



Developer:



Site:

27 Chetla Central Road,
Kolkata 700027

Head Office:

Gillander House, B-Block 1st Floor,
8 Netaji Subhas Road, Kolkata 700001

Contact : +91 9831718192, +91 33 4019 9595 | mktg@fortunerealty.in | www.fortunerealty.in

Disclaimer: This document is not a legal offering. It only describes the intent & concept of Fortune Estates. All the areas/dimensions/layout/elevations/pictures etc. are only indicative and not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.

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I may have many more miles to go, but I can now say I have truly arrived...



Premium homes.
For the select few.



All sides open
apartments in
11 storeys.

The first planned
'**green**' building
in south Kolkata.

Off
Alipore.

I love where I am today.

Where I have reached and where I belong.

My home is only an extension of who I am.

My first pride and my last resort.

Because the sky is everywhere... it begins at my feet!





My home is the perfect setting for a party.
When guests look around, I look deep within myself.



Premium homes.
For the select few.



- Landscaped decorated terrace with private sit-outs.
- An air-conditioned 2,500 sq. ft lounge on the first floor for a private get-together.
- A fully equipped gym for a healthy lifestyle.
- Yoga deck and children's play deck on the terrace.

**When I need to show off, I need to only come home.
It has all that I truly need to feel relaxed and entertain friends.**





Luxurious lifestyle apartments with
70% area open to the skies.




Apartments of 3,000 sq. ft size each, with
individual servant quarters and car park.

Wide balconies with each apartment.

My home is a true reflection of all
that I ever wanted to achieve.
And where I ultimately wanted to be.



Fortune
ESTATES

Finally a view in the heart of the city
that doesn't end in the neighbour's drawing room.



Green homes. For the select few.

My home is where I can stay healthy and be one with my environment. It is my home, where when I step in, I know I am amidst the best of the five elements of life.

Fortune Estates. My home, where every moment of life is a delight!

Apartments with all sides open constructed in lines with *Vaastu* principles.

Maximum natural light and cross-ventilation and more than average ceiling height of 10 feet 6 inches.

Autoclaved aerated concrete bricks ensure cool and calm rooms by absorbing external heat and sound.

Double-glazed windows with UPVC or Aluminium frames guarantee an aristocratic look and reduces heat and sound.

VRV/VRF Central Aircondition system for each flat that aids in the international treatment of superior aesthetics of green living and healthy lifestyle.



Specifications

Rooms:

Living / Dining

Imported marble flooring

Bedrooms

Vitrified tiles / wooden flooring

Windows:

High class aluminium / UPVC windows with heat insulation glass

Doors:

Designer door with polished veneer finish

Electrical:

High class modular switches with sufficient points

Air-conditioning:

VRV/VRF Central Aircondition system for each flat

External walls:

Heat and sound insulating autoclaved aerated concrete blocks

Ground floor lobby:

Air-conditioned designer lobby with decorative false ceiling and imported marble on floors and walls

Toilet:

Walls:

Designer tiles upto door height

Flooring:

Designer tiles

Counter:

Granite / marble

Fitting:

High class C.P fittings and sanitary wares

Kitchen:

Flooring:

Vitrified tiles

Counter:

Granite platform

Wall:

Designer tiles 2 ft. above counter

Special:

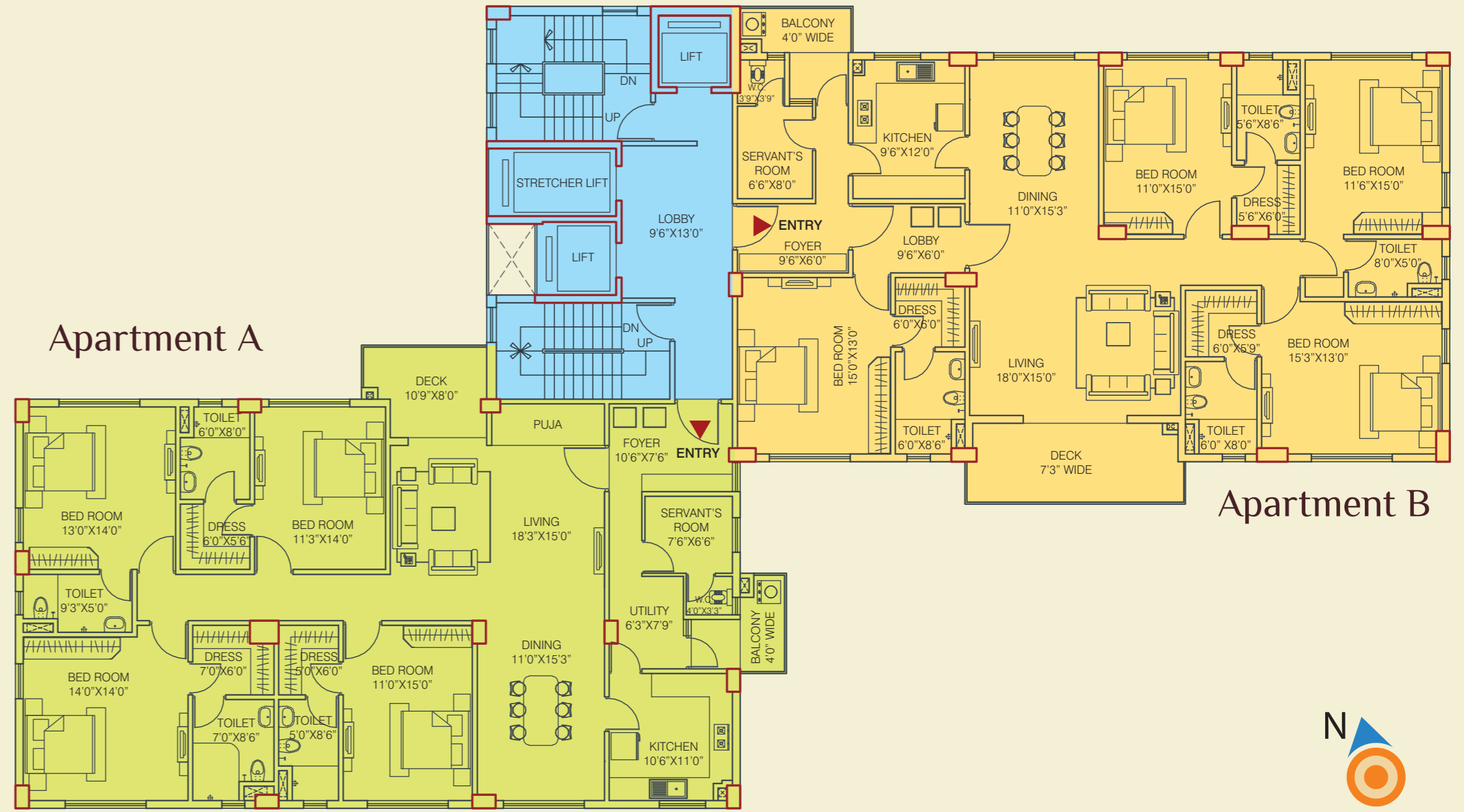
- ** Ceiling height 3.3 meter
- ** A.C. lounge 2,500 sq. ft.
- ** A.C. gym
- ** Video door phone
- ** CCTV surveillance
- ** Landscaped Roof Garden
- ** Separate Service Lift and stairs



Ground Floor Plan



Typical Floor Plan



Apartment A



Apartment B



Developer's profile

Fortune Realty is a Kolkata-based real estate company founded in 1985 by the veteran Dr. R. S. Bhartia. With his 35 years of experience, immense knowledge in various fields and immaculate expertise, Dr. Bhartia has carved out a niche for Fortune Realty in the Kolkata real estate sector. His able son, Mr. Padmanabh Bhartia has followed his footsteps to take the Fortune Group a step ahead and set benchmarks among Kolkata housings and properties.

The main motto of the Fortune Realty is 'to accentuate the beauty of life and enhance the quality of living'. This reflects in the Group's evolving, premium and world class real estate projects across Kolkata. The Group believes that in today's fast-paced life, the beauty of life is manifested in moments and precious time spent in quiet, tranquility and peace in the company of loved ones.

A real estate company in Kolkata, Fortune Realty, deals with residential and commercial projects.

Past projects:



Type: Residential

No of Blocks: 21

No of Floors: Ground + 4

No of Flats: 700

Ready and under construction



Type: Residential

No of Blocks: 19

No of Floors: Ground + 4

No of Flats: 602



Type: Commercial

Total area: 15,500 sq. ft

No of Floors: 3 floors of 5,000 sq. ft. each

Architect's profile

RAJ AGRAWAL & ASSOCIATES

Raj Kumar Agrawal graduated in Architecture from the Institute of Environmental Design, Vallabh Vidyanagar, Gujarat. He is a young, dynamic architect, who started his professional career in Baroda, Gujarat in 1990 and then shifted to Kolkata in 1996. He was later joined by Mr. Kaushik Das Gupta, a young and creative architect and a graduate from the BE College (Shibpur). Their themes and custom designs reflect the consistency of solutions through the use of latest technology.

They firm is specialized in the aesthetic designing of residential complexes, shopping malls, bungalows, educational buildings, with more than 150 projects in and around West Bengal, Gujarat, Rajasthan, Orissa, and Madhya Pradesh. It is an Architectural firm, experienced in planning and designing architectural projects, meeting the specific time and cost base requirements of clients.

The team consists of architectural staff, structural engineers, geotechnical engineers and building contractors for the execution of building and industrial projects. Being specialized consultants for sanitary, electrical and fire fighting works, complete architectural consultancy for Residential, Commercial and IT projects are also successfully executed.

In order that clients receive sound professional advice and personalised service on time and within budget, the firm has set a series of unique management strategies, thus ensuring that the design and construction process be a logical and sequential one.

Prime Completed Projects:

Marble Arch | Platinum Mall | P.S. Srijan Pallazo | Cambridge | Astitva | Homeland Mall | Akash Tower



Location map



Finally a residence
within a location
that needs no selling.

Located off Alipore,
within walking distance from
the Rashbehari crossing.
Where reaching a school,
college, hospital, shopping
mall is only a matter
of minutes.

View from Roof Top

