

 RAJAPUSHPA  
*Regalia*  
At Kokapet - Gachibowli

  
RAJAPUSHPA  
PROPERTIES PVT. LTD  
*Shaping Innovations*

  
Welcome to The Realm,  
— where life breathes luxury —





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*Regalia*  
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## WALK INTO A LIFE OF OPULENCE

Offering intangible exhilarations in the form of visual extravaganza and spatial freedom, are the magnificent 3 BHK Regal Residences.

Regalia is a world of Indulgence, set within three grand towers, where everyday brings another reason to toast good life.

To feel the ecstasy from the close quarters, you are invited to visit the realm of luxury.

### ALL 3 BHK RESIDENCES

1610 SFT | 1650 SFT | 1945 SFT |  
1960 SFT | 2170 SFT | 2575 SFT | 2600 SFT

37,500 SFT.  
CLUB HOUSE

3 - LEVEL  
CAR PARKING





## ARCHITECTURAL MARVEL & DREAM LIVING SPACE

The eloquent design makes Regalia an architectural marvel and a dream living space.

While Rajapushpa's experience is showcased in its construction quality, optimum space planning, well defined outdoors and resort-like recreation, the mega apartment complex brings you a world of joy that will keep you spellbound for a life time.

## PROJECT FEATURES

- Double height entrance lobby in each tower |
- 491 flats | 1610 to 2600 sft apartments |
- 100% Vaasthu Compliant | No common walls |
- Beautifully manicured landscapes |
- Children's play area | Jogging track |
- Centralized piped gas supply |
- 3 level spacious car parking | Laundry |
- Solar fencing | Fire fighting system |
- 100% power back up | Sewage treatment plant |
- 24 hour treated water supply |
- 24 hour security with Intercom and CCTV.



WELL PLANNED.  
BEAUTIFULLY STYLED.  
FINISHED TO PERFECTION.

Spread over three towers of 19 floors each, Rajapushpa Regalia redefines luxury with the finest apartments measuring 1610 Sft. to 2600 Sft. to live your largest fantasies.

Breakout of the mundane living spaces. Come, nestle in the sky.





## BREATHE FREE

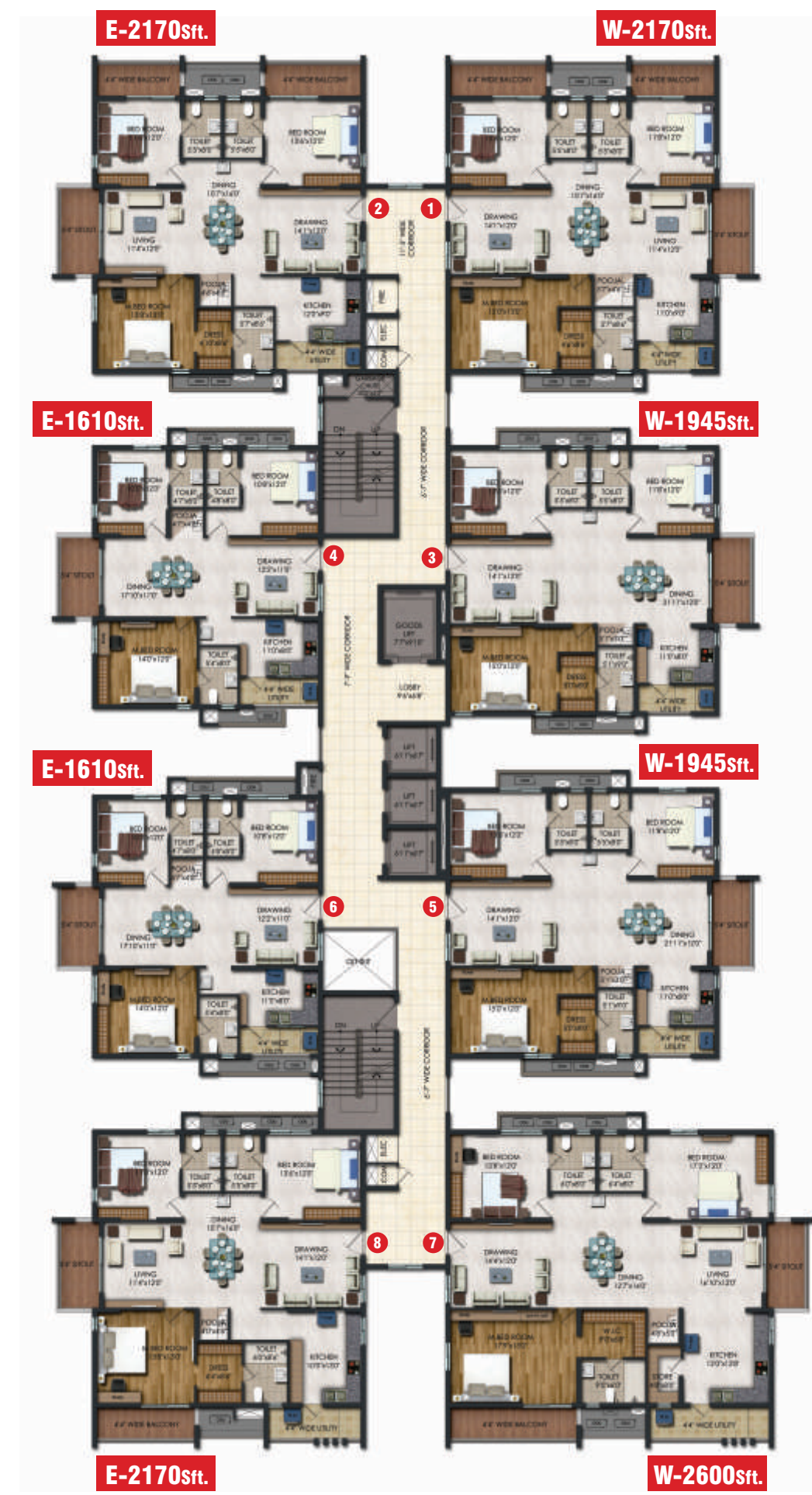
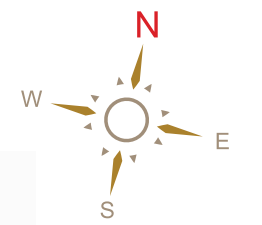
Set amidst awe inspiring natural green foliage and the elegantly manicured landscape, Regalia promises its residents some breathtaking views and an ambience to escape the din and bustle of the city. It's a less ordinary world.



SITE PLAN

TYPICAL FLOOR PLAN

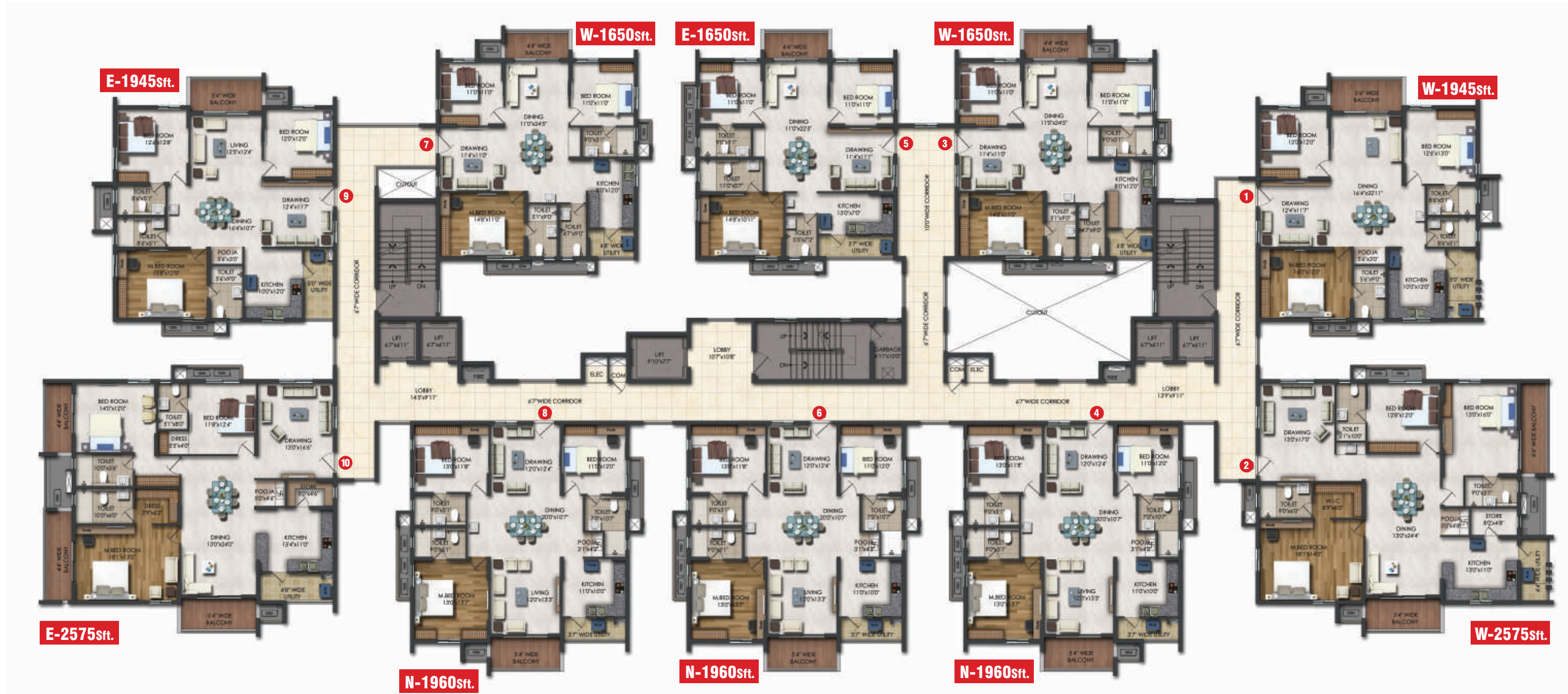
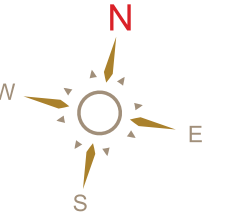
TOWER - A



# TYPICAL FLOOR PLAN

# TOWER - B

# TOWER - C



## INVIGORATING LIVING SPACES

Each of the apartment offers sprawling spaces that caters to every fancy of yours. Every square foot displays a balance between form and function to enhance space and comfort. The apartments are intelligently designed to bring in a dynamic environment. The living and dining areas are spacious and inviting. Enjoy breathtaking view of outdoors from your balcony. Sophisticated, sunlit and breezy spaces will invigorate your being day in and out.





## CLUB REGALIA

The 37,500 sft. amenity rich Club Regalia is nothing short of a oasis with infrastructure that appeal to all age groups. At Club Regalia you can relax or unwind, meditate in peace or socialize with family and friends, focus on physical fitness or rejuvenate in the pool.

The ambience of Club Regalia inspires the residents to live a fuller life in carefree environment.

## AMENITIES

- ✦ 37500 sft Amenity rich Clubhouse
- ✦ Terrace swimming pool
- ✦ Terrace party lawn
- ✦ Multi purpose hall
- ✦ Indoor games: 2 Badminton courts, 1squash court, Billiards, Table tennis etc.,
- ✦ Health club, Spa & Salon
- ✦ Library, Conference Hall
- ✦ Outdoor Activity Deck
- ✦ Furnished Guest Suites
- ✦ Children's play area & Crèche
- ✦ Senior citizens lounge
- ✦ Yoga, Meditation and Aerobics Hall
- ✦ Pharmacy & ATM
- ✦ Grocery Store
- ✦ Café & lounge



**PV Sindhu**, Olympic Silver Medalist - **Brand Ambassador of Rajapushpa since 2014**

## STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads

**Super Structure:** 8" thick solid / AAC block work for external walls & 4" thick solid / AAC block work for internal walls

## WALL FINISHES

**Internal Walls:** Smooth plastered surface treated with putty and painted with emulsion.

**External Walls:** Sponge finished sand faced cement plaster and painted with exterior paint.

## DOORS

**Main Door:** Engineered wood / Teak wood frame & Teak Veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand

**Internal Doors:** Engineered wood / Teak wood frame & Teak Veneered flush shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand

**French Doors:** UPVC door frames with float glass paneled sliding shutters with provision for mosquito mesh track

**Windows:** UPVC window system with float glass with provision for mosquito mesh track with grills

## BATHROOMS

- Premium quality ceramic wash basins of best brand
- Premium quality wall mounted EWC of best brand
- Premium quality concealed flush tank of best brand
- Premium quality single lever C.P fittings of best brand
- Provision for geysers in all bathrooms

## FLOORING

**Living & Dining:** 800 x 800 mm size vitrified tiles of best brand

**Master Bedroom:** Laminated wooden flooring

**All Bedrooms & Kitchen:** 600 x 600 mm size vitrified tiles of best brand

**All Balconies:** Anti-skid ceramic tiles of best brand

**Bathrooms:** Acid resistant, Vitrified Tiles of best brand

**Corridors:** 600 x 600 mm size vitrified tiles of best brand

**Staircase:** Natural stone

# SPECIFICATIONS

## ELECTRICAL

- Concealed copper wiring of reputed make
- Power outlets for air conditioners in living and bedrooms
- Power plug for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine / dish washer in utility area
- '3 Phase' power supply in each unit
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Modular switches of reputed make.

## LPG

Centralized gas supply to all individual flats

## GENERATOR

100 % D.G backup with Acoustic enclosure

## CAR PARKING

Spacious car parking slots

## PARKING MANAGEMENT

All car parking slots and driveways are designed by Traffic Consultants

## FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at entrance lobbies shall be provided for physically challenged

## SECURITY/BMS

- Sophisticated round-the-clock security system
- Solar fencing
- Boom barriers for efficient traffic management
- Surveillance cameras at the main security and entrance of each block

## TILE CLADDING

**Bathrooms:** Glazed / Matt finish / Vitrified tiles dado up to 7' height of best brand

**Utility Area:** Ceramic tile dado up-to cill height of the best brand

## KITCHEN

- Stainless steel sink
- Separate Municipal water tap along with tap for borewell water
- Provision for fixing of RO system, exhaust fan & chimney

## UTILITY/WASH AREA

Provision for washing machine & wet area for washing utensils etc.,

## TELECOM

- Telephone points in living room and master bedroom
- Intercom facility to all the units connecting Security and neighborhood.

## Cable TV

Provision for cable connection in living room and in all bedrooms.

## Internet

Provision for internet connection in living room and master bedroom.

## LIFTS

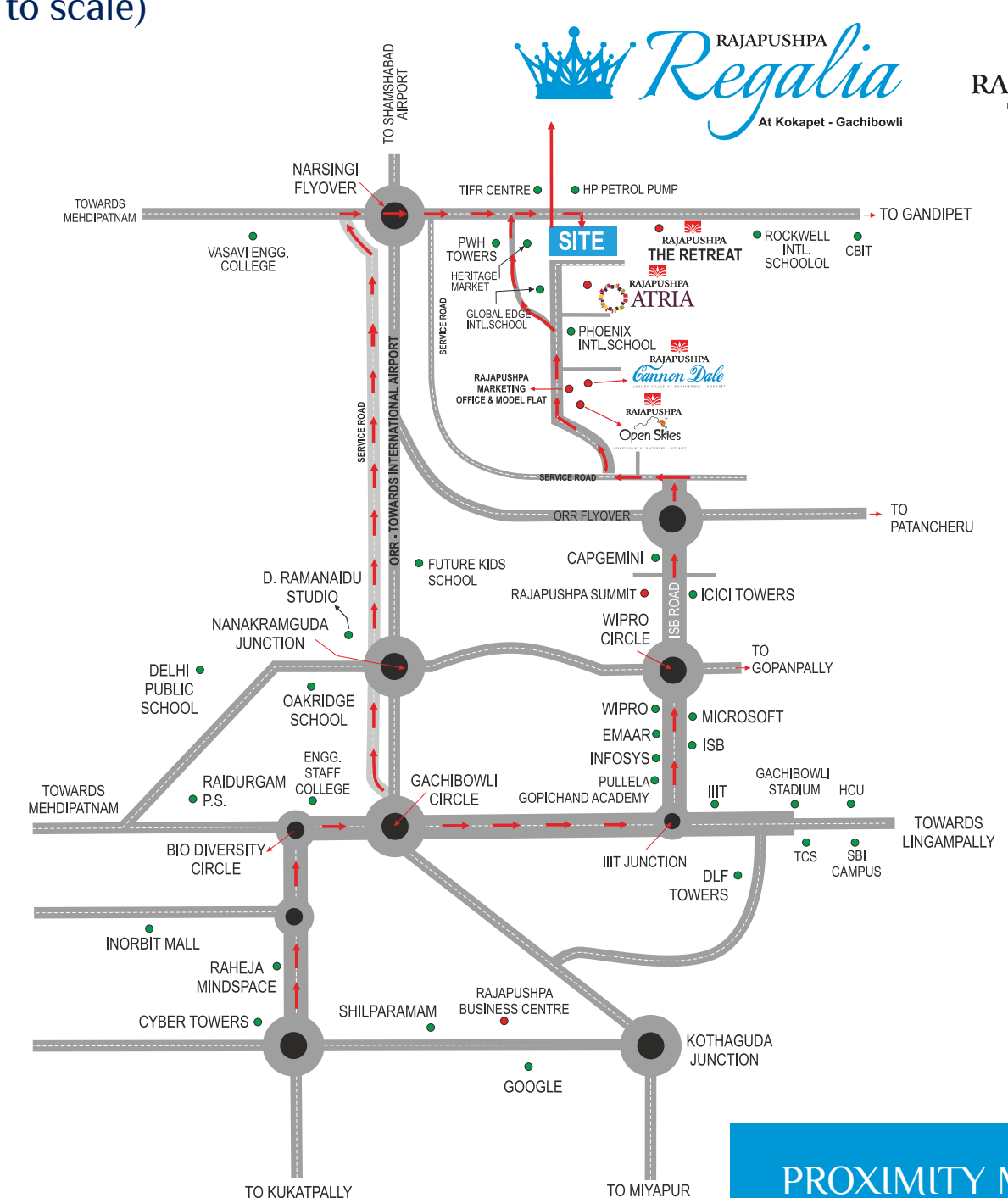
- High speed automatic elevators with V3F for energy efficiency with granite / marble / tile cladding
- One service lift with V3F for energy efficiency for each tower, entrance with granite / marble / tile cladding

## WTP & STP

- Fully treated water will be made available through an exclusive water softening plant
- Hydro-pneumatic system for even pressure water supply at all floors
- Sewage treatment plant of adequate capacity

## GARBAGE CHUTE

# LOCATION MAP (Not to scale)



## PROXIMITY METER

- 300 Mtrs.** Global Edge School
- 500 Mtrs.** Rockwell School
- 500 Mtrs.** ORR Junction
- 600 Mtrs.** Phoenix Green School
- 3 Kms.** Financial District
- 4 Kms.** Continental Hospital
- 4 Kms.** Wipro 'X' Roads
- 6 Kms.** Oakridge Intl. School
- 6.5 Kms.** DPS School
- 10 Kms.** HCU
- 10 Kms.** Hitech City
- 24 Kms.** International Airport

# LOCATION CREDENTIALS

Uniquely located in the resurgent locales of Kokapet, a location that enjoys the ambience of a timeless past while embracing the dizzying present. Kokapet is also increasingly becoming the focal point of luxury residential development with easy connectivity to the now burgeoning financial district, the IT hub and the twin cities of Hyderabad and Secunderabad. Here every facet, big or small is planned with absolute precision.





A PROJECT BY



 **766 000 55 00**

Project Financed by:



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