

# Enjoy Yourself...



## CLUBHOUSE FEATURES

- Swimming Pool
- Gymnasium
- Indoor Badminton court
- Indoor games - Table Tennis, Cards room & Billiards
- Tennis court
- Basketball court
- Amphi-theatre
- Provision for Spa, Coffee shop, Library & Business center
- Indoor Dining
- Meditation Hall /Yoga Center
- Air-conditioned Guest rooms
- Multipurpose Banquet hall
- Children play area with playpen



# Explore Yourself...



Google Site Coordinates : [17.342119,78.379113]  
Follow the Link to Google Maps : <http://goo.gl/maps/FJB7r>

*Quite simply, the connectivity is amazing!*

Ramky Tranquillas is strategically located at just 15 minutes drive from Gachibowli, Financial District and shares the neighbourhood with APPA / TSPA Junction (ORR Exit #18) and Bandlaguda. It is just 20 minutes drive to International Airport and the IT Corridor through ORR and also provides an all round connectivity to all the prime locations of the city. The project is positioned as an ultimate destination with schools, colleges & hospitals at close proximity. Nestled in the permanent green belt of Mrigavani National Forest and Himayatsagar Lake makes the place 'Peacefully Urban'.



## RAMKY VIHA PROPERTIES PVT. LTD.

RAMKY GRANDIOSE, 9th Floor, Ramky Towers Complex,  
Gachibowli, Hyderabad - 500 032.  
Mobile: 91774 96767 / 9666001616.  
[www.ramkyestates.com](http://www.ramkyestates.com)  
[www.ramkytranquillas.com](http://www.ramkytranquillas.com)

Note: This folder is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



**RAMKY**  
*tranquillas*  
@Kismatpur,  
Near APPA / TSPA Junction,  
ORR Exit #18  
*Peacefully Urban*

# Be Yourself...



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



# Pamper Yourself...



## PROJECT HIGHLIGHTS

- Low Density of Villas (only 6 Villas/Acre) with only 105 Duplex Villas spread across 17 acres.
- Vast Extent of Landscaped Parks hosting Children Play areas, Party Lawns, Amphitheater and outdoor sports like Tennis and Basketball.
- Over 12,000 SFT exclusive Clubhouse featuring amenities such as Indoor Badminton Court, Swimming Pool, Gymnasium, Indoor Sports Zone, Guest Rooms, Yoga Hall, Banquet Hall, provision for Business Center, Spa, and Cafeteria.
- Fully secured with Solar Fenced Compound wall and CC Cameras.
- All Villas are Vastu compliant (East and West facing) featuring 2 Covered Car Parking spaces, 4 Bedrooms, Home Theatre room and a Domestic room.
- Four Primary Villa Types-  
320 sq.yds East with 3403 SFT BUA  
320 sq.yds West with 3408 SFT BUA  
391 sq.yds West with 4050 SFT BUA  
391 sq.yds East with 4069 SFT BUA
- Sewage Treatment Plant.
- 100% Power Backup and underground power cabling.
- Rainwater Harvesting pits.





- 320 Sq. Yds. (East / West)
- 391 Sq. Yds. (East / West)

**AREA STATEMENT**

391 East Facing (Odd Size)	PLOT AREA IN SQ YDS	BUILT-UP AREA IN SFT
Villa - 47	489	
Villa - 48,49	480	4069
Villa - 60	416	
Villa - 80	465	
Villa - 98	443	

391 West Facing (Odd Size)	PLOT AREA IN SQ YDS	BUILT-UP AREA IN SFT
Villa - 59	417	
Villa - 79	463	
Villa - 90	610	4050
Villa - 91	679	
Villa - 92	750	
Villa - 97	460	

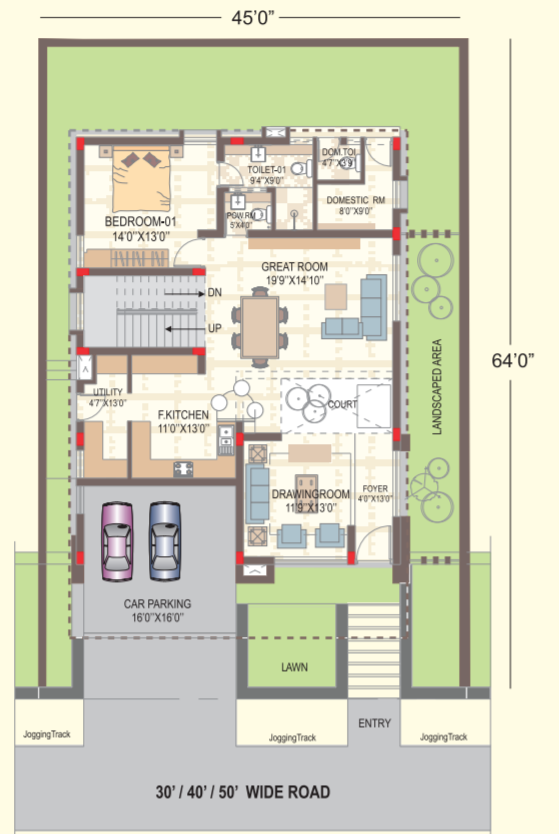
320 East Facing (Odd Size)	PLOT AREA IN SQ YDS	BUILT-UP AREA IN SFT
Villa - 41	342	
Villa - 42	403	
Villa - 43	464	3403
Villa - 44	320	
Villa - 45	349	
Villa - 46	385	

320 West Facing (Odd Size)	PLOT AREA IN SQ YDS	BUILT-UP AREA IN SFT
Villa - 102	356	3380
Villa - 31	307	3052

**AREA STATEMENT**  
Plot Area: 320 SqYds (45'X64')  
Ground Floor : 1783 Sqft  
First Floor : 1461 Sqft  
Staircase : 159 Sqft  
Total : 3403 Sqft

**East Facing Villa**  
**45'x64' | 320 Sq yds**



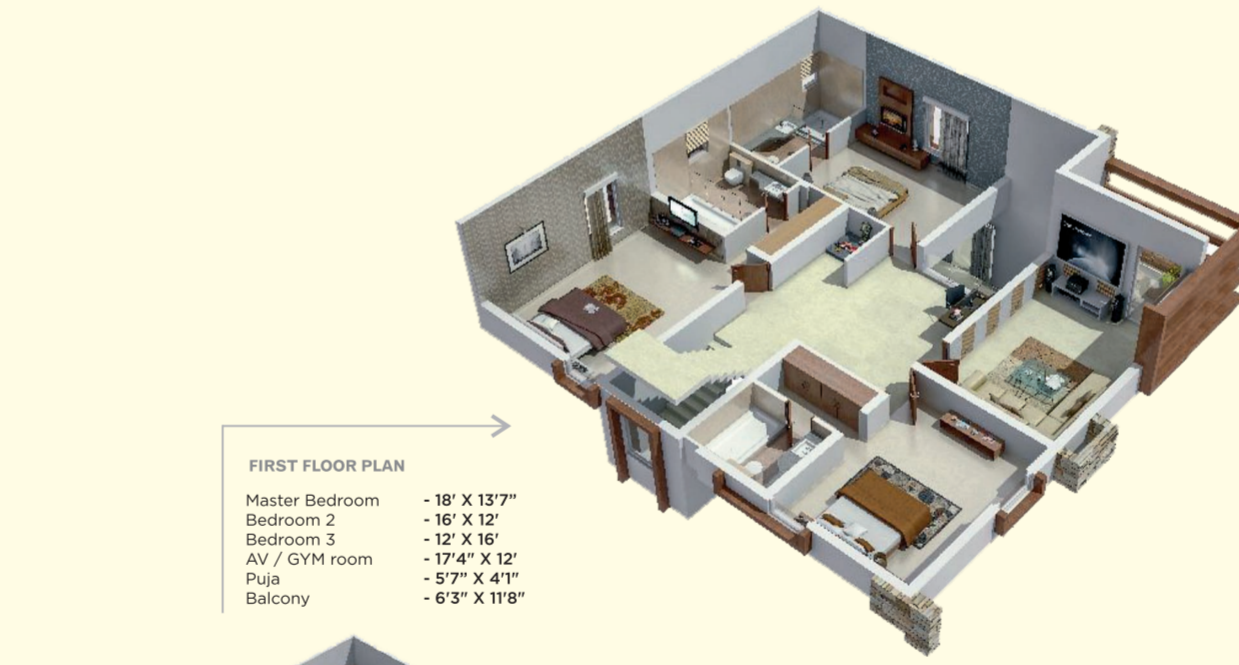
**AREA STATEMENT**  
Plot Area: 320 SqYds(45'X64')  
Ground Floor : 1798 Sqft  
First Floor : 1455 Sqft  
Staircase : 155 Sqft  
Total : 3408 Sqft

**West Facing Villa**  
**45'x64' | 320 Sq yds**



**AREA STATEMENT**  
Plot Area: 391 SqYds (55'X64')  
Ground Floor : 2157 Sqft  
First Floor : 1754 Sqft  
Staircase : 158 Sqft  
Total : 4069 Sqft

**East Facing Villa**  
**55'x64' | 391 Sq yds**



- FIRST FLOOR PLAN**
- Master Bedroom - 18' X 13'7"
  - Bedroom 2 - 16' X 12'
  - Bedroom 3 - 12' X 16'
  - AV / GYM room - 17'4" X 12'
  - Puja - 5'7" X 4'11"
  - Balcony - 6'3" X 11'8"



- GROUND FLOOR PLAN**
- Car parking - 16' X 16'
  - Drawing room - 17'4" X 12'
  - Great room - 23'7" X 14'7"
  - Kitchen - 10'6" X 12'
  - Bedroom - 16' X 13'7"
  - Domestic - 8' X 9'

**AREA STATEMENT**  
Plot Area: 391 SqYds (55'X64')  
Ground Floor : 2178 Sqft  
First Floor : 1714 Sqft  
Staircase : 158 Sqft  
Total : 4050 Sqft

**West Facing Villa**  
**55'x64' | 391 Sq yds**



- FIRST FLOOR PLAN**
- Master Bedroom - 17' X 12'11"
  - Bedroom 2 - 15'3" X 10'
  - Bedroom 3 - 16'3" X 12'11"
  - AV / GYM room - 13'7" X 17' 3"
  - Puja - 5' X 5'
  - Balcony - 5' X 18'



- GROUND FLOOR PLAN**
- Car parking - 16' X 16'
  - Drawing room - 18'6" X 12'
  - Great room - 22'7" X 17'
  - Kitchen - 12'4" X 10'
  - Bedroom - 17' X 12'11"
  - Domestic - 8' X 6'6"