



RAJAPUSHPA®

PROPERTIES PVT. LTD

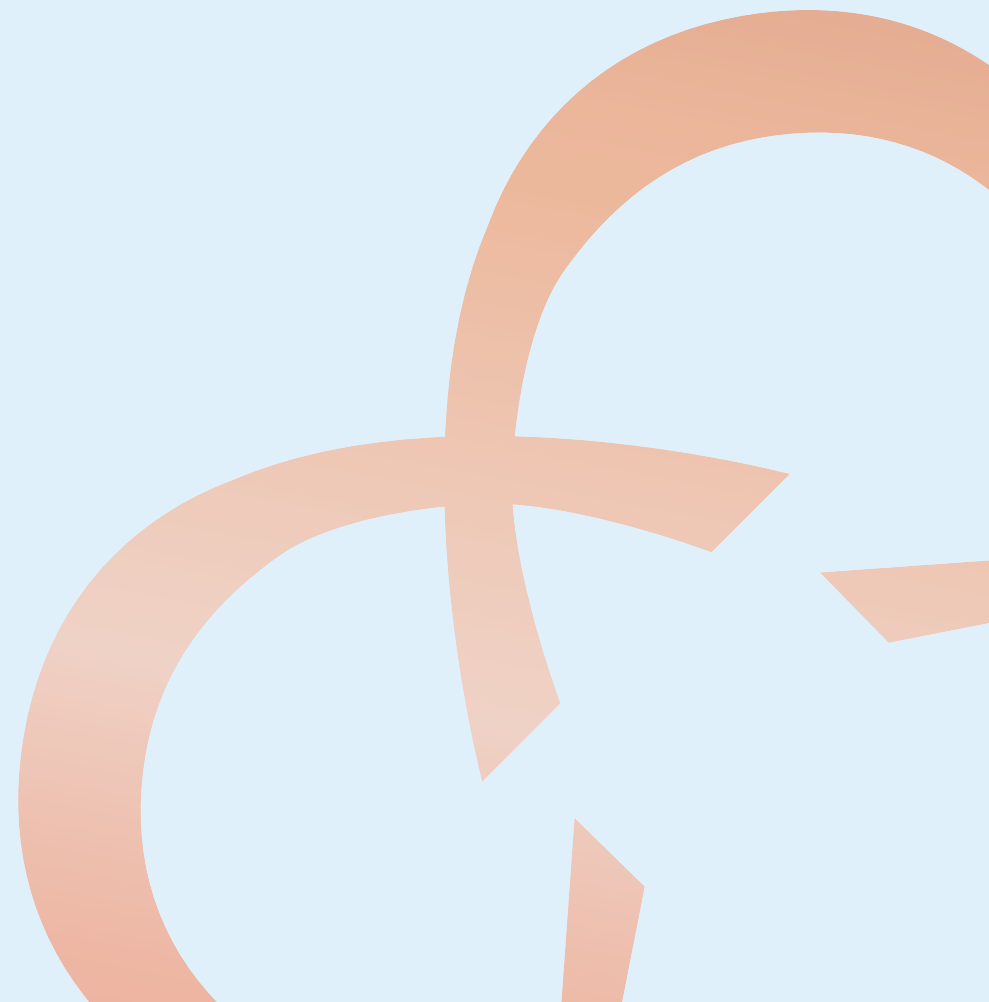
Shaping Innovations

RAJAPUSHPA
aurelia

A Symphony of Space & Luxury

TS RERA NO: P01100007180

Rajapushpa Lifestyle City | Tellapur



AN EXQUISITE LIVING EXPERIENCE

A slice of urban oasis in the heart of Hyderabad, Rajapushpa LIFESTYLE CITY is one of the most ambitious integrated township by Rajapushpa Properties at Tellapur.

Rajapushpa @URESA a part of Rajapushpa Lifestyle City is a luxury 3 & 4 BHK apartments. A multi-use development project in progress, Rajapushpa Lifestyle City covers 350 acres of land. There will be multiple villa properties, lifestyle apartment communities, grade A office spaces, malls, fine dine restaurants and cafes, sports and recreational facilities. Rajapushpa Lifestyle City is a vibe where the simplicity of abundant nature meets the luxury of incredible amenities.



EXQUISITE VILLAS | GATED COMMUNITY APARTMENTS | COMMERCIAL IT SPACES
SPORTS ARENA | LEISURE ZONES

 RAJAPUSHPA
Lifestyle City
@Financial District, Tellapur



A symphony of
space & luxury

Where the chords of ample room
Meet the notes of unmatched opulence.

Where the melody of space comes together
With the harmony of grandeur.

That's music to our ears.
That's Rajapushpa Aurelia.

07
Towers

12.5
Acres Total Area

56
Floors

3&4
BHK + Maid Room

1,561
Units

75,600
Sq.Ft Club Area

All
Corner
Apartments

11 Feet
Floor
Height

At Rajapushpa Aurelia, space and luxury co-exist to create a true symphony of pure unbridled life. Spread over more than twelve acres in the ever-growing Tellapur region, Aurelia is poised to be the benchmark of quality living.



Space
has never felt
this Luxurious.





Where space is scarce,
**you have a
plethora of it.**

To lead a healthy and happy life, your family needs space. At Rajapushpa Aurelia, you have more space than you'll know what to do with. We've meticulously thought through every detail in your home to ensure you get the life you want.

From expansive bedrooms to opulent living spaces, a liberating feeling of spaciousness runs through the home. Thoughtful touches like a separate closet space or the inclusion of a maid's room enhance the living experience for you and your family.

The beauty lies in the little things

True luxury is personal.

At Rajapushpa Aurelia, we've chosen only the finest finishes and accents around your home to give a touch of class and sophistication.

It's the kind of luxury you genuinely appreciate when you see it, feel it, and live with it every single day. It's an amalgamation of style and comfort that enriches your life and leaves an impression on your guests.



EVERY TOWER
IS A



STATEMENT



Rajapushpa Aurelia is home to

7 towers

that reach the heavens at a sky-scraping

56 floors each.

With majestic views from your balconies, you can wake up to the entire city looking up to you.

THE 7 TOWERS OF ASCENSION

Azure
Bellrose
Crimson
Dandelion
Ember
Fedora
Galaxy



CLUB
AURA

Your access
to limitless leisure.

Connections passions & occasions

they're what make
life worth living.



Spread across 76,500 square feet, Club Aura – the clubhouse at Rajapushpa Aurelia – gives you the space to discover new hobbies, engage with neighbours, and celebrate your achievements.

- Grand Entrance Lounge
- 2 Badminton courts
- Indoor Games
- 2 Squash courts
- Gaming zone
- Table Tennis room
- Billiards Room
- Multipurpose Hall
- Grocery Store
- Banquet Hall
- Toddler space
- Business Lounge

You'll want to carve out time from your day to spend at the clubhouse. From the morning workouts to the evening soirees, Club Aura will be your destination.

- Coffee Lounge
- Gymnasium
- Yoga/ Meditation
- Aerobics
- Preview Theatre
- Co working space
- Hobby Rooms
- Sr Citizens Room
- 10 Well Furnished Guest Suites
- SPA
- Terrace Party Lawn
- Conference room

STILT LEVEL



Bring your hobbies closer.

AMENITIES



Entertainment at
**a whole
new
level**



Why have just one space to indulge when you can have more?

Rajapushpa Aurelia features a stilt-level floor packed with amenities. It's a space protected from the elements of weather and the movement of vehicles. It's where your little ones can run around safely, and you can be at ease. The stilt level features some thoughtfully chosen amenities that are best enjoyed in the open air.

- Elegant Entrance Lounge per Tower
- Stilt-level seating areas
- Indoor board games
- Outdoor TT table
- Outdoor Gymnasium
- Bicycle parking
- Elderly seating zone
- Ladies seating alcove
- Toddler play area
- Adventure play zone
- Yoga Deck
- Work zone



OPEN

The luxury of nature.

SPACES

The grass is greener on your side.

Nature is a vital aspect when it comes to your quality of life. At Rajapushpa Aurelia, we've curated an ecosystem where nature thrives alongside you. With over 76% open spaces across the property and lush greenery spread throughout, you'll always find fresh air and enjoy quality outdoor time with your loved ones.

The apartments at Rajapushpa Aurelia have been designed to provide you with all the modern comforts you need while ensuring that nature still plays a crucial role in your life. It's what makes life at Rajapushpa Aurelia perfect.


















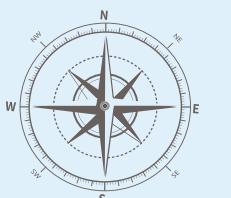
MASTER

PLAN

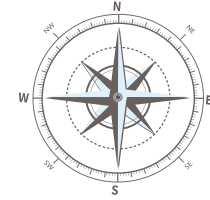


The framework for your life.

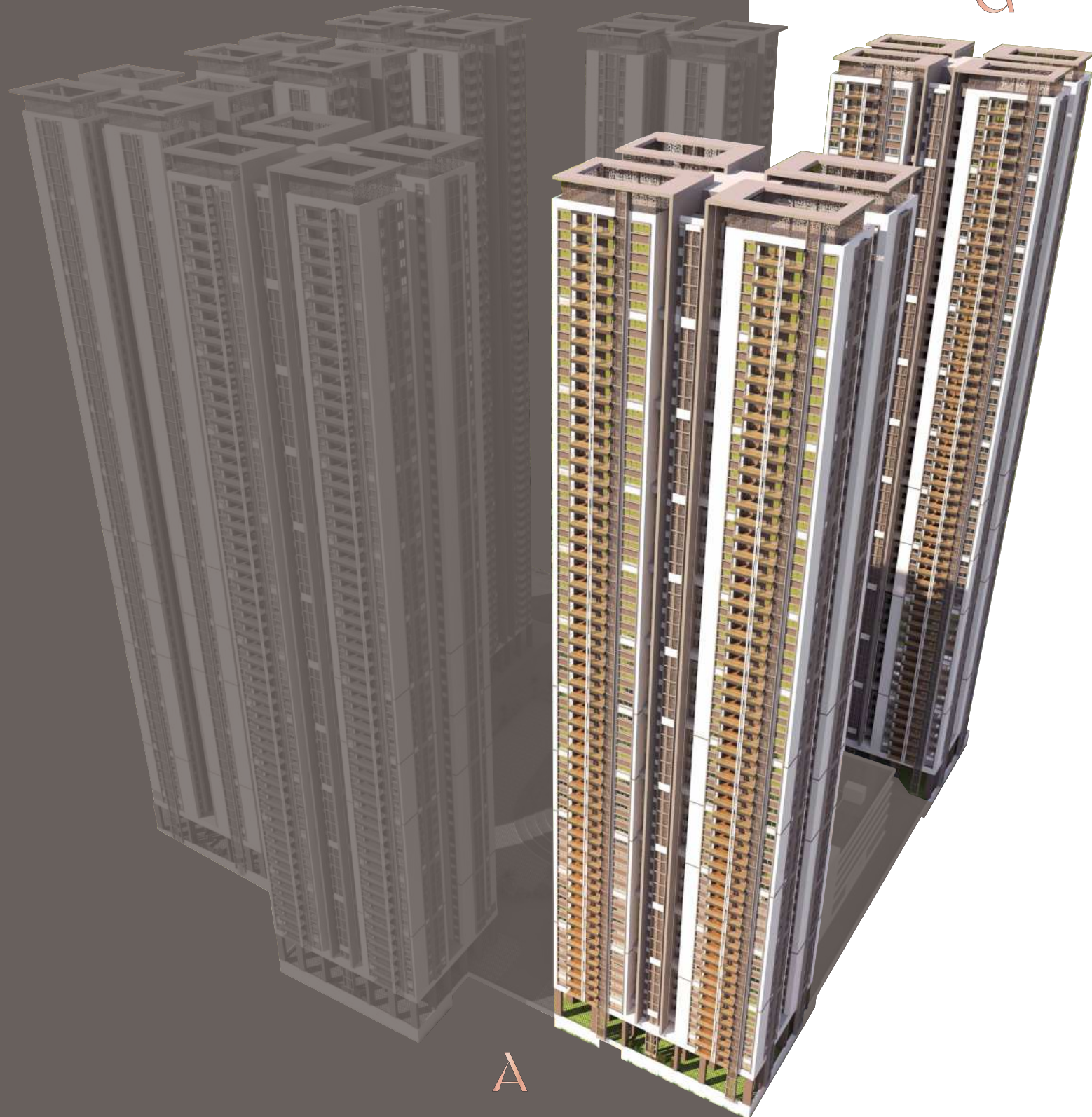
-  Walking/Jogging track
-  Amphitheatre
-  Kids' play area with attached elderly seating
-  Pavilions with seating
-  2 Tennis Courts
-  Basketball Court
-  Volleyball Court
-  Skating Rink
-  Pet park
-  2 Cricket practice nets
-  Multipurpose Play court
-  Swimming pool with attached kids' pool
-  Banquet/ Congregational lawn
-  Street Market Zone
-  School Bus Bay



TOWER PLAN



G



A

3995 SFT & 4400 SFT

TOWER A
Azure

TOWER G
Galaxy

4 BHK + MAID ROOM
4400 SFT



4 BHK + MAID ROOM
4400 SFT

3955 SFT
4 BHK + MAID ROOM

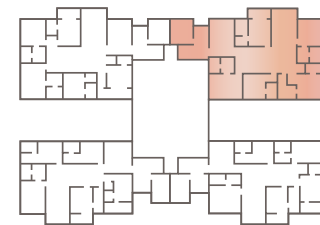
3955 SFT
4 BHK + MAID ROOM

4400 SFT
WEST FACING

4 BHK + MAID ROOM



Carpet Area 2866 Sft
Wall Area 224 Sft
Balcony & Utility Area 307 Sft
Common Area 1003 Sft



Tower A Azure
Tower G Galaxy

PLAN

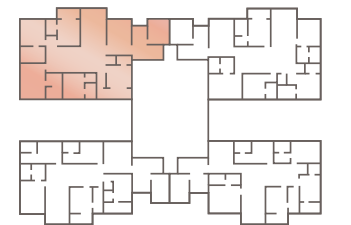
FLOOR

4400 SFT
EAST FACING

4 BHK + MAID ROOM



Carpet Area 2829 Sft
Wall Area 224 Sft
Balcony & Utility Area 344 Sft
Common Area 1003 Sft



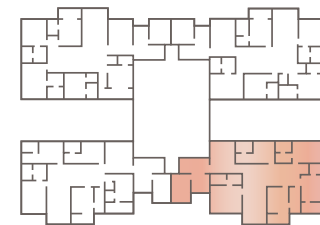
Tower A Azure
Tower G Galaxy

3995 SFT
WEST FACING

4 BHK + MAID ROOM



Carpet Area 2584 Sft
Wall Area 215 Sft
Balcony & Utility Area 286 Sft
Common Area 910 Sft



Tower A Azure
Tower G Galaxy

PLAN

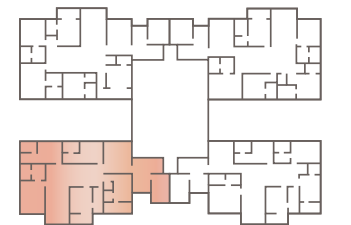
FLOOR

3995 SFT
EAST FACING

4 BHK + MAID ROOM

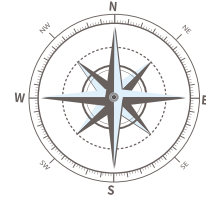
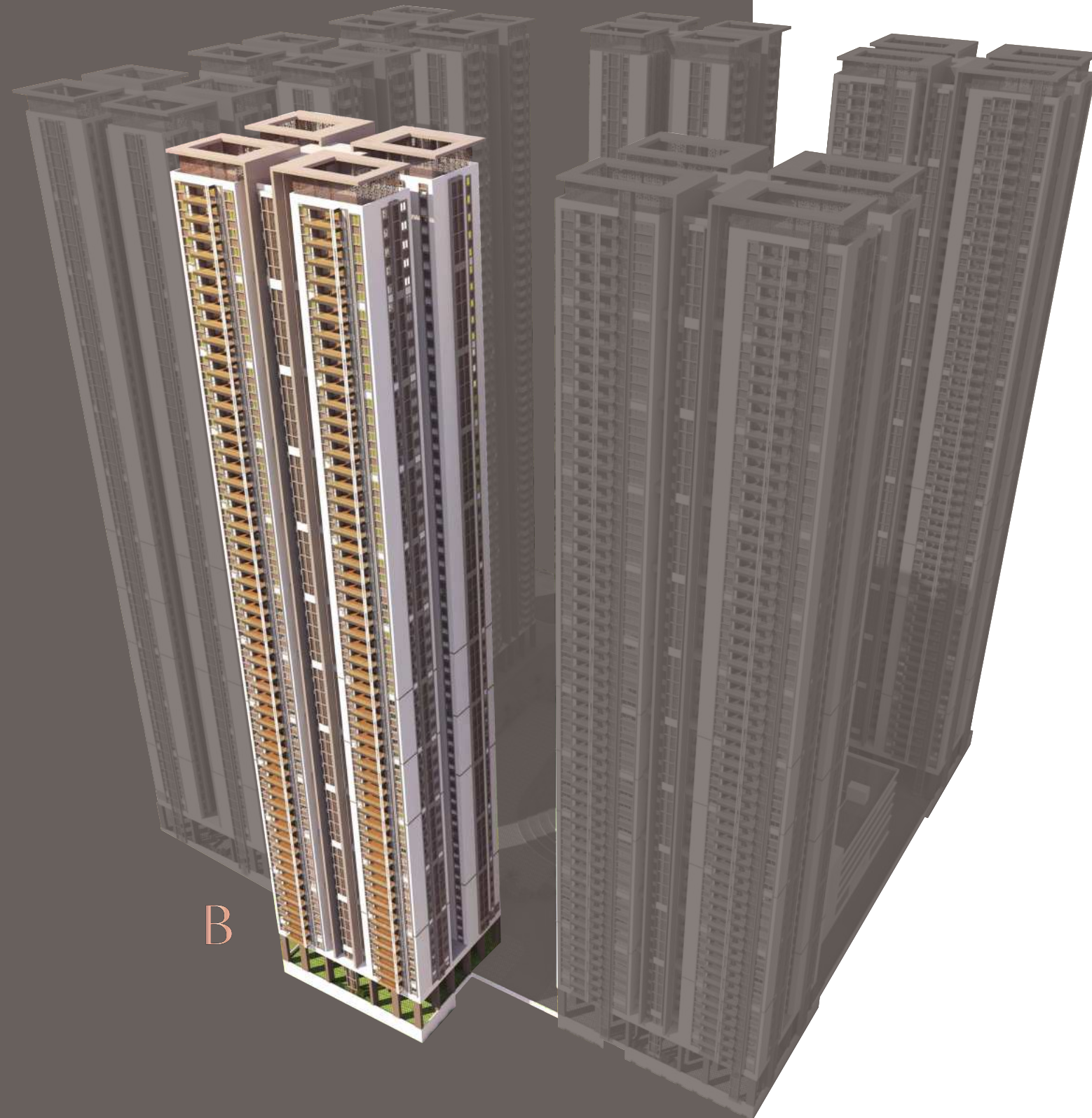


Carpet Area 2560 Sft
Wall Area 215 Sft
Balcony & Utility Area 310 Sft
Common Area 910 Sft



Tower A Azure
Tower G Galaxy

TOWER PLAN



3435 SFT

TOWER B
Bellrose

B

3 BHK + MAID ROOM
3435 SFT



3 BHK + MAID ROOM
3435 SFT

3435 SFT
3 BHK + MAID ROOM

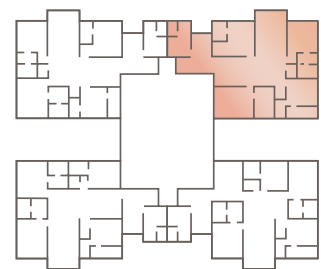
3435 SFT
3 BHK + MAID ROOM

3435 SFT
WEST FACING

3 BHK + MAID ROOM



Carpet Area 2255 Sft
Wall Area 199 Sft
Balcony & Utility Area 199 Sft
Common Area 782 Sft



Tower B
Bellrose

PLAN

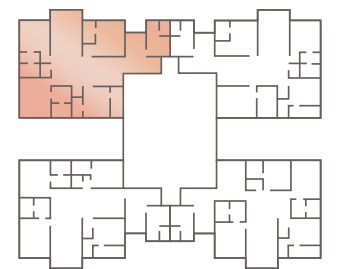
FLOOR

3435 SFT
EAST FACING

3 BHK + MAID ROOM



Carpet Area 2244 Sft
Wall Area 199 Sft
Balcony & Utility Area 210 Sft
Common Area 782 Sft



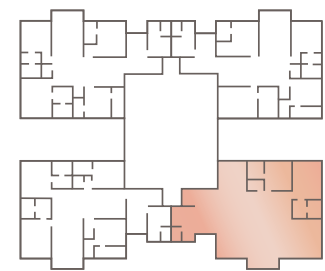
Tower B
Bellrose

3435 SFT
WEST FACING

3 BHK + MAID ROOM



Carpet Area	2255 Sft
Wall Area	199 Sft
Balcony & Utility Area	199 Sft
Common Area	782 Sft



Tower B
Bellrose

PLAN

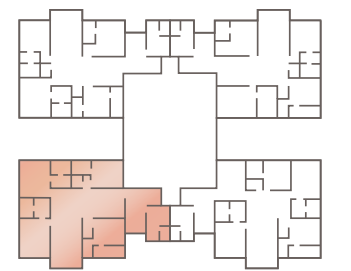
FLOOR

3435 SFT
EAST FACING

3 BHK + MAID ROOM

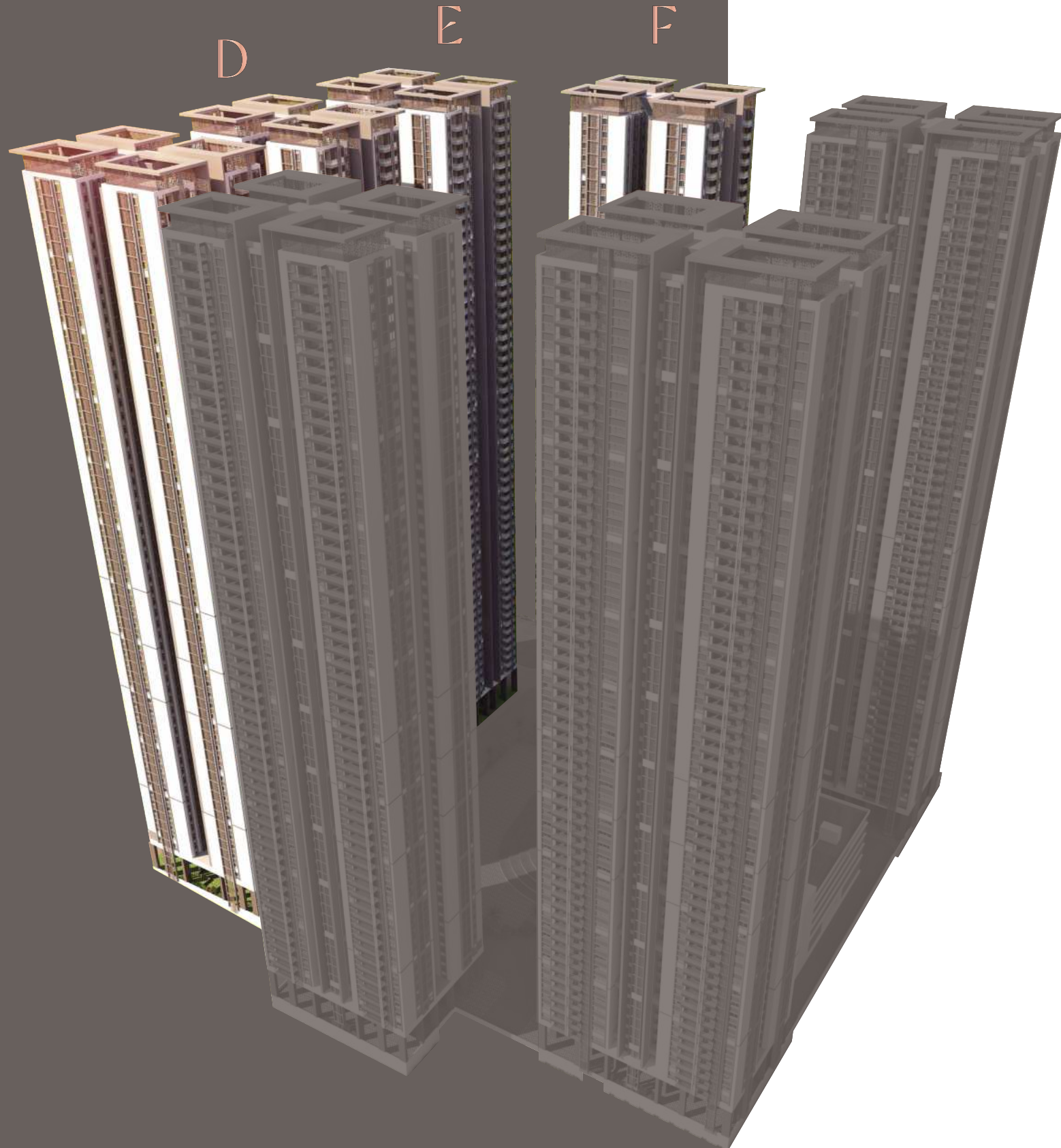
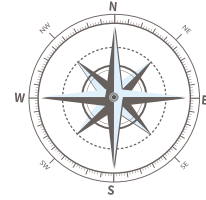


Carpet Area	2255 Sft
Wall Area	199 Sft
Balcony & Utility Area	199 Sft
Common Area	782 Sft



Tower B
Bellrose

TOWER PLAN



3015 SFT

TOWER C
Crimson

TOWER D
Dandelion

TOWER E
Ember

TOWER F
Fedora

3 BHK + MAID ROOM
3015 SFT



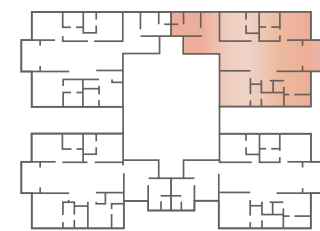
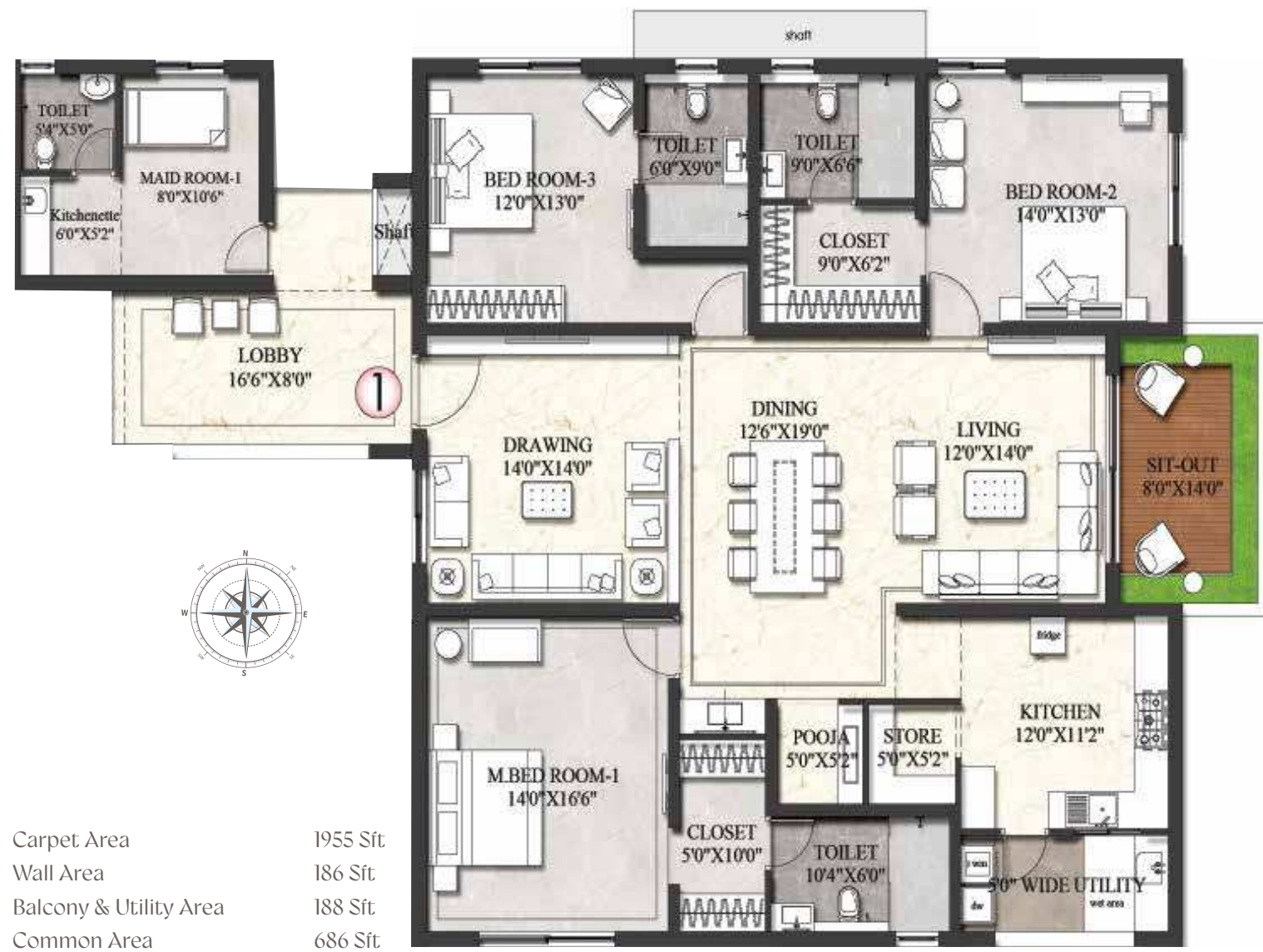
3 BHK + MAID ROOM
3015 SFT

3015 SFT
3 BHK + MAID ROOM

3015 SFT
3 BHK + MAID ROOM

3015 SFT
WEST FACING

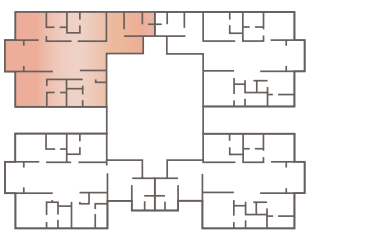
3 BHK + MAID ROOM



Towers C&D Towers E&F
Crimson & Dandelion Ember & Fedora

3015 SFT
EAST FACING

3 BHK + MAID ROOM

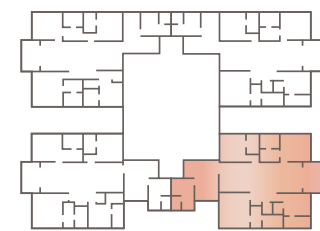


Towers C&D Towers E&F
Crimson & Dandelion Ember & Fedora

FLOOR PLAN

3015 SFT
WEST FACING

3 BHK + MAID ROOM



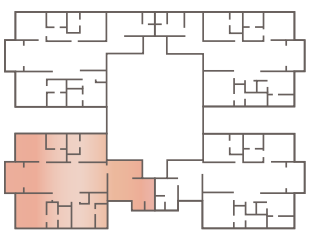
Towers C&D Towers E&F
Crimson & Dandelion Ember & Fedora

PLAN

FLOOR

3015 SFT
EAST FACING

3 BHK + MAID ROOM



Tower C&D Tower E&F
Crimson & Dandelion Ember & Fedora



There's space for
everything
you've ever
wanted

From evening soirees with your friends and family to a quick game of catch with your kids, your home has space for it all.

The living room has been expansively designed to open into your balcony, so fresh air and sunlight are just as welcome as your friends. And your bedroom comes with its own walk-in closet.

This is the luxury that only space can provide, and you have it at **Rajapushpa Aurelia**.

*Every
little
detail
matters*

General Specifications

UNIT LEVEL

STRUCTURE

SUPER STRUCTURE	RCC " Shear Wall Structure System ", designed to withstand wind and seismic loads as per relevant IS Codes.
INTERNAL WALLS	RCC Non Structural Walls / Block Masonry as per design.
FLOOR HEIGHT	3.30M (from FFL to FFL)

DRAWING /LIVING/ DINING / TV LOUNGE / POOJA

FLOORING	Premium quality Vitrified tiles of reputed make for Flooring & Skirting as per Design.
WALLS	2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty.
CEILING	Gypsum Boxing to cover Services as per design. Singe Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.

MASTER BEDROOM

FLOORING	Premium quality Vitrified tiles of reputed make for Flooring & Skirting as per Design.
WALLS	2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty
CEILING	Gypsum Boxing to cover Services as per design. Singe Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC

MASTER BEDROOM CLOSET

FLOORING	Premium quality Vitrified tiles of reputed make for Flooring & Skirting as per Design.
WALLS	2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty
CEILING	Gypsum Boxing to cover Services as per design. Singe Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.

MASTER BEDROOM TOILET

FLOORING	Premium quality Matt finish Tiles of reputed make as per design intent.
WALL	Premium quality Glazed / Matt finish of reputed make 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 diverter. Luxury Collection Plumbing Fixtures from Kohler, Ghrohe or equivalent make. Fixtures Finishes shall be as per designer's selection.
SANITARYWARE WC	Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brands.
BATH & SHOWER	Over head shower and Single Lever Diverter with integrated thermostatic high capacity mixer.

OTHER BEDROOMS

FLOORING	Premium quality Vitrified tiles of reputed make for Flooring & Skirting as per Design.
WALLS	2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty.
CEILING	Gypsum Boxing to cover Services as per design. Singe Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.

OTHER BEDROOM TOILETS

FLOORING	Premium quality Matt finish Tiles of reputed make as per design intent.
WALL	Premium quality Glazed / Matt finish of reputed make 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 diverter. Luxury Collection Plumbing Fixtures from Kohler, Ghrohe or equivalent make. Fixtures Finishes shall be as per designer's selection.
SANITARYWARE WC	Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brands.
BATH & SHOWER	Over head shower and Single Lever Diverter with integrated diverter.

POWDER ROOM

FLOORING	Premium quality Matt finish Tiles of reputed make as per design intent.
WALLS	Premium quality Glazed / Matt finish of reputed make as per design intent.
CEILING	Gypsum / Calcium Silicate Board MR Grade with grid ceiling as per Design.
PLUMBING FIXTURES	Luxury Collection Plumbing Fixtures from Kohler, Ghrohe or equivalent make. Fixtures Finishes shall be as per designer's selection.
SANITARYWARE WC	Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brands.
WASH BASIN	Wash basin of Duravit/Kohler or equivalent make.

KITCHEN

Designed to accommodate modular kitchen with all necessary services provisions. Note: Kitchen platform, Dado, Sink, Faucets & other accessories are not provided by builder and are in client's scope

FLOORING	Premium quality Matt finish Tiles of reputed make as per design intent.
WALLS	2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty.
CEILING	Gypsum Boxing to cover Services as per design. Singe Coat. Putty + 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 and additional two points.

UTILITY

FLOORING	Matte finish Tile flooring as per Design.
WALLS	Wall Cladding up to 3' height wit glazed vitrified 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	Premium quality Matte Finish tiles as per design intent.
WALL /CEILING	Exterior grade paint. as per Elevation.
WALL /CEILING:	Exterior grade paint. as per Elevation.
JOINERY	
MAIN DOOR	8 feet 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	7 feet height Factory made Solid/ Engineered wood frame, Hollow core shutter with Veneer on both sides finished with PU coat. Designer Hardware of reputed make.
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TOILET DOORS	7 feet height Factory made Solid/ Engineered wood frame, Hollow core shutter with Veneer on both sides finished with PU coat and Laminate on toilet side.
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SITOUT/ BALCONY DOOR	7 feet height Reinforced Aluminium Glazed Sliding Doors designed as per relevant IS code with premium hardware with insect. screen provision.
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UTILITY DOOR	7 feet height Factory made Solid/ Engineered wood frame, Hollow core shutter with Veneer on one side finished with PU coat and Laminate on Utility side.
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WINDOWS	Reinforced Aluminium Glazed Sliding Windows designed as per relevant IS code with premium hardware with insect. screen provision.
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VENTILATORS	Aluminium ventilators with Frosted glass with premium hardware.
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MAID ROOM/ TOILET DOOR	Masonite / WPC doors with paint finish.
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MEP PROVISIONS & AMENITIES

(SITE / COMMON AREAS)

ELECTRICAL	Power plug for Hob, chimney, refrigerator, microwave oven , mixer / grinder 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.
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HVAC	Provision for air-condition in Drawing, Living, Dining, all bedrooms. Copper piping is done for Split (DX) units. Electrical outlet provided at indoor unit.
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TELECOM	Telephone points in living room and master bedroom. Intercom facility in living room in all flats connecting Security and neighbourhood.
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Cable TV	Provision for cable TV connection in living room and in all bedrooms.
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INTERNET	Provision for internet connection in living room and master/ all bedroom.
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LPG/ PNG	Supply of LPG/ PNG with piped gas system.
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POWER BACKUP	100% Power Backup using D.G Sets with acoustic enclosure.
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CAR PARKING	Spacious car parking spread in 4 Cellar floors.
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PARKING MANAGEMENT	Entire parking is well designed to suit the number of Car Parks provided. Parking signage and equipment provided at required places for ease of driving.
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FACILITIES FOR PHYSICALLY CHALLENGED	Access ramps at all block entrances shall be provided for differently abled.
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PHE	Hydro Pneumatic system with softened treated water. Individual water metering for units.
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STP	Sewage Treatment Plant of adequate capacity as per norms is provided. Treated water from STP will be used for landscaping and flushing purpose.
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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 Fencing on boundary wall.
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BMS	Centralised BMS controls for common MEP services.
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VERTICAL RANSPORTATION	Energy Efficient High Speed Automatic Passenger Elevators with emergency rescue system of Hitachi /Mitsubishi / Schindler / Thyssenkrupp or better equivalent make.
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TRAFFIC SAFETY & CONTROL	Providing of traffic safety devices like Convex Mirror, Road Studs, Protection Guards, Speed Bumps / Humps etc. as per Traffic Safety Plan.
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COMMUNICATION	Central Communication System (EPABX)
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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.
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WATER SOFTENER	Central Water Softener plant.
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SOLID WASTE MANAGEMENT	Garbage Chutes are provided at every floor level, centrally collected and disposed as per local body norms.
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CAR WASH	Car Wash facility is provided in basement floor.
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BILLING SYSTEM	Automated billing system for Water, Power & LPG/CNG supply.
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So near yet so secluded

Tellapur is well and truly on its way to becoming the city's residential hub.

Just minutes from the Financial District and with the city's finest educational institutions around, your family will never have to go too far for the things they love.

RAJAPUSHPA
aurelia
A Symphony of Space & Luxury

Glendale International School	11 mins
Outer Ring Road	15 mins
Citizens Hospital	20 mins
Indian School of Business	30 mins
AMB Mall	30 mins
Financial District	30 mins
Gachibowli	30 mins
Hitech city	40 mins
Rajiv Gandhi International airport	50 mins



Experience the
harmony of
craftsmanship



RAJAPUSHPA
aurelia
A Symphony of Space & Luxury



☎ 766 000 55 00 | 🌐 www.rajapushpa.in

FOR BOOKINGS: Sy. No: 447 at Rajapushpa Lifestyle City,
Near RAJAPUSHPA GREEN DALE, Tellapur, Hyderabad, Telangana - 502032

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