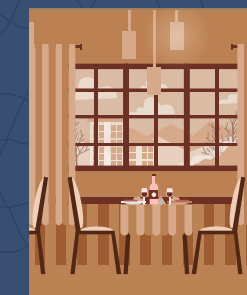
GROUND FLOOR



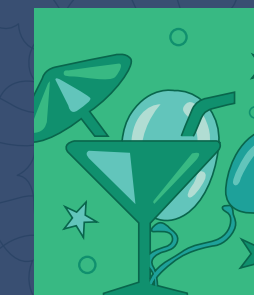
Waiting / Seating Lounge



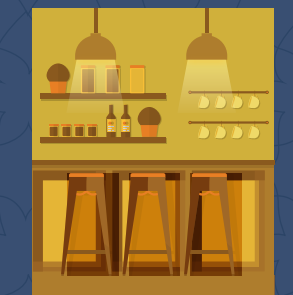
Swimming Pool with Pool Deck



Multipurpose Hall



Party Lawn



Bar-B-Que Counter

FIRST FLOOR



Yoga / Aerobics / Meditation Hall



Air-conditioned Gym with Equipment



Library



Spa / Creche



Indoor Games

SECOND FLOOR

THIRD FLOOR



One Suite Room



Two Guest Rooms



Association Office

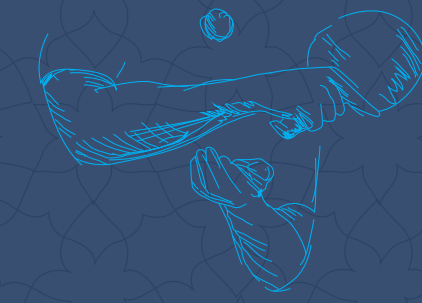


Open Terrace

GOOD THINGS

LIKE YOU EXPECTED.

The beauty and luxury of Golden Oriole is that it brings to you a massive clubhouse that measures 14,370 sft. Here, you will be able to belong to a lot of options with sports and games for yourself, right up to rooms for guests. So, if you have been looking for good things in life, here's all you wanted.



AMENITIES & FEATURES

- Open-Air Theatre
- Skating Area
- Half Basketball Court
- Open Badminton Court
- Cricket Practice Net
- Children's Play Area
- Gazebos
- Elders' Seating Plaza
- Jogging / Walking Track of around 0.4 km
- Individual Water Meter
- Water Softener System
- Rainwater Harvesting Pits
- Intercom and Internet
- CCTV Surveillance in Parking Areas
- Generator 100% DG set back-up for common areas, all tubes and fans in the flat
- Solar Fencing
- Sewerage Treatment Plant
- Grand Entry with Security Post
- Well-designed Landscaping
- Maintenance Office

LANDSCAPE AREA 84,626 SFT



LUXURIES THAT ARE ABOUT LEISURE.

The goodies of life and pleasure of lifestyle are in abundance at Golden Oriole. And within all of this, it brings to you amenities and facilities that are quite what will make this community wonderful and complete.



FOUNDATION & STRUCTURE

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



PLASTERING

Internal and 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.



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 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 finish.



PAINTING

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



FLOORING

Living, Dining, Bedrooms, Kitchen: Vitrified tiles (30"x30") of reputed make.
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.



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.

SPECIFICATIONS



ELECTRICAL

- Concealed copper wiring of Polycab or equivalent make, modular switches of Philips / L&T or equivalent make.
- Power outlets for air-conditioners in 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 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.
- Telephone points in living and master bedroom.
- Wired internet provision in living room for wireless router connectivity.



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.



KITCHEN

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



WATER SUPPLY

Sump and overhead tank.



A project by



FORTUNE GREENHOMES

GOLDEN
ORIOLE

LIGHTS
UP THE

NIGHT
STUNNINGLY.

We've ensured that along with beauty and aesthetics, your home at **Golden Oriole** is flanked by its ability to have you in glee anytime of the day – or night – for the beauty it is.

GOODIES ARE NEVER TOO FAR.

Set in an area with high growth potential, **Golden Oriole** has found its home in Puppalaguda, Manikonda. This is only a few minutes away from some of the most important landmarks. Whether it is premium workspaces, top-class schools, best healthcare, great shopping, or conveniences. Come make your life a lot more appropriate, with a home in here.



LOCATION MAP (not to scale)



PROXIMITY

EDUCATIONAL INSTITUTES

- Delhi Public School : 3.5 km
- Oakridge International School : 4.0 km
- Vasavi Engineering College : 3.0 km
- MGIT College : 6.0 km
- CBIT College : 6.0 km



MNCs

- Raidurgam Divya Sree SEZ : 4.5 km
- Financial District - Wipro : 5.0 km
- HITECH City : 8.5 km



HOSPITALS

- Continental Hospital : 4.5 km
- Care Hospital : 5.0 km
- Apollo Hospital : 6.0 km



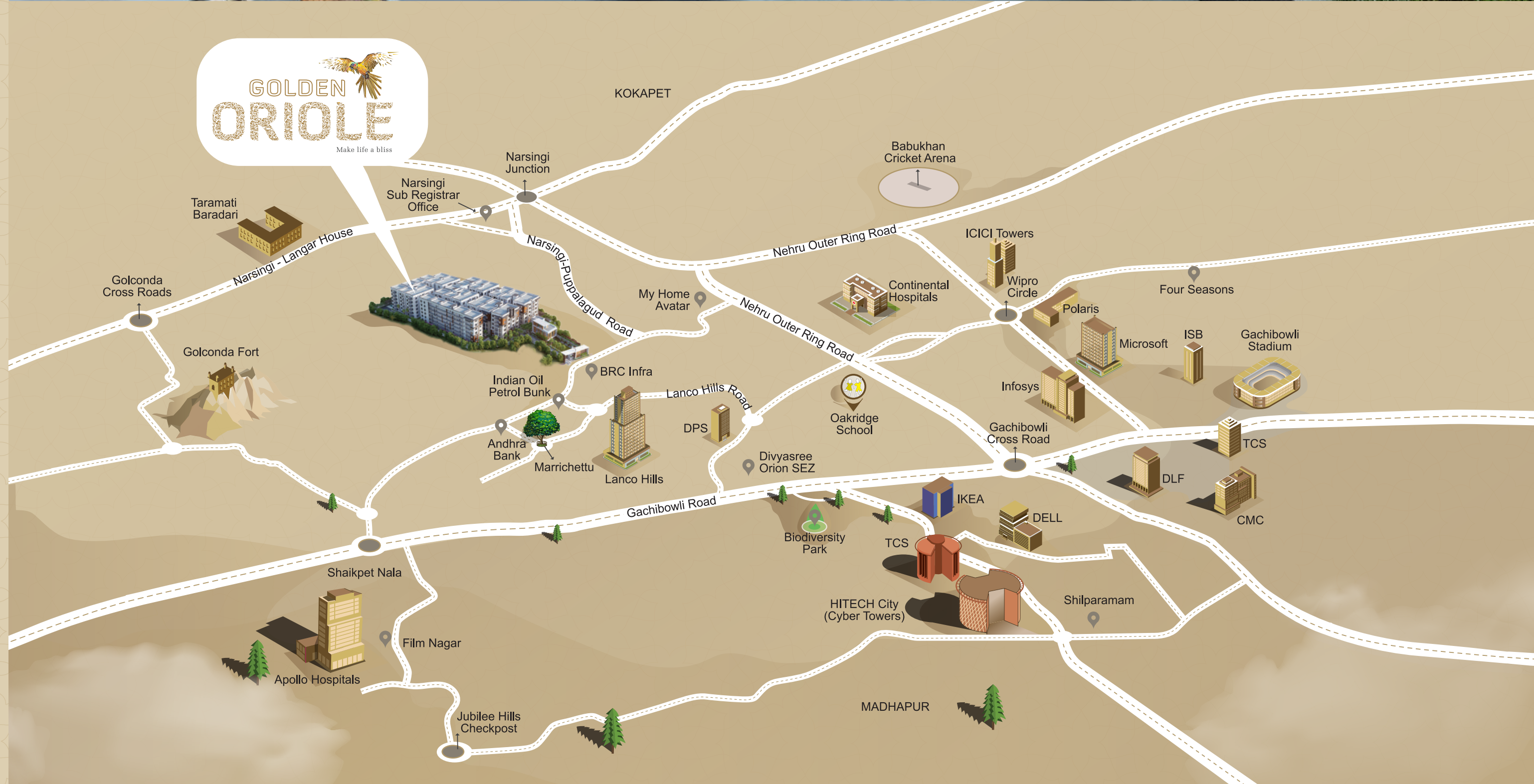
SHOPPING MALLS

- Inorbit Mall : 7.6 km
- Ikea Mall : 6.0 km



SUPER MARKET

- Heritage, Sampoorna : 1.0 km



HOMES
FOR
EVERY
GENERATION.

Golden Oriole is a presentation from a group that knows its tasks well and always looks to give you homes that you'll want to celebrate. It dwells on the needs of the current generation while going about improving and upgrading its designs to match the expectations and needs of the next generation of home-seekers. So, make your way in soon.



ONGOING PROJECTS



GOLD CREST @ Alkapoor Township, Puppalaguda



SREE NILAYAM @ Narsingi







GOLD FINCH @ Alkapoor Township, Puppalaguda



FALCON @ Alkapoor Township, Puppalaguda



| | | | |
|---|--|---|---|
| <p>Architects</p>  <p>Ph: 040 - 23310971</p> | <p>Structural Engineers</p>  <p>Cell: 99084 63000</p> | <p>Plumbing and Electrical</p>  <p>Cell: 98852 49260</p> | <p>Landscape</p>  <p>Cell: 98490 65533</p> |
|---|--|---|---|



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Sanskruithi Township, Near Mahalakshmi Temple,
Puppalaguda (V), Hyderabad - 500 089.

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e-mail : **info@fortunegreenhomes.com**

website : **www.fortunegreenhomes.com**



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.

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