

- 4 Kms from HITEC City MMTS (10 mins drive)
- Prime location in the heart of Kukatpally's residential hub
- Walking distance from highway and bus stop
- 1 Km from JNTU
- Very close to popular retail and entertainment centres
- Walking distance from Prime Hospital, Remedy Hospital, Apollo Emergency Hospital & close to Usha Mullapudi Cardiac Hospital
- Walking distance to proposed Metro Rail
- Surrounded by reputed schools, institutions and corporate offices
- Numerous world-class multiplexes & entertainment centres coming up nearby



Location Map



DEVELOPED BY
RAMKY ESTATES & FARMS LIMITED
Plot No.23, Rohini Layout, Opp Cyber Towers, HITEC City, Madhapur, Hyderabad-81. Tel.: 040-64557575, 64597878
e-mail : estatesales@ramky.com Visit us at : www.ramkyestates.com



Note: Brands mentioned above are indicative only. The developer reserves the right to use Indian / Imported material of equivalent quality. The developer reserves the right to alter plans, elevations and specifications. All details are subject to change. This brochure is a conceptual presentation only and not a legal offering.



This way to your dream home ➤➤➤➤



A 17- acre gated habitat with luxury Duplex & Triplex villas in Hyderabad

Given the sprawling acreage sitting by a natural lake and expensive real-estate at Hyderabad - an emerging global city where space comes at a hefty premium, its only fair to assume that this project is **Located somewhere on the city outskirts. Think so?**

Allow us to differ.

Ramky Pearl is located bang in the bulls-eye of the city's booming growth at Kukatpally - a location that's well within the central business & residential districts of Hyderabad and its surroundings are anything to go by.

For those who've been dreaming of owning a luxury villa that's truly in the heart of the city, this is it.

Have your cake and eat it too!!



- Layout approved by Greater Hyderabad Municipal Corporation
- Property with clear title, construction strictly as per approved plans
- Genuine super-deluxe specification, top quality construction
- Developed by Ramky - a trusted name in housing
- On-time completion and registration



**WEST FACING
TRIPLEX VILLA**

Site Area : 300 sq.yds

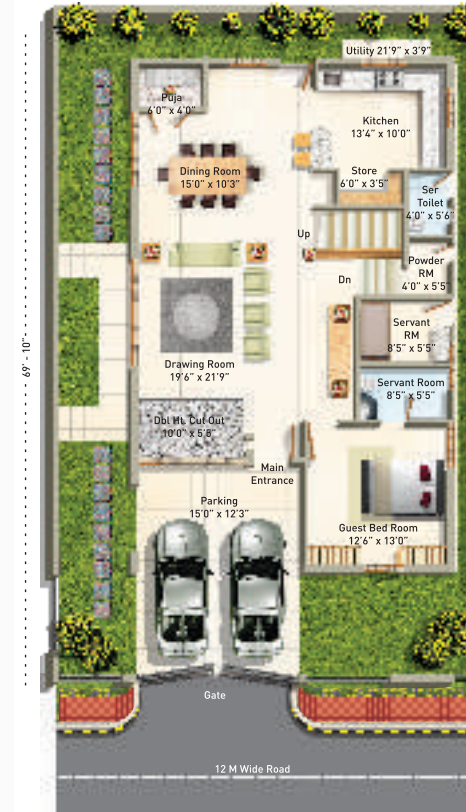
Built-Up Area

1477.00 sq.ft. Ground Floor

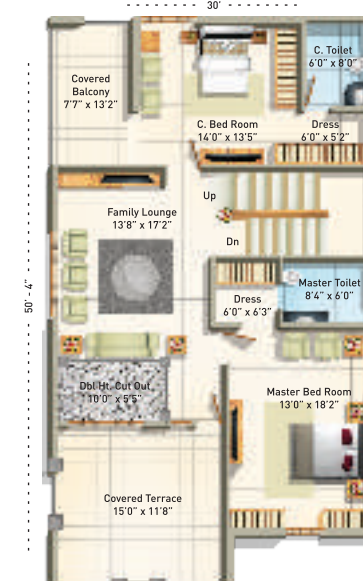
1477.00 sq.ft. First Floor

946.00 sq.ft. Second Floor

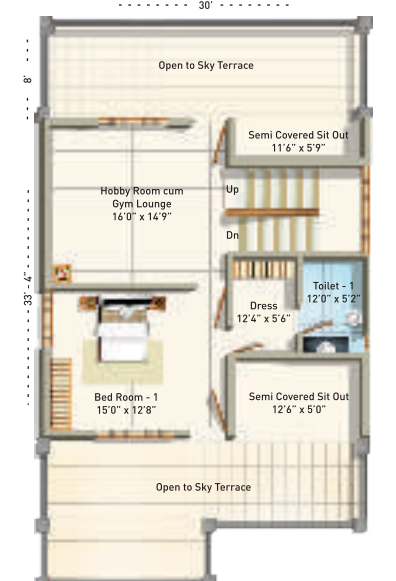
3900.00 sq.ft. Total Built-Up Area



Ground Floor Plan



First Floor Plan



Second Floor Plan



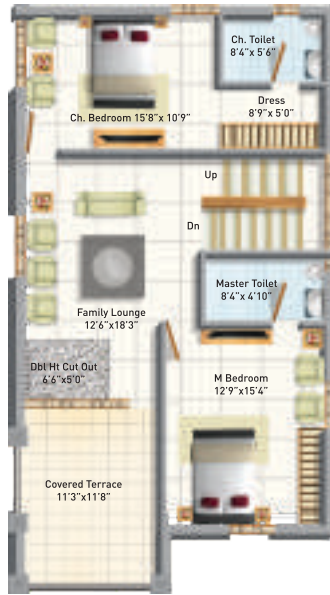
WEST FACING TRIPLEX VILLA

Site Area : 300 sq.yds
Built-Up Area

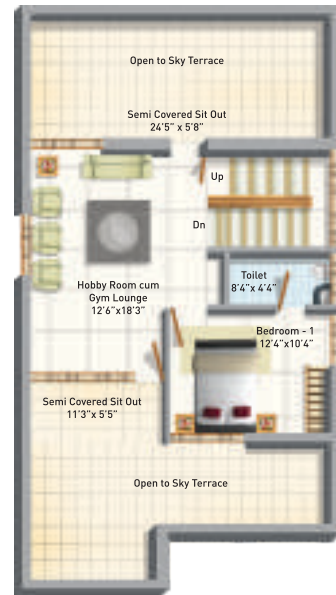
1094.00 sq.ft. Ground Floor
1106.00 sq.ft. First Floor
800.00 sq.ft. Second Floor
3000.00 sq.ft. Total Built-Up Area



Ground Floor Plan



First Floor Plan



Second Floor Plan



EAST FACING DUPLEX VILLA (With Courtyard)

Site Area : 206 sq.yds
Built-Up Area

912.00 sq.ft. Ground Floor
1058.00 sq.ft. First Floor
106.00 sq.ft. Terrace Floor
2076.00 sq.ft. Total Built-Up Area



Ground Floor Plan



First Floor Plan



Terrace



WEST FACING DUPLEX VILLA (With Courtyard)

Site Area : 206 sq.yds
Built-Up Area

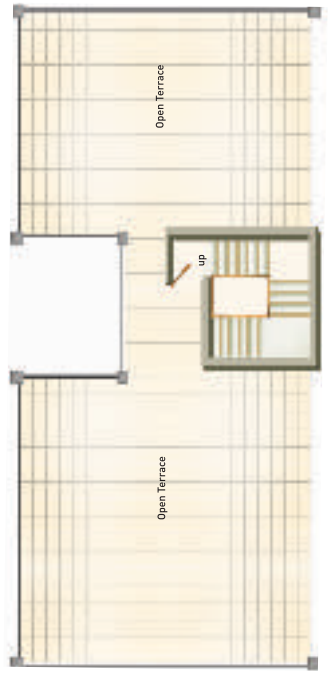
930.00 sq.ft. Ground Floor
1066.00 sq.ft. First Floor
106.00 sq.ft. Terrace Floor
2102.00 sq.ft. Total Built-Up Area



Ground Floor Plan



First Floor Plan



Terrace





- Designer Villas in contemporary style
- Luxury Duplex & Triplex Villas
- 100% Vaastu compliant
- Laminated wooden flooring in master bed-room
- Extra large living area on all levels/floors
- Spacious, well-ventilated rooms
- Spacious terraces for each villa
- Ample space for car parking
- Lawns for each villa
- Plot Sizes: 206 to 380 sq. yds.
- Built up Area: 2075 to 3900 sq.ft



Club House @ RAMKY PEARL



Modern Club House with

- Swimming Pool
- Tennis Court
- Indoor Shuttle Courts
- Billiards Table
- Table Tennis
- Gymnasium
- Air-conditioned Guest Rooms
- Air-conditioned Multi-Purpose Hall

Amenities Proposed

- Super Market
- Saloon / Beauty Parlour
- Laundry
- ATM Centre



TECHNICAL SPECIFICATIONS - TRIPLEX

FOUNDATION & STRUCTURE

RCC Framed structure designed to withstand seismic loads

SUPERSTRUCTURE:

Red brick masonry in cement mortar

PLASTERING:

INTERNAL: Double coat cement plastering

EXTERNAL: Double coat cement plastering

JOINERY WORKS:

MAIN DOOR: Best Teak wood frame & shutter aesthetically designed, with melamine polish and hardware of reputed make.

INTERNAL DOORS: Best teak wood frame & flush shutter with veneer, finished with melamine matt polish and fixed with hard ware of reputed make.

FRENCH DOORS: French door with UPVC glazed in GF and French window with UPVC glazed in FF.

WINDOWS: Best teak wood frame & glazed shutter aesthetically designed with melamine polish, fixed with safety grill and hardware of reputed make.

PAINTING:

INTERNAL: Smooth luppam finish with two coats of acrylic emulsion paint over base of coat of primer.

EXTERNAL: Elevation and two sides with exterior putty & two coats of weather proof paint over a base coat of primer. Rear side will be weather shield paint. Stone cladding is provided for elevation feature

FLOORING:

MASTER BEDROOM: Laminated wooden flooring

BEDROOMS: Vitrified tiles of 600x600mm of premium quality and reputed make.

DINNING & DRAWING ROOMS: Engineered Marble of premium quality

KITCHEN: Engineered Marble of premium quality

TOILETS: Best quality acid resistant & anti skid ceramic tiles

PORTICO: Interlocking designer paver blocks.

PATIO: Ceramic Tiles flooring

TILE CLADDING & DADOING:

KITCHEN: Granite tiles dado upto 2ft height above the kitchen platform

TOILETS: Designer glazed ceramic tiles dado up to height of Door.

UTILITY / WASH: Glazed ceramic tiles dado upto 3ft height.

KITCHEN:

Granite platform with stainless steel sink with treated & municipal water connection

Provision for modular kitchen

Provision for Exhaust fan / chimney

Provision for Aqua guard

TOILETS:

All toilets will feature:

- 1) Granite counter top wash basin
- 2) Wall mount cascade EWC
- 3) Hot & Cold single lever mixer with shower
- 4) Provision for Geyser
- 5) Exhaust fan
- 6) All CP Fittings of premium quality

ELECTRICAL:

- 1) Concealed copper wiring of standard make.
- 2) Power outlets for Air conditioners in halls & bed rooms
- 3) Power Outlets for geysers in all bathrooms
- 4) Power plug for cooking range chimney, refrigerator, microwave oven and mixer & grinder in kitchen
- 5) Plug points for TV & Audio systems
- 6) 3 Phase supply for each villa and individual meter boards
- 7) Miniature circuit breakers (MCB) & ELCB for each distribution board

TELEPHONE:

Telephone provision for master bed room, drawing and living. Intercom facility connected to the security.

CABLE TV:

Cable provision for master bed room, living room & family room

INTERNET:

High Speed internet connection provision in each villa

POWER BACK UP:

100% Power back up for villa and common amenities

- Solar fencing
- Under-ground cabling
- Hydro-pneumatic water supply to ensure consistent pressure
- 100% power back-up for villas & common amenities
- Wide black-top roads with paved walkways
- Well landscaped medians with lamp posts
- An acre of designer landscape with walkways and gazebos
- Stylish entrance arch manned by security personnel

TECHNICAL SPECIFICATIONS – DUPLEX

FOUNDATION & STRUCTURE

RCC Framed structure designed to withstand seismic loads

SUPERSTRUCTURE: Red brick masonry in cement mortar

PLASTERING:

INTERNAL: Double coat cement mortar plastering

EXTERNAL: Double coat cement mortar plastering

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INTERNAL: Smooth luppam finish with two coats of acrylic emulsion paint over base of coat of primer.

EXTERNAL: Exterior putty with two coats of weather proof paint over a base coat of primer on all sides except on rear side. Stone cladding is provided for external feature

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