



RAJAPUSHPA[®]

PROPERTIES PVT. LTD

Shaping Innovations



RAJAPUSHPA
CASA LUXURA

The Crown of NEOPOLIS



Behold the architectural
magnum opus from the house of
Rajapushpa Properties

Situated at the highest altitude of Neopolis,
It overlooks the Majestic Gandipet Lake, where the cool breeze engulfs you
And the warm rays of the setting sun is the dawn to a star-studded sky

Spacious bedrooms with private closets that remind you of royal chambers.
Wide sit-outs to host a sundowner party. Home-Theatre Lounge to indulge
in a movie-night with friends, family or bae!



Casa Luxura
is indeed
**The Keys to your
Residential Kingdom!**



A STARRY ASCENT IN THE BOULEVARD OF DREAMS

Ultra-Luxury 4 BHK Residences

7.7 acres

51 Floors

5 Towers

604 Apts.

5735 sft to 7790 sft

72% Open Space

60,000 sft Clubhouse



Master Plan



36.0 M WIDE EXISTING APPROACH ROAD

36.0 M WIDE EXISTING APPROACH ROAD

Redefining the Art of Urban Living



*Images for reference purpose only

AMENITIES

Where nature meets
artistry, creating a harmonious outdoor haven for you to enjoy



*Images for reference purpose only

Club Nirvana

Make every Moment a Cherished Memory



Clubhouse Amenities

- | | | |
|-----------------------------------|------------------------------|--|
| Reception Lounge | Pool & Billiards Lounge | Spa (Steam, Sauna, Massage Room, Jacuzzi, Saloon, Pedicure & Manicure) |
| Indoor Coffee Lounge | Terrace Swimming Pool | Indoor games (Carrom, Table Tennis, Foosball & Air Hockey) |
| Meditation / Yoga / Aerobics Room | State-of-the-art Gymnasium | Toddler's Space |
| Badminton Courts | Multipurpose Room | Grocery Store |
| Squash Court | Well-furnished Guest Suites | |
| AV Room / Preview Theatre | Banquet Hall with Party lawn | |



CRICKET PITCH



WALKING TRACK



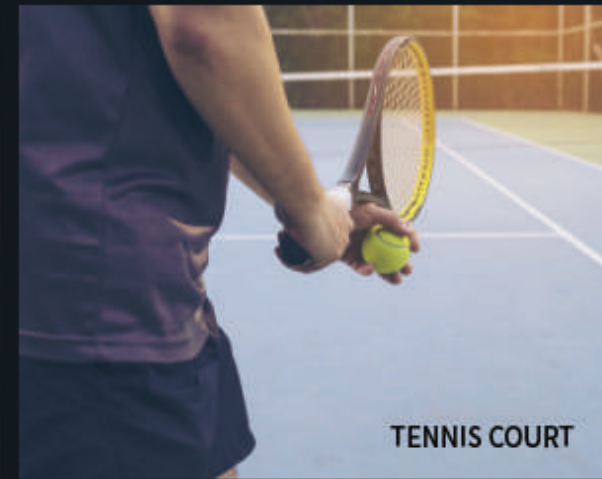
CHESS GARDEN



SKATING RINK



Basketball Court



TENNIS COURT

*Images for reference purpose only

Stilt-level Amenities

Senior Citizen's Lounge
Swing Court
Seating Alcove & Leisure gardens
Adventure Play Area
WiFi Pod / Study Zone
Coffee Lounge

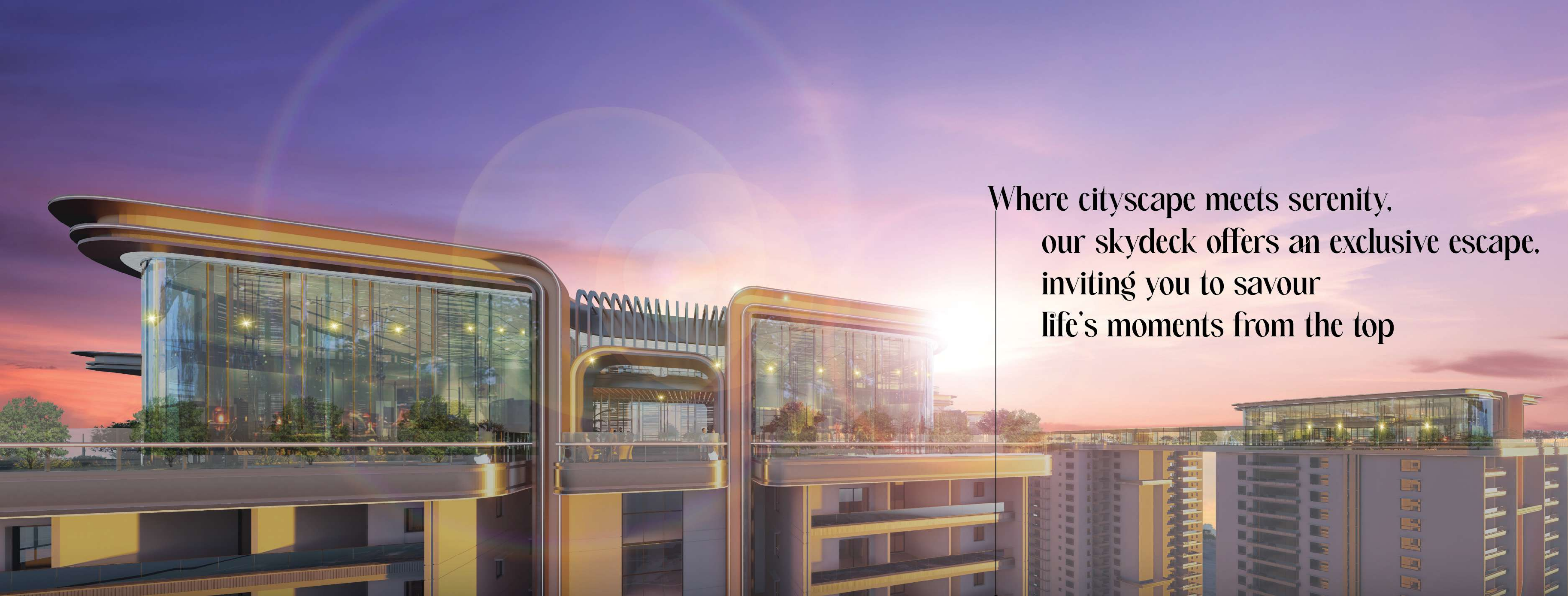
Calisthenics Zone
Yoga & Aerobics Deck
Indoor Games
Kids & Parents Seating Lounge
Tot Lot
Walking Track



Where every Game is a Victory and every Workout is a Triumph







Where cityscape meets serenity,
our skydeck offers an exclusive escape,
inviting you to savour
life's moments from the top

Bask in the soft glows of the setting sun as it paints the canvas of the tranquil Gandipet Lake with hues of warmth and serenity.

SUNSET OBSERVATORY GALLERY



FLOOR PLANS



TOWERS - A & B

FLOOR PLANS

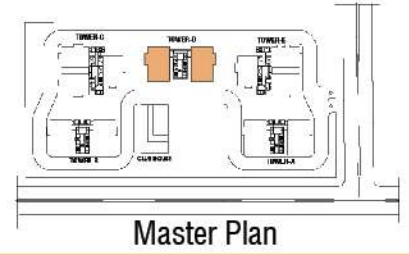
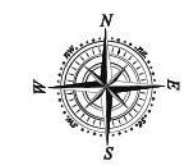


TOWER - C

FLOOR PLANS



4 BHK + H.T+H.O+Maid
6765 Sft



Master Plan

TOWER - D



4 BHK + H.T+H.O+Maid
6765 Sft

FLOOR PLANS

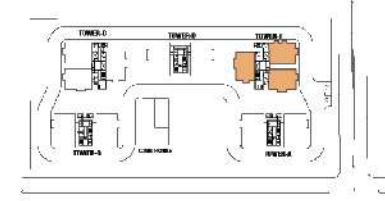
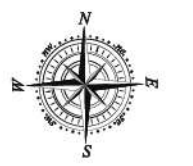


4 BHK + Maid
5735 Sft

TOWER - E



4 BHK + Maid
5735 Sft



Master Plan

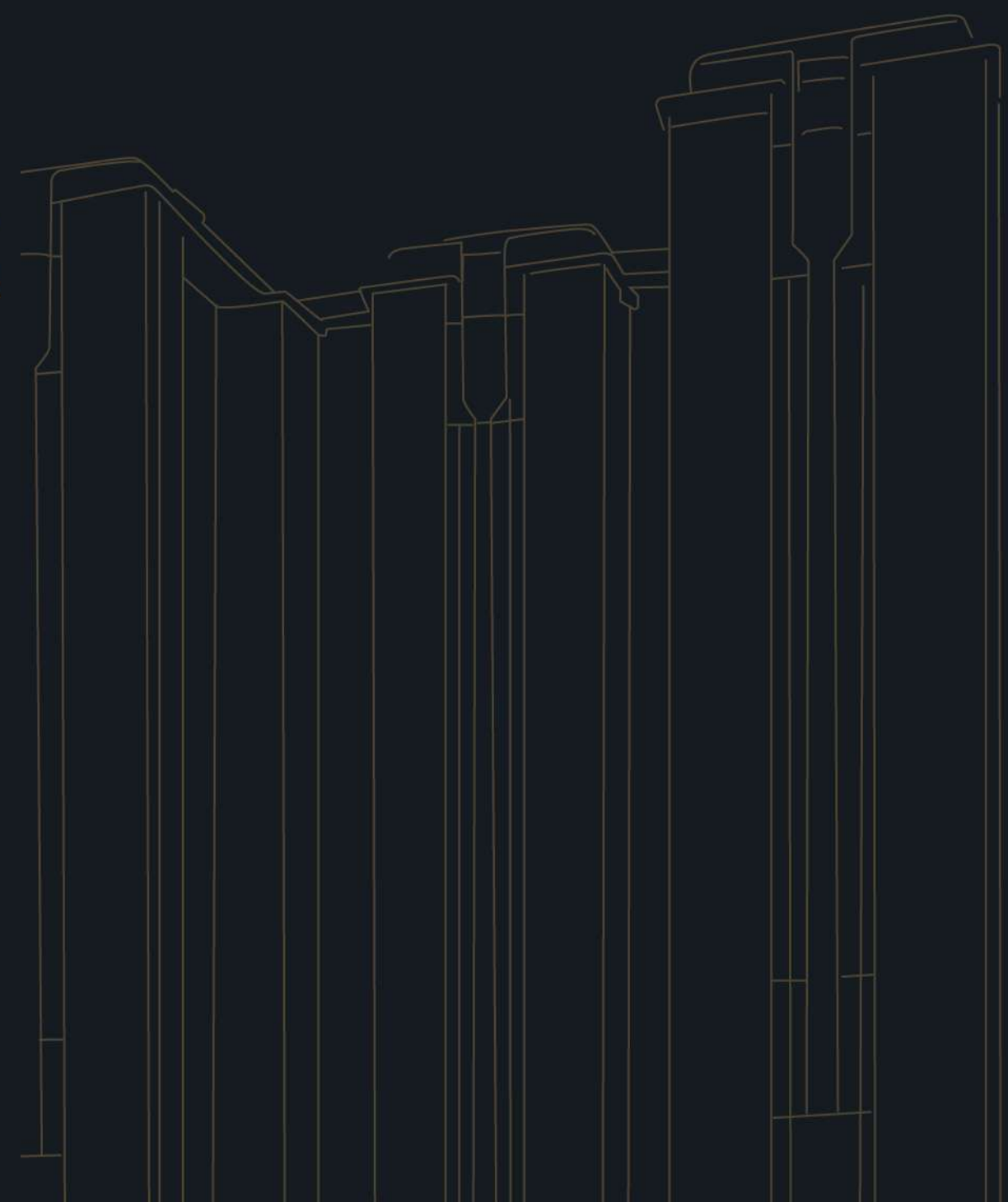
4 BHK + Maid
5760 Sft

Location Map



Location Advantages

- 2 min** drive to ORR
- 10 min** drive to Wipro Circle
- 12 min** drive to Gachibowli
- 15 min** drive to Raheja Mindspace
- 15 min** drive to IKEA
- 30 min** drive to RG International Airport, Hyderabad



General Specifications

STRUCTURE		
SUPER STRUCTURE	RCC " Shear Wall Structure System ", designed to withstand wind and seismic loads as per relevant IS Codes.	
	RCC Non Structural Walls / Block Masonry as per design.	
	FLOOR HEIGHT: 3.60M (from FFL to FFL).	

DRAWING, LIVING, DINING, TV LOUNGE, POOJA ROOM		
FLOORING	Imported Marble Flooring & Skirting as per Design.	
WALL	Gypsum Punning + 2 Coats putty + One coat Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.	
CEILING	Single Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.	

MASTER BEDROOM & CLOSET		
FLOORING	Imported Marble Flooring & Skirting as per Design.	
WALL	Gypsum Punning + 2 Coats putty + 1 Coat Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.	
CEILING	Single Coat Putty + 1 Coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.	

MASTER TOILET		
FLOORING	Combination of marble & premium tiles or premium tiles of reputed make as per design intent.	
WALL	Combination of marble & premium tiles or premium tiles of reputed make upto 9'-0" high as per design intent.	
CEILING	Gypsum / Calcium Silicate Board MR Grade with grid ceiling as per Design.	
PLUMBING FIXTURES	Fixtures shall be single lever with integrated thermostat high capacity mixer. Luxury Collection Plumbing Fixtures from Villeroy & Boch/ Grohe/ Hansgrohe or equivalent make.	
SANITARYWARE	Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brand.	
BATH & SHOWER	Shower cubicle with openable / sliding doors. Rain Shower and Single Lever Diverter with Integrated Thermostat High Capacity Mixer.	
VANITY	Factory made Vanity Unit with Under Counter Basin. Fixtures shall be single lever basin mixer of reputed make. Provision for Shaver Socket as per electrical design.	

OTHER BEDROOMS		
FLOORING	Imported Marble Flooring & Skirting as per Design.	
WALL	Gypsum Punning + 2 Coats putty + one coat Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.	
CEILING	Single Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.	

OTHER BEDROOM TOILETS		
FLOORING	Premium Tiles of reputed make as per design intent.	
WALL	Premium vitrified Tiles of reputed make Dado up to 9'-0" as per design.	
CEILING	Gypsum / Calcium Silicate Board MR Grade with grid ceiling as per design.	
PLUMBING FIXTURES	Fixtures shall be single lever with integrated thermostat high capacity mixer. Luxury Collection Plumbing Fixtures from Villeroy & Boch/ Grohe/ Hansgrohe or equivalent make.	
SANITARYWARE	Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brand.	
BATH & SHOWER	Overhead Shower and Single Lever Diverter with Integrated Thermostat High Capacity Mixer.	
VANITY	Factory made Vanity Unit with Under Counter Basin. Fixtures shall be single lever basin mixer of reputed make. Provision for Shaver Socket as per electrical design.	

POWDER ROOM		
FLOORING	Premium vitrified tiles of reputed make as per design intent.	
WALL	Premium vitrified tiles of reputed make Dado as per design intent.	
CEILING	Gypsum / Calcium Silicate Board MR Grade with grid ceiling as per Design.	
PLUMBING FIXTURES	Fixtures shall be single lever basin mixer. Luxury Collection Plumbing Fixtures from Villeroy & Boch/ Fantini/ Grohe/ Hansgrohe or equivalent make.	
SANITARYWARE	Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brand.	
VANITY	Factory made Vanity Unit with Under Counter Basin.	

DRY KITCHEN		
Designed to accommodate modular kitchen with all necessary services provisions. Note: Kitchen platform, Dado, Sink, Faucets & other accessories are not provided by Builder/Developer and are in purchaser's scope.		
FLOORING	Imported Marble Flooring & Skirting as per Design.	
WALL	Gypsum Punning + 2 Coats putty + one coat Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.	
CEILING	Single Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.	
PLUMBING	Provision for Sink, Faucet and water purifier point as per design	
EXHAUST	Provision for chimney exhaust.	
APPLIANCES	Provision of Electrical Sockets for Hob, Chimney, Refrigerator, Micro Oven, Mixer, RO and additional two points	

WET KITCHEN	
Designed to accommodate modular kitchen with all necessary services provisions. Note: Kitchen platform, Dado, Sink, Faucets & other accessories are not provided by Builder/Developer and are in purchaser's scope.	
FLOORING	Vitrified Tile Flooring as per Design.
WALL	Gypsum Punning + 2 Coats putty + one coat Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.
CEILING	Single Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.
PLUMBING	Provision for Sink, Faucet and water purifier point as per design.
EXHAUST	Provision for chimney exhaust.
APPLIANCES	Provision of Electrical Sockets for Hob, Chimney, Refrigerator, Micro Oven, Mixer, RO and additional two points.

UTILITY	
FLOORING	Matte finish Vitrified Tile Flooring as per Design.
WALL	Wall Cladding up to 3' height with glazed tiles and exterior grade paint above.
PLUMBING	Provision for Dish Washer, Washing Machine/ Dryer.
APPLIANCES	Electrical Sockets for Dish washer, Washing Machine/ Dryer.

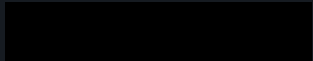
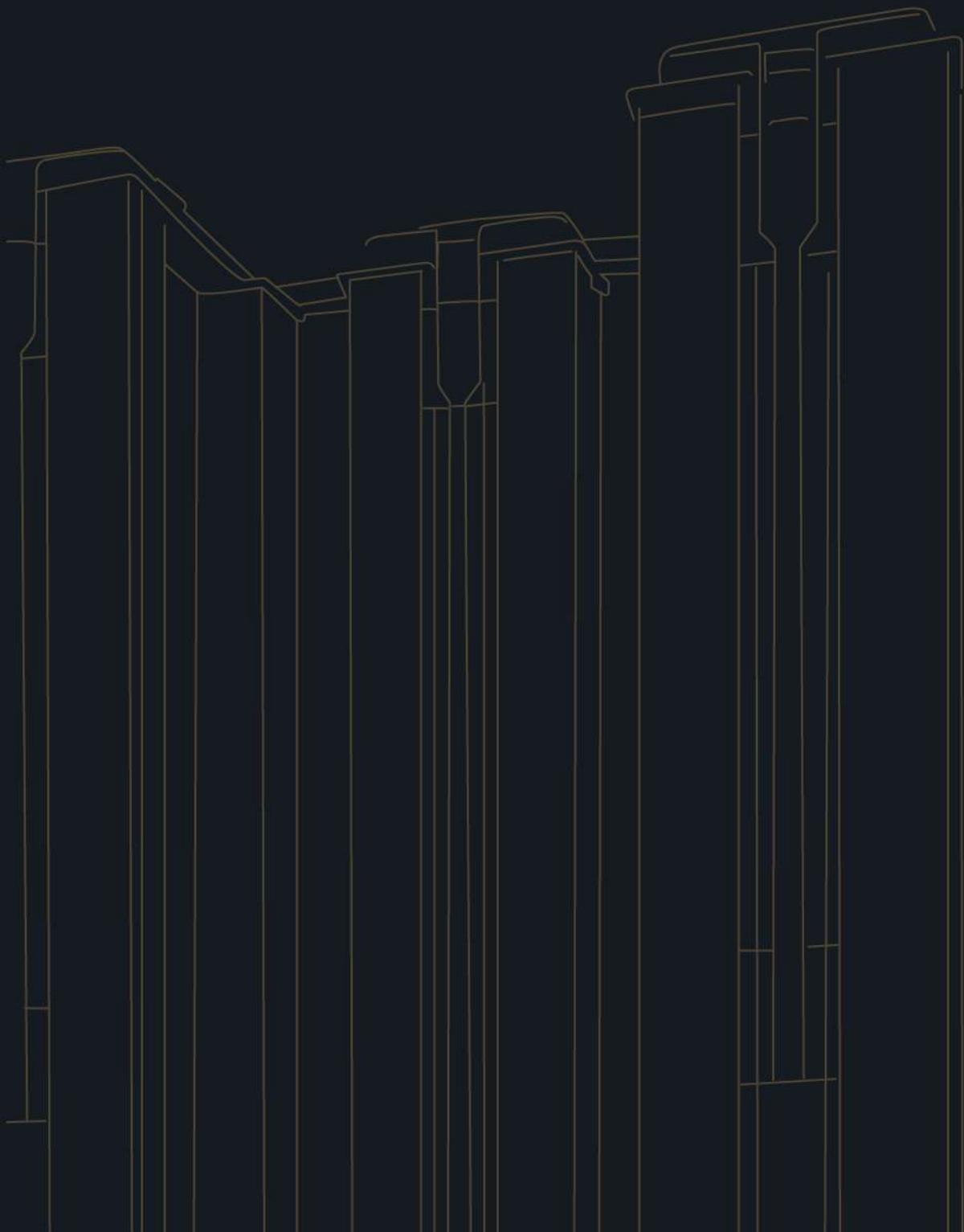
BALCONY & SITOUTS	
FLOORING	Vitrified Tiles of Matte Finish as per design.
WALL & CEILING	Exterior grade paint as per Elevation.
RAILING	Glass Railing designed as per relevant IS codes.

JOINERY	
MAIN DOOR	9'0" height Factory made Solid/ Engineered wood frame, Hollow core shutter with Veneer on both sides finished with PU coat. Designer Hardware of reputed make
INTERNAL DOORS	9'0" height Factory made Solid/ Engineered wood frame, Hollow core shutter with Veneer on both sides finished with PU coat.
TOILET DOORS	Factory made Solid/ Engineered wood frame, Hollow core shutter with Veneer on both sides finished with PU coat.
SITOUT / BALCONY DOORS	Reinforced Aluminium Glazed Sliding Doors with performance glass and hurricane bar designed as per relevant IS code with premium hardware with insect screen provision.
UTILITY DOOR	Factory made Solid/ Engineered wood frame, Hollow core shutter with Laminate on both sides as per design.
WINDOWS	Reinforced Aluminium Glazed Sliding Windows with performance glass and hurricane bar designed as per relevant IS code with premium hardware with insect screen provision.9'0" height lintel is considered for all windows.
VENTILATORS	Aluminium ventilators with Frosted glass with premium hardware.
MAID ROOM/ TOILET DOOR	Masonite / WPC doors with paint finish.

MEP PROVISIONS & AMENITIES (SITE / COMMON AREAS)	
ELECTRICAL	Power outlets for air conditioners in living and bedrooms. Power socket for Hob, Chimney, Refrigerator, Microwave Oven, Mixer in kitchen. Washing Machine / Dishwasher in utility area. Three phase supply for each unit and individual prepaid metres. Miniature Circuit Breakers (MCB) for each distribution board of reputed make. Modular Switches of reputed make. Provision of Electrical Sockets in Common Areas as per Electrical Design Intent.
HVAC	ODU Space provision for VRV air conditioning system with required power outlets.
TELECOM	Telephone points in living room and master bedroom. Intercom facility in living room connecting Security and Neighbourhood.
Cable TV	Provision for cable connection in living room and in all bedrooms.
INTERNET	Provision for internet connection in living room and all bedrooms.
LPG/ PNG	Supply of LPG/ PNG with piped gas system.
Power Backup	100% Power Backup using D.G Sets with acoustic enclosure.
CAR PARKING	Spacious car parking spread in 4 Basements.
FACILITIES FOR PHYSICALLY CHALLENGED	Access ramps at all block entrances shall be provided for differently abled.
PHE	Hydro Pneumatic System with softened treated water. Individual water metering for units.
STP	Sewage Treatment Plant of adequate capacity as per norms is provided. Treated water from STP will be used for landscaping and flushing purpose.
Access Control	Main Gate & Basement Entry integrated with Smart & Interactive Security Systems including Boom Barriers as per design. Surveillance Cameras covering all common areas wherever required. Solar Powered Security Fence on Boundary Wall.
BMS	Centralised BMS controls for common MEP services.
Vertical Transportation	Energy Efficient High Speed Automatic Passenger Elevators with emergency rescue system of Hitachi / Mitsubishi / Schindler or equivalent make.
FAS / FPS	Equipped with sensors to detect Heat and Smoke as per required norms. Sprinklers, Hydrants are installed as per Fire Regulations. Fire Command Centre is provided for every building as per regulations.
Water Softener	Central Water Softener plant.
Solid Waste Management	Garbage Chutes are provided at every floor level, centrally collected and disposed as per local body norms.
Car Wash	Car Wash facility is provided in basement.
Billing System	Automated Billing System for Water, Power & LPG/CNG Supply.



Where The Finest Chords Of
Luxury Harmonise Effortlessly
With Architectural Excellence



 www.rajapushpa.in

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NOTE: All the floor plans, specifications & images in this brochure are representative and are subject to change in the best interests of the development.