

FORTUNE
AIR

A PREMIUM PROJECT BY



Developer: Nilkanth Infra

Site Address: Fortune AIR,
Beside Rushita Bungalows,
Nr. Krunal Char Rasta, Gotri, Vadodara

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Contact: 90994 10099

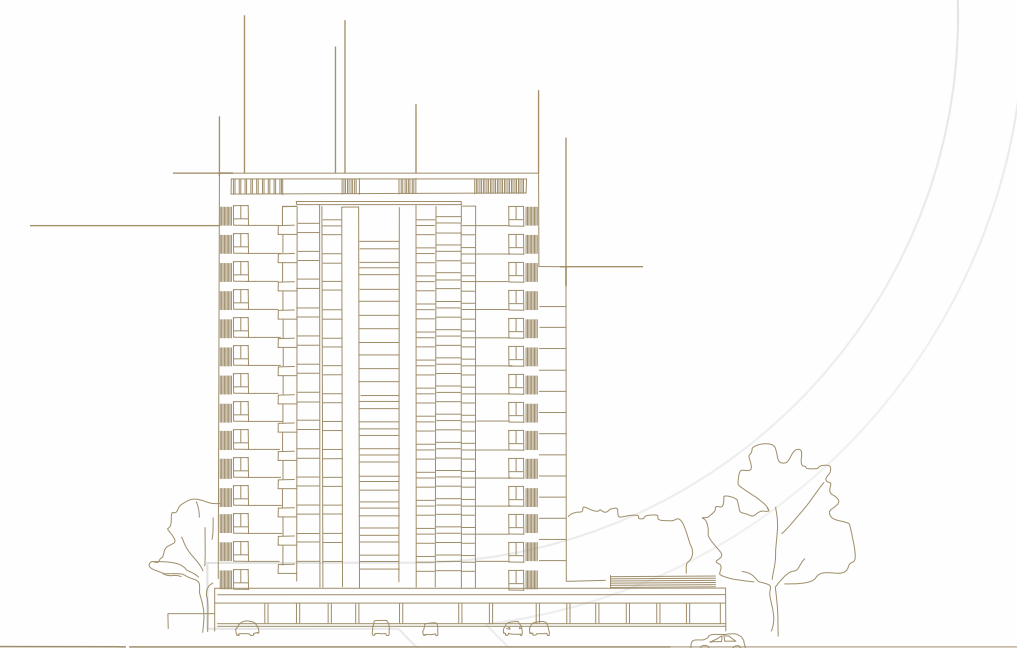
Architect: GRAPHITE SDS
Structure Consultant : GEO Designs & Research Pvt. Ltd

RERA No.: PR/GJ/VADODARA/VADODARA/Others/MAA08066/170221
RERA Website: gujrera.gujarat.gov.in

3 BHK LIFESTYLE
APARTMENTS & SHOPS



ARCHITECTURALLY IMPRESSIVE RESIDENCES



Some things are eternal, like your dream home. It deserves **impeccable style, fabulous luxuries, top-class amenities** and abundant **natural beauty**. It must be a source of infinite delight and invaluable memories. It must offer you a life you've always dreamt of.

Welcome to **Fortune Air**, architecturally impressive **3BHK** residences set in a gated luxury development in the bustling **locality of Gotri**. With spacious abodes nestled in three majestic towers, Fortune Air is designed to be much more than just a place to live. Detailed to perfection, these homes assure you a life of effortless ease and privilege. Intelligent planning has been invested to bring you both, the warmth of a close-knit community and the exclusivity of super-spacious apartments.

The inclusion of smart retail units in the ground floor enables enhanced everyday convenience for the residents as well as guaranteed business potential for the shop owners.

A RESIDENCE BEYOND COMPARE

Your stunning 3 BHK homes at Fortune Air are created to surround you with comfort, indulgence and privilege. Sophisticated design, graceful aesthetics and sheer luxury come together in perfect balance to bring you a residence that will transform your life from ordinary to extraordinary. With finest build quality, premium fittings and fixtures and impeccable finishes your spacious homes are as efficient as they are elegant. We have taken great care of every detail, right from east west entries to open balconies to wide passages and much more, to bring you a life that is full of bliss and convenience .

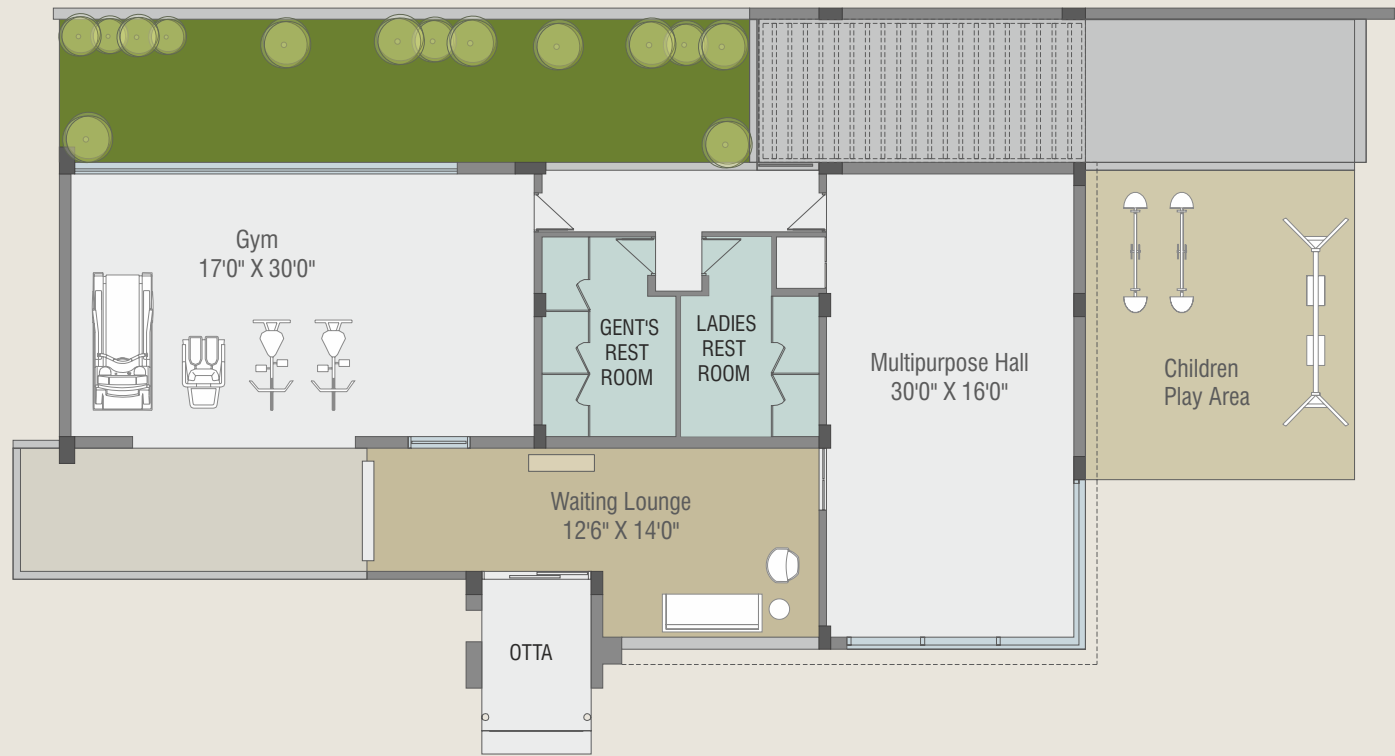
The North-South plot orientation ensures that your home is bathed in abundant natural light and ample fresh air.



AN ABODE THAT STANDS OUT

Classy and urbane, your homes at Fortune Air simply stand out in style. The elegant elevation, complete with clean contemporary lines, exudes a sense of both luxury and charm. A secure campus is designed to ensure the safety of your residences and your loved ones at all times. Attention to every detail promises a life full of bliss and contentment.





CLUB HOUSE

A RETREAT OF YOUR OWN

Getting away from stress couldn't be any easier because at Fortune Air your weekend retreat is right outside your home. Relax, restore and rejuvenate your mind and body at our best-in-class premium amenities set within the campus. Work out, play, watch movies or simply absorb the greenery, take your pick from our array of lifestyle privileges handpicked for you and your family.

LEISURE AMENITIES

- Clubhouse with Fully Equipped Gymnasium
- Multipurpose Hall
- Indoor Games Room
- Landscaped Garden
- Senior Citizen's Seating
- Children's Play Area
- Library
- Toddler's game room
- Gazebo
- Mini Theatre

VALUE AMENITIES

- Grand Entrance Plaza with Security
- Allotted Car Parking on Ground Floor/Basement
- Visitor's Parking
- Video Door Phone Connected to Lobby
- MRL Automatic Elevators of Otis/Schindler/Equivalent
- CCTV Surveillance
- Roof-top with Well-designed Hard-scape and PV Solar System
- Fire Safety System
- Anti-termite Piping
- Rain Water Harvesting
- Bio Matric Lock
- Power Backup for Common Area
- 24x7 Good Quality Water Supply

GROUND FLOOR PLAN

18 MT. WIDE T P ROAD

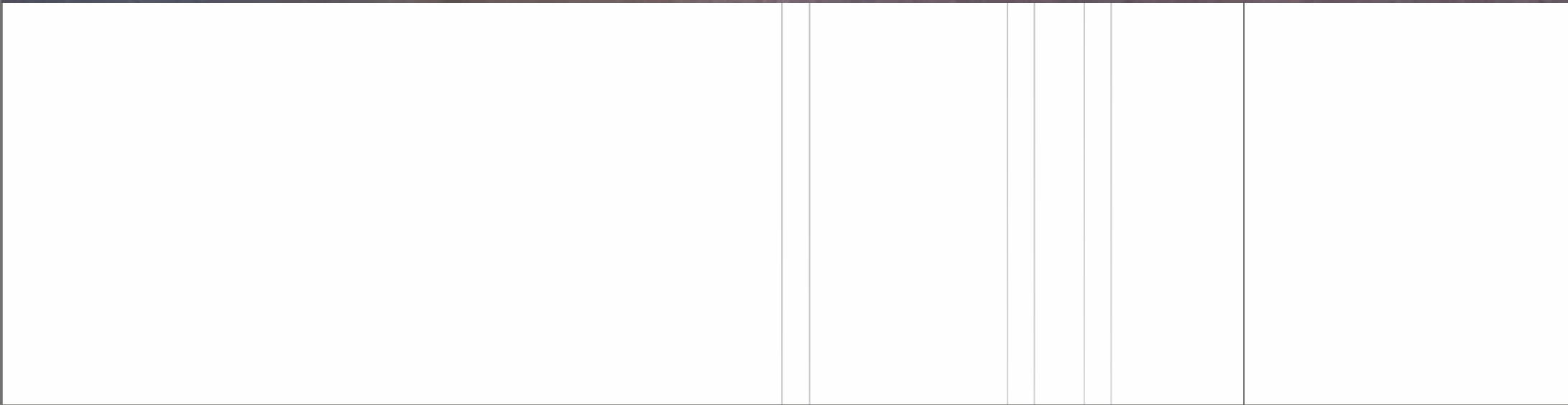
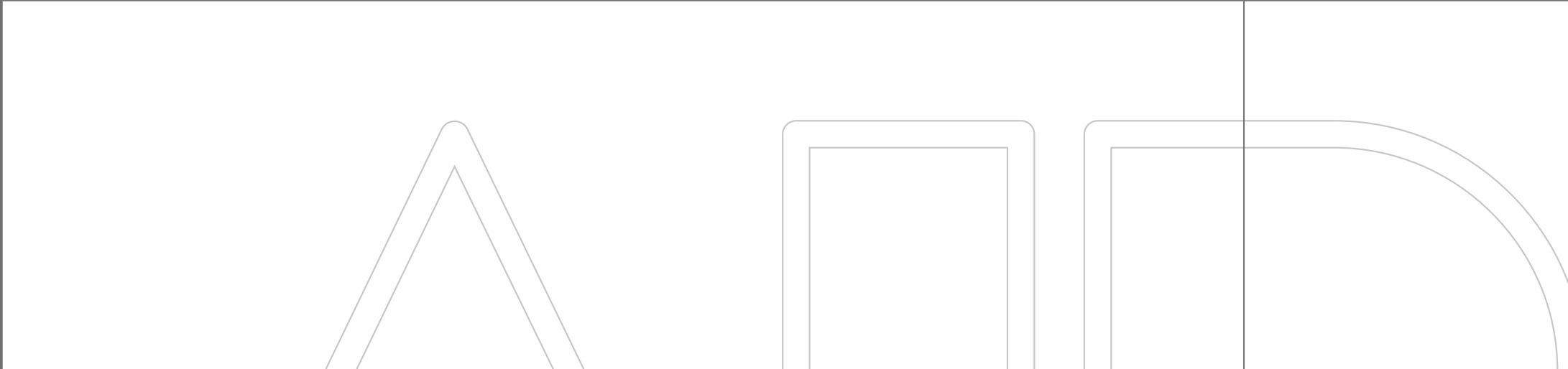


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|---|----------------------|----|------------------------|
| 1 | PARKING FOR SHOPS | 9 | CLUB HOUSE |
| 2 | LIBRARY | 10 | MINI THEATER |
| 3 | VISITOR'S PARKING | 11 | KIDS ROOM |
| 4 | RESIDENT'S ENTRY | 12 | COMMON TOILET |
| 5 | SECURITY CABIN | 13 | TOILET FOR HANDICAPPED |
| 6 | ESTATE MANAGER CABIN | | |
| 7 | INDOOR GAMES | | |
| 8 | LANDSCAPE GARDEN | | |

18 MT. WIDE T P ROAD



TYPICAL FLOOR PLAN

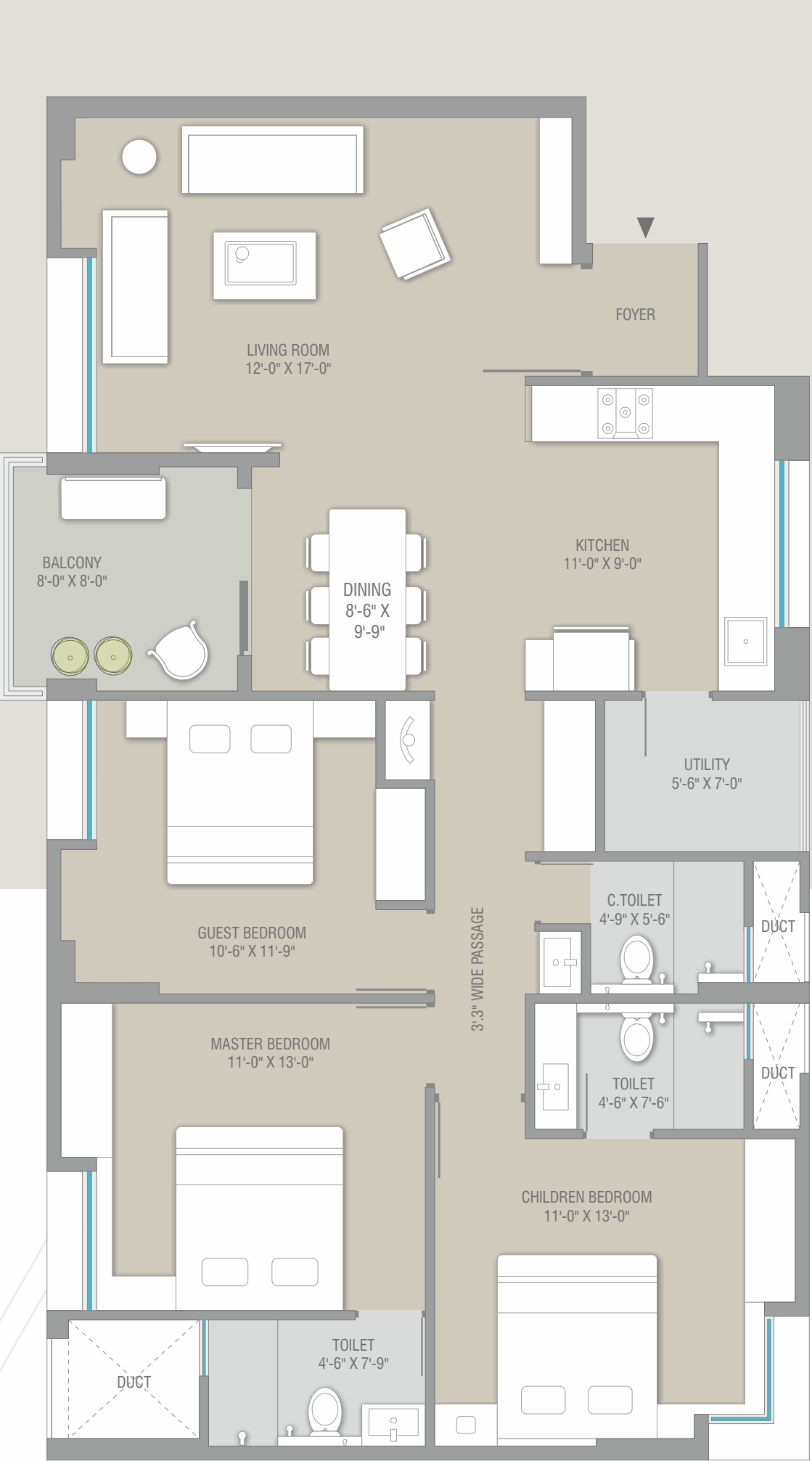


FORTUNE
AIR SPECIFICATION

FLOORING TILES:	VITRIFIED FLOORING (LARGE SIZE)
TOILET TILES:	GOOD QUALITY CERAMIC TILES AS PER ARCHITECT DESIGN
CP FITTING:	BRAVAT / GROHE / KOHLER OR EQUIVALENT
SANITARY FITTING:	BRAVAT / VITRA / KOHLER / DURAVIT OR EQUIVALENT
PLUMBING FITTING:	ULTRA SILENT PIPES, UPVC & CPVC ASHIRVAD / SUPREME / HULIOT OR EQUIVALENT
BALCONY AREA:	ANTI SKID CERAMIC TILES AS PER ARCHITECT DESIGN
KITCHEN PLATFORM:	SANDWICHED PLATFORM WITH GRANITE / QUARTZ
KITCHEN SINK:	S.S. SINK ANUPAM / NIRALI / FRANKE OR EQUIVALENT
MAIN DOOR:	VENEER FINISH FLUSH DOOR AS PER ARCHITECT DESIGN
MAIN DOOR LOCK:	BIOMETRIC LOCK YALE / EPIC / CHASE OR EQUIVALENT
INTERNAL DOOR:	GOOD QUALITY LAMINATED FLUSH DOOR AS PER ARCHITECT DESIGN
INTERNAL DOOR LOCK:	MORTISE LOCK GODREJ / EUROPA / CHASE OR EQUIVALENT
WINDOWS & BALCONY:	ALUMINIUM / UPVC WITH MOSQUITO NET
BALCONY RAILING:	GLASS RAILING
SWITCHES:	SCHINDLER / LEGRAND OR EQUIVALENT
CABLE:	POLICAB / RR / FINOLEX OR EQUIVALENT
INSIDE PAINT:	BIRLA / JK OR EQUIVALENT PUTTY & PRIMER
OUTSIDE PAINT:	WATER PROOF PAINT WITH TEXTURE BY JOTUN / ASIAN BERGER / NEROLAC OR EQUIVALENT

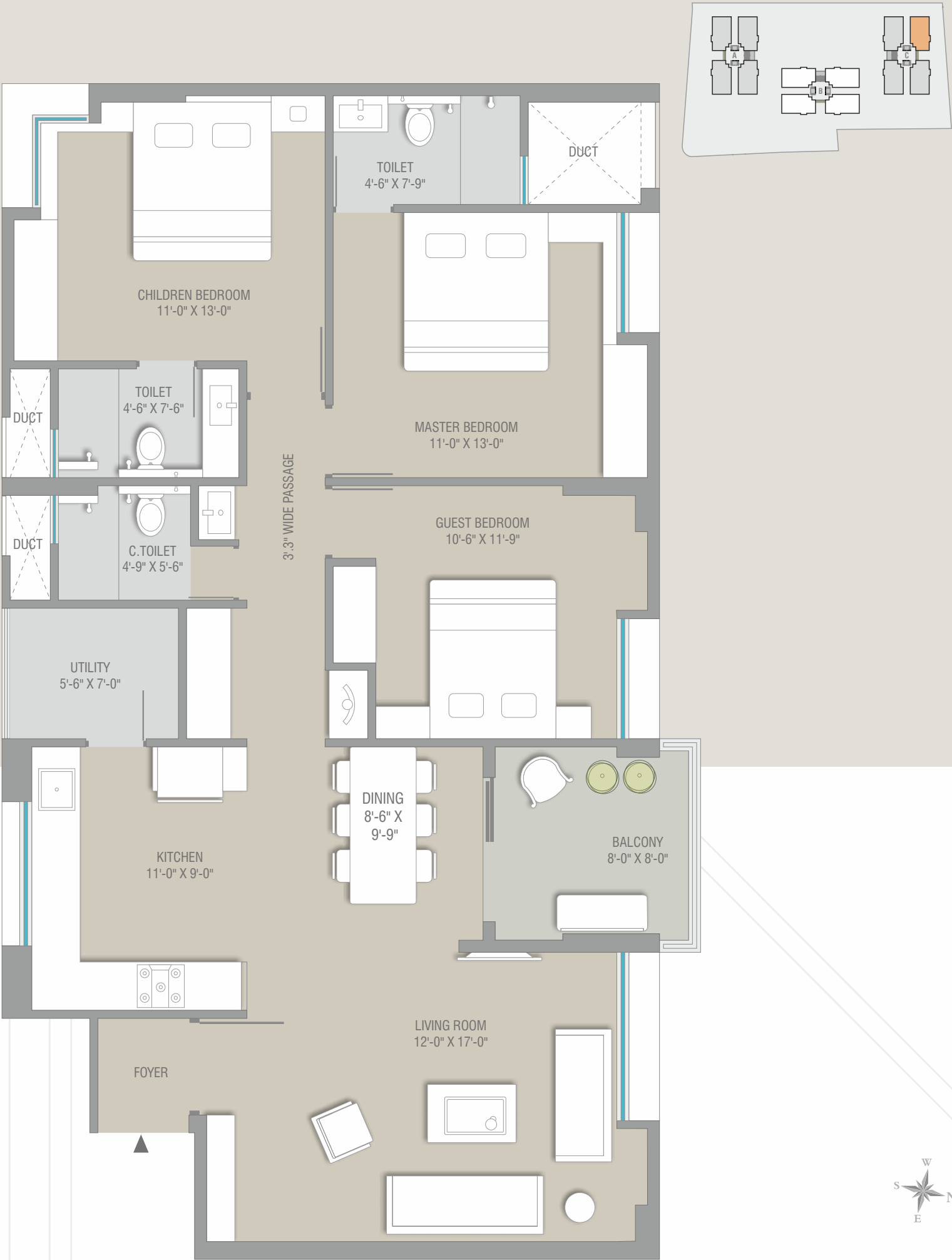
TOWER A
TYPICAL FLOOR PLAN

RERA CARPET AREA 967 SQ.FT
BALCONY AND WASH AREA 120 SQ.FT
TOTAL CARPET AREA 1087 SQ.FT
BUILT UP AREA 1163 SQ.FT



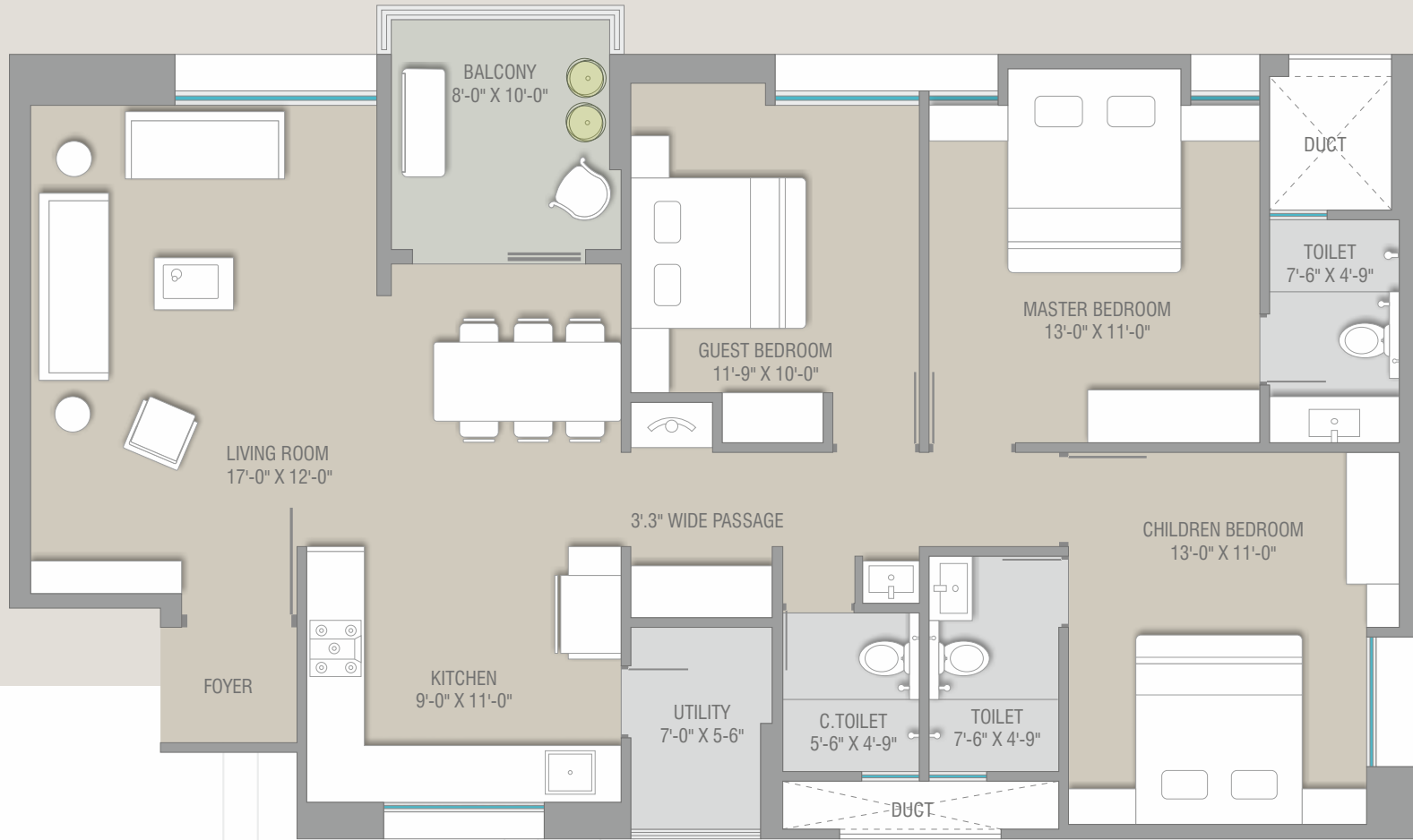
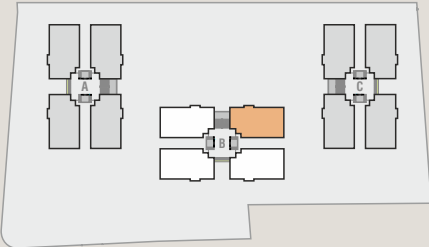
TOWER C
TYPICAL FLOOR PLAN

RERA CARPET AREA 967 SQ.FT
BALCONY AND WASH AREA 120 SQ.FT
TOTAL CARPET AREA 1087 SQ.FT
BUILT UP AREA 1163 SQ.FT



TOWER B
TYPICAL FLOOR PLAN

RERA CARPET AREA 963 SQ.FT
BALCONY AND WASH AREA 123 SQ.FT
TOTAL CARPET AREA 1086 SQ.FT
BUILT UP AREA 1161 SQ.FT



BASEMENT FLOOR PLAN



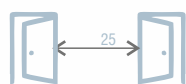
SMALL THINGS MATTER
BECAUSE GOD LIES IN THE DETAILS!



4-SIDE OPEN PLANNING
Without any common walls between the units, get maximum openness and no sounds from neighbours



MAXIMUM PRIVACY
Planned such that no direct view of the living room is possible from the common passage



UBER EXCLUSIVITY
The main doors of the two adjacent flats is almost 25 feet apart, so you get a spacious and exclusive feel



EXTRA BIG FOYER
As compared to the other projects, you observe that Fortune Air offers a much spacious foyer with excellent cross ventilation.



CONCEALED SERVICE LINES
The planning is such that you get the best view possible wherever you are. All outdoor AC units and plumbing lines are carefully placed such that they aren't visible.



WIDER STEPS
The staircase of the building are purposefully designed to be extra wide (almost 6 feet), thus enabling a greater sense of space.



Within the City But Without its Chaos

Krunal Crossing, Gotri bustles with a vibrancy of a mini urban city, with innumerable residential developments, modern commercial complexes, lifestyle utilities and entertainment plazas. It is the centre of rapid growth and Fortune Air is at the centre of this hotspot. You will be connected to everything you need yet tucked away in the lush green environs surrounding your abode.

Key Distances
Vadodara Airport – 9.5 km
Vadodara Railway Station – 6 km
Vadodara Central Bus Depot – 5.7 km
Alkapuri – 4.7 km
Old Padra Road – 4.8 km

PAYMENT SCHEDULE

Booking:	10%	6th floor slab	05%	Masonry level	05%
Before sale agreement	10%	8th floor slab	05%	Plaster level	10%
Plinth level	15%	10th floor slab	05%	Flooring level	10%
2nd floor slab	05%	12th floor slab	05%	Before sale deed	05%
4th floor slab	05%	14th floor slab	05%		



INNOVATION
EXCELLENCE
QUALITY
GROWTH

Fortune Air is the latest offering of the reputed Fortune group, the city's trusted real estate developer. Renowned for its successful completion of several luxury and affordable residential projects, the group is currently a preferred builder of choice for quality housing solutions.

Fortune Group was conceived in the year 2004 and has since taken long strides to become one of the most respected real estate developers in Vadodara.

With an eye towards detailing, committed to offer quality construction, offering best value for your investment and with a customer-friendly approach. Fortune Group has been a developer of choice for hundreds of satisfied customers.

With a number of successfully completed projects, our work speaks for itself and the goodwill that we have earned inspires us to take up projects that shall become landmarks for the future.



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

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



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

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



Fortune Imperia, Bhayli TP I

Fortune Glory, Vadsar



Fortune Greens, Bhayli TP 3



Fortune Platinum, Manjalpur



Fortune Skyline, Kalali



Fortune Aroma, Bhayli TP 2



Fortune V, Sun Pharma Road



Fortune Palladium, Manjalpur



Fortune Gateway, Chhani