



Aaditri's
Fortune Iconia
Gated Community Residential Apartments



*Soar Sky High with Joy
in Nature's Paradise*

A venture by



AADITRI INFRA

@ Guntur





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Gated Community Residential Apartments

Welcome to Iconia -- Magnificent Living @ Guntur

Fortune Iconia is the latest venture from Aaditri, the name behind many successful ventures. Guntur city is witnessing all round rapid infrastructure development with many opportunities for growth. Fortune Iconia is designed to be a secure residential abode that seeks to evoke and inspire the spirit of family living in the midst of nature. Fortune Iconia's well integrated apartments will have all modern facilities to ensure a comfortable lifestyle, with careful planning for maximum space with plenty of natural light and ventilation. It is close to shopping malls, star hotels, hospitals and entertainment with several reputed schools and colleges in the vicinity. Select your own flat and enjoy life like never before.



View from Entrance Gate



Aerial View

Salient features:


- ◆ 100% Vaastu
- ◆ Away from noise and pollution
- ◆ Children's Play Area with equipment
- ◆ Rain Water harvesting pits
- ◆ 24 hours security with security room
- ◆ Secured compound wall with fencing & CCTV Cameras
- ◆ Two lifts & two borewells
- ◆ Intercom Facility from flat to flat & security
- ◆ Drivers Rest Room

Day View





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Night View

Innovative spaces, a world of possibilities



Key Floor Plan



Typical Floor Plan

▶
Stilt +5 Floors



Area Statement

Flat No.	Area in sqft.
1	1162
2	1162
3	1162
4	1162
5	1162
6	1895
7	1162
8	1162
9	1162
10	1162
11	1162
12	1895

Savour the Ultimate in Luxury Life



80'-0" WIDE ROAD

2 BHK Floor Plan - East Face (1162 Sft.)



2 BHK Floor Plan - West Face (1162 Sft.)



3 BHK Floor Plan - East Face (1895 Sft.)



SPECIFICATIONS

Structure :

Footings, Columns, Beams and Slabs in RCC grade.

Super Structure :

All external walls of 9" thick and internal walls of 4 1/2" thick table molded quality red bricks in cement mortar.

Plastering :

Two coats of cement plastering with sponge finishing.

Main Door :

Best Teak Wood door frames and teak wood shutters aesthetically designed with fine finish. Melamine polishing and designer hardware of reputed make.

Internal Doors :

Best Teak Wood frames and shutters with flush doors of good quality.

Windows :

Window frames and shutters with complete UPVC with glass panels fitted with elegantly designed MS painted grills and standard hardware.

Flooring :

Vitrified tiles with 4" skirting.

Painting :

Smooth finish with Altek and plastic emulsion paint over a coat of primer for all the internal walls and exterior emulsion paint of Asian/ICI make over a coat of primer for the exteriors. Two coats of enamel paint with grey luppum for internal doors, windows and grills.

Electrical :

Concealed multi strand copper wiring with 3 phase meters and MCB's. Good quality modular switches, power plugs for geyser, washing machine, cooking range and refrigerators.

Telephone & TV :

Concealed point in hall and master bedroom and internet cable provision in hall.

Kitchen :

Granite slab for kitchen platform with glazed ceramic tiles dado upto 2'-0' height with built-in Steel sink. Ceramic tile dado will be provided in the wash area up to 3'-0" height.

Toilets :

Ceramic anti skid tiles for flooring and walls with glazed ceramic tiles dado up to 7'-0" height of Johnson or equivalent make. Good quality sanitaryware with bathroom fittings of reputed make.

Lift :

Six passenger lift of branded make.

Generator :

Standby generator of reputed make to operate lift, pumps, lobby, staircase lighting and selected points in each flat.



Location Advantages

Guntur is one of the fastest growing cities in Andhra Pradesh and famed as the hub of education with 3 leading medical colleges, 15 engineering colleges, Nagarjuna University and Near to N.G. Ranga Agriculture University at Lam Farm. Guntur is also a major agrarian business hub has excellent connectivity with major highways, railways and airport. The emergence of Amaravathi is the Capital of Andhra Pradesh affords many opportunities for growth and excellent appreciation of your investment.

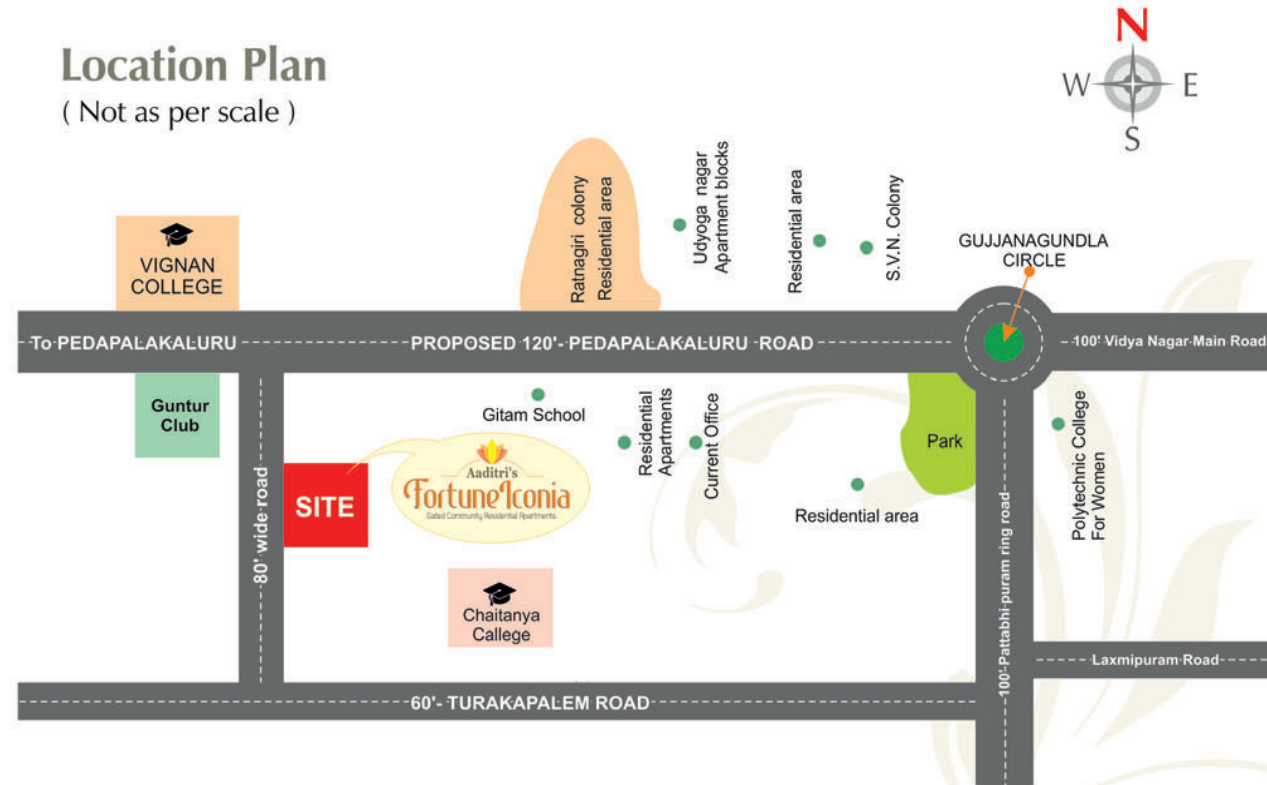
Aaditri's Fortune Iconia is located very close to Pedapalalaluru road and near to the posh Guntur Club, Chaitanya College and Vignan College. It is mere minutes away from Gujjanagundla Circle, Udyoganagar Layout, SVN Colony and Inner Ring Road. Far from the crowds and pollution, it offers a tranquil environment and a healthy life for the residents.

Iconia is close to many reputed schools, colleges and Engineering institutions and you are never far from shopping, entertainment, leisure and hospitals as they are all within easy reach.

Aaditri's Fortune Iconia: The right choice for a delightful house with high potential for return on investment.

Location Plan

(Not as per scale)



AADITRI INFRA

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