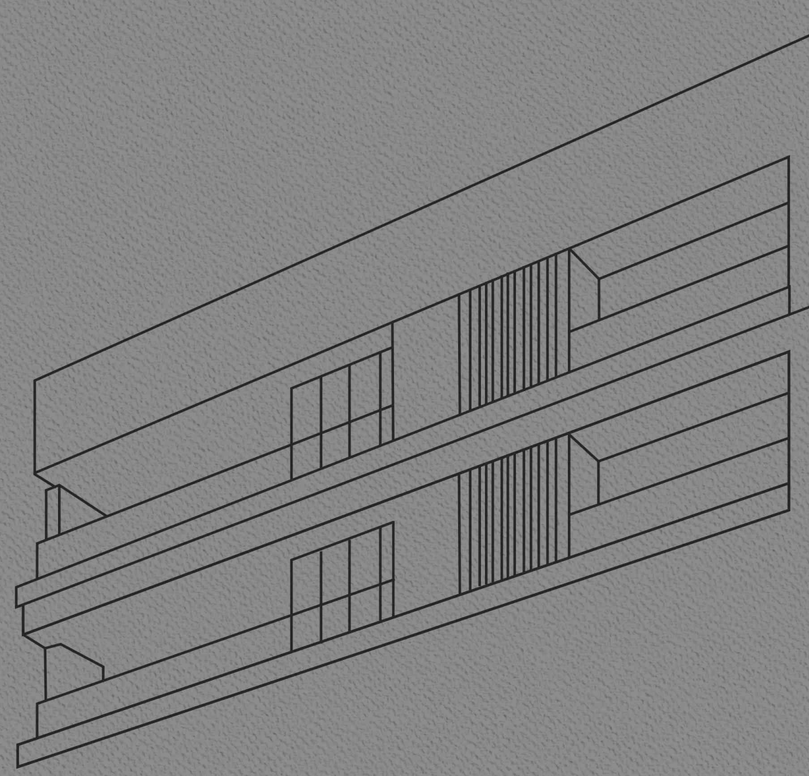
A Premium Project By

FORTUNE
group

• Dream to Reality •



FORTUNE IMPERIA-II

FORTUNE
SELECT

You've always picked the rare
Only the exquisite catches your eye
You've always chosen the elusive
Only the extraordinary charms your senses...

Presenting Fortune Select

Ultra-premium residences, rare by design and limited by access, for you.

Fortune Group is synonymous with top quality but for the privileged few the best needs to be better. At Fortune Select every abode promises to be a distinct blend of hand-picked locales, unmatched aesthetics, meticulous attention to detail, the finest amenities, exquisite interior design, exclusive materials and a unique buying experience.

Some may call it unmatched indulgences in the heart of the city.
A select few will call it home!

Welcome to Fortune Imperia II,
our latest exclusive offering under Fortune Select.



FORTUNE
IMPERIA-II

Welcome to homes that are designed to be distinctive

A picturesque campus that is created for extravagance

An elite lifestyle that is crafted to be exceptional

35,000 SQ. FT.
CENTRAL OPEN SPACE



3 DIFFERENT
CLUBHOUSES

40+ AMENITIES

4 TYPES OF
GARDENS

Best-in-class Building Materials, Multiple Water Bodies, Sustainable Architecture, Grey-water Recycling, Wall Punning, Rain Water Harvesting

THE GATEWAY TO PARADISE

A privileged world with limited access for maximum security

Step in through a stylish entrance gate leading to wide driveways lined with water bodies that invite and impress.



THE BEST OF EVERYTHING

An exclusive enclave where exquisite apartments, handpicked amenities and remarkable lifestyle come together to offer you a life befitting your status.

INDOOR GAMES | GYMNASIUM
LOUNGE | YOGA ROOM



WRAPPED IN LUXURY

At Fortune Imperia-II, your address is no less than a paradise. A thriving community made of four stunning high-rises, built to perfection awaits you here. The contemporary yet classic façade is created for timeless elegance and subtle sophistication. The abundance of greenery and the unmatched array of community spaces are included to foster serene living in the city. The intelligent planning and positioning of structures enable 35,000 sq. ft. of central open area along with a vehicle-free zone for added safety and pleasure. The open configuration of the complex ensures bright and breezy days, both in the common areas and in individual homes.



NESTLED IN NATURE

Why take a vacation when you can live in one for life?

Welcome to Fortune Imperia-II, 3.5, 4 & 5 BHK super-luxurious residences designed to make your life feel like an exotic vacation. Smartly set in the city's most desirable neighbourhood of Bhayli, Fortune Imperia-II has been developed to offer you the joys of urban luxury along with the blessings of nature's bounty.

Four majestic towers hold the most exquisite apartments in seamless layouts, in an environment-friendly campus built with locally sourced materials. Each abode is finished with the most premium textures and fixtures to exude class in every corner. The best-in-class leisure amenities are carefully handpicked and laid out to pamper you with 'me-time'. All of this is cocooned into a picturesque campus filled with verdant landscapes, multiple water bodies and ample avenues to experience nature at will.

AN OASIS OF SERENITY

Experience the calming touch of nature within the campus, every day



HOME THEATRE | BANQUET HALL
BOARD GAMES | LIBRARY

Thoughtfully picked leisure amenities ensure that everyone can escape into their favourite recreation whenever they feel like.

COCOONED IN GREENS

Built with the objective to decongest your life, Fortune Imperia II offers plenty of greenery outside your homes. While it will be easy to forget that you're in the geographical heart of the city when strolling in our beautiful gardens, the modern architecture will remind you of your proximity to it.

Bask in the morning sun and soak in some evening serenity in our landscaped gardens laid out for you and your family. Our lush green and refreshing gardens will be your favourite place to catch up with your friends or simply unwind.

THE LUXURY OF SPACE

Our sprawling homes are immaculately planned to maximize the sense of space



CRAFTED FOR COMFORT

When it comes to comfort there is no place like home, more so if it is in Fortune Imperia-II. The community areas seamlessly flow in and out of each other to foster functional excellence and enhance natural ventilation. The lush green lawns will greet you with golden sun rays while the trees will treat you to cool shade.

Every home here is set to bring in breath taking views of the surrounding greens and the verdant in-house landscapes. Large-size balconies and full-height windows will bathe your homes in fresh air and light.

100% Privacy

At Fortune Imperia II we take exclusivity very seriously. The apartments are arranged in a manner that no two apartments face each other. 100% privacy guaranteed for a lifetime.

THE PLEASURE OF LEISURE

The covered swimming pool ensures that your pool-times are relaxed and stay private

SWIMMING POOL | BOX CRICKET
MULTI-PURPOSE SPORTS COURT | GYMNASIUM



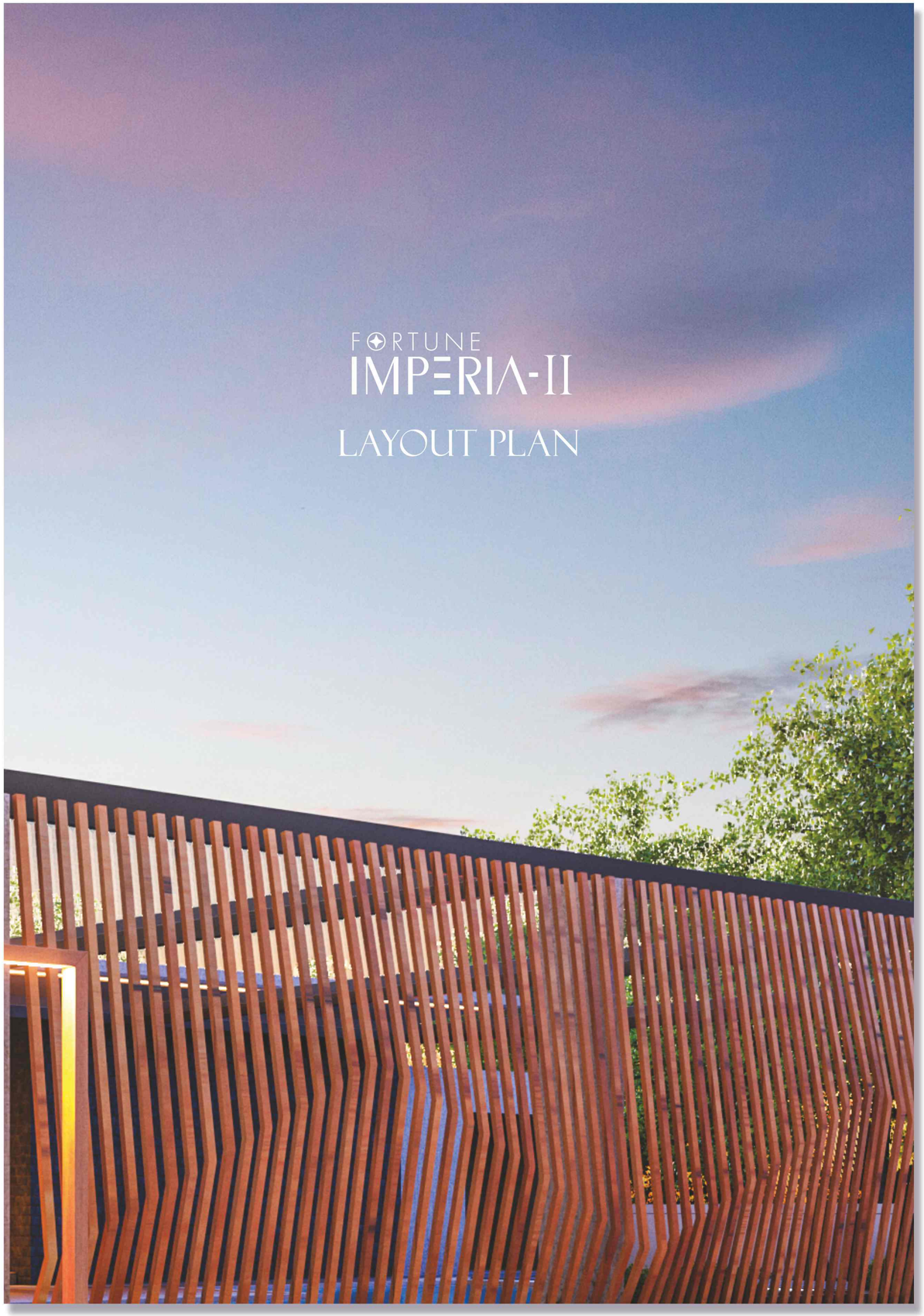


CHILDREN'S PLAY AREA | GAZEBO
OUTDOOR KITCHEN | LANDSCAPED GARDEN

DESIGNED FOR INDULGENCE

At Fortune Imperia-II, don't be surprised if you feel like the weekends never end. Our list of leisure amenities is so long that it'll definitely bring you new fun experiences each and every day. From fitness fanatics to leisure admirers to everyone in between, these state-of-the-art amenities are picked to suit different age groups and preferences.

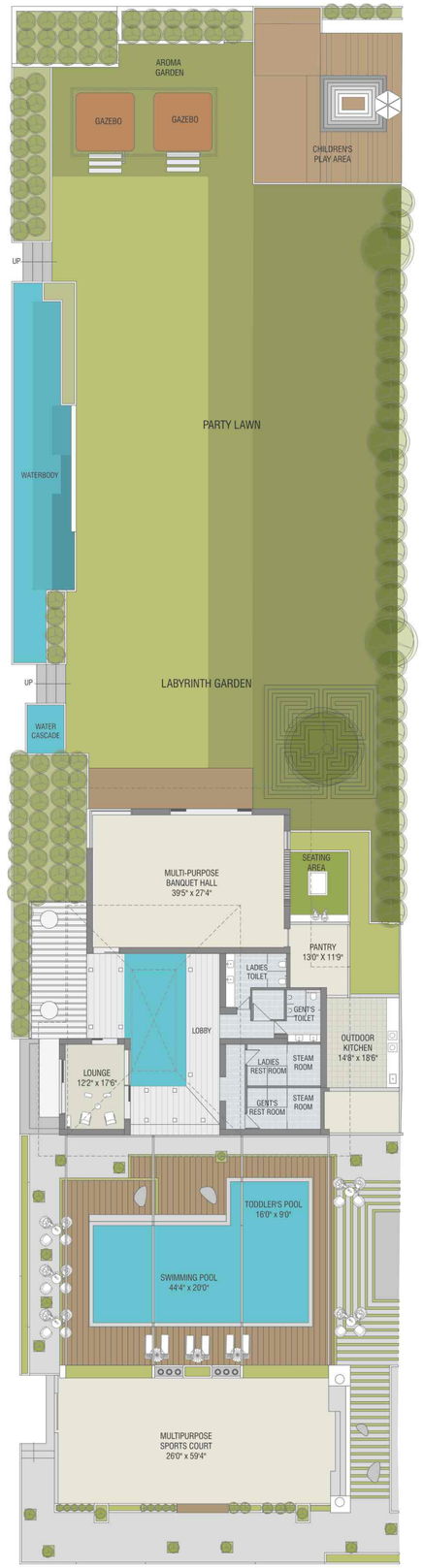
Savour a lifetime package of sweet moments with your loved ones right in the comfort of your home at Fortune Imperia-II. After all, who wouldn't want weekdays to magically transform into weekends right?



FORTUNE
IMPERIA-II
LAYOUT PLAN

CLUBHOUSE PLAN





GROUND FLOOR



THE JOY OF CELEBRATIONS

Make your celebrations even more joyous and memorable at our luxurious Banquet Hall

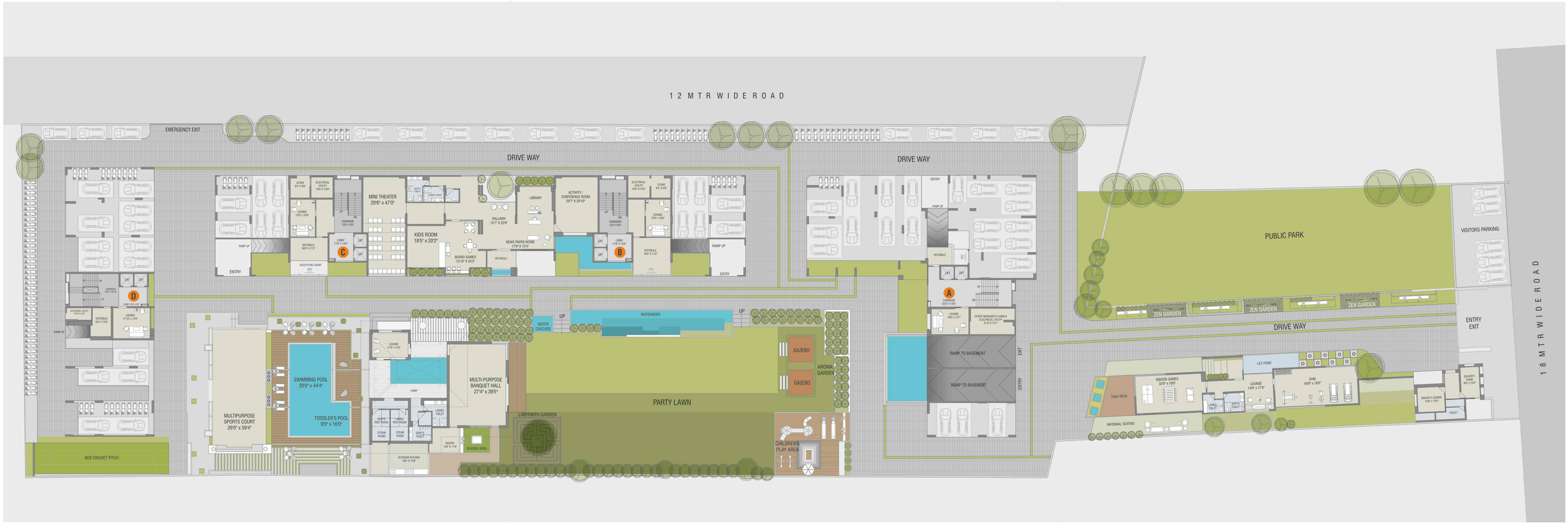
Birthday parties or Diwali revelries, wedding functions or fun get-togethers at Fortune Imperia II you'll have a plush banquet hall to play the perfect host. Come, make merry and cherish these moments for a lifetime.



GROUND FLOOR

LEISURE AMENITIES

- *Decorative Entry Gate*
- *Security Cabin*
- *School Drop Off Point*
- *Estate Manager's Cabin*
- *Reception Lounge*
- *Driver's Lounge*
- *Senior Citizen Hangout*
- *Informal Sit-Outs*
- *Party Lawn*
- *Aroma Garden*
- *Zen Garden*
- *Rock Water Cascade*
- *Labyrinth Garden*
- *Musical Campus*
- *Gazebo*
- *Children's Play Area*
- *Multipurpose Sports Court*
- *Multipurpose Banquet Hall*
- *Outdoor Kitchen*
- *Swimming Pool*
- *Toddler's Splash Pool*
- *Lily Pond*
- *Poolside Wooden Deck*
- *Articulated Cobbled Pathway*
- *Built-in Deck Seating*
- *Acupressure Walkway*
- *Spa Room*
- *Salon*
- *Gymnasium*
- *Yoga Deck*
- *Rooftop Terrace Garden*
- *Individual Tower Lounges*
- *Library*
- *Mini Theater*
- *News Paper Room*
- *Conference Room*
- *Indoor Games*
- *Board Game Room*
- *Kids Room*
- *Box Cricket Pitch*
- *Visitor's Parking*
- *E-car Charging Point*



THE EPITOME OF CLASS

Open and opulent beyond compare, our apartments are a class apart!

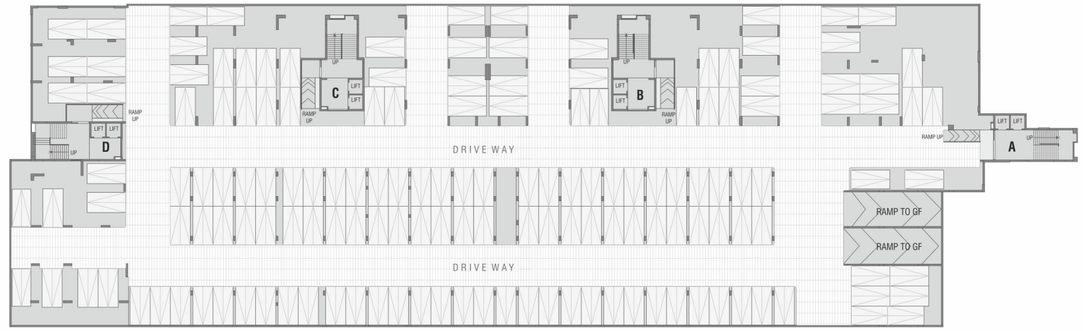
The stunning interiors of your residences complement the breath-taking vistas surrounding them. Premium finishes, top quality materials and best-in-class fittings and fixtures make your homes the talk of the town and an asset that everyone would desire.



VALUE ADDITIONS

- *24/7 Security*
- *CCTV surveillance campus*
- *Video door phone connected to lobby*
- *Biometric main door lock*
- *Premium branded lift*
- *Spacious lobby in each tower*
- *24/7 quality water supply*
- *Power backup for common areas*
- *Allotted 2 car parking*
- *Rain water harvesting*
- *Wall Punning*
- *Separate entry for wash area*
- *Cabling for inverter*
- *Provision for central water heating system*
- *VRV AC provision*
- *Grey water recycling*
- *Ground floor parking available on request**
- *3 Side open apartments*

BASEMENT FLOOR



TYPICAL FLOOR

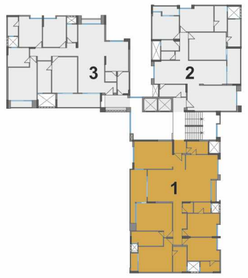


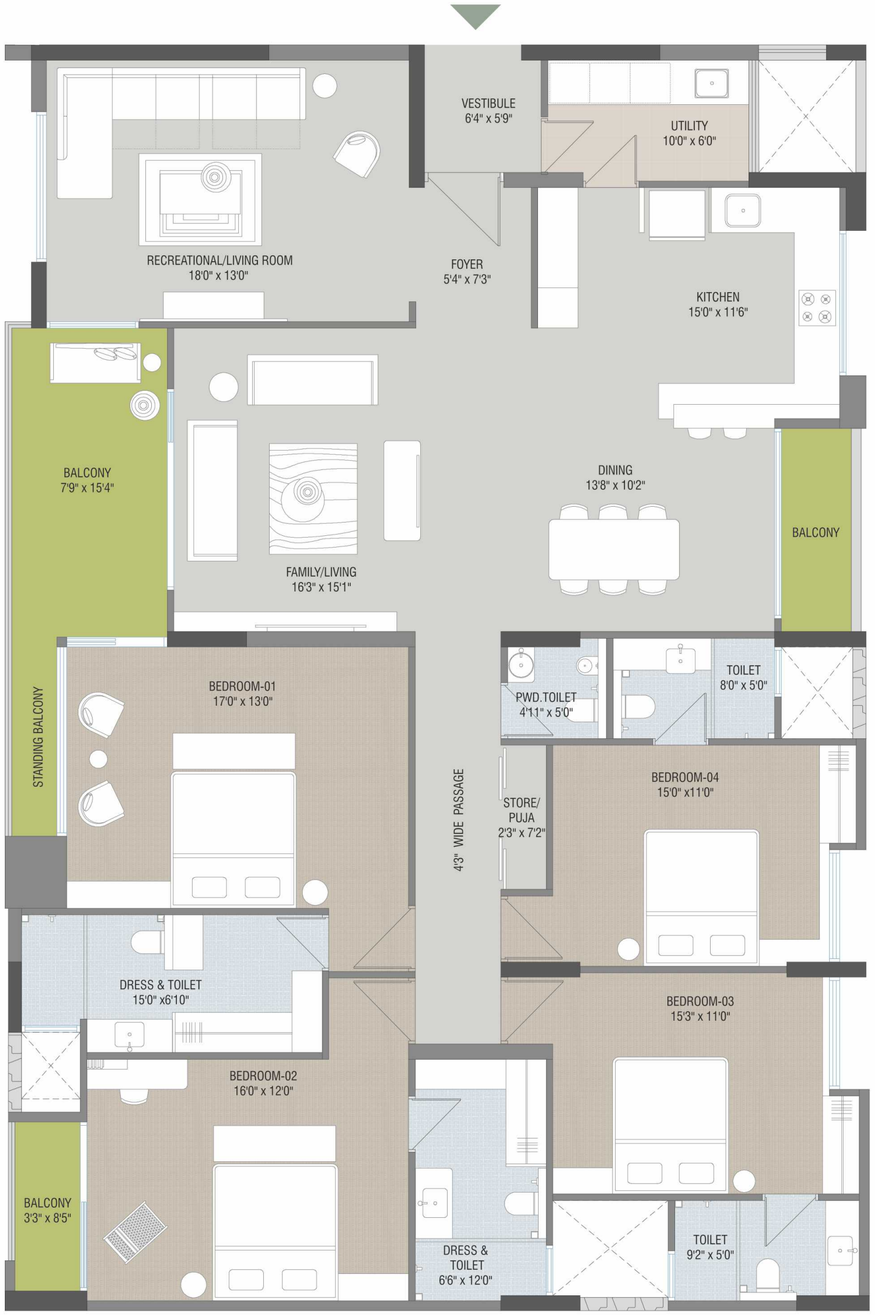


TOWER A

TYPE 1 | **4.5 BHK**

Built-up Area:	**2536 Sq.Ft.**
Total Carpet Area:	2370 Sq.Ft.
RERA Carpet Area:	2109 Sq.Ft.
Balcony & Wash Area:	261 Sq.Ft.



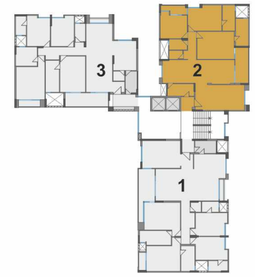




TOWER A

TYPE 2 | **3.5 BHK**

Built-up Area:	**1930 Sq.Ft.**
Total Carpet Area:	1805 Sq.Ft.
RERA Carpet Area:	1580 Sq.Ft.
Balcony & Wash Area:	225 Sq.Ft.



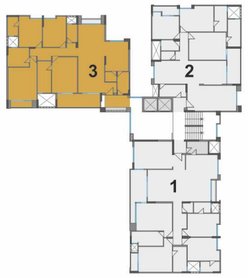




TOWER A

TYPE 3 | **4 BHK**

Built-up Area:	**2270 Sq.Ft.**
Total Carpet Area:	2178 Sq.Ft.
RERA Carpet Area:	1923 Sq.Ft.
Balcony & Wash Area:	255 Sq.Ft.







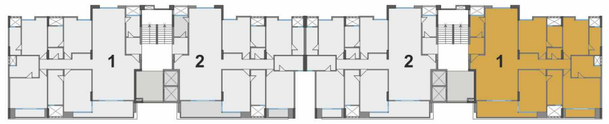

CLUB FOYER


TOWER LOUNGE

TOWER B &C

TYPE 1 | **4 BHK**

Built-up Area:	**2432 Sq.Ft.**
Total Carpet Area:	2258 Sq.Ft.
RERA Carpet Area:	1998 Sq.Ft.
Balcony & Wash Area:	260 Sq.Ft.



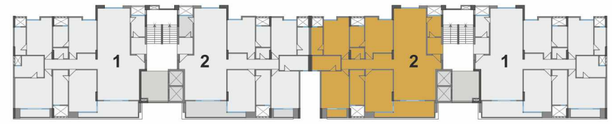




TOWER B &C

TYPE 2 | **4 BHK**

Built-up Area:	**2336 Sq.Ft.**
Total Carpet Area:	2178 Sq.Ft.
RERA Carpet Area:	1935 Sq.Ft.
Balcony & Wash Area:	243 Sq.Ft.







TOWER D

TYPE 1 | **4.5 BHK**

Built-up Area:	**2536 Sq.Ft.**
Total Carpet Area:	2370 Sq.Ft.
RERA Carpet Area:	2109 Sq.Ft.
Balcony & Wash Area:	261 Sq.Ft.



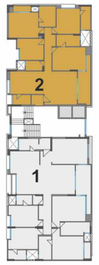




TOWER D

TYPE 2 | **4 BHK**

Built-up Area:	**2000 Sq.Ft.**
Total Carpet Area:	1861 Sq.Ft.
RERA Carpet Area:	1644 Sq.Ft.
Balcony & Wash Area:	217 Sq.Ft.







FORTUNE
SELECT

SPECIFICATIONS

Part of the Fortune Select lineage, Fortune Imperia II offers exclusivity a notch above. Only the best material specifications, premium quality brands and superior craftsmanship ensures a stellar home for you and your family!

STRUCTURE:

Well designed RCC frame structure as per structural engineer's design.

FLOORING:

Premium vitrified tiles flooring (Large Size). Anti skid ceramic tiles as per architect's design in balcony area. Anti-termite piping in each apartment.

KITCHEN:

Exclusive quartz / granite platform with SS sink from Nirali / Franke / equivalent. Work area sink in SS. Ceramic tiles dado and anti-skid flooring for wash area.

BATHROOMS:

Premium quality wall tiles and anti-skid flooring. Sanitary fittings from Roca / Duravit / Vitra / Toto / equivalent. Thermostatic shower mixer in master bedroom.

PLUMBING:

Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design. Plumbing with CP fittings from Roca / Grohe / Vitra / Toto / equivalent. CPVC pipes for hot and cold water & ultra silent pipes for SWR.

DOORS:

Main door: Wooden frame with decorative veneer finish, biometric main door lock and video door phone.

Internal Doors: Wooden frame with Premium quality flush doors with both sides laminates. Door lock stopper and Hingis from Hafele / Hettich / equivalent.

WINDOWS & BALCONY DOORS:

Premium quality of Dumal / UPVC / equivalent with mosquito net.

ELECTRIFICATION:

Concealed copper ISI wiring from Polycab / RR / Finolex / equivalent with MCB/ ELCB. Sufficient electrical points in all areas with branded modular switches from Legrand / Schneider / equivalent.

FINISHING:

Interiors: Wall punning with Premium quality primer.

Exteriors: Weather resistant paint with texture from Asian / Jotun / Dulux / equivalent.

India's No. 1 NIRALI BG · FRANKE · Roca · DURAVIT · VitrA · TOTO · GROHE · HÄFELE · Hettich

POLYCAB · RR KABEL · Finolex · legrand · Schneider Electric · asianpaints · JOTUN · Dulux

FORTUNE
group

• Dream to Reality •

What began in 2004 as a humble endeavour of transforming dreams into reality, has now grown into one of the most trusted names in real estate industry. Today, Fortune Group is synonymous with innovation, recognized for excellence, reputed for quality and renowned for their futuristic vision.

Centred around the needs of our customers, our projects always aim to exceed their expectations through superior aesthetics, meticulous detailing and enhanced value propositions. We take pride in our portfolio of developments that not only stand out in terms of creativity but will also stand the test of time.

INNOVATION

EXCELLENCE

QUALITY

GROWTH



CNBC
Real Estate
Awards, 2017-2018



Fortune Group awarded
"The Best Quality
Residential Projects in Vadodara"

Award being presented by Honorable Chief Minister of Gujarat, Shri Vijaybhai Rupani.



દિવ્ય ભાસ્કર
Eminence Award 2019



Fortune Group awarded
"Best Commercial Project of
Vadodara. 2018 - 2019."

Award being presented by Honorable Deputy Chief Minister of Gujarat, Shri Nitinbhai Patel.





















LOCATED IN THE CENTRE

Be it accessibility, connectivity or proximity, set at Bhayli, Fortune Imperia II has the best of it all. All modern conveniences like educational institutions, banks, hospitals, shopping hubs, cinemas and others are situated just a stone's throw away. It is well-connected to all major parts of the city making work commute a hassle-free experience. And when you feel like escaping to nature, serenity is your neighbour too. Being central was never this perfect.



A Premium Project By

FORTUNE group

• Dream to Reality •

Developers:

SHREEJI INFRA

FORTUNE IMPERIA-II,
Nr. Darshanam Splendora,
Bhayli TP-1, Vadodara.

Contact : **+91 93286 29103**
inquiry.fortunegroup@gmail.com
www.fortunedeveloper.co.in

Architect: **Graphite SDS** | Structure Consultant: **GEO Designs & Research Pvt. Ltd.**

Payment Schedule

***10%** Booking | **10%** Before Sale Agreement | **15%** At Plinth Level*
7% At 1st Floor | 7% At 3rd Floor | 7% At 5th Floor | 7% At 7th Floor
7% At 9th Floor | 7% At 11th Floor | 7% At 13th Floor | 6% Plaster Level
5% Flooring Level | 5% At Possession

Additional Charges

*GST : **5%* or as per prevailing rate***
*Stamp Duty: **5.9%* or as per prevailing rate***
*Maintenance Deposit: **Rs. 3,00,000* & 4,00,000****

*Charges for any Modifications / Additions: **As per Actual***
*MGVCL & Vadodara Gas Charges: **As per Actual***

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.

RERA Reg No.: PR/GJ/VADODARA/VADODARA/Others/RAA09124/011021
RERA Website: https://gujrera.gujarat.gov.in/

design: strokedarrow - jan-22 @09240 92010