

*Homes that promise You
Everlasting Value for your money ...*

fortuna
RESIDENTIAL APARTMENTS
Desirable home spaces | Diligently designed



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Welcome.

These keys to your home at FORTUNA will unlock a future filled with security and surety for you and your family.



A fine architectural presentation from **KARUNA INFRA - PROPERTIES INDIA (P) Ltd.** – the people who consistently deliver exactly what they promise.

Your home at the aesthetically designed FORTUNA apartments, is an investment for a lifetime – an asset that at any point of time will reflect the centre pillar of our goodwill. True value for you hard earned money - that's exactly what it delivers.

Every aspect at the FORTUNA, is designed to give you it's worth in gold, from quality finishes, high standard accessories, well planned spaces to the practical approach to your ideal vision of a "home".

Located in the quiet, yet happening locales of Nagori, adjoining the main road, it is quite literally a place away from the hustle and bustle of everyday life and yet enjoys easy access to all aspects of your everyday life – business, schooling, leisure, shopping, entertainment and more.

Truly ^{the} ~~a~~ place to call your own...
^

13 well planned floors
with 10 apartments
on each level

Each apartment has
balconies that render
uninterrupted views of
the beautiful green
Mangalorean skyline

Adjoining the main
road, just 5kms away
from Hampankatta
and 1.5 Kms from
Pumpwell Circle
surrounded by natural
greenery on
3 sides

If you're looking for a place to call your own
you're looking in the right place...

At FORTUNA you can foresee the future
that you've always yearned for you and your family



SPECIFICATIONS / FINISHES:

APARTMENT INTERIORS:

FLOORING:

- Living, Dining & Bedrooms – Vitrified Tiles
- Kitchen – Dark Coloured vitrified tiles.
- Toilets – anti-skid ceramic tiles.
- Balcony – anti-skid ceramic tiles.

WALLS:

- Living, Dining, Bedrooms & Kitchen – acrylic emulsion paint.
- Toilets – Ceramic tiles up to ceiling.

CEILING:

- Living, Dining, Bedrooms, Kitchen & Toilets – Oil Bound Distemper paint.

KITCHEN & UTILITY:

- 20mm Granite Platform.
- Glazed tile dado for kitchen
- Electrical points for Water Purifier, electric chimney and Fridge.
- Single Bowl Stainless steel sink with drain board.
- Reticulated Gas piping system.
- Utility area with electrical and plumbing points for washing machine.

TOILETS:

- Designer Glazed Tiles
- Master bedroom toilet – granite counter with wash basin and single lever mixer for shower area.
- Other toilets – wash basin with pedestal with single lever for shower area.
- Wall mounted EWC with health faucets.
- All fixtures and fittings shall be of Jaguar Continental series make or equivalent.
- All Sanitary ware shall be of Parry ware / Hindware make or equivalent.
- Exhaust fan for all toilets.

DOORS:

- Main Door – Hard wood frame with flush door shutter with teak veneer on both sides melamine polished.
- All other doors – Hard wood frame with laminate finished flush door.
- Hard ware shall be of brush steel finish.



WINDOWS:

- UPVC window frames and shutters for all windows with Mosquito Mesh.
- UPVC French windows for living room and master bedroom balconies.
- Toilet – Anodized Aluminum ventilators to have louvers with non-transparent glass.

GRILLS AND RAILING:

- MS Railing for all balconies, utility & staircase.

ELECTRICAL:

- TV and telephone point in Living and Master Bedroom.
- Modular electrical switches.
- Power socket for A.C. in Living and Master bedrooms.
- Provision for A.C. in other bedrooms.
- Power loads for each unit: 2BHK - 4KW / 3BHK - 5KW

FLOORING:

- Ground Floor Lift Lobby – Polished Granite.
- Lift Lobby on all other floors – Vitrified tiles.
- Staircases between other floors – Polished granites.
- Drop-of areas – Paver tiles.

WALLS:

- Basement lift lobby : Acrylic emulsion
- All other Floors Lift Lobby : Acrylic emulsion
- Staircases - Acrylic emulsion

CEILING:

- All lift Lobbies and staircases – Oil Bound Distemper paint.

ELEVATORS:

- Automatic 16 passenger hi-speed lift of Schindler Electric make or equivalent. One Stretcher lift of Schindler Electric make or equivalent.

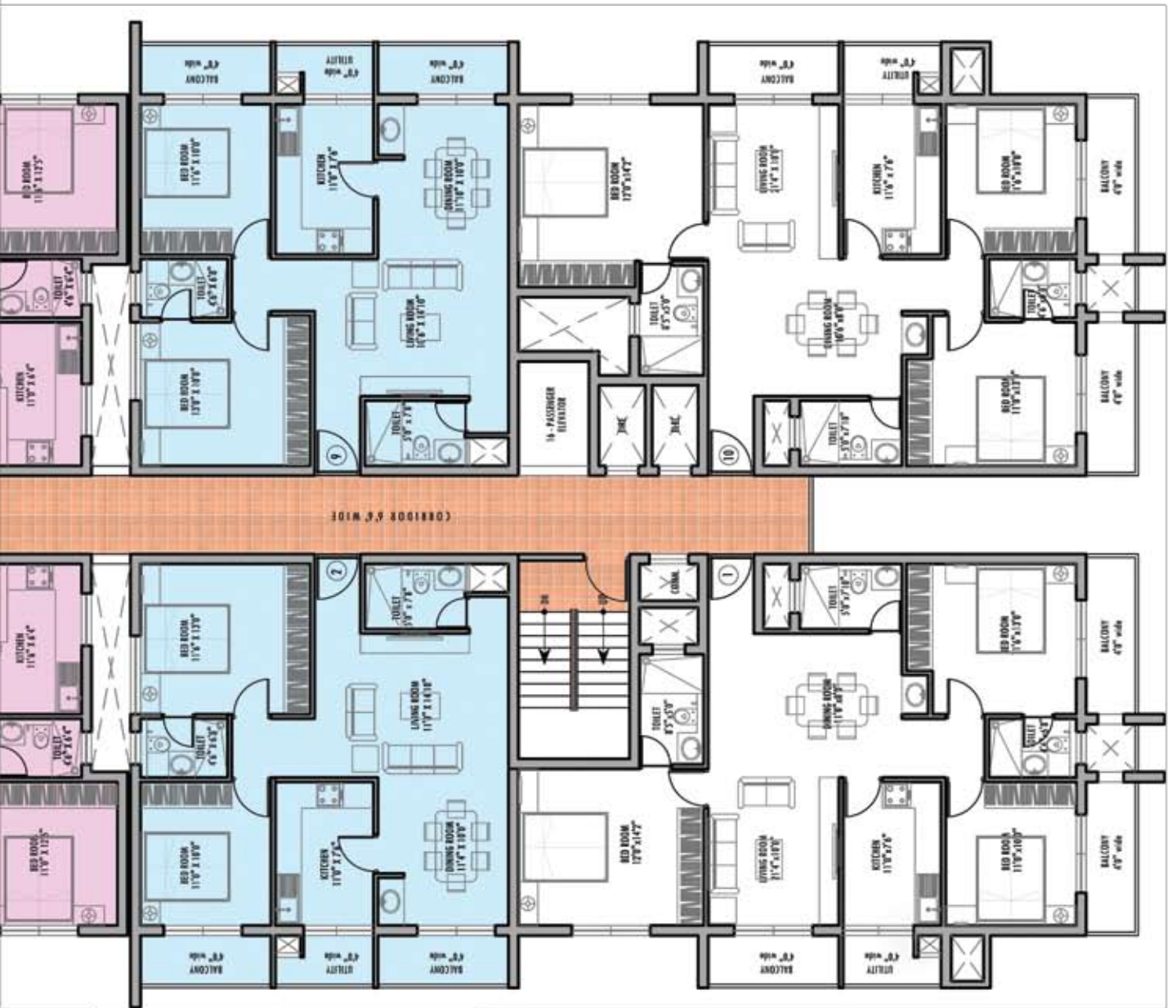


FLOOR PLAN :

area statement

1	3BHK	1540
2	2BHK	1150
3	2BHK	755
4	2BHK	1150
5	3BHK	1466
6	3BHK	1443
7	2BHK	1150
8	2BHK	775
9	2BHK	1150
10	3BHK	1540

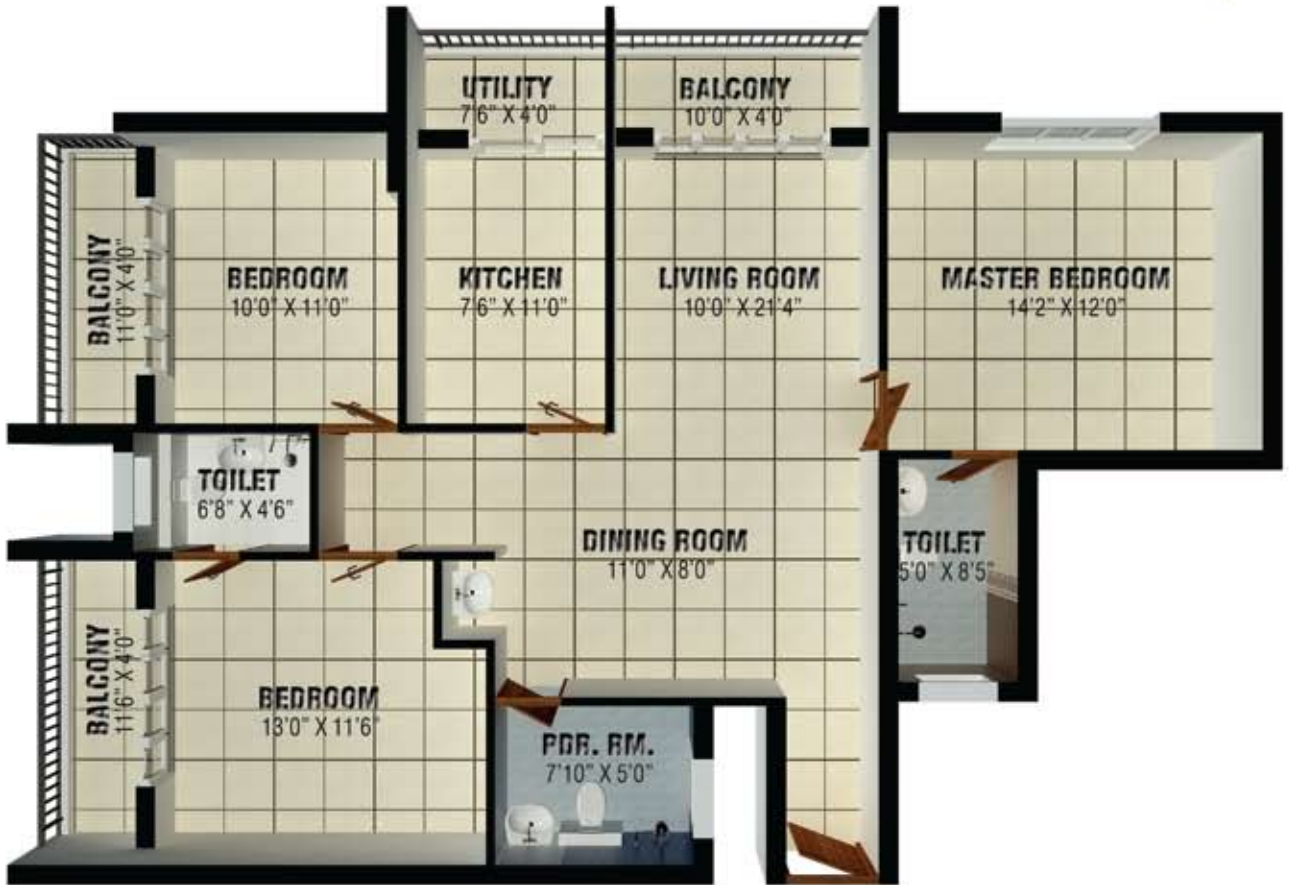


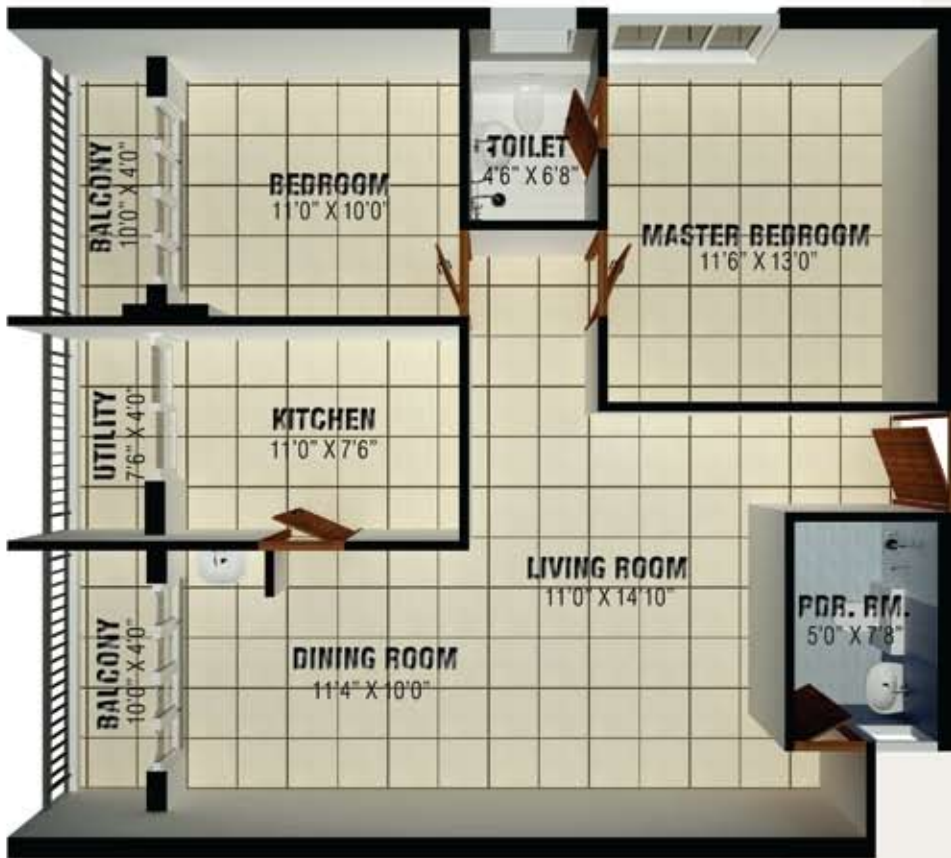


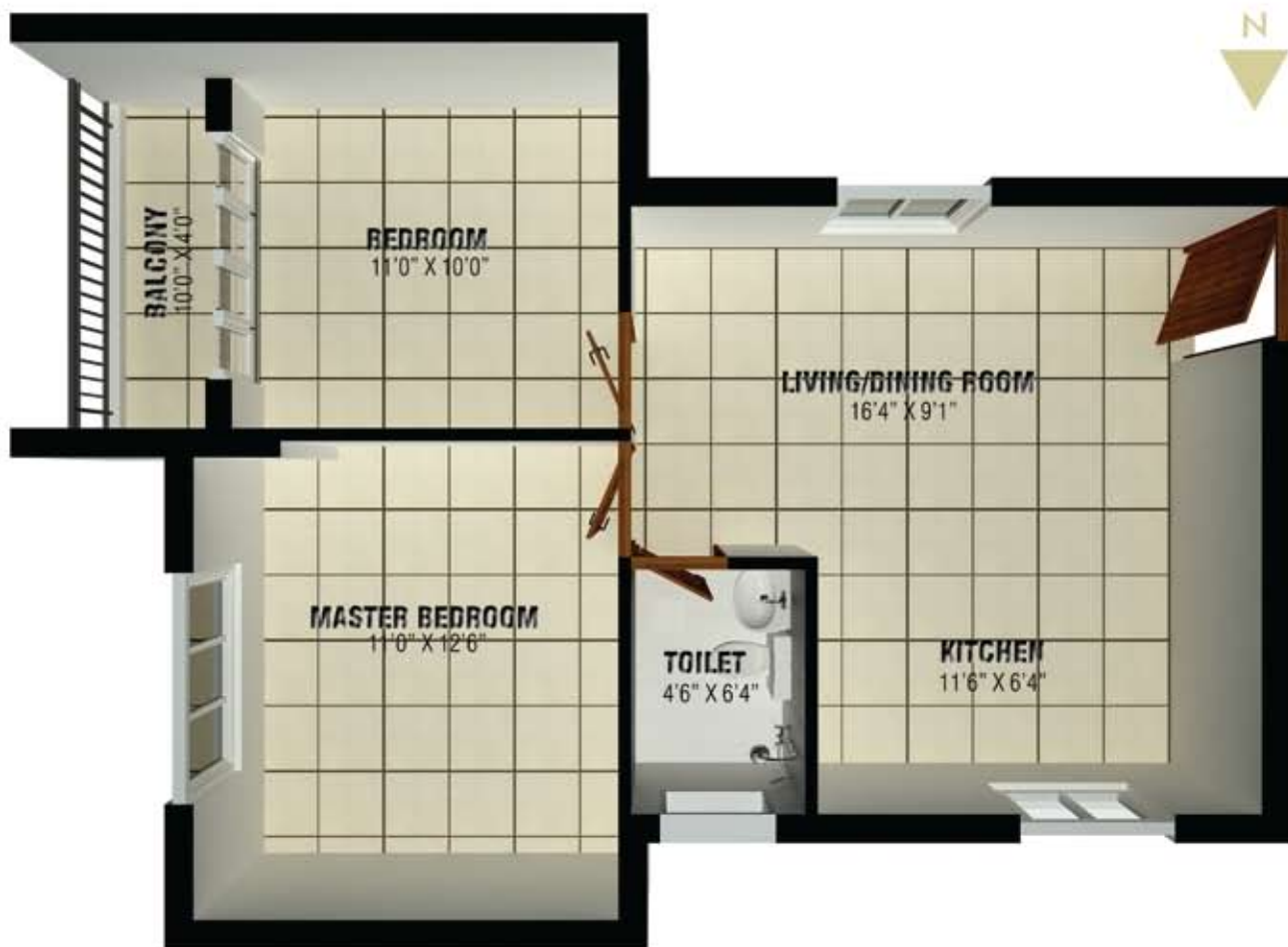
Every detail looked into
From Aesthetic to Amenities & Vaastu to Ventilation

At FORTUNA we believe in transparency
What you see is exactly what you get...









HIGHLIGHTS :

COMMON AMENITIES:

- Intercom connection between Apartments and Security room through telecom service operator chosen by Developer*.
- Internet Broad Band through the service operator chosen by Developer*.
- Cable T.V. – an exclusive DTH operator chosen by the developer will be provided with a centralized control room (users will have to pay on monthly basis)*.
- Reticulated gas piping connection.
- Rain Water Harvesting.
- On Site Sewage Treatment Plant.
- Geyser in all bathrooms.

BACK –UP GENERATOR:

- 100% back-up for common areas and apartment lighting.

SECURITY SYSTEMS:

- Overall perimeter surveillance, round the clock security by trained security personnel.
- Security controlled entry
- CCTV cameras
- Video door phone for each apartment. (At extra cost)
- Boom Barriers for vehicular control

CLUBHOUSE:

- Gymnasium to house Multi station gym equipment, motorized treadmill, etc.
- Multi purpose hall.

OUTDOOR FACILITIES:

- Enclosed Children's Play Area on the terrace.
- Community landscaped areas for recreational activity.



LOCATION MAP



Distances from FORTUNA :

Pumpwell Circle	1.5 Kms
Hampankatta	4.5 Kms
Lotus Mall	3.0 Kms
Kankanady	2.0 Kms

PROMOTERS



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CONTRACTORS



*Giving You
True Value for Your Money ...*