

**RAMKY**  
**NEXTTOWN**  
 — ELEVATE TO THE NEXT LEVEL —

Project Architect  
**Team One India Pvt. Ltd.**

Project Structural Consultants  
**DesignTree Service Consultants**

Project MEP Consultant  
**DesignTree Service Consultants**

Project Landscaping Consultant  
**Elements Landscape Architecture**

**RAMKY FRONTIER HOMES PVT. LTD.**

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Member  
**CREDAI**



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**RAMKY**  
**NEXTTOWN**  
 — ELEVATE TO THE NEXT LEVEL —

**AHEAD OF ITS TIME**







# YOUR TOMORROW STARTS HERE.

Isnapur is emerging as a lucrative investment opportunity with its unparalleled connectivity to major IT hubs, educational institutions, Health care facilities, shopping malls, and entertainment centres.

Isnapur is witnessing unparalleled transformation, making it an obvious choice for future investment opportunities. Project Nextown, Ramky Estates, will change the future of Isnapur sooner than expected. An expansive and planned community, Nextown is tailored to draft the next 'Growth story' of Hyderabad's realty.

This splendid gated community offers meticulously crafted homes with premium lifestyle amenities, a seamless blend of outdoor spaces with effortless connectivity. A clubhouse to delight all age groups, only adds to the charm here. Experience Ramky Nextown, and elevate your lifestyle to the next level.

**Forget living in the present! At Ramky Nextown in Isnapur, you'll experience life ahead of its time. This 7.78-acre haven (4.5 acres in phase I) isn't just a gated community, it's a playground for your wildest dreams. Every corner is designed to ignite your spirit, offering a promise of next-level lifestyle experiences woven with an air of exclusivity. Imagine the exhilaration, the joy, the feeling of belonging to something unique and extraordinary. Welcome to your future, welcome to Ramky Nextown.**





# A GREEN OASIS WITHIN A VIBRANT COMMUNITY

LIFE  
BLOOMS AT  
RAMKY NEXTOWN,  
ISNAPUR - PATANCHERU.

Imagine stepping into a sanctuary where 70% of the space embraces nature!. Picture yourself strolling through beautifully landscaped gardens, where you pause only to enjoy the charming sitting areas, designed for quiet reflection or lively conversations. At Ramky's Nextown in Isnapur, this isn't just a gated community, it's a canvas painted for the finer moments of Life!

A dedicated amphitheatre promises laughter and shared experiences, while special zones designed for the elderly offer tranquility and a sense of belonging. Our little ones are not to be left out. Their laughter echoes through dedicated play areas, all within the lush green environment of Nextown





# YOUR NEXT-LEVEL AMBIENCE.

Step into a world where every detail is designed keeping you in mind. Breathe in the freshness of space and comfort. Break free from the monotony with Ramky Nextown. Experience homes that bask in sunlight and walls that echo with the sounds of laughter. Experience a community where life unfolds in all its colours and joys.

In this vibrant haven, discover the perfect blend of modern amenities and nature's embrace. Immerse yourself in a seamless blend of luxury and tranquility, where every corner tells a story of thoughtful design. Explore a neighborhood where connections flourish and memories are crafted. At Ramky Nextown, the promise is not just a home; it's a lifestyle curated for you. Welcome to a world where every moment is an opportunity to savor the essence of living.





HALF BASKET BALL COURT



Indoor Badminton Courts



CRICKET PRACTICE NET



MINI SOCCER COURT

# YOUR SPACE TO BECOME THE NEXT-LEVEL CHAMPION!

Achieving championship status demands meticulous effort, and great infrastructure. At Ramky Nextown, we plan on building the next level of champions – our little ones. With multiple games provisions like half Basketball Court, Mini Soccer Court, Cricket Practising Nets, Swimming Pool, Indoor Badminton Courts, Jogging Track, etc. our commitment to nurturing our future champions remains unmatched.





SWIMMING POOL



AIR CONDITIONED GYM



GUEST ROOMS



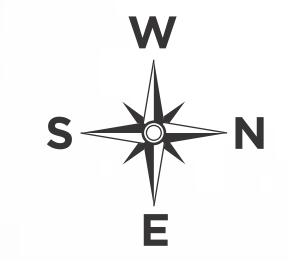
CLUBHOUSE

LET'S  
RAISE A  
TOAST TO  
THE NEW  
TOMORROW.  
TODAY!  
THE  
NEXT-LEVEL  
BEGINNING.

#### Clubhouse Amenities

- Reception with Waiting Lounge
- Multipurpose Hall
- Swimming Pool with Toddler's Pool
- Maintenance / Association Office
- Air Conditioned Gym
- Indoor Games Room
- Guest Rooms
- Indoor Badminton Courts
- Yoga / Meditation Hall
- Provision for Pharmacy
- Provision for Crèche
- Provision for Cafeteria
- Provision for Spa & Salon
- Provision for Convenience store





# PLAN, FOR BETTER LIVING

## LEGEND

1. Entry / Exit Ramp
2. Security Cabin with Entrance Arch
3. Driveway
4. Pedestrian Pathway / Jogging Track
5. Stairs to Sports Hub
6. Outdoor Gym
7. Kid's Play area
8. Cricket Practice Nets
9. Mini Soccer Court
10. Half Basket Ball Court
11. Informal Seating Area
12. Amphitheatre
13. Building Drop-off
14. Extended Lawn
15. Party Lawn
16. Event Lawn
17. Rock Climbing Wall

## AREA STATEMENT

Sl. No.	UNIT TYPE	Carpet Area Sq.ft.	Balcony Area Sq.ft.	Utility Area Sq.ft.	SBUA Sq.ft.
1	2A-WEST	683.29	39.29	38.49	1010
2	2B-WEST	683.29	39.29	38.49	1010
3	2C-EAST	679.20	41.08	31.26	1000
4	2D-EAST	679.20	41.08	31.26	1000
5	2I-NORTH	672.94	40.82	26.74	985

3 TOWERS | 7.78 ACRES (4.5 ACRES PHASE - 1) | 550 UNITS | B+S+10 FLOORS

EXISTING ROAD

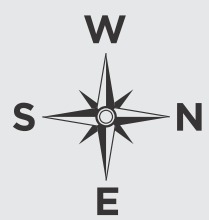


# TOWER 4





# TOWER 5





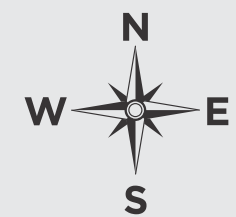
# TOWER 6





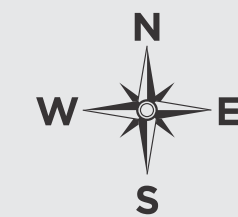
# TYPE - 2A

WEST FACING - 1010 SQ.FT.



# TYPE - 2B

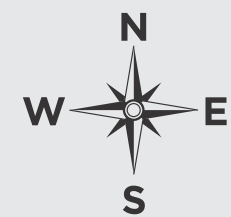
WEST FACING - 1010 SQ.FT.





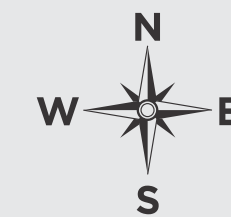
# TYPE - 2C

EAST FACING - 1000 SQ.FT.



# TYPE - 2D

EAST FACING - 1000 SQ.FT.





# SPECS

## 2 BHK APARTMENTS

### B+S+10 FLOORS

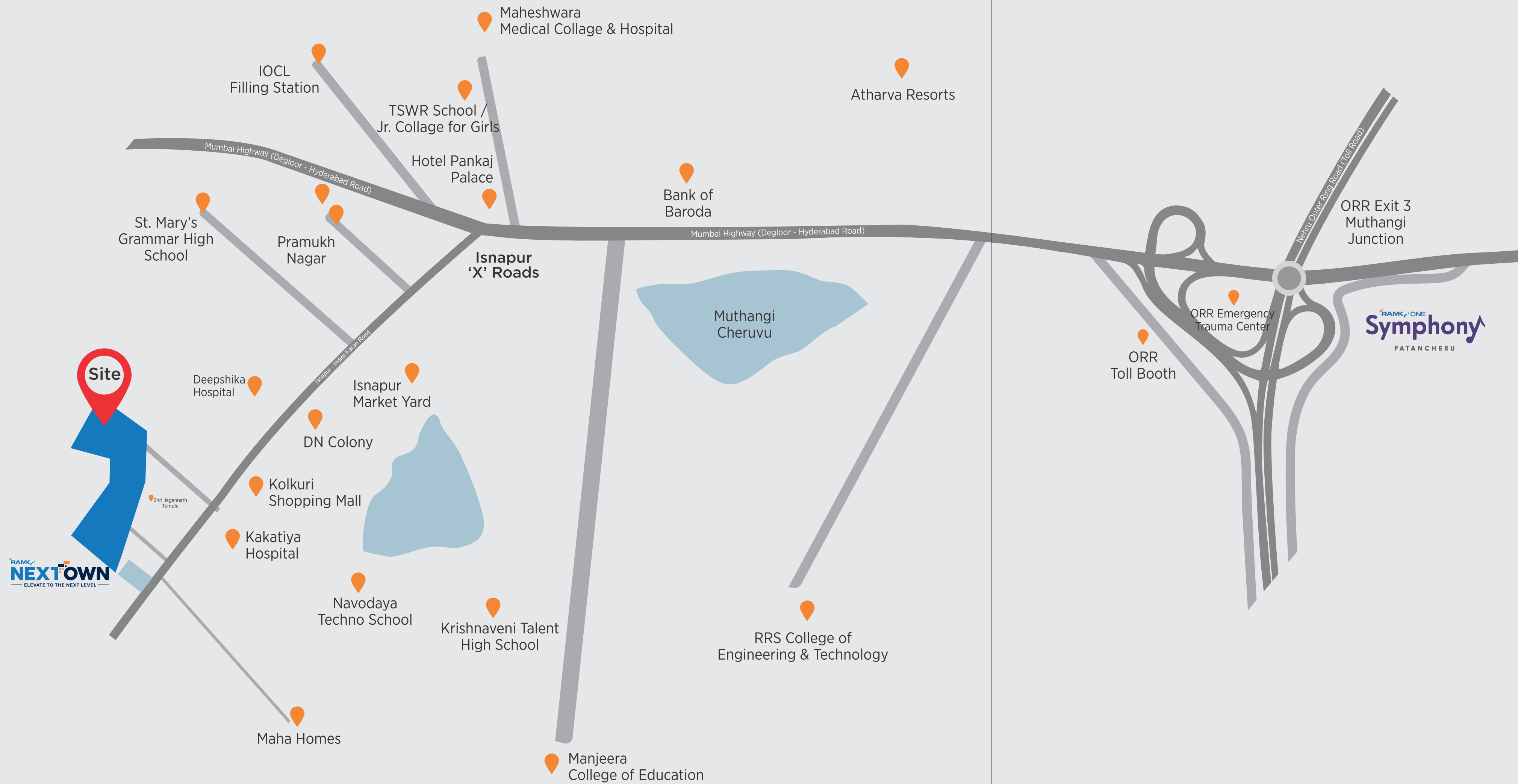
Structure	R.C.C. framed structure
Super Structure	RCC Shear Walls and masonry walls
Joinery Works	MAIN DOOR : Engineered wood / Hard wood / RCC frame with flush shutter fitted with reputed make hardware
	INTERNAL DOORS :Engineered wood / Hard wood / RCC frame with flush shutter fitted with reputed make hardware.
	TOILET DOORS :Engineered wood / Hard wood / RCC frame with flush shutter fitted with reputed make hardware.
	BALCONY DOORS: Good quality Frame with Shutter
Painting	Internal: Smooth finish primer and emulsion paint over Putty
	External: Combination of texture and exterior emulsion paint
Flooring	Vitrified Tiles of Reputed make for Living Room,Bedrooms & Kitchen
	Balcony / Toilets / Utility / : Anti skid/ ceramic tiles of reputed make
	Corridors: Vitrified tiles
Dado Works	BATHROOMS : Ceramic Tiles dado upto 7' ht of reputed make
	DADO IN KITCHEN : Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make .
	UTILITY AREA : Ceramic tile dado upto 3'0" of reputed make
Kitchen & Utility Areas	Concrete platform with stainless steel sink of reputed make
	Provision of Electrical points for Chimney/ Exhaust
	Utility: Provison for washing machine
Toilets	All toilets are fitted with wall mounted EWC of reputed make
	provision for gyser point
	All CP fittings & sanitary fixtures of reputed make
Electrical	PVC grid false ceiling for all the toilets
	Concealed Wiring of Reputed make.
	Power outlets for Air Conditioners in MBR and GBR.
	Modular switches of Reputed make
Telecom	Three phase power supply for each unit
Television	Provision for Telephone points in Living Room
Internet	Provision for Cable Connection in Living Room/Drawing Room
Lifts	Provision for internet connection in each Flat
Generator	Lifts of Reputed Make
Security / BMS	100% DG back up for common areas and 0.75KW for each flat.
	cctv @ entry/exit of project and at lobby area of each block Stilit floor and basements.
	Solar Fencing
STP	Boom barriers @Entry and Exit
WTP	Sewage treatment Plant- Recycled water shall be used for flushing and landscaping works
Fire & Safety	Water Treatment plant with softner
Garbage Disposal	Fire sprinklers in basement and other saftey standards as per Fire Authority regulations
	Garbage Disposal System through chute in each block

\*Note: Kitchen Counter-The granite platform and 2'-0" height ceramic tile dado along with kitchen sink with drainboard will be provided to the customers without fixing at the time of handing over





# RE-ROUTE YOUR ROUTE HERE



Ramky Nexttown is an address that defines "within minutes". Enjoy a delightful ride to work, pleasure, entertainment etc.

Isnapur is the most promising destination that is most sought after for the connectivity and social infrastructure development. Invest in future-relevant property that ensures next-level returns, and easy connects to

- ORR • RGIA • IT Hubs • Hospitals
- Shopping Malls • Entertainment Hubs

## LOCATION ADVANTAGES

- Outer Ring Road (ORR) 10 mins
- Deepshika Hospital - 2 mins
- Kakatiya Hospital - 3 mins
- St. Mary's Grammar School - 3 mins
- Maheshwara Medical College - 15 mins
- The Gaudium School 15 mins
- Samisthi International School 20 mins
- Candidus School 10 mins
- IIT Kandhi 30 mins
- Gitam University 15 mins



# RAMKY PROJECTS

## 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  
 Ramky Gardenia Grove Villas  
 Ramky Golden Circle  
 Ramky Tranquillas  
 Ramky One Harmony  
 Greenview Apartments  
 The Huddle  
 Ramky One Symphony  
 Ramky One Odyssey  
 Ramky One Genext Towers  
 Ramky One Orion  
 Ramky Nextown  
 Ramky One Orbit

### WARANGAL

Ramky Enclave

### VISAKHAPATNAM

Ramky One Krystal  
 Ramky Krystal Villas

### BENGALURU

Ramky Utsav  
 Ramky Samruddi  
 Ramky One North  
 Ramky Serene Woods  
 Ramky One Karnival

### CHENNAI

RWD Atlantis  
 RWD Ecopolis  
 RWD Elysium  
 RWD Fern  
 RWD Palm  
 RWD Lemongraz  
 RWD Grand Corridor  
 RWD Corniche  
 RWD Spotlight  
 RWD Fabcity

## COMMERCIAL

### HYDERABAD

Ramky Selenium | Ramky Towers-Grandiose | Ramky Coral | Ramky Genext Square

## INTEGRATED TOWNSHIP

Hyderabad: Ramky Discovery City  
 Warangal: Ramky Enclave

**7500+**  
Happy Families

**28 YEARS**  
in Creating  
Spaces for Life

**10 MILLION Sq.ft.**  
Residential and Commercial  
Projects Delivered

**15 MILLION Sq.ft.**  
Under Various Stages of  
Construction

**9 MILLION Sq.ft.**  
Ready to Launch

**RAMKY ESTATES & FARMS LIMITED**