



A PRIVILEGE CLOSE TO YOUR HEART

3 & 4 BHK LUXURY VILLAS



KRYSTAL
VILLAS

— For the privileged few —

SHEELANAGAR, VISAKHAPATNAM



MANA VIZAG
MANA VILLA
MANA KRYSTAL

THE FINEST GATED COMMUNITY IN THE RISING NEIGHBOURHOOD

A great lifestyle is waiting for you in a rapidly transforming neighbourhood – SHEELANAGAR, Visakhapatnam.



Ramky Estates & Farms Limited is a pioneer in redefining luxury and community living for the past 26 years. Today, everyone looks upto Ramky as another name for Trust, Quality, and Superior lifestyle. This Villa project is yet another shining beacon from Ramky Estates & Farms Limited.

STEP INTO THE PRIVILEGED LIFESTYLE

Ramky Krystal Villas is a gated community of 99 specially crafted Villas designed to have more trees than concrete structures. Elevate your life to the new heights with a healthy lifestyle.

The cosy community is designed to protect your exclusivity in the community while allowing you to take all luxuries for granted. Ramky Krystal Villas is luxuriously spread in 8.7 acres nestled in the middle of nature untouched by the metropolitan rush.



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STEP INTO A HAPPENING LOCATION

Sheelanagar is well connected to reputed Schools, Educational Institutions, Offices and PSUs.

Set in a thriving locality of Southern Visakhapatnam, the project is very close to the Airport, Railway station, and Bus station.

From Ramky Krystal Villas you are a short drive away from Malls, Multiplexes, Shopping centres, Entertainment zone, Multi-specialty Corporate Hospitals and Clinics.



Not to scale



Ramky Krystal Villas is situated in quiet, sheltered Sheelanagar, one of the most desirable addresses in Visakhapatnam. Centrally located, it is close to just about everything that matters to you. Also close by is the Ramky Jawaharlal Nehru Pharma City, a prestigious 2400 acre pharmaceutical SEZ. It is an address which is already in the spotlight and is all set to become more worthy with time.





STEP INTO A PERFECTLY BALANCED LIFE

Ramky Krystal Villa is a unique project where modern architectural intelligence and unmatched design sensibilities combine with the world class amenities.

Each Villa allows you to interact with nature every time you open the doors. The immaculately crafted 3 & 4 BHK Villas allow you to breathe more, feel a little more and, live a lot more making your home a privilege close to your heart.



A privilege close to your heart



STEP INTO YOUR DELIGHTFUL HOME

Every day is a beautiful experience at Ramky Krsytaal Villas. Every Villa is a perfect blend of classic and contemporary. The spacious homes with the large French windows allow abundant sunlight and fresh air. It is thoughtfully designed to ensure best utilization of the space.

The anti-skid tiles in the toilets, sophisticated bath fittings add luxury to your everyday living. Each Villa has ample space for car park and private garden marking your exclusivity.



A privilege close to your heart









STEP INTO THE WORLD OF EMINENCE












You have more reasons to smile with a perfect view complementing the life that is fuller and richer. A quiet stroll in neatly landscaped gardens, an amphitheatre to enjoy the art of your taste, an elder-friendly garden, a well managed in-community traffic system, and state of the art security features for hassle free living. Sweat out on the lawn Tennis court, Cricket nets, Basketball court, Running tracks, etc.



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STEP INTO PREMIUM AMENITIES

-  Entrance Plaza with Security Cabins
-  Landscaped Gardens
-  Amphitheatre
-  Tennis Court
-  Senior Citizen Lawn
-  Kids Zone with Sand Pit & Play Equipment
-  Jogging Track
-  Service Yard
-  Sewage Treatment Plant
-  Water Treatment Plant
-  Rain Water Harvesting Pits







STEP INTO A LEAGUE OF YOUR OWN















An exclusive clubhouse with plethora of amenities caters to the privileged few. Get into the best version of you with fully equipped gym, Yoga and spa facilities. Push your limits to improve your stamina and cool off your everyday toil in the swimming pool. Enjoy a thriving social life and a space to unwind and rejuvenate. A home at Ramky Krystal Villas is not just a home for you to go back to, but a place you love going back to.



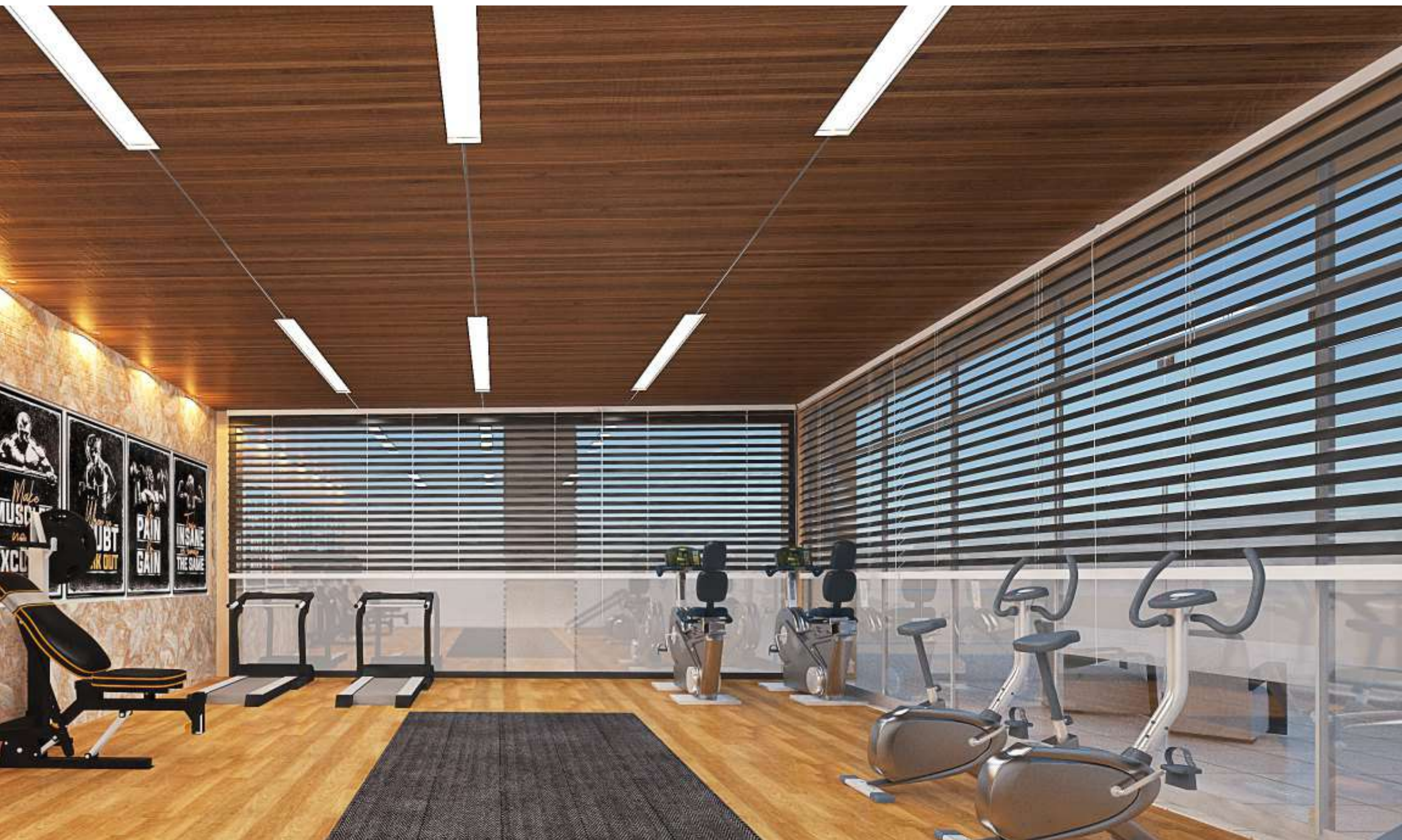
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STEP INTO A VIBRANT CLUBHOUSE

-  Reception with Waiting Lounge
-  Swimming Pool with Toddler's Pool
-  Multipurpose Hall
-  Air-conditioned Gym
-  Aerobics & Meditation Room /
Yoga Room
-  Business Lounge
-  Indoor Badminton Court
-  Guest Rooms
-  Provision for Cafeteria
-  Provision for Convenience Store
-  Provision for ATM
-  Provision for Association Office
-  Provision for Spa / Salon
-  Provision for Crèche







A HUMONGOUS SPACE



A privilege close to your heart

MASTER PLAN

Type	Facing	BHK	Plot Area In Sq.Yds	Saleable Area In Sq.ft.
A	EAST	3	191	2135
B	EAST	3	220	2535
C	WEST	3	220	2440
D	EAST	4	267	3165
E	WEST	4	267	3105
F	NORTH	4	290	3305
G	WEST	3	241	2390
H	NORTH	4	273	2235
I	WEST	4	360	3100
J	WEST	4	260	3020



SPECIFICATIONS

Structure	R.C.C. framed structure to withstand Wind & Seismic Loads
Super Structure	Block masonry for Internal & External Walls
Doors / Windows & Ventilators	<p>MAIN DOOR: Engineered wood / Hard wood frame with veneer shutter on both sides and fitted with Dorset / Godrej / Equivalent make hardware</p> <p>INTERNAL DOORS: Engineered wood / Hard wood frame with shutter painted / laminated on both sides fitted with Dorset / Godrej / Equivalent make hardware</p> <p>FRENCH DOORS: UPVC sliding doors with provision for mosquito mesh of NCL / Fenetre / Framecraft / Ambieance / magnus / Equivalent make</p> <p>WINDOWS: UPVC windows with mosquito mesh and grills in ground and first floors of NCL / Fenetre / Frame craft / Ambieance / magnus / Equivalent</p>
Painting	<p>INTERNAL: Smooth finish with two coats of premium acrylic emulsion paint of Asian / Berger or Equivalent, over a coat of primer.</p> <p>EXTERNAL: Combination of texture and exterior emulsion paint of Asian / Berger or Equivalent.</p>
Flooring & Dadoing	<p>2x2' Vitrified Tiles of RAK / Nitco / Varmora / Equivalent make for Bedrooms, Dining & Drawing Rooms, Kitchen.</p> <p>Anti skid Ceramic Tiles (1'x1') in Toilets of RAK / Nitco / Varmora / Kajaria / Equivalent</p> <p>Ceramic Tile Dado upto 7 Feet Height in all toilets RAK / Nitco / Varmora / Equivalent make</p> <p>KITCHEN COUNTER: Granite Platform with 2 Feet Height Ceramic Tile dado (RAK / Nitco / Varmora / Kajaria / Equivalent) and Sink with drain board (Nirali / Cera / Franke / Equivalent)</p> <p>BALCONIES: 1'x1' Anti-skid ceramic tiles (RAK / Nitco / Varmora / Kajaria / Equivalent)</p> <p>PARKING AREA: Paver Tiles / concrete</p> <p>UTILITY AREA: Ceramic tile dado upto 3' height of RAK / Nitco / Outone / Equivalent make.</p>

Bathrooms	Wash basins of Cera / Kohler / Hindware / Parryware / Equivalent make
	Wall mounted EWC of Cera / Kohler / Hindware / Parryware / Equivalent make
	Provision for Geysers, light point and exhaust fan points in all Bathrooms.
Electrical	Power outlets for Air Conditioners in Living / Drawing and Bedrooms.
	Power plug for cooking range chimney, refrigerator, microwave ovens, mixer grinders, washing machine in utility area
	Fan, Light & 5 amps sockets in all rooms
	2 no.s of 5 amps, provision for cable point in living area, Master and 2nd Bedroom
	3 phase supply for each unit and individual Prepaid Energy meters
	All electrical items of Legrand / Crabtree / Anchor / Panasonic / MK / Honeywell Equivalent
Telecom	Telephone / Intercom Point in Ground Floor
Internet	Provision for internet connection in each Villa
STP	Sewage Treatment Plant - Recycled water shall be used for flushing and landscaping works
Water Treatment	Water Treatment with softener
Water Supply	Hydropneumatic system for Domestic Supply with water meters for each Villa.
Generator	100% Power backup for common areas & Power backup 1000W for each unit
Security / BMS	Solar fencing over the boundary Wall
	Surveillance cameras at the Main Security Entry / Exit Points



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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

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

COMMERCIAL

HYDERABAD

Ramky Selenium | Ramky Towers-Grandiose | Ramky Coral

INTEGRATED TOWNSHIP

Hyderabad: Ramky Discovery City
Warangal: Ramky Enclave

6500
Happy Families



9 MILLION sq.ft.
Residential and Commercial
Projects Delivered



26 YEARS
in Creating
Spaces for Life



13 MILLION sq.ft.
Under Various Stages of
Construction



8 MILLION sq.ft.
Ready to Launch



**RAMKY ESTATES &
FARMS LIMITED**

PRESTIGIOUS AWARDS



TIMES BUSINESS AWARDS HYDERABAD 2021



BEST INTEGRATED
TOWNSHIP OF THE YEAR
**RAMKY INTEGRATED
TOWNSHIP LIMITED**
Ramky Discovery City



BEST REAL ESTATE
DEVELOPER OF THE YEAR
**RAMKY ESTATES &
FARMS LIMITED**

TYPE - A: Typical Floor Plan

191 sq.yds. | 2135 sq.ft. | East Facing | 3 BHK



GROUND FLOOR



FIRST FLOOR



TERRACE

Type - A | 209 sq.yds. | 2135 sq.ft.



TYPE - B: Typical Floor Plan

220 sq.yds. | 2535 sq.ft. | East Facing | 3 BHK



Type - B | 230 sq.yds. | 2535 sq.ft.



TYPE - C: Typical Floor Plan

220 sq.yds. | 2440 sq.ft. | West Facing | 3 BHK



Type - C	235 sq.yds.	2440 sq.ft.
Type - C	244 sq.yds.	2440 sq.ft.
Type - C	310 sq.yds.	2440 sq.ft.
Type - C	317 sq.yds.	2440 sq.ft.
Type - C	353 sq.yds.	2440 sq.ft.



TYPE - D: Typical Floor Plan

267 sq.yds. | 3165 sq.ft. | East Facing | 4 BHK



FIRST FLOOR



TERRACE

Type - D | 333 sq.yds. | 3165 sq.ft.
 Type - D | 334 sq.yds. | 3165 sq.ft.



TYPE - E: Typical Floor Plan

267 sq.yds. | 3105 sq.ft. | West Facing | 4 BHK



TYPE - F: Typical Floor Plan

290 sq.yds. | 3305 sq.ft. | North Facing | 4 BHK



Type - F | 292 sq.yds. | 3305 sq.ft.
 Type - F | 296 sq.yds. | 3305 sq.ft.
 Type - F | 298 sq.yds. | 3305 sq.ft.



TYPE - G: Typical Floor Plan

241 sq.yds. | 2390 sq.ft. | West Facing | 3 BHK



TYPE - H: Typical Floor Plan

273 sq.yds. | 2235 sq.ft. | North Facing | 4 BHK



Type - H | 353 sq.yds. | 2235 sq.ft.



TYPE - I: Typical Floor Plan

360 sq.yds. | 3100 sq.ft. | West Facing | 4 BHK



Type - I | 454 sq.yds. | 3100 sq.ft.



TYPE - J: Typical Floor Plan

260 sq.yds. | 3020 sq.ft. | West Facing | 4 BHK



GROUND FLOOR



FIRST FLOOR



TERRACE

Type - B | 230 sq.yds. | 2535 sq.ft.





KRYSTAL VILLAS

— For the privileged few —

www.ramkyonekrystal.com

Project Architect
Sudheer Associates

Project Structural Consultant
VAP Engineers

Project MEP Consultant
Sarathi Consultants

Project Landscaping Consultant
Conifer Landscapes

RAMKY ESTATES & FARMS LIMITED

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Andhra Pradesh - 530 012

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The project is being developed by
Ramky in joint development with



Member
CREDAI

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<https://rera.ap.gov.in/>

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