



FORTUNE
ORCHID
RESIDENTIAL | COMMERCIAL
KARKALA



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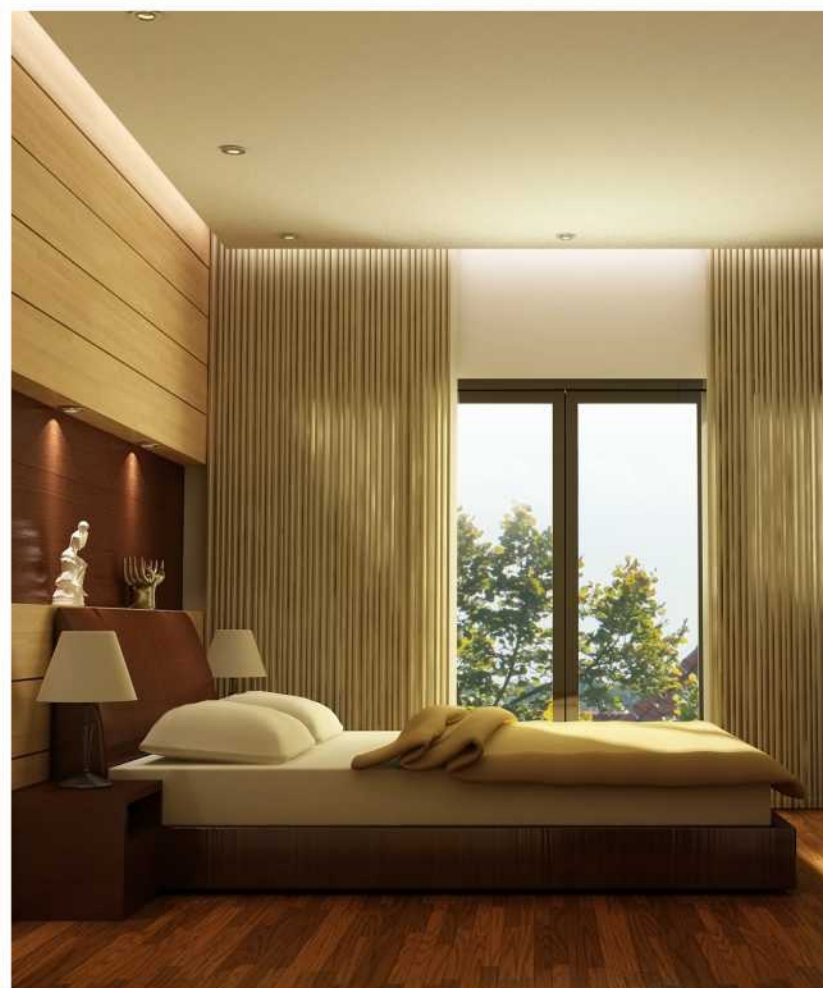
RESIDENTIAL | COMMERCIAL

Everyone looks for a secure shelter with green surroundings for healthy and peaceful living. Karkala is known for its natural ecosystem and reassuring coastal climate which always keeps one's spirits high.

FORTUNE ORCHID at Karkala is a combination of commercial and residential habitats. In every way, they are unique and distinct either for establishments or for residential ownerships, 30 apartments offer you an extra advantage of dimensions of space and living.

Karkala offers you a favourable location with easy access to the city as well as its proximity to educational institutions. A fast-developing suburban area with good shopping centers, ethnic local markets, tourist places, and a host of other facilities. Further, an array of shops on the ground & first floors offer commercial spaces for restaurants, branded showrooms, or any other establishments of commercial value.

FORTUNE PROMOTER's choice of location, standard construction materials and a well-planned architectural ambiance help achieve a grand combination of convenience and comfort for residents and infrastructural advantage for entrepreneurs.





KIDS PLAY AREA

Playgrounds and outdoor/indoor play equipment offer kids fresh air, friends, fun and exercise. The equipment is checked to ensure that the kids have fun with utmost safety. At Fortune Orchid, we make sure kids are always happy.

GYMNASIUM

There are many benefits of having a Gymnasium in your apartment block, it encourages people to maintain good health increases the value of a property and builds an excellent community amongst tenants and homeowners.



SNOOKER & TABLE TENNIS

We have integrated indoor sports like Snooker & Table Tennis into our amenity suites allowing residents to enjoy their leisure time without leaving the building. The advantage of indoor sports is you can enjoy the play regardless of the weather.



STP PLANT

Installation of Sewage Treatment Plants will recycle the water contributing to the betterment of the environment. STP can result in yielding clean reusable water which can be used for washing cleaning watering plants etc. The plant operates without any odor or noise as the system is highly stable and efficient.

EV CHARGING POINT

While the EV revolution is upon us the prospective owners facing the challenges in India are the ones residing in apartment blocks and building societies, etc. We at Fortune Orchid have taken immediate stop-gap measures to provide an EV charging facility for each car park.



CC CAMERA SURVEILLANCE

CCTV cameras automatically caution the wrongful activities by instilling fear in the minds of troublemakers. CCTV camera footage is exceptionally important if a crime is committed either within your building premises or around it.

AMENITIES

- ❖ Premium Flats
- ❖ Available in 2 BHK, 3BHK & 4BHK
- ❖ Reticulated gas
- ❖ Kids play area
- ❖ Fountain and Gardens
- ❖ Gymnasium
- ❖ Snooker & Table Tennis
- ❖ Visitors parking
- ❖ Sufficient commercial parking
- ❖ Electrical Car Charging facilities for each Car Park
- ❖ CC cameras
- ❖ Roof top party hall
- ❖ STP Plant
- ❖ Security room



GENERAL

- ❖ Fully Framed R.C.C. Structure with texture and putty finish.
- ❖ The automatic elevator of 13 passengers capacity.
- ❖ Laterite/concrete solid block masonry.
- ❖ Exterior plastering with waterproof treatment.
- ❖ External painting of the building with exterior emulsion paints.
- ❖ Two main entries for commercial and separate entries for residential.
- ❖ Grills for all windows/ventilators.
- ❖ Premium quality door fixtures and granite flooring for the staircase area and superior quality vitrified tiles for common areas.
- ❖ Electrical fittings for balconies, common areas and car parking.
- ❖ Focus light for building facade and yard.
- ❖ Power of 3KW is provided for each apartment with a single-phase meter with generator backup.
- ❖ Overhead water tank and underground sump tank with required pumps.
- ❖ Automatic water level controller for overhead tanks.
- ❖ Fire Fighting System.

SPECIFICATIONS

DRAWING / DINING

- ❖ Call bell provision in the dining.
- ❖ Computer point (6amp switch and socket).

BEDROOMS

- ❖ TV and telephone points in the master bedroom.
- ❖ AC provision in the master bedroom.
- ❖ Two-way light control (wherever applicable).

BATHROOMS

- ❖ Waterproof treatment is done for the sunken RCC Slab.
- ❖ Pressure-checked plumbing and drainage lines to ensure total leak-proof toilets.
- ❖ Flush valve for commodes.
- ❖ Hot and cold mixer unit only for shower area in all bathrooms with branded fittings.
- ❖ Branded wash basin and wall-mounted commode for all toilets.
- ❖ Ceramic tiles (anti-skid) for toilet floors.
- ❖ Health faucet in all toilets.
- ❖ Provision for exhaust fan in all toilets.

KITCHEN

- ❖ Power points in the kitchen.
- ❖ Provision for fixing the water purifier near the sink.
- ❖ Plumbing and drainage connection with power point provision for washing machine.
- ❖ Provision for exhaust fan.



COMMERCIAL SPECIFICATIONS



COMMERCIAL HIGHLIGHTS

- ▶ Fully framed RCC structure.
- ▶ Powder coated window fixtures with MS grills
- ▶ Telephone point, Computer point
- ▶ Double coat exterior plastering.
- ▶ External painting of the building with exterior grade approved paints.
- ▶ Over head water tank and underground sump tank with required pumps.
- ▶ Alucobond structural glazing for elevation work.

- ▶ Spacious wide corridors with Marble or Granite flooring.
- ▶ Spacious parking
- ▶ Concrete interlock for car parking
- ▶ Ceramic floor tiles.
- ▶ Acrylic emulsion painting for ceiling & internal walls
- ▶ Modular electrical switches.



COMMERCIAL SPACE IDEAL FOR

- | | |
|------------------|--------------------|
| ◆ Supermarket | ◆ Toy Store |
| ◆ Cafeteria | ◆ ATM |
| ◆ Restaurant | ◆ Hardware Store |
| ◆ Unisex Salon | ◆ Essential Store |
| ◆ Pharmacy | ◆ Travel Agency |
| ◆ Apparel Store | ◆ Furniture Outlet |
| ◆ Footwear Store | ◆ Gift Stores |
| ◆ Showrooms | ◆ Sports Outlet |
| and many more | |





TYPICAL

FLOOR PLAN 10 APARTMENTS PER FLOOR

TYPICAL 2nd / 3rd / 4th FLOOR

FLAT NO.	TYPE	SUPER BUILT UP
01	2 BHK	1260.00 SFT
02	2 BHK	995.00 SFT
03	2 BHK	1235.00 SFT
04	2 BHK	1090.00 SFT
05	1 BHK	680.00 SFT

TYPICAL 2nd / 3rd / 4th FLOOR

FLAT NO.	TYPE	SUPER BUILT UP
06	2 BHK	1250.00 SFT
07	3 BHK	1560.00 SFT
08	2 BHK	1235.00 SFT
09	2 BHK	1235.00 SFT
10	3 BHK	1495.00 SFT



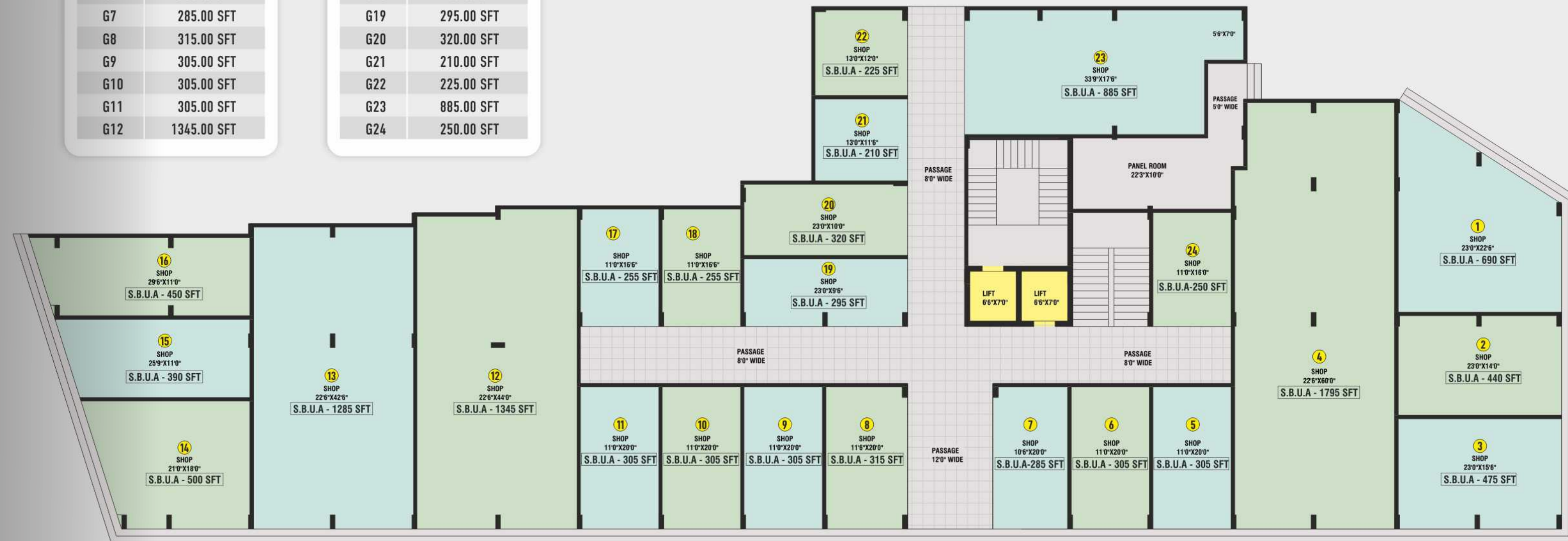
FLOOR PLAN 24 SHOPS PER FLOOR

GROUND FLOOR

SHOP NO.	SUPER BUILT UP
G1	690.00 SFT
G2	440.00 SFT
G3	475.00 SFT
G4	1795.00 SFT
G5	305.00 SFT
G6	305.00 SFT
G7	285.00 SFT
G8	315.00 SFT
G9	305.00 SFT
G10	305.00 SFT
G11	305.00 SFT
G12	1345.00 SFT

GROUND FLOOR

SHOP NO.	SUPER BUILT UP
G13	1285.00 SFT
G14	500.00 SFT
G15	390.00 SFT
G16	450.00 SFT
G17	255.00 SFT
G18	255.00 SFT
G19	295.00 SFT
G20	320.00 SFT
G21	210.00 SFT
G22	225.00 SFT
G23	885.00 SFT
G24	250.00 SFT





FIRST

FLOOR PLAN 24 SHOPS PER FLOOR

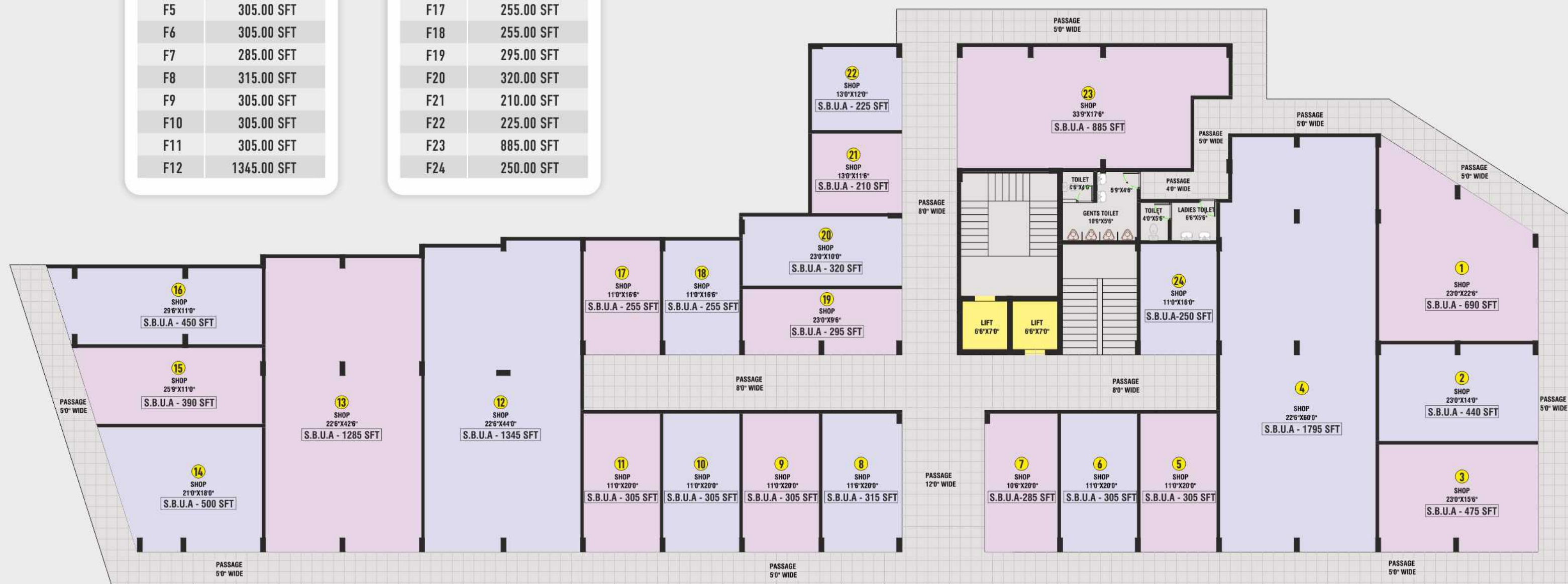


FIRST FLOOR

SHOP NO.	SUPER BUILT UP
F1	690.00 SFT
F2	440.00 SFT
F3	475.00 SFT
F4	1795.00 SFT
F5	305.00 SFT
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Unknown landscapes give birth to great cities! Karkala-Moodbidri is a dynamic meeting place where people expressed a unique dynamism of talents and growth. Their energy and enthusiasm to up the scale and move up the ladder gave us motivation to plan and map the area for ultimate growth in terms of standard reality and complexes! Advancement of technology, integration of modern infrastructure, adding of amenities and adornments from commercial complexes to apartments, the transformation in internal and external decor and settings have been trendsetting for the unique change that is taking shape in the city.

Fortune Promoters have progressively incorporated the advancing technologies, enriching every landscape or habitat with standardized construction, modern amenities and with a fusion of green perspectives in all the spaces to make them unique and appealing for the ultimate users and clients.

OUR PROJECTS



FORTUNE HIGHWAY
Moodbidri



FORTUNE HIGHWAY-2
Moodbidri



FORTUNE ORCHID
Karkala



FORTUNE GALAXY
Bajpe



FORTUNE CENTER
Bajagoli



FORTUNE NEETHI HEIGHTS
Moodbidri



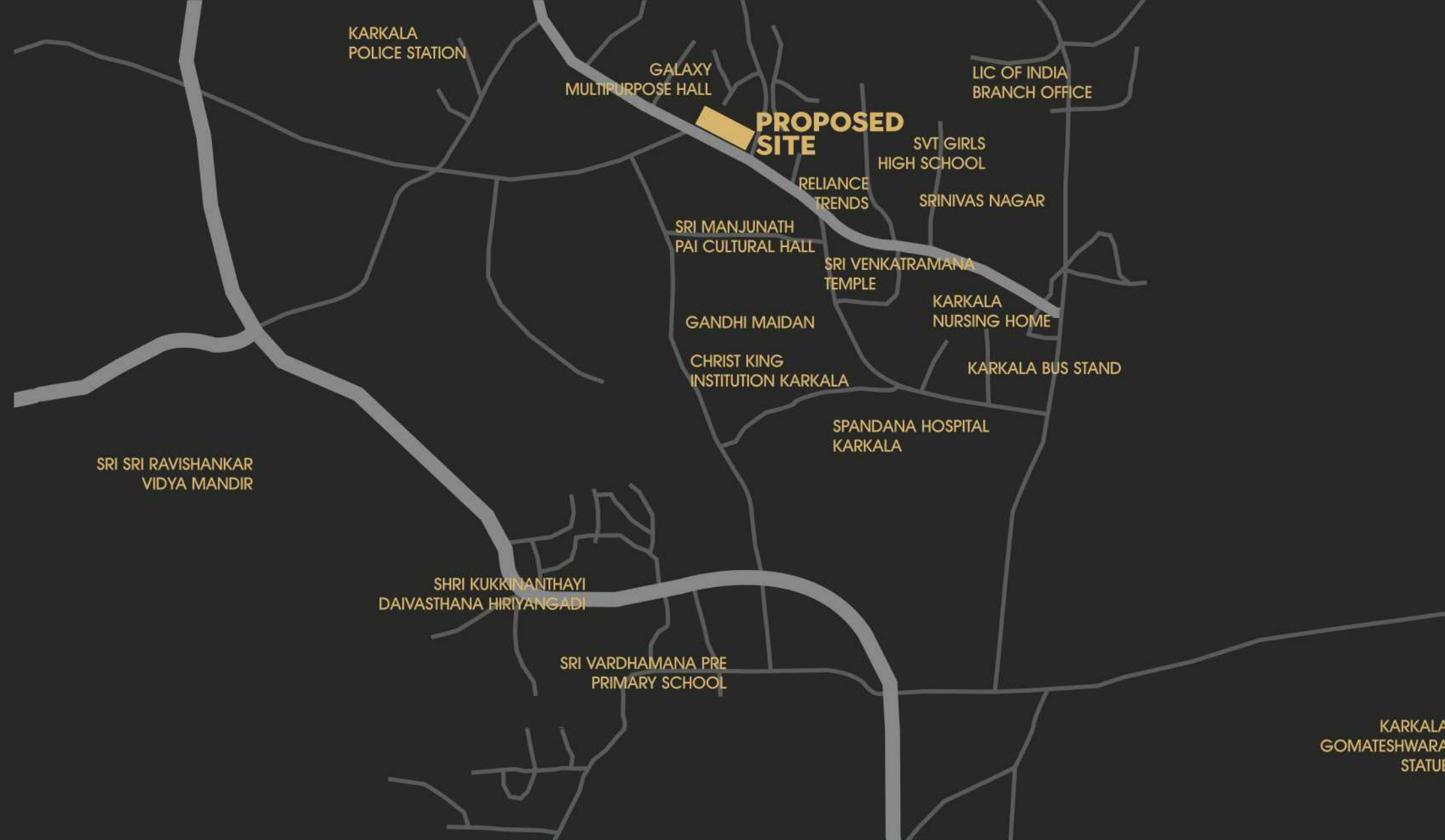
FORTUNE LOTUS
Karkala



FORTUNE HILL SIDE
Bondel-Vamanjoor Road



LOCATION



PROJECT BY



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