Breathe.
Live.
Thrive.

RK INFRA

SINCE 1998

RK's Oxygen city

LUXURY VILLAS AT SULTANPUR

Where greenery inspires,
freedom rejuvenates,
and life blossoms
in every moment



Welcome to the

Oxygen

- rich Lifestyle Environment,

for a breath of fresh life accentuated by luxury and cradled in the nature's warmth. Explore the joys of living to the brim with family in a villa and realize your true potential in life.

A Prestigious Project by

RK INFRA

SINCE 1998



THE SPACE TO BREATHE, THE FREEDOM TO LIVE

Step in to RK's Oxygen City, a vibrant villa community where every moment is enriched by lush greenery, open spaces, and the joy of uninhibited living. Here, freedom isn't just a concept; it's a way of life, inspiring you to breathe, thrive, and experience the beauty of villa living at its finest.

RK's Oxygen city

A Villa community designed for a harmonious lifestyle at Sultanpur.

RK's Oxygen city

Villas Designed for
Your Inner Peace



VILLAS BUILT FOR OPEN MINDS AND OPEN SPACES



Experience a New Standard of Green Luxury

Every villa is a masterpiece of thoughtful design:
Premium specifications and intelligent layouts.
Home theaters, sprawling balconies, and serene sit-outs.
Ground-level access for seniors to socialize amidst greenery.
It's supreme symbol of comfort and convenience.
Every moment becomes a celebration in your dream villa.

RK's Oxygen city

Nurtures Family Connections while offering everyone their personal sanctuary.

RK's Oxygen city

PROJECT HIGHLIGHTS

- HMDA & RERA Approved Luxury Project
- 6.15 Acre Community
- 98 Nos 3-BHK Triplex Premium Villas
- 2680 Sft in 168 Sq yds Plots
  3015 Sft in 200 Sq yds Plots
- East & West facing Villas
- Vastu Compliant
- Majestic Entrance Gate
- 24 Hr Security with Intercom & CC Cameras
- 24 hr Water supply

Hyderabad's Outer Ring Road is redefining urban living. As the city grows west and northwards, Sultanpur on the periphery of ORR, emerges as the hub of modern villa communities, IT SEZs, and green neighborhoods. RK's Oxygen City brings you a rare opportunity to experience luxury in oxygen-rich environment in harmony with nature.

Find Your Freedom in the Heart of Nature

Celebrate Luxury Living in an Oasis of Freedom

Rediscover your connection with nature:
Jog along lush green trails.
Play freely in open spaces with your children.
Meditate or practice Yoga under the sky.
RK's Oxygen City villas let you transcend indoor living to embrace the joys of a green-rich neighborhood.

OUTDOORS

- Designer Landscaping
- Jogging track
- 40' & 30' Wide Internal Roads
- Avenue Plantation
- Parks & Play Areas
- Street Lighting

EXCLUSIVE CLUBHOUSE

- Swimming Pool with Kids' Pool
- Gymnasium
- Aerobics/ Fitness Room
- Indoor Games Enclave
- Yoga/ Meditation Studio
- Multipurpose Hall
- Kitchen
- Creche



RK's Oxygen city

Where every moment
is a cherished memory



Connect, celebrate, and unwind with:
Exclusive clubhouse amenities.
Swimming pool, Yoga deck, and meditation zone.
Party spaces and recreational facilities.

Where Every Day Feels Special.

SITE LAYOUT

LEGEND

1. Main Entrance & Exit Gate
2. Entrance Granite Paving
3. Badminton Court
4. Half Basketball Court
5. Deck Under Pergola
6. Cricket Net
7. Junction Pavers
8. Lawn
9. Elders' Sitting Area



VILLA No's	SITE AREA (SQ YDS)	VILLA FACING	GROUND FLOOR (SFT)	FIRST FLOOR (SFT)	SECOND FLOOR (SFT)	TOTAL SLAB AREA
1 to 20	200	WEST	1180	1180	655	3015
21 to 31	168	EAST	1080	1080	520	2680
32 to 42	200	WEST	1180	1180	655	3015
43 to 53	200	EAST	1180	1180	655	3015
54 to 64	168	WEST	1080	1080	520	2680
65 TO 70	168	EAST	1080	1080	520	2680
71 TO 76	200	WEST	1180	1180	655	3015
77 TO 80	200	EAST	1180	1180	655	3015
81 TO 85	168	EAST	1080	1080	520	2680
86 TO 91	168	WEST	1080	1080	520	2680
92 TO 98	200	EAST	1180	1180	655	3015

Experience the perfect blend of modern luxury and nature:
Designer landscapes and spacious layouts.
Oxygen-rich, pollution-free environment.
Excellent connectivity via the Outer Ring Road.
RK's Oxygen City is your gateway to an uncompromising lifestyle infused with greenery, peace, and freedom.

Life Flows Freely in the Lap of Greenery



Type-1

East-facing Triplex Villa

168 Sq yds | 42’0” X 36’0”

AREA STATEMENT

No of Floors	**G+2**
Ground Floor	**1080 Sft**
First Floor	**1080 Sft**
Second Floor	**520 Sft**
Total Area	**2680 Sft**

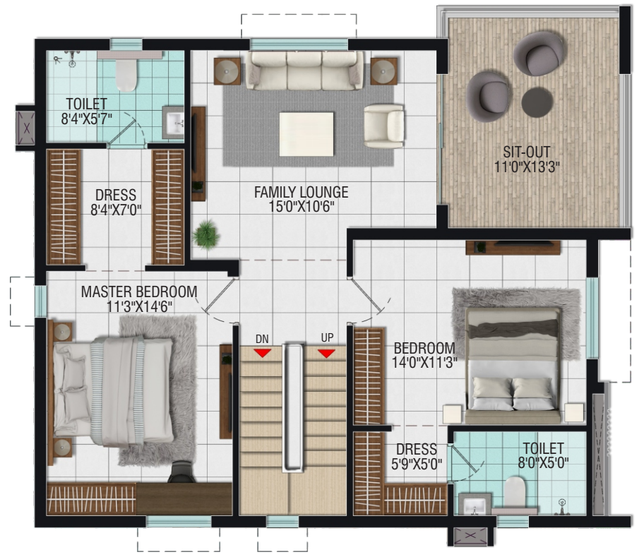


GROUND FLOOR PLAN

SECOND FLOOR PLAN



FIRST FLOOR PLAN







Type-2

West-facing Triplex Villa

168 Sq yds | 41’9” X 36’0”

AREA STATEMENT

No of Floors	**G+2**
Ground Floor	**1080 Sft**
First Floor	**1080 Sft**
Second Floor	**520 Sft**
Total Area	**2680 Sft**

SECOND FLOOR PLAN





GROUND FLOOR PLAN

FIRST FLOOR PLAN







Type-3

East-facing Triplex Villa

200 Sq yds | 50’0” X 36’0”

AREA STATEMENT

No of Floors	**G+2**
Ground Floor	**1180 Sft**
First Floor	**1180 Sft**
Second Floor	**655 Sft**
Total Area	**3015 Sft**

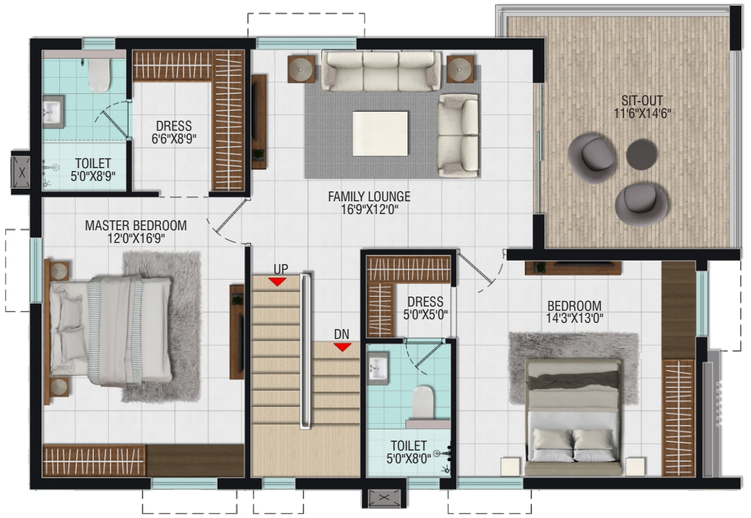


GROUND FLOOR PLAN

SECOND FLOOR PLAN



FIRST FLOOR PLAN







Type-4

West-facing Triplex Villa

200 Sq yds | 50’0” X 36’0”

AREA STATEMENT

No of Floors	**G+2**
Ground Floor	**1180 Sft**
First Floor	**1180 Sft**
Second Floor	**655 Sft**
Total Area	**3015 Sft**

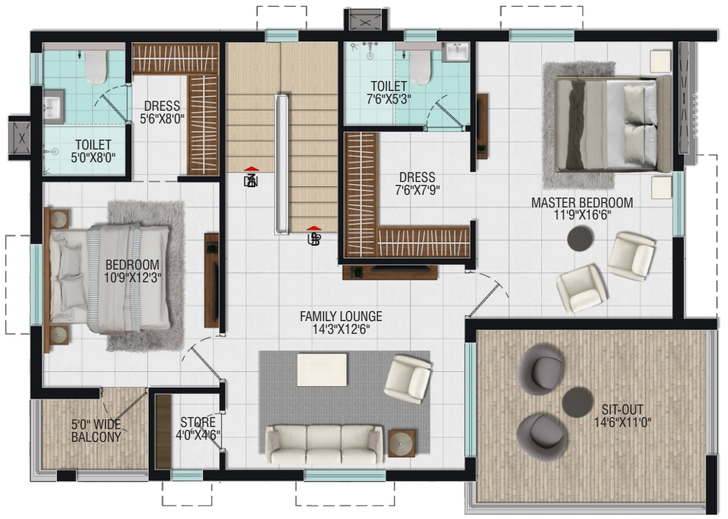


GROUND FLOOR PLAN

SECOND FLOOR PLAN



FIRST FLOOR PLAN





Scan to get Google Maps

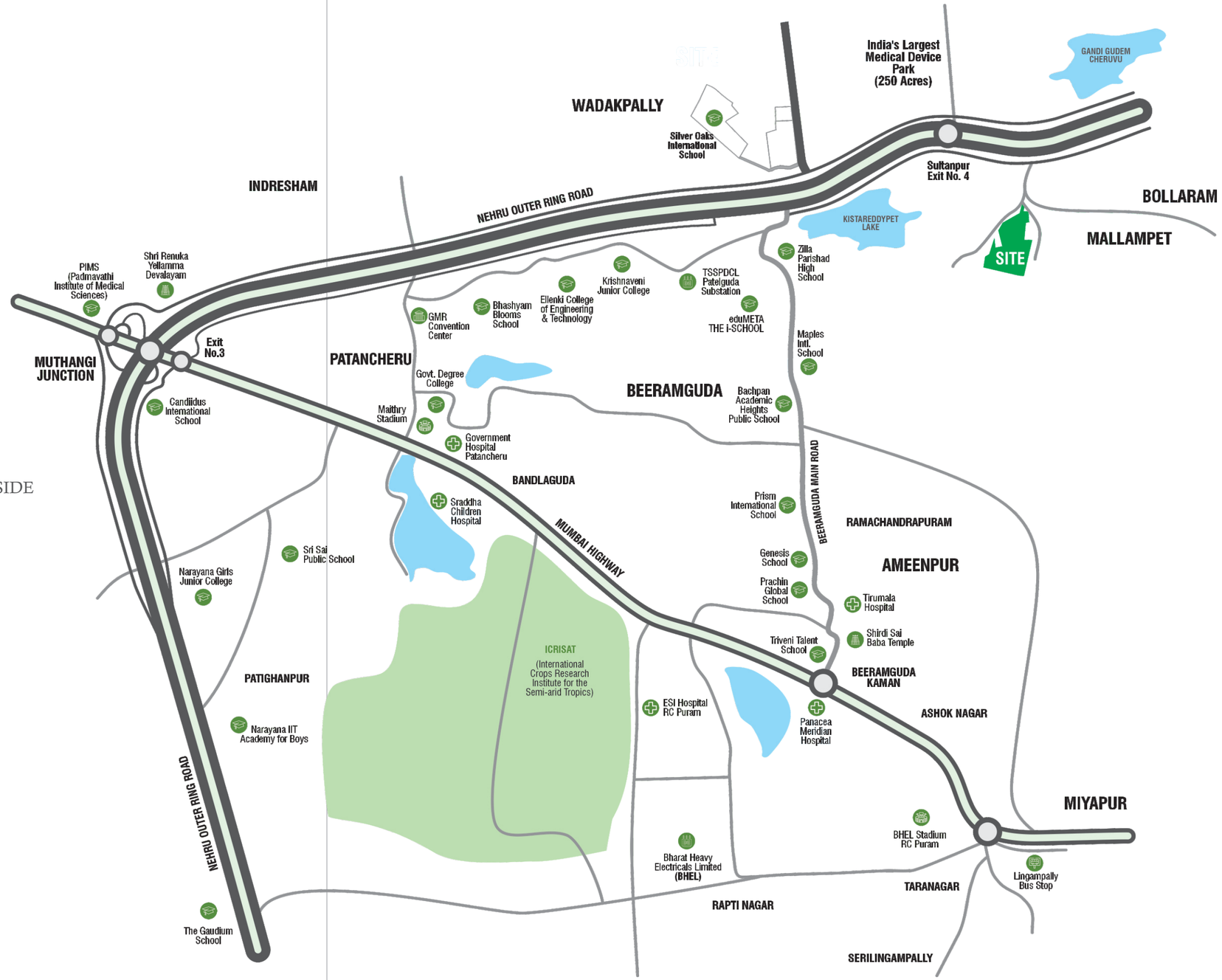
Live Closer to the Life's Best

Sultanpur's strategic location near ORR Exit No. 4 offers unparalleled convenience:
• 10 Minutes to Medical Devices Park.
• Easy access to Neopolis IT SEZ, reputed schools, and shopping hubs.
• Smooth connectivity to the city's vibrant lifestyle and global work spaces.
RK's Oxygen City puts everything you need within reach.

DISTANCES FROM SITE

Silver Oaks International School	-	JUST BESIDE
Sultanpur Exit No. 4	-	4 Mins
Jagannath Temple, Bollaram	-	4 Mins
Muthangi	-	15 Mins
Mamata Academy of Medical Sciences Hospital	-	16 Mins
SLG Hospitals	-	19 Mins
Candidus International School	-	20 Mins
Patancheru	-	20 Mins
Patancheru Government Hospital	-	21 Mins
Sri Shirdi Saibaba Mandir, Ameenpur	-	22 Mins
The Gaudium School	-	24 Mins
Miyapur Metro Station	-	27 Mins
BHEL Cross Roads	-	28 Mins
Financial District	-	30 Mins
GSM Mall	-	30 Mins
ICRISAT	-	32 Mins
Lingampally Railway station	-	33 Mins
HITEC City	-	42 Mins
Rajiv Gandhi International Airport	-	44 Mins

LOCATION MAP
(Not to Scale)



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SPECIFICATIONS

RCC WORK
M20 (1:1.5:3) grade. Steel with TMT ISI brand

SUPER STRUCTURE
All external walls of 9" thick and internal walls of 4.5" thick brick walls with solid concrete bricks in CM 1:6 cement plaster in two coats and a luppam finish for all internal walls.

FLOORING
Vitrified tiles of 2' x 2' size in all rooms except toilets. Anti-skid tiles in toilets. Designer cement files flooring in parking. Ceramic tiles in covered terraces and balconies. Cement floSoring with water-proofing treatment in the open terrace.

WOOD WORK
The main door frame is of Teak wood and all other door frames are of standard best wood. Shutters in good quality flush doors. UPVC windows with sliding glass. Toilet doors are water-proof.

PAINTING
Internal & Ceiling - All internal walls with plastic emulsion paint (Branded)
External Walls - Exterior emulsion for all external walls and Texture paint for front elevation as per design.

TOILETS
Hot and cold wall mixer in two toilets with geyser provision. Cascade EWC in Master bedroom's toilet. Floor-mounted EWC in other bathrooms with plastic flush tanks. Anti-skid tiles flooring for all bathrooms and glazed tiles dado up to door top level, ventilator with louvers.

WATER SUPPLY
All pipelines will run from the overhead tank to toilets and kitchen and wherever the wash-basins are provided.

ELECTRICALS
Concealed copper wiring in conduits. Power outlets for A/Cs in all bedrooms. Power outlets for geysers in all bathrooms. Power points for cooking range, refrigerator, microwave oven, mixer & grinder in kitchen. 3-Phase power supply with 5KVA for each villa. MCBs provision with meter and boards. All electrical fittings of branded make.

SANITARY WARE
Best brand or equivalent sanitary fittings with CPVC pipelines. Three washbasins per villa - one in the dining, one in the Master bedroom, and the third one as per the customer's choice would be provided.

COMPOUND WALL
Common compound wall and the half-distance wall on the roadside (one road only in case of corner).

STAIRCASE RAILING
Stainless steel railings for internal staircase and mild steel railing for outside furnishings, if any.

OUR OTHER PROJECTS



OXYGEN VALLEY
@ Mallampet



OXYGEN HEIGHTS
@ Bowrampet



OXYGEN CREEK
@ Medchal



OXYGEN KOHINOOR
@ Bowrampet

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TS RERA

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Note: This Brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevations, specifications and plans as deemed fit.

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