

LUXURIOUS  
**2&3 BHK**  
APARTMENTS



**RAMKY ESTATES & FARMS LIMITED**  
Hyderabad | Chennai | Bengaluru | Vizag | Warangal

Member **CREDAI** | [www.ramkyestates.com](http://www.ramkyestates.com) | [sales@ramky.com](mailto:sales@ramky.com) | ISO 9001:2015 Certified

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

**RERA No.: P02400000505**

Regulatory Authority Website - (<http://rera.telangana.gov.in>)

 **88225 88225**



SCAN FOR MODEL UNIT  
VIRTUAL TOUR

**RAMKY ONE**  
*Galaxia*

PHASE 2

YOUR HOME. YOUR WORLD.

**GACHIBOWLI, NALLAGANDLA**

[www.ramkyonegalaxia.com](http://www.ramkyonegalaxia.com)

## FACT SHEET

Ramky One Galaxia, Phase 2 of Gachibowli's bestseller, assures an out of this world living experience that matches your unique lifestyle. Backed by Ramky's 20+ years of expertise in creating world-class spaces that blend luxury, elegance and modernity, this gated community project truly lives up to your dream home desire. From its prime location, to the luxurious 2 & 3 BHK apartments, state-of-the-art amenities and contemporary features, every detail enriches the story of your life.

Total Land Area	3.72 Acres
Total Units	412
Total Saleable Area	5.97 Lakh sft
Total Blocks	2
No. of Floors	2B+G+14
Club House	34,983 sqft
Unit Sizes	2 BHK : 1265 sft & 1270 sft 3 BHK : 1511 sft & 1665 sft



## UNIQUE SELLING POINTS

- Nallagandla is one of the safest and fastest emerging location in Hyderabad with close proximity to Financial District.
- 75% open area within the site, every flat has three side ventilation with no common walls.
- Pedestrian friendly podium with no vehicular traffic.
- Full fledged Clubhouse with well equipped Gym, Swimming pool, Indoor games, Guest rooms etc.
- Gated community, with the state of art design, amenities, facilities and eco-system for a comfortable, tension free living for all residents.
- Futsal Field - One of its kind in Hyderabad residential gated communities.



## LOCATION ADVANTAGES

- Abutting 120 ft road, well connected to all prominent locations.
- 3-8 kms to best schools - Sancta Maria Global school, Manthan School, Chirec Public school, Delhi public School, Oakridge school etc.
- 7-9 kms to best Hotels- Westin, Novotel, Trident, Ista Luxury hotel, Sheraton hotel etc.
- 6 kms to major IT hub - Microsoft, Wipro, Infosys, Capgemini, TCS, Polaris, Franklin Templeton, ICICI data centre, Cognizant, Honeywell, CA technologies, Cyient etc.
- 10 kms to Hi-tech city and Gachibowli.
- 1 km to Citizen Hospital.
- 1 km to Ratnadeep Supermarket and leading super markets.
- 3 kms to Linagampally MMTS Station.
- 8 kms to Outer Ring Road phase 1 Nanakramguda Junction.
- 34 kms to Hyderabad International Airport.



## SPECIFICATIONS

<b>STRUCTURE</b>	R.C.C. framed structure
<b>SUPER STRUCTURE</b>	Block masonry/RCC Walls
<b>WALLS</b>	<b>INTERNAL WALL FINISHES :</b> Smooth finished surface with paint over putty
	<b>EXTERNAL WALL FINISHES :</b> Cement plaster with exterior weather proof paint
<b>DOORS AND WINDOWS</b>	<b>MAIN DOOR :</b> Engineered wood/Hard wood frame with flush shutter fitted with reputed make hardware
	<b>INTERNAL DOORS :</b> Engineered wood/Hard wood frame with flush shutter fitted with reputed make hardware
	<b>FRENCH DOORS :</b> 2 track UPVC door frames with glass paneled sliding shutters
	2.5 track UPVC windows with clear glass
<b>FLOORING</b>	2'X2' Vitrified Tiles of reputed make for Bedrooms, Dining & Drawing Rooms, Kitchen
	Anti skid Ceramic Tiles (1'x1') in Toilets
	Ceramic Tile Dado upto 7 Feet Height in all toilets
	Granite Platform with 2 Feet Height Ceramic Tile dado for Kitchen
<b>UTILITY / WASH AREA</b>	Ceramic Flooring with 3 feet height dado
<b>BATHROOMS</b>	Premium quality wash basins of reputed make
	Premium quality wall mounted EWC of reputed make
	Provision for Geysers in all Bathrooms
<b>ELECTRICAL</b>	Power outlets for Air Conditioners in Living/Drawing and Bedrooms
	Prepaid Energy Meters
	All electrical items of reputed make
<b>WATER METERS</b>	Water Meters
	Hydro-pneumatic system
	Water Treatment Plant
<b>TELECOM</b>	Telephone Point in living area
	Intercom
<b>CABLE TV</b>	Provision for Cable Connection in Living, Master and 2nd Bedroom
<b>INTERNET</b>	Provision for Internet connection in each apartment
<b>LIFTS</b>	Passenger & Goods Lifts of reputed make
<b>SEWAGE DISPOSAL</b>	Sewage Treatment Plant with facility for recycling
<b>GENERATOR</b>	Power back up for common Areas & upto 500W for each
<b>SECURITY/BMS</b>	Solar fencing
	Boom barriers for efficient traffic management
	Surveillance cameras at the main security and at designated locations
<b>OTHER ATTRACTIVE FEATURES</b>	Vaastu Compliance
	Visitors Lounge in each tower
	Pedestrian Friendly Podium
	Jogging Track
	Water Treatment Plant
	Wi-Fi Hot Spots in Club House
	24 hrs Security with Surveillance Cameras
	Fire Fighting System
	Children Play Area
	Sr. Citizen Lawn
	Landscaped Gardens
Rain water Harvesting System	
<b>GARBAGE DISPOSAL</b>	Garbage Disposal System through Chute
<b>LPG</b>	Provision for Gas Pipe Line

## AMENITIES

<b>Club House</b>	Swimming Pool
	Fully loaded Gymnasium
	Multipurpose Hall
	Guest rooms
	Provision for Parlor / Spa
	Provision for Yoga / Aerobics / Meditation Hall
	Provision for Day Care Center
	Provision for Departmental Store
	Provision for ATM
	Provision for Pharmacy
<b>Indoor Facilities</b>	Carroms
	Billiards
	Chess
<b>Outdoor Facilities</b>	Tennis Court
	Half Basket Ball Court
	Futsal Field

\*Amenities & Facilities are common for Phase 1 & 2





# MASTER PLAN





## AREA STATEMENT

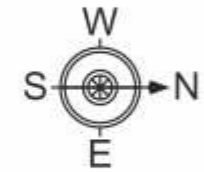
UNIT TYPE	NO. OF BED ROOMS	FACING	CARPET AREA	BALCONY	UTILITY	SALEABLE AREA
1B	3 BHK	East	1124 Sft	55 Sft	34 Sft	1665 Sft
1C	3 BHK	West	1127 Sft	55 Sft	34 Sft	1665 Sft
2A	3 BHK	East	1016 Sft	55 Sft	34 Sft	1511 Sft
2B	3 BHK	West	1016 Sft	55 Sft	34 Sft	1511 Sft
3	2 BHK	East	826 Sft	45 Sft	38 Sft	1265 Sft
3A	2 BHK	West	835 Sft	45 Sft	32Sft	1270 Sft



# Tower Plan



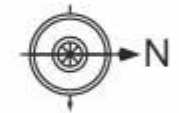
## BLOCK-1 TYPICAL FLOOR PLAN



# Tower Plan



## BLOCK-2 TYPICAL FLOOR PLAN



# Type 1B

3 BHK | East Facing | 1665 sft



# Type 1C

3 BHK | West Facing | 1665 sft



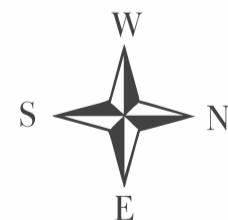
# Type 2A

3 BHK | East Facing | 1511 sft



# Type 2B

3 BHK | West Facing | 1511 sft



### Type 3

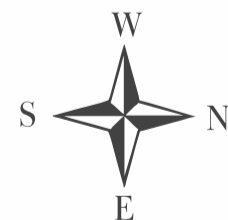
2 BHK | East Facing | 1265 sft





# Type 3A

2 BHK | West Facing | 1270 sft



# LOCATION MAP



\*Not to scale



Located in the heart of IT Hub, close to Financial District, Gachibowli & Outer ring road

Well connected to reputed Schools and Educational Institutions

Drive away distance to Shopping Centres & Entertainment Zones

Close to Corporate Hospitals & Clinics

For details contact:



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