

PRIDE OF THE EAST!



RAMKY ONE
GENEXT
TOWERS

GOOD LIFE. WITHIN REACH.

2 & 3 BHK APARTMENTS
AT UPPAL





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POSITIVE ENERGY THE PRIDE OF RAMKY ONE GENEXT

Redefining and Rejuvenating, **Ramky One Genext Towers** is a home that reverberates with positive energy and emotions for a lifetime.

From the elders to the Children, We have designed **Ramky One Genext Towers** with only one purpose in mind – Joie De Vivre – enabling you and your family members to experience an enjoyable and memorable living.

Residing in **Ramky One Genext**, Redefine community living with our distinctive features and a vibrant ambience!

Talk about a futuristic way of living and Uppal inevitably tops the list! Ensuring an extraordinary connectivity to numerous Educational institutions, Healthcare, and Major corporates, Uppal has earned its fame across Hyderabad city. Located in one of the most prominent areas, **Ramky One Genext** abodes blend connectivity, Tranquility, and exclusivity to provide a holistic urban lifestyle. To simply put – A good life, within Reach





BUILDING SPACES FOR LIFE









PRIDE IN WHO WE ARE

Over the past **27 years**, we at Ramky Estates have been busy building a reputation as a quality-conscious player in the realty business. Headquartered in Hyderabad, we have demonstrated our capabilities and established our leadership across Residential, Commercial, Integrated Townships and Retail Projects in Hyderabad, Chennai, Bangalore, Warangal and Visakhapatnam. Till date, we have successfully delivered over **9 million sq.ft.**, of residential and commercial projects, while **13 million sq.ft.** is under various stages of construction and **8 million sq.ft.** is ready for launch. All along, our focus has been to create projects that are self-sustaining, incorporate the finest architectural and design concepts and provide amenities that are contemporary and transcend expectations. This, we see as a challenge and a definitive aspect of our work ethic.

A work ethic that quite simply echoes the pride in who we are as a conglomerate that is setting standards in the realty business.



When Heart meets Smart, it creates innate trust which ignites relentless passion and commitment to unparalleled quality. Ramky Estates and Farms Ltd strived over 27 years to create spaces for life that embody warmth, comfort, and luxury. The open spaces, amenities, elegant designs combine perfectly with technology and innovation by building them with Heart and building it Smart.

-  INTUITIVE SPACES
-  TOMORROW'S TECHNOLOGY
-  WORRY-FREE JOURNEY
-  ENVIRONMENT CONSCIOUSNESS
-  SOCIAL CHANGE
-  INNOVATION





PROJECT OVERVIEW

- SPREAD OVER 5.7 ACRES
- 4 TOWERS
- 2 B + G + 14 FLOORS
- 596 UNITS
- 2 & 3 BHK APARTMENTS

Ramky One Genext Towers is a project that has been planned to provide a progressive lifestyle in a gated community.

The project has been planned to cater to every individual's need.

The most striking feature of the venture is its layout enabling a holistic lifestyle. All in all one can always have a Good Life, Within Reach.

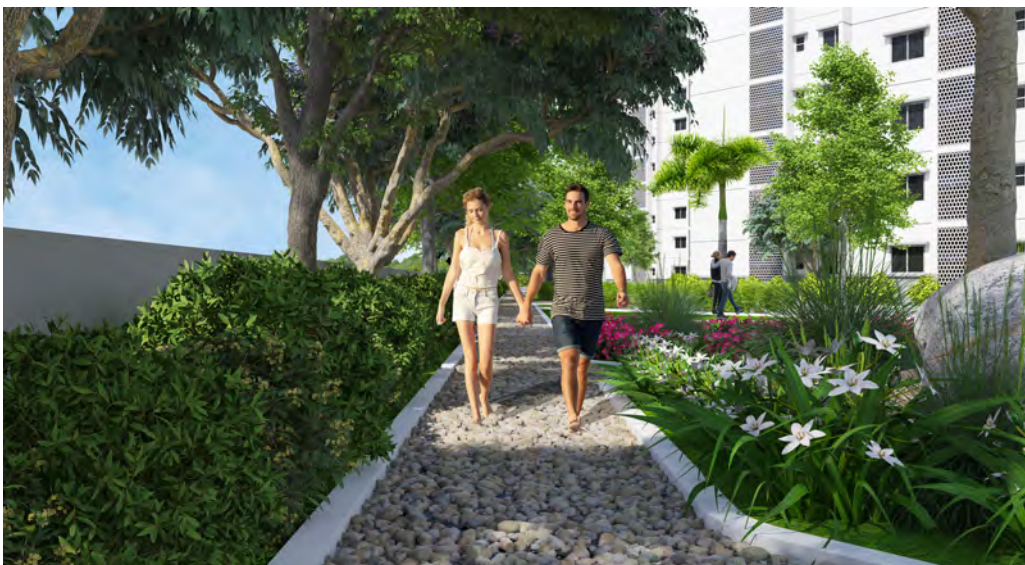




PRIDE IN THE WAY WE PLAN THE AMENITIES

In order to ensure an environment that is well-planned, hospitable and serene, we have ensured that there is no compromise in the amenities offered at **Ramky One Genext Towers**. Right from the Pedestrian Friendly Podium, Security at the Entrance Plaza, everything has been planned to give the inhabitants of the community a feel of the good life. From ample playing areas for children, to Amphitheatre, Landscaped gardens, provision for a Car Wash, Laundry, a Reflexology Path and an Elders Community zone, it is an organized habitat. For those inclined to sport, Cricket Nets for practice, Tennis Court, an Outdoor Gym provide the opportunity to exercise and to stay fit.





PROJECT AMENITIES



Pedestrian Friendly Podium



Entrance Plaza with Security Post



Landscaped Gardens



Open Air Amphitheatre



Half Basketball Court



Provision for Laundry



Reflexology Path



Elders Community Zone



Tot Lot



Children Play Area



Provision for Car Wash



Tennis Court



Entry Lobbies for each block



Outdoor Gym



















PRIDE IN CREATING A LUXURIOUS ENVIRONMENT

What is life without the luxury of entertaining and enjoying the company of family and friends? If that is the thought on your mind, let us tell you about the Clubhouse at **Ramky One Genext Towers** that is planned in a sprawling area of 26,000 Sq.ft. for you to revel, replenish and rejuvenate.

CLUBHOUSE AMENITIES

- | | |
|---|---|
|  Entrance Lounge - waiting area |  Multi-purpose Hall |
|  Provision for Pharmacy |  Indoor Badminton Court |
|  Indoor Games Room |  Provision for Creche |
|  Air-conditioned Gym |  Aerobics & Yoga Room |
|  Provision for SPA/Saloon |  Guest Rooms |
|  Association Office |  Facility Manager's Office & Store |
|  Business Lounge |  Swimming Pool with Toddler's Pool |



AREA STATEMENT

| TYPE | FACING | BHK TYPE | BALCONY AREA | UTILITY AREA | CARPET AREA | SALEABLE AREA |
|------|--------|----------|--------------|--------------|-------------|---------------|
| A | EAST | 2 BHK | 50.05 | 31.75 | 829.69 | 1310 |
| B | WEST | 2 BHK | 46.82 | 38.64 | 825.92 | 1310 |
| C | EAST | 3 BHK | 53.82 | 40.69 | 960.58 | 1505 |
| D | WEST | 3 BHK | 53.82 | 39.40 | 961.98 | 1505 |
| E | EAST | 3 BHK | 58.77 | 41.01 | 1216.55 | 1860 |
| F | WEST | 3 BHK | 59.42 | 41.55 | 1214.50 | 1860 |
| E1 | EAST | 3 BHK | 58.77 | 41.01 | 1216.55 | 1860 |
| F1 | WEST | 3 BHK | 59.42 | 41.55 | 1214.50 | 1860 |

Areas in Sq.Ft

MASTER PLAN





PRIDE IN OUR ATTENTION TO DETAIL

At Ramky One Genext Towers, the word 'quality' reflects in every single detail. From the meticulously drawn out floor plans, to the materials used, everything is not just value for money but good value for money! Take a look at the master plan to get an idea of the way we have used space sensibly and created usable spaces, tastefully.

LEGEND

01. Entry ramp with security cabin
02. Driveway
03. Drop off to lobby
04. Pedestrian path-2m wide
05. Peripheral planting
06. Informal seating
07. Hammock zone
08. Reflexology path with sensory garden
09. Deck with lounge seating
10. Mini golf
11. Butterfly garden
12. Outdoor gym
13. Kid's play area
14. Toddler's play area
15. Skating zone
16. Bicycle parking
17. Basketball practice hoop
18. Tennis court
19. Seating gallery
20. Multipurpose lawn
21. Cricket practice net
22. Landscaped Area
23. Kid's pool
24. Main pool
25. Pool deck with seating
26. Viewing deck
27. Meditation zone
28. Amphitheatre with stage
29. Exit ramp with security cabin





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PROJECT SPECIFICATIONS



| | |
|-----------------------------|--|
| Structure | R.C.C. framed structure |
| Super Structure | RCC Shear Walls |
| Entrance Lobby | Well planned lobbies and corridors |
| Doors/Windows & Ventilators | MAIN DOOR: Engineered wood/Hard wood frame with flush shutter fitted with Dorset/Godrej/Yale/equivalent make hardware |
| | INTERNAL DOORS: Engineered wood/Hard wood frame with flush shutter fitted with Dorset/Godrej/Yale/equivalent make hardware |
| | TOILET DOORS: Engineered wood/Hard wood frame with flush shutter fitted with Dorset/Godrej/Yale/equivalent make hardware |
| | FRENCH DOORS: UPVC door frames with sliding UPVC windows with Provision for Mosquito Mesh |
| Painting | Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of Asian/Berger or equivalent |
| | External :Combination of texture and exterior emulsion paint of Asian/Berger or Equivalent |
| Flooring | Vitrified Tiles of reputed make for Living Room, Bedrooms & Kitchen |
| | Balcony/Toilets/Utility: Anti skid/ceramic tiles of RAK/SONORA/ equivalent make |
| | Corridors: Vitrified tiles |
| | STAIRCASE: Granite/Kota Flooring |
| Dado Works | BATHROOMS: Ceramic Tiles dado upto false ceiling height of RAK/SONORA/equivalent make |
| | DADO IN KITCHEN: Ceramic tiles dado up to 2'-0" height above kitchen platform of RAK/SONORA/equivalent make will be handed over at the time of handing over without installation |
| | UTILITY AREA: Ceramic tile dado upto 3'0" of RAK/SONORA/ equivalent make |
| Kitchen & Utility Areas | Granite platform with stainless steel sink with drain board will be handed over at the time of handing over without installation |
| | Provision of electrical points for Chimney, RO, HOB |
| | Utility: Provision for Washing Machine |

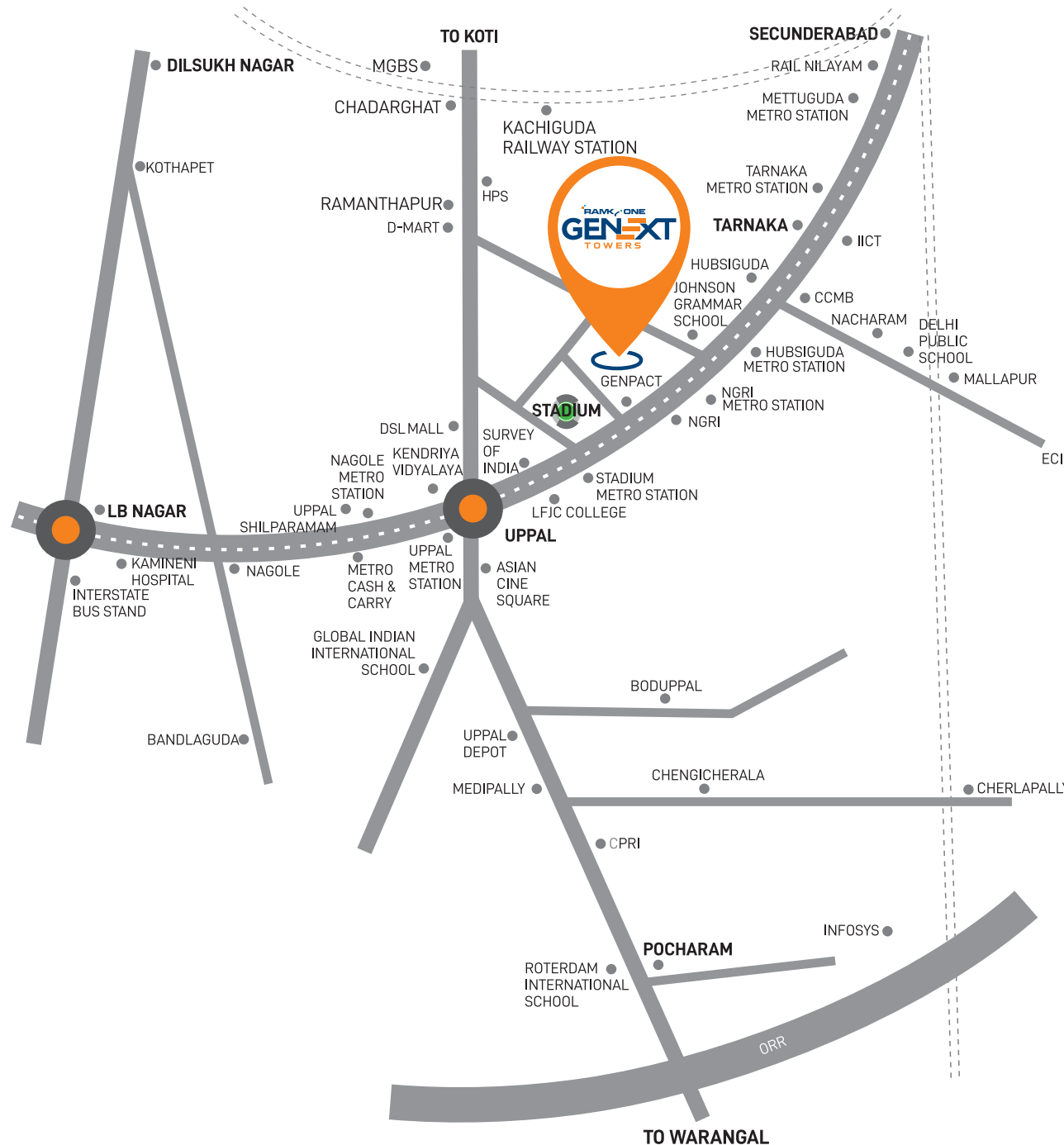
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|--------------------|--|
| Toilets | All toilets are fitted with wall mounted EWC with concealed flush valve of Cera/Parryware/Hindware/equivalent make |
| | All CP fittings & sanitary fixtures of Cera/Parryware/Hindware/equivalent make |
| | Single lever wall mixer with shower for all the bathrooms |
| | PVC Grid false ceiling for all the toilet |
| | Provision for Geysers in all Bathrooms |
| Electrical | Concealed Copper wiring of Havells/Polycab/equivalent make |
| | Power outlets for Air Conditioners in MBR, GBR and Living/Drawing Room |
| | Modular switches of Anchor/Legrand/equivalent make |
| | Three phase power supply for each unit and individual Prepaid Energy Meters |
| Television | Provision for Cable Connection in Living Room/Drawing, Master bed room |
| Internet | Provision for internet connection in each Flat |
| Lifts | Lifts of Johnson/Otis/equivalent make |
| STP | Sewage Treatment Plant - Recycled water shall be used for flushing and landscaping works |
| WTP | Water treatment with softner |
| Water Supply | Supply through Gravity for Domestic Water and Hydro Pneumatic System for Flushing |
| Generator | 100% DG back up for common areas and 750W for each flat |
| Security / BMS | Round-the-clock security system |
| | Solar fencing |
| | Boom barriers at Entry and Exit |
| | Surveillance cameras at designated locations |
| Fire & Safety | Fire sprinklers in Basements & wet risers in all floors Shaft & basements (As per Fire Authority regulations) |
| Garbage Disposal | Garbage Disposal System through Chute in each block |
| Car Charging Point | One Charging Point Provision for Each unit @ ₹ 50,000/- Extra Cost |

*Note: Kitchen Counter - The granite platform and 2 feet height ceramic tile dado along with kitchen sink with drainboard will be provided to the customers without fixing at the time of handing over.



LOCATION MAP

NOT TO SCALE



SCHOOLS

- ▶ Kendriya Vidyalaya
- ▶ Hyderabad Public School
- ▶ Johnson Grammar School
- ▶ Global Indian International
- ▶ Little Flower Jr. College

SHOPPING

- ▶ Metro Cash N Carry
- ▶ Spar
- ▶ D-Mart
- ▶ Vishal Mart
- ▶ Big Bazaar

HOTELS

- ▶ Swagat Grand
- ▶ Blue Orchids
- ▶ 78 Degrees
- ▶ Suprabath Hotel
- ▶ Chef Portico

HOSPITALS

- ▶ Matrix Hospital
- ▶ Aditya Hospital
- ▶ Kamineni Hospital
- ▶ Apollo Hospital
- ▶ Yashoda Hospital

DISTANCES FROM RAMKY ONE GENEXT :

NGRI Metro Station - 1 min | Secunderabad Railway Station - 15 mins | Hyderabad International Airport - 45 mins
 Well connected to all major landmarks of the city through Metro Rail (max in 30 Mins)

A large, solid orange graphic element that starts as a wide, rounded base at the bottom left and rises into a tall, rounded vertical column on the right side, resembling a stylized letter 'L' or a modern architectural form.

Rank One
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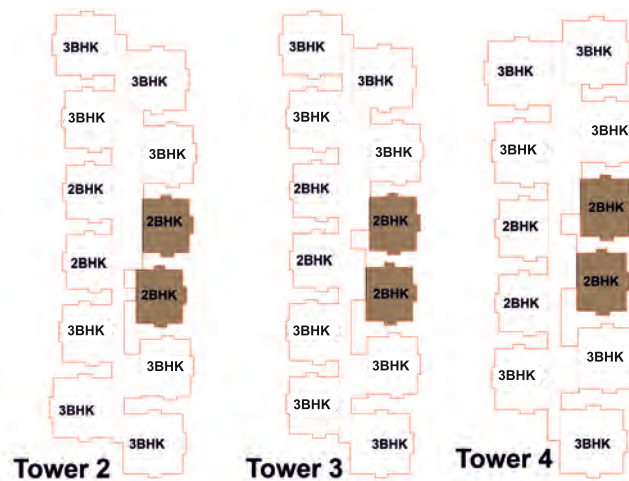
UNIT

TYPE A
 2 BHK
 EAST FACING
 1310 SFT



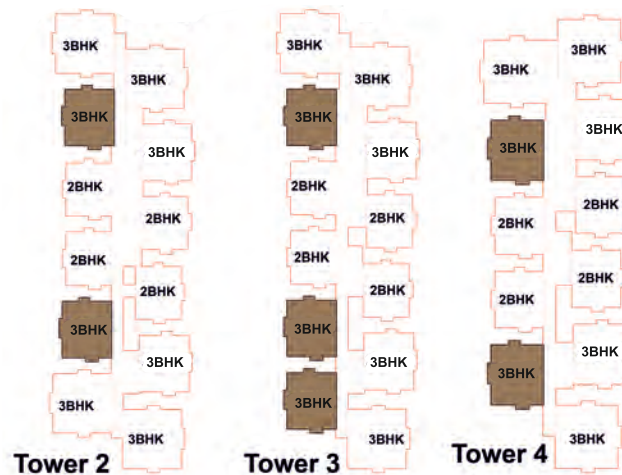
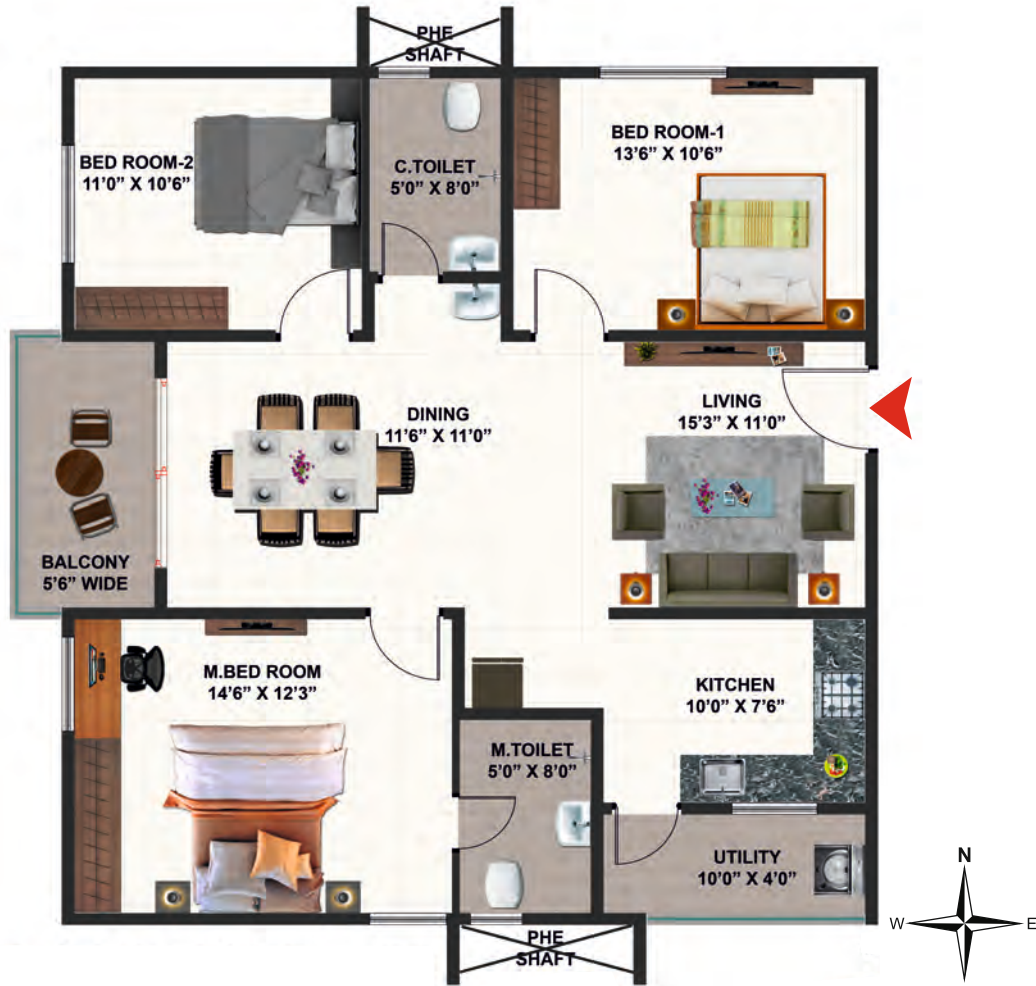
UNIT

TYPE B
 2 BHK
 WEST FACIN
 1310 SFT



UNIT

TYPE C
 3 BHK
 EAST FACING
 1505 SFT



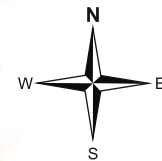
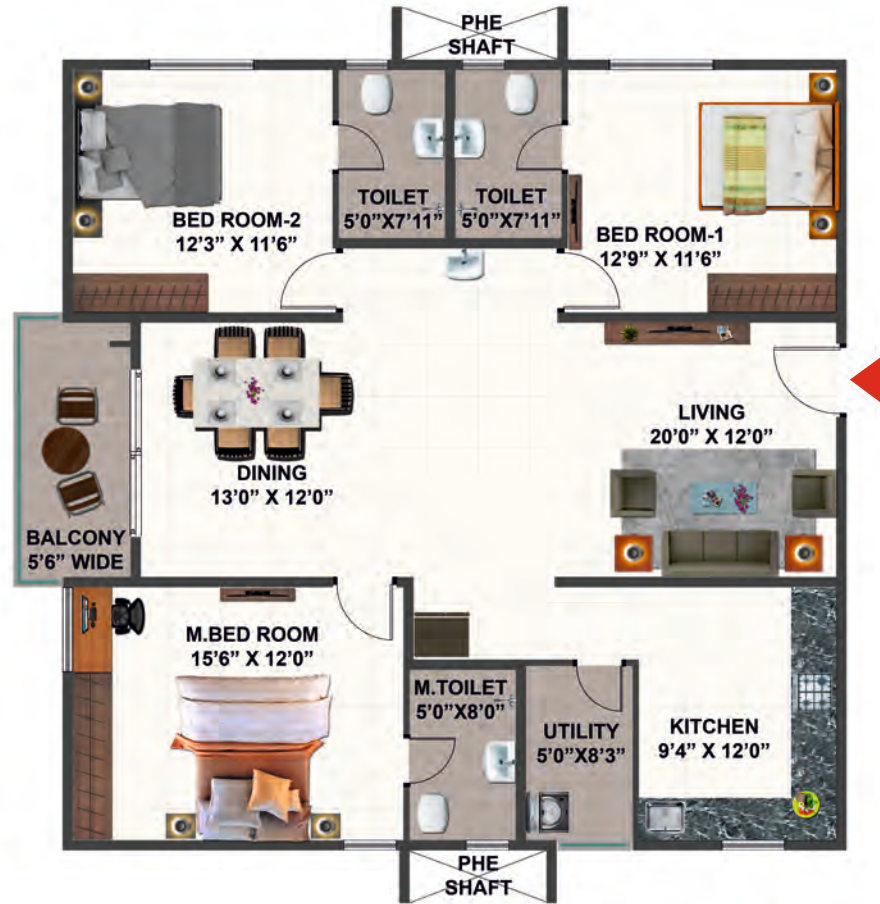
UNIT

TYPE D
 3 BHK
 WEST FACING
 1505 SFT



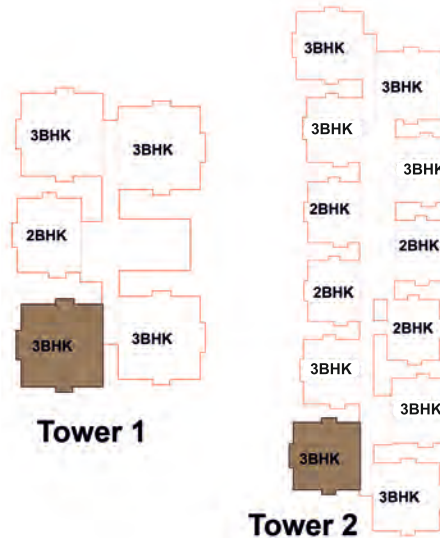
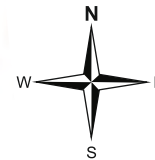
UNIT

TYPE E
 3 BHK
 EAST FACING
 1860 SFT



UNIT

TYPE E1
 3 BHK
 EAST FACING
 1860 SFT



UNIT

TYPE F
 3 BHK
 WEST FACING
 1860 SFT

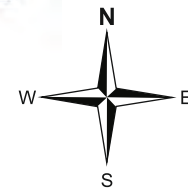


UNIT

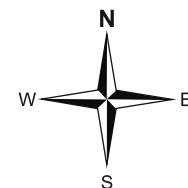
TYPE F1
 3 BHK
 WEST FACING
 1860 SFT



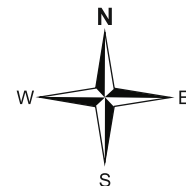
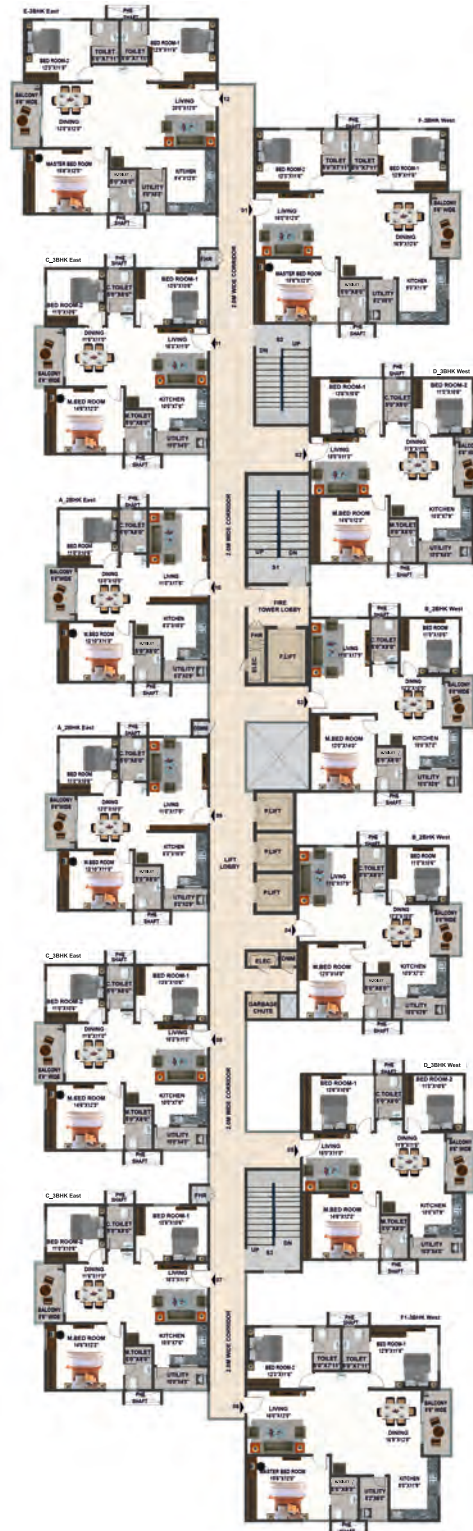
TOWER 1



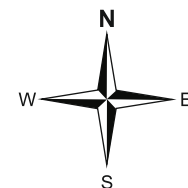
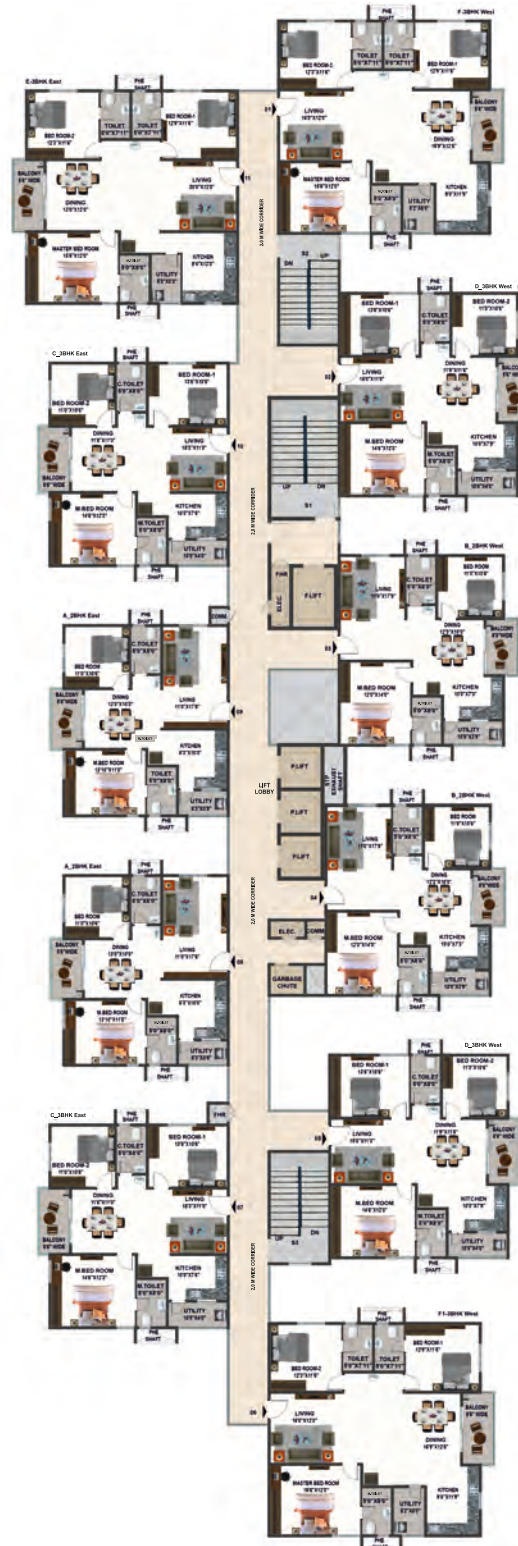
TOWER 2



TOWER 3



TOWER 4



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Project Architect
RSP Design Consultants(India) Pvt. Ltd.

Project Structural Consultant
Innotech Engineering Consult Pvt. Ltd.

Project MEP Consultant
Synergy Infra Consultants Pvt. Ltd.

Project Landscaping Consultant
Elements Landscape

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