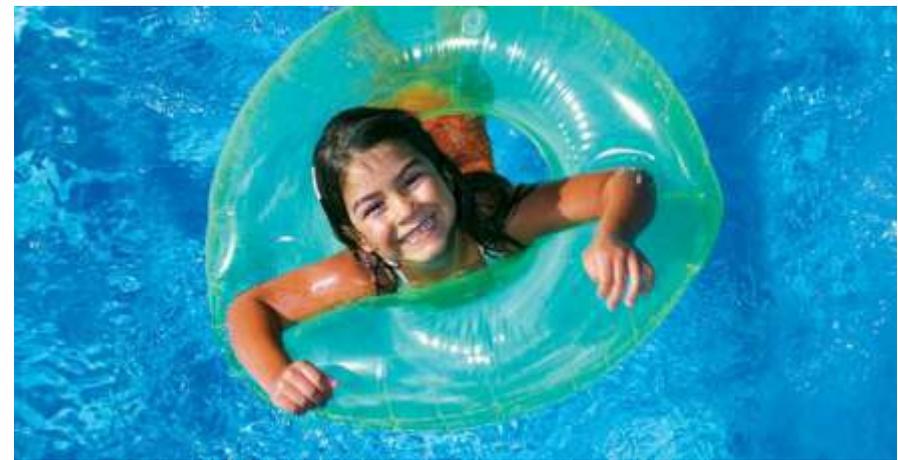


RAMKY ONE MARVEL

Gajularamaram, Kukatpally



AS UNIQUE AS YOU.



AS UNIQUE AS YOU.

Owning a home, for most of us is a once in a life time achievement. An ideal home should meet the present and future needs of our family. It should be safe, secure, provide all the comforts we seek and be accessible to all conveniences. Quality should be such that it lasts a lifetime. Yet, it should be affordable.

Ramky One Marvel, designed by Singapore based architects RSP, brings you one step closer to fulfill your dreams.

Welcome to a marvelous life.

Welcome to Ramky One Marvel.



RAMKY ONE
MARVEL
AS UNIQUE AS YOU
@ Gajularamaram, Kukatpally

Spread over 5.6 Acres | G+5 floors | 7 Aesthetically designed towers | 2 & 3 BHK Apartments | From 1125 Sft. to 1620 Sft.







A HOME THAT LETS YOU FLOURISH.

Ramky One Marvel offers 2 and 3 BHK homes which range from 1125 to 1620 Sft. Every apartment is bright and well lit, with three open sides for letting in fresh breeze and natural ventilation.

All the apartments are designed following vastu principles and are adorned with premium fixtures and fittings. Choose a home at Ramky One Marvel and experience the joy of peaceful and prosperous living.

2 BHK - 1125 Sft. East and West facing homes

3 BHK - 1368 and 1620 Sft. East and West facing homes





Tot lots and Children Play Areas



Tennis Court



A WORLD OF JOYFUL LIVING.

Ramky One Marvel is for those who aspire to live a balanced life. It is designed to provide multiple avenues to relax, recharge and rejuvenate your mind, body and soul. Accompany your children to their play area and see them experience pure joy in the world of their own.

Hit the basketball court and burn the extra calories and stay fit. Step into the tennis court and have a smashing time or relax in the seating areas and enjoy the peaceful surroundings, chirping of birds, all within the safe confines of your community.



THE CLUB



ENERGIZING OUTDOORS. PLAYFUL INDOORS.

- Tennis Court
- Half Basket Ball court
- Swimming pool & Kids pool
- Fully Equipped Gymnasium
- Multi purpose hall
- Meditation & Yoga hall
- Indoor games-Table tennis, chess, caroms
- Provision for day care center
- Provision for Departmental stores
- Provision for SPA & Massage room
- Provision for Library
- Landscaped gardens
- Totlots & Children play areas
- Sewage Treatment Plant
- Rain Water Harvesting within premises
- 24hrs security with CCTV surveillance of common areas
- Recycling of STP water for Landscaping and flushing

MASTER PLAN



LEGEND

- 1. Entrance Gate
- 2. Tennis Court
- 3. Half Basketball Court
- 4. Tot Lot
- 5. Clubhouse



UNIT FLOOR PLANS



2 BHK EAST 1125 SFT.



3 BHK EAST 1368 SFT.



3 BHK EAST 1620 SFT.



2 BHK WEST 1125 SFT.



3 BHK WEST 1368 SFT.



3 BHK WEST 1620 SFT.

LOCATION MAP



CLOSER TO YOUR HEART. AND TO EVERYTHING THAT MATTERS.

Your home at Ramky One Marvel is close to everything that matters in your life. The metro station and KPHB main road are close by. Reputed schools, acclaimed healthcare centers, your favourite shopping malls, entertainment zones, supermarkets for everyday needs are all in close proximity. Move in to Ramky One Marvel and live a hassle-free life.

In close proximity to:

- KPHB Metro Terminal
- KPHB Main Road
- Hitech City
- Tech Mahindra IT Park (Bahadurpally)
- Shopping Malls & Upcoming Multiplex

Hospitals:

- Usha Mullapaudi Cardiac Centre
- Vijaya Clinic
- Remedy Hospital
- Apolo Clinic
- Narayana Hrudayala

Schools:

- Ttva Global School
- DAV Public School
- DRS International School
- Sri Chaitanya Techno School
- Montridge International School

Super Market:

- Mythri Supermarket
- Food World
- Heritage
- Spencers
- Value Mart
- More

SPECIFICATIONS

FOUNDATION & STRUCTURE : RCC framed structure to with stand zone-II seismic loads

SUPER STRUCTURE : Table moulded brick/CC Blocks

WALL FINISHES

Internal : Cement plaster with smooth finishing

External : Water proof cement plastering

JOINERY WORKS

Main Door : Hard wood/ Engineered wood frame with HDF moulded flush shutter with polish on both sides

Internal Doors-Bed Rooms : Hard wood frame/engineered wood frame with flush doors with masonite skin melamine polished on one side& painted on other Side.

Internal Doors-Toilets : Hard wood frame /engineered wood frame with Wood plastic composite door

Windows : UPVC

Balcony & Staircase Railing : MS railing

FLOORING

Living,Dining & Kitchen : 2'x2' vitrified tiles flooring in Living, Dining, Kitchen of reputed make

Bed Rooms : Laminated wooden flooring in MBR & 2'x2' vitrified tile flooring in other Bed rooms.

Bathrooms : Best quality 1'x1' Anti Skid ceramic tile flooring

Balconies : 1'x1' Anti Skid ceramic tile flooring

Utilities / wash : 1'x1' Anti Skid ceramic tile flooring

Corridors : 2'x2' vitrified tile flooring

CLADDING AND DADOING

Kitchen : Glazed ceramic Tiles dado up to 2'0" height above the kitchen platform.

Bathrooms : Glazed Glossy ceramic Tiles dado tiles up to 7'0 height

Utilities / wash : Glazed ceramic tiles dado up to 3'0" height.

PAINTING

Internal Painting : Two coats of plastic emulsion paint

External Painting : Water proof exterior emulsion paint

KITCHEN

: Granite platform with single bowl & single drain stainless steel sink

Provision for exhaust fan

TOILETS

: All CP Fittings of reputed make.

All sanitary fixtures of reputed make & wall cascade EWC .

Hot and cold single lever mixer with shower.

Provision for geyser & exhaust fan

ELECTRICALS

: All standard common points & AC point in Master Bedroom of reputed make.

TELECOM

: Telephone points in Master bed bedroom & living.

Intercom facility to all the units connecting to the security.

INTERNET

: Provision for Internet points in Master bed bedroom & living

CABLE

: TV point in Master bedroom & living room

GENERATOR / DG BACKUP

: Stand-by power for common amenities. 0.5 KVA DG power back up for each individual unit.

LIFTS

: Lifts of reputed make.



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Towards sustainable growth

Ramky Group is an infrastructure giant in South India. Established in 1994 at Hyderabad, Ramky Group has grown to be a multidisciplinary organization with keen focus on Construction, Infrastructure Development, Waste Management, Build-Operate-Transfer projects, Real Estate, Finance and Investment, Infrastructure Consultancy, Environmental and Laboratory services.

Ramky Estates & Farms Ltd., constantly strives to create spaces with subtle design undertones that reverberate with warmth, comfort and luxury. Ramky has a proven track record of creating world class projects encompassing residential, commercial and integrated townships.

Ramky has delivered landmark projects in Hyderabad, Chennai, Bengaluru and Warangal. Resourceful both in material and management, Ramky has completed several fast track projects. Today, we have 5 million Sft. under development and another 30 million Sft. of prime space to be developed in the pipeline.

Our customer centric approach has helped thousands of our families find their dream home. And through Ramky One Marvel, we are certain to add few more hundreds to our ever growing Ramky family.

www.ramky.com

SOME OF OUR PRESTIGIOUS PROJECTS ACROSS INDIA



Ramky Towers, Gachibowli



Ramky Pearl, Kukatpally

RESIDENTIAL

HYDERABAD

Ramky Repose
Ramky Pride
Ramky Pearl
Ramky Towers
Ramky Towers - Elite
Ramky CEO Enclave
Ramky Discovery City
Ramky One Kosmos
Ramky One Wave

BENGALURU

Ramky Utsav
Ramky Samruddhi
Ramky One North
Ramky Serene Woods
Ramky One Carnival

CHENNAI

RWD Ecopolis
RWD Elysium
RWD Palm
RWD Atlantis
RWD Corniche
RWD Chennai 56
RWD Midlands
RWD Grand Corridor
RWD Lemongraz

WARANGAL

Ramky Enclave Villas
Ramky Enclave Apartments

VIZAG

Ramky @ Sheelanagar

COMMERCIAL

HYDERABAD

Ramky Selenium
Ramky Towers - Grandiose

WARANGAL

Ramky Enclave



Officially Promoting by:

NEAR ESTATE



For More information / booking call: **040 222 222 24** (9AM to 6PM - Wednesday Holiday)

www.nearestate.in

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