

A Royal Living Like No Other



LAKDIKAPUL, HYDERABAD – beside Hyundai Showroom & just before the RERA Office

**BANK
LOAN
AVAILABLE**

AXIS BANK



MAPHAR
FORT
HERITAGE



TS RERA: P02500004930

SPECIFICATIONS

Features & Finishes

STRUCTURE

R.C.C Framed Structure

SUPER STRUCTURE

9" thick red bricks for external wall and 4" thick red bricks for internal wall

PLASTERING

Smooth finish for Internal walls

Sponge finish for External walls

PAINTINGS

External Walls : Cement paint

Internal Walls : Plastic emulsion with NCL Altek or Luppam

Front Elevation : Texture paint

DOORS

Main Door : Teakwood frames and shutters

Internal Doors : Designer flush doors with teakwood frames

WINDOWS

UPVC window of 2.5 track with glazed sliding shutters with glass panels and safety grill

FLOORING

Living Room : Italian finish big size vitrified tiles

All Rooms : Vitrified tiles

Balconies : Wooden texture tiles

Bathroom : Anti skid ceramic tiles of reputed make

Utilities / Wash : Anti skid glazed ceramic tiles & dado upto 3ft height

Corridor & Staircase : Granite Flooring

FALSE CEILING

Designer false ceiling in living, drawing and bedrooms with provision for spot lighting

TELEPHONE & TV

Telephone points and Cable TV point shall be provided in living and all bedrooms

LIFT

8 passenger lifts of 8 people capacity of Schindler / Kone make with standby generator and 1 service lift

KITCHEN

Granite platform with stainless steel sink 3' ft height with tiles above the counter

Provision for exhaust fan and suitable electrical points for kitchen appliances

Gas pipe line

SANITARY

Latest designer full height tiles

Dado shower with diverter

(CP fittings make Grohe / Jaquar)

Concealed pipeline of CPVC

(Astral) for hot & cold water

Suitable washbasin of Hindware

Wall mounted EWC of Hindware

ELECTRICAL

Concealed copper wiring with adequate points for TV,

Exhaust Fans, Geyser, AC, etc.

MCB will be provided in all apartments

Wiring Make : Polycab / Finolex or equivalent Brand

Switches Make: Legrand / Havells / Anchor or equivalent brand

POWER BACKUP

Power backup for all points in the apartment and common areas during power failure except for AC's and power points

GENERATOR

DG set backup with acoustic enclosure

WATER SUPPLY

Municipal water will be provided additionally bore well water will also be supplied with the help overhead tanks of suitable capacity

FIRE AND SAFETY

Fire hydrant and fire sprinkler system in all floors and basements.

Fire alarm and public address system in all areas (basement)

Control panel main security

AMENITIES

Longue, Community Hall, Swimming Pool, Gym & Games Room

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided the number of car parks provided parking signage and equipment at the required places to ease of traffic flow.

Automatic barrier at main entry.

SECURITY SYSTEM

CCTV cameras at the main security and entrance

INTRACOM SYSTEM

Intracom facility would be provided from flat to flat and with security desk within the complex

LANDSCAPING

Ample greenery in the Tot Lot & Landscaping on all sides along the boundary wall.

Marketed by:



RETREAT EVERYDAY INTO A WORLD OF WELLBEING AND LUXURY

Fort Heritage is a sanctuary for both body and mind. Our 7000 sft Clubhouse is the place designed for the best version of you – where you can start your day exercising in a state-of-the-art gym, play games, celebrate parties and get together - all without leaving the comfort of your home.

Exclusive resident retreats, recreation & social spaces some of which include:

Banquet Hall

Play Area

Swimming Pool

Fitness Club

Landscaped Lawn

Jogging Track

Games Room

Green Feature Wall

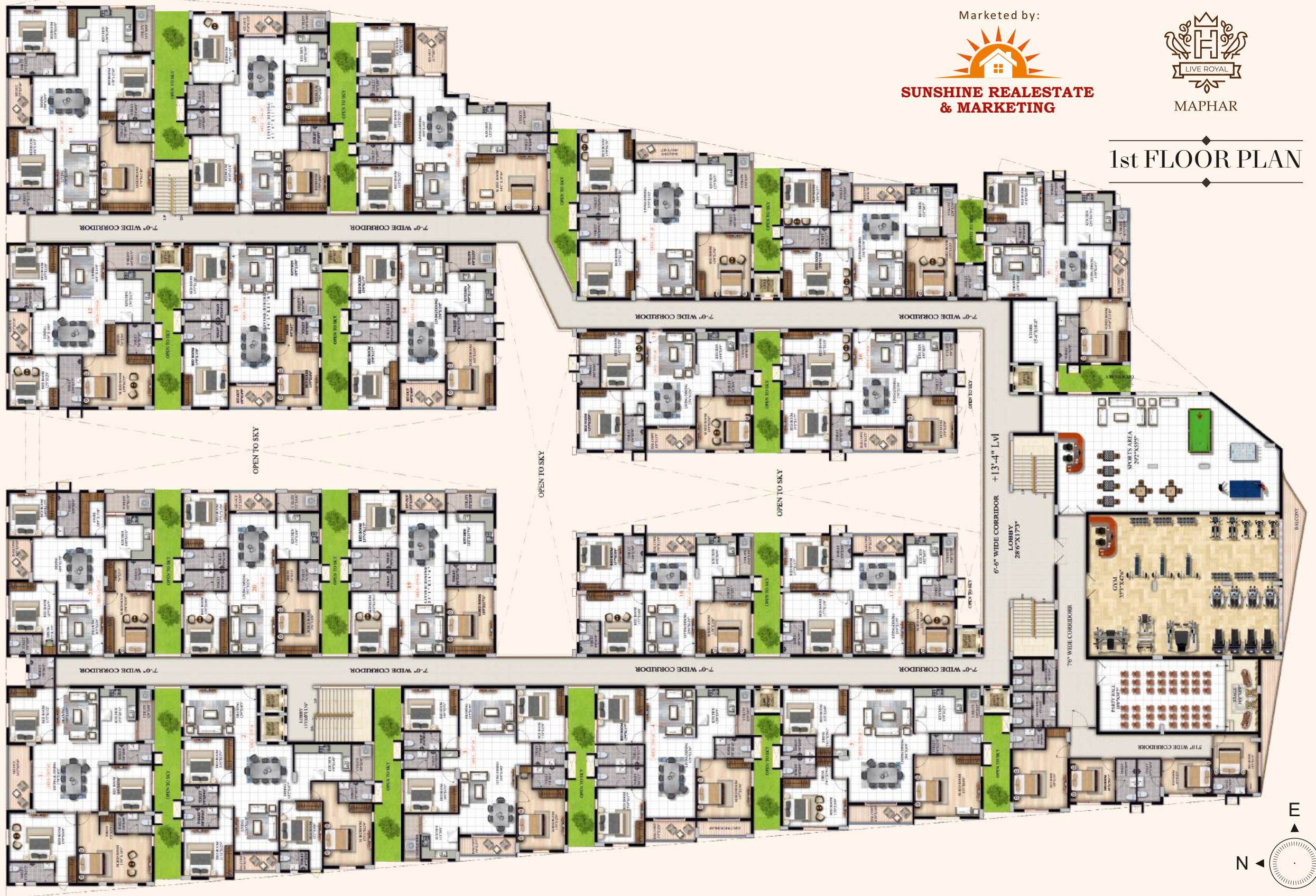
Sit-out zone



Marketed by:



1st FLOOR PLAN





Marketed by:



**SUNSHINE REALESTATE
& MARKETING**

THE EPITOME OF PRIVILEGED LIFESTYLE

117 Luxury Residences

3 & 4 BHK

RERA & GHMC Approved

1754 - 2460 sft in Sizes

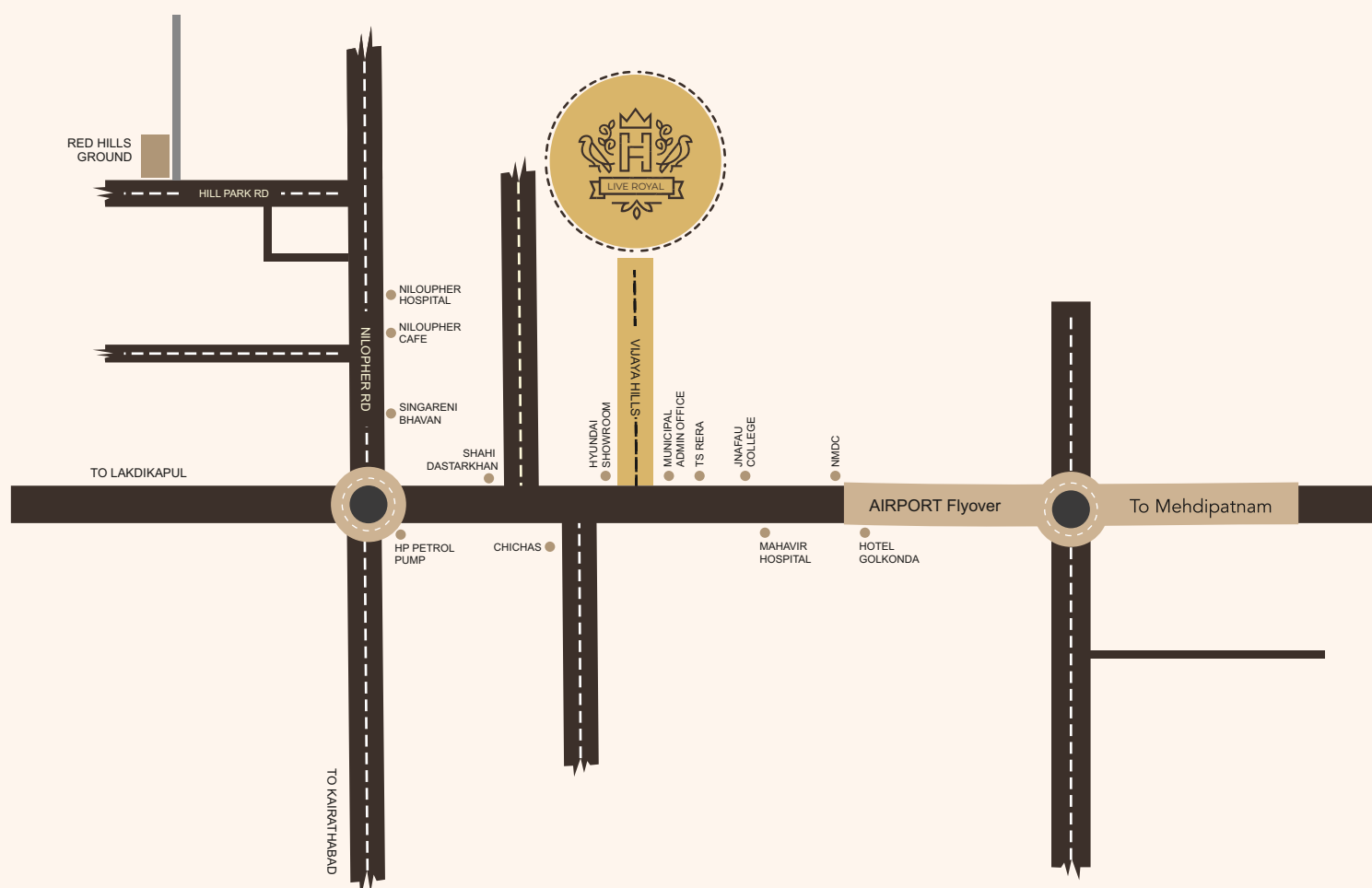
2 Level Car Parking

24 x7 Power Back-up

Modern Specifications

24 x 7 Security System

LIVE, WORK AND SHOP.



Address : 11-4-646/2, Vijaya Hills (Beside Hyundai Show Room),
Lakdikapool, Telangana, Hyderabad - 500 004.

To Experience The Royal Living, Please Call

TS RERA: P02500004930

Architects



ASLAM ARCHITECTS

Structural Engineers
and Consultants



ARSHAD AZIZ

This Presentation is conceptual in nature and not by any means a legal offering.
The promoters reserve the right to change, delete or add any specifications or plans mentioned herein.

Marketed by:



MAPHAR

TYPICAL FLOOR PLAN

**BE PREPARED
TO LIVE LIKE
KINGS AND
QUEENS**

Fort Heritage
is a collection of 3 & 4 bedroom
apartments in the peaceful location
of Lakdi-ka-pul, Hyderabad.

It is set to elevate the lifestyle of its
residents; where style, privacy and
timeless design blends with nature,
beauty and freedom.

