



WHERE FOUNDATIONS
MEET PARADISE





OUR COMMITMENT TO YOUR DREAM

—
WHERE EXPERIENCE, SKILL, AND DEDICATION
MEET LUXURY — BLISS IS INEVITABLE.
—

At **Sri Karthikeya Constructions**, we take pride in turning dreams into reality.

Since our inception in 2016, we've become one of Hyderabad's fastest-growing and most trusted real estate developers.

With every key we hand over, we deliver more than a home — we deliver a promise of lasting joy. From luxury villas to premium apartments nestled within thoughtfully planned, meticulously crafted gated communities, we offer more than just homes — we offer an unmatched lifestyle. With a strong foundation in quality construction, cutting-edge execution, and a passion for excellence, we are committed to creating spaces that embody elegance, comfort, and sophistication. Welcome to a home you'll fall in love with — again and again.



WELCOME TO YOUR

Legacy

Dear Distinguished Home Buyer,

In the heart of Hyderabad's most coveted locale — where palm trees whisper timeless tales and contemporary design echoes the language of luxury — **Karthikeya Rock Palms** rises as more than just a villa community. It is a symbol of your success, a reflection of your refined taste, and a sanctuary where your family's most cherished memories are waiting to unfold.

Karthikeya Rock Palms proudly unveils this crown jewel of residential excellence — where every villa is a work of art, every amenity rivals the finest world-class resorts, and every day feels like a serene escape in your own private paradise.

Welcome to a life that doesn't just meet expectations — it redefines them.

THE KARTHIKEYA ROCK PALMS PROMISE

More than villas — we create sanctuaries where every corner reflects serenity, every stone speaks of elegance, and every moment feels like home



A REFLECTION OF
YOUR BEAUTIFUL
Dream



PROJECT

Highlights

Total Villas : 75 Luxury Villa Units

Total Area : 5 Acres

Construction : G+2 Independent Villas

Villa Types : 4 BHK of Configuration

Open Area : Close to 10% Parks & Totlot

Clubhouse : World Class Amenities & Facilities

HMDA
APROVED
LAYOUT

5
ACRES

20+
AMENITIES

100%
VAASTU

10%
OPEN SPACES

75
UNITS

CLUB
HOUSE

LIFT
PROVISION

OPEN
PARTY
AREA

24/7
WATER
AVAILABLE

SAFETY
& **SECURITY**

24/7 SECURITY SERVICES
CCTV SURVEILLANCE
SOLAR FENCING

MULTI-
PURPOSE
PLAY
COURT

100%
POWER BACK UP IS
ONLY COMMON
AREAS

OUT DOOR
SPORTS
& ACTIVITIES

AIR
CONDITIONER
GYM

ELDERS
SEATING
ZONES

WALKING
AND
JOGGING
AREAS

INDOOR
GAMES

SPELLING
MULTI-
PURPOSE
HALL

WHERE LUXURY IS AN EVERYDAY OCCURRENCE

We believe your family deserves nothing but the best. That's why we've created a community designed to surround them with comfort, nurture their growth, and offer a lifestyle where luxury feels effortless and every moment matters.



WEST FACING
VILLA ELEVATION (3D)



EAST FACING
VILLA ELEVATION (3D)



200 EAST FACING

ROCK PALMS
4 BHK LUXURY VILLAS



GROUND FLOOR PLAN

Built-up Area: 2700 sq.ft
Features: Lift Provision



FIRST FLOOR PLAN



SECOND FLOOR PLAN

200 WEST FACING

ROCK PALMS
4 BHK LUXURY VILLAS



GROUND FLOOR PLAN

Built-up Area: 2700 sq.ft
Features: Lift Provision



FIRST FLOOR PLAN



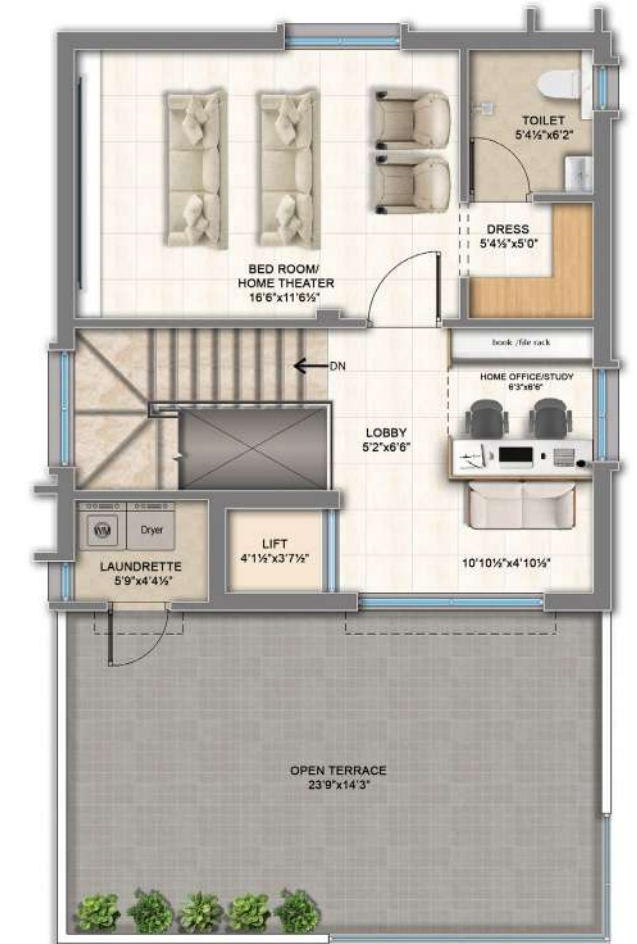
SECOND FLOOR PLAN

180 EAST FACING

ROCK PALMS
4 BHK LUXURY VILLAS



Built-up Area: 2442 sq.ft
Features: Lift Provision



180 WEST FACING

ROCK PALMS
4 BHK LUXURY VILLAS



GROUND FLOOR PLAN

Built-up Area: 2442 sq.ft
Features: Lift Provision



FIRST FLOOR PLAN



SECOND FLOOR PLAN

167 EAST FACING

ROCK PALMS
4 BHK LUXURY VILLAS



GROUND FLOOR PLAN

Built-up Area: 2255 sq.ft
Features: Lift Provision



FIRST FLOOR PLAN



SECOND FLOOR PLAN

167 WEST FACING

ROCK PALMS
4 BHK LUXURY VILLAS



GROUND FLOOR PLAN

Built-up Area: 2255 sq.ft
Features: Lift Provision



FIRST FLOOR PLAN

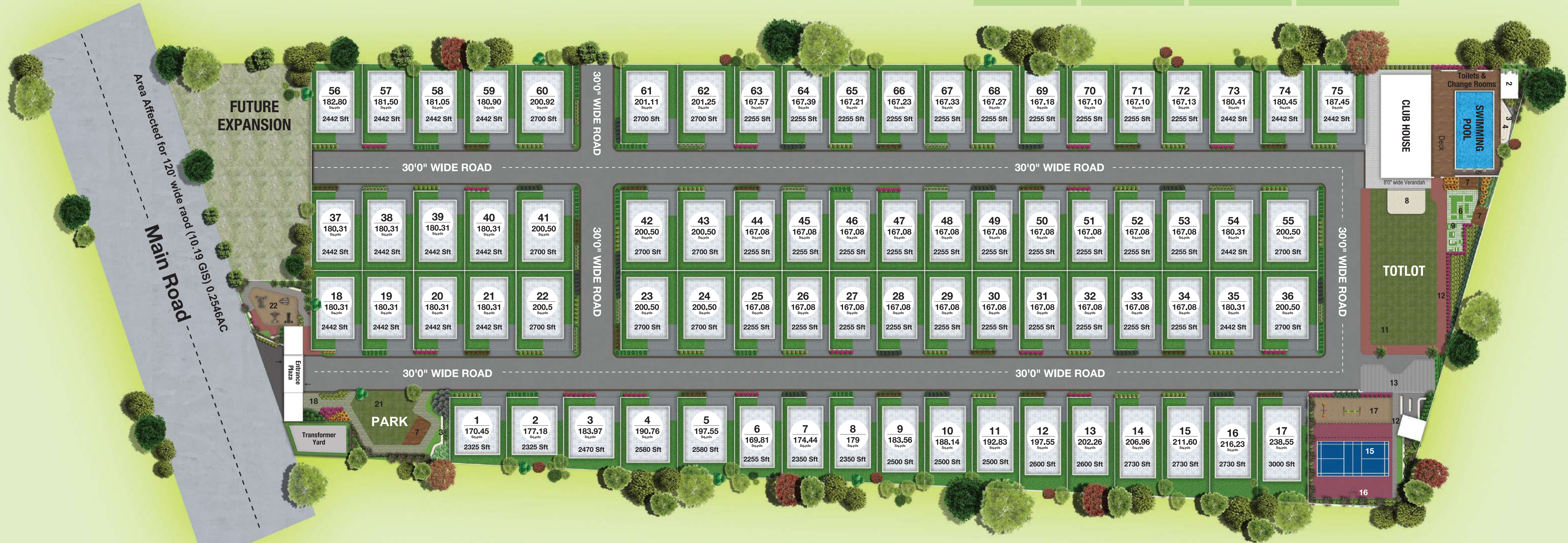


SECOND FLOOR PLAN

MASTER PLAN

SITE LAYOUT

5.0 ACRES	75 VILLAS	4 UNIQUE PARKS	5 STAR AMENITIES
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- 1. Boundary Plantation
- 2. Change Rooms
- 3. Seating
- 4. Pavilion
- 5. Sculpture With Gravel Bed
- 6. Lawn With Stepping Stones

- 7. Deck with Pergola
- 8. Stage
- 9. Handwash
- 10. Herbal Garden
- 11. Party Lawn with Stage
- 12. Pathway

- 13. Skating Rink
- 14. Seating Plaza
- 15. Multipurpose Court with Box Cricket
- 16. Basket Ball Hoop
- 17. Children Play Area
- 18. Paved Area

- 19. Sculpture with Plantation
- 20. Plantation
- 21. Lawn
- 22. Outdoor Gym



IT'S TIME TO
RETHINK YOUR

Home





EXPERIENCE THE ART OF

Elevated Living

Welcome to a luxury lifestyle community where architectural elegance meets purposeful design. Each exquisitely crafted villa blends contemporary aesthetics with timeless principles, redefining what it means to live in harmony with both nature and space.

At the heart of the design philosophy lies a seamless integration of public and private realms—ensuring comfort, privacy, and community in equal measure. Carefully curated spatial layouts allow for a smooth, organic flow between indoor and outdoor living areas, inviting natural light, air, and energy to circulate freely throughout the home.

Rooted in the ancient science of Vaastu Shastra, every villa is meticulously aligned to foster balance, well-being, and positive energy. Each residence is fully Vaastu-compliant, combining spiritual wisdom with modern sensibility to support a life of prosperity and peace.

Designed on a precise rectangular plan, the architecture eliminates inefficiencies and dead spaces, ensuring every square foot is functional, elegant, and livable. This geometric clarity not only optimizes space but also enhances the overall spatial experience.

This is not just a home—it is a thoughtfully curated sanctuary where design serves both form and function, luxury meets intention, and every element speaks to a life well-lived.



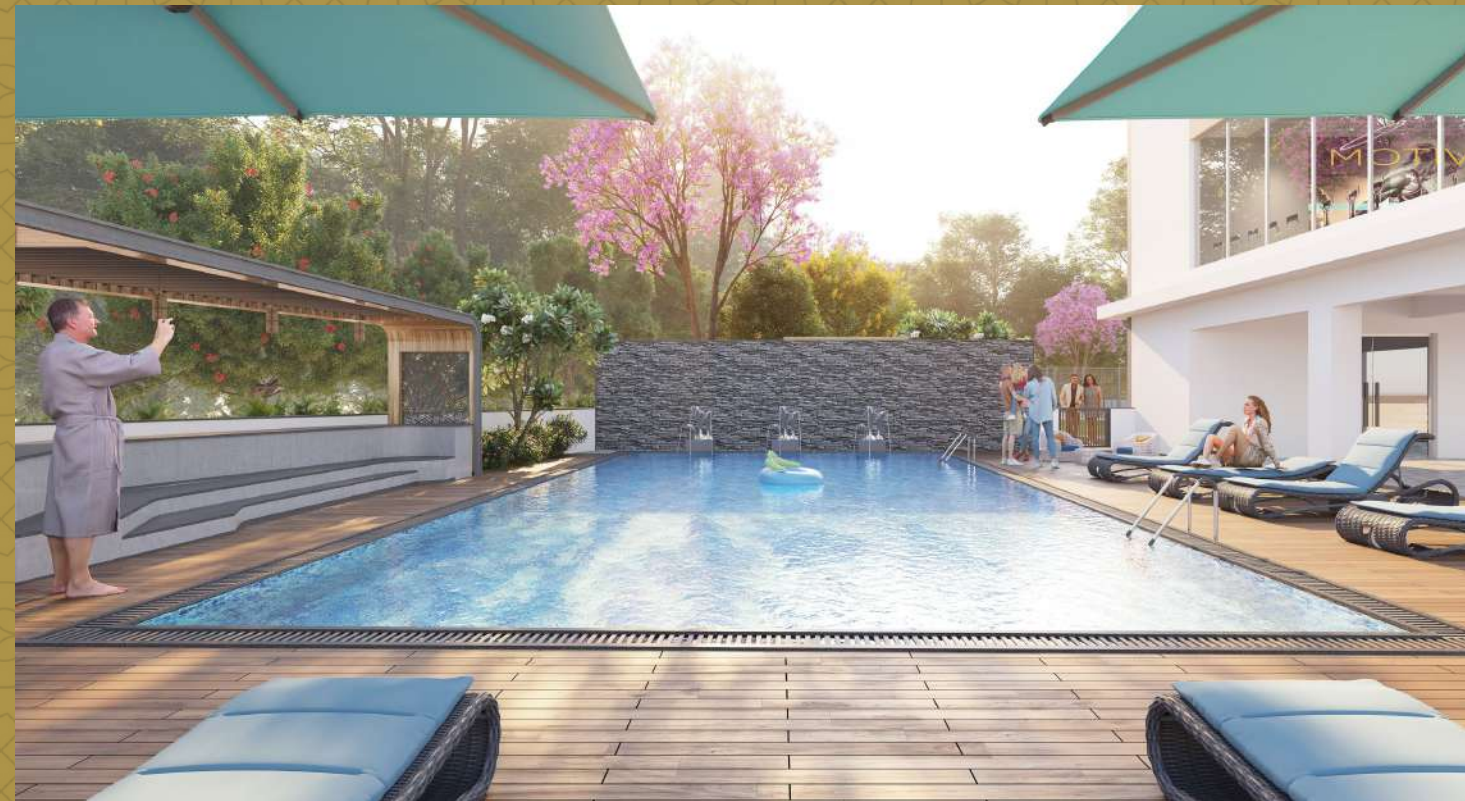
CLUB HOUSE

*Life is always
Exciting here*

The exclusive three-level clubhouse at **Rock Palms** is more than just an amenity—it's a vibrant hub designed for connection, wellness, and relaxation. Whether you're looking to socialize, stay active, unwind, or simply enjoy quality time, there's something for everyone — across every generation. At Rock Palms, the clubhouse is where community comes to life.

LANDSCAPE DESIGN

- **Open Spaces:**
Maximum greenery preservation
- **Central Boulevard:**
Grand entrance with palm-lined avenue
- **Themed Gardens:**
Children Play Area, Open Party Area with Lush Greenery
- **Water Features:**
Reflection Pool



AMENITIES & FACILITIES



Multipurpose Hall



Air-Condition Gym



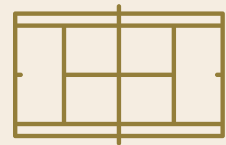
Open Party Area



Childrens' Play Area



Indoor Games



Multipurpose Court



Children Waiting Area



Swimming Pool



Skating Area



Seating Decks With Modern Pavilions



Cricket Net Area



Open Gym

SPECIFICATIONS

STRUCTURE

RCC – Framed structure

SUPER STRUCTURE

9" External walls and 4.5" Internal Walls

SOLAR POWER FENCING

Solar-power fencing all around the site compound wall

FLOORING AND DADO

2x4 vitrified tiles in hall, dining and remaining bedrooms of premium make. Rustic ceramic tiles in balconies. Glazed ceramic tile dado up to 7' height in all bathrooms, of reputed brand

PAINTING

Premium emulsion paints with putty inish for interior walls and ceiling of premium brand. Premium exterior emulsion paint with putty or textured finish for exteriors as per architectural specifications. Polish for main door, and enamel paint for all other doors

LANDSCAPES AND HARDSCAPES

Beautifully designed landscapes and hardscapes along the walk track, activity zones, children's play areas etc. Exclusive lighting is provided for safe community living

WATER PROOFING

For all Toilets, Wash areas and open Terrace

POWER BACK-UP

Power back-up for common areas

STP

Treated Water For Flush Tanks & Landscape

PLUMBING AND SANITARY

EWC with flush tank of reputed make. Master and children's toilet of reputed make. Single-lever fixtures with shower CPVC pipes for plumbing of premium make

DOORS AND WINDOWS

Main Door : Teak Wood Frame With Teak Veneer Shutter
Internal Doors: Engineered Wood Frame With Flush Shutters
French Doors: UPVC sliding doors with clear glass with Mosquito mesh
Windows UPVC: UPVC sliding windows with clear glass with Mosquito mesh

TELECOM

Telephone point in living area

CABLE TV

Provision for cable TV in master bedroom and living room

INTERNET

Provision for Internet connection in hall and master bedroom

NOTE

Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.

ELECTRICAL

PVC insulated wires of premium make. Power outlets for geysers in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen. Plug points for refrigerator and T.V. wherever necessary. Three-phase supply for each villa. AC point in all bedrooms and halls.

KITCHEN

Provision For Municipal & Bore Water Connection
 Provision For Fixing of Exhaust Fan & Chimney

LOCATION MAP

(Not to Scale)



LOCATION ADVANTAGES

- Close to **Gateway IT Park**, Kandlakoya
- Close to proposed **IT Parks** in 500 Acres
- **2 min** to Marri Laxman Reddy Eng College
- **2 min** to Aeronautical Eng College
- **2 min** to Vitalis International School
- **5 min** to **exit 5** Out Ring Road (ORR)
- **6 min** to Ryan International School
- **10 min** Arundhathi Institute of Medical Sciences & Hospitals
- **15 min** to Malla Reddy Multipurpose Hospital



Scan for Location

Map not to Scale

COMPLETED PROJECTS



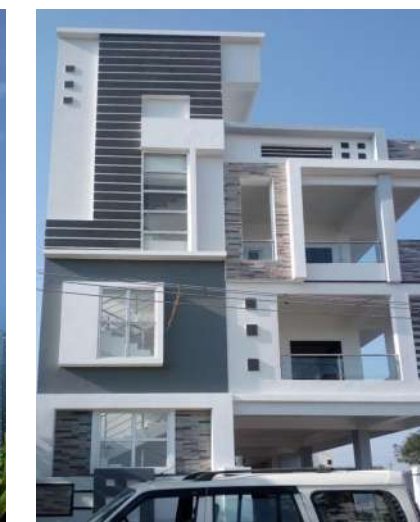
Sri Karthikeya Bliss, Bachupally



Sri Karthikeya Residency, Mallampet



Srinivasam Pragathinagar



Karthikeya, Pragathinagar



Karthikeya Nest, Mallampet



SRI KARTIKEYA DEVELOPERS

Site Address:

Sy. No 347/P, Dundigal,
Gandimaisamma, Hyderabad
Telangana - 500043

Reg. Office Address:

Ground Floor, Narendra Complex
Praneeth Antilia Road,
Bachupally, Hyderabad - 500090



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