

# SWAN



**2 & 3 BHK** | LUXURY APARTMENTS | **@NIZAMPET**

TS RERA NO. P02200005283



*Own it with pride*

# LIVE A LIFE OF LUXURY



**63%**  
OPEN SPACE



HIGHEST  
**UDS**

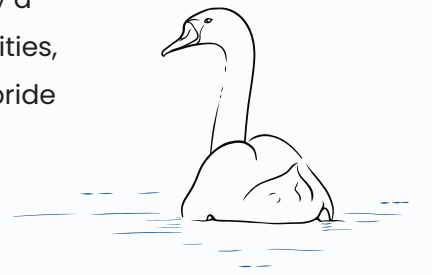


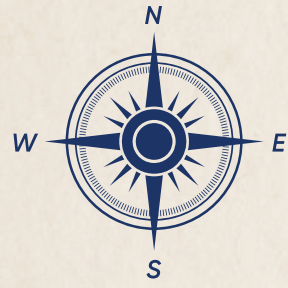
STILT +  
**5 FLOORS**



*The Exquisite*  
**SWAN LIFESTYLE**

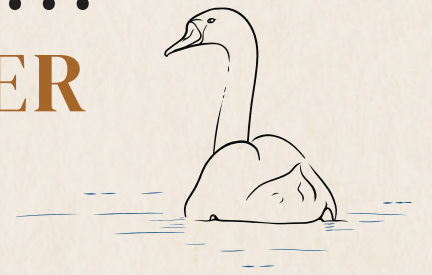
Your home at Swan is a spacious family dwelling that is designed to enable convenient and comfortable living. With abundant natural light, you will enjoy a deep sense of well-being. The exquisitely crafted homes with luxurious amenities, and an exceptional living environment will make this new home a matter of pride and joy for you and your family.





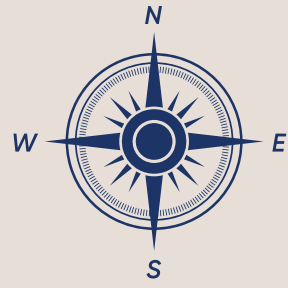
*Every Moment is Magic...*

**EVERY CORNER  
IS HEAVEN**



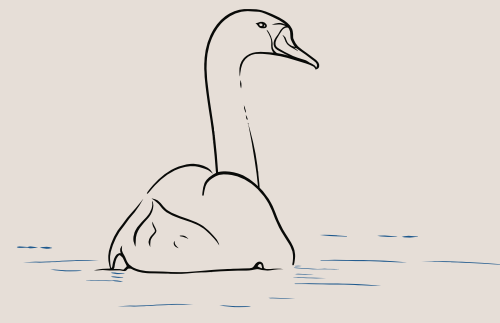
## LEGEND

- |                            |                    |
|----------------------------|--------------------|
| 1) ENTRY / EXIT            | 5) GAZEBO          |
| 2) OUTDOOR FITNESS STATION | 6) CRICKET PITCH   |
| 3) CHILDREN'S PLAY AREA    | 7) BADMINTON COURT |
| 4) HALF BASKETBALL COURT   |                    |



*Planned & Enhanced*  
**AS YOUR INVESTMENT**

When we set out to create a community as opulent as Swan, we make sure that this community was constructed using some of the finest materials and standards.



# BLOCK A

TYPICAL FLOOR PLAN



# BLOCK B

TYPICAL FLOOR PLAN



# BLOCK C

TYPICAL FLOOR PLAN



*A Lifestyle*  
**WITH MANY EXCITING &  
RICH INDULGENCES**





## Project AMENITIES

The lifestyle at Swan is a unique epitome of luxury and comfort, each amenity has a purpose of its own, which is accentuated by the community's own charisma and charm. Your leisure hours will be gainfully occupied here as befits a person of your lifestyle and tastes. These amenities offer the ideal blend of well-being, joy, and solace for every member of your family.



CHILDREN PLAY AREA



POWER BACKUP



CC CAMERA



OUTDOOR FITNESS STATION



BADMINTON COURT



GAZEBO



CRICKET PITCH



HALF BASKETBALL COURT



SOLAR FENCING



INTERCOM FACILITY



INDIVIDUAL WATER METERS



WATER HARVESTING PIT



WATER SOFTNER



AMPLE GREENERY



## STRUCTURE

RCC framed structure to withstand seismic loads

## SUPER STRUCTURE

CC Brick or Red Brick for 9" external and 4 ½" internal walls.

## PLASTERING

**External:** 18 mm Cement Plastering

**Internal:** 12mm Cement Plaster with smooth finishing

**Ceiling:** 12 mm cement plaster finish

## PAINTING

**Internal Walls & Ceiling:** Putty finish with two coats of premium emulsion paint of Asian/Dulux or equivalent make, over a coat of primer.

**External:** Texture or putty finish with two coats of exterior emulsion paint of Asian/Dulux or equivalent make.

## 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 white paint, fitted with reputed hardware. Toilet Doors: MT wood frame and flush shutter with white paint, fitted with reputed hardware

**Windows:** 2.5 track UPVC window systems with Clear glass of standard make.

**Grills:** Aesthetically-designed MS safety grills with enamel paint finish.

## KITCHEN

Provision for fixing of water purifier.

Kitchen platform is not part of general offering.

## ELECTRICAL

Concealed copper wiring of Polycab/RR or equivalent make, **Modular Switches** of Legrand / LNT or equivalent make.

**Power outlets:** For air conditioners in all Bedrooms, for geysers and exhaust fans in all bathrooms.

**Power plugs:** For cooking range: chimney, refrigerator, microwave oven, mixer / grinders in kitchen, washing machine in utility area. Three phase power supply for each unit with individual meter boards.

**MCB:** Miniature Circuit Breakers of reputed make for each distribution board. Telephone point and wired internet provision in living Room.

TV points in living and Master Bedroom

**Power Backup: a)** 100% DG set back-up for common areas (Lift, corridor lighting, etc). **b)** For all tube lights and fans in the flat.

## FLOORING

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

**Balconies:** Vitrified tiles (24" x 24") of standard make.

**Bathrooms:** Anti-skid and acid resistant tiles of standard make.

Staircase/Corridor: Natural Stone/ Tiles as per architectural design

Utility: Anti-skid tiles of standard make.

## WATER PROOFING

Water proofing shall be provided for all bathrooms, balconies, utility area & roof terrace

## BATHROOMS

All Sanitary fixtures are of Hindware/American Standard/ Jaquar or equivalent.

Wall mount EWC with Concealed Flush Tank of Grohe/Hindware or equivalent.

Single-lever wall mixer with bath spout and shower of Hindware/ American Standard/ Jaquar or equivalent.

All Chrome-plated fittings are of Hindware/ American Standard/ Jaquar or equivalent.

## DADOING

**Bathroom:** Tiles of standard make up to door height

## RAILING

SS Railing for Staircases. | MS (painted) Railing for Balconies.

## LIFT

Johnson / Kone / Schindler or equivalent make

## WATER SUPPLY

Sump & Overhead tank

# LOCATION MAP



## EDUCATION INSTITUTES - SCHOOLS

1. Vignana Schools – 1 Min.
2. Ganges Valley School – 10 Min.
3. Surya Global School – 12 Min.
4. Sangamitra School – 12 Min.
5. Silver Oaks School – 13 Min.
6. Vikas Concept School – 15 Min.

## EDUCATION INSTITUTES - COLLEGES

1. GRIT Eng. College – 7 Min.
2. Mamatha Medical College – 15 Min.
3. JNTU – 15 Min.
4. VNRIT College – 20 Min.

## OFFICES

1. Aurobindo Pharmacy – 12 Min.
2. Dr. Reddy's Lab – 20 Min.
3. Cyber towers – 25 Min.
4. HITEX – 25 Min.
5. Gachibowli – 31 Min.

## ENTERTAINMENT

1. Asian GPR Multiplex – 13 Min.
2. Manjeera Mall – 18 Min.
3. Forum Mall – 23 Min.
4. GSM Mall – 23 Min.

## TRANSPORT

1. JNTU Metro station – 10 Min.
2. ORR – 30 Min.



SCAN THE CODE FOR LOCATION



SCAN THE CODE FOR WEBSITE





# FORTUNE GREENHOMES

Build fortunes that last

[www.fortunegreenhomes.com](http://www.fortunegreenhomes.com)

4th Floor, Fortune Greenhomes Kohinoor, Manikonda, Puppalaguda Main Road  
Hyderabad - 500 089.

+91 79956 55599, +91 91212 76462

[sales@fortunegreenhomes.com](mailto:sales@fortunegreenhomes.com)

Approved By



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The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

