

Neighborhood:

- Microsoft
 - Infosys
 - Franklin Templeton
 - Brigade Corporatin
 - Polaris
 - Sierra Atlantic
 - Andhra Bank
 - Andhra Pradesh State Finance Corporation
 - Honeywell
 - Virtusa
- Wipro
 - Infotech
 - Capgemini
 - Flagstone
 - ICICI Bank
 - CTS
 - ISB
 - ICAI
 - TCS
 - Accenture



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Real value in a changing world

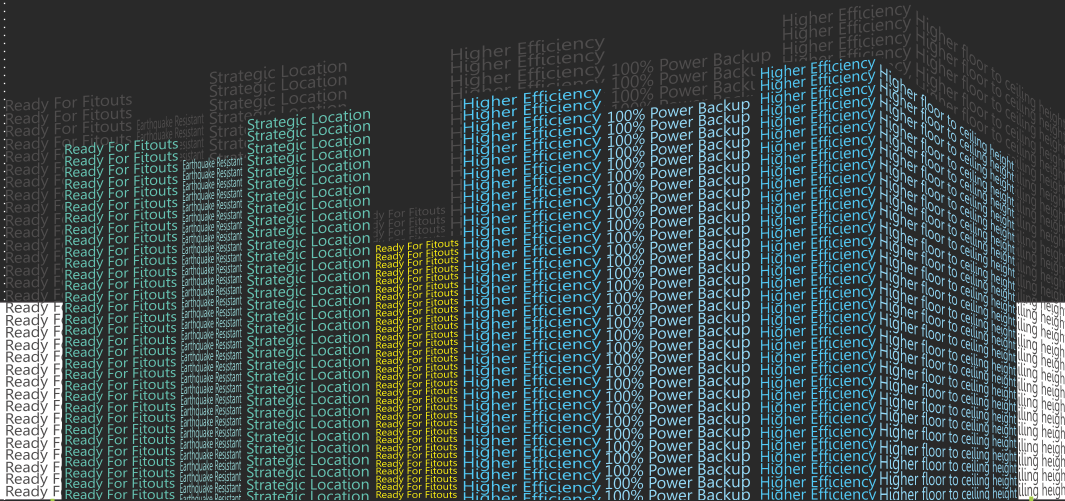


Ramky Estates & Farms Ltd.

Plot No. 23, Rohini Layout, Opp. Cyber Towers, Hitech City,
Hyderabad- 81. India.



Selenium
— FROM RAMKY —





Welcome to instant gratification

Welcome to Ramky Selenium - a smart office space in Hyderabad’s most happening Financial District, Nanakramguda. Selenium is hosted in 3.38 acre of designer landscape at the emerging CBD with salubrious greenery, supreme safety, incredible convenience and 100% value.

Beaming a trendy designer facade fashioned for a minimalistic yet stylish corporate look, Ramky selenium makes for a proud commercial address. The property has two towers rising up to 10 floors. The structural design is truly thoughtful as evident in the roomy vertical space featuring a floor to ceiling height of 12’3” apart from an incredible 83.56% floor efficiency. Centralized air conditioning, 6 No.s Passenger & 2 freight vertical transportation, 500 car park area, generators for 100% power back-up and a host of modern amenities complete the office requirements of demanding corporates.

Ramky Selenium has been conceptualised, developed & built by leading architects, consultants & engineers. For organizations which seek value without compromising on quality, Ramky Selenium makes for an ideal office space.

Ramky Selenium has a great advantage for corporates dwelling in metros. Nanakramguda is attracting globally reputed names in the field of IT, Banking, Financial services, Hospitality and academics, making it a much sought after business destination.

Ramky Selenium has easy access with existing 80 ft road on 2 sides connecting to a 100 ft wide main road and is close to rail, air & road transport hubs.

Project Snapshot

Location	Financial District, Hyderabad
Total land area	3.38 acres
Total Office Space	4.52 lakhs sft divided into two towers (Tower A and Tower B)
No. of Towers	2 Commercial Towers
Total No. of Floors	G + 9 floors
Average Floor Plate	48000 sft (24000 sft in each Tower)
Condition of Premises	Warm Shell Ready for-fit outs
Building Features	Contemporary façade with high performance semi-unitized glazing from Saint Gobain Well designed building with a high efficiency factor of 83.56% 100% Power Back-up designed for 24X7 operations 3 passenger lifts of 20 passenger capacity + 1 Service lift of 1020 Kg capacity for each tower Floor to ceiling height of 12’3” that allows flexibility in the design of the interior spaces. 80 ft high central Atrium and 2 nos. entry & exit ramps for the basement each at entrance & rear side. Equiped with finished toilets All common areas aesthetically designed (with Granite/ Tile flooring & Gyp board ceiling, walls painted with texture/ emulsion etc.) ATM, Cafeteria, Foodcourt & Business centre in ground floor 170KLD STP with MBR technology

Amenities

Car Parking - 500 + cars in 2 basements.
Vertical Transport : Block A - 3 No.s passenger lifts
1 No. freight lift

Block B - 3 No.s passenger lifts
1 No. freight lift

Centralised Air Conditioning of common Areas.
HVAC - Chillers for AHUs

Consultants

Architects	:	Vernekar Associates Pvt.Ltd, Bangalore
Structural Consultant	:	Chetana Consultants, Bangalore
Electrical, HVAC & IBMS Consultant	:	Entask Consultancy Services Pvt.Ltd., Bangalore
Plumbing & Fire fighting	:	Sampath Kumar Associates, Bangalore
Landscaping Consultant	:	Dhruva Associates, Bangalore
Project Management Consultancy	:	Mott Mac Donald



Floor plans

