



F O R T U N E
PROSPERO
LOVE IT LIVE IT

1 & 2 BHK Convenient Homes
Opp. D-Mart, Kondhwa BK, Pune



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HAPPINESS SHARED
IS HAPPINESS MULTIPLIED

Experience all the pride and pleasure that owning a plush home brings. Strategically located in Kondhwa Budhruk, a short drive from the city's popular hubs for business, shopping, education, and more, Fortune Prospero's comfortable 1 & 2 BHK homes give you easy access to everything you need to experience the complete convenience of modern urban living.

Designed and built to deliver an upmarket living experience, the address is surrounded by lushly landscaped grounds, and each home is oriented so as to fill the interiors with a plenitude of natural light and fresh air.

WHERE LIFE LIFTS YOU HIGHER

Make a bold lifestyle move, with a home that's destined to become a landmark for the entire neighbourhood. With its modern facade and statuesque elevation, Fortune Prospero commands more than second glances, it commands respect. But this is not just a style statement. The expansive interiors, two amenity areas, lush landscaping, and robust construction are no less than a fitting tribute to your hard work and accomplishments. You've earned it, now live it.



PRIME LIVING IN THE
HEART OF SOUTH PUNE



Education, shopping,
entertainment, healthcare...
everything that makes modern
living so indulgent is a stone's throw
from your home. Indulgence is
calling, ready to respond?



- 01 Peaceful Location
- 02 Top Terrace Amenities
- 03 Centrally Located
- 04 1 & 2 BHK Apartments
- 05 13 Storey Tower
- 06 Ground Floor Amenities



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EXPERIENCE LIFE AT THE TOP

When life's stresses get too much or you just feel like taking a break, simply head to the terrace. Here, in the peaceful ambiance of the meditation area, high above the surrounding cityscapes, you can literally feel your stresses float away. And it's not just for ruminative interludes either. The unique open-air gym promises to add a fun element to your fitness routines, while the top terrace amenities, with its buffet area and party lawn also make excellent venues for your festive celebrations.

TOP TERRACE AMENITIES

- Working Lounge
- Outdoor Gym
- Chit Chat Corner
- Floor Game Court
- Play Area
- Star Gazing
- Strolling Pathway
- Viewing Deck
- Sky Lounge
- Barbeque Deck
- Multipurpose Lawn
- Seating Court (Senior Citizen Area)
- Yoga & Meditation Lawn
- Swing Corner
- Pergola (Solar Panels Above)



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WELLNESS WITH A VIEW

Whether it's fitness or fun, there's no need to ever go out. Pump up the adrenalin in the one-of-a-kind open-air gymnasium on the rooftop, with its ergonomically designed new-age equipment, workouts will feel less like work, and more like fun.

No more slogging around traffic-clogged city streets every time you feel like visiting a restaurant or your favourite coffee shop. The ambiance you seek is right here in the terrace top lounge, and it comes with a view few restaurants can compete with.



LOTS OF FUN FOR EVERYONE

As more and more upwardly mobile Puneites, choose to put down roots here in upmarket modern homes like Fortune Prospero, Kondhwa Budhruk is fast acquiring the sheen of a suave suburban neighbourhood. It's a lifestyle so many aspire to, and now you can make it your own.



MADE FOR QUIET INTERLUDES

Everyone needs some me-time and Fortune Prospero offers a selection of ideal spaces for it. Whether you're in the mood for a little solitude or looking to spend some quality time with a special someone, there's seating to more than satisfy your needs.

GROUND FLOOR AMENITIES

- Sitting Pergola
- Kids Play Area
- Walking Path Way
- Amphytheater Sitting

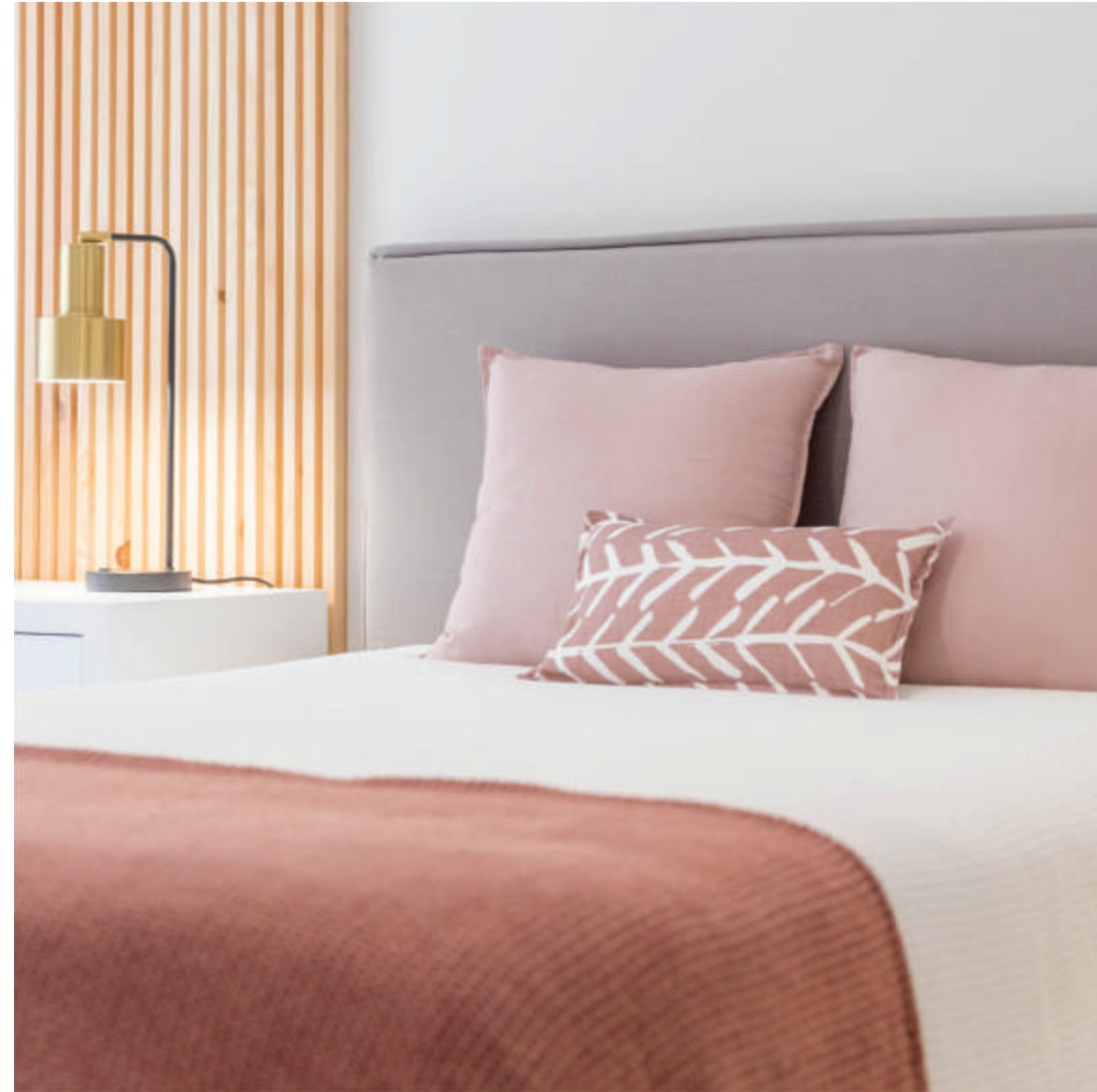


QUALITY TIME IN HIGH QUALITY SPACES

Fortune Prospero is nothing short of a masterclass in space design. Every indulgence has its own special place here, from the child-safe playing areas to the landscaped lawns, to the unique al fresco gymnasium and party areas. It's a picture-perfect destination; all it needs to complete the picture is you!



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BEHIND THE AESTHETICS

Meticulously planned and stringently constructed, Fortune Prospero is built to the highest standards of excellence, from the earthquake-resistant RCC structure to the finishes, floorings, and fittings. Your home has also made all the provisions necessary for whatever indulgences you may want to install, be it television in your bedrooms or an air conditioning unit



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SPECIFICATION

STRUCTURE

- Earthquake resistant RCC structure

WALL FINISH

- External sand faced plaster
- Internal gypsum finish wall

DOORS & WINDOWS

- Decorative laminated main door with premium quality fittings
- Quality laminated doors for bedrooms
- Quality doors for dry balconies
- BWP/ FRP doors for toilets
- 3 Track sliding doors for living room terraces/ bed balconies
- 3 Track aluminium sliding windows
- M.S. grills for safety and security for windows
- Granite window sill
- Glass railings/ MS railings for all terraces and balconies.

UTILITY AREA/DRY BALCONY

- Provision for washing machine

FLOORING

- Vitrified tile flooring in all rooms
- Anti-skid ceramic tiles for attached terraces
- Anti-skid ceramic tiles for all toilets

ELECTRICAL

- Concealed fire-resistant high quality copper wiring
- Ample light points with premium modular switches
- TV point in living and m. bedroom for 2 BHK
- TV point in living room for 1 BHK
- Telephone points in living room
- AC point in master bedroom

PAINTING

- Good quality paint for external walls
- Internal OBD paint for entire flat

KITCHEN

- Kitchen platform with granite top
- Fascia for kitchen platform
- Stainless steel kitchen sink
- Glazed/ ceramics tile dado up to lintel level (4ft height)
- Provision for water purifier
- Provision for exhaust fan

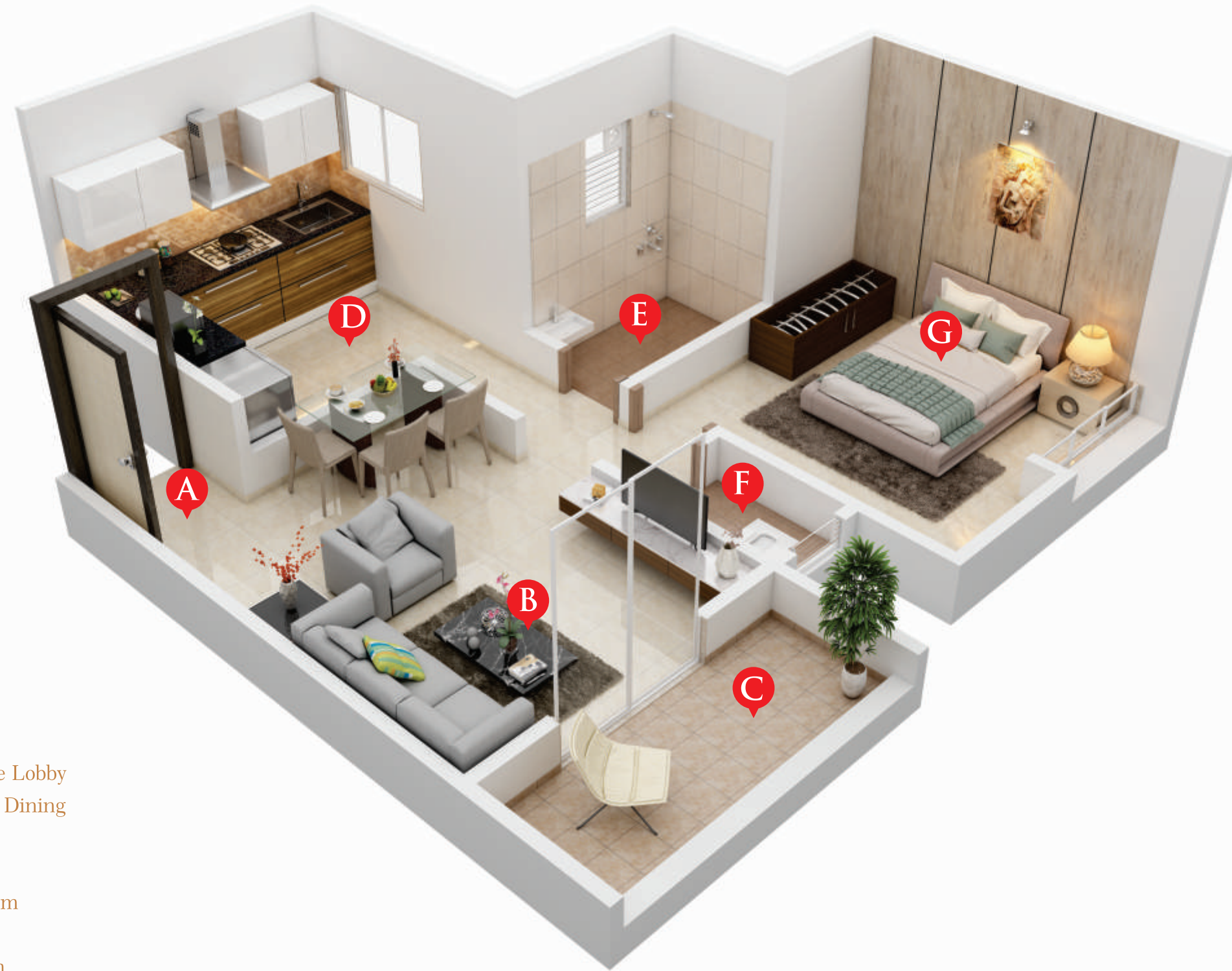
BATHROOM / TOILET

- Granite door frame for toilets
- Toilets with ceramic tile dado up to lintel level
- Adjustable louvered windows
- Premium sanitary ware
- High-quality cp fittings
- Hot & cold mixer
- Concealed plumbing
- Provision for exhaust fan
- Provision for geyser

SPECIAL FEATURES

- Decorative entrance lobby security cabin
- CCTV cameras in common areas 24x7 security
- Intercom facility
- Ample car parking
- Concrete/ paved internal pathways
- Elevators of standard make (Otis/ Schindler/ Kone/ equivalent)
- Fire fighting system
- Solar water heating system
- Generator backup for lift & common areas
- Led street lights

1 BHK FLOOR PLAN



- A) Entrance Lobby
- B) Living & Dining
- C) Balcony
- D) Kitchen
- E) Washroom
- F) Toilet
- G) Bedroom

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2 BHK FLOOR PLAN



- A) Entrance Lobby
- B) Living & Dining
- C) Balcony
- D) Kitchen
- E) Dry Balcony
- F) Common Washroom
- G) Kids Bedroom
- H) Master Bedroom
- I) Master Bedroom Washroom

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A Satish Kokate Venture

BUILDING RELATIONSHIPS THAT ENDURE

Established in 2011 and ranked amongst the top real estate developers and builders in Pune, SK Fortune Group has built a diverse portfolio of property development projects, that attracts considerable interest from both consumers and investor.

Sound financial management, outstanding resource planning & utilization, coupled with a strong leadership and management core team, has helped the Group grow in strength and reputation. The Group's vision of stylish, elegant and sustainable urban living has led it to create luxurious yet affordable addresses that span the spectrum of residential and commercial solutions.

📍 COMPLETED PROJECTS IN SOUTH PUNE

Fortune Perfect,
Kondhwa Budruk

Fortune Empress,
Handewadi

Fortune Shubhan Phase I & II,
Yewlewadi

Fortune Srushti,
Yewlewadi

Fortune Siddhipriya,
Handewadi

Fortune Prathamesh
Kondhwa BK

📍 ONGOING PROJECTS IN SOUTH PUNE

Fortune Prima,
Undri next to DPS School

📍 FORTUNE PROSPERO, Sr no 27 Hissa no 9/1B/1, Opp. "D" Mart, Kondhwa Budruk, Pune - 411048

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