

RAJAPUSHPA
Aurelia

A Symphony of Space & Luxury

Rajapushpa Lifestyle City
Tellapur



Experience Unparalleled Luxury with Rajapushpa Properties

Established in 2006 by the visionary Parupati Brothers, Rajapushpa Properties has solidified its position as a prominent name in the Hyderabad real estate industry. With a commitment to redefining residential living, we specialize in exquisite gated community apartments, luxurious villas and cutting-edge commercial IT/ITEs spaces.

At the core of our organization are the four visionaries whose innovative ideas and forward-thinking approach have propelled Rajapushpa Properties to the forefront of the real estate landscape.

Our projects have consistently received recognition and accolades for their unparalleled quality, meticulous specifications and unwavering standards. As we strive to surpass expectations, we aim to set new benchmarks in Indian realty by ensuring transparency and timely delivery.

Rajapushpa Properties has carved a niche for itself by creating an exclusive and captivating experience within the dynamic real estate sector. Our dedication to aesthetics, design and unparalleled luxury sets us apart, ensuring that every project is a masterpiece in its own right.

Explore the world of luxury living with Rajapushpa Properties and step into a realm of unmatched elegance and sophistication.



As a leading real estate company in Hyderabad, we strive towards achieving excellence and maintaining a competitive edge in the market.

OUR Mission

"Our mission is to transform the real estate experience by providing innovative solutions, exceptional service and unparalleled expertise to our customers and communities. We strive to create value, foster sustainable development and build lasting relationships."

OUR Vision

"Our vision is to be the most trusted and admired real estate company, leading the industry with integrity, excellence and innovation. We aim to shape the future of Hyderabad real estate by consistently exceeding expectations and setting new standards in quality, service and sustainability."

OUR Core Values

- ★ Integrity
- ★ Customer Focus
- ★ Innovation
- ★ Excellence
- ★ Sustainability

LIVE. LEARN. WORK. PLAY.

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 projects of international standards by Rajapushpa Properties at Tellapur.

Rajapushpa Aurelia, a part of Rajapushpa Lifestyle City is a luxury apartment community.

A multi-use development project in progress, Rajapushpa Lifestyle City covers an expansive parcel of land. Our vision is to build 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 | PREMIUM & ULTRA-LUXURY GATED COMMUNITY RESIDENCES
Grade A Office Spaces | Commercial/Hospitality Complexes | Sports & Leisure Zones |
Wellness Centres





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

Space has never felt this Luxurious

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.



12.5

Acres

07

Towers

3&4

BHK + Maid Room

1,561

Units

11 Feet

Floor Height

All

Corner Apartments

75,000+

Sq. Ft. Clubhouse

75,000 (approx)

Sq. Ft. Stilt - Level Amenities



56 Floors of Grandeur

The tallest Tower in
TELLAPUR



RAJAPUSHPA
Aurelia
A Symphony of Space & Luxury

A Grand Entrance
that is a prelude to
a luxurious lifestyle
within

Experience the
harmony of
craftsmanship



Connections
passions &
occasions

they're what make
life worth living.

CLUB AURA

75,000 sft.+
of limitless leisure





Reading Room



Hobby Room



4 Badminton Courts



Billiards Room



Gymnasium



Table Tennis Room

Spread over 75,000+ square feet, Club Aura – the clubhouse at Rajapushpa Aurelia – gives you the space to discover new hobbies, engage with neighbours, and celebrate your achievements.

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.

- Grand Entrance Lounge
- 4 Badminton Courts
- Indoor Games
- 2 Squash Courts
- Gaming Zone
- Table Tennis Room
- Billiards Room
- Multipurpose Hall
- Grocery Store
- Banquet Hall
- Toddler Space
- Business Lounge
- Coffee Lounge
- Gymnasium
- Yoga/ Meditation
- Aerobics
- Preview Theatre
- Co Working Space
- Hobby and Reading Rooms
- Sr Citizens Room
- 10 Well Furnished Guest Suites
- SPA
- Terrace Party Lawn
- Conference Room

A modern rooftop swimming pool at dusk. The pool is rectangular with blue tiles and a black metal ladder on the right side. The surrounding deck is paved with dark grey rectangular tiles. There are several lounge sofas and armchairs with cushions, some of which are illuminated by warm, glowing floor lamps. The background features tall, modern apartment buildings with balconies and large windows. The sky is a mix of orange, pink, and blue, indicating sunset. There are several trees and bushes around the pool, adding to the lush environment. A few people are visible near the pool, some sitting on the sofas and others standing.

Aqua Therapy

Relax, Revive & Rejuvenate

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

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.





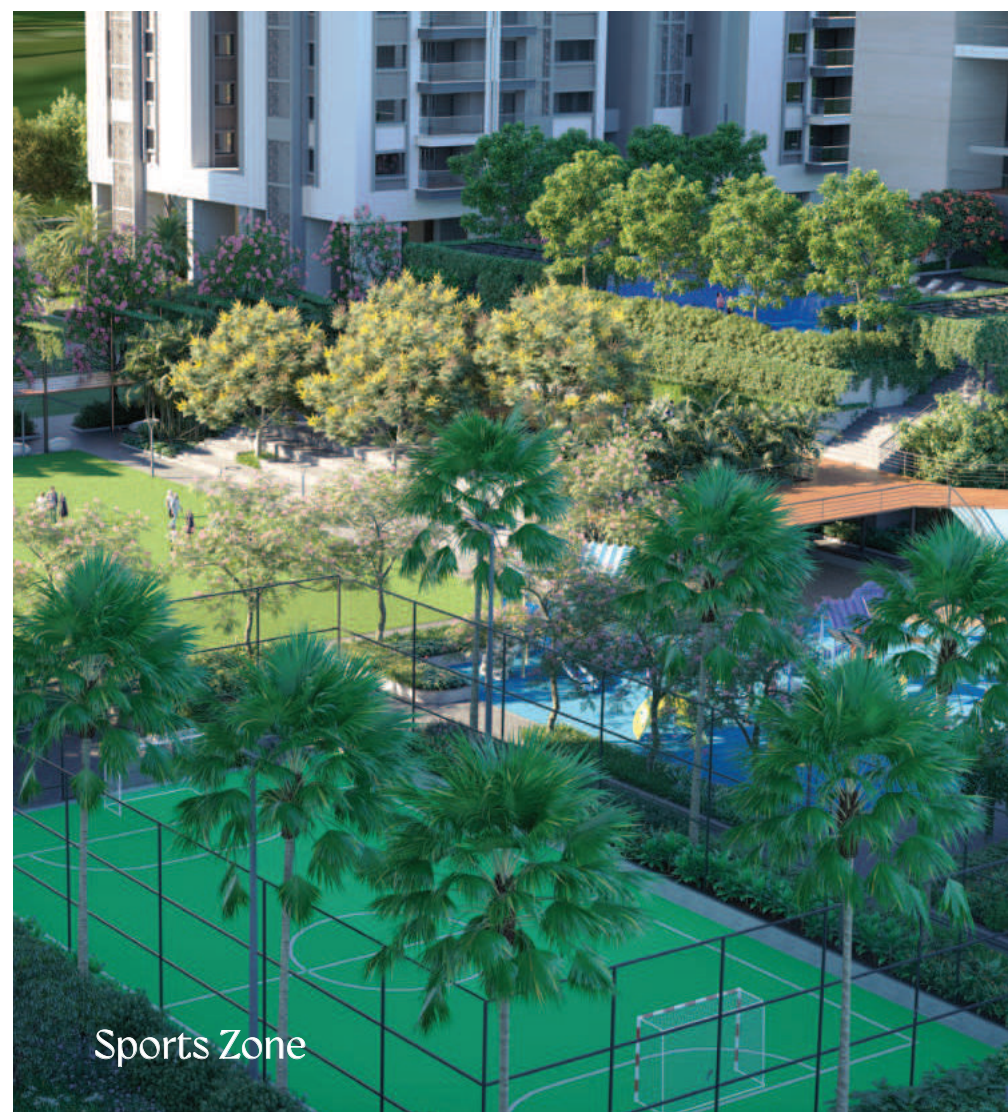
Aerial Walkway

Nourish your soul
with the
**marvellous
beauty**
of Nature's hues

76%
open
spaces

The luxury of nature.

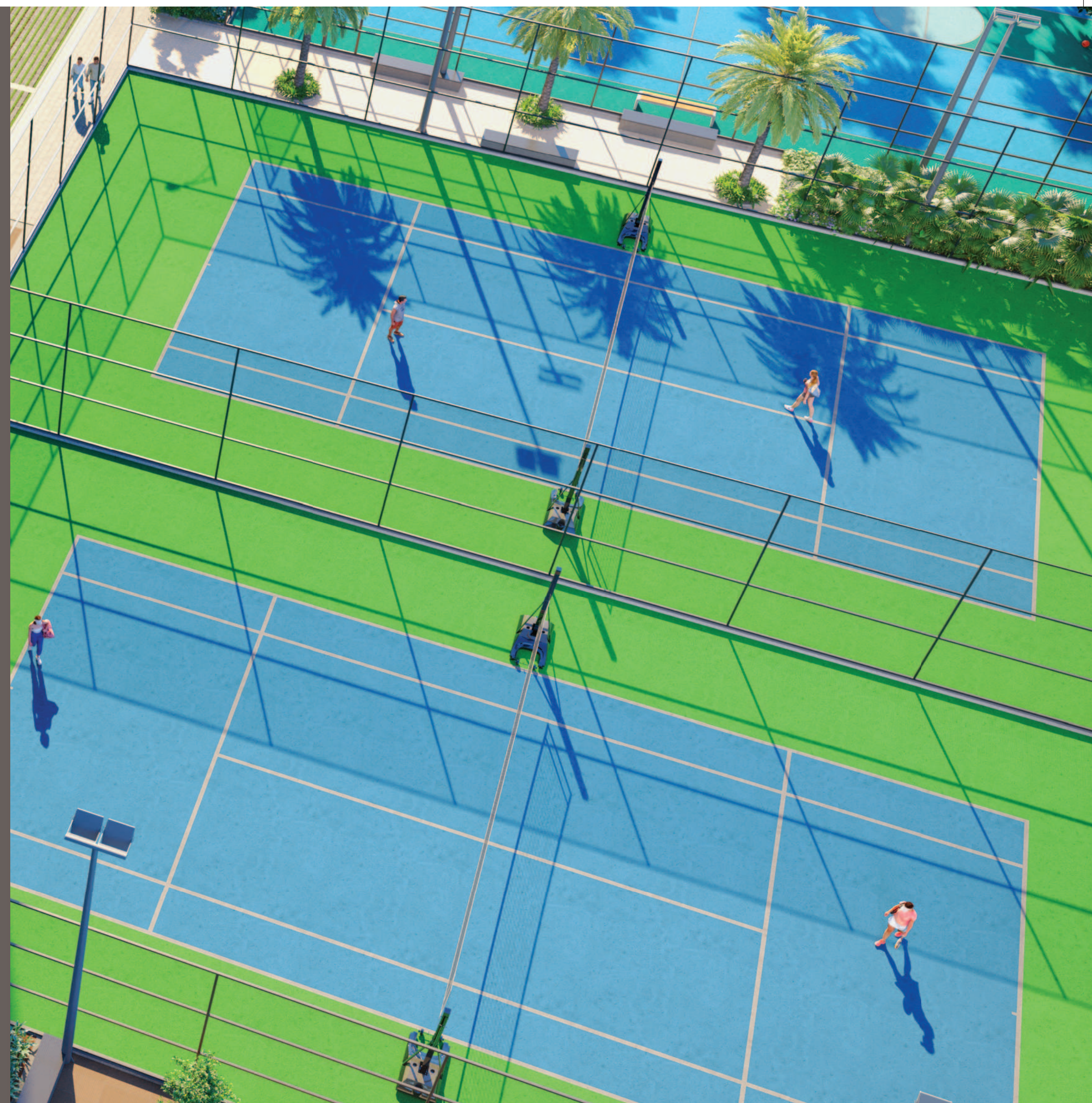




Where fun converges with fitness



- 2 Tennis Courts
- Futsal
- Practice Cricket Pitch
- Basketball Court
- Beach Volleyball
- Jogging and Cycling Track
and more ...



Rajapushpa Aurelia is home to

7 towers

that reach the heavens at a sky-scraping

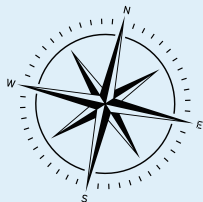
56 floors each.

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



The framework
for your life.

LEGENDS

- | | | | | | | |
|--------------------|--------------------------------|-----------------------------------------|-----------------------------|---------------------------|---------------------------|----------------------------|
| 01. Main Entry | 05. Bus waiting area | 15. Walkway | 24. Shallow pool | 34. Healing labyrinth | 44. Work pods | 54. Sitting alcove |
| 02. Main Exit | 06. Driveway | 16. Kids' play area | 25. Pool deck | 35. Seating nook | 45. Bridge | 55. Practice cricket pitch |
| 03. Security Cabin | 07. Pedestrian walkway | 17. Sand pit | 26. Aerial Walkway | 36. Mini golf | 46. Tree court | 56. Library |
| 04. School Bus bay | 08. Entry Ramp to Podium | 18. Swing court below | 27. Amphitheatre | 37. Billiards/Board games | 47. Beach Volleyball | 57. Basketball Court |
| | 09. Emergency Vehicular Access | 19. Yoga deck with a reading nook below | 28. Water cascade | 38. Bicycle parking | 48. Plaza seating | 58. Tennis courts |
| | 11. Lobby Access | 20. Sunken bamboo court | 29. Lawn | 39. Table tennis | 49. Board games | 59. Yoga area |
| | 12. Tower Entrance Lobby | 21. Pergola with seating | 30. Deck seating | 40. Lift lobby | 50. Meditation space | 60. Aerobics |
| | 13. Outdoor gym | 22. Swimming pool | 31. Seating below | 41. Art corner | 51. Senior citizens' area | 61. Feature wall |
| | 14. Futsal/Multicourt | 23. Kids'pool | 32. Toddlers' cycling track | 42. Hobby nook | 52. Toddlers' space | 62. Pet park |
| | | | 33. Skating rink | 43. Ladies' seating area | 53. Toddlers' play area | 63. Clubhouse entry |

Your Space

Aligned for
your Well-being



Vaastu compliant homes
to enrich & enhance your life

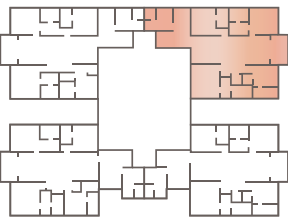
3BHK	Sizes	3015 Sq.ft. & 3435 Sq.ft. (East & West)
4BHK	Sizes	3995 Sq.ft. & 4400 Sq.ft. (East & West)

With private entrance lobby



3015 SFT
WEST FACING

3 BHK + MAID ROOM

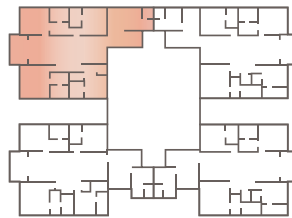
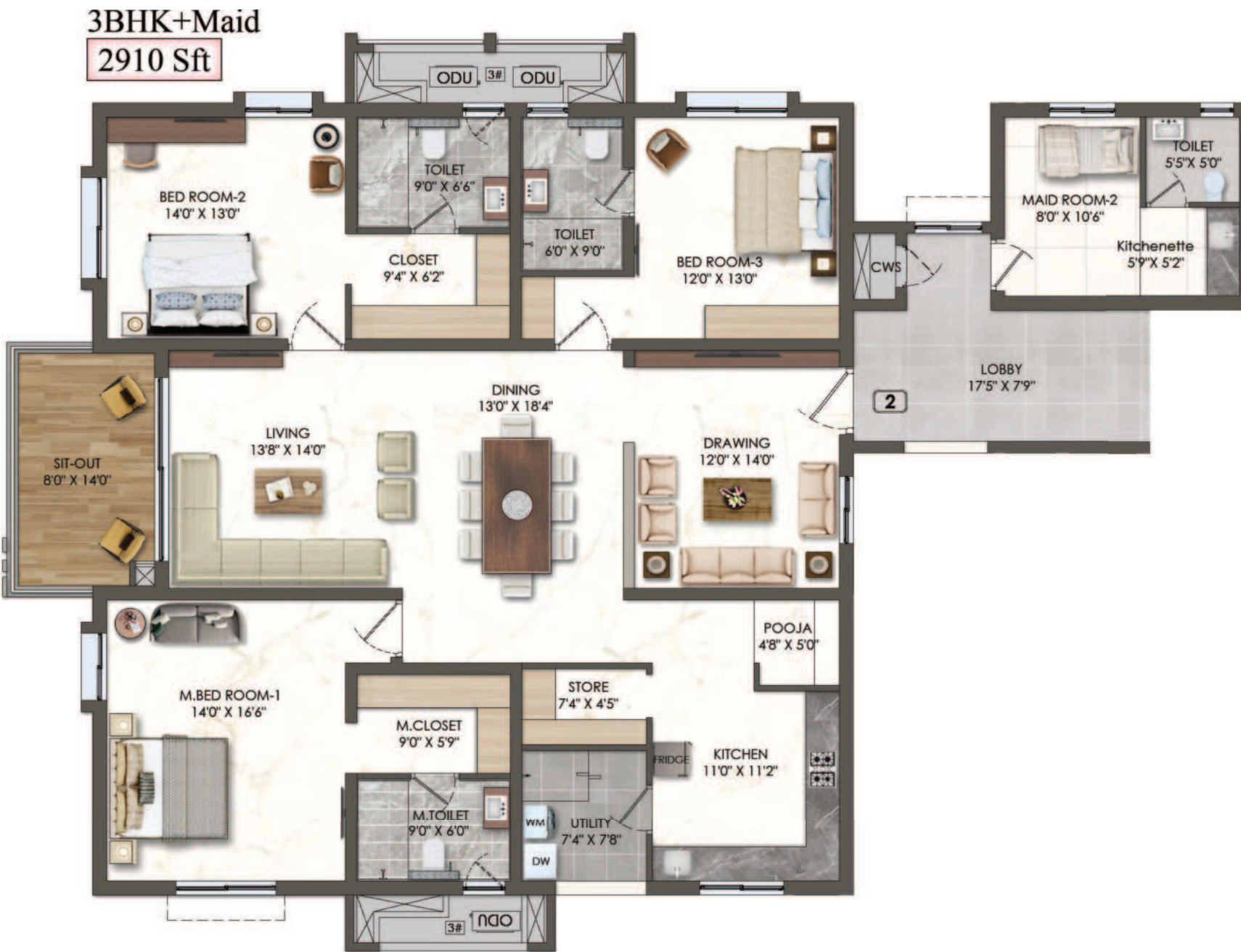


Carpet Area	1955 Sft.
Wall Area	186 Sft.
Balcony & Utility Area	188 Sft.
Common Area	686 Sft.
Saleable Area	3015 Sft.

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

3015 SFT
EAST FACING

3 BHK + MAID ROOM



Carpet Area	1958 Sft.
Wall Area	187 Sft.
Balcony & Utility Area	184 Sft.
Common Area	686 Sft.
Saleable Area	3015 Sft.

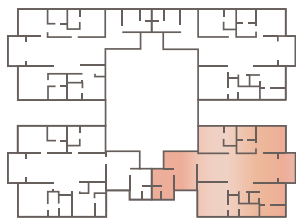
Towers C&D Towers E&F
Crimson & Dandelion Ember & Fedora

3015 SFT
WEST FACING

3 BHK + MAID ROOM



2910 Sft
3BHK+Maid



Carpet Area	1955 Sft
Wall Area	186 Sft
Balcony & Utility Area	188 Sft
Common Area	686 Sft
Saleable Area	3015 Sft

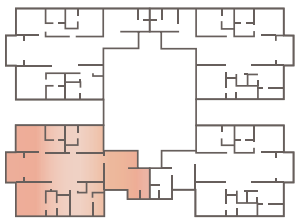
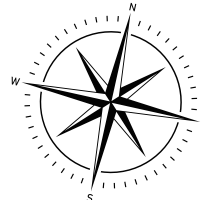
Towers C&D Towers E&F
Crimson & Dandelion Ember & Fedora

3015 SFT
EAST FACING

3 BHK + MAID ROOM



2910 Sft
3BHK+Maid

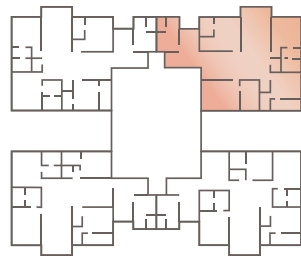


Carpet Area	1958 Sft
Wall Area	187 Sft
Balcony & Utility Area	184 Sft
Common Area	686 Sft
Saleable Area	3015 Sft

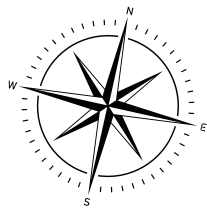
Towers C&D Towers E&F
Crimson & Dandelion Ember & Fedora

3435 SFT
WEST FACING

3 BHK + MAID ROOM



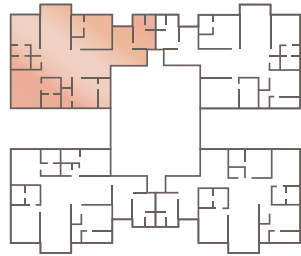
Carpet Area	2255 Sft
Wall Area	199 Sft
Balcony & Utility Area	199 Sft
Common Area	782 Sft
Saleable Area	3435 Sft



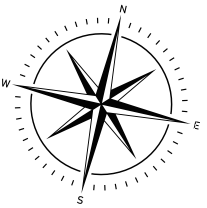
Tower B
Bellrose

3435 SFT
EAST FACING

3 BHK + MAID ROOM



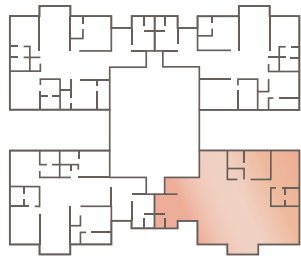
Carpet Area	2244 Sft
Wall Area	199 Sft
Balcony & Utility Area	210 Sft
Common Area	782 Sft
Saleable Area	3435 Sft



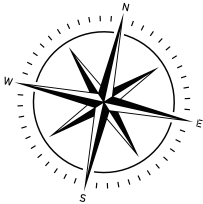
Tower B
Bellrose

3435 SFT
WEST FACING

3 BHK + MAID ROOM



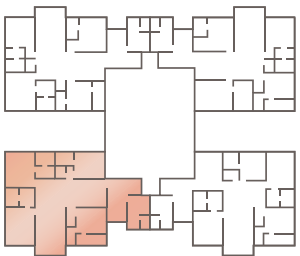
Carpet Area	2255 Sft.
Wall Area	199 Sft.
Balcony & Utility Area	199 Sft.
Common Area	782 Sft.
Saleable Area	3435 Sft.



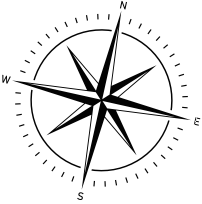
Tower B
Bellrose

3435 SFT
EAST FACING

3 BHK + MAID ROOM



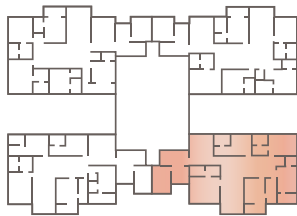
Carpet Area	2255 Sft.
Wall Area	199 Sft.
Balcony & Utility Area	199 Sft.
Common Area	782 Sft.
Saleable Area	3435 Sft.



Tower B
Bellrose

3995 SFT
WEST FACING

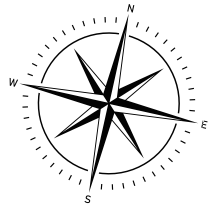
4 BHK + MAID ROOM



Carpet Area	2584 Sft
Wall Area	215 Sft
Balcony & Utility Area	286 Sft
Common Area	910 Sft
Saleable Area	3995 Sft

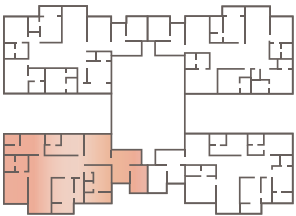
Tower A
Azure

Tower G
Galaxy



3995 SFT
EAST FACING

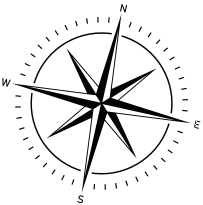
4 BHK + MAID ROOM



Carpet Area	2560 Sft
Wall Area	215 Sft
Balcony & Utility Area	310 Sft
Common Area	910 Sft
Saleable Area	3995 Sft

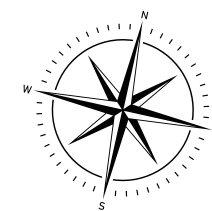
Tower A
Azure

Tower G
Galaxy

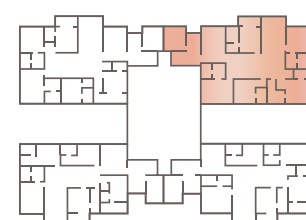


4400 SFT
WEST FACING

4 BHK + MAID ROOM



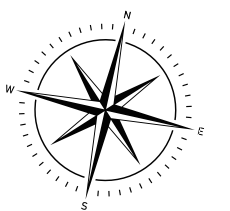
Tower A Tower G



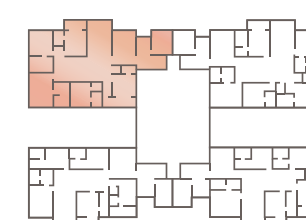
Carpet Area	2866 Sft.
Wall Area	224 Sft
Balcony & Utility Area	307 Sft
Common Area	1003 Sft
Saleable Area	4400 Sft

4400 SFT
EAST FACING

4 BHK + MAID ROOM



Tower A Tower G



Carpet Area	2829 Sft
Wall Area	224 Sft
Balcony & Utility Area	344 Sft
Common Area	1003 Sft
Saleable Area	4400 Sft

3015 SFT
3 BHK + MAID ROOM

TOWER C
Crimson

TOWER D
Dandelion

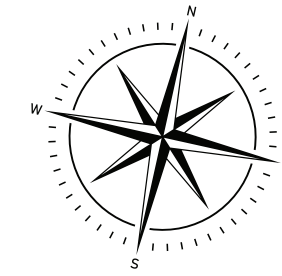
TOWER E
Ember

TOWER F
Fedora

3015 SFT
3 BHK + MAID ROOM



3015 SFT
3 BHK + MAID ROOM



Master Plan



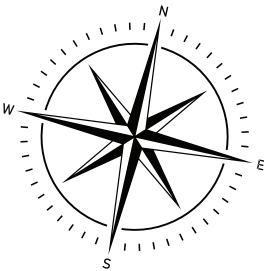
3015 SFT
3 BHK + MAID ROOM

3435 SFT
3 BHK + MAID ROOM

TOWER B
Bellrose



3435 SFT
3 BHK + MAID ROOM



Master Plan



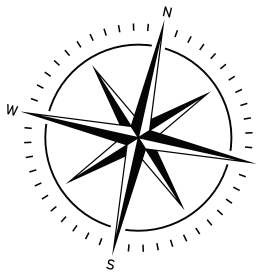
3435 SFT

3435 SFT
3 BHK + MAID ROOM

3435 SFT
3 BHK + MAID ROOM

4400 SFT
4 BHK + MAID ROOM

4400 SFT
4 BHK + MAID ROOM



TOWER G
Galaxy

TOWER A
Azure

TOWER PLAN

4400 SFT & 3995 SFT



4 BHK + MAID ROOM
3955 SFT

3955 SFT
4 BHK + MAID ROOM



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.



SPECIFICATIONS

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.

ALL 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.

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.

ALL BEDROOM TOILETS

FLOORING	Premium quality Matt finish Tiles of reputed make as per design intent.
WALL	Premium quality Glazed /Matt finish of eputed 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.

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 WALLS	Matte finish Tile flooring as per Design. Wall Cladding up to 3' height wit glazed vitrified tiles exterior and 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.

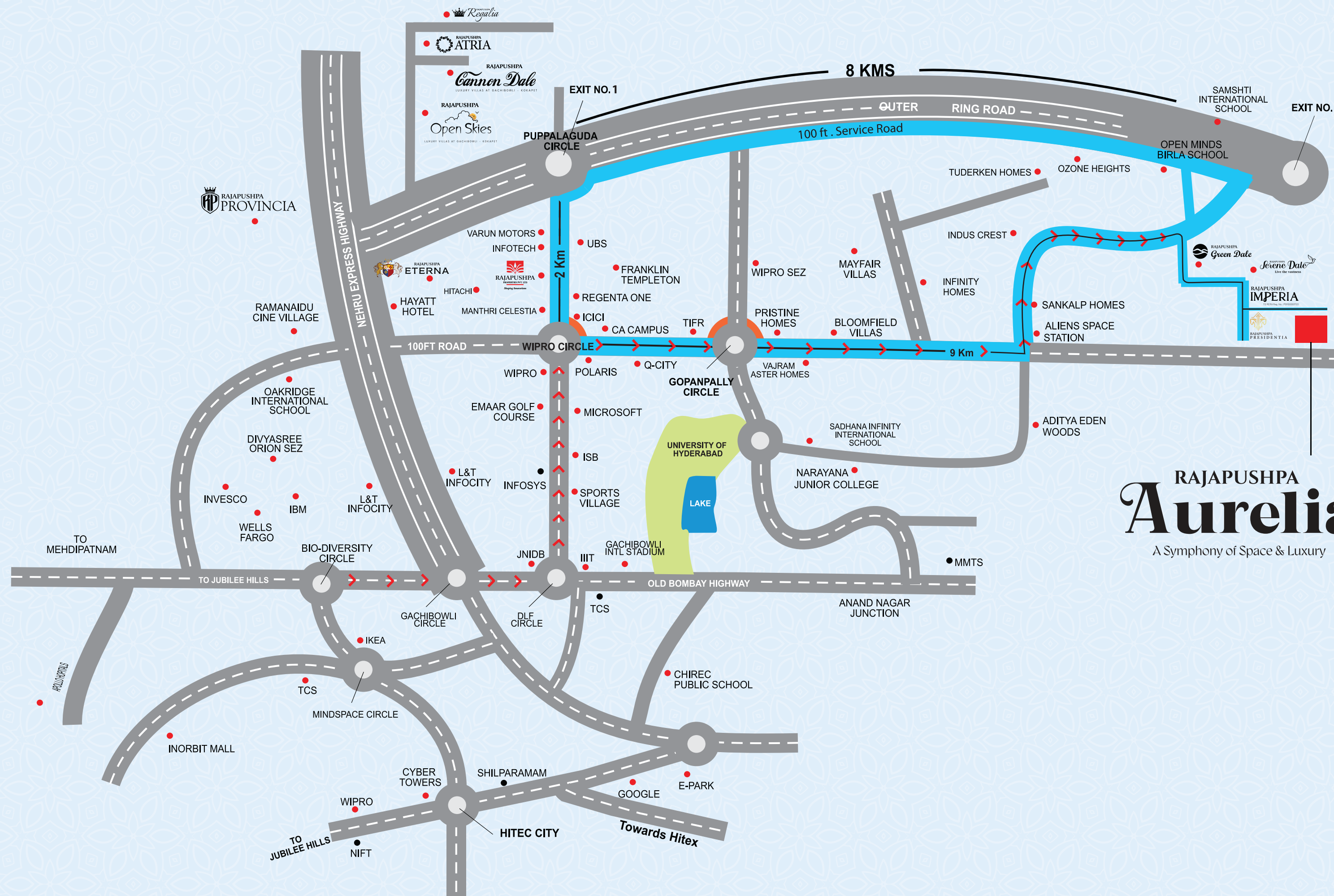
JOINERY

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	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.
TOILET DOORS	8 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.
SITOUT/ BALCONY DOOR	8 feet height Reinforced Aluminium Glazed sliding Doors designed as per relevant IS code with a premium hardware with insectscreen provision.
UTILITY DOOR	8 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.
WINDOWS	Reinforced Aluminium Glazed Sliding designed as per relevant Windows IS code with premium hardware with insect screen provision.
VENTILATORS	Aluminium ventilators with Frosted glass with premium hardware.
MAID ROOM/ TOILET DOOR	Masonite / WPC doors with paint finish.

MEP PROVISIONS

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.
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HVAC	Provision of Electrical Sockets in Common Areas as per Electrical Design Intent. Provision for air-condition in Drawing, Living, Dining, all bedrooms. Copper piping is done for Split (DX) units. Electrical outlet provided at indoor unit.
TELECOM	Telephone points in living room and master bedroom. Intercom facility in living room in all flats connecting Security and neighbourhood.
Cable TV	Provision for cable TV 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 Cellar floors.
FACILITIES FOR CHALLENGED	Access ramps at all block entrances PHYSICALLY 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.
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/ orbetter equivalent make.
COMMUNICATION	Central Communication System(EPABX).
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.
CAR WASH	Car Wash facility is provided in basement floor.
BILLING	Automated billing system for Water, SYSTEM Power & LPG / CNG supply.



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AMB Mall	28 mins
Rajiv Gandhi International airport	40 mins



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