

FUN AND BUSTLE

ONE
Downtown

Entertainment, retail and leisure have a thriving new hub in Hyderabad and it's called One Downtown.

WE
TAKE FUN
VERY
SERIOUSLY



ONE DOWNTOWN IS THE MOST
PRESTIGIOUS LANDMARK
FOR EVERYTHING FUN AND
HAPPENING IN THE CITY.



The finest retail and entertainment experiences will be present here so that each visit becomes the highlight of the day.



It's a mall.

It's a lifestyle destination.



It's a focal point of your community

One Downtown allows visitors to embrace life in every possible way, from food, shopping, play and bonding, to the pinnacles of professional success.



ENJOYMENT AND AMBITION CAN COEXIST



Every kind of life
can be lived within
the same tower.

Every kind of leisure activity, along with the high octane exhilaration of achieving your greatest professional ambitions at cutting edge workspaces. Both exist in the same space, letting the other thrive in its contrast.



One Downtown for infinite definitions of fun

Floor 6 - 16:
Business centre

Floor 3 - 5:
Dining options of all sorts,
activity areas, bars and clubs

Floor 1 - 2:
A wide range of retail outlets

Ground floor:
Separate grand entrances and
lobbies for business and leisure

Basement 1 - 4:
4 levels of cellar parking

Style that stands out on the skyline

One Downtown's design is avant-garde and all about enhancing the customer experience.



Grand on top

Two cantilevered boxes project outward to create a unique design element that shades the area below.

Open in the middle

Opened up to the world with a stepped garden full of greenery and landscaping.

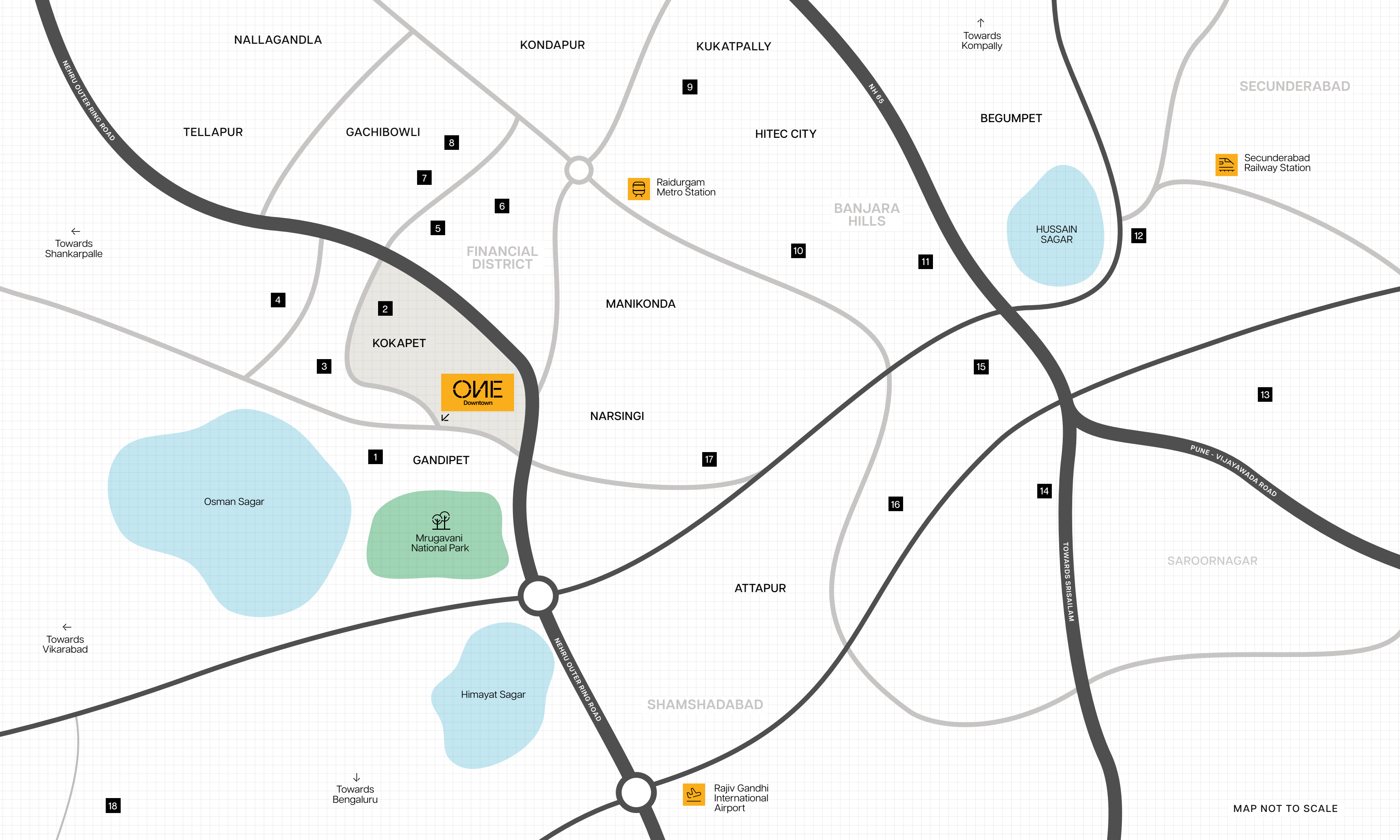
Surreal at the bottom

A curved frontage of more than 350 feet, entirely covered by outward facing storefronts.



A grand entrance to
a brand renaissance

Make a grand entrance into One Downtown through its luxurious and lush plaza. The double-height gateway, cutting through the building's elegant curvature, is your entry to extraordinary shopping, dining and fun experiences within.



NALLAGANDLA

KONDAPUR

KUKATPALLY

SECUNDERABAD

TELLAPUR

GACHIBOWLI

HITEC CITY

BEGUMPET

Secunderabad
Railway Station

FINANCIAL
DISTRICT

BANJARA
HILLS

HUSSAIN
SAGAR

←
Towards
Shankarpalle

MANIKONDA

KOKAPET

NARSINGI

GANDIPET

ATTAPUR

Osman Sagar

Mrugavani
National Park

SHAMSHADABAD

Himayat Sagar

SAROORNAGAR

↓
Towards
Bengaluru

Rajiv Gandhi
International
Airport

MAP NOT TO SCALE

18

4

2

3

1

8

7

6

5

9

10

11

12

15

13

14

16

17

LOCATION

IT'S ALL HAPPENING AT KOKAPET

One Downtown is located at Kokapet, within Hyderabad's Downtown commercial district. It's at the heart of everything hot and cool in the city and will be your go-to destination for all things lifestyle.

- 1 Gandipet Park
- 2 ISKCON Heritage Center
- 3 Ocean Park
- 4 Neopolis SEZ
- 5 Continental Hospital
- 6 Amazon Campus & Waverock SEZ
- 7 Wipro Main Circle
- 8 Indian School of Business, Gachibowli
- 9 HITEC City Railway Station
- 10 Apollo Hospitals, Jubilee Hills
- 11 Taj Deccan
- 12 Marriot Hotel & Convention Center
- 13 Hyderabad Race Club
- 14 Charminar
- 15 Nampally Railway Station
- 16 Nehru Zoological Park
- 17 Golconda Fort
- 18 Venkatapur Waterfalls

What's nearby?

Residential Zones

Within 10 mins	Narsingi, Gandipet
Within 20 mins	Gachibowli, Tellapur, Manikonda, Nallagandla

Commercial Zones

Within 5 mins	Neopolis SEZ
Within 15 mins	WIPRO Junction, Gachibowli ISB, HITEC City

Transport

Within 2 mins	Nehru Outer Ring Road
Within 15 mins	Raidurgam Metro Station, Rajiv Gandhi International Airport

Landmarks

Within 10 mins	Gandipet Lake, Ocean Park, Hare Krishna Heritage Tower
Within 15 mins	Golconda Fort, Continental Hospital, Waverock SEZ.

THE HOTTEST DESTINATION FOR YOUR BUSINESS



One Downtown is designed to attract the right kind of footfall for your business and is segregated into zones that will appeal to your niche of customer.

3 FLOORS OF FOOD & FUN

Fine dining: Where food is the destination



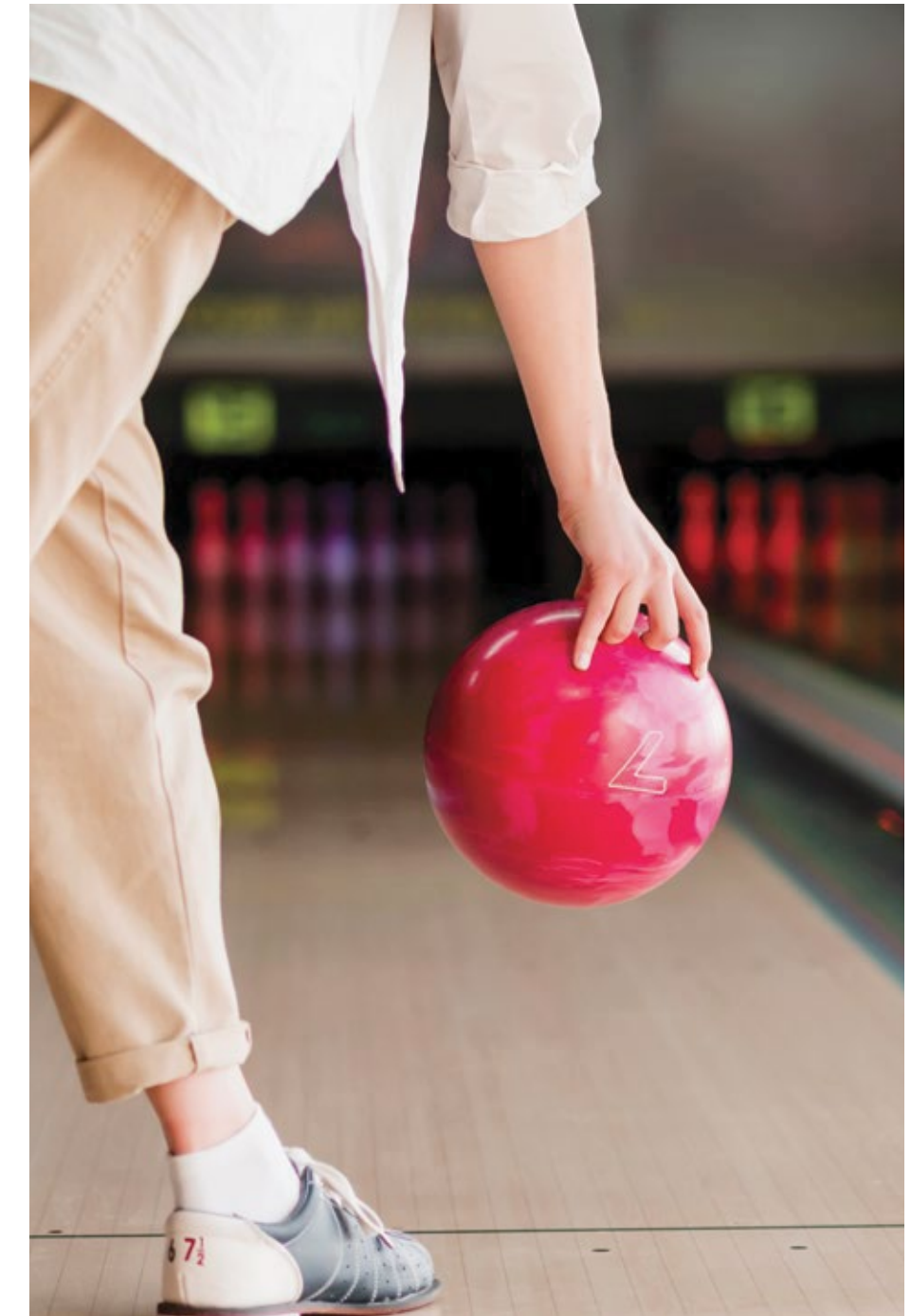
Casual eats: From food chains to local delights



Bars: Breweries, themed bars and more for nights out



Activity areas: Bowling alleys, arcades, clubs and more





BUILT TO BE A WONDROUS MIX OF THE INDOORS AND OUTDOORS

The magic of nature is intertwined with retail, luxury and entertainment. An unusual combination? Absolutely. But one that'll hit the sweet spot between leisure and lushness.

A MARVEL OF NATURE & ENGINEERING

It's an extraordinary experience
to exit a luxury store and be faced
with these beautiful trees.

Within One Downtown, a garden connects the
inside to the outside through a thicket of 20 feet
tall trees planted in the elevated step garden.





Stroll through green landscapes, relax in serene zones, marvel at towering trees growing on terrace gardens, and indulge in some retail therapy amidst the beauty of nature.

OPEN SPACES ABOUND

| Ground level amphitheatre area for community events and gatherings.



| Elevated event space that can be witnessed and enjoyed from multiple levels.



| Balconies to provide interaction points, light and ventilation.





450

The four cellar floors have been immaculately designed with 450 parking spots so that customers can get into One Downtown with ease.

PARKING SPOTS

Every floor of One Downtown is built for efficient circulation and maximum visibility of every establishment.



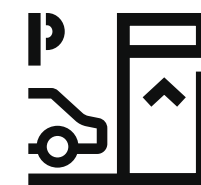
They're all easily accessible with high speed lifts and elevators with long stretches of luxurious double-height lift lobbies which can be customised with landscaping and branding, while giving frontage to adjoining shops.

EVERY FACILITY IS PLANNED OUT

We've ensured that your business is all you need to think about when you walk into One Downtown everyday.



A separate stringent security system and staff for the retail side of One Downtown.



Jump lifts for parking floors to the main lobby



Service and maintenance areas



Power generator back-up



Fire fighting systems



Well-equipped toilet blocks

BUSINESS ON TOP



That's how One Downtown is built, with a high-tech business centre present in the same space as retail establishments.

This is a unique opportunity for organisations to have their headquarters or office spaces in the same venue as their storefronts for maximum efficiency.

FUN BELOW

One Downtown also has a focused area for business, office spaces, collaboration, and innovation. It has a lot going on, and presents multiple opportunities for businesses.



READ ALL ABOUT IT
ON THE FLIP SIDE.

Site Address

Osman Sagar Road, Kokapet
Hyderabad, Telangana - 500075

Email enquiry@rrcorp.in

Phone 95122 88888
www.rrcorp.in

Office Address

161, Green Lands Layout, Manchirevula
Ranga Reddy Dist. Telangana - 500089

onedowntown.in

Project by:



TSRERA No. P02400006723

DISCLAIMER: This brochure is conceptual in nature and by no means a legal offering. The developer reserves the right to change, delete or add any specification, amenity or plan mentioned herein. All images shown here are indicative only. You are required to verify all the details of the project independently prior to concluding any decision of buying into One Downtown project. The content of this brochure should not be treated as any kind of an offer by the Promoter.

ONE

Downtown

THE DAILY
HUSTLE

Innovation and entrepreneurship have a
new home in Hyderabad and it's called
One Downtown.

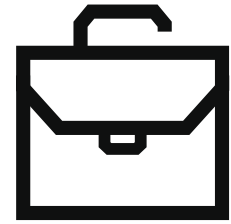
**WE
MEAN
BUSINESS**



ONE DOWNTOWN HAS BEEN BUILT TO
FOSTER CREATIVITY, COLLABORATION,
AND SUCCESS.



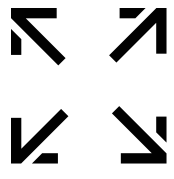
This is where ideas flourish, businesses thrive, and the future of work takes shape.



GET TO WORK WITH THE OPTION OF PLAY



One Downtown is designed to let the most professional settings and workspaces coexist with retail, entertainment, food havens so that the many sides of life can complement each other, while getting the space they need to thrive on their own.



One Downtown is spread across 1.7 acres which contains everything you need, and more.

1.7 ACRES



One Downtown for infinite grand visions

Floor 6 - 16:

Varied workspaces for individual offices and co-working spaces.

Floor 3 - 5:

Dining options of all sorts, activity areas, bars and clubs

Floor 1 - 2:

A wide range of retail outlets

Ground floor:

Separate grand entrances and lobbies for business and leisure

Basement 1 - 4:


4 levels of cellar parking



Sweeping curves for soaring ambitions.


One Downtown is a glory to behold, with architectural details that make the tower stand out on the skyline.

One Downtown is built for teams to be comfortable, productive, and geared for achievement.



High performance with heat and sound insulation


For a comfortable indoor setting, no matter what the weather or traffic level outside.



Sleek appearance with concrete finish and glass facades

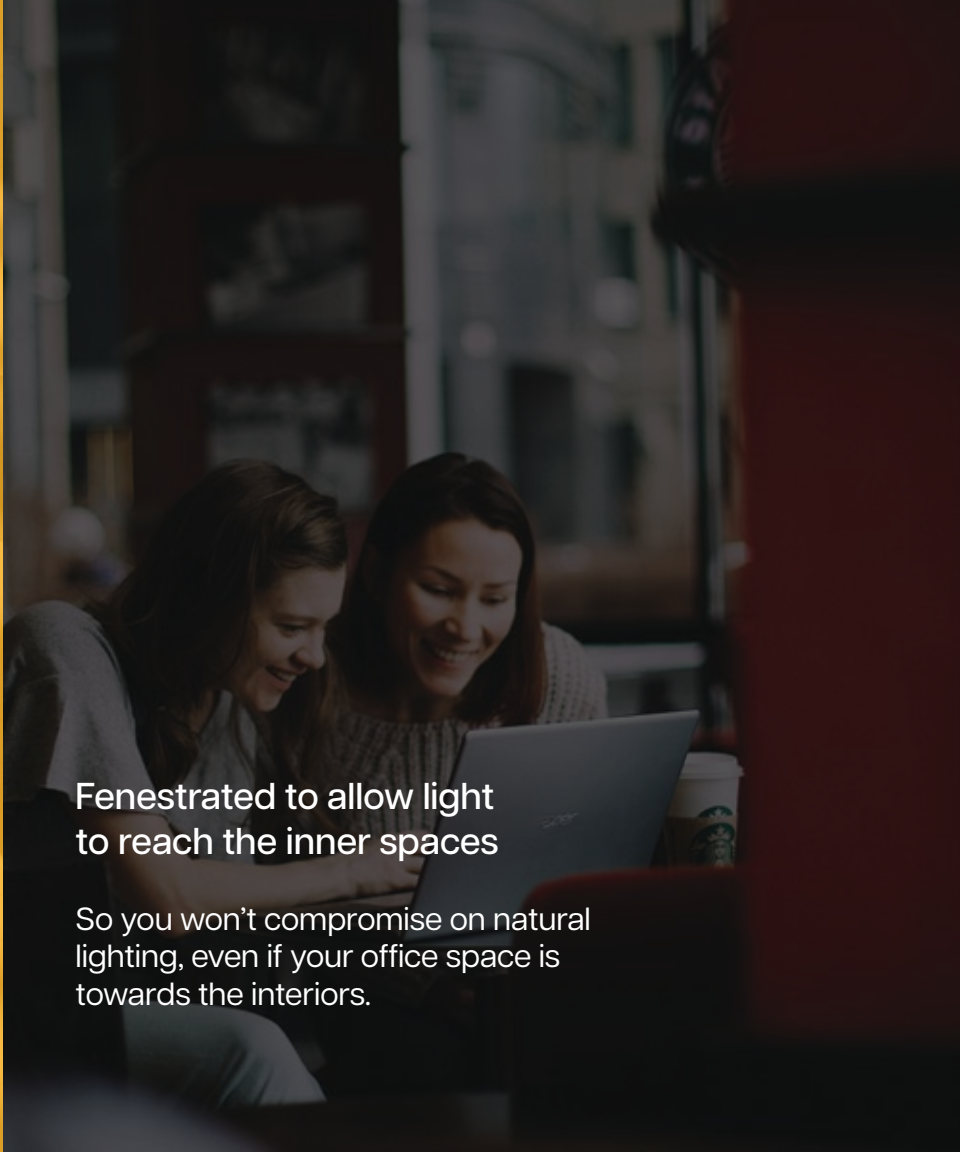
Giving you an office you're proud to bring clients and collaborators to.

SUCCESS LIVES WITHIN THESE WALLS



Oriented to maximise natural light and reduce natural heat

So you get the most sunlight to keep your team's internal clocks ticking for increased productivity, while keeping electricity bills down.



Fenestrated to allow light to reach the inner spaces

So you won't compromise on natural lighting, even if your office space is towards the interiors.



Put your best
foot forward

Enter your workspace through a double-height grand entrance, surrounded by lush green natural elements. With easy access to cafes and restaurants, One Downtown preempts what you need before you get down to the crucial work you're here to do.

GET DOWN TO WORK



One Downtown is equipped with a diverse range of workspaces that are engineered for excellence.



Flexible office layouts



Peaceful workspaces



State of the art amenities



Vibrant common areas

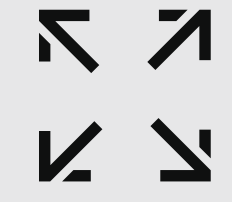


WE'VE DEDICATED
3,00,000 SQ. FT. OF SPACE
TOWARDS CREATING
THE PERFECT KIND
OF PRIVATE OFFICES
AND COLLABORATIVE
WORKING SPACES.

All with the perfect balance of flexibility and facilities.. Every space is designed to be connected visually and physically so they can flow into each other as needed.



- Options for office spaces that can be scaled up or down
- Expansive space enabled for adaptable co-working setups



YOUR WORKSPACE, YOUR WAY



Whether you're an entrepreneur, startup, or an established business, you'll find your perfect workstation or office space at One Downtown.

An effortless view for
hard working teams

EVERY
WINDOW
AT ONE
DOWNTOWN
IS A VIEW.



The lawns outside are lush with landscaping and trees so your meetings and ideations are against a backdrop of beauty.

Does it enable creativity?

Does it increase productivity?

Does it make teams happy to come in to work every day?



The answer to all these questions is a resounding yes.



20000

SQ. FT. TO

20,000

SQ. FT.

Your office space is completely flexible and designed to evolve with the needs of your organisation.

Choose your office and choose to let it grow as you do.

One space for many
kinds of ambitions.

One Downtown has a massive
co-working space spanning
1,00,000 sq. ft. that goes towards
providing spaces for professionals
to ideate and connect.



Get every facility a professional needs, and the space for every kind of workspace within.



Build a community of innovators.



Set up the co-working space that aligns with your brand.



NALLAGANDLA

KONDAPUR

KUKATPALLY

TELLAPUR

GACHIBOWLI

HITEC CITY

BEGUMPET

SECUNDERABAD

8

9

7

Raidurgam Metro Station

Secunderabad Railway Station

6

BANJARA HILLS

HUSSAIN SAGAR

12

FINANCIAL DISTRICT

10

Towards Shankarpalle

4

2

MANIKONDA

11

3

KOKAPET

15

ONE Downtown

13

NARSINGI

17

1

GANDIPET

16

14

Osman Sagar

PUNE - VIJAYAWADA ROAD

Mrugavani National Park

SAROORNAGAR

ATTAPUR

Himayat Sagar

SHAMSHADABAD

MEHRU OUTER RING ROAD

TOWARDS SRISAILAM

Towards Vikarabad

Towards Bengaluru

Rajiv Gandhi International Airport

18

MAP NOT TO SCALE

LOCATION

KOKAPET PUTS IN THE WORK

One Downtown is located within Kokapet's Downtown district, the city's most upcoming commercial and business hub. It's at the heart of Hyderabad's growth, and will be the epicentre of its success.

- 1 Gandipet Park
- 2 ISKCON Heritage Center
- 3 Ocean Park
- 4 Neopolis SEZ
- 5 Continental Hospital
- 6 Amazon Campus & Waverock SEZ
- 7 Wipro Main Circle
- 8 Indian School of Business, Gachibowli
- 9 HITEC City Railway Station
- 10 Apollo Hospitals, Jubilee Hills
- 11 Taj Deccan
- 12 Marriot Hotel & Convention Center
- 13 Hyderabad Race Club
- 14 Charminar
- 15 Nampally Railway Station
- 16 Nehru Zoological Park
- 17 Golconda Fort
- 18 Venkatapur Waterfalls

What's nearby?

Residential Zones

Within 10 mins	Narsingi, Gandipet
Within 20 mins	Gachibowli, Tellapur, Manikonda, Nallagandla

Commercial Zones

Within 5 mins	Neopolis SEZ
Within 15 mins	WIPRO Junction, Gachibowli ISB, HITEC City

Transport

Within 2 mins	Nehru Outer Ring Road
Within 15 mins	Raidurgam Metro Station, Rajiv Gandhi International Airport

Landmarks

Within 10 mins	Gandipet Lake, Ocean Park, Hare Krishna Heritage Tower
Within 15 mins	Golconda Fort, Continental Hospital, Waverock SEZ.

These are where professionals can interact and collaborate, whether within their own teams or with others who work out of One Downtown



| Indoor lounges



| Outdoor balconies



| Balconies connected to office units

CREATING A FLOW OF WORK, CONNECTIONS, AND INNOVATION

This is a showcase of the environment of collaboration and co-creation that we envision, where startups and entrepreneurs can network to create something bigger than themselves.

ENABLING YOUR SUCCESS THROUGH MANAGED OFFICE SPACES

We've built One Downtown for the innovators of the future, however lean their teams may be.



When a small business sets up their offices here, they get access to:

- | Accounts teams
- | CAs
- | Legal teams

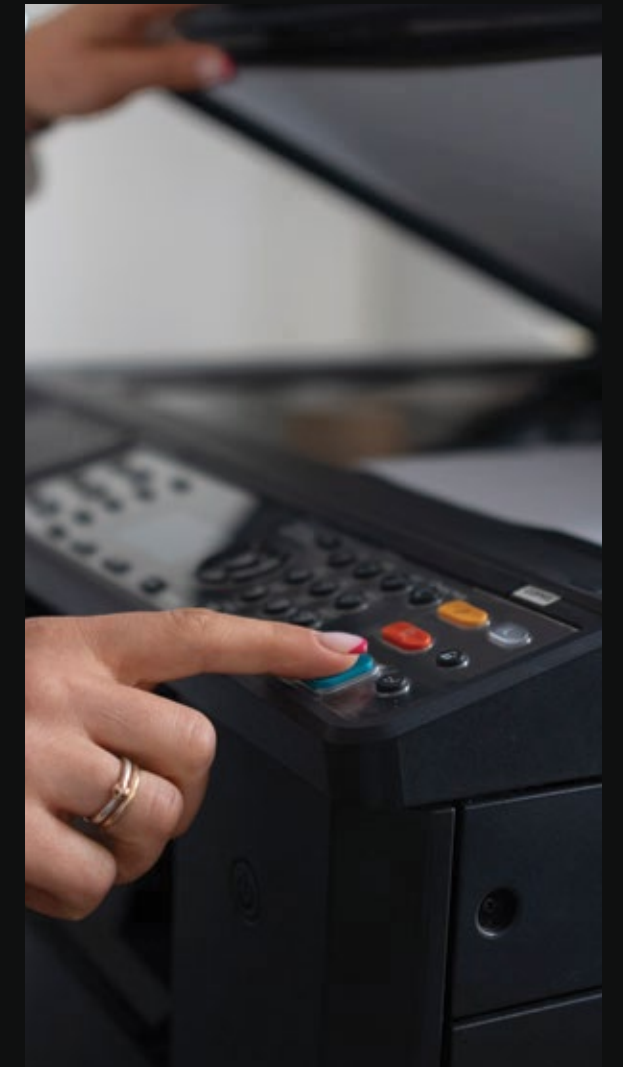
You focus on your core strengths.
We've provided the facilities to take them further.

HIGH-EFFICIENCY HIGH-TECH FOR HIGH OUTPUT

Plug in and get to work with our state of the art facilities.



AV equipment



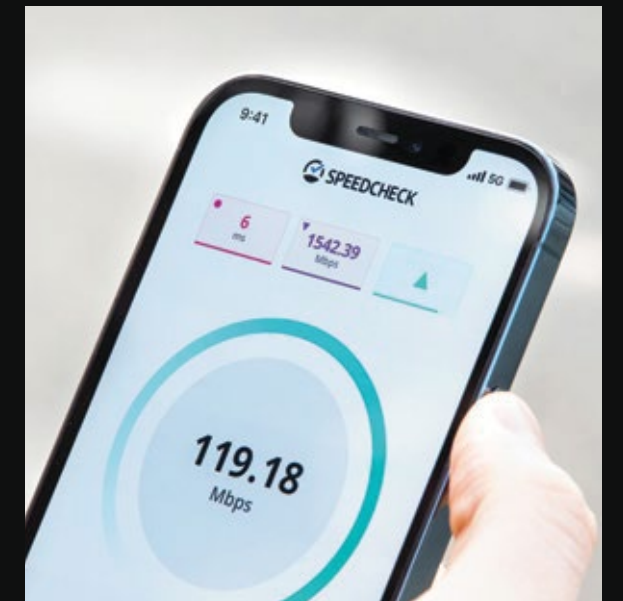
Printing amenities



Luxurious conference rooms



Private workstations



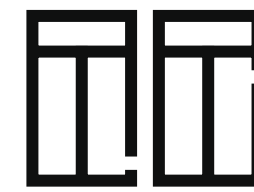
Rapid Wi-Fi

Get your meetings, logistics and work requirements set up through one call, with our on-demand concierge service for every office.

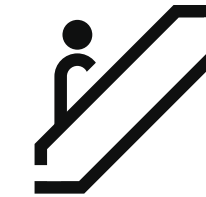
CONCIERGE
ON CALL



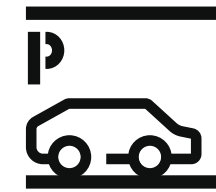
NOTHING MATTERS BUT THE WORK



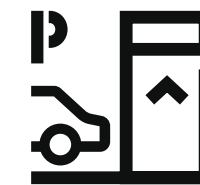
Private lift lobbies for uninterrupted access



High-speed lifts and escalators to get you to work ASAP



Specially allocated multi-level parking spaces with separate ramps



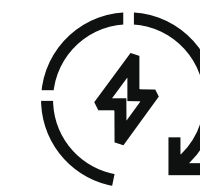
Jump lifts for parking floors to the main lobby



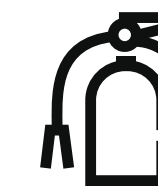
Differentiated security facilities and staff to keep your offices private



Service and maintenance areas



Power generator back-up



Fire fighting systems



Well-equipped toilet blocks

That's why we've ensured that the work is all you need to think about when you walk into One Downtown everyday.

BUSINESS ON TOP



This is a unique opportunity for small businesses to venture into retail within their own environment and reach a whole world of Hyderabad's elite consumers.

Showcase your products and services in your own backyard, and drum up business without much extra effort.

That's how One Downtown is built, with a retail extravaganza present in the same space as your offices.

FUN BELOW

THE OTHER SIDE OF ONE DOWNTOWN IS THERE WHEN YOU NEED IT.

The benefit of working at One Downtown is that you can switch off from work when you need to, and access the world of entertainment, dining, and retail amenities within the same tower.



- | Cafes and restaurants for the perfect breakfast and lunch.
- | A vast array of venues for lunch meetings and client outings.
- | Common spaces, bars, restaurants and entertainment zones for team interactions.
- | A seamless way to clock out of work and clock in to fun at the end of every day.

One Downtown also has a focused area for retail, entertainment dining and community. It has a lot going on, and presents multiple opportunities for businesses.



**READ ALL ABOUT IT
ON THE FLIP SIDE.**

Site Address

Osman Sagar Road, Kokapet
Hyderabad, Telangana - 500075

Email enquiry@rrcorp.in

Phone 95122 88888
www.rrcorp.in

Office Address

161, Green Lands Layout, Manchirevula
Ranga Reddy Dist, Telangana - 500089

onedowntown.in

Project by:



TSRERA No. P02400006723

DISCLAIMER: This brochure is conceptual in nature and by no means a legal offering. The developer reserves the right to change, delete or add any specification, amenity or plan mentioned herein. All images shown here are indicative only. You are required to verify all the details of the project independently prior to concluding any decision of buying into One Downtown project. The content of this brochure should not be treated as any kind of an offer by the Promoter.