



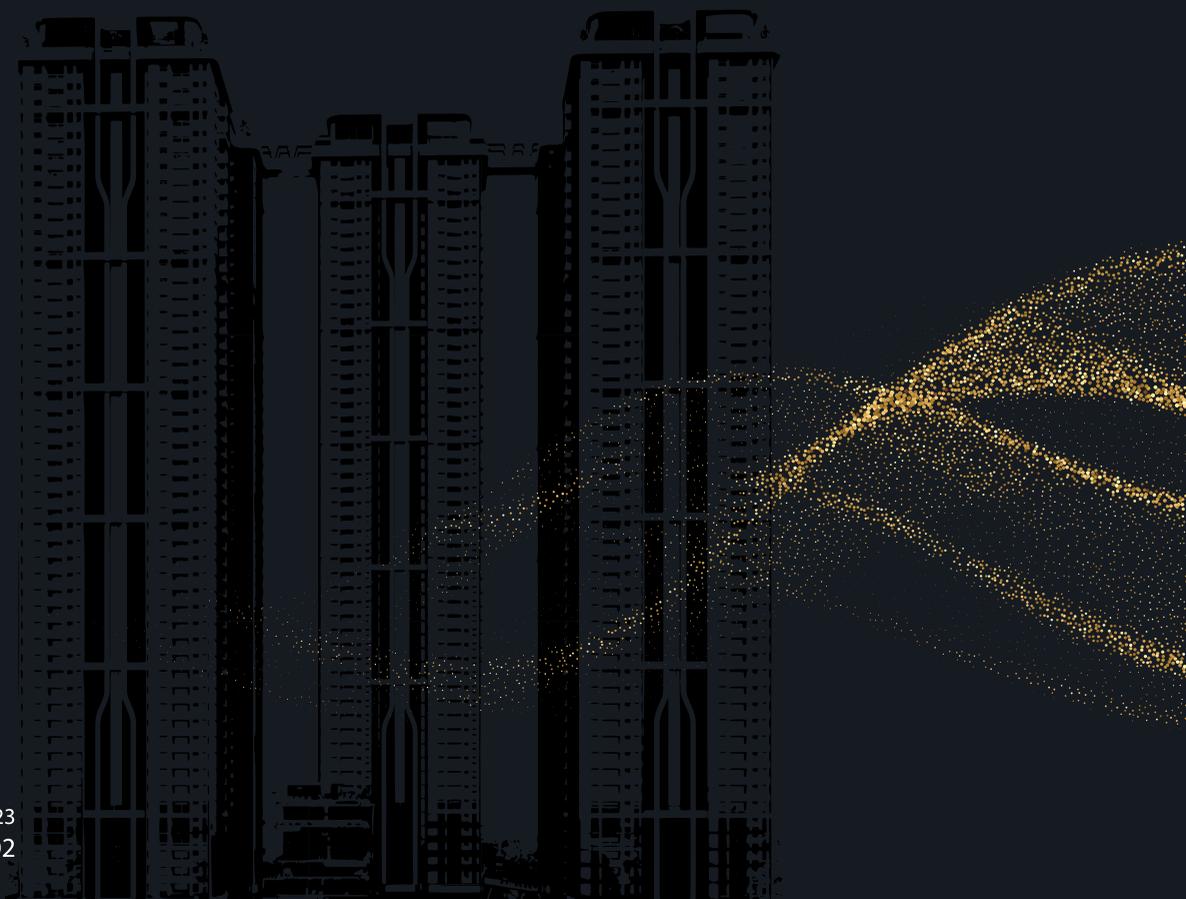
RAJAPUSHPA®

Shaping Innovations

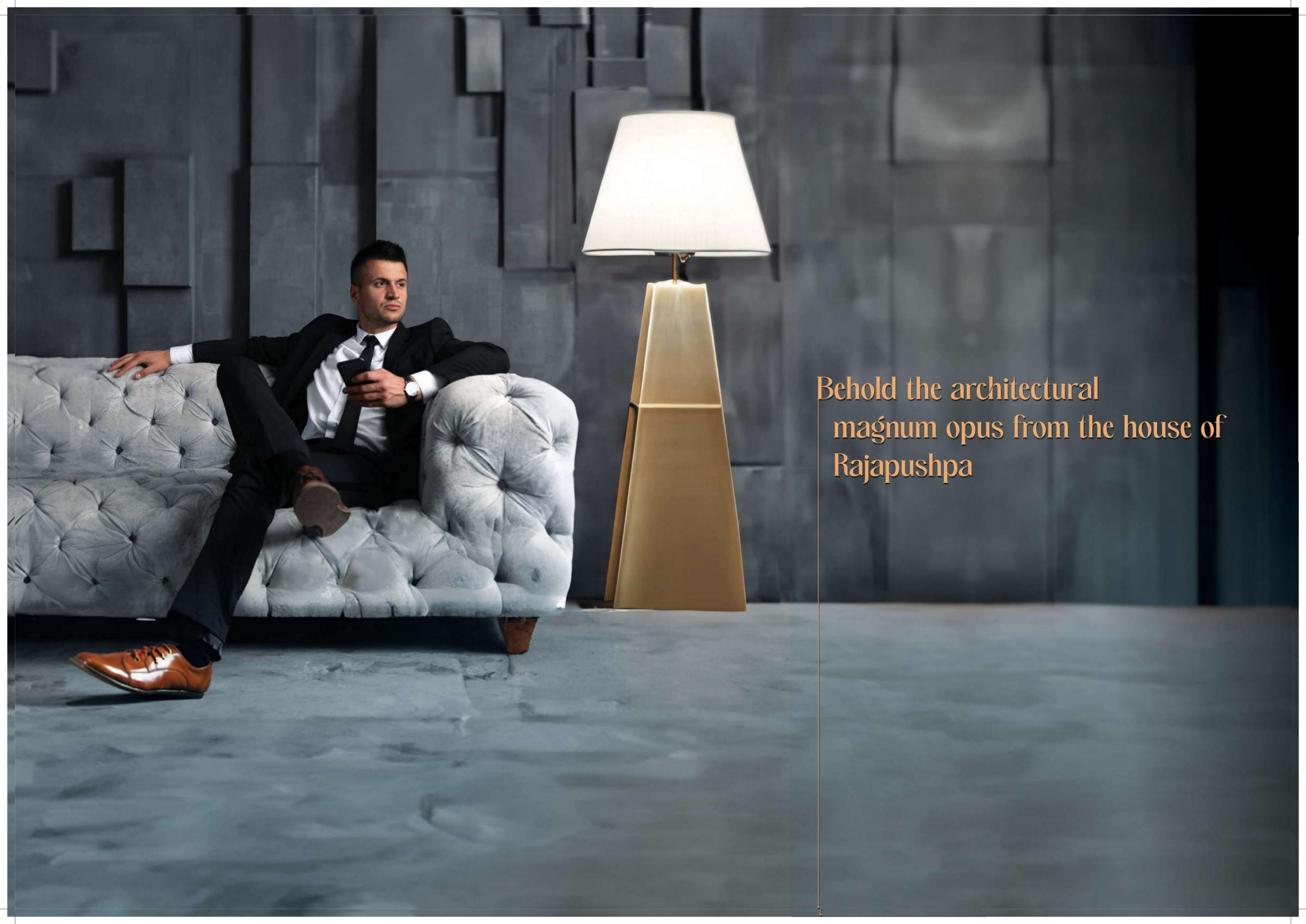


RAJAPUSHPA
CASA LUXURA

The Crown of NEOPOLIS



HMDA No.: 3164/SKP/Plg/HMDA/2023
TS RERA Reg.No.:P02400007302



Behold the architectural
magnum opus from the house of
Rajapushpa

Casa Luxura is indeed The Keys to your Residential Kingdom!

Situated At A Higher 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 Suites 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!





Grand Entrance View

The image features a night-time architectural rendering of a five-tower residential complex. The towers are illuminated from within, showing a grid of windows. A large, glowing golden ribbon graphic curves around the towers and extends across the bottom of the image. The background is a dark blue sky with scattered stars and a cityscape in the distance.

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

11.4 Ft. Floor Height

72% Open Space

60,000 sft Clubhouse

Panoramic Skydeck with exclusive Amenities

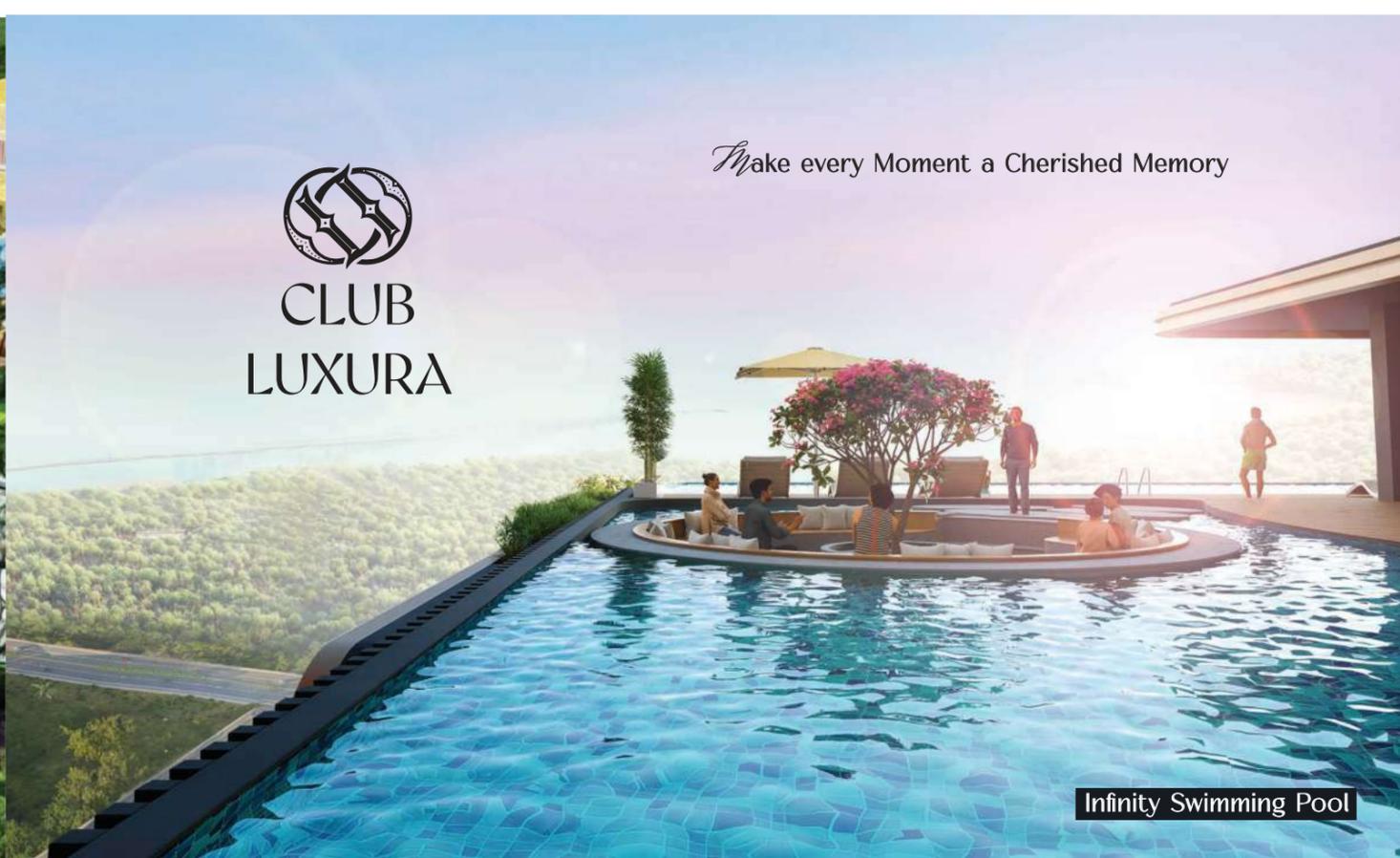
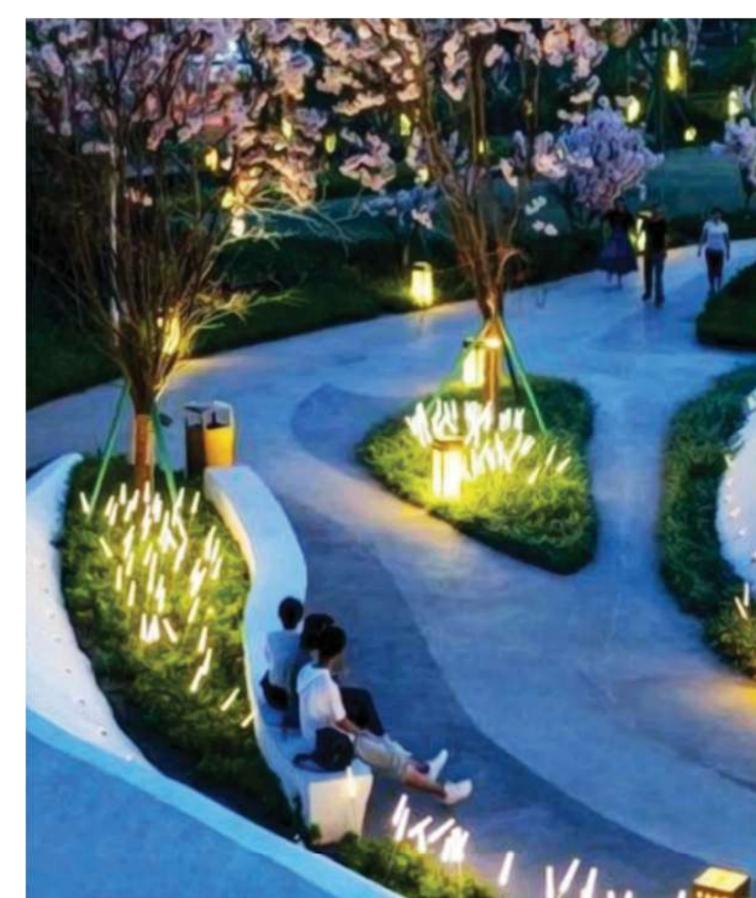
Master Plan

Redefining the Art of Urban Living



LEGENDS

- | | | | |
|---|--------------------------------------|--------------------------------|---|
| 1. Entrance Gateway With Security Cabin | 14. Ramp To Elevated Walkway | 27. Amphitheatre | 40. Party Lawn |
| 2. Security Cabin With Waiting Area | 15. Boundary Plantation Under Bridge | 28. Festival Lawn | 41. Youth Plaza |
| 3. Covered Waiting Area | 16. Sit-out Area | 29. Congregational Lawn | 42. Fitness Plaza |
| 4. Café | 17. Kyoto Garden | 30. Arrival Court | 43. Adult Play Area |
| 5. Sculpture | 18. Covered Golf Cart Drop Off | 31. Seating Lounge | 44. Kids Play Area With Elevated Bridge |
| 6. Parking Basement Entry | 19. Toddler's Play Area | 32. Tennis/ Multipurpose Court | 45. Skating Rink |
| 7. Networking Lounge | 20. Reflexology Garden | 33. Yoga Deck | 46. Semi Covered Basement Ramp |
| 8. Basketball Court | 21. Raised Walkway With Pergola | 34. Yoga Lawn | 47. Service Area |
| 9. Open Play Lawn | 22. Feature Mound | 35. Dialogue Court | 48. Cricket Pitch |
| 10. Pathway/ Jogging Track | 23. Celebration Lawn | 36. Elevated Walkway | 49. Working Enclave |
| 11. Kids Play Area | 24. Stage | 37. Floor Games | 50. Feature Water Fountain |
| 12. Elderly Sit-out Area | 25. Pathway | 38. Outdoor Library | 51. Bus Drop Off Area |
| 13. Pet Park | 26. Event Lawn | 39. Chess Court | |




**CLUB
LUXURA**

Make every Moment a Cherished Memory

Infinity Swimming Pool

*Images for reference purpose only

AMENITIES

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

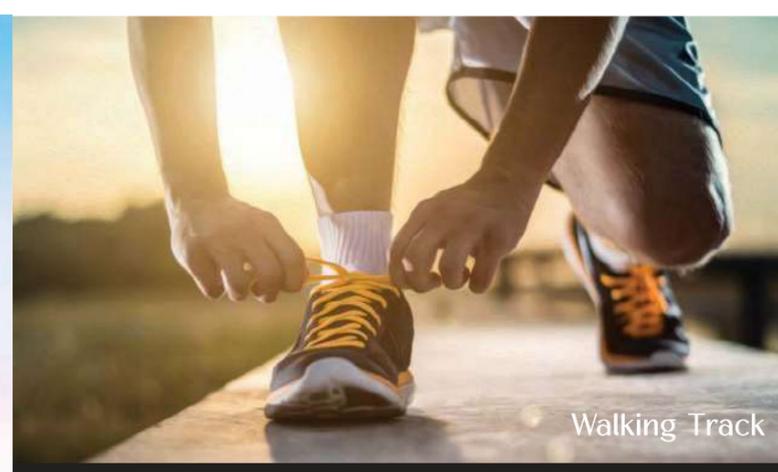


**Clubhouse
Amenities**

- Reception Lounge
- Indoor Coffee Lounge
- Aerobics Room
- Badminton Courts
- Squash Court
- AV Room / Preview Theatre
- Pool & Billiards Lounge
- Infinity Swimming Pool
- State-of-the-art Gymnasium

- Multipurpose Room
- Well-furnished Guest Suites
- Banquet Hall with Party lawn
- Spa (Steam, Sauna, Massage Room, Jacuzzi, Saloon, Pedicure & Manicure)
- Indoor games (Carrom, Table Tennis, Foosball & Air Hockey)
- Toddler's Space
- Convenience Store





Walking Track



Chess Garden



Cricket Pitch

*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 & Meditation Deck
Indoor Games
Kids & Parents Seating Lounge
Tot Lot
Walking Track

*Images for reference purpose only



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



Skating Rink

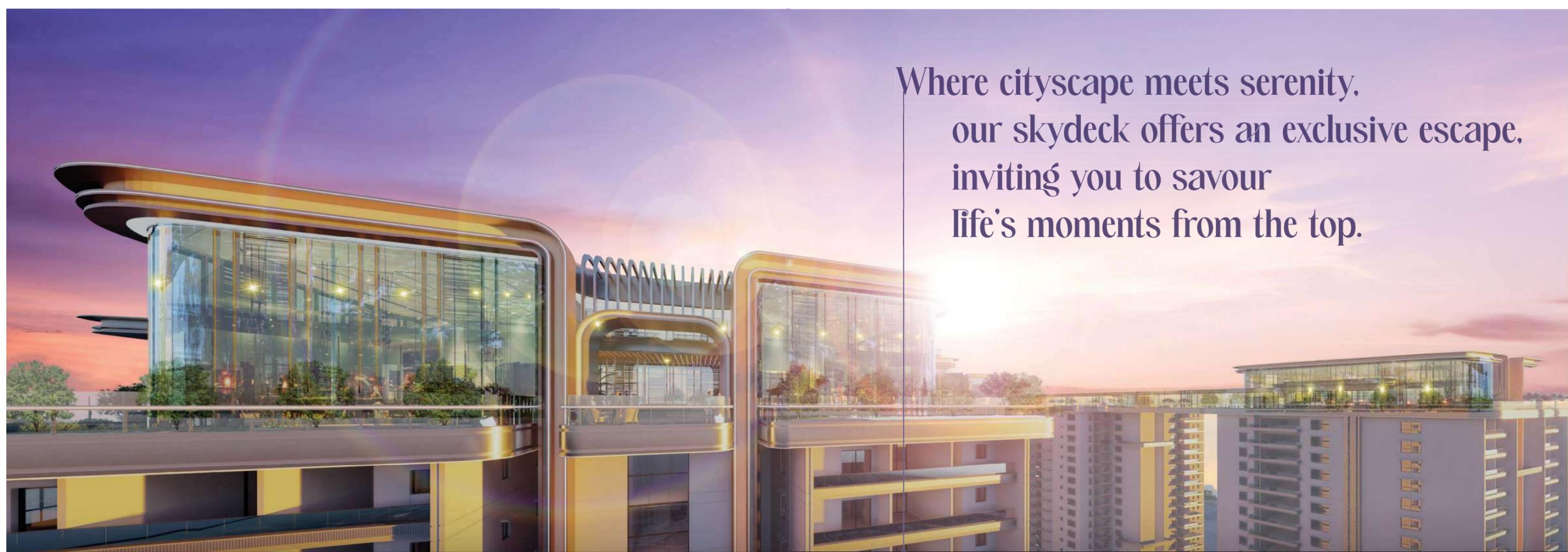


Basketball Court

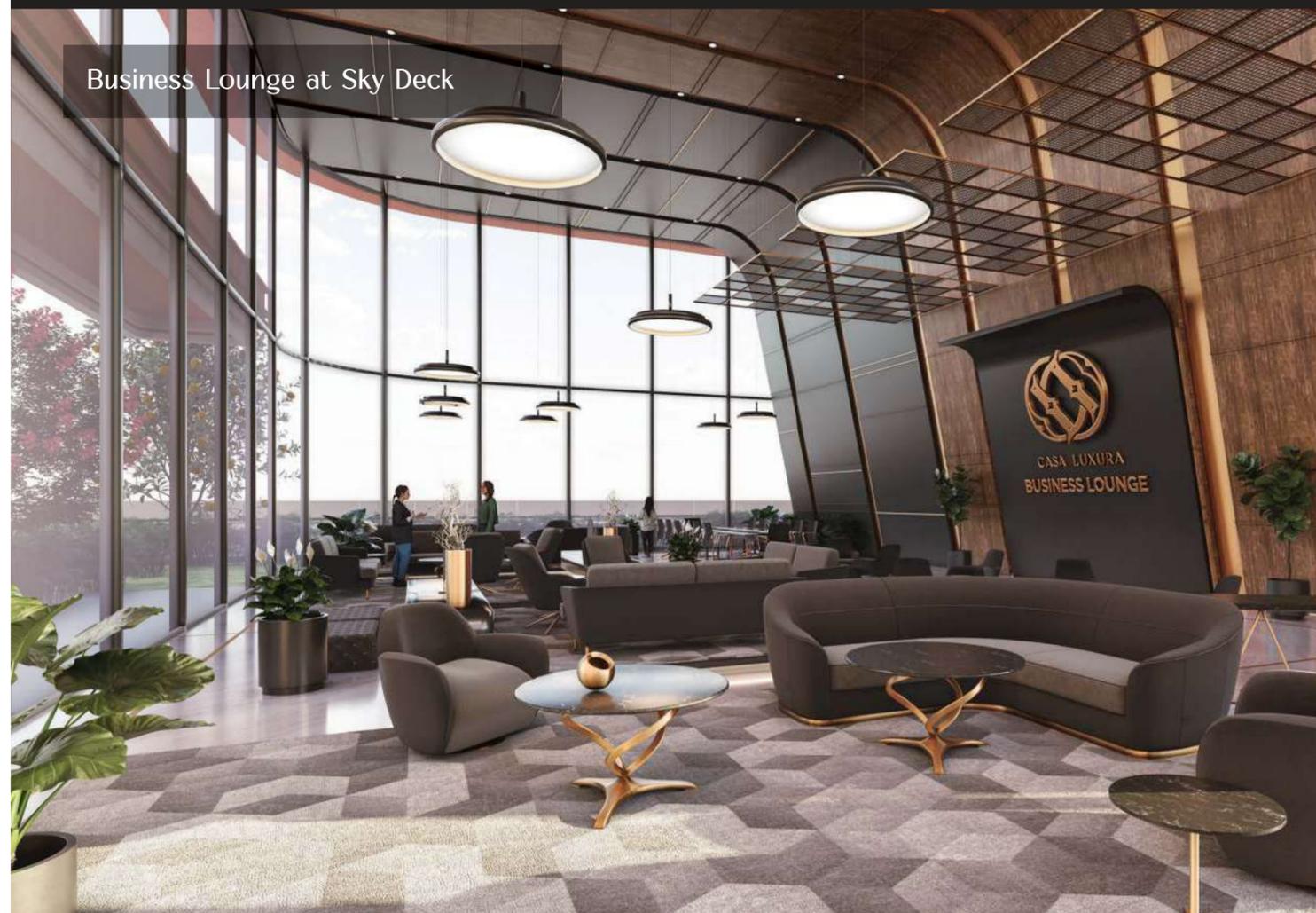


Tennis Court

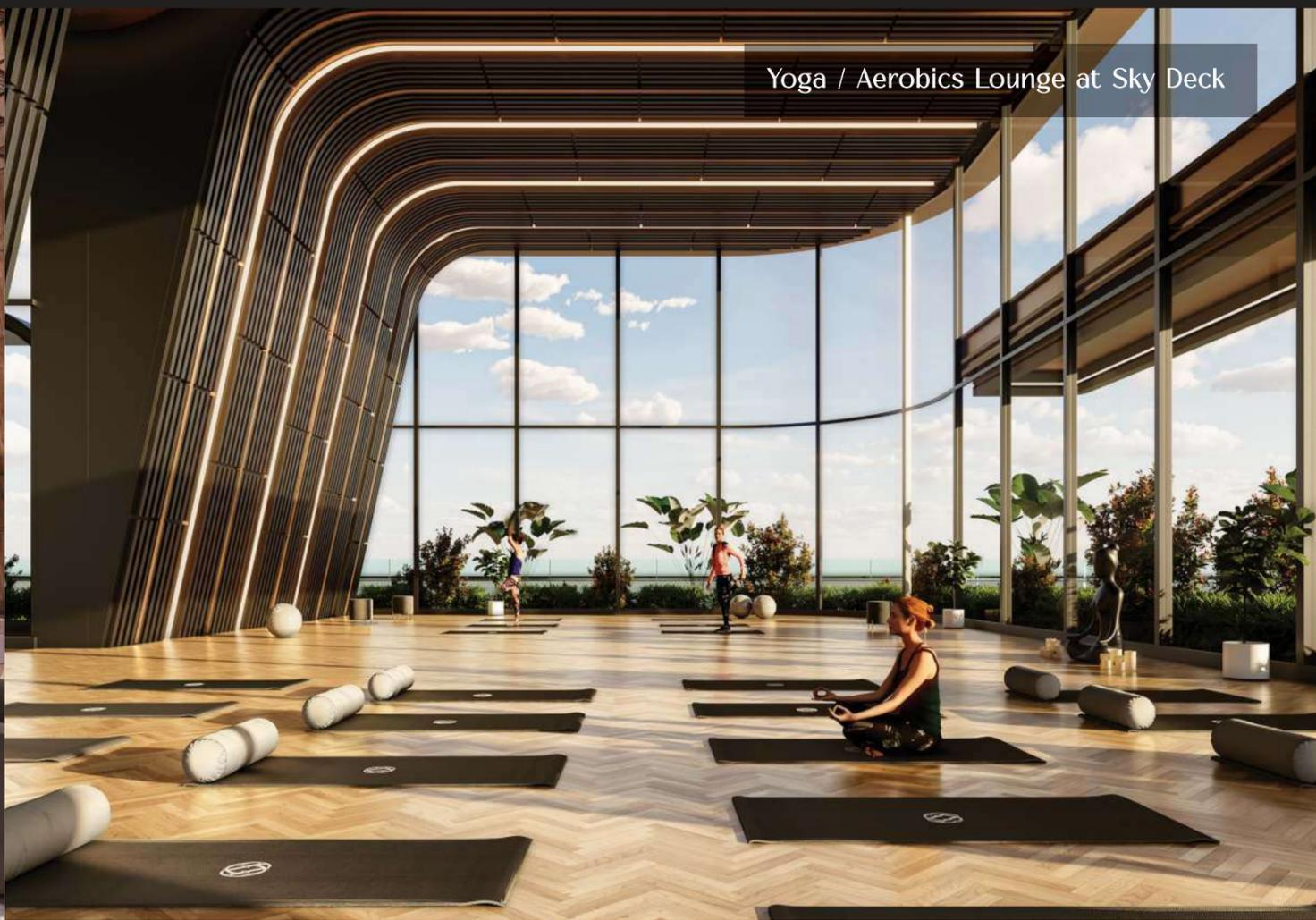
Where cityscape meets serenity,
our skydeck offers an exclusive escape,
inviting you to savour
life's moments from the top.



Business Lounge at Sky Deck



Yoga / Aerobics Lounge at Sky Deck

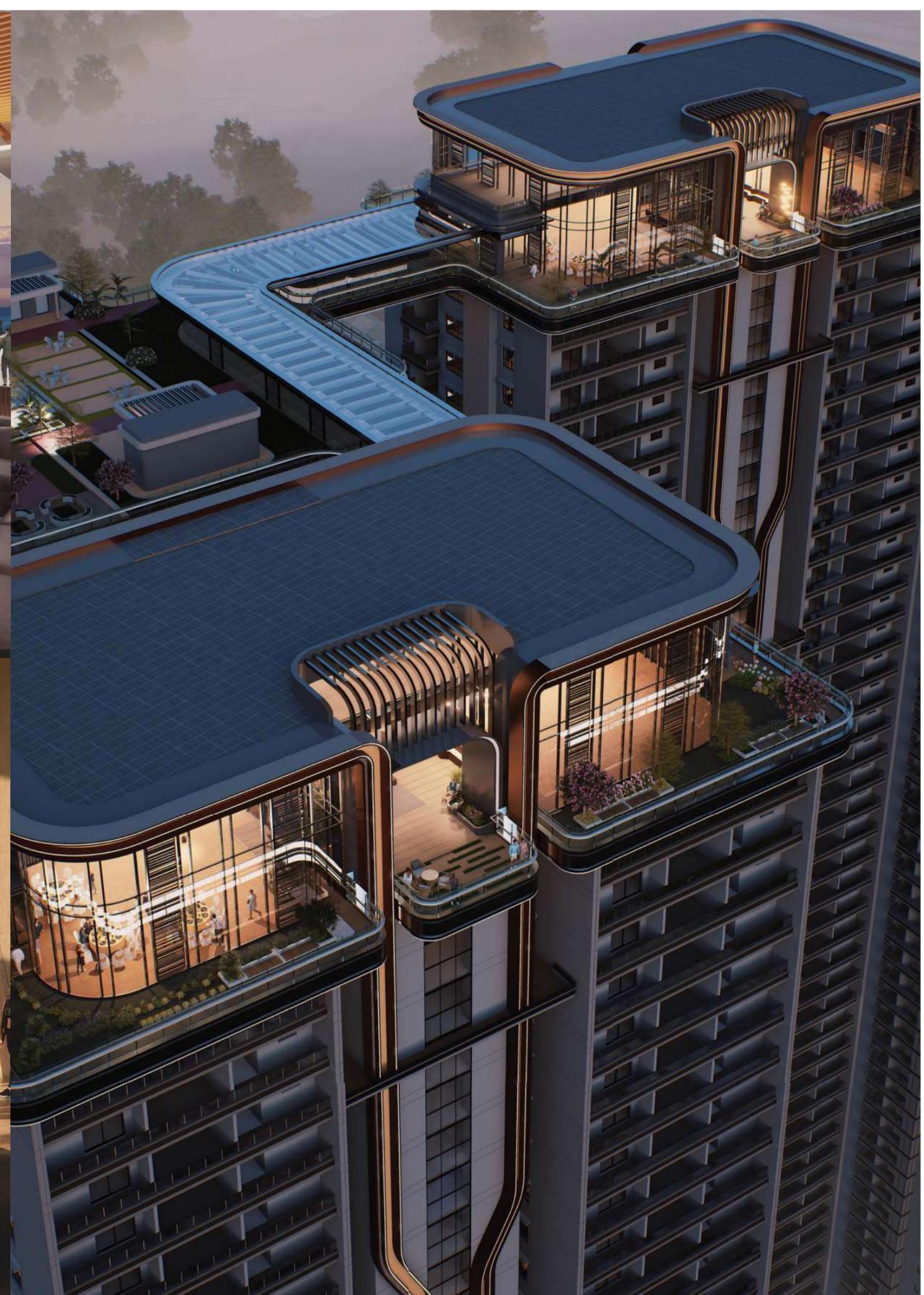


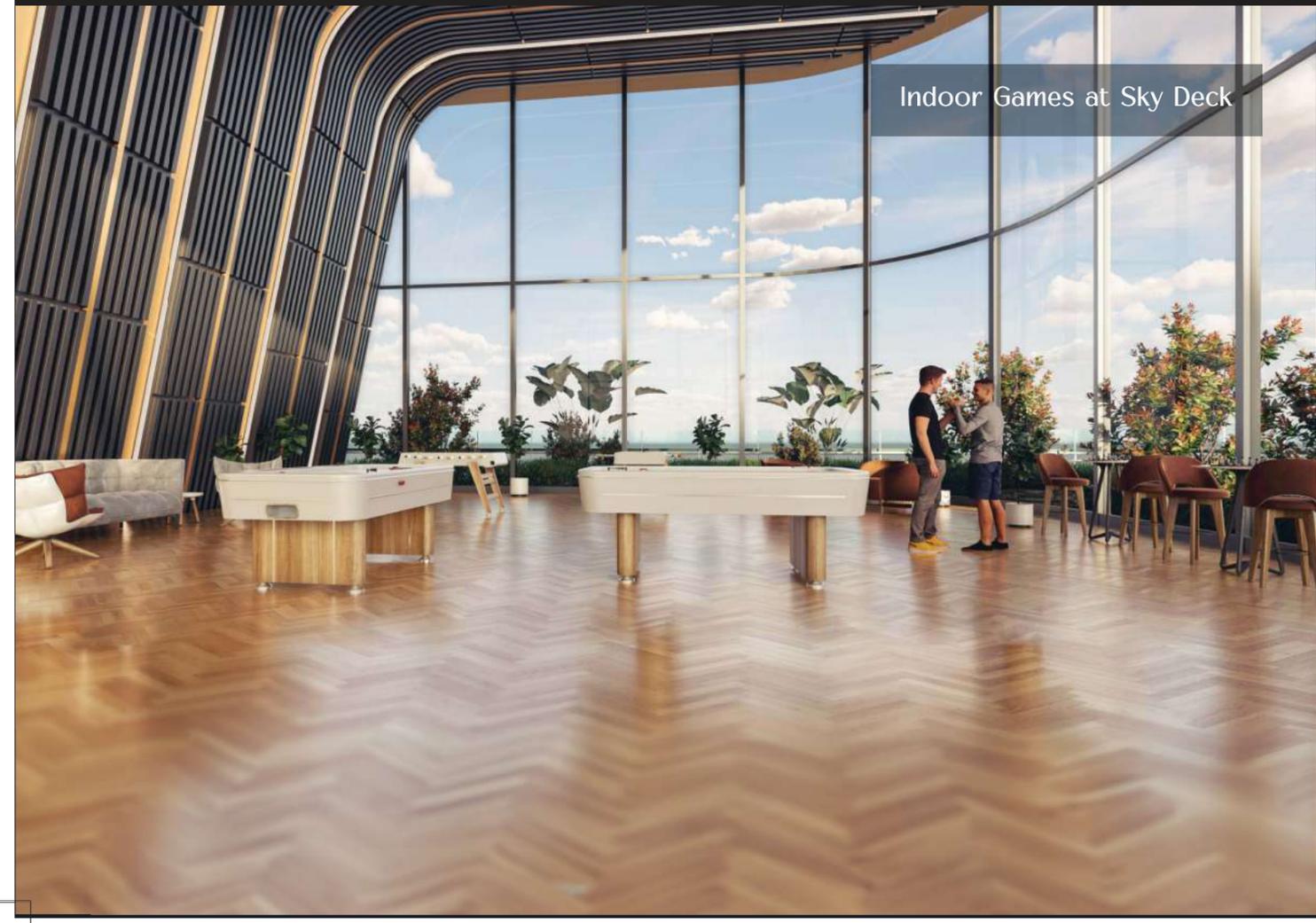
Bask in the soft glows of the setting sun as it paints the canvas of the tranquil Gandipet Lake with hues of warmth and serenity.

SUNSET OBSERVATORY GALLERY

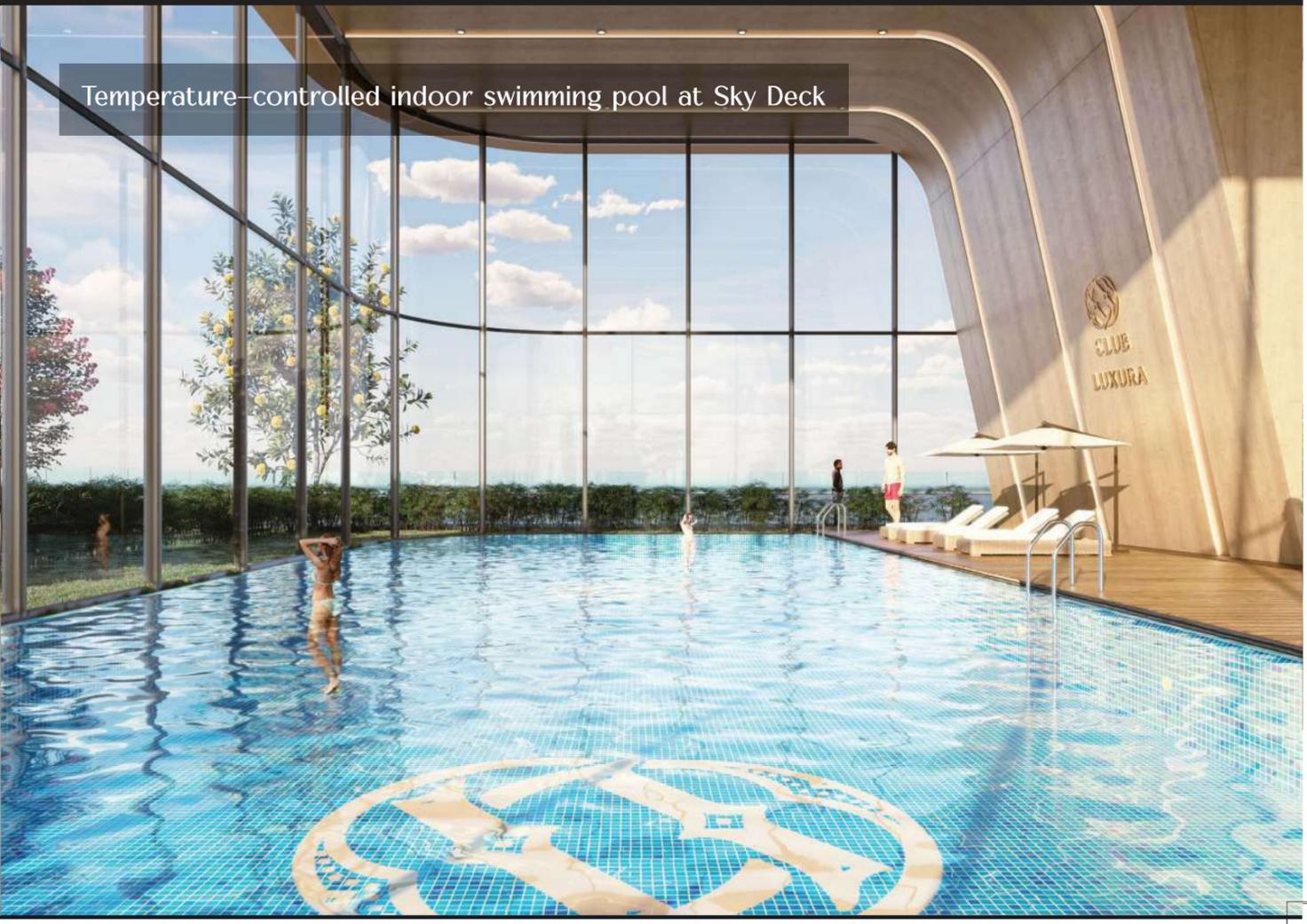


State-of-the-art GYM





Indoor Games at Sky Deck



Temperature-controlled indoor swimming pool at Sky Deck

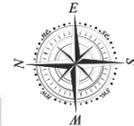
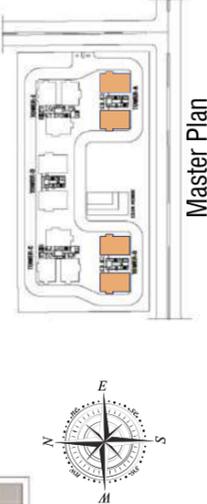
FLOOR PLANS

TOWERS - A & B



4 BHK + H.T+H.O+Maid
7790 Sft

4 BHK + H.T+H.O+Maid
7790 Sft



FLOOR PLANS

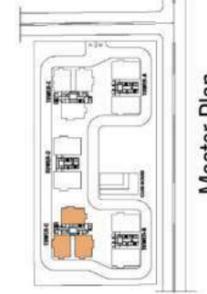
TOWER - C



4 BHK + Maid
5735 Sft

4 BHK + Maid
5770 Sft

4 BHK + Maid
5735 Sft



FLOOR PLANS

TOWER - D



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

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



Master Plan

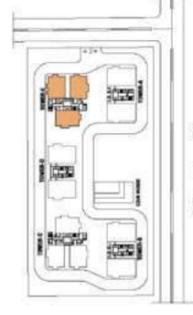
FLOOR PLANS

TOWER - E

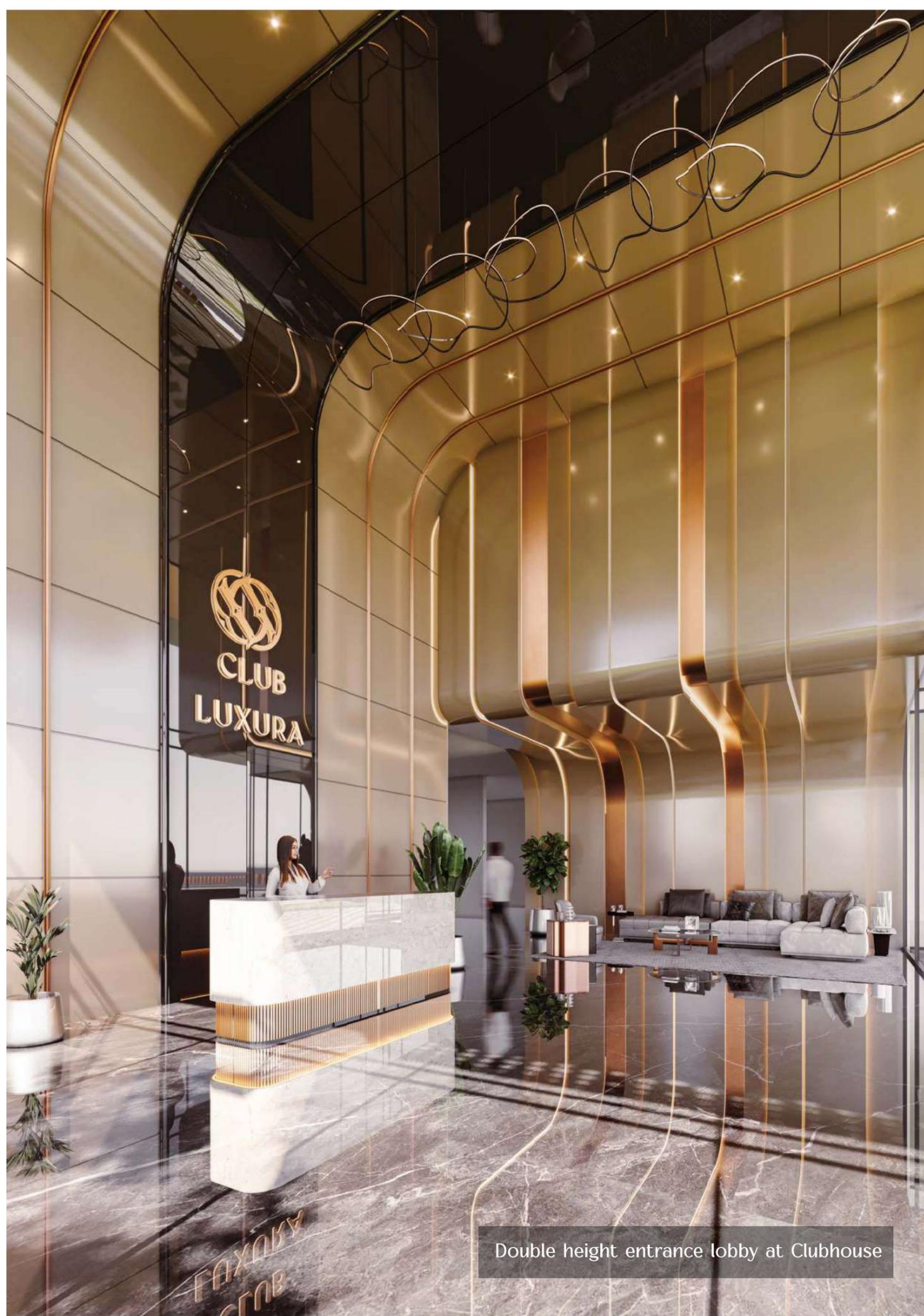


4 BHK + Maid
5735 Sft

4 BHK + Maid
5735 Sft



Master Plan



Double height entrance lobby at Clubhouse



Specifications

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 + 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 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 or premium tiles of reputed make as per design intent.
WALL : Combination of marble 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 brands.
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 + 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.

BEDROOMS TOILET

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 brands.
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/ Grohe/ Hansgrohe or equivalent make.
SANITARYWARE : Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brands.
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 and are in client's scope.
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.
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 and are in client's scope
FLOORING : Vitrified Tile Flooring 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.
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 and flush door 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 and flush door shutter with Veneer on both sides finished with PU coat.
TOILET DOORS : 9'0" height Factory made Solid/ Engineered wood frame and flush door shutter with Veneer on both sides finished with PU coat.
SITOUT / BALCONY DOORS : 9'0" height 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 : 9'0" height Factory made Solid/ Engineered wood frame and flush door 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 : Teleph1 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 all bedrooms.
INTERNET : Provision for internet connection in living room and all bedrooms.
LPG/ PNG : Supply of LPG/ PNG with piped gas system.
POWER BACK-UP : 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 SOFTNER : 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*





RAJAPUSHPA®

Shaping Innovations



RAJAPUSHPA
CASA LUXURA

The Crown of NEOPOLIS

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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.