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FORTUNE
PRIME

live fine



It's not what we make,
it's how we make it, that defines us.



ENHANCING LIVABILITY
CRAFTING EXCLUSIVITY



WELCOME TO
FORTUNE
PRIME



live fine
in the lap of abundance

3 BHK APARTMENTS | 4 BHK PENTHOUSES
RETAIL SPACE

FORTUNE PLATINUM

FORTUNE PALLADIUM

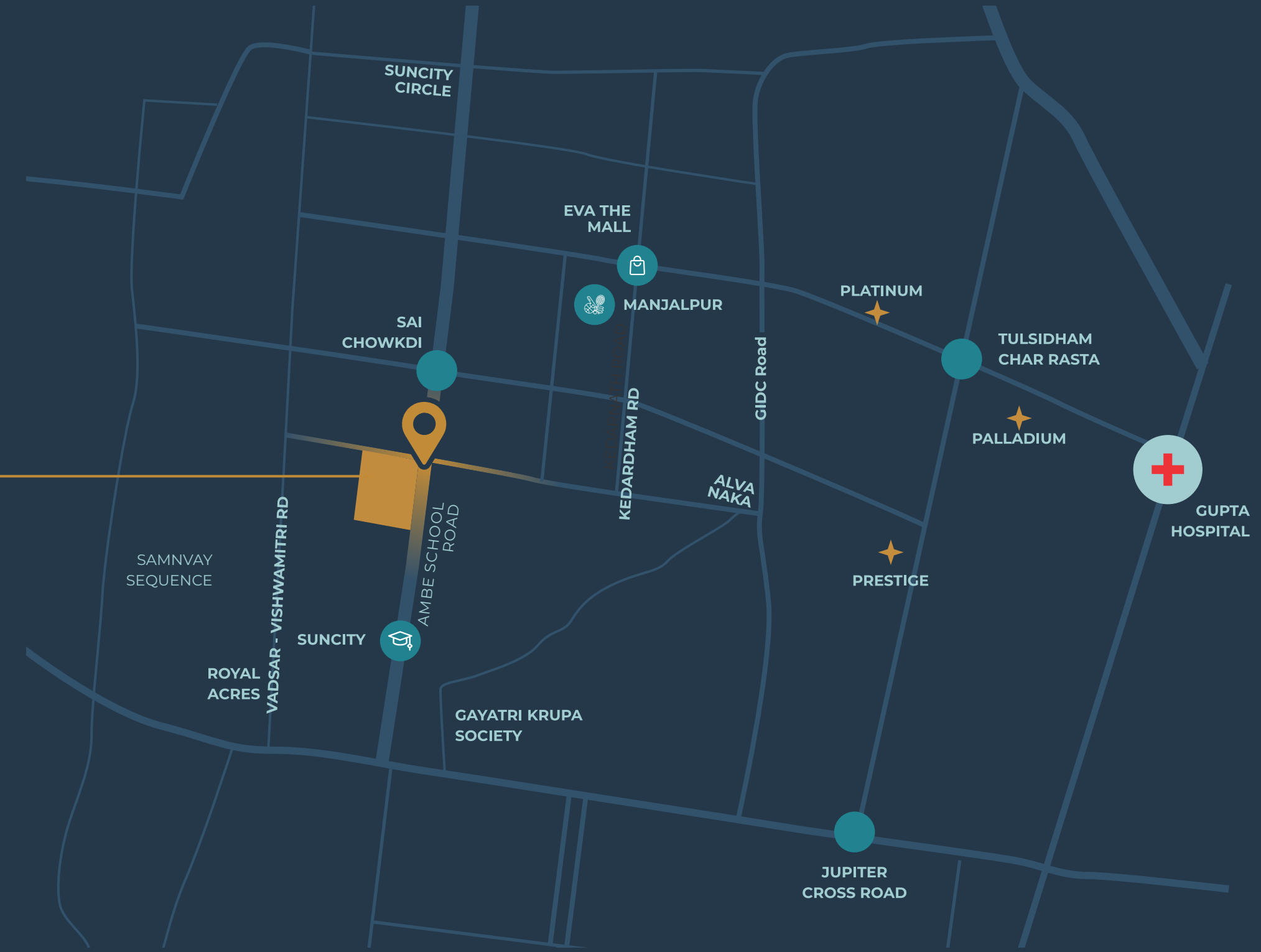
FORTUNE PRESTIGE

OUR PRESENCE
IN MANJALPUR



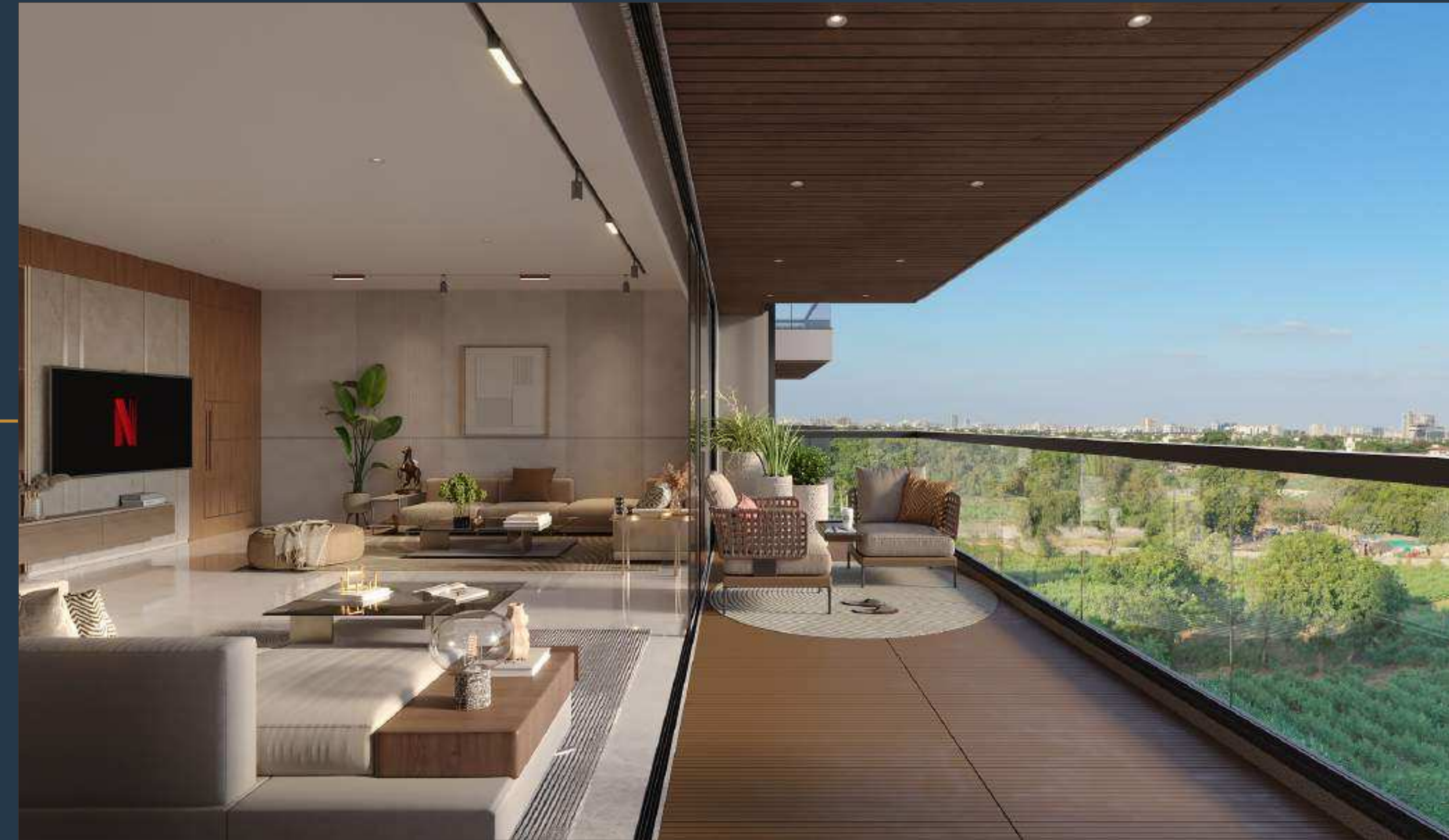
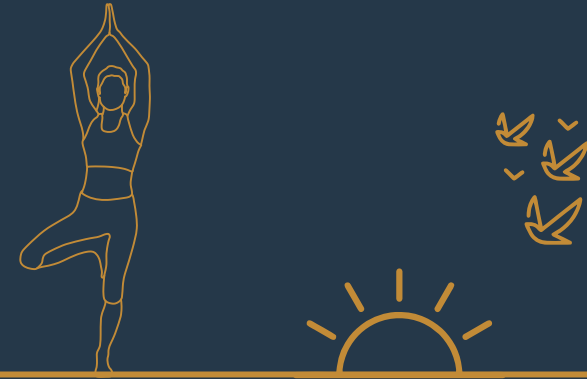
live fine
in the lap of an
unmatched connectivity

FORTUNE
PRIME





Rise and shine to magical mornings at Prime





Welcome to Fortune Prime - Where you rise up to abundance everyday. Here, the thoughtfully planned amenities help you shape your day in the most efficient way.

Sip in the fresh breeze from your balcony

Make fitness a regime at our state-of-the-art gymnasium

Take a walk in our well-manicured garden to walk yourself away from the dullness

Indulge in Yoga to uplift your spirit



pool side gym view content add



Make your afternoons meaningful



From indoor areas to the outdoor, at Prime, engage yourself in the activities that keep you entertained and enlightened throughout the day.

Immerse yourself in the books that keep you hooked

Treat yourself with a dose of light entertainment at our well-equipped theatre

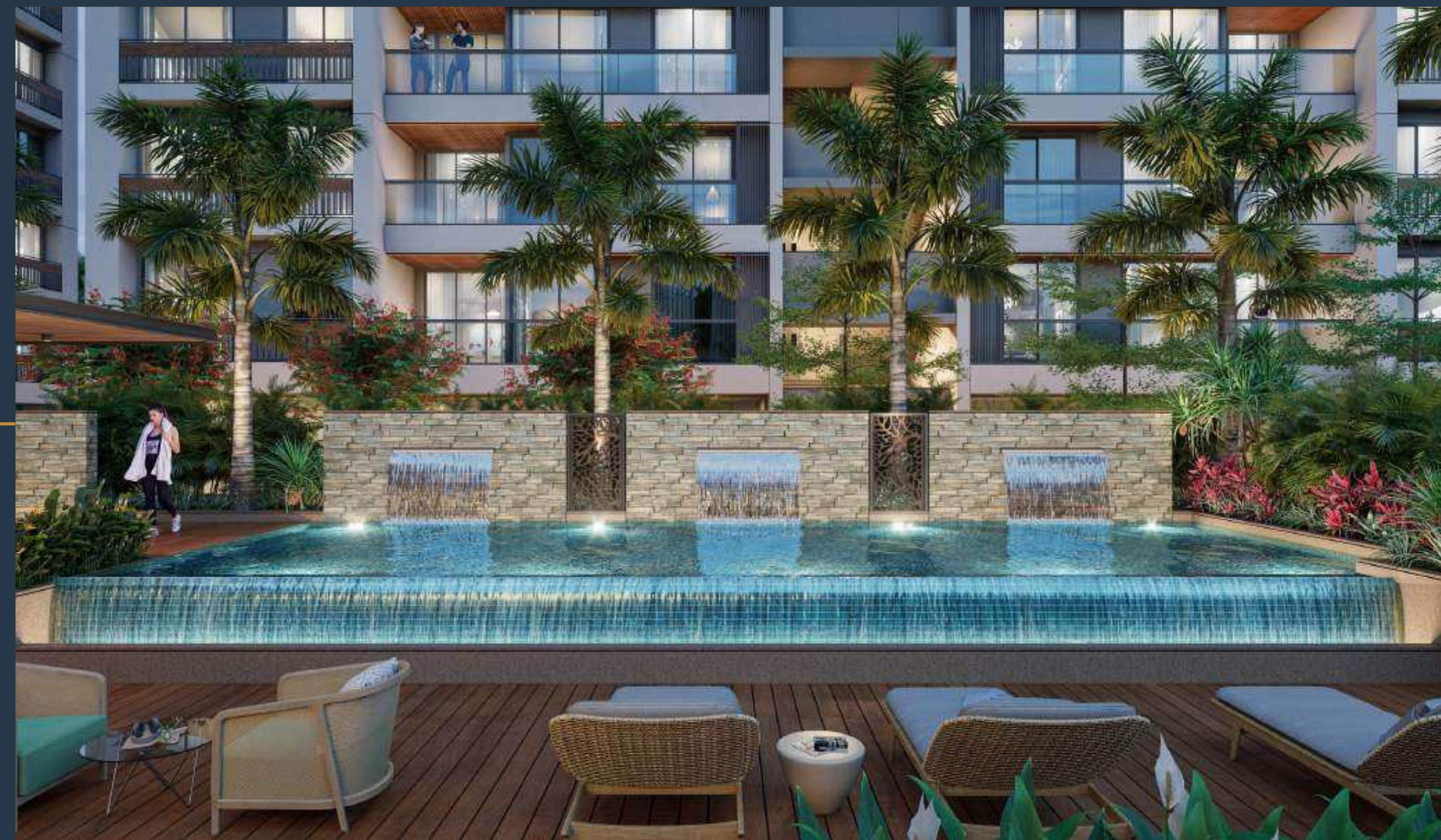
Let the sport in you out at our Indoor sports arena

Keep a check on your mate at our game lounge where victories will be cher





Step into fun-filled evenings



After a hectic day, come home to refreshing evenings at Prime where leisure amenities are set to cheer you up.

Dive into the pool to retain your cool

Begin the fun ride at our multiple activity zones

Ring the bell of joy at our skating rink

Relish the good times with your like-minded circle at our well-laid sit-outs





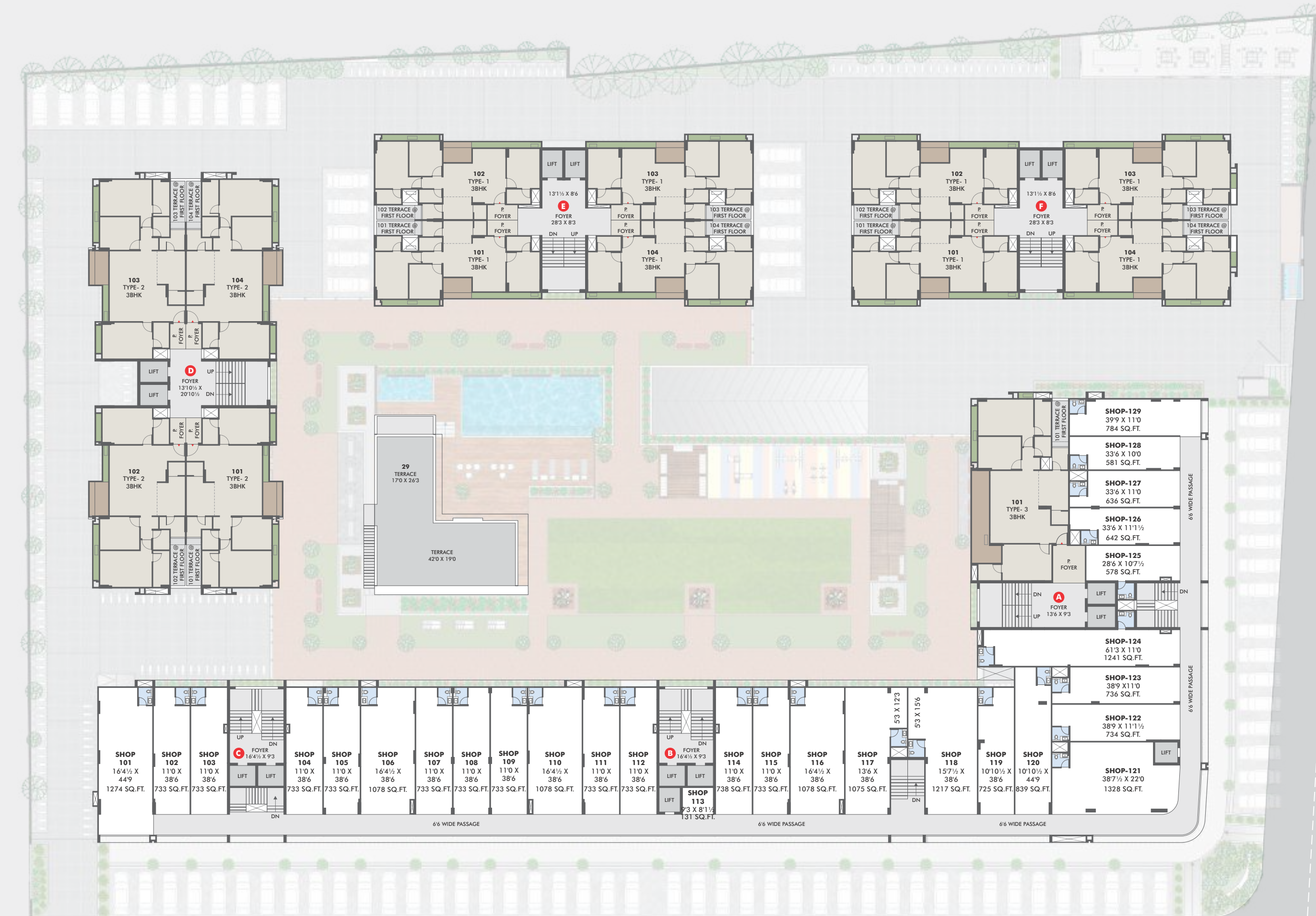
GROUND FLOOR

LEGENDS

- 1 WATER CASCADE AT ENTRANCE
- 2 ENTRANCE SECURITY CABIN
- 3 SCHOOL DROP OFF ZONE
- 4 ARTIFICIAL LAWN AREA
- 5 LOOSE SEATING AREA
- 6 COVERED SEATING AREA
- 7 ENTRANCE PLAZA WITH PERGOLA
- 8 CANTILEVER SEAT
- 9 LOOSE SWING AREA
- 10 TODDLER POOL (16'4" X 7'2")
- 11 SWIMMING POOL (42'6" X 14'6")
- 11 AMALE / FEMALE CHANGE ROOM
- 12 WOODEN DECK AREA
- 13 WOODEN FLOATING DECK
- 14 BANQUET HALL / PARTY HALL (35'0" X 19'9")
- 15 KITCHEN
- 16 GYM / YOGA (17'9" X 25'3")
- 17 PALM PLAZA
- 18 SEATING AREA WITH PERGOLA
- 19 CHILDREN PLAY AREA
- 20 LAWN AREA (110 PERSON)
- 21 WIDE WALKWAY
- 22 MINI THEATER (19'0" X 31'0")
- 23 MASSAGE ROOM (10'0" X 15'9")
- 24 SALON (9'0" X 11'0")
- 25 ESTATE MANAGER (7'6" X 14'0")
- 26 SOCIETY OFFICE (11'0" X 14'0")
- 27 LIBRARY (19'0" X 14'0")
- 28 TODDLER'S SPACE (10'0" X 18'11")
- 29 INDOOR GAMES (39'0" X 18'11")
- 30 DECORATIVE SIGNANGE WALL OF PROJECT

1st FLOOR plan

SHOP NO.	CARPET AREA	SBA
101	733	1274
102	424	733
103	424	733
104	424	733
105	424	733
106	629	1078
107	424	733
108	424	733
109	424	733
110	629	1078
111	424	733
112	424	733
113	76	
114	424	738
115	424	733
116	629	1078
117	612	1075
118	714	1217
119	419	725
120	486	839
121	768	1328
122	427	734
123	409	736
124	693	1241
125	330	578
126	355	642
127	350	636
128	335	581
129	439	784



36 MT. WIDE ROAD

18 MT. WIDE ROAD





2nd FLOOR plan



WELCOME TO
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3 BHK APARTMENTS | 4 BHK PENTHOUSES
RETAIL SPACE



3 BHK APARTMENTS

ELEGANT AND VASTU-COMPLIANT WHERE COMFORT MEETS STYLE

Discover the epitome of luxury living in our meticulously planned 3 BHK apartments. Designed with an eye for detail, our apartments harmonize modern elegance with traditional Vastu principles, ensuring not just a beautiful home, but a prosperous and positive living environment.




3 BHK - Tower A



RERA Carpet:	1210 sq. ft.
Balcony+ Wash:	110 sq. ft.
St. Balcony.+ Per. Foyer:	133 sq. ft.
Total. Carpet:	1453 sq. ft.
T.B.U.:	1523 sq. ft.
S.B.U.:	2538 sq. ft.





3 BHK - Tower B & C 

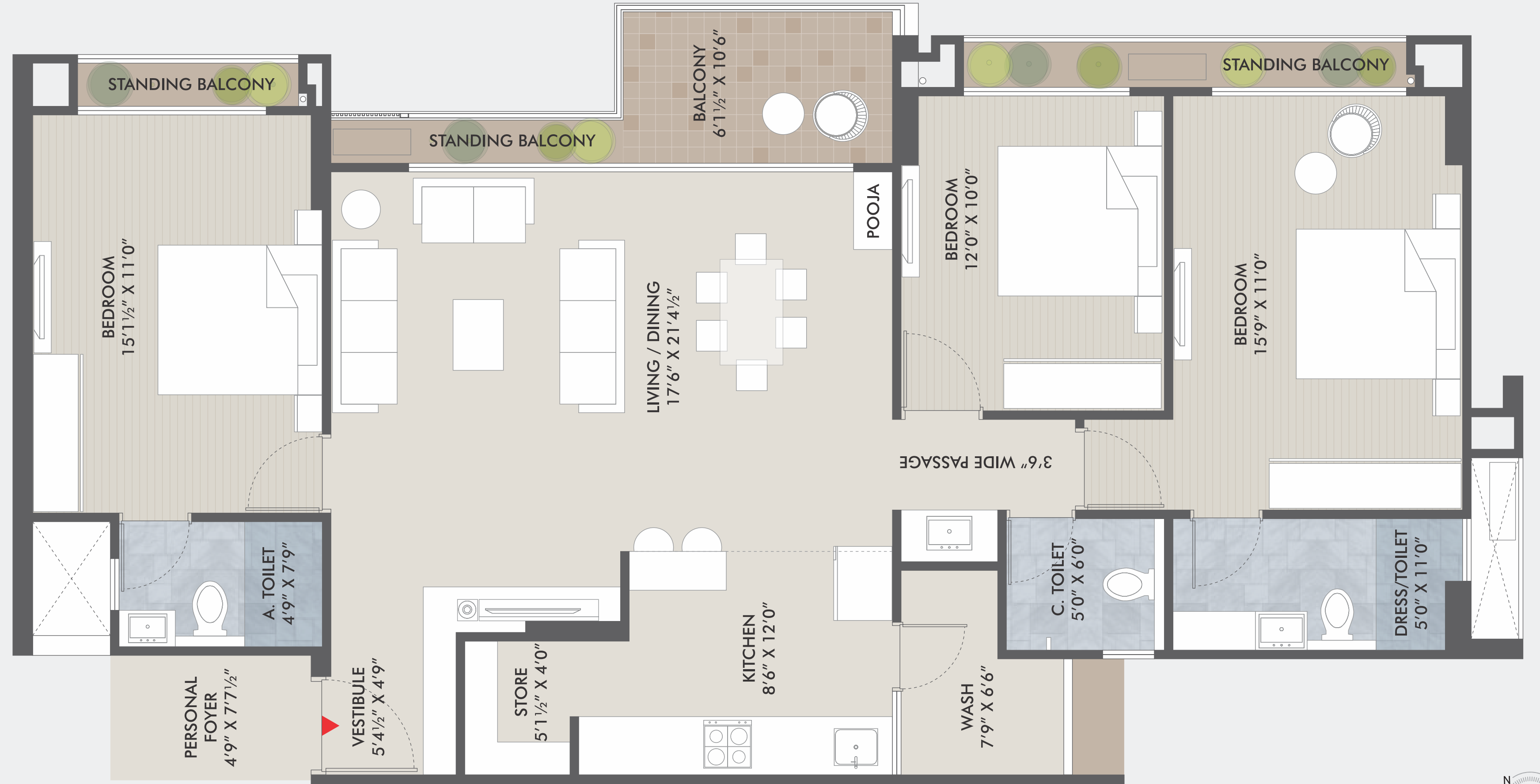
RERA Carpet:	1302 sq. ft.
Balcony+ Wash:	156 sq. ft.
St. Balcony.+ Per. Foyer:	151 sq. ft.
Total. Carpet:	1609 sq. ft.
T.B.U.:	1686 sq. ft.
S.B.U.:	2810 sq. ft.

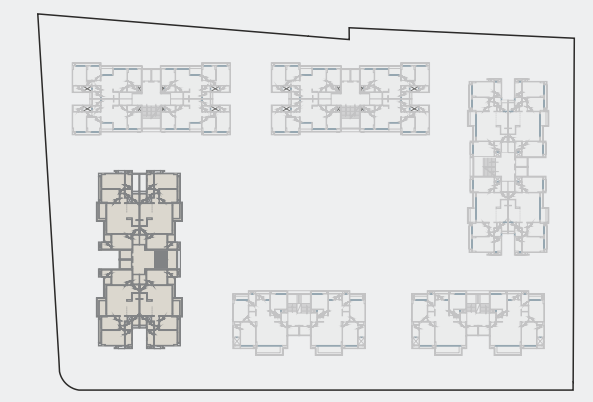
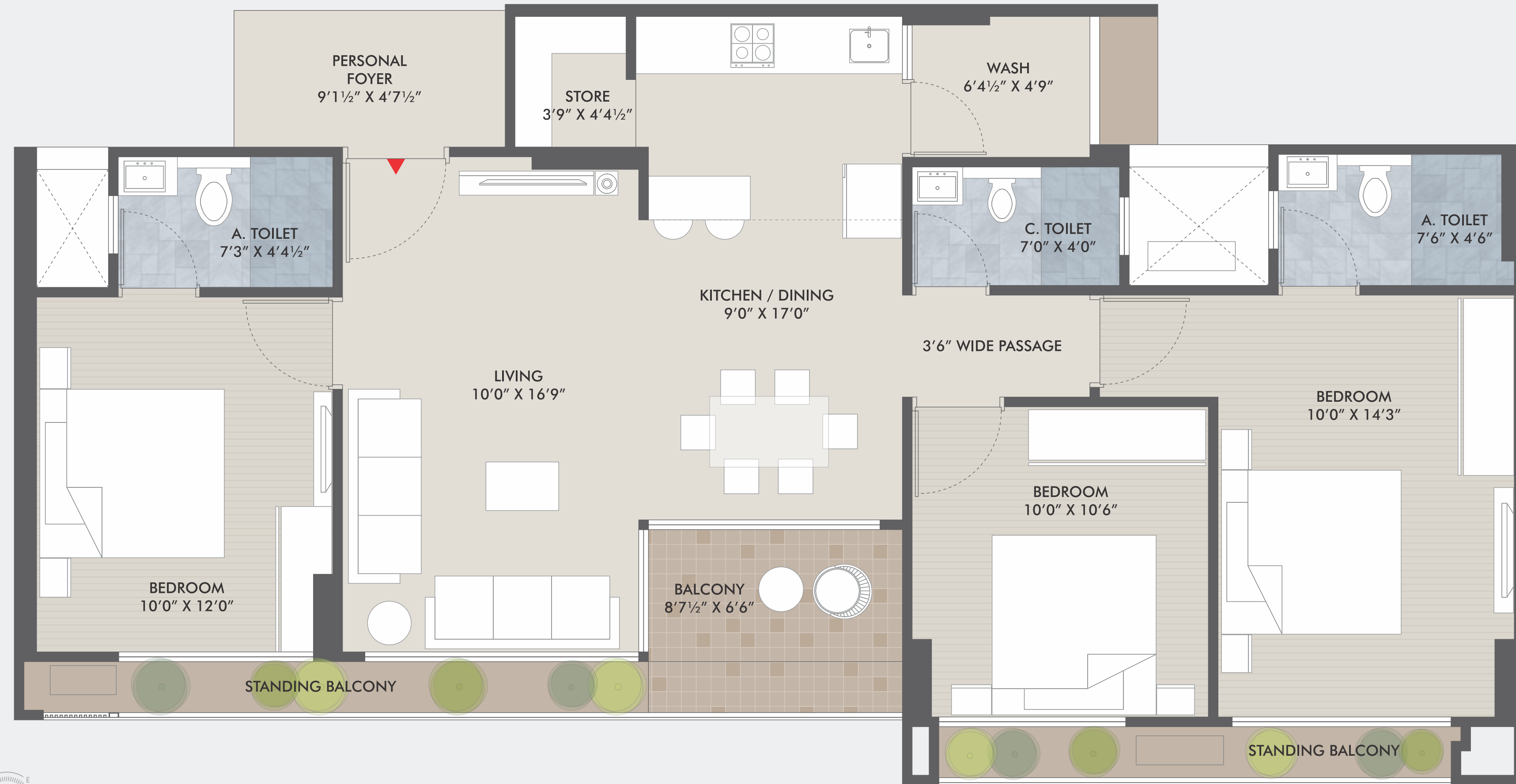


3 BHK - Tower D



RERA Carpet:	1154 sq. ft.
Balcony+ Wash:	85 sq. ft.
St. Balcony.+ Per. Foyer:	136 sq. ft.
Total. Carpet:	1375 sq. ft.
T.B.U.:	1435 sq. ft.
S.B.U.:	2392 sq. ft.





3 BHK - Tower E & F



RERA Carpet:	865 sq. ft.
Balcony+ Wash:	69 sq. ft.
St. Balcony.+ Per. Foyer:	148 sq. ft.
Total. Carpet:	1082 sq. ft.
T.B.U.:	1137 sq. ft.
S.B.U.:	1895 sq. ft.





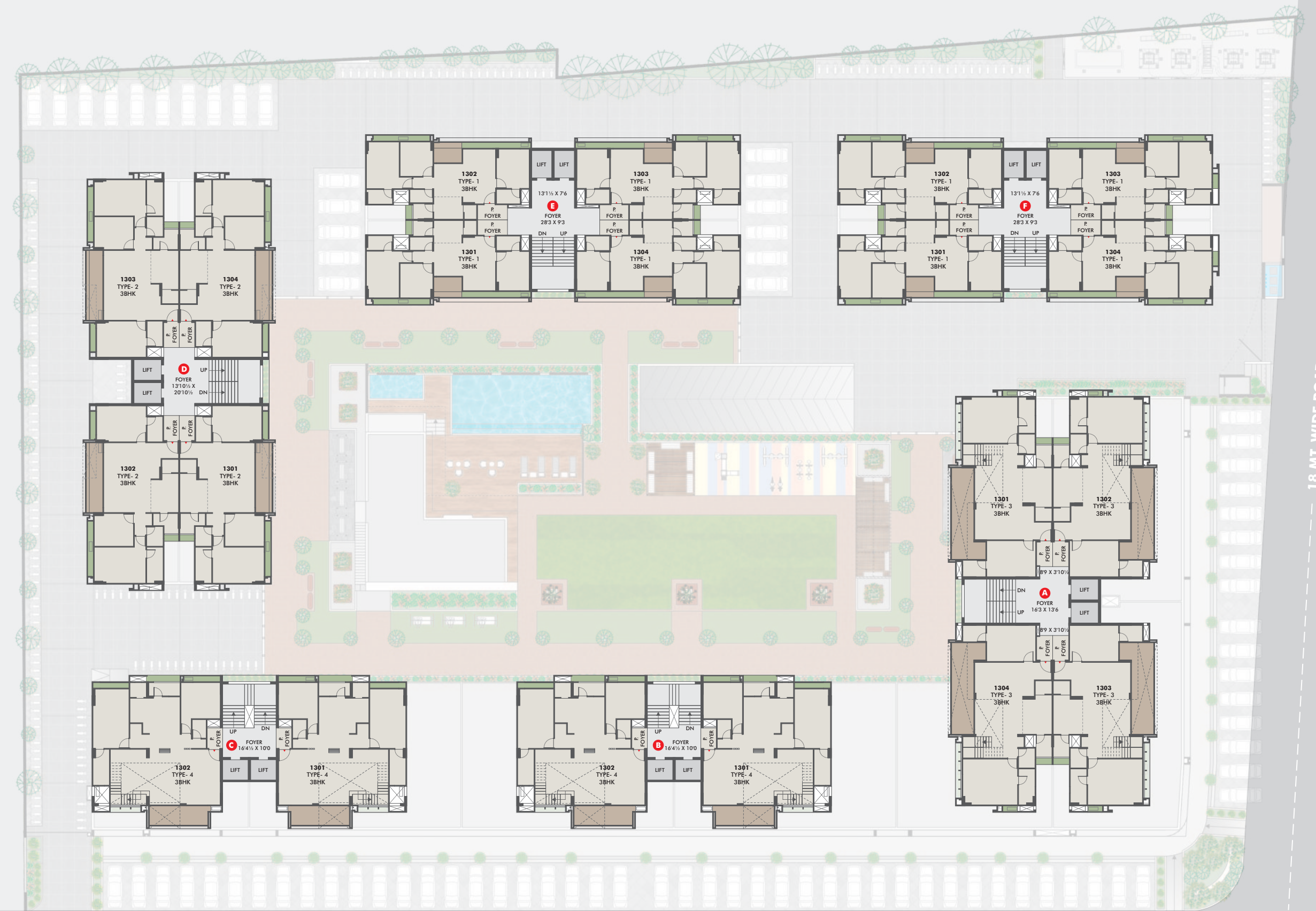
4 BHK PENTHOUSES

NESTLED ATOP A LUXURIOUS SKY-VILLA

The exquisite 4 BHK penthouses redefine opulence with its Impeccably planned design, breathtaking views, and sheer **Double - Heighted Grandeur**. Spread over a sprawling floor area, the penthouse boasts a spacious & intelligently laid-out floor plan, ensuring privacy and comfort for its residents.

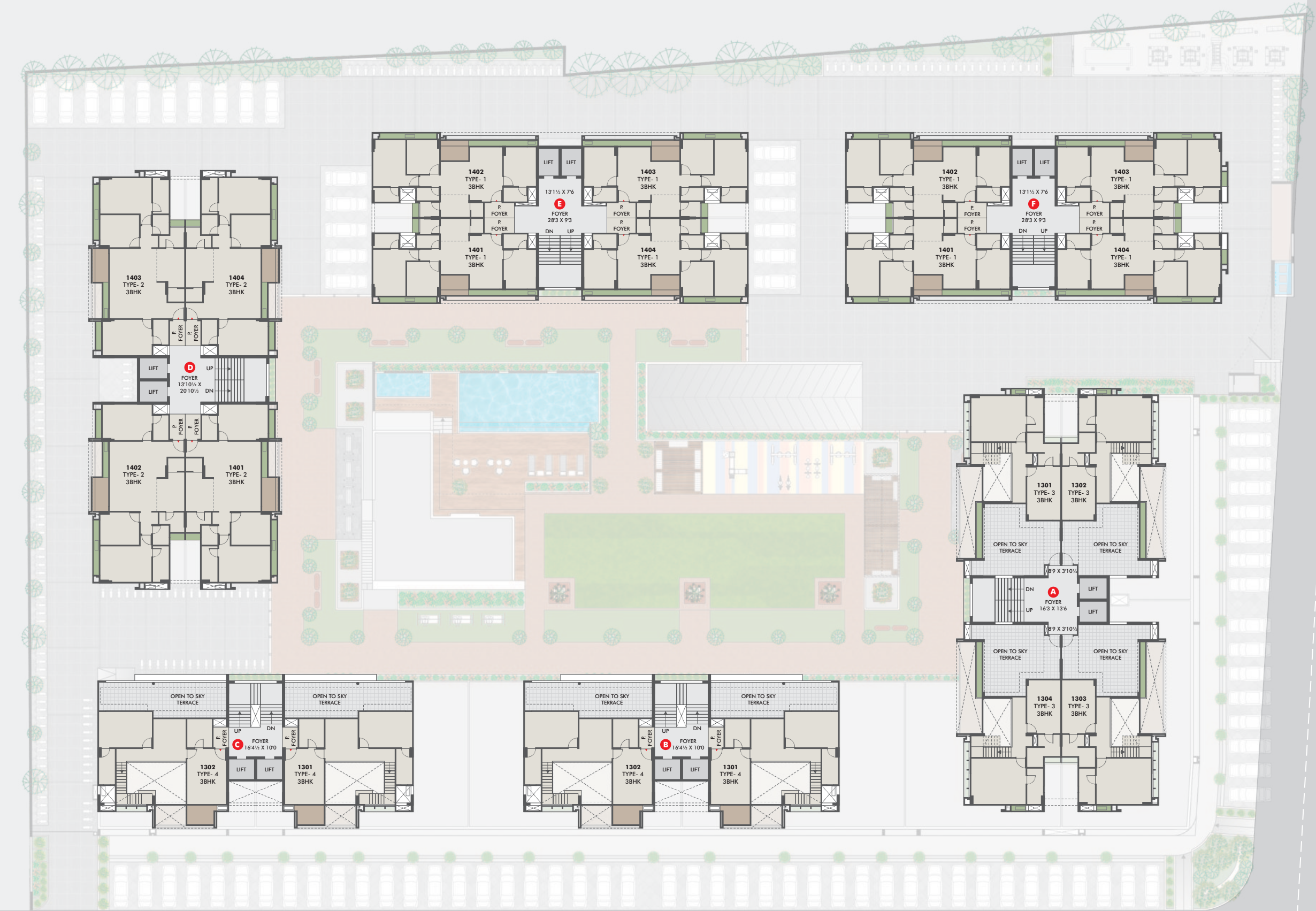


PENTHOUSE LOWER FLOOR (13th Floor)



36 MT. WIDE ROAD

PENTHOUSE UPPER FLOOR (14th Floor)



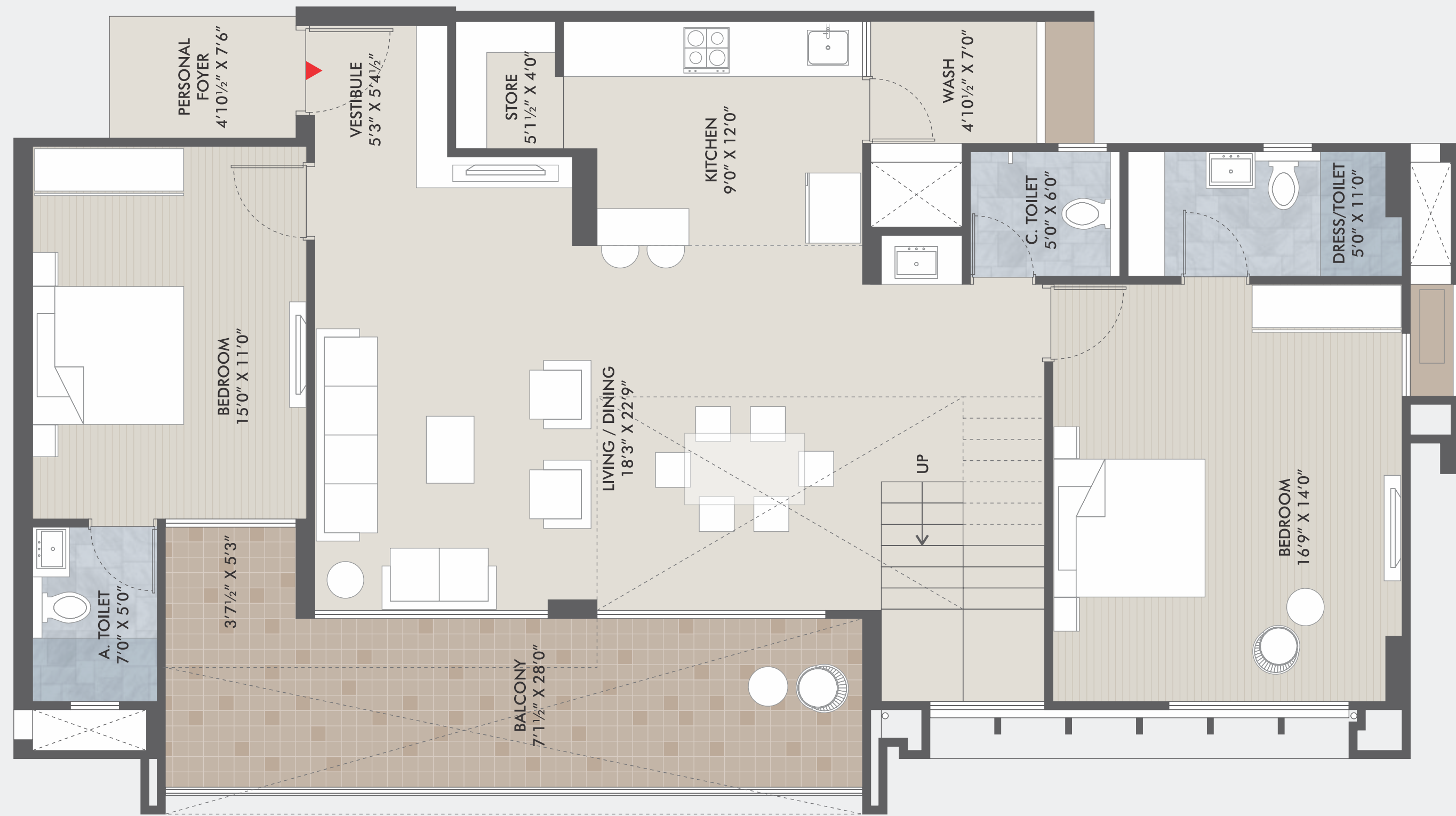
36 MT. WIDE ROAD

18 MT. WIDE ROAD

18 MT. WIDE ROAD



TOWER - A | 4 BHK PENTHOUSE LOWER FLOOR



TOWER - A | 4 BHK PENTHOUSE UPPER FLOOR





live fine



PRIME ABODES • FINE AMENITIES



SWIMMING POOL



INDOOR GAMES



GYMNASIUM



KID'S ROOM



YOGA



MINI THEATER



HANGOUT SPACE



GAZEBO



JOGGING TRACK



PARTY LAWN



LIBRARY



SEATING DECK



CHILDREN'S PLAY AREA



MASSAGE / SALON



BANQUET & PARTY HALL



OUTDOOR KITCHEN



TODDLER PLAY AREA



JHULA SEATING



VALUE ADDITION FEATURES



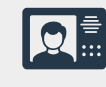
GRAND ENTRANCE
PLAZA



ALLOTTED CAR
PARKING



VISITOR'S
PARKING



VIDEO DOOR
PHONE CONNECTED
TO LOBBY



UNINTERRUPTED
WATER SUPPLY



CCTV
SURVEILLANCE



FIRE SAFETY
SYSTEM



WELL-DESIGNED
ROOF-TOP & SOLAR
SYSTEM



ANTI-TERMITE
PIPING



RAIN WATER
HARVESTING



BIOMETRIC
LOCK



POWER BACKUP
FOR COMMON AREA



SMALL THINGS MATTER
BECAUSE GOD LIES IN THE DETAILS



balcony avail in every bedroom



EXTRA BIG FOYER

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



MAXIMUM PRIVACY

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



WIDER STEPS

The staircase of the building are purposefully designed to be extra wide , thus enabling a greater sense of space.



25000 SQ. FT
CENTRAL OPEN SPACE



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.



SPECIFICATIONS



STRUCTURE

Earthquake-resistant RCC frame structure designed by approved structural consultant.



WALL FINISH

- Inside wall plaster with double coat putty finish & primer.
- Double coat plaster with texture and acrylic paint on exterior walls.



DOORS & WINDOWS

- Main door designer flush door with wooden frame.
- Internal laminated flush doors.
- Premium quality aluminum windows.
- Bio matric main door lock.



KITCHEN

- Premium mirror polished granite or full body porcela in slab (artificial) with sandwiched platform.
- Premium quality S.S. Sink.
- Decorative tile dado.



BATHROOMS & PLUMBING

- Premium tiles up to lintel level.
- CPVC pipes and branded plumbing accessories with company warranty.
- Premium quality cp fitting as per architect's selection.
- Geyser & exhaust fan point provision in bathrooms.
- Suspended plumbing.



WASH AREA

- Anti-skid flooring in wash area.
- Dado glazed tiles.
- Electric & plumbing points for washing machine.



ELECTRIFICATION

- Concealed copper wiring with branded modular switches of premium brand.
- ELCB/MCB with internal distribution board.
- AC points in all the rooms.
- Provision for TV cable & internet points.



FLOORING

- Large sized premium quality vitrified flooring
- Anti Termite piping

DISCLAIMER: Possession will be given after one month of settlement of all accounts. Documentation charges, stamp duty, GST & amp; common maintenance charges will be extra. 1% TDS is required to be deposited by the buyer on every payment, where the value of property is greater than or equal to Rs. 50,00,000/- (Fifty lakh). Any new central or state government taxes, if applied shall have to be borne by the members. Extra work shall be executed after making full payment. Continuous default in payment shall lead to cancellation of the unit. Developers shall have the right to change the plan, elevation, specification or any detail which will be binding to all. In case of delay in water supply, light connection, drainage work by authority, the developers will not be responsible. Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 20,000/- & amp; the amount of extra work (if any) will be deducted from refund amount. Any plans, specification or information in this brochure cannot form part of an offer, contract agreement or legal documents. Disputes if any are subject to Vadodara jurisdiction.





IMPERIA 1 @ Bhayli TP-1, Vadodara



IMPERIA 2 @ Bhayli TP-1, Vadodara



AIR @ Gotri, Vadodara



PRESTIGE @ Manjalpur, Vadodara



GATEWAY @ Chhani Jakatnaka, Vadodara



PALLADIUM @ Manjalpur, Vadodara



Real Estate Awares,
2017-2018



Real Estate Awares,
2017-2018



Eminence Award 2019

Real Estate Awares,
2017-2018

DEVELOPERS
VARNIRAJ REALTORS

SITE : FORTUNE PRIME, BESIDE RELIANCE SMART SUPERSTORE,
NR, AMBE SCHOOL, MANJALPUR, VADODARA - 390010.

ARCHITECT: **SURESH SUTHAR**
STRUCTURE CONSULTANT: **GEO DESIGN & RESEARCH PVT. LTD.**

RERA : PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/MAA13711/250624/300929
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FORTUNE GLORY BEST RESIDENTIAL PROJECT

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



FORTUNE GROUP IS RECOGNIZED FOR INVALUABLE CONTRIBUTION TO GUJARAT'S PROGRESS

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



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PAYMENT SCHEDULE

BOOKING	10%	ELEVENTH SLAB	5%
BEFORE SALE AGREEMENT:	10%	THIRTEENTH SLAB	5%
PLINTH LEVEL	15%	MASONRY WORK	5%
FIRST SLAB	5%	INSIDE PLASTER	5%
THIRD SLAB	5%	OUTSIDE PLASTER	5%
FIFTH SLAB	5%	FLOORING LEVEL	5%
SEVENTH SLAB	5%	FINISHING LEVEL	5%
NINTH SLAB	5%	BEFORE SALE DEED	5%

+9187994 41300
fortunerealtors436@gmail.com
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