




eka one
BY
RAICHANDANI

DEVELOPED BY

RAICHANDANI

PROMOTED BY



EXPLORE | DREAM | DISCOVER







PROJECT OVERVIEW



1 TOWER

45 STOREYS

60 RESIDENCES

AREA RANGING FROM
6779 SQFT - 15825 SQFT

MULTI LEVEL AMENITIES

PROXIMITY

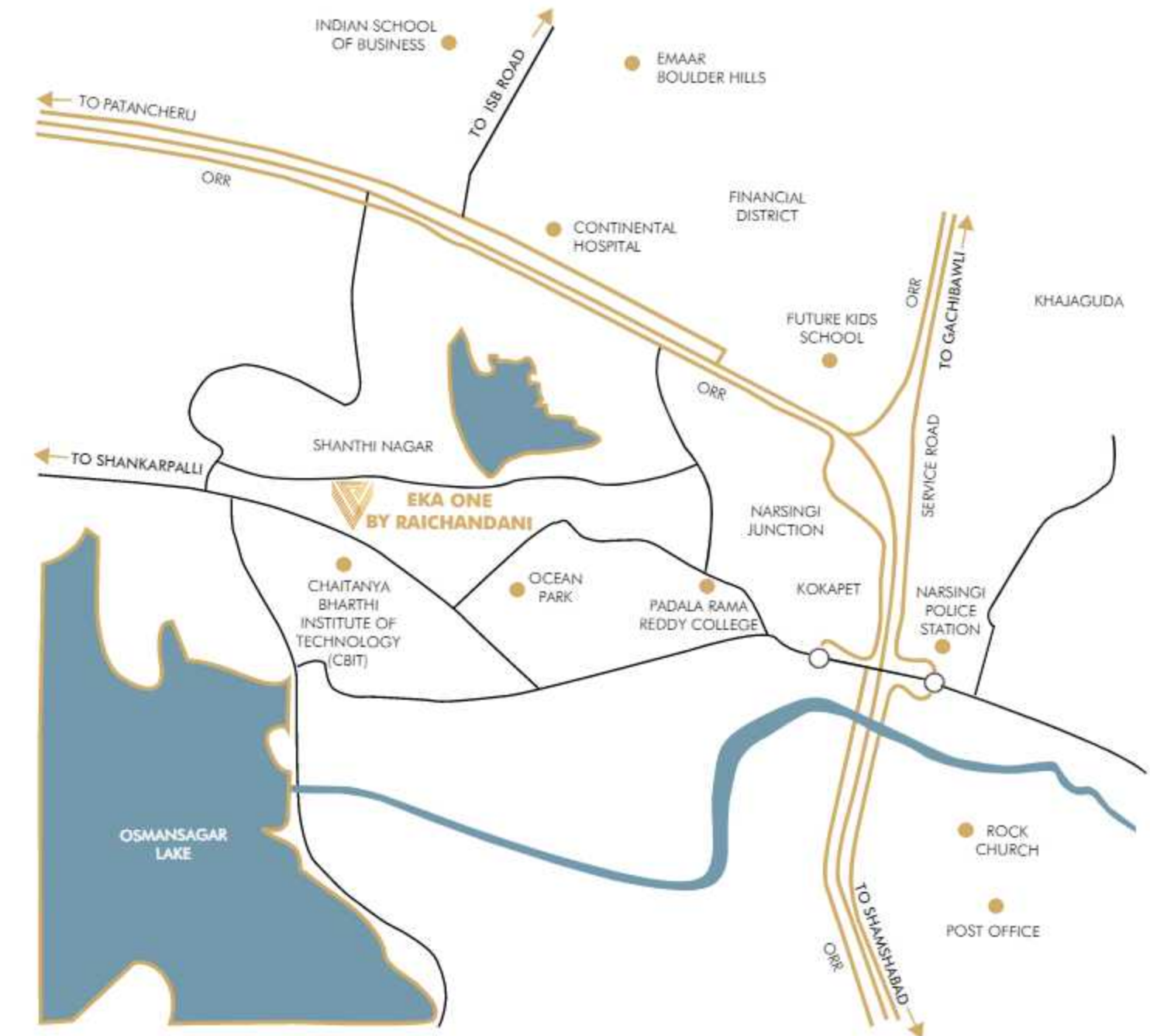
Within 10 Min

ORR | Gachibowli | Indian School of Business |
Wipro | Continental Hospital | AIG Hospital | Inorbit
Mall | Preston Prime Mall | Indus School | Oakridge
International School | HITEC City | Neopolis |

Within 30 Min

RGI Airport | Sarath City Capital Mall |

LOCATION MAP



Map not to scale. Indicative only

ZOOMED VIEW





*T H E F U T U R E
T A K E S F L I G H T*

◆◆◆◆◆
Set Your Sights
on a
New Horizon
◆◆◆◆◆





See

EVERYTHING

Be seen from

EVERYWHERE





VIEW FROM THE SITE



BUILDING FEATURES



FLOOR 25-39

1 RESIDENCE OF 14927 SQFT - 15,276 SQFT

FLOOR 24

1 RESIDENCE OF 15,825 SQFT

FLOOR 3-23

2 RESIDENCES OF 6779 SQFT - 6836 SQFT

FLOOR 2

2 RESIDENCES OF 7073 SQFT

FLOOR 1

SPA | AEROBICS ROOM | CONFERENCE ROOMS |
4 GUEST SUITES

MEZZANINE FLOOR

INDOOR GAMES | SQUASH COURT | YOGA STUDIO |
BADMINTON COURT | LIBRARY | SENIOR CITIZEN ROOM
| MINI THEATRE | BILLIARDS ROOM

GROUND FLOOR

ARRIVAL & DEPARTURE BAY | ENTRANCE LOBBY |
CONCIERGE DESK | WAITING LOUNGE | MULTIPURPOSE
HALL | WHEELCHAIR RAMP | 3 LIFTS FOR RESIDENCES
| 1 SERVICE LIFT | 2 STAIRWELLS | GYM | COMMUNITY
KITCHEN | SWIMMING POOL | DECK AREA | STEAM &
SAUNA | MALE & FEMALE RESTROOM

ENTRANCE



Experience The Allure & Invigoration Of A Luxury Destination

LOBBY



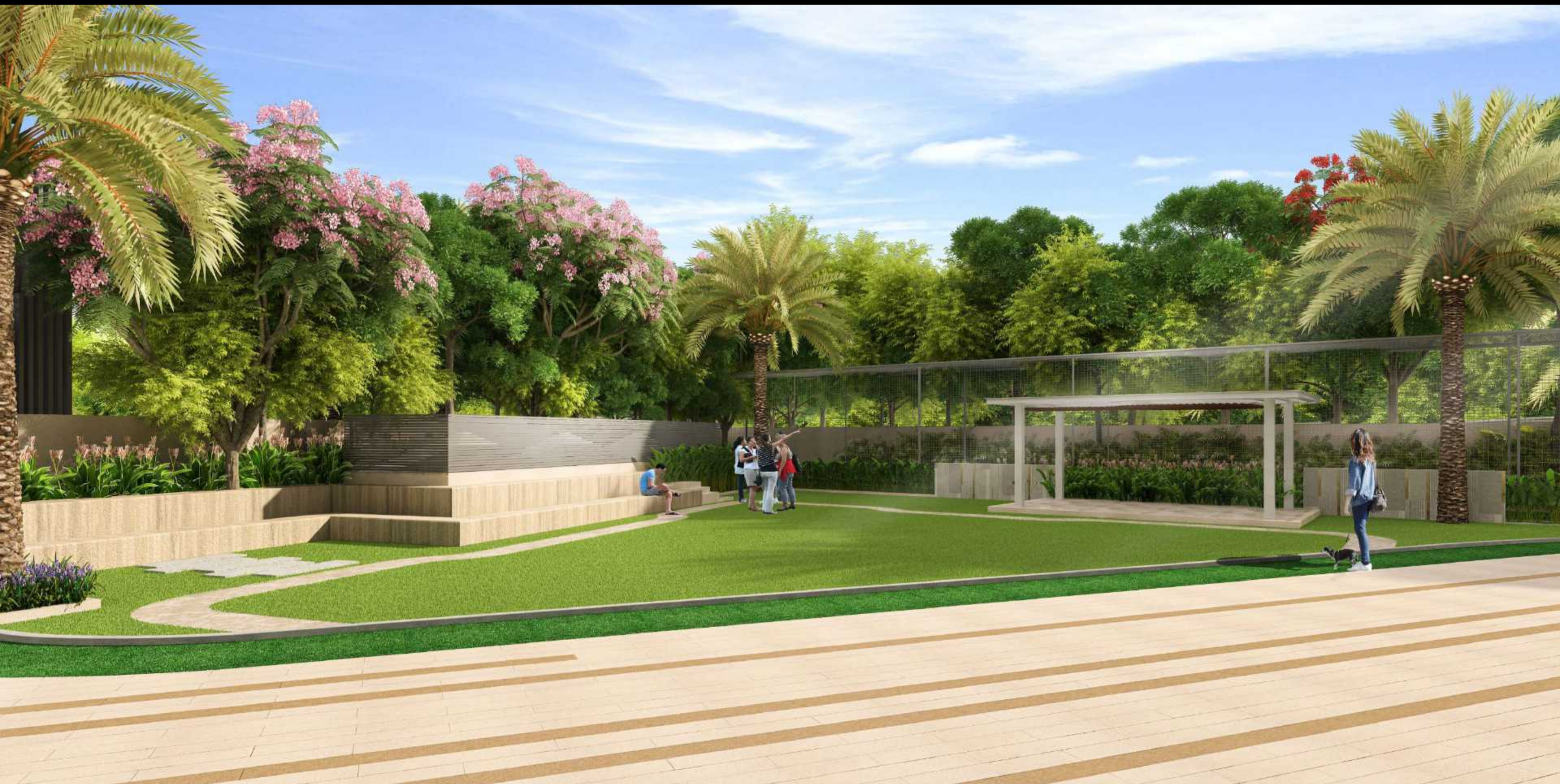
Welcome To A 30ft Height Space That Echos Your Privacy

LOBBY



Even Your Ride Up To Your Abode Is A Highly Exclusive Affair

AMENITIES



Exquisitely Curated Amenities

AMENITIES



Go For The Burn

AMENITIES



Host Of State Of The Art Amenities That Underscore
The Importance Of Living Well & Wellness Itself

AMENITIES



Fitness Center Features High Tech Cardiovascular & Weight Training Facilities, Plus Pilates, Yoga & An Aerobic Studio

AMENITIES



Screening Room With Cutting Edge Audiovisual
Equipment & Theatre Style Seating

AMENITIES



The Owner's Club For Modern & Upscale Lifestyle

AMENITIES



A Stroke Of Brilliance

AMENITIES



Where Guests Feel At Home & Inspired



FLOOR PLAN



The Array Of Venues For
Entertainment, Fitness &
Relaxation Is Extensive

GROUND FLOOR PLAN



47' WIDE SWIMMING POOL | 1665 SQFT GYM |

2275 SQFT MULTIPURPOSE HALL | DOUBLE HEIGHT WAITING LOUNGE

MEZZANINE FLOOR PLAN



850 SQFT MINI THEATRE | 800 SQFT YOGA STUDIO |

STANDARD SIZE BADMINTON COURT | 1000 SQFT INDOOR GAME ZONE

FIRST FLOOR PLAN



Wellness Experience That
Celebrates Your Personal
Expansion

800 SQFT AEROBICS STUDIO | 1000 SQFT SPA

4 GUEST SUITES | 2 CONFERENCE ROOMS

RESIDENTIAL FEATURES



LAKEVIEW RESIDENCES

UNIT	LAYOUT	SIZE
FLOOR 2	LIVING ROOM DINING AREA WET & DRY KITCHEN STORE ROOM DRAWING ROOM FAMILY ROOM 4 SUITES PUJA ROOM HOME THEATRE 2 SIT-OUTS STAFF QUARTER	7073 SQFT
FLOOR 3, 5, 7, 9, 11, 15, 17, 19, 23	LIVING ROOM DINING AREA WET & DRY KITCHEN STORE ROOM DRAWING ROOM FAMILY ROOM 4 SUITES HOME THEATRE PUJA ROOM 1 SIT-OUT STAFF QUARTER	01 SERIES - 6779 SQFT 02 SERIES - 6825 SQFT
FLOOR 4, 6, 8, 10, 12, 14, 16, 18, 20, 22	LIVING ROOM DINING AREA WET & DRY KITCHEN STORE ROOM DRAWING ROOM FAMILY ROOM 4 SUITES HOME THEATRE PUJA ROOM 1 SIT-OUT STAFF QUARTER	01 SERIES - 6813 SQFT 02 SERIES - 6836 SQFT
FLOOR 13, 21	LIVING ROOM DINING AREA WET & DRY KITCHEN STORE ROOM DRAWING ROOM FAMILY ROOM 4 SUITES HOME THEATRE PUJA ROOM 1 SIT-OUT STAFF QUARTER	01 SERIES - 6779 SQFT 02 SERIES - 6825 SQFT

SKYVIEW RESIDENCES

UNIT	LAYOUT	SIZE
FLOOR 24	LIVING ROOM DINING AREA BAR COUNTER KITCHEN STORE ROOM FORMAL LIVING PUJA ROOM HOME OFFICE CENTRAL LOUNGE 5 SUITES HOME THEATRE 3 SIT-OUTS 2 STAFF QUARTERS	15,825 SQFT
FLOOR 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 38, 39	LIVING ROOM DINING AREA BAR COUNTER KITCHEN STORE ROOM FORMAL LIVING PUJA ROOM HOME OFFICE CENTRAL LOUNGE 5 SUITES HOME THEATRE 2 SIT-OUTS 2 STAFF QUARTERS	15,276 SQFT
FLOOR 29, 37	LIVING ROOM DINING AREA BAR COUNTER KITCHEN STORE ROOM FORMAL LIVING PUJA ROOM HOME OFFICE CENTRAL LOUNGE 5 SUITES HOME THEATRE 2 SIT-OUTS 2 STAFF QUARTERS	14,927 SQFT

Presenting a
New Paradigm
in
Luxurious Living



LAKEVIEW RESIDENCES



For The Few Most Privileged

LAKEVIEW RESIDENCES



Gourmet Kitchen With Chef's Island Provision



Dreams Become Resplendent Reality In Spacious
Master Suites That Feature Soaring Ceilings

LAKEVIEW RESIDENCES



Social Room With Audiovisual Entertainment Lounge

LAKEVIEW RESIDENCES



Master Bathrooms Designed To Evoke A Mood Of
Elegance & Indulgence



FLOOR PLAN



Floor Plans Serve To Optimize
Dwellers Access To Abundant
Natural Light & Expansive Views
Of The City, Water Bodies & Parks

FLOOR PLAN



FLOOR : 2ND

TOTAL AREA OF FLAT : 7073 SQFT

FLOOR PLAN



FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 15TH, 17TH, 19TH, 23RD

TOTAL AREA OF FLAT : 6779 SQFT & 6825 SQFT

FLOOR PLAN



FLOOR PLAN - 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH, 22ND

TOTAL AREA OF FLAT - 6813 SQFT & 6836 SQFT

FLOOR PLAN



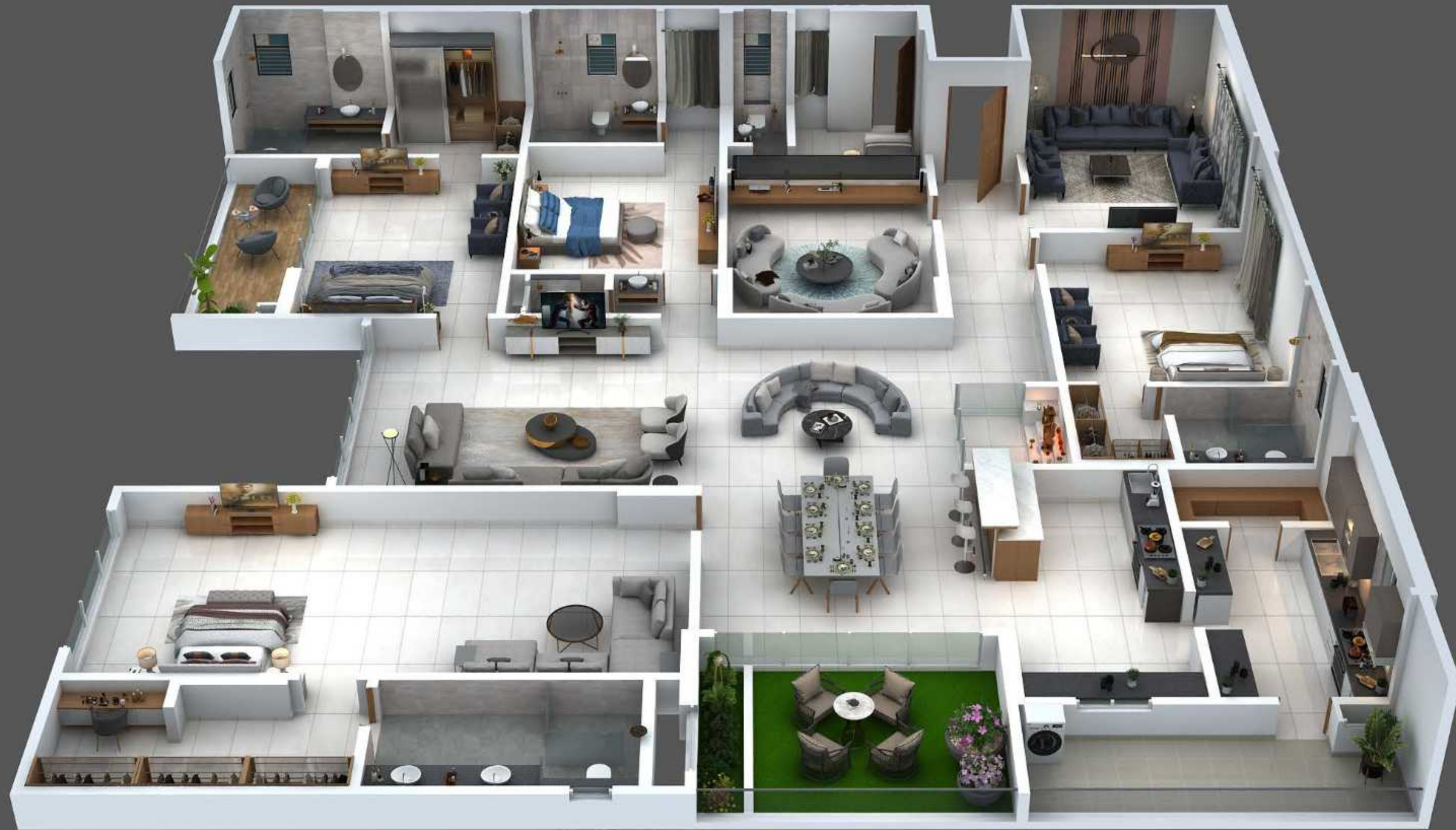
FLOOR : 13TH, 21ST

TOTAL AREA OF FLAT : 6779 SQFT & 6825 SQFT

ISOMETRIC VIEW



ISOMETRIC VIEW



*Come Home
To A Floor
Entirely
Your Own*



SKYVIEW RESIDENCES



Come To A Paradise That Never Ceases To Amaze,
To Live A Dream In Your Very Own Space

SKYVIEW RESIDENCES



A Serene Space Of Prayer

SKYVIEW RESIDENCES



A Culinary Temple

SKYVIEW RESIDENCES



Tasteful Articulation Of Interior Social Spaces

SKYVIEW RESIDENCES



Celebration Of Light & Space

SKYVIEW RESIDENCES



Connoisseurs Of Luxury Will Find Their Match Here

SKYVIEW RESIDENCES



Masterfully Designed For Living A World Class Lifestyle

SKYVIEW RESIDENCES



All Master Suites Complemented With Dedicated
Walk-In-Wardrobe Space

SKYVIEW RESIDENCES



A Faucet Of Luxury With Designer Bathrooms Make
Mornings The Best Part Of Your Day

SKYVIEW RESIDENCES



An All-Entertainer Affair

SKYVIEW RESIDENCES



Verdant & Lush Terraces Of 24 Ft Height Bring Earth To The Sky



FLOOR PLAN



Open Concept Flow Through
Contemporary Floor Plans Are Offered,
Enabling Residents To Bring Their Own
Vision To Interior Design

FLOOR PLAN



FLOOR : 24TH

TOTAL AREA OF FLAT : 15,825 SQFT

FLOOR PLAN



FLOOR : 25TH, 27TH, 31ST, 33RD, 35TH, 39TH

TOTAL AREA OF FLAT : 15276 SQFT

FLOOR PLAN



FLOOR : 26TH, 28TH, 30TH, 32ND, 34TH, 36TH, 38TH

TOTAL AREA OF FLAT : 15276 SQFT

FLOOR PLAN



FLOOR : 29TH & 37TH

TOTAL AREA OF FLAT : 14927 SQFT

ISOMETRIC VIEW



TERRACE



A Place For Both Congregation & Contemplation, Intended For
Young & Old, The Early Riser & The Night Owl & The Naturalist

SPECIFICATIONS

BUILDING

Structure	RCC framed structure with MYVAN construction technology
Plaster External	Single coat cement plastering
Plaster Internal	Gypsum of DR V, G, P super fine gypsum plaster
Painting External	Textured finish with two coats of exterior emulsion paint of reputed make
Parking Area	Two coats of putty, primer & weatherproof / washable paint of reputed make
Common Lobby	All lobbies flooring & lift cladding in Marble / Granite False ceiling in all lobbies as per architect's design
Staircase	Service staircase in granite and fire staircase in tandoor Stone
Lifts	Three high speed automatic passenger elevators of reputed make of SS finish & one service elevator (Schindler, Johnson or equivalent)

LIVING ROOM

Walls	Two coats of putty, one coat of primer & two coats of Royal Aspira of reputed make
Floor	Imported Italian Marble with 3" skirting
Main Door	Size: 9' x 4'5" Frame : Best teak wood with seasoning of 6" x 4" wood section Shutter: 48mm thick door shutter made of solid block board core construction, cross bands and face veneer hot dressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer & PU polish on both sides with premium designer hardware fittings
Windows / French Door	Powder coated aluminum frame for french doors with double glass (DGU) with mosquito mesh of reputed make

BALCONIES / SITOUTS

Walls	Weatherproof paint over external putty of reputed make
Floor	Antiskid imported vitrified tiles (Kajaria, RAK, Nitco or equivalent)

MASTER BEDROOM

Walls	Two coats of putty, primer & two coats of Royal Aspira of reputed make
Floor	Engineered Wooden flooring 6" x 4'
Doors	Size : 8' x 3'3" Frame : Best teak wood with seasoning of 6" x 3" wood section Shutter : 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot dressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings

SUITE ROOMS (1,2,3,4)

Walls	Two coats of putty, one coat of primer & two coats of Royal Aspira of reputed make
Floor	Vitrified tiles of reputed make
Doors	Size : 8' x 3'3" Frame : Best teak wood with seasoning of 6" x 3" wood section Shutter : 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot dressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings

ELECTRICAL

Concealed copper wiring of reputed make (Polycab or equivalent)
Power outlets for geysers and exhaust fans in all bathrooms
Three phase power supply for each unit and individual meter board
Miniature Circuit Breakers (MCB) for each distribution board of reputed make (Havells, legrand or equivalent)
Elegant designer modular electrical switches of reputed make
Plug pins for TV & Audio in living, drawing and all bedrooms

SPECIFICATIONS

KITCHEN

Wet Kitchen

Floor : Antiskid imported quality vitrified tiles (Kajaria, Samony, Rak, Nitco or equivalent)

Modular kitchen of premium brand

Exhaust fan of reputed make (Crompton or equivalent)

Seperate tap connection for municipal water & borewell water

Single bowl sink in the kitchen with single lever spout

Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder & water purifier

UPVC Ventilators

Dry Kitchen

Floor : Vitrified tiles fitting and finish 800 x 800

Modular kitchen of premium brand

Single bowl sink in the kitchen with single lever spout

Utility

Floor : Antiskid and acid resistant tiles of reputed make

Double stainless steel sink

Provision for washing machine & dish washer with CP fittings

Power plugs for washing machine & dish washer

Store

Floor : Antiskid and acid resistant tiles of reputed make

UPVC Ventilators

SERVANT QUARTER

Floor

Antiskid and acid resistant vitrified tile

Door

Main door Size : 9' x 3' & Bathroom door size : 8' x 2'5"

Frame : Best teak wood with seasoning of 5" x 3" wood section

Shutter : 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot dressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer on one side, laminate on other side with premium designer hardware fittings

BATHROOMS

Floor

Antiskid and acid resistant vitrified tile

Door

Size : 8' x 3'

Frame : Best teak wood with seasoning of 6" x 3" wood section

Shutter : 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot dressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings

Sanitary

ALL C.P fittings & sanitary fixtures of reputed make.

Wall mounted EWC with flush valves (From kohler or equivalent)

Thermostat / Single lever diverter with shower of reputed make

Add - on

Wash basins with vanities

Exhaust fans (Crompton or equivalent)

LED glass mirrors

Rain showers in master bedrooms & two children bedrooms (Kohler or equivalent)

UPVC Ventilators

Showers cubicles in bathrooms

Accessories

Towel ring, toilet paper holder, towel rod & soap dish

SALIENT FEATURES

HOME AUTOMATION

Home automation for controlling lights at specific areas

Gas leak detector with shutoff valve

Biometric door lock

Provision to install Wi-Fi

Meter readings with bill alerts

TELECOM & DTH

Telephone points in living room, bedrooms & home theatre

DTH provision in living room & bedrooms

Intercom provision in master bedroom & children's bedroom

Standalone video door phone of reputed make

WTP & STP

Treated water made available through water softening and purification plant in case of bore well

A sewage treatment plant of adequate capacity as per norms will be provided inside the project

Treated sewage water will be used for flushing and landscaping purpose

CAR FACILITIES

Provision for car wash facility in parking area

Dedicated car charging point at parking

GENERATOR

100% DG backup with acoustic enclosure & AMF panel for all units and common area

LPG

Provision of gas supply through a centralized gas bank to all individual units

BMS

Building management software for gas, generator power & general power connection

AIR CONDITIONING

VRV system of reputed make (Daikin, Bluestar, LG or equivalent) in living room, dining room & bedrooms

WASTE MANAGEMENT

Separated bins to collect dry waste (paper, plastic, glass & metals), e-waste (batteries, lamp) & wet waste (organic)

LANDSCAPE & WATER BODIES

Landscaping & water bodies are designed & designated as per the landscape consultant

RAINWATER HARVESTING

Rainwater harvesting through recharge well onsite to improve ground water level

EXTERNAL LIGHTING

Led light posts with lamp fitting in common areas

SECURITY

Sophisticated round the clock security system

Video door phone facility at main door. Intercom facility from security to all units

Panic button and intercom provided in the lift which indeed is connected to security room

Surveillance cameras at the main security gate, lifts, main lobby & common area

Boom barriers at entry for vehicle with mechanical operation

COMPOUND WALL

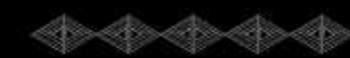
Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.

DEVELOPED BY

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STRUCTURE



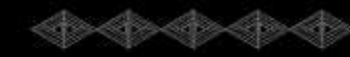
ENGINEER



ARCHITECT



LANDSCAPE ARCHITECT



**RAICHANDANI ADDRESS : 3RD FLOOR, 6-3-354, S B TOWERS, ROAD NO 1,
BANJARA HILLS, HYDERABAD, TELANGANA, 500034**

**EKA ONE ADDRESS : SHANKARPALLI ROAD, AHEAD OF OCEAN PARK,
DIAGONALLY OPPOSITE TO CBIT COLLEGE, HYDERABAD**

RERA NO : P02400005161

Disclaimer : Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings / dimensions shown are for illustrative purposes only and may not be accurate representations of the final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales advisor for details of the treatments specified for individual Apartment / Flat / Shop / Premises.