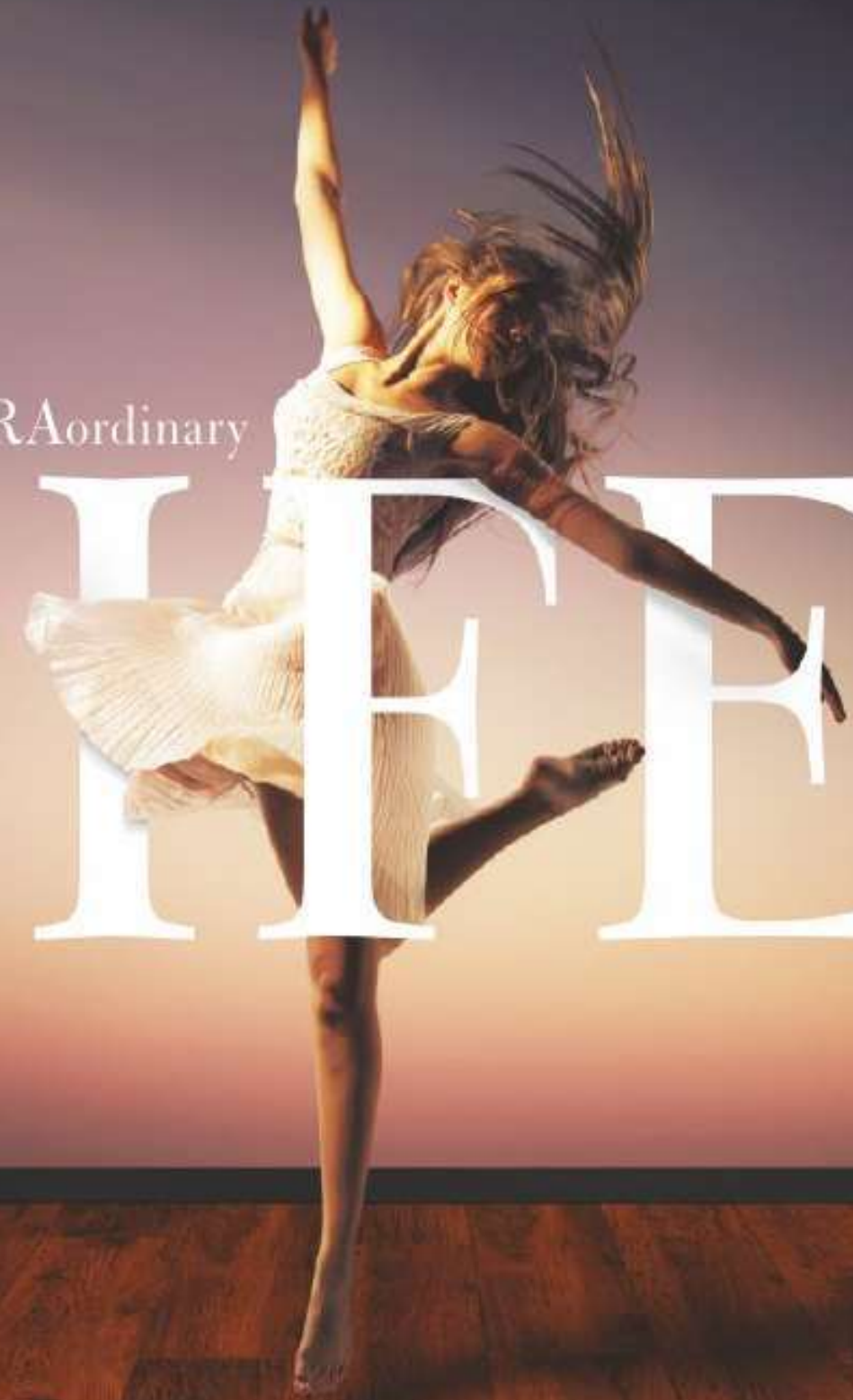




Live the ASTRAordinary

LIFE!



A project by:

RAMKY ESTATES & FARMS LIMITED

Hyderabad | Chennai | Bengaluru | Vizag | Warangal

Member
CREDAI



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RAMKY ONE
ASTRA
OUTSHINE THE WORLD
Financial District - Narsingi ORR

The epitome of pure luxury

Enter a life where indulgence is not just a way of life. Here, daily life glides ahead in perfect harmony with layers of luxury at your service, and the bar on futuristic living keeps rising with each fleeting moment. Be it the uber comforts, the defining location, the surprisingly extra space in living and master rooms, the irresistible sit out area, the serene environs, the green walkways or the incredibly smart homes that reflect new age living in every breath, Ramky One Astra is opulence that's a cut above the best.



A woman with long dark hair, wearing a white long-sleeved dress, stands barefoot on a white floor, looking out of a large window at a city skyline at night. The city lights are visible through the window, and the sky is a deep blue. The text 'ASTRAordinary' is overlaid on the left side of the image.

ASTRAordinary

LOCATION

Iconic location that elevates the dynamic lifestyle

Court with comfort at a location that offers unparalleled privileges, courtesy of it being in the centre of it all, yet away from the hustle bustle. Close to the Outer Ring Road, you can quite literally cycle your way to work. The financial district, Gachibowli is ever so near, so are schools, malls, restaurants and prime locations such as Hi-tech city, Kondapur and Jubilee Hills. Reaching the airport too is a breeze. Everything here is oh-so-close to the piece of heaven you call home.



Location Advantage

- Proximity to IT corridor (Financial District)
- 3 minutes' drive from Wipro circle
- Next to ORR
- Speciality hospitals 3 minutes' drive away
- RGIA Airport 20 minutes' drive

Work

Financial District - 4 Km
Gachibowli IT Hub - 5 Km
Madhapur IT Hub - 8 Km

Hospitals

Continental Hospitals - 4 Km
Apollo Hospitals - 10 Km

Schools

Future Kids School - 0.5 km
Oakridge International School - 3.1 km
Delhi Public School - 3.5 km
Chirec Public School - 8 km



ASTRAordinary FEATURES

Made for the connoisseurs
of a supreme life

Every single abode at Ramky One Astra is future-ready with smart home automation. The plush interiors exude a fine melange of charm and warmth. The grand windows usher in sunlight as if it was your own. Spend moments laden with solitude at the Sit-out Balcony that's an extension of your home whose sole objective is to soak you in luxury.



Large windows for the small things

Park yourself by the side and witness the marvels of nature unfold in front of your eyes. Hug the morning sun tight and kiss the moon good night by the window side. View life in the different light.



Right spaces for living areas and bedrooms

Exquisite features grace your home from the outside, while intelligently designed living areas and bedrooms make space for delights to pep up your every day.



Welcome home the Future

Revel in the smart homes conceived by the future. Automated to leave the new age behind, they offer smart features to help you touch a new high in making life comfy like never before.



Bask in the sit-out Balcony

Put up your feet and let time tick by as you take in the open view from the splendid balcony. Sip coffee one after the other as it's really hard to relinquish the coveted balcony seat and end the affair with the wind in your hair.



ASTRAordinary AMENITIES

An experiential
wonder
for all ages

The high life begins the moment you glide onto the grand landscaped driveways. Immerse in nature on the landscaped garden, enjoy traffic-free walking tracks. Indulge in your passion at the tennis court.



Bay Cycling

Turn travelling to work on its head. Simply hop on a bicycle and pedal your way to work that's oh-so close to your home. Add a zing to your daily life and adopt cycling as a way of life. Above all try, if you can, to keep the excitement at bay.



Squash Court

Have a ball in the four walls. The well-maintained squash court is an expanse of sheer delight for sport lovers. Set aside some time for a well-fought match or cheer good play from the sides, the turf is yours to rule.



Amphitheatre

Just the idyllic setting that makes for a terrific venue for aspiring artists to mesmerize all with their talents. The open air amphitheatre is a treasure house of moments created. It's a space under the sun where you can catch your artistic side indulging in some 'me' time.



Children Play Area

Children too have their own play area to craft a memorable childhood. Here you are the master of your moments.

Pedestrian friendly Community

It's only natural for smart homes to sport smart facilities like Pedestrian friendly walkways. Here every walk translates into an attractive, convenient safe and healthy activity. With such intelligent thinking, it's won't be surprising if you find walking simply irresistible!





ASTRAordinary

LIFESTYLE!

In the lap of
fine living

Imagine a clubhouse that's lending with inherent scenic beauty and charm. At Ramky One Astra such a clubhouse is a fine reality and it hosts indoor and outdoor games, along with an enviable range of activities.

A wide-angle photograph of a modern, illuminated swimming pool at night. The pool is rectangular and filled with clear water, reflecting the ambient lights. A large, multi-tiered waterfall wall is the focal point on the right side of the pool, with water cascading down and illuminated from below. The pool is surrounded by a light-colored stone or tile deck. In the foreground, there are dark, modern lounge chairs. The background shows a building with large windows and balconies, some of which are lit up. The overall atmosphere is serene and luxurious.

Club House facilities:

- Business Centre
- Multipurpose Hall
- Indoor Games
- Health Care Lounge
- Table tennis
- High-End Gym
- Yoga Meditation Arena
- Reading Room
- Swimming Pool



Open air café

Just the idyllic setting that makes for a terrific conversation starter with no end. The open air cafe is a treasure house of moments well spent, cheeky chats, bubbly laughter, incessant reading sessions and occasionally an informal meet. It's a space under the universe that'll put you at ease before you blink.

ASTRA Master Plan



Legend

- | | |
|---------------------------|---------------------------|
| 1. Main Entry Gate | 13. Landscape Path Way |
| 2. Cycle/Jogging Way | 14. Landscape Sit-out |
| 3. Paved Play Areas | 15. Open Car Parking |
| 4. Tower Entry | 16. Open Air Amphitheatre |
| 5. Drive Way | 17. Bicycle Bay |
| 6. Children Play Area | 18. Landscaping |
| 7. Grass Lawns | 19. Service Yard |
| 8. Outdoor Fitness Area | 20. Entry Ramp |
| 9. Grass Pavers | 21. Exit Ramp |
| 10. Tennis Court | 22. Indoor Swimming Pool |
| 11. Senior Citizen Lounge | 23. Open Air Terrace Café |
| 12. D.G Yard | |

Tower -1 Floor Plan

Typical





Tower -2 Floor Plan

Typical



Tower -3 Floor Plan

Typical



ASTRAordinary Detailing

Experience fine living redefined at Ramky One Astra. The inside and outside of every home effortlessly don an elite persona with world-class fittings, premium materials, thoughtful design and attention to details.

Astra-Platinum Apartments - Ground + 19 (20 Floors) + 2 Basements

Structure R.C.C. framed structure	Dado Works BATHROOMS : Ceramic Tiles dado of 70" RAK / NITCO / QUTONE / Equivalent make
Super Structure CC Block masonry for Internal & external Walls / RCC Walls	DADO IN KITCHEN : Ceramic Tiles dado up to 2'-0" height above kitchen platform of RAK / NITCO / QUTONE / Equivalent make
Entrance Lobby Well planned lobbies and corridors	UTILITY AREA : Ceramic tile dado upto 3'0" of RAK/NITCO/QUTONE/Equivalent make
Doors/ Windows & Ventilators MAIN DOOR : Teak wood / Hard wood frame & veneer finished flush door with melamine polish fitted with dorset / godrej / Hafele / equivalent make hardware.	Kitchen & Utility Areas Polished granite platform with stainless steel sink with drain board Provision of Electrical points for Chimney, RO Utility: Provision for Washing Machine
INTERNAL DOORS : Engineered wood frame & veneer finished shutter fitted with dorset / godrej / Hafele / equivalent make hardware.	Toilets All toilets are fitted with wall mounted EWC with concealed flush valve of Toto / Kohler / Grohe / Equivalent make
FRENCH DOORS : UPVC door frames with glass paneled sliding shutters with mosquito mesh.	All premium quality CP fittings & sanitary fixtures of Toto / Kohler / Grohe / Equivalent make
UPVC windows with toughened glass with mosquito mesh with MS grills	Master bedrooms – Glass partition for shower area with good quality vitreous ware granite/marble counter-top wash basin
Painting Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of Asian/Berger or Equivalent, over a coat of primer.	Single lever wall mixer with shower for all the bathrooms
External: Combination of texture and exterior emulsion paint of Asian / Berger or Equivalent.	PVC Grid False Ceiling for all the toilets
Flooring Living/Drawing & Dining areas:Italian Marble flooring	Provision for Geysers in all Bathrooms
Master Bed Room-Laminated wooden Flooring of reputed make	Electrical Concealed Copper Wiring of Finolex / Polycab / equivalent make
Bedrooms: Large Format Tiles Flooring of reputed make	Power outlets for Air Conditioners in Living/Drawing and Bedrooms
Kitchens: Large format vitrified tiles	Modular switches of Anchor / Legrand / Equivalent
Balcony / Toilets / Utility / Anti skid vitrified / ceramic tiles of RAK / NITCO / QUTONE / Equivalent make	Three phase power supply with Prepaid Energy Meter for each flat
Corridors: Vitrified tiles-600X600mm	
STAIRCASE : Granite/Kota Flooring	

Telecom Telephone points in Living Room Intercom facility to all the units connecting security and other flats within the community	Fire & Safety Fire alarm, fire sprinklers & wet rises in all floors & basements (As per Fire Authority regulations)
Television Provision for Cable Connection in Living + Drawing, Master bed room & Guest bed room	Garbage Disposal Garbage Disposal System through Chute in each block.
Internet Provision for internet connection in each apartment	Smart Home features Home Automation features
Lifts • 03 no's passengers lifts + 01 no Service lift • Emergency alarm inside the lift	Video Door Phone with Intercom facility Keyless Entry for Main Door Gas Leak Detector Tab / Smart Phone Controlled; Lighting Control in Living/Drawing & in 3/4 Bedrooms inc. MBR Fan Controls in Living/Drawing & in 3/4 Bedrooms inc. MBR AC Control in Living/ Drawing AC Control & Geyser Control in Master Bed Room One Socket Control in Kitchen

Water Supply Hydrophaneumatic supply with water meters for each unit	Car Wash Facility Provision for Car Wash facility
Generator 100 % D.G backup for all flats & common areas	Facilities for Physically Challenged Access ramps at entrance lobbies shall be provided for differently abled for all the blocks
Security / BMS Round - the - clock security system Solar fencing RFID Access using boom barriers at the entry for 4 wheelers Surveillance cameras at designated locations	

Astra-Gold 1 & 11 Apartments - Ground + 14 (15 Floors) + 2 Basements

Structure R.C.C. framed structure	Dado Works BATHROOMS : Ceramic Tiles dado upto 70" height of RAK / NITCO / QUTONE / Equivalent make DADO IN KITCHEN: Ceramic Tiles dado up to 2'-0" height above kitchen platform of RAK / NITCO / QUTONE / Equivalent make UTILITY AREA: Ceramic tile dado upto 3'0" of RAK / NITCO / QUTONE / Equivalent make
Super Structure CC Block masonry for Internal & external Walls / RCC Walls	Kitchen & Utility Areas Polished granite platform with stainless steel sink with drain board Provision of Electrical points for Chimney, RO Utility: Provision for Washing Machine
Entrance Lobby Well planned lobbies and corridors	Toilets All toilets are fitted with wall mounted EWC with concealed flush valve of Cera / Parryware / Hindware / Equivalent make All premium quality CP fittings & sanitary fixtures of Cera / Parryware / Hindware / Equivalent make Master bedrooms: with good quality vitreous ware granite / marble counter-top wash basin Single lever wall mixer with shower for all the bathrooms PVC Grid False Ceiling for all the toilets Provision for Geysers in all Bathrooms
Doors/Windows & Ventilators MAIN DOOR: Engineered wood / Hard wood frame with flush shutter duly polished fitted with dorset / godrej / Hafele / equivalent make hardware INTERNAL DOORS :Engineered wood frame with flush shutter fitted with dorset / godrej / Hafele / equivalent make hardware. FRENCH DOORS: UPVC door frames with glass paneled sliding shutters with provision for mosquito mesh UPVC windows with toughened glass with MS grills	Water Supply Hydrophaneumatic supply with water meters for each unit Car Wash Facility Provision for Car Wash facility
Painting Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of Asian / Berger or Equivalent, over a coat of primer External: Combination of texture and exterior emulsion paint of Asian / Berger or Equivalent.	Generator 100% DG back up for common areas and 1KW for each flat
Flooring Liv / Drawing & dining areas: Large format vitrified tiles of RAK / Nitco / Quone / Equivalent make Master Bed Room: Laminated wooden Flooring of reputed make Bedrooms: Large Format Tiles Flooring of reputed make Kitchen: Large format vitrified tiles Balcony / Toilets / Utility: Anti skid vitrified / ceramic tiles RAK / NITCO / QUTONE / Equivalent make Corridors: Vitrified tiles - 600 x 600 mm STAIRCASE: Granite / Kota Flooring	Facilities for Physically Challenged Access ramps at entrance lobbies shall be provided for differently abled for all the blocks Security / BMS Round - the - clock security system Solar fencing RFID Access using boom barriers at the entry for 4 wheelers Surveillance cameras at designated locations
Electrical Concealed Copper Wiring of Finolex / Polycab / equivalent make. Power outlets for Air Conditioners in Living/ dining and Bedrooms Modular switches of Anchor / Legrand / Equivalent Three phase power supply with Prepaid Energy Meter for each flat	Telecom Telephone points in Living Room Intercom facility to all the units connecting security and other flats within the community

Television Provision for Cable Connection in Living Room, Drawing, Master bed room & Guest bed room	Fire & Safety Fire sprinklers in Basements & wet rises in all floors & basements (As per Fire Authority regulations)
Internet Provision for internet connection in each apartment	Garbage Disposal Garbage Disposal System through Chute in each block
Lifts • 02 no's passengers lifts + 01 no Service lift • Emergency alarm inside the lift	Smart Home features Optional at extra Cost Video Door Phone with Intercom facility Keyless Entry for Main Door Gas Leak Detector Tab / Smart Phone Controlled; Lighting Control in Living / Drawing & in 3 Bedrooms inc. MBR Fan Controls in Living / Drawing & in 3 Bedrooms inc. MBR AC Control in Living/ Drawing AC Control & Geyser Control in Master Bed Room One Socket Control in Kitchen
STP Sewage Treatment Plant - Recycled water shall be used for flushing and landscaping works	
WTP Water treatment plant	



Towards sustainable growth

Since its inception in 1994, the Hyderabad-based Ramky Group has been developing projects that positively impact both the environment and the economy.

Ramky Estates & Farms Limited, the real estate division of the Group, has proven track record of over 20 years in creating world-class projects, encompassing the whole gamut of real estate, including residential, commercial projects, and integrated township. The Division constantly strives to create designs that are both sustainable and green, and which reverberate with warmth, comfort and luxury. Some of our sustainable initiatives include open green spaces, rainwater harvesting, STP's and rejuvenation of water bodies, amongst others. To date, we have successfully delivered 7 million sq.ft of living and work spaces, with 6.5 million sq. under development, and another 30 million sq.ft of prime space in the pipeline.

We invite you to experience the Ramky way of life- of living it to the fullest.

RESIDENTIAL

Hyderabad

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

Bengaluru

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

Chennai

RWD Eopolis
RWD Elysium
RWD Atlantis
RWD Corniche
RWD Chennai 56
RWD Midlands
RWD Grand Corridor
RWD Lemongraz

Warangal

Ramky Enclave

Vizag

Ramky @ Sheelanagar

COMMERCIAL

Hyderabad : Ramky Selenium | Ramky Towers- Grandiose Warangal: Ramky Enclave

INTEGRATED TOWNSHIP

Hyderabad: Ramky Discovery City Warangal: Ramky Enclave



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www.ramkyenviroengineers.com



RAMKY PHARMA CITY (INDIA) LIMITED
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