



The Fountainhead

@ Khajaguda

For The **Elite**

Midas Touch Infrastructure India Pvt Ltd

Developers: **MIDAS TOUCH LARK**
Touch Your Dreams



You can easily forget that you are living in an apartment in The Fountainhead-- it has all the features of an independent home, no common walls, huge open spaces, plenty of room in your three bedroom apartment to live, work, play and entertain; floor to ceiling windows that open onto scenic views; balconies and gardens that express your connection with nature.

- **Check out our location - Right In the middle of Hi-Tech City**
- **See our "Designer Landscaping". 100% Landscaping is possible.**
- **Comprehend our offer and Compare it with competition**
- **Professionalism could be an oxymoron in Real Estate...for a change, experience it with us**

MTI uses leading technologies and construction techniques to make homes safe and luxurious





Key Features of the Master Plan

- No traffic at Ground Level. Fully landscaped with jogging tracks and interaction areas.
- 26 Ft Landscaping all around the Building for lung space and usage by children and aged
- Two Swimming Pools, One at Clubhouse and One on the Roof Top. Infinity Swimming Pool on the Terrace Top
- Luxury Parking Areas, Entrance Treatments and Finishes
- 6250 Sft Club House with a Kitchen, Multipurpose Hall, Games Room, Gym, Yoga/Meditation Hall
- Last Word: No one compares with us in value, point for point

Prominent Features

- Total 4 blocks: 3 blocks of living space and 1 block of Clubhouse
- Just 3 - 4 and 3 apartments per floor block. The ground floor and first floor comprise of Duplex.
- Blocks A, B, C have 8 floors of living space each and Block D has 3 floors of Club House
- Apartment sizes from: 2240 Sft, 2385 Sft, 2690 Sft and 2840 Sft, All 3 BHK Apartments



The Fountainhead
@ Khajaguda

The 6250 sft Clubhouse at The Fountainhead will provide the best per capita value of amenities. A luxury club house is supported by a plethora of other facilities like Party Areas, Swimming Pools, Amphi-Theatre, Jogging Tracks, Badminton Court and Children's Play Areas.



Relaxation for the whole family
One of the largest recreation areas in the city

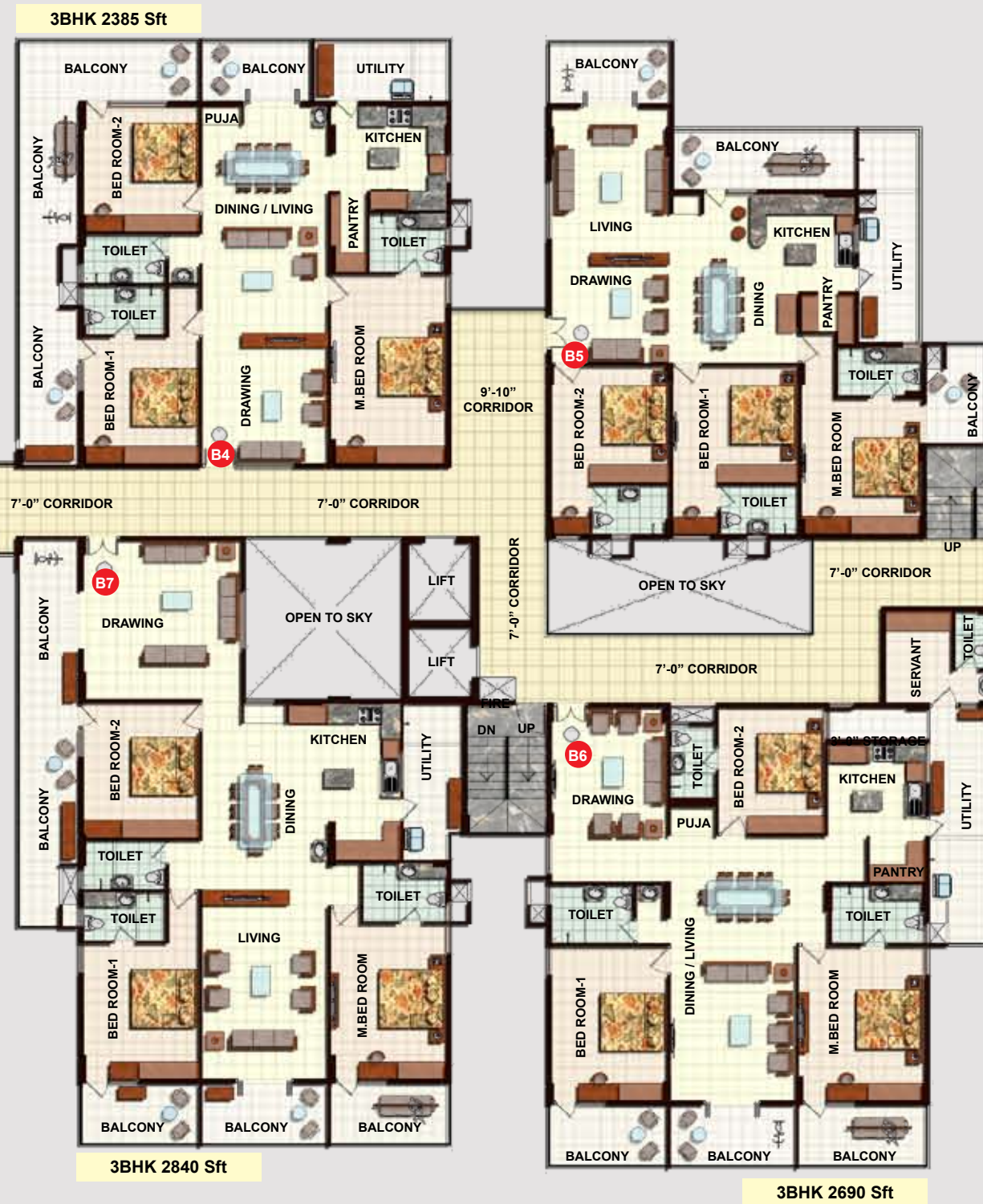


Typical Floor Plan of A, B & C Blocks

Block - A



Block - B



Block - C



Flat Number	Facing
A1, B4,	West
A2, B5, C9	North
A3, B6, B7, C8, C10	East



Is 100% Landscaping possible?
Yes, we have done it. Check it out !



120' Feet Wide Road

Aminities Area

Swimming Pool

Club House

A1, A2, A3, B4, B5, B6, B7, C8, C9, C10

B1, B2, B3, C1, C2, C3, C4, C5, C6, C7

GHMC PARK

40' Feet Wide Road

**The Fountainhead**
@ Khajaguda



Amenities

Security:

- Gated Community with 24 Hrs Security, Video Vigilance with CCTV, Intercom, Video Phone
- Automated (Remote Operated) Entrance Gate

Ambience:

- Lush Green Lawns, Walking Trails, Water Bodies and Designer Landscaping
- Fountains and Terrace Garden
- * GHMC Green Park along one side of Layout

Amenities:

- In-hose Dhobi, Electrician and Plumber services
- Driver rest area in the Parking
- Wi-Fi Coverage in the entire township
- Power back up with silent Generator for Common Areas and Homes
- 24 Hr Water Supply - Municipal and Bores
- Solar Powered Lighting for Walking Trails
- Treated Drinking Water & Water Recycling Plant

Club House

Indoor Facilities:

- Swimming Pool – with separate Children's Pool
- Fully Equipped Gym
- Table Tennis and Carrom
- Yoga and Meditation
- Party/Lecture Halls, Multipurpose Halls

Out Door Facilities:

- Tote Lots
- Badminton Court
- Amphi - Theatre / Open Air Cinema / Open Air Art
- Terrace Party Areas on A, B, C Blocks
- Interaction areas for All

Apartment Complex Features:

- High Speed Electronic Lifts
- 7ft Wide corridors
- False Ceiling provided in Common Areas
- Open from all sides (No common walls)
- High Quality Finishes, French Doors, Air-conditioner conduits
- Excellent and Ample cellar parking

Highlights:

- 4 Fully Air-Conditioned Gyms in the Campus
- Grand Entrance with Double Height Ceiling
- Guest Rooms (Planned)
- Party Areas with Lawns and Water Falls
- Amphitheatre, Dancing Fountains, Children's Play Area and Jogging Tracks

Specifications



Foundation/Structure:

Earthquake Resistant RCC framework (as per IS: 456:2000 & 1893:2002)
Glenium Based Concrete and heat resistant concrete blocks for external and internal walls.



Plastering:

20 mm cement plastering for external walls and Putty for internal walls with Birla wall Putty for protection against flaking



Painting:

One coat of primer plus Two coats of Acrylic Emulsion Paints of reputed make for internal walls and one coat of primer plus Two coats of reputed Weather Resistant Paint.



Main Door:

Teak Wood door frame with teak shutter panelling with melamine polish on both sides and Brass/SS hardware with eye piece, night latch/safety chain.



Internal Doors:

Teak wood frame with veneered flush doors/ textured skin. Powder coated aluminum frames and plain float glass panels.



Windows:

Sliding/ casement windows , powder coated aluminium frame, plain float glass pane and granite topping on window sills



M.S. Grills for windows:

M.S. Grills solid square tube sections for 1st and 2nd floors. No grills for 3rd floor onwards.



Flooring:

2 x2 Double Charged Vitrified Tile flooring and skirting. Antiskid Rustic Tile Flooring and Skirting in Kitchen. Antiskid ceramic flooring and dado in bathrooms, balconies, sit-outs, utilities. Vitrified tiles in corridors.



Tiles Cladding in Kitchen, Bath and Balcony

3' height ceramic tile dado above kitchen platform. Glazed Ceramic Tiles dado upto door height in Bathroom of Johnson/NITCO make and 3' high Ceramic Tile dado in Utilities / Wash area.



Bath & Toilet:

Doors: Teak/UPVC/Polyurethane Flush Frames for Doors. Internal doors: One side laminated/ One side Veneered. CPVC piping for water supply with special fittings of IS specifications. CPVC special fittings as per IS specifications for sanitary and rainwater piping. CP Fittings for wash basin, EWC of Hindware/ Paryware/ Cera make and hot and cold wall mixer. Provision for geysers in all toilets. Jaquar or equivalent brand fittings. PRC pipes of Supreme/ Finolex/ Sudhakar make.



Balconies:

French windows with float glass and Polyurethane Painted Railing in balcony.



Utility:

Provision for washing machine / Dryer and wet area.



Electrical:

Power outlets for A.C.s, cooking range chimney, refrigerator, microwave ovens, mixer / grinder, washing machine and dish washer. 3 phase supply with MCBs. Philips, Legrand, Siemens or ABB modular switches or equivalent. Telephone, TV, Internet & Intercom outlets in drawing, living, dining and master bedrooms.



Lifts:

7 Nos Lifts with SS cladding and granite flooring.



Railing for Staircases & Balconies:

MS railing with enamel paint for balconies



WSP, STP and Drinking water:

Drinking Water Unit for each apartment from R.O. plant. Water softening plant and sewage Treatment Plant within the layout.



Power Back up:

100% 2.5 kW Generator backup for each flat (100% Backup for each flat except for ACs)

So Close to the Financial Hub, feels so Far Removed

The Fountainhead is located 1 kilometre away from Hyderabad's robust and growing FINANCIAL DISTRICT and HITEC city. This Gated Community provides a serene and luxurious environment where you can take breath of fresh air without having to drive away from the city.

The Fountainhead is surrounded by top-notch facilities and institutions:

- Walking distance from Oakridge International School and Delhi Public School, two of Hyderabad's top schools.
- India's very first LEED certified super speciality hospital, Continental is just 3 kms away. Another state-of-the-art hospital, Pacific Care, is under construction right opposite our site
- Directly opposite to the new indoor stadium at Khajaguda (Foundation laid by the Chief Minister on 21th July, 2012)
- Great View of Financial District from your very own room, it's just a kilometre away
- 2 Minute drive to Nehru Outer Ring Road
- Hyderabad International Airport is just 20 minutes drive away
- Inorbit mall is just 10 minutes' drive away. Two more very large malls are under construction close to the site

An Investment Just waiting to shoot up

When you buy an property in The Fountainhead, you are assured of enjoying rich returns, **Our demand far exceeds the supply.**

The Fountainhead has incorporated green principles and standards into the building design.

Professional Property Management ensures that capital and rental values are continuously enhanced over the years.

Check out our Location
In the **Middle of Hi-Tech City**



Location Map



Accessibility. Redefined @ The Fountainhead

The Fountainhead
@ Khajaguda



Midas Touch Lark
#908, Vijetha Midas Touch,
White Fields, Kondapur, Hyderabad.
Phone: +91 40-64601064
Mobile No: +91-8885502620, +91-8885502617
E-Mail: Info@midastouchworld.com

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.