



A GATEWAY OF GOOD FORTUNE

Welcome to Sri Tirumala Fortune Residences, a harmonious blend of comfort, luxury, and modern living nestled in the thriving locale of Fab City, Tukkuguda. Designed to cater to the diverse needs of today's families, Phase 1 of this prestigious project introduces 290 meticulously crafted apartments in spacious 3 & 4 BHK configurations.

Whether you are a young couple, a growing family, or seeking a home to cherish your golden years, Sri Tirumala Fortune offers a perfect abode to suit your lifestyle. Here, life revolves around the ideals of abundance, joy, and fulfillment. From thoughtful layouts and premium finishes to world-class amenities, every detail at Sri Tirumala Fortune is designed to elevate your living experience.

With thoughtfully designed spaces, a host of modern amenities, and a focus on comfort and security, every day here is an opportunity to spin into a life of joy, serenity, and abundance.

Let Sri Tirumala Fortune be the beginning of a brighter, happier chapter for you and your family.





LOCATION

EASE OF ACCESS TO YOUR DAILY NEEDS

At Sri Tirumala Fortune Residences, we've carefully chosen a location that offers you the best of both worlds—a serene sanctuary surrounded by nature and seamless connectivity to the vibrant life of the city. Nestled in the thriving neighborhood of Fab City, Tukkuguda, this premium address sets the stage for a life of convenience, comfort, and unparalleled connectivity. With easy access to Outer Ring Road Exit 14, you're just minutes away from Hyderabad's key destinations, ensuring smooth and hassle-free commutes.

Whether you're a frequent flyer or hosting loved ones from afar, the RGI Airport is just a short 10-minute drive away, making travel seamless and stress-free. Education takes center stage with premier institutions like Aga Khan Educational Academy, Manchester Global School and other reputed schools within a short distance, ensuring the best learning opportunities for your children. So explore the brighter side of life and give yourself a lifestyle that is designed to inspire, rejuvenate and connect with oneness.





PRIVACY

YOUR PERSONAL SANCTUARY

At Sri Tirumala Fortune Residences, privacy doesn't come at the cost of connectivity or community living. You can relish your personal space while still being part of a vibrant and welcoming neighborhood. With 90% corner apartments, Sri Tirumala Fortune Residences offers homes that are uniquely designed to enhance your privacy and provide unobstructed natural light and ventilation. Our master plan prioritizes space and openness, with substantial distances between apartments to ensure privacy and better living conditions.

- Limited Shared Walls
- Private Spaces
- Panoramic Views
- No Overlooking Window
- Spacious Balconies
- Airy Layouts
- Landscaped Gardens
- Community Harmony



LIFESTYLE

LIVE LIFE TO THE FULLEST

At Sri Tirumala Fortune Residences, life is all about indulgence, relaxation, and creating cherished moments with your loved ones. Every element of the community is designed to pamper you with unparalleled comfort, while offering dedicated spaces for wellness, social events, and vibrant community celebrations. This is where you don't just live—you thrive in an atmosphere of luxury, joy, and connection.

- Community Clubspaces
- Celebration Zones
- Exclusive Lounge Areas
- Cafeteria and Snack Bar
- Recreational Zones





SAFETY

PRIORITISING YOUR WELL-BEING

Safety isn't just about preventing incidents; it's about creating a sense of security and trust. At Sri Tirumala Fortune Residences, you can rest assured knowing your loved ones are protected in a thoughtfully planned and vigilantly monitored community. We've integrated advanced safety measures to ensure that every resident—be it children, the elderly, or the entire family—can live in a secure and protected environment. From robust fire safety systems to round-the-clock surveillance, every detail is meticulously planned to offer peace of mind and a worry-free lifestyle.

For our elderly residents, we've incorporated thoughtful features to ensure ease, comfort, and safety in their daily routines.

- Anti-Slip Flooring
- Seating Spaces
- Accessibility Features
- Emergency Response
- 24/7 Surveillance
- Manned Security
- Access Control
- Visitor Management
- Feel Safe, Always





PRIVACY

WHERE EVERY DAY FEELS SPECIAL

When you choose Sri Tirumala Fortune Residences, you're not just investing in a home—you're investing in a lifestyle of comfort, style, and practicality. Here, every day is designed to make you feel at ease, whether you're relaxing in your airy living room, cooking a meal in your beautiful kitchen, or enjoying the serenity of your peaceful space. Our homes are thoughtfully designed to provide you with an environment that is not only functional but also cozy, welcoming, and designed for everyday ease

- Smart Layouts
- High-Quality Finishes
- Energy-Efficient Appliances
- Warm, Welcoming Interiors
- Quality Fixtures





AMENITIES

CRAFTED FOR A LIFE OF COMFORT AND JOY

Sri Tirumala Fortune Residences is a destination where every day feels like a grand celebration of life. With stilt amenities that prioritize convenience, outdoor amenities that bring you closer to nature, and leisure amenities that redefine luxury, this is where your family's happiness and comfort come together. From state-of-the-art leisure facilities to serene outdoor spaces and convenient stilt-level features, Sri Tirumala Fortune is designed to elevate your lifestyle to a whole new level.



 Swimming Pool

 Provision for Gym

 Conference Hall

 Indoor Games

 Multipurpose Hall

 Provision for Spa/saloon

 Guest Rooms

 Half Basketball Court

 Provision for Clinic Room

 Yoga/meditation Hall

 Provision for Super Market

 Box Cricket

 Lush Landscaping

 Impressive Main Gate Entrance & Path ways

 Concrete / Paved internal Roads

 Ample Car Parking

 Rain water harvesting pits

 Secured compound wall

 Sewerage Treatment Plant

 Dedicated car wash area

 Branded Lifts

 Dedicated Sanitation facilities to drivers / servants

 De marked visited

 Chit-Chat Corners

 Children Play Area

25+ AMENITIES



ARCHITECTURE

A STATEMENT OF ELEGANCE & NATURAL VENTILATION

At Sri Tirumala Fortune Residences, we believe that architecture is not just about constructing buildings; it's about crafting spaces that inspire, uplift, and harmonize with nature. Our opulent design philosophy combines timeless aesthetics, modern functionality, and an unyielding focus on well-planned spaces that radiate natural light and offer breathtaking views. It is here where thoughtful architecture and well-planned spaces come together to create homes that are as beautiful as they are functional. Experience the joy of living in spaces bathed in natural light, with brilliant outlooks that connect you to the beauty of the world outside. Each tower welcomes you with an impressive entrance lobby, setting the tone for the elegance that awaits inside. From premium materials to exquisite finishes, every element is thoughtfully chosen to create an atmosphere of opulence. Environmentally conscious materials too have been used for global sustainability without compromising on aesthetics or durability.

- High-End Construction
- Smart Layouts & Efficient Use of Space
- Affordable Luxury



VIEWS

A Growing Neighbourhood with Promising Returns.

While Sri Tirumala Fortune Residences offers all the luxuries of a high-end home, it remains an affordable investment option, giving you more value for your money. We believe in providing our residents with a home that not only meets but exceeds their expectations in terms of quality, design, and amenities—all while ensuring that you are making a wise financial decision.

- High-End Construction
- Smart Layouts & Efficient Use of Space
- Affordable Luxury





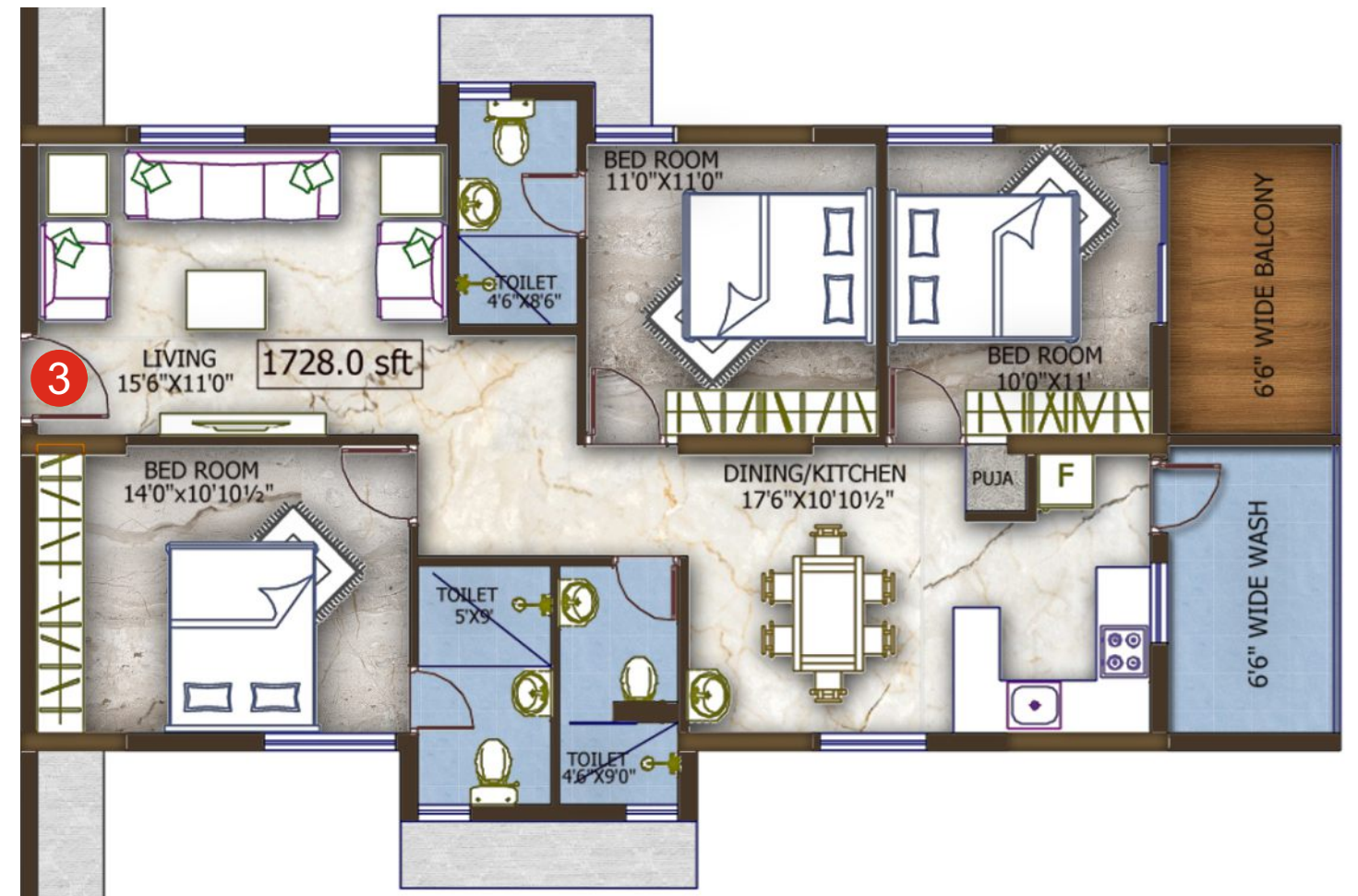


TYPICAL FLOOR PLAN

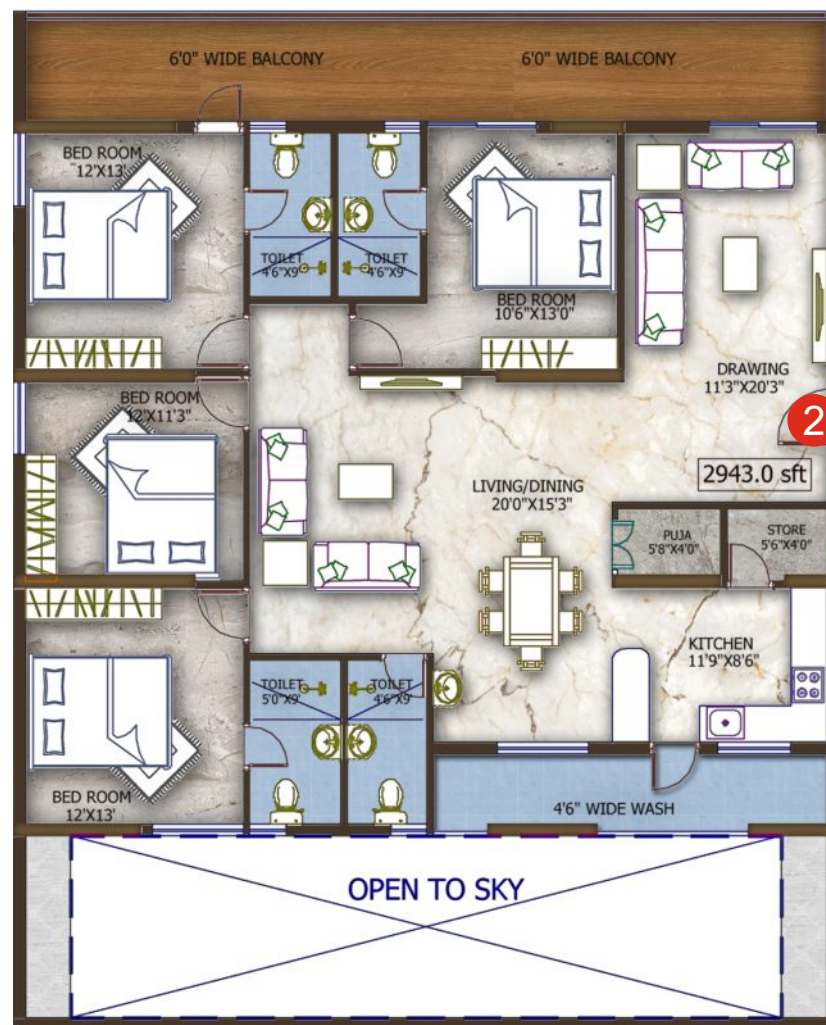




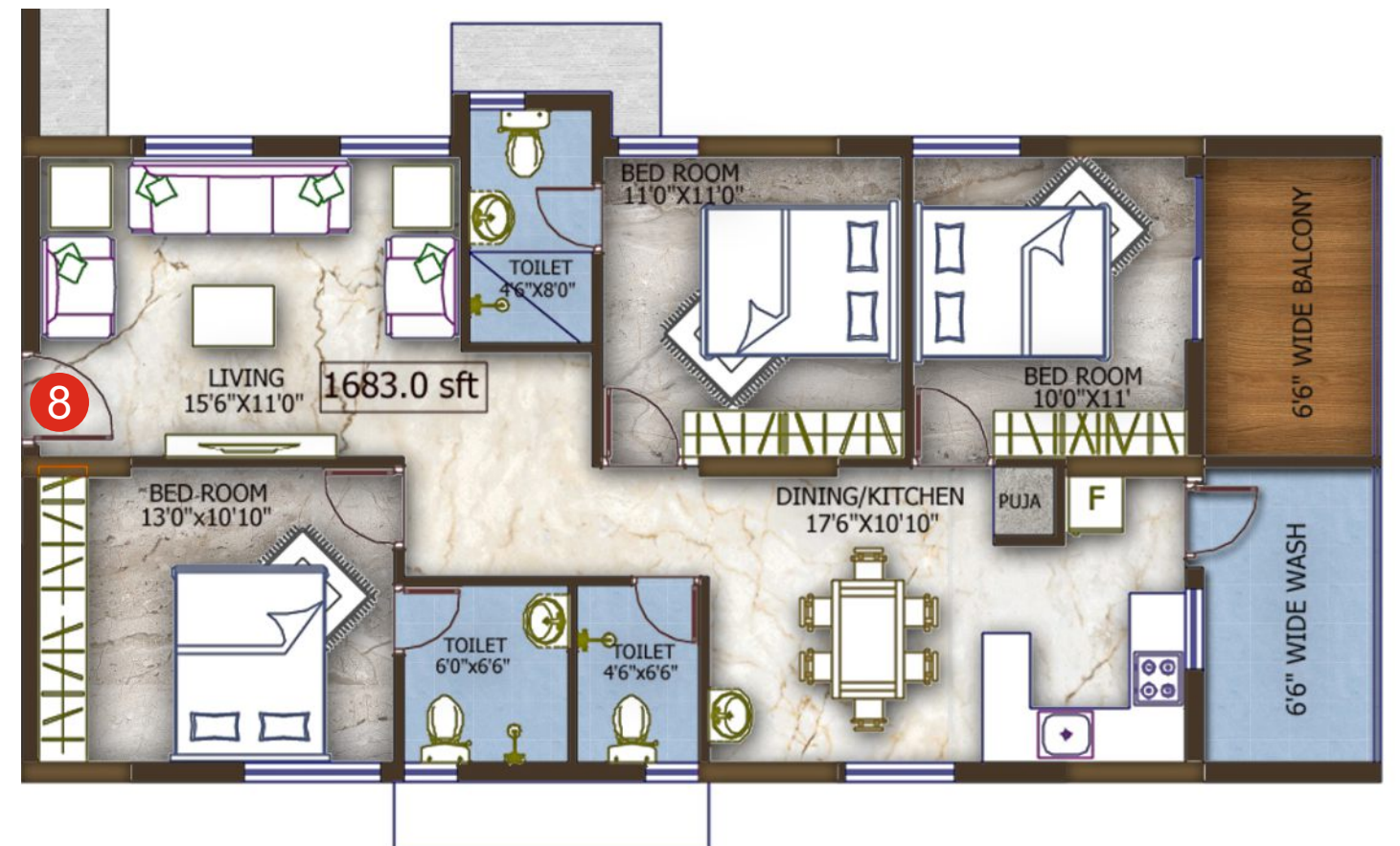
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1	2205 Sft	West	3BHK



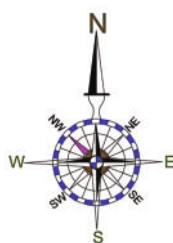
FLAT NO.	BUILT-UP AREA	FACING	TYPE
3,4,5,6,7	1728 Sft	West	3BHK



FLAT NO.	BUILT-UP AREA	FACING	TYPE
2	2943 Sft	East	3BHK



FLAT NO.	BUILT-UP AREA	FACING	TYPE
8	1683 Sft	West	3BHK

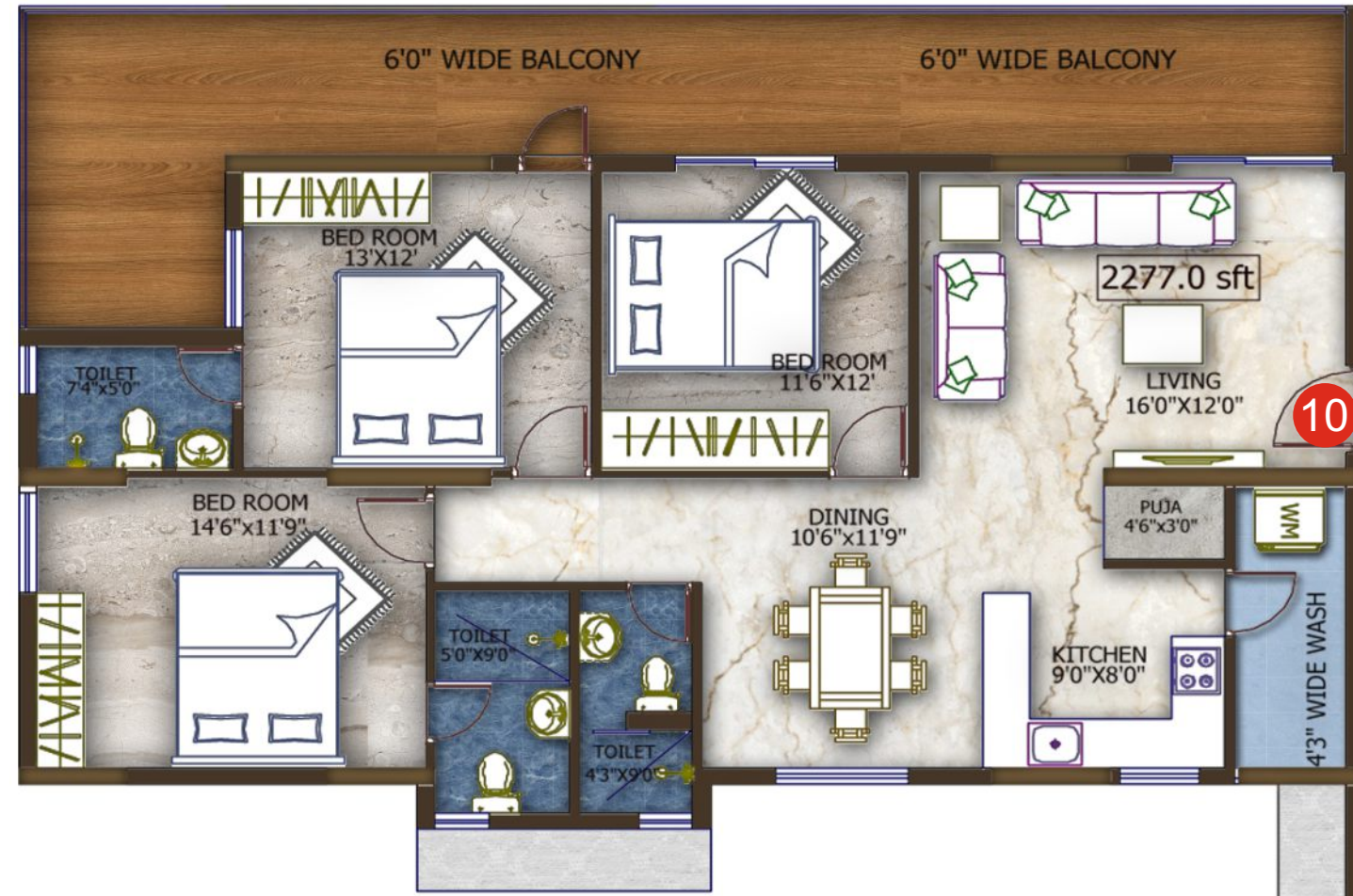




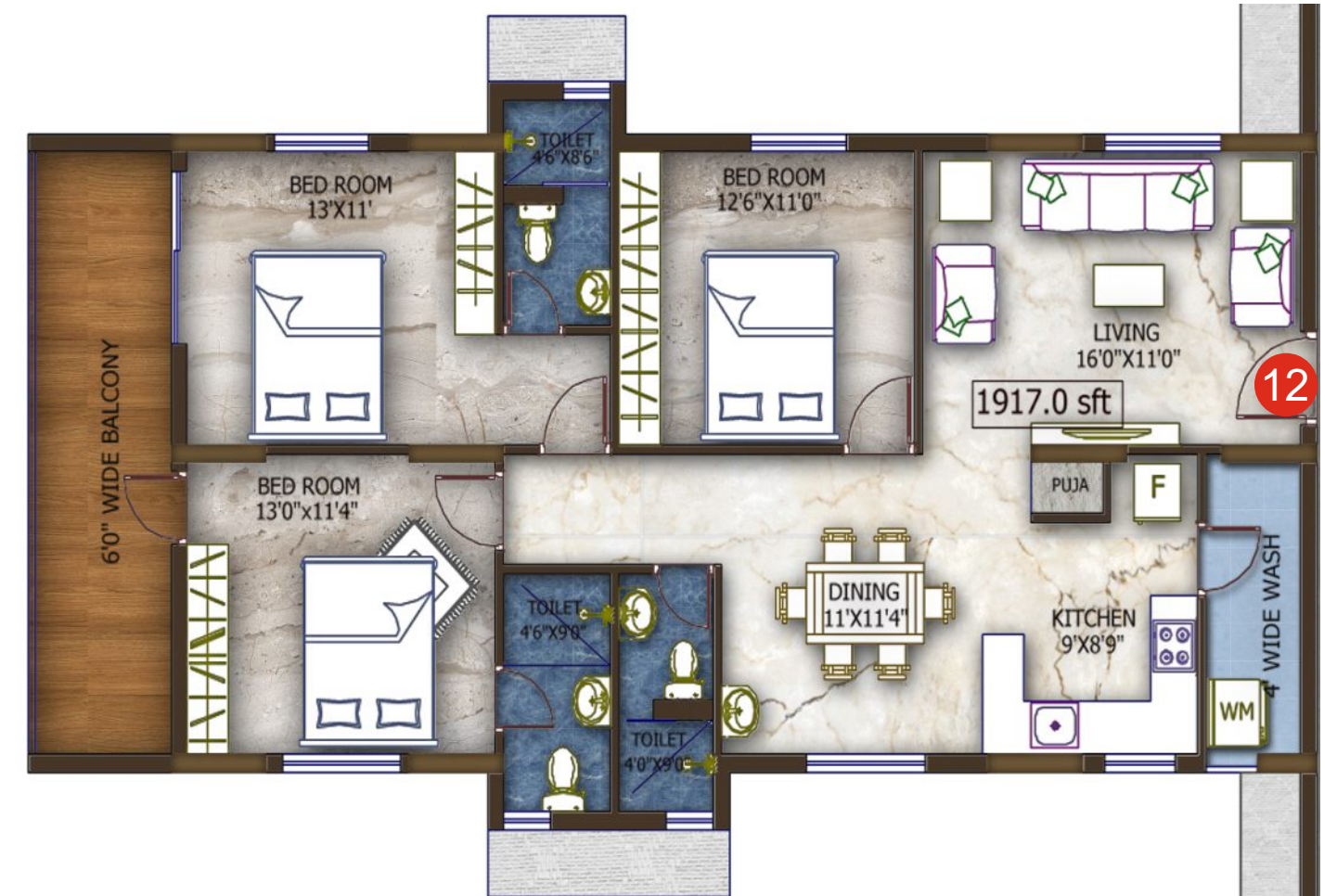
FLAT NO.	BUILT-UP AREA	FACING	TYPE
9	2160 Sft	East	3BHK



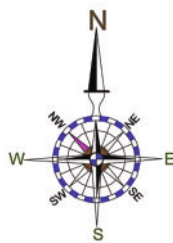
FLAT NO.	BUILT-UP AREA	FACING	TYPE
11	1935 Sft	East	3BHK



FLAT NO.	BUILT-UP AREA	FACING	TYPE
10	2277 Sft	East	3BHK



FLAT NO.	BUILT-UP AREA	FACING	TYPE
12	1917 Sft	East	3BHK

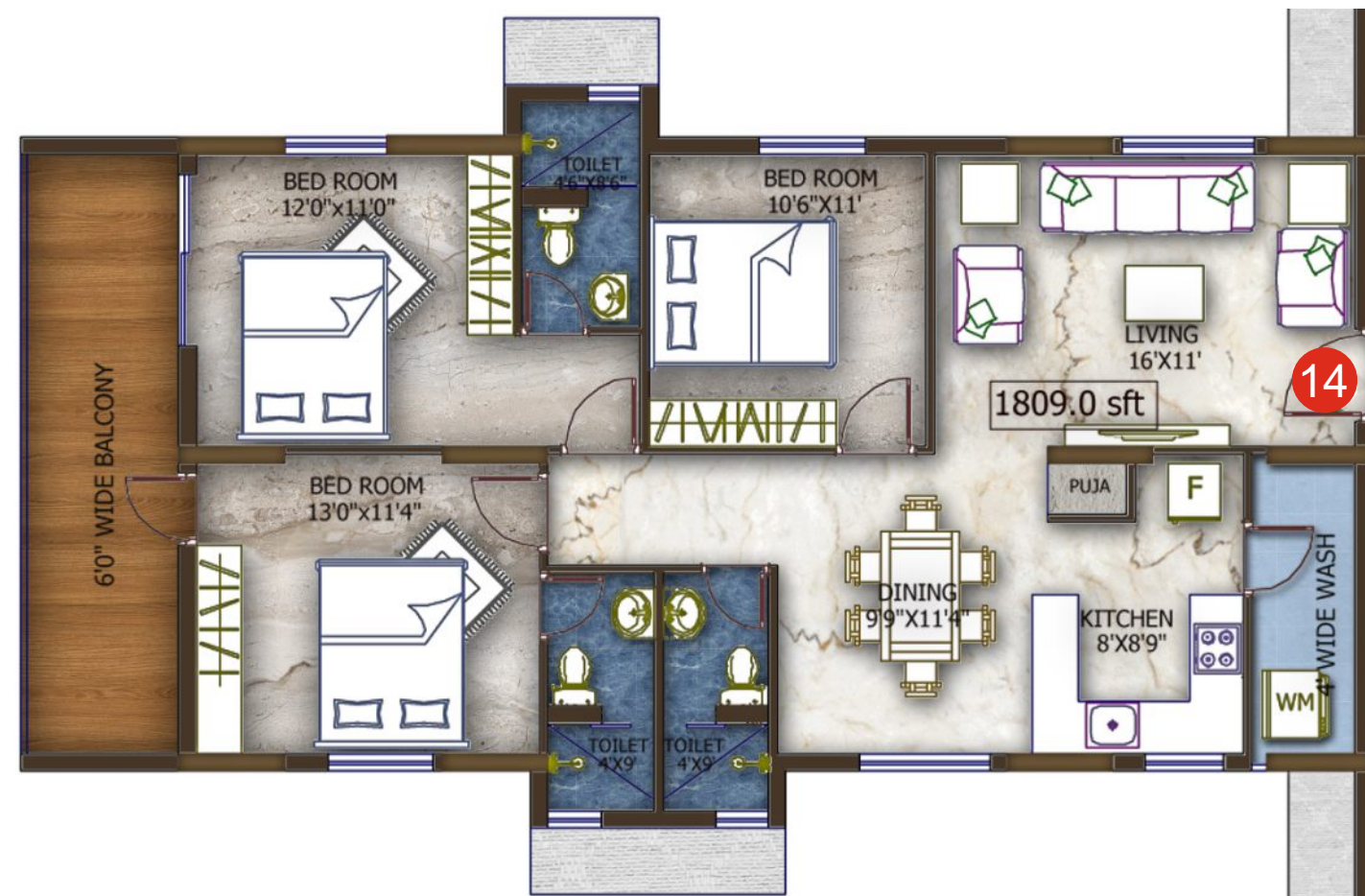




FLAT NO.	BUILT-UP AREA	FACING	TYPE
13	1827 Sft	East	3BHK



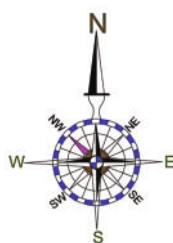
FLAT NO.	BUILT-UP AREA	FACING	TYPE
15	2241 Sft	North	3BHK



FLAT NO.	BUILT-UP AREA	FACING	TYPE
14	1809 Sft	East	3BHK



AMENITIES
15000 Sft





SPECIFICATIONS

CIVIL WORKS

RCC Column Framed structure.
AAC Block Masonry walls.
Reinforced Cement Concrete Foundation, Plinth, Cut Lintels, Beams & roof slab.
All Internal Walls plastering with Sponge finish.
All External exposed walls Sponge Finish plaster.

TILING OR DADOOING WORKS

Glazed tile cladding for all the bathrooms upto the height of 6 feet.
Vitrified tiles of size 24" x 24" for the entire Flat.
Ceramic Anti skid Tiles of size 12"x12" for the Toilets, Balconies & Utility.
Basement floor Parking space with suitable cement or concrete flooring.
Corridors, staircase and Lift cladding with Vitrified / Ceramic / Granite as per Developer's choice.

JOINERY WORKS

Main Door with - Teak Wood frame and elegantly finished Flush Door.
Other Room Doors – Teak Wood & Flush Doors.
Hardware for main door – SS finish hardware, Europa / Equivalent Brand lock and Powder coated finish for other doors.
UPVC Sliding windows with safety grills.
Aluminum ventilators for toilets with safety grills.

PLUMBING WORKS

Suitable size of Ceramic Wash basin.
Concealed master control cock (Ball valve) in each toilet from inside, for easy maintenance.
Provision for One Geyser in each Toilet.
White sanitary ware in all the toilets of Jaguar or equivalent make, hot and cold water mixer for shower in all the toilets, Porcelain sanitary wares of Hindware/Cera/Parryware, white WC of reputed brand.
Provision for Aqua – Guard point in kitchen & Washing machine point in utility area.
Water supply lines are of CPVC Grade & all the lines shall be pressure tested.
Sewer lines shall be of PVC – SWR grade & Rain water lines shall be of PVC – Solvent Grade.

ELECTRICAL WORKS

Television Points in the living room and Master Bedroom.
Electrical wires of Fine cab make or equivalent.
Elegant Designer modular Electrical switches of Anchor make or equivalent.
For safety one ELCB (Earth Leakage Circuit Breaker) for each flat.
Required number of MCB (Miniature Circuit Breakers) along with a main distribution box for each flat.
Each Flat will be provided DG backup, for only 1 KW sufficient for fan and light points.
Provision for AC in all bedrooms.
Telephone point will be provided in living room.

PAINTING WORKS

Internal Walls: Tractor Emulsion Paint of Asian paints or Equivalent with 2 coats of Birla Putty or equivalent.
External Walls: Exterior Water proof ACE Painting of Asian Paints or Equivalent & Elevation side APEX Paint.
Windows & Ventilator: M.S. Grill Enamel Painting.
Main door and Veneered flush doors to be polished and other doors will be Enamel paint.

LIFTS & GENERATOR

KONE or equivalent brand Lift as shown in the plan with backup power.
Generator backup for Common areas and Lift.



TRUST COMES WITH EXPERIENCE

EAPL Group embarked on as a modest-sized but customer focused construction company in 1998. A strong, consistent, multifaceted, multi-disciplinary company, EAPL founded its grass roots with sheer dedication towards quality construction. EAPL Group has always banked on teamwork and a high degree of innovation and technical excellence which helps us maintain and meet the finest standards of living for our customers. Our ethos has been in maintaining relationships with every customer of ours and it has been this facet that has made us provide more than a 2000 happy homes to customers all over Hyderabad and Bangalore.

Our projects have spurt up all across Tarnaka, Jubilee Hills, Gachibowli, Whitefield, Hosur, Marathahalli and we have completed more than 50 residential buildings and 5 commercial ventures till date. Our upcoming ventures include luxurious residences at Khajaguda, Gachibowli and we are almost half way through to Completion of our 2 commercial complexes at Gachibowli. Founded by the visionary Praveen Adhikam, EAPL Group today, is a renowned name in residential and commercial construction and is acclaimed for introducing smart living concepts that are innovative in design and structure, modern in outlook and amenities and come with a guarantee of timely delivery.

We have an enviable track record of completing 97% of our projects on-time and it comes as no wonder that all our projects have been well appreciated as a great return for investment which has made us a trusted name in South India and we give the credit of this to our customers with pride.



CONNECTIVITY

SURROUNDING HILIGHTS:

- Foxconn
- TATA Aerospace park
- TCS-Adibatla
- DRDO
- Rajiv Gandhi international airport
- Fab city-E-City
- Wipro-Maheshwaram
- Hardware park
- Wonder law-Adibatla
- Future City-Mucharla (Pharma City)
- Proposed Shopping Malls in GMR Airport
- Proposed Open Air Theatre in GMR Airport
- Novotel 5 Star Hotel
- Twin Towers (IT Building under construction)
- Proposed Metro Lines/200' wide roads towards Fortune city near by the Project
- Proposed Multi Speciality MNC Hospital in GMR Airport
- Metro line/200' wide road towards Future City

