

FORTUNE
AURA

2 BHK LUXURIOUS APARTMENTS

BAVDHAN

FORTUNE AURA

Your space is
a reflection of you.

It holds your dreams, your quiet moments, your celebrations. At Fortune Aura, nestled in the calm yet connected heart of Bavdhan, we've created homes that understand your lifestyle.

Elegant. Peaceful. Thoughtfully designed. Just the way you imagined.





Encompassing
everything that you
stand for.

Fortune Aura is more than just a home.

It's a space that reflects your values, your aspirations, and your pursuit of a balanced lifestyle. Located in the heart of Bavdhan, it brings together thoughtful design, peaceful surroundings, and premium amenities — all aligned with the life you've envisioned.



Environs that
make life more
enjoyable



- A) Board Game Area
- B) Outdoor Kitchen
- C) Amphy Sitting
- D) Yoga & Meditation Area
- E) Kids Play Area
- F) Walking Pathway
- G) Outdoor Gymnasium
- H) Lawn Sitting Area



Elevate Your Experience— Luxury Above It All!

Discover thoughtfully designed spaces that invite you to unwind, recharge, and connect. From moments of mindful stillness to lively gatherings under open skies, every experience here is curated for your well-being and joy.

Whether it's an energizing start to your day, quality time with family, or a quiet evening escape — it all comes together in one elevated lifestyle.



Specification

STRUCTURE

- Earthquake-resistant RCC structure

WALL FINISH

- BBM walls in AAC blocks
- External sand-faced plaster
- Internal walls with gypsum finish

DOORS & WINDOWS

- Decorative laminated main door with premium quality fittings
- Laminated wooden doors for bedrooms
- Laminated doors for terraces/balconies
- Laminated wooden doors for toilets
- UPVC sliding doors for living room terraces/balconies
- 3-track UPVC sliding windows with mosquito mesh
- M.S. grills for windows
- Granite window frames
- Glass railings for all terraces/balconies

PAINTING

- Branded Apex paint for external walls
- Internal plastic emulsion paint

FLOORING

- Vitrified tile flooring in all rooms of Johnson make or equivalent
- Anti-skid ceramic tiles for attached terraces of Johnson make or equivalent
- Anti-skid ceramic tiles for all toilets of Johnson make or equivalent

ELECTRICAL

- Concealed fire-resistant high-quality copper wiring
- Ample light points with premium modular switches
- TV point in living room and master bedroom
- Telephone point in living room
- Earth leakage circuit breaker (ELCB)
- AC point in living room and master bedroom

UTILITY AREA / DRY BALCONY

- Provision for washing machine
- Glazed dado tiles of Johnson make or equivalent

KITCHEN

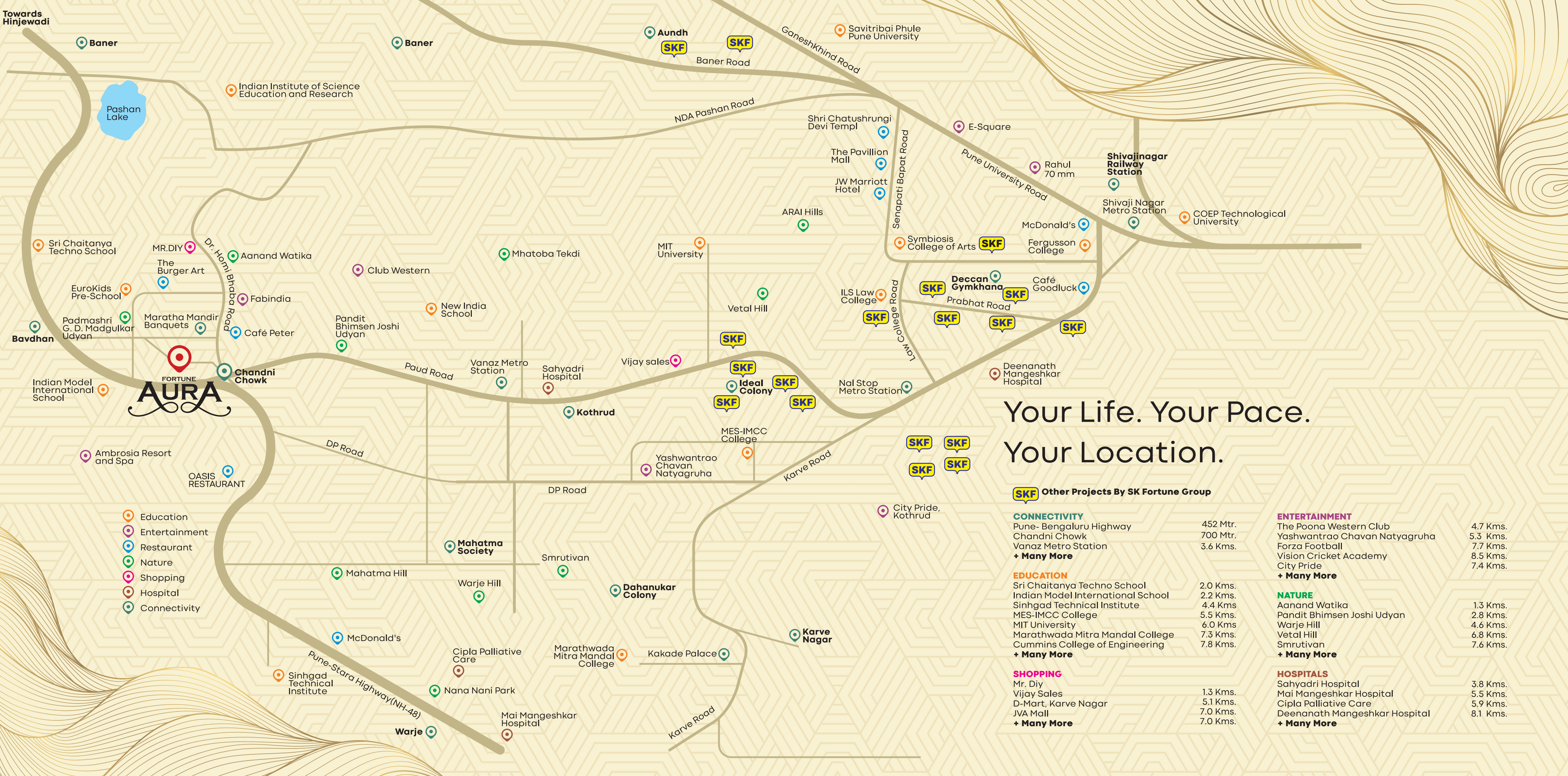
- Kitchen platform with granite top
- Stainless steel kitchen sink of Nirali make or equivalent
- Glazed/ceramic tile dado
- Provision for water purifier
- Provision for exhaust fan in bathroom/kitchen

TOILET

- Granite door frames for toilets
- Toilets with ceramic tiles
- Adjustable louvered windows
- Premium sanitary ware of Kerovit make or equivalent
- High-quality CP fittings of Jaquar make or equivalent
- Concealed plumbing
- Provision for exhaust fan
- Provision for geyser

SPECIAL FEATURES

- Decorative entrance lobby
- Anti-termite treatment
- CCTV cameras in common areas
- Video door phone
- Intercom facility
- Ample car parking
- Concrete/paved internal pathways
- Elevators of standard Otis/Schindler/Kone make or equivalent
- Firefighting system
- Solar water heating system in master bedroom
- Generator backup for lift & common areas
- Provision for inverter
- Rainwater harvesting
- Organic waste composter
- Provision for pipe gas (if provided by MNGL)
- Elegant compound wall
- Underground and overhead water tanks with adequate capacity as per norms
- Access-controlled lobby



Your Life. Your Pace. Your Location.

Other Projects By SK Fortune Group

CONNECTIVITY		
Pune- Bengaluru Highway	452 Mtr.	
Chandni Chowk	700 Mtr.	
Vanaz Metro Station	3.6 Kms.	
+ Many More		
EDUCATION		
Sri Chaitanya Techno School	2.0 Kms.	
Indian Model International School	2.2 Kms.	
Sinhgad Technical Institute	4.4 Kms	
MES-IMCC College	5.5 Kms.	
MIT University	6.0 Kms	
Marathwada Mitra Mandal College	7.3 Kms.	
Cummins College of Engineering	7.8 Kms.	
+ Many More		
SHOPPING		
Mr. Diy	1.3 Kms.	
Vijay Sales	5.1 Kms.	
D-Mart, Karve Nagar	7.0 Kms.	
JVA Mall	7.0 Kms.	
+ Many More		
ENTERTAINMENT		
The Poona Western Club	4.7 Kms.	
Yashwantrao Chavan Natyagruha	5.3 Kms.	
Forza Football	7.7 Kms.	
Vision Cricket Academy	8.5 Kms.	
City Pride	7.4 Kms.	
+ Many More		
NATURE		
Aanand Watika	1.3 Kms.	
Pandit Bhimsen Joshi Udyan	2.8 Kms.	
Warje Hill	4.6 Kms.	
Vetal Hill	6.8 Kms.	
Smrutivan	7.6 Kms.	
+ Many More		
HOSPITALS		
Sahyadri Hospital	3.8 Kms.	
Mai Mangeshkar Hospital	5.5 Kms.	
Cipla Palliative Care	5.9 Kms.	
Deenanath Mangeshkar Hospital	8.1 Kms.	
+ Many More		



A Satish Kokate Venture

Ranked among the top real estate developers and builders in Pune, SK Fortune Group has developed a diverse portfolio of property projects that continue to attract interest from both consumers and investors.

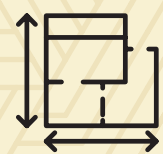
Driven by sound financial management, efficient resource planning, and a strong leadership team, the group has steadily built its strength and reputation. With a vision for stylish, elegant, and sustainable urban living, SK Fortune Group has created luxurious addresses across both residential and commercial segments.



4000+
HAPPY FAMILIES



30 LAKH SQFT
COMPLETED PROJECTS



25 LAKH SQFT
ONGOING CONSTRUCTION



40 LAKH SQFT
UPCOMING CONSTRUCTION

FORTUNE
AURA



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NOTE : This Brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. Photographs are not necessarily comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space etc. may be revised.

Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. "Future Development" may consist of high-rise buildings.



BUILDING TRUST. CREATING VALUE.

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