Embrace the new heights!

RTC X Roads, Hyderabad



for internal purpose only

Project overview

G+50 Floors
3 Towers | Gated Community



Terrace Pool

4 & 3 BHKs
Luxury & Premium





Cricket Nets



Big Balcony



Kids Play

G+5 Floors
Clubhouse

for internal purpose only


Hyderabad Public School
JB Parade Ground Metro
Apollo Hospital
KIMS Hospital
Secunderabad Railway Station
Hussain Sagar
Courtyard by Marriott Hyderabad
Queens Global School
Meridian School
Guru Nanak Care Hospital
Osmania University
Indira Park
NTR Garden
NTR Stadium
Srikara Hospital
RTC X Roads Metro
Telangana New Secretariat
Lumbini Park
Sudarshan Theater
Goodwill High School
AMB Classic Cinemas
Sandhya Theater
Birla Temple
People's School Of Excellence
Odean Mall
Cafe Bahar
Cafe Niloufer
LB Stadium
Shri Simandhar Swami Digambar Jain Mandir
YMCA
Hyderabad Deccan Railway Station
Kachiguda Railway Station
Swethamber Jain Mandir
Hyderabad Race Club
MGBS Metro Station
MGBS
LEGEND
Metro Stations
Educational Institutions
Hospitals
Railway / Bus Stations
Entertainment
Stadium / Sports
Offices
Temples
New project
GET DIRECTIONS
creative impression


creative impression



creative impression


for internal purposes only
creative impression

Masterplan

4 BHK 3 BHK



1. Arrival / Exit (B-1 Level)
2. Temple
3. Gazebo
4. Lotus Pond
5. Arka Vana
6. Little Explorers
7. Basketball Court
8. Pickleball Court
9. Stepscapes
10. Pocket Park
11. The Open Garden
12. The Conversation Garden
13. The Nook
14. The Veranda
15. Outdoor Gym
16. The Step Garden
17. Relaxation Zone
18. Skating Rink
19. Screen on the Green
20. The Festival Lawn
21. Bus Bay
22. Podium Gate
23. Entry Plantation
24. The Welcome Drive
25. Security And Frisking
26. Pet Park
27. Herbal Garden
28. The Open Theatre
29. Jain Temple
30. Cricket Nets
31. Toddlers Play Area
32. Cycle Loop
33. Jogging Track
34. Welcome Fountain
35. Bicycle Parking
36. North east entry

for internal purpose only

Tallest in the Neighbourhood

G+50 Floors



creative impression


creative impression



creative impression


creative impression


creative impression

Flat overview

Premium 3BHK

- 1970 sft. - East, West & North

Premium 4BHK

- 2535 sft. - East & North
- 2540 sft. - East & West

Luxury 3BHK

- 2085 sft. - North
- 2115 sft. - East

Luxury 4BHK

- 3015 sft. - East & West



for internal purpose only


creative impression


creative impression

3015 East - Luxury 4BHK



Key Plan



for internal purpose only

Light & Ventilation

Outdoor Living Balcony
Room with a view

Light. Air.
Natural light and air, throughout.

Corner Flat
2 sides open to light & air

Space & Storage

Space for Everything
Stores a full life

U-Shaped Functional Kitchen
Most optimal use of space

MBR Dress Area
Walk-in Wardrobe.

Best in Segment Utility Size

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app

Dual Sync Privacy
Separate drawing & living room

Internal & External Foyer
Welcoming transition at the entry

VRF Provision
Dedicated outdoor unit space, planned

USP

Marble Flooring
Surface that ages with grace

Ceiling Height
10'4" - Slab Top to Slab Top

Villa Door
Grand at the opening

Dedicated Puja Sthanam
Where the day begins everyday

Vastu Compliant
Drawing - North East
Kitchen - South East
MBR - South West
Kids' Bedrooms - East & West
Guest Bedroom - North West
Puja - North East

3015 West - Luxury 4BHK



Key Plan



for internal purpose only

Light & Ventilation

Outdoor Living Balcony
Room with a view

Corner Flat
2 sides open to light & air

Light. Air.
Natural light and air, throughout.

Space First

Space for Everything
Stores a full life

MBR Dress Area
Walk-in Wardrobe

U-Shaped Functional Kitchen
Most optimal use of space

Best in Segment Utility Size

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

Dual Sync Privacy
Separate drawing & living room

VRF Provision
Dedicated outdoor unit space, planned

Private Foyer Entry
Welcoming transition at the entry

USP

Marble Flooring
Surface that ages with grace

Puja Provision
Where the day begins everyday

Ceiling Height
10'4" - Slab Top to Slab Top

Vastu Compliant
Drawing - North West
Kitchen - South East
MBR - South West
Kids' Bedrooms - East & West
Puja - North East

Villa Door
Grand at the opening

2540 East - Premium 4BHK



Key Plan



Light & Ventilation

Outdoor Living Balcony
Room with a view

Light. Air.
Natural light and air, throughout.

Space First

Space for Everything
Stores a full life

Best in Segment Utility Size

MBR Dress Area
Walk-in Wardrobe

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

Private Foyer Entry
Welcoming transition at the entry

VRF Provision
Dedicated outdoor unit space, planned

Dual Sync Privacy
Separate drawing & living room

USP

Ceiling Height
10'4" - Slab Top to Slab Top

Puja Provision
Where the day begins everyday

Large-Format Vitrified Tile
800 × 1600mm

Vastu Compliant
Drawing - North East
Kitchen - South East
MBR - South West
Kids' Bedrooms - North West & West
Guest Bedroom - East
Puja - South East

for internal purpose only

2540 West - Premium 4BHK



Key Plan



for internal purpose only

Light & Ventilation

Outdoor Living Balcony
Room with a view

Light. Air.
Natural light and air, throughout

Space First

Space for Everything
Stores a full life

Best in Segment Utility Size

MBR Dress Area
Walk-in Wardrobe

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

VRF Provision
Dedicated outdoor unit space, planned

Dual Sync Privacy
Separate drawing & living room

Private Foyer Entry
Welcoming transition at the entry

USP

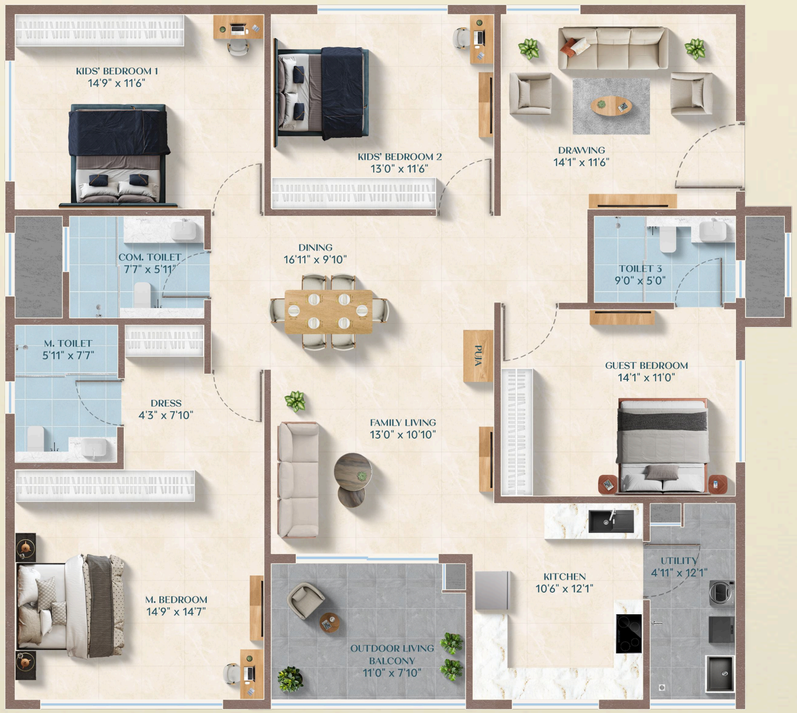
Ceiling Height
10'4" - Slab Top to Slab Top

Puja Provision
Where the day begins everyday

Large-Format Vitrified Tile
800 × 1600mm

Vastu Compliant
Drawing - North West
Kitchen - South East
MBR - South West
Guest Bedroom - West
Puja - South East

2535 East - Premium 4BHK



Key Plan



Light & Ventilation

Outdoor Living Balcony
Room with a view

Light. Air.
Natural light and air, throughout

Corner Flat
2 sides open to light & air

Space & Storage

Space for Everything
Stores a full life

Best in Segment Utility Size

MBR Dress Area
Walk-in Wardrobe

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

VRF Provision
Dedicated outdoor unit space, planned

Dual Sync Privacy
Separate drawing & living room

Private Foyer Entry
Welcoming transition at the entry

USP

Ceiling Height
10'4" - Slab Top to Slab Top

Large-Format Vitrified Tile
800 × 1600mm

Puja Provision
Where the day begins everyday

Vastu Compliant
Drawing - North East
Kitchen - South East
MBR - South West
Guest Bedroom - East
Puja - East

for internal purpose only

2535 North - Premium 4BHK



Key Plan



Light & Ventilation

Outdoor Living Balcony
Room with a view

Corner Flat
2 sides open to light & air

Light. Air.
Natural light and air, throughout

Space First

Space for Everything
Stores a full life

MBR Dress Area
Walk-in Wardrobe

U-Shaped Functional Kitchen
Most optimal use of space

Best in Segment Utility Size

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

Private Foyer Entry
Welcoming transition at the entry

VRF Provision
Dedicated outdoor unit space, planned

Dual Sync Privacy
Separate drawing & living room

USP

Ceiling Height
10'4" - Slab Top to Slab Top

Puja Provision
Where the day begins everyday

Large-Format Vitrified Tile
800 × 1600mm

Vastu Compliant
Drawing - North West
Kitchen - South East
MBR - South West
Guest Bedroom - East
Puja - North

for internal purpose only

2115 East - Luxury 3BHK



Key Plan



Light & Ventilation

Outdoor Living Balcony
Room with a view

Corner Flat
2 sides open to light & air

Light. Air.
Natural light and air, throughout

Space First

Space for Everything
Stores a full life

Best in Segment Utility Size

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

Dual Sync Privacy
Separate drawing & living room

VRF Provision
Dedicated outdoor unit space, planned

Private Foyer Entry
Welcoming transition at the entry

USP

Ceiling Height
10'4" - Slab Top to Slab Top

Puja Provision
Where the day begins everyday

Large-Format Vitrified Tile
800 × 1600mm

Vastu Compliant
Drawing - North East
Kitchen - South East
MBR - South West
Kids' Bedroom - North West
Guest Bedroom - North
Puja - South East

for internal purpose only

2085 North - Luxury 3BHK



Key Plan



Light & Ventilation

Outdoor Living Balcony
Room with a view

Light. Air.
Natural light and air, throughout

Corner Flat
2 sides open to light & air

Space First

Space for Everything
Stores a full life

U-Shaped Functional Kitchen
Most optimal use of space

Best in Segment Utility Size

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

Dual Sync Privacy
Separate drawing & living room

Main Door by Design
Distance between front doors

VRF Provision
Dedicated outdoor unit space, planned

USP

Ceiling Height
10'4" - Slab Top to Slab Top

Large-Format Vitrified Tile
800 × 1600mm

Puja Provision
Where the day begins everyday

Vastu Compliant
Drawing - North West
Kitchen - South East
MBR - South West
Guest Bedroom - North
Puja - South East

for internal purpose only

1970 East - Premium 3BHK



Key Plan



Light & Ventilation

Outdoor Living Balcony
Room with a view

Light. Air.
Natural light and air, throughout

I-Shaped Drawing & Living
Open, bright and expansive

Space First

Space for Everything
Stores a full life.

U-Shaped Functional Kitchen
Most optimal use of space

Best in Segment Utility Size

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

VRF Provision
Dedicated outdoor unit space, planned

USP

Ceiling Height
10'4" - Slab Top to Slab Top

Large-Format Vitrified Tile
800 × 1600mm

Puja Provision
Where the day begins everyday

Vastu Compliant
Drawing / Living - East
Kitchen - South East
MBR - South West
Kids' Bedroom - North West
Puja - South East

for internal purpose only

1970 West - Premium 3BHK



Key Plan



Light & Ventilation

Outdoor Living Balcony
Room with a view

Light. Air.
Natural light and air, throughout

I-Shaped Drawing & Living
Open, bright and expansive

Space First

Space for Everything
Stores a full life

U-Shaped Functional Kitchen
Most optimal use of space

Best in Segment Utility Size

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

VRF Provision
Dedicated outdoor unit space, planned

USP

Ceiling Height
10'4" - Slab Top to Slab Top

Large-Format Vitrified Tile
800 × 1600mm

Puja Provision
Where the day begins everyday

Vastu Compliant
Drawing / Living - West
Kitchen - South East
MBR - South West
Guest Bedroom - North West
Puja - North

for internal purpose only

1970 North - Premium 3BHK



Key Plan



Light & Ventilation

Outdoor Living Balcony
Room with a view

Light. Air.
Natural light and air, throughout

I-Shaped Drawing & Living
Open, bright and expansive

Space First

Space for Everything
Stores a full life

Walk-in Wardrobe
Everything in its place.

Best in Segment Utility Size

Private. Managed. Effortless.

App-Managed Home
Visitors, bills, maintenance - one app.

VRF Provision
Dedicated outdoor unit space, planned

Main Door by Design
Distance between front doors

USP

Ceiling Height
10'4" - Slab Top to Slab Top

Large-Format Vitrified Tile
800 × 1600mm

Puja Provision
Where the day begins everyday

Vastu Compliant
Drawing / Dining - North
Kitchen - South East
MBR - South West
Kids' Bedroom - North West
Puja - South East

for internal purpose only

Total Indoor Amenities

~86,000 sft.

for internal purpose only

Clubhouse & Urban Corridor

Ground Floor

- Banquet Hall - 1
- Pre-Function/Banquet Hall - 1
- Total Pax - 250

First Floor

- Gym
- Yoga/Aerobics

Second Floor

- Double Heighted Indoor Badminton Court - 3
- Futsal Court - 1

Fourth Floor

- Salon & Spa

Fifth Floor

- Big Living Room with Deck - 3
- Guest Rooms - 10

Terrace Floor

- Swimming Pool
- Kids Pool
- Pool Deck

Urban Corridor in Tower B

- Co-working
- Tuition Room
- Clinic & Physio
- Indoor Games

for internal purpose only

Social Amenities

- Club Lawn
- Screen on the Green
- Amphitheater
- Banquet Hall & Pre-Function Area - 250 pax total
- Big Living Room with Deck - 3



for internal purpose only

Fitness Amenities

- Full-sized Basketball Court - 1
- Pickleball Courts - 2
- Cricket Nets - 2
- Gym + Yoga/Aerobics
- Double Heighted Indoor Badminton Court - 3
- Futsal Court - 1
- Swimming Pool
- Kids Pool
- Indoor Games Room
- Walking, Jogging & Cycling Track - 700 m
- Outdoor Gym



for internal purpose only

Convenience Based Amenities

- Salon & Spa
- Guest rooms - 10
- Co Working
- Pet Park
- Clinic & Physiotherapy



for internal purpose only

Kids Based Amenities

- Kids Play Area
- Toddlers Play Area
- Tuition Room
- Indoor Games



for internal purpose only

Flat Area Breakup 3BHK

Saleable Area	Facing	RERA Carpet Area (in sq. ft.) A	Balcony Area (in sq. ft.) B	External Wall & Internal Shaft Area (in sq. ft.) C	Plinth (in sq. ft.) [A+B+C]	Common Area (in sq. ft.)
1970	North	1264	92	136	1493	477
1970	East	1264	92	137	1493	477
1970	West	1263	92	138	1493	477
2085	North	1351	88	141	1580	505
2115	East	1361	88	154	1603	512

for internal purpose only

Flat Area Breakup 4BHK

Saleable Area	Facing	RERA Carpet Area (in sq. ft.) A	Balcony Area (in sq. ft.) B	External Wall & Internal Shaft Area (in sq. ft.) C	Plinth (in sq. ft.) [A+B+C]	Common Area (in sq. ft.)
2535	North	1663	96	162	1921	614
2535	East	1660	96	165	1921	614
2540	East	1644	105	176	1925	615
2540	West	1646	105	174	1925	615
3015	East	1964	126	194	2284	731
3015	West	1970	121	193	2284	731

for internal purpose only

Connectivity

2 mins
RTC X Roads
Metro Station

8 mins
Kacheguda
Station

10 mins
Secunderabad
Station

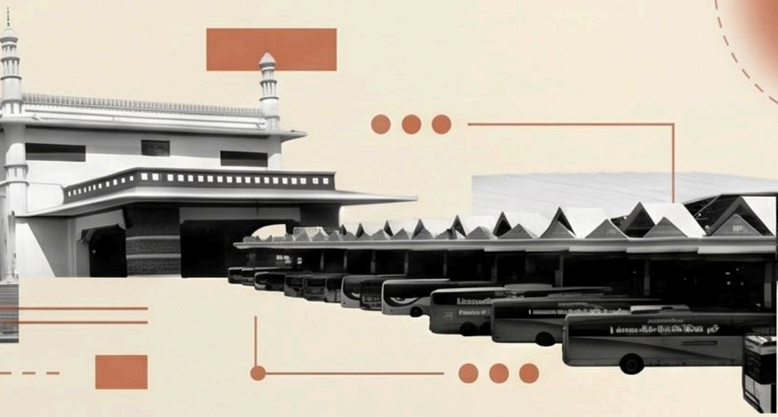
15 mins
Nampally Station &
MGBS Station

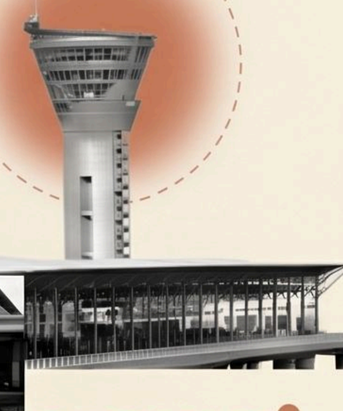
50 mins
RGI Airport











for internal purpose only