

RAMKY ONE  
**ASTRA**  
OUTSHINE THE WORLD



# 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.



# 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.



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# LOCATION



**Ramky One Astra** is an exclusive residential development located in Kokapet, one of the most highly coveted neighborhoods in Hyderabad. The property boasts of a prime location that provides convenient access to some of the city's top-rated schools, hospitals, malls, and restaurants, making it an ideal choice for those seeking a comfortable and luxurious lifestyle.

Strategically situated in close proximity to the financial district and Gachibowli, Ramky One Astra ensures that you can spend less time commuting and more time enjoying the best that life has to offer. With its exceptional location and world-class amenities, Ramky One Astra offers a unique opportunity to experience the ultimate in urban living in Hyderabad's most sought-after skyline. Come and discover the epitome of luxury and comfort at Ramky One Astra.

## The Narsingi Advantage:

- ◆ Located on the ORR service road
- ◆ Close to Financial District and Kokapet ORR exits
- ◆ Just 30 mins drive from the airport
- ◆ International schools such as Phoenix Greens, Global edge, Rockwell, Oakridge, and Sreenidhi International are in the vicinity
- ◆ Minutes away from reputed Multi-specialty hospitals like Continental, Care, Sunshine & AIG
- ◆ Multiple entertainments and dining options with Inorbit Mall, Preston Mall, Sarath City Capital Mall

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# 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.



## 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.



## 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<sup>\*</sup> 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.

## PROJECT OVERVIEW

- ◆ Spread over **3.69 Acres**
- ◆ **3 Towers**
- ◆ Tower - 1 (**2B+G+19**) Floors
- ◆ Tower - 2 & 3 (**2B+G+14**) Floors
- ◆ **292 Units**
- ◆ Clubhouse: **17,400 Sq.ft**
- ◆ 3BHK: 1720 - 2000
- ◆ 4BHK: 2415 - 2460
- ◆ 3 & 4 BHK Luxury Apartments



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# FEATURES





# ASTRA Ordinary AMENITIES

## Project Amenities

- Grand Entry & Exit plaza with Security Post
- Pedestrian Friendly Podium
- Pedestrian path way/ Jogging Track
- Bicycling Track
- Bicycle Bay
- Senior Citizen Activity Zone
- Pergolas & Sitouts
- Walkways
- Children's play area
- Building Drop Off Area
- Butterfly Garden
- Outdoor Gym
- Amphitheater
- Tennis Court
- Winter Garden
- Herb Garden
- Yoga Lawns
- Reflexology Path
- Half Basketball Court
- Cricket Net
- E-commerce drop off facility @ The Entrance

## Club House Amenities

- Library
- Multipurpose Hall
- Swimming Pool with Toddler's Pool
- Provision for ATM
- Provision for Pharmacy/Clinic
- Squash Court
- Entrance lounge with waiting area
- Provision for Crèche
- Air-conditioned Gym
- Guest Rooms
- Business Lounge
- Association Office
- Provision for SPA/Saloon
- Facility Manager's Office and Store
- Aerobics & Meditation room / Yoga Room
- Provision for convenience store in ground floor with separate entry
- Indoor Games Room

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.

## BLOCK LEVEL AMENITIES



Grand Entrance  
Lounge



Senior Citizen  
Seating Zone



Arts and Crafts  
Creative Workshop Zone



Board Games  
Zone

## BASEMENT LEVEL AMENITIES



Electrical Vehicle  
Charging Point  
One per each apartment  
(at extra cost)



Provision for  
Car Wash



Provision for  
Laundry Facility



Garbage Collection  
through  
Garbage Chutes



Drivers and  
Maids Toilets

## Area Statement

UNIT TYPE	BHK TYPE	FACING	CARPET AREA	BALCONY AREA	UTILITY AREA	SBUA
TYPE-1	4 BHK	EAST	1634	109	43	2415
TYPE-1a	4 BHK	WEST	1634	144	44	2460
TYPE-2	3 BHK	EAST	1157	102	40	1780
TYPE-2a	3 BHK	WEST	1157	127	40	1815
TYPE-3	3 BHK	EAST	1278	111	56	1970
TYPE-3a	3 BHK	WEST	1282	132	53	2000
TYPE-3b	3 BHK	WEST	1282	60	53	1910
TYPE-4	3 BHK	EAST	1238	102	54	1905
TYPE-4a	3 BHK	WEST	1241	128	51	1935
TYPE-5	3 BHK	EAST	1091	101	58	1720
TYPE-5a	3 BHK	WEST	1098	124	52	1745

Areas in Sq.ft



# MASTER PLAN

12M Road

Nehru Outer Ring Road

Service Road

7M Wide Driveway

7M Wide Driveway

7M Wide Driveway

Club House

**5**  
4 BHK  
2415 SFT

**4**  
3 BHK  
1780 SFT

**1**  
4 BHK  
2460 SFT

**2**  
3 BHK  
2000 SFT

**3**  
4 BHK  
2460 SFT

**6**  
3 BHK  
1970 SFT

**1**  
3 BHK  
1815 SFT

**5**  
3 BHK  
1970 SFT

**2**  
3 BHK  
1815 SFT

**3**  
3 BHK  
1815 SFT

**4**  
3 BHK  
1935 SFT

**7**  
3 BHK  
1905 SFT

**6**  
3 BHK  
1720 SFT

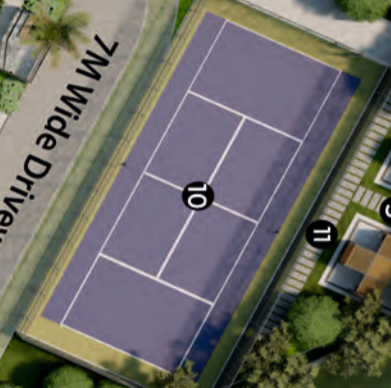
**1**  
3 BHK  
1815 SFT

**5**  
3 BHK  
1720 SFT

**2**  
3 BHK  
1935 SFT

**3**  
3 BHK  
1745 SFT

**4**  
3 BHK  
1970 SFT



## Legend

- |  |                         |   |
|--|-------------------------|---|
| 1. Grand Entry & exit plaza with security post | 6. Pergolas & Sitouts   | 12. Half Basketball Court                       |
| 2. Jogging track                               | 7. Children's play area | 13. Cricket net                                 |
| 3. Bicycling track                             | 8. Outdoor gym          | 14. E-commerce drop off facility @ The Entrance |
| 4. Bicycle bay                                 | 9. Amphitheater         |   |
| 5. Senior Citizen Activity Zone                | 10. Tennis court        |   |
|  | 11. Reflexology path    |   |

# ASTRAordinary Detailing

## Specifications

### Structure

R.C.C. framed structure to withstand Wind & Seismic Loads.

### Super Structure

R.C.C shear Walls, Concrete Blocks for Non-structural Elements.

### Entrance Lobby

Well planned lobbies and corridors.

### Doors/Windows & Ventilators

**Main Door :** Hardwood/Engineered Wood frame & veneer finished shutter of 8 feet height with polish fitted with biometric lock and hardware of reputed make.

**Internal Doors :** Hardwood/ Engineered wood frame with Flush/Engineered Shutter of 7 feet height fitted with hardware of reputed make.

**Toilet Doors:** Hardwood/ Engineered wood frame with Flush/Engineered Shutter fitted with hardware of reputed make.

**French Doors :** UPVC with toughened glass and provision for mosquito mesh.

**Windows :** UPVC with toughened glass and provision for mosquito mesh.

### Painting

- **Internal:** Smooth Finish with two coats of premium acrylic emulsion paint over a coat of Primer.
- **External:** Textured/smooth finish with two coats of exterior emulsion paint over a coat of Primer.

### Flooring

- **Master Bedroom & Other Bedrooms:** Large Format Vitrified tiles with spacer joints/Paper Joints.
- **Dining, Drawing, Living Rooms & Kitchen:** Large Format Vitrified Tiles with spacer joints/Paper Joints
- Anti skid Ceramic Tiles flooring in Toilets, Balcony & Utility with spacer joints/Paper Joints.
- Corridors-Vitrified Tiles with spacer joints / Paper Joints.

### Entrance Lobby:

Combination of Granite/marble & vitrified tiles.

### Lift and staircase lobby:

Combination of Granite/marble & vitrified tiles.

**Staircase:** Natural Stone/Vitrified tiles

### Dadoing

Ceramic Tile Dado upto False Ceiling Height in all toilets.

### Kitchen counter :

Granite Platform with 2 Feet Height Ceramic Tile dado and Sink with drain board. Material will be handed over to customer.

### Lift Lobby:

Combination of Granite/marble & vitrified tiles.

### Utility Area:

Ceramic tile dado upto 3' height.

### Toilets

- Granite Counter top wash basin in Master bedroom toilet and dining area, wash basin in all other Toilets.
- EWC with flush valve/flush tank of reputed make.
- Single lever wall mixture/Diverter bath spout and shower of reputed make .
- False Ceiling in all bathrooms.
- Provision for geyser & exhaust in all bathrooms.

### Electrical

**Metering :** Three phase supply for each unit and individual Prepaid Energy meters.

**Cables :** Concealed copper wiring of reputed make.

**Switches:** Modular switches of reputed make.

**Power Outlets :** Cooking range chimney, refrigerator, Water purifier, Microwave oven, mixer/ grinders & Washing machine in Utility Area.

**AC Outlets :** Power outlets in Living/Drawing & all Bedrooms.

**TV Points :** In Living/Dining & all Bedrooms.

**Internet :** Provision for internet connection in each Flat.

### Lifts

- High speed automatic passenger lifts with Automatic rescue device and V3F for energy efficiency.
- One service Lift with V3F for energy efficiency for each tower.

### Water Supply System/STP

- Treated water will be made available through exclusive water softening for domestic purpose in all units other than Municipal Supply.
- STP of adequate capacity as per norms will be provided & treated water will be used for the flushing & landscaping purpose.

### Power & Water Supply Billing System

Automated billing for water & power.

**Car Wash Facility :** Provision for Car Wash facility.

**Generator :** 100 % Power backup for common areas & 100 % Power backup for each apartment, with acoustic enclosure and AMF for DG.

### Security / BMS/Video Door Phone

- Solar fencing over the boundary Wall.
- Boom Barriers at entry and exit.
- Biometric/ Access control card controlled security system.
- CCTV at entry & exit and at designated locations.
- Video Door Phone at unit level.

**Fire & Safety :** As per Fire Approval.

### Garbage Disposal :

Garbage disposal system through chute in each block.

**EV Charging :** EV Charging points will be provided at Basement. (1 No for each unit at extra cost)

\*Note: Kitchen Counter- The granite platform and 2 feet height ceramic tile dado along with kitchen sink with drainboard will be provided to the customers without fixing at the time of handing over & AC copper piping will be provided in all rooms at extra cost.

# TOWER - 1



# TOWER - 2



# TOWER - 3





TYPE - 1 : EAST FACING  
4 BHK - 2415 SFT.



TYPE - 1A : WEST FACING  
4 BHK - 2460 SFT.





**TYPE - 2 : EAST FACING**  
**3 BHK - 1780 SFT.**



**TYPE - 2A : WEST FACING**  
**3 BHK - 1815 SFT.**





**TYPE - 3 : EAST FACING**  
**3 BHK - 1970 SFT.**



**TYPE - 3A : WEST FACING**  
**3 BHK - 2000 SFT.**





TYPE - 3B : WEST FACING

3 BHK - 1910 SFT.





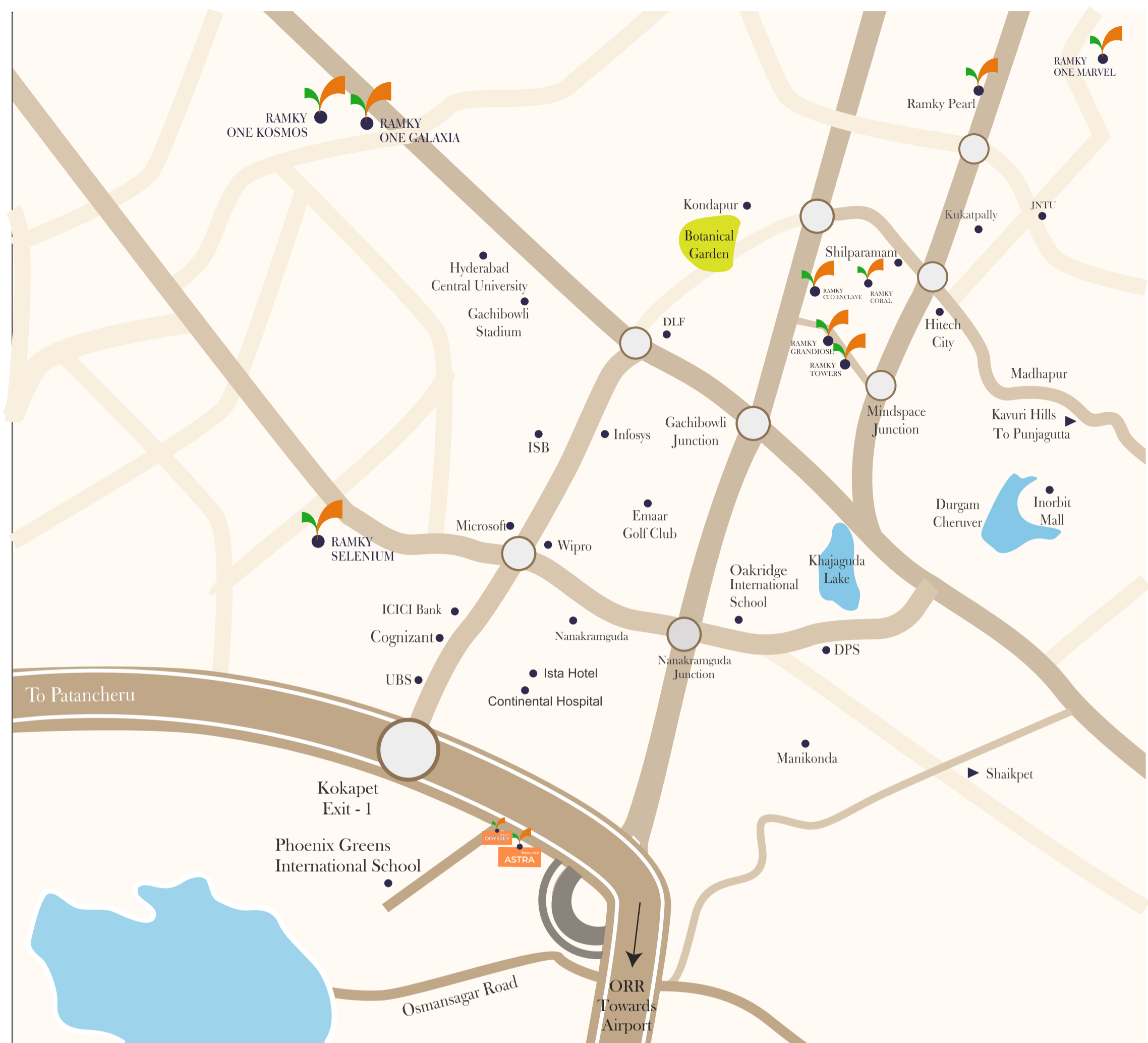


**TYPE - 5 : EAST FACING**  
**3 BHK - 1720 SFT.**



**TYPE - 5A : WEST FACING**  
**3 BHK - 1745 SFT.**





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