

SOME OF OUR RECENT PROJECTS



Ramky One North, Bengaluru



Ramky One Galaxia, Hyderabad



Ramky One Marvel, Hyderabad



Celebrate your story.



Hyderabad | Bengaluru | Chennai | Visakhapatnam | Warangal
www.ramkyestates.com | ISO 9001 : 2015 Certified



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*Conditions apply. This presentation is conceptual and not a legal offering for Sale/Agreement.

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Celebrate your story

Introducing **Ramky One Karnival**, which marks the new standard in luxury living and contemporary design. A striking residential landmark that offers an unparalleled level of modern-day amenities - truly an address created to celebrate those little moments that herald an unforgettable life story.

Imagine being a resident here, where you can choose to bring alive a unique experience, everyday. A weekend game of cricket at the nets or perhaps a weekday rush of adrenaline on the basketball court. For those in search of a little more tranquillity, it offers inspiration through its lush landscapes, and expansive views that are just what you need to lead you into the artful interiors of a well-appointed home. This might well be the perfect abode to let your story unfold.



Celebrate **luxury living**

Once within the resort-like setting, you'll find each flat at Ramky One Carnival is an urban living experience like no other. Striking to behold, and luxurious to inhabit, these are crafted to offer conscious design and modern comfort. Large windows and generous balconies offer unhindered views while being awash in natural light.





Swimming Pool

Mini Soccer Field

Children Play Area

Tennis Court

Basketball Court

Cricket Practice Nets

Celebrate a better lifestyle

Imagine a day that begins with celebrating an improved quality of life. Ramky One Karnival goes beyond the appeal of urban living to carefully strike a delicate balance between nature, design and a plethora of amenities to give you a holistic lifestyle.



PROJECT FEATURES & AMENITIES

- Clubhouse with Reception and Waiting Lounge
- Mini Soccer Field
- Tennis Court
- Basketball Court
- Outdoor Gym
- Air-conditioned Gym
- Kids Zone / Sand Pit & Play Equipment
- Swimming Pool with Baby Pool
- Amphitheatre
- Cricket Practice Nets
- Table Tennis
- Multi-purpose Hall with Pantry
- Party Lawn
- Jogging Track
- Landscaped Gardens
- Sewage Treatment Plant
- Water Treatment Plant
- Rain Water Harvesting Pits
- Electrical Vehicle Charging Points
- Reflexology Park
- Entrance Plaza with Security Cabin
- Common Toilets for Servants / Drivers
- Communication Room
- Organic Waste Converter
- Space for ATM
- Provision for Convenience Store

Unit	Description	Carpet Area (sft)	Balcony/Utility (sft)	SBUA (sft)
TYPE 1	3 BED+ 3 TOI	927	79	1355
TYPE 1A	3 BED+ 3 TOI	935	125	1415
TYPE 2	3 BED+ 3 TOI	925	82	1360
TYPE 2A	3 BED+ 3 TOI	934	128	1420
TYPE 3	3 BED+ 3 TOI	966	82	1410
TYPE 3A	3 BED+ 3 TOI	974	128	1470
TYPE 4	3 BED+ 2 TOI	840	114	1275
TYPE 4A	3 BED+ 2 TOI	841	87	1285
TYPE 5	2 BED+ 2 TOI+ Study	804	123	1235
TYPE 6	2 BED+ 2 TOI	741	79	1105
TYPE 6A	2 BED+ 2 TOI	749	91	1160
TYPE 7	2 BED+ 2 TOI	704	75	1055
TYPE 7A	2 BED+ 2 TOI	712	85	1110
TYPE 8	2 BED+ 2 TOI	688	75	1035
TYPE 9	2 BED+ 1 TOI	520	25	755

Land area **7.17 acres** | Saleable Area **5.76 Lakhs Sft**
 Total Units **503** | No. of blocks **2** | No. of floors **B+G+14 floors**

TECHNICAL SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC Framed Structure with Solid Block Masonry designed to withstand the wind and seismic loads.

PLASTERING

Internal : Cement Plastering
External : Cement Plastering

FLOORING

Master Bedroom : Laminated Wooden Flooring
Bed Rooms : Vitrified Tiles of Kajaria / Nitco / Rak / Varmora / Qutone or Equivalent make
Living & Dining : Vitrified Tiles of Kajaria / Nitco Rooms / Rak / Varmora / Qutone or Equivalent make
Kitchen : Vitrified Tiles of Kajaria / Nitco / Rak / Varmora / Qutone or Equivalent make
Toilets : Anti-Skid Ceramic tiles of Kajaria / Nitco / Rak / Varmora /Qutone or Equivalent make
Utility Flooring : Anti-Skid Ceramic tiles of Kajaria / Nitco / Rak / Varmora /Qutone or Equivalent make

DADOING

Kitchen Dadoing : Ceramic Tiles Dado upto 2.0 ft height of Kajaria / Nitco / Rak / Varmora / Qutone or Equivalent make
Toilet Dadoing : Ceramic Tiles Dado upto 7.0ft height of Kajaria / Nitco / Rak / Varmora / Qutone or Equivalent make
Utility Dadoing : Ceramic Tiles Dado upto 3.0ft height of Kajaria / Nitco / Rak / Varmora / Qutone or Equivalent make
Kitchen : Granite platform with stainless steel sink

PAINTING

All interior wall faces: Plastic Emulsion paint with putty
Exterior Finish of the building : Exterior Weather Proof Paint

JOINERY

Main Door : Engineered wood / Hard wood frame with Flush shutter Polished both sides along with Hardware Godrej / Dorset or equivalent make
Bedroom Doors : Engineered wood / Hard wood frame with Laminated / Painted Flush Shutter with Hardware Godrej / Dorset or equivalent make
Toilet Doors : Engineered wood / Hard wood frame with Laminated / Painted Flush Shutter with Hardware Godrej / Dorset or equivalent make
Utility : Engineered wood / Hard wood frame with Laminated / Painted Flush Shutter with Hardware Godrej / Dorset or equivalent make
Balcony Door : UPVC sliding door with mosquito mesh
Windows : UPVC sliding Window with mosquito mesh

Ventilators : UPVC Ventilator with provision for exhaust fan
Balcony Railing : MS Railing with Enamel Paint

TOILETS

- Washbasins of reputed make Cera / Hindware Kohler or Equivalent make
- Wall Mounted EWC of reputed make Cera / Hindware / Kohler or Equivalent make
- CP Fittings of reputed make Cera / Hindware / Kohler / Jaquar or Equivalent make

ELECTRICAL

- Concealed copper wiring of Finolex / Polycab / RR Cable / Havels / equivalent
- Power outlets for air-conditioner in all bedrooms & Living Room / Dining Room
- Power outlets for geysers in all bathrooms
- Power plugs in Kitchen: 3 No's of 5Amp & 2 No's of 15Amp Power sockets
- Power Plug in Utility: 1 No 15Amp Power socket
- 3-phase supply for each unit & individual meters as per BESCOM standards
- Miniature circuit breakers (MCB) & ELCB for each distribution boards
- Switches and sockets of Legrand / Anchor/ MK Equivalent

CABLE, TELEPHONE, INTERCOM & INTERNET

- Provision for Cable line in Drawing/ Living & Master bedroom
- Provision of conduit for Internet in each flat

LIFTS

- Suitable size and capacity automatic lifts are provided of Johnson/ OTIS or Equivalent

GENERATOR

- Power back up of 500 Watts for each flat
- Sufficient power backup for common areas like corridors, lifts & Club House

SECURITY/BMS

- Solar Fencing on the compound wall
- Boom Barriers at project entry & exit for efficient traffic management
- Surveillance cameras at the main security and at designated location of each block.
- Intercom



About Us

Ramky Estates & Farms Ltd. is a real estate arm of Ramky Group. At Ramky Estates & Farms Limited we constantly strive to create spaces with a subtle design that reverberate with warmth, comfort and luxury. We have a proven track record of creating world-class projects encompassing the whole gamut of real estate.

HIGHLIGHTS

Several planned, on-going & completed projects in the South India across **Hyderabad** **Chennai** **Bengaluru** **Vizag** **Warangal**.

Endeavour to be the preferred choice developer for Residential, Commercial spaces and Commercial / Office Spaces. Integrated Townships, Independent Houses / Villas, IT Parks, Farm Houses.

360°degree real estate services encompassing land identification, project conceptualization, designing, construction, marketing and property management.

RESIDENTIAL

Hyderabad

Ramky Repose
Ramky Pride
Ramky Towers
Ramky Towers – Elite
Ramky Pearl
Ramky CEO Enclave
Ramky One Kosmos
Ramky One Marvel
Ramky One Galaxia
Ramky Tranquillas
Gardenia Grove Villas
The Huddle
Greenview Apartments

Bengaluru

Ramky Utsav
Ramky Samruddi
Ramky One North
Ramky Serene Woods

Chennai

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

Warangal

Ramky Enclave

COMMERCIAL

Hyderabad:

Ramky Selenium | Ramky Grandiose | Ramky Coral

INTEGRATED TOWNSHIP

Hyderabad: Ramky Discovery City

Warangal: Ramky Enclave