



RAJAPUSHPA[®]

PROPERTIES PVT. LTD

Shaping Innovations



RAJAPUSHPA
PRISTINIA

At Financial District, Kokapet.

TS RERA Reg, No. P02400006086



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THOUGHTFULLY CRAFTED TO BE YOUNIQUELY YOURS.


Rajapushpa Pristinia is designed to bring the best aspects of life to the fore and create a habitat that allows you to find balance and harmony with nature while seamlessly blending in luxury.


We understand the pressures of modern life, and we wanted to create an oasis you can return to every evening and know that there's a slice of heaven waiting for you. From creating an ecosystem that puts nature above all else to providing amenities that make life worth living, Rajapushpa Pristinia has a sense of thoughtfulness that's hard to find at any other address in the city.

 Total Area: 12.1 Acres

 Towers: 6

 42 Floors for B, C, D & E towers,
38 Floors for A & F PRIME towers

 2 BHK – 1380 sq. ft

 3 BHKs – 1730, 2040, 2355 sq. ft.

 PRIME 3 BHK + Maid Room – 3000 sq. ft.

 PRIME 4 BHKs + Maid Room – 4540, 4575,
4595 sq. ft.

◆ Total Apartment units - 1782

◆ Clubhouse – 60,000 sq. ft.

◆ 70,000 sq. ft of Stilt Level Amenities

MEET YOUR NEW NEIGHBOUR – MOTHER EARTH.

We believe that nature is a quintessential part of pure living, and we've worked extremely hard to create a space that gives nature top billing. With exquisite landscaping and over 80% open spaces across the project, your little ones will grow up with a love for nature.

The project has been designed to keep green spaces at the heart of everything we do and build our 1782 residences around it. The entire project has been segmented into younique zones allowing you to discover something new daily.



ELATION STATION

HYDERABAD'S FIRST
OPEN STILT-LEVEL FLOOR
WITH AMENITIES.
















In our vision to create a perfect ecosystem – where life effortlessly blends with nature and luxury – we've created Hyderabad's first-ever open stilt-level floor with some state-of-the-art amenities.

The Elation Station allows you to embrace life to the fullest as you step out of your tower and find everything you need right at your feet.

◆ 70000 sq. ft of Stilt Level Amenities

Elation Station Amenities

- | | |
|---|---|
|  Tot Lot |  Kids' and Parents' Seating Lounge |
|  Senior Citizen's Lounge |  Outdoor Gym |
|  Indoor Games |  Adventure Play Area |
|  Hangout Lounge |  Co-Working Plaza |
|  Pharmacy |  Library |
|  Conference Room |  Hobby Rooms |
|  Swing Court | |



The clubhouse at Rajapushpa Pristinia is spread across an expansive 60,000 square feet and brings the finest amenities you can imagine together. Whether it's taking a dip in the pool or breaking into a sweat at the gym, you can always find new ways to indulge in things that make life worth living.

Clubhouse Features:



- Temperature Controlled Swimming Pool On Terrace Floor
- 2 Badminton Courts
- Squash Court
- Table Tennis
- Indoor/Outdoor Coffee Lounge
- Reception Lounge
- Meditation/Yoga/Aerobics Room
- Gym with Cardio & Weights
- Banquet Hall with Party Lawn
- Indoor Games (Carrom, Table Tennis, Foosball & Air Hockey)
- AV Room/Preview Theatre
- Pool & Billiards Lounge
- Terrace Party Area
- Multipurpose Hall
- Grocery Store
- 6 Well-Furnished Guest Suites
- Spa (Steam, Sauna, Massage Room, Jacuzzi, Saloon, Pedicure & Manicure)

WELCOME TO
CLUB
PRISTINE



THE OUTSIDE IS JUST AS GOOD AS HOME.

An active lifestyle is key to a long and healthy life. We spend most of our days cooped up in offices, and our children often spend countless hours glued to their phones. Pristinia was designed to make you get up and head out into the open air for some much-needed activity. We've also curated some high-end sporting and outdoor amenities to bring out your competitive spirit.

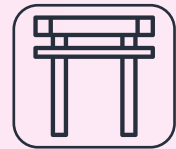
-  Jogging Track
-  Outdoor Fitness Station
-  Senior Citizen Lounge
-  Children's Park and Sandpit
-  Adventure Play Area
-  2 Cricket Practice Pitches
-  2 Outdoor Tennis Courts
-  Swimming Pool + Toddlers' Pool
-  Central Park
-  Futsal Court
-  Basketball Court
-  Congregational Area
-  Cycle Track
-  Seating Lounge
-  Party Lawn
-  Hangout Garden
-  Barbeque Deck
-  Skating Rink



THERE'S A ZONE FOR YOUR EVERY MOOD.



Rajapushpa Pristinia has been thoughtfully designed to resonate with how you feel. Our extravagant 12.1 acres of land have been slotted into different zones to create a truly unique vibe, no matter where you are.



Entry Zone:
The Gateway



Urban Forest:
The Woods



Fitness Zone:
Hustle



Cultural/Park Zone:
The Green Space



Social Zone:
The Congregation



Sports Zone





Flavia (F)

Astrid (A)

Emerald (E)

Begonia (B)

Destiny (D)

Celesta (C)

LAYING OUT YOUR PARADISE

LEGENDS

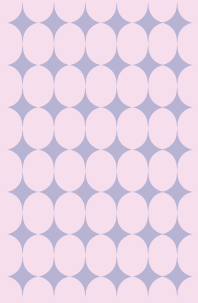
- 1. ENTRY/EXIT
- 2. TOWER ENTRY COURTS
- 3. ENTRANCE ARCH COMPLEX
- 4. TRANSITION ZONE
- 5. STEPPED WATER PLAZA
- 6. POOL DECK
- 7. CENTRAL PARK
- 8. WOODED PLAY AREA
- 9. FOCAL FRAME
- 10. FUTSAL COURT
- 11. TOT LOT
- 12. TENNIS COURT
- 13. BASKETBALL COURT
- 14. CHESS PAD

- 15. FOCAL COURT
- 16. SKATING RINK
- 17. STEPPED SEATINGS
- 18. CONGREGATIONAL AREA
- 19. YOGA DECK/AEROBICS
- 20. BASKETBALL PRACTICE COURT
- 21. DECKS- MOVABLE SEATERS
- 22. MULTIPURPOSE HALL-SPILL-OVER SPACE
- 23. PRACTICE CRICKET PITCH
- 24. SEATING PLAZA
- 25. MIST PLAY
- 26. CYCLE TRACK
- 27. PATHWAY
- 28. YOGA DECK

- 29. WIFI POD/STUDY ZONE
- 30. GYM
- 31. INDOOR GAMES
- 32. SENIOR CITIZEN'S LOUNGE
- 33. SEATING LOUNGE
- 34. SWING COURT
- 35. CYCLE PARK
- 36. HANGOUT LOUNGE
- 37. CARETAKERS LOUNGE
- 38. SEAT COURT
- 39. ADVENTURE PLAY
- 40. OUTDOOR LIVING
- 41. VISITOR'S LOUNGE
- 42. KIDS & PARENTS SEATING LOUNGE

- 43. SCHOOL BUS BAY
- 44. CO-WORKING PLAZADECK
- 45. PARTY LAWN
- 46. CAR-DROFFOFF BAY
- 47. PERIPHERAL TREE ZONE
- 48. FARMERS MARKET
- 49. ORGANIC GARDEN
- 50. HEALING GARDEN
- 51. BARBEQUE DECK
- 52. KITTY PARTY LAWN WITH DECK
- 53. PET PARK
- 54. GAS BANK

PRIME



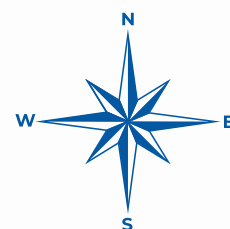
If you're someone who has a taste for the finer things in life, the Prime 3 and 4 BHK apartments have been created just for you. With expansive spaces on offer and extra high ceilings, you'll understand what luxurious living truly feels like in these homes. The only drawback we see is that your home may become the envy of everyone in your circle. Welcome to the next level.

- Towers – 2 (Astrid and Flavia) A and F towers
- Premium 3 and 4 BHKs
- Premium 3 BHK + Maid Room – 3000 sq. ft.
- Premium 4 BHK + Maid Room – 4540, 4575, 4595 sq. ft.
- Floor Height: 3 BHKs and 4 BHKs - 10' 10" ft.

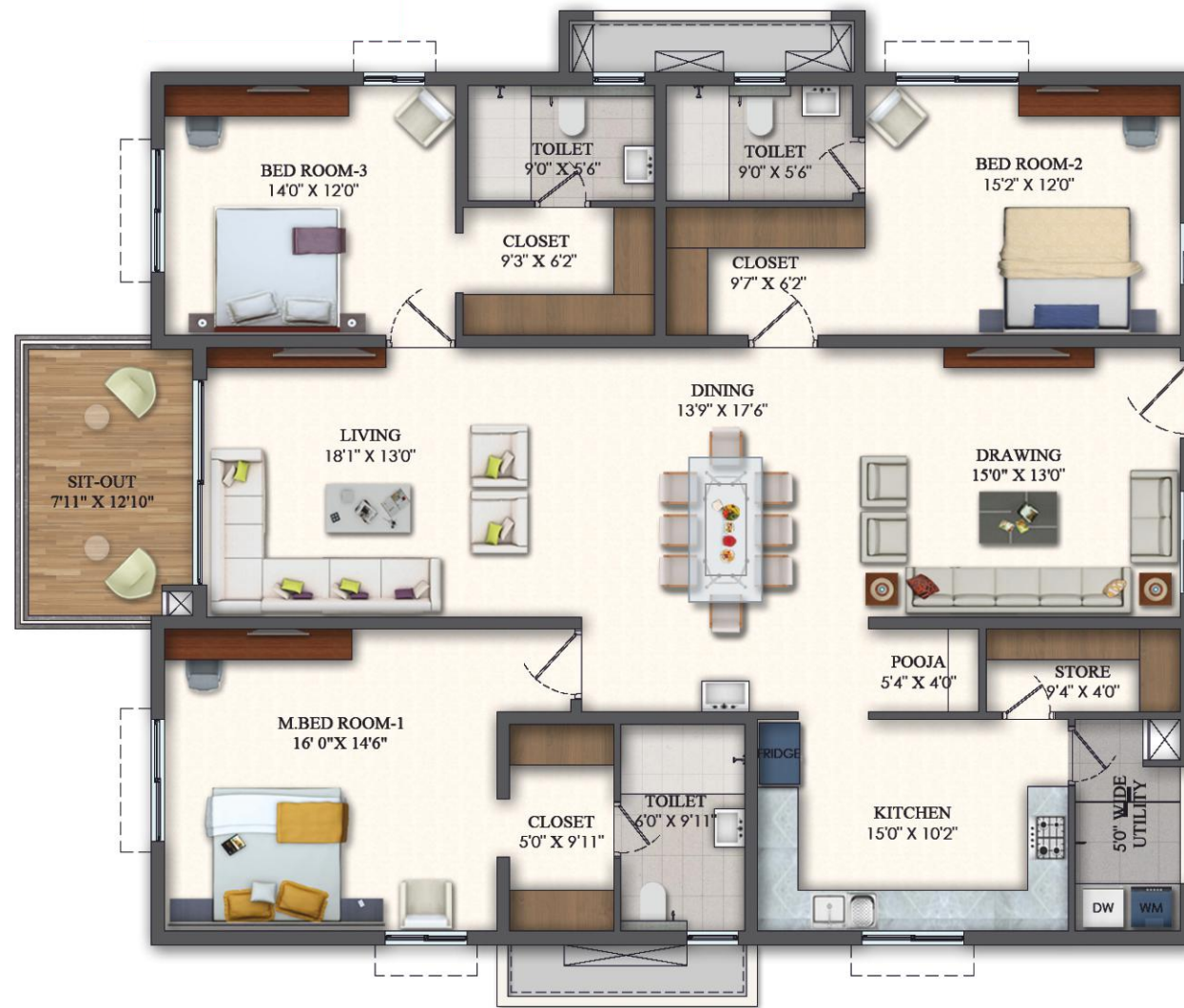


TOWER PLANS

ASTRID - A
FLAVIA - F

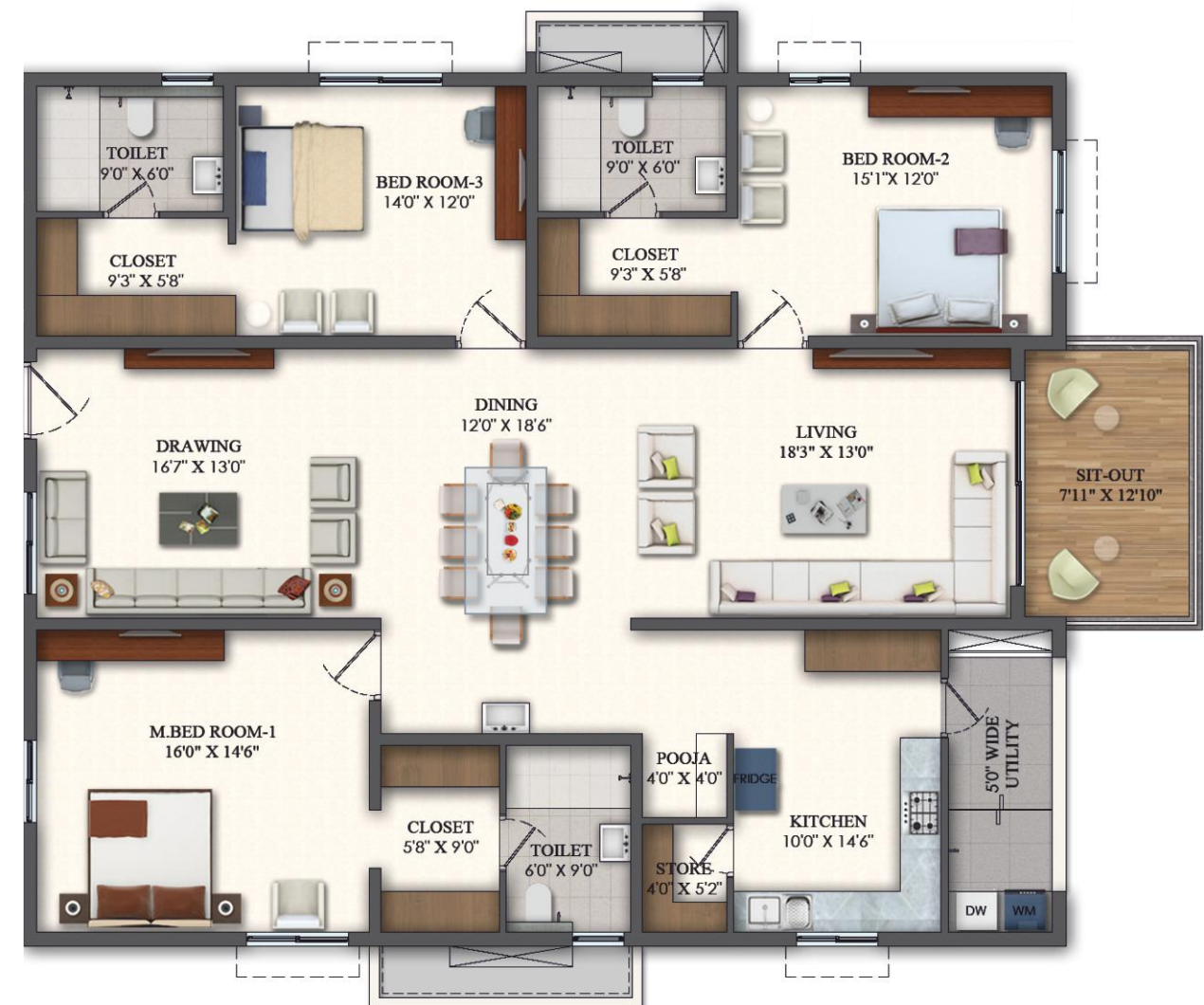


3 BHK - 3000Sft. - East Facing (Towers: A, F)

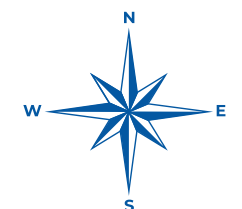


Carpet Area 2016 Sft | Wall Area 139 Sft
Balcony & utility 170 Sft | Common Area 675 Sft

3 BHK - 3000Sft. - West Facing (Towers: A, F)



Carpet Area 1995 Sft | Wall Area 139 Sft
Balcony & utility 191 Sft | Common Area 675 Sft



**4 BHK - 4540Sft. With Landscape Deck
- East Facing (Towers: A, F)**

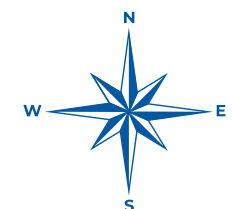


Carpets Area 2892 Sft | Wall Area 180 Sft
Balcony & utility 447 Sft | Common Area 1021 Sft

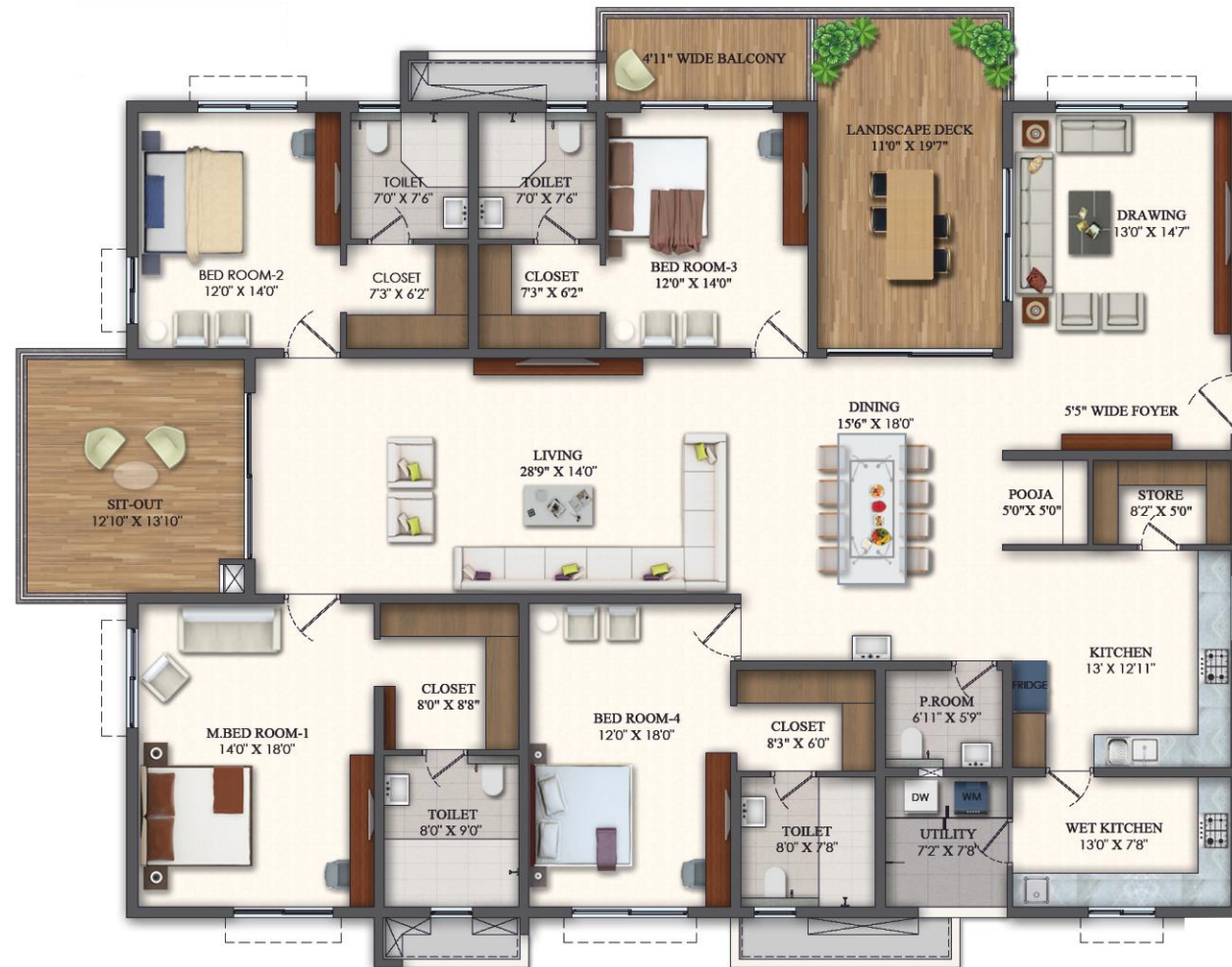
**4 BHK - 4540Sft. - With Landscape Deck
- West Facing (Towers: A, F)**



Carpets Area 2892 Sft | Wall Area 180 Sft
Balcony & utility 447 Sft | Common Area 1021 Sft

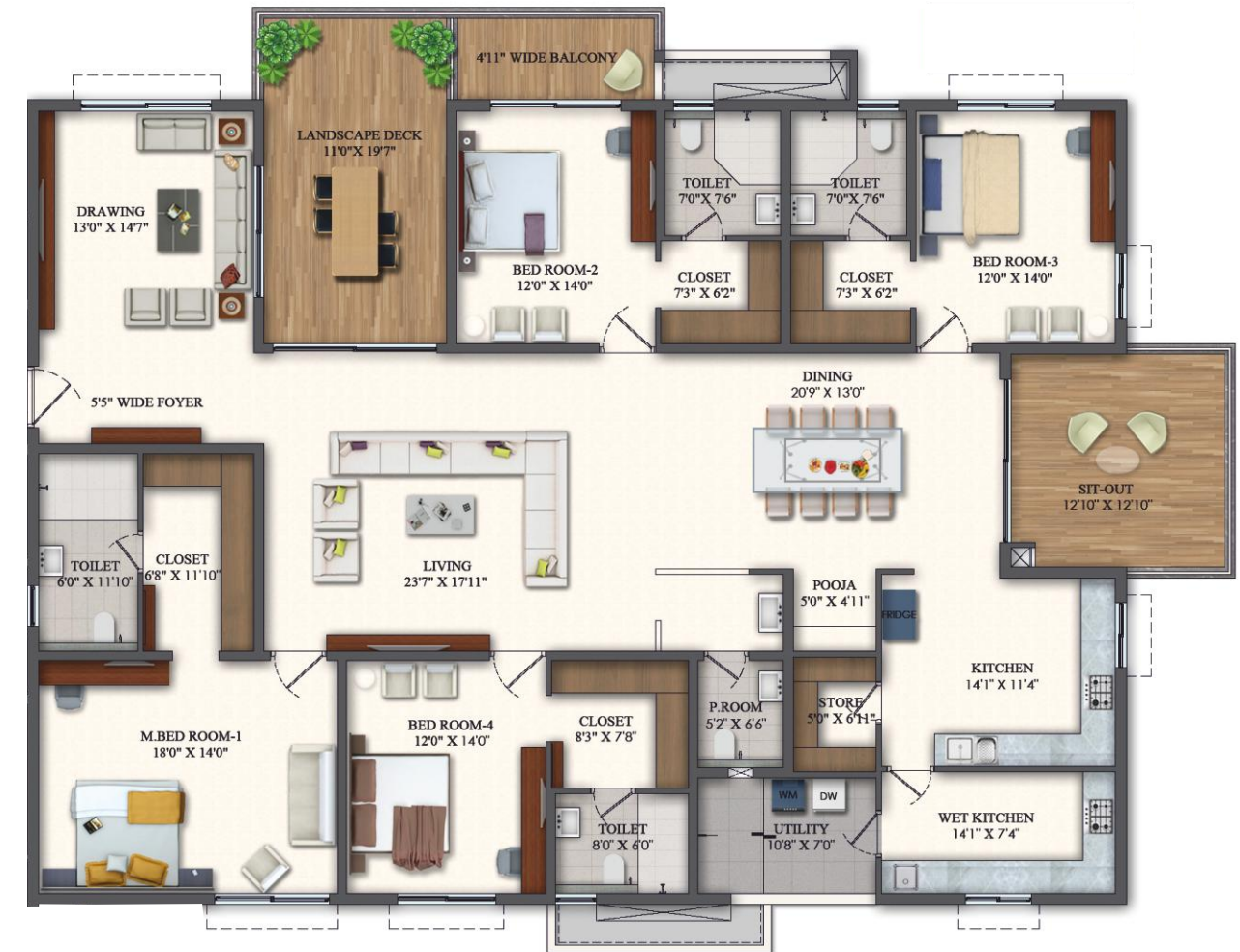


**4 BHK - 4595Sft. With Landscape Deck
- East Facing (Towers: A, F)**

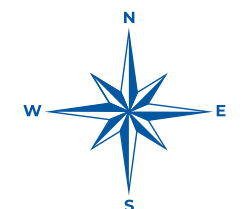


Carpets Area 2834 Sft | Wall Area 188 Sft
Balcony & utility 539 Sft | Common Area 1034 Sft

**4 BHK - 4575Sft. With Landscape Deck
- West Facing (Towers: A, F)**



Carpets Area 2821 Sft | Wall Area 180 Sft
Balcony & utility 545 Sft | Common Area 1029 Sft





A HOME THAT'LL CAPTURE YOUR HEART.

The 2 & 3 BHK homes at Rajapushpa Pristinia are the perfect abode for young and growing families. With ample spaces, eclectic design, spacious balconies, and optimal space management, you'll have everything you need to call this house your home. From plenty of space for your little ones to run about to secluded corners to find some peace, the 2 and 3 BHK apartments have everything you ever wanted in your dream home.



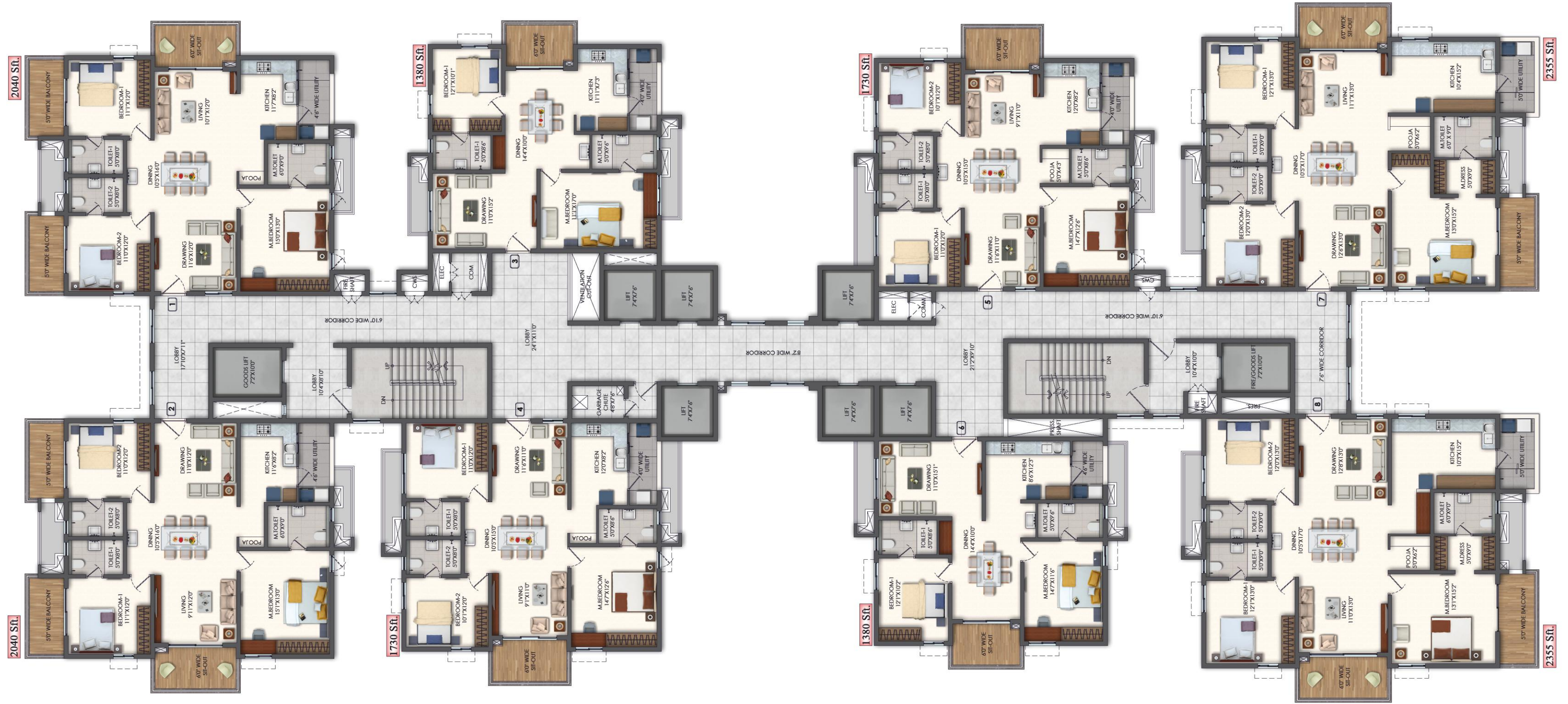
**Begonia, Celesta, Destiny,
Emerald (B, C, D, E towers)**

2 BHK - 1380 sq. ft

3 BHKs - 1730, 2040, 2355 sq. ft.

TOWER PLANS

BEGONIA - B CELESTA - C DESTINY - D EMERALD - E



**2 BHK - 1380Sft. - East Facing
(Towers: B, C, D & E)**

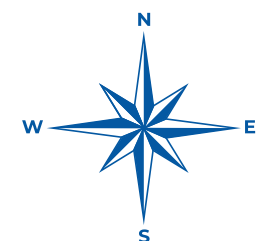


Carpet Area 882 Sft | Wall Area 79 Sft
Balcony & utility 109 Sft | Common Area 310 Sft

**2 BHK - 1380Sft. - West Facing
(Towers: B, C, D & E)**



Carpet Area 871 Sft | Wall Area 79 Sft
Balcony & utility 120 Sft | Common Area 310 Sft

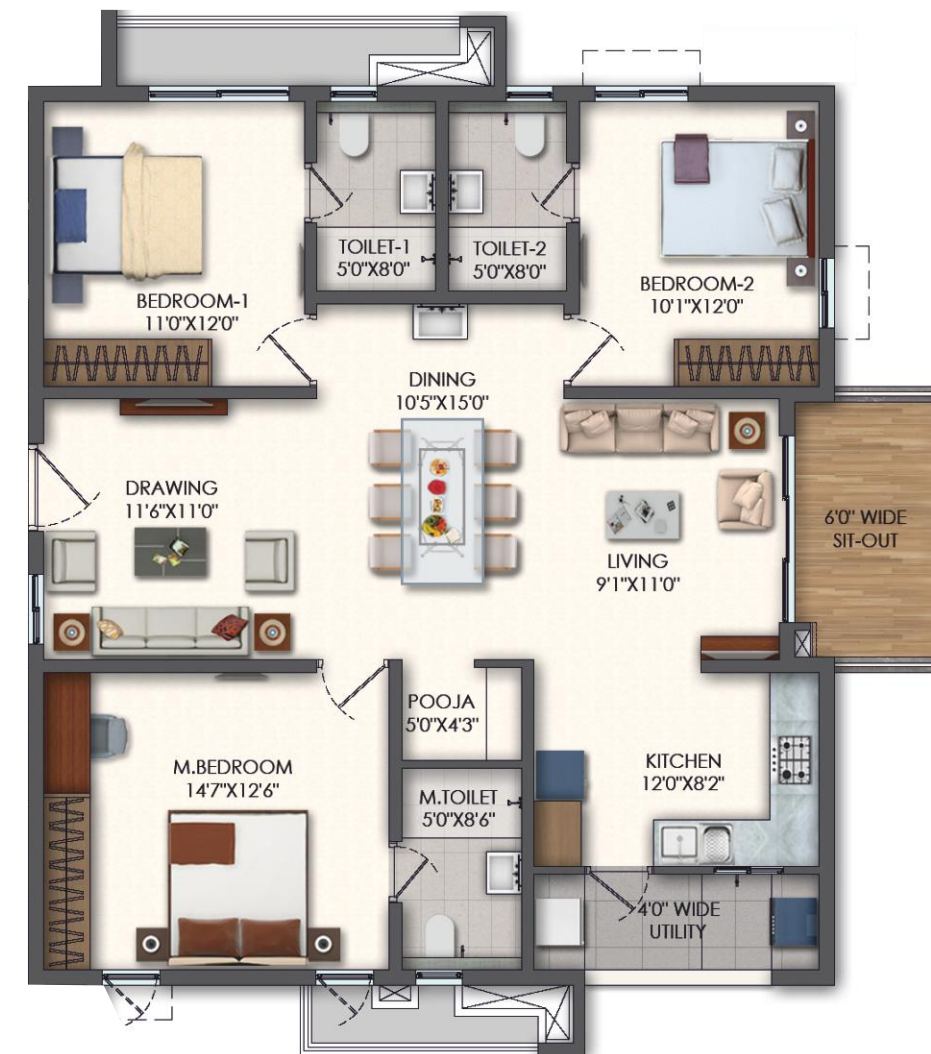


**3 BHK - 1730Sft. - East Facing
(Towers: B, C, D & E)**



Carpet Area 1128 Sft | Wall Area 88 Sft
Balcony & utility 127 Sft | Common Area 387 Sft

**3 BHK - 1730Sft. - West Facing
(Towers: B, C, D & E)**



Carpet Area 1128 Sft | Wall Area 88 Sft
Balcony & utility 127 Sft | Common Area 387 Sft

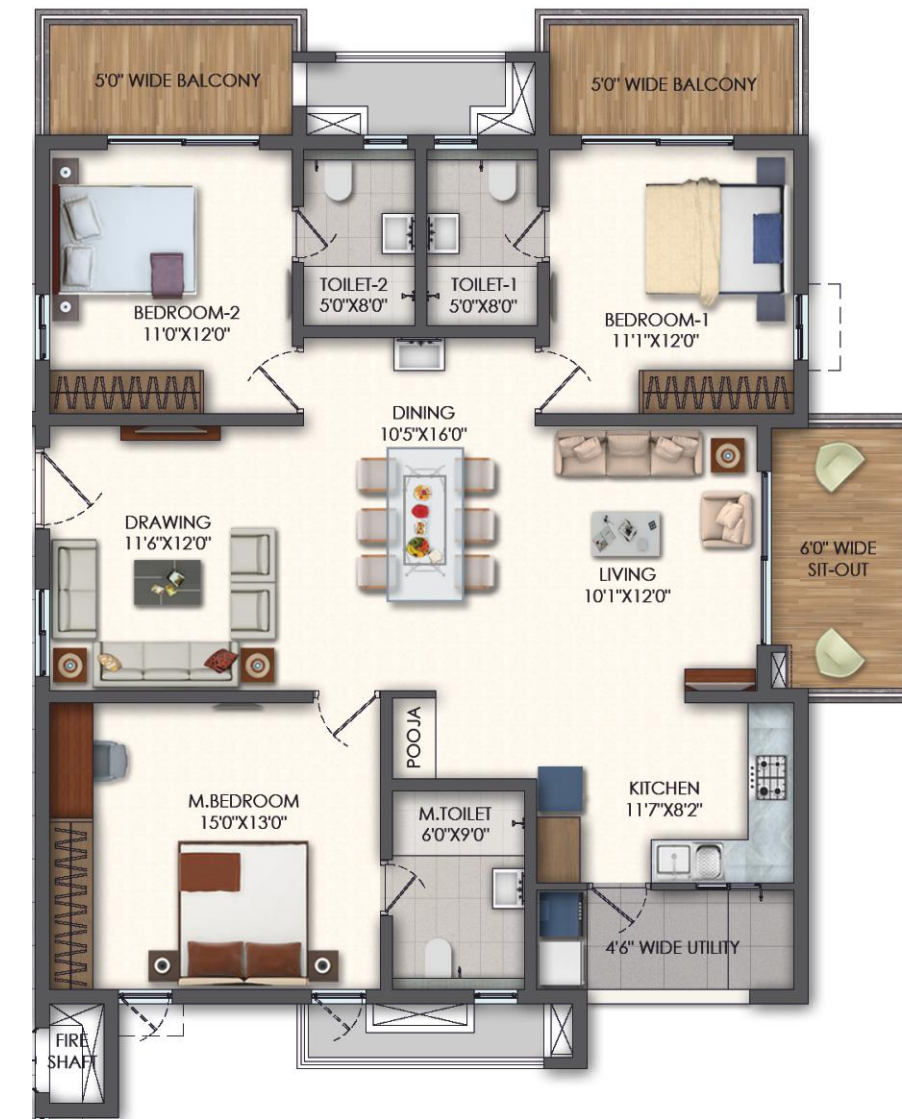


**3 BHK - 2040Sft. - East Facing
(Towers: B, C, D & E)**

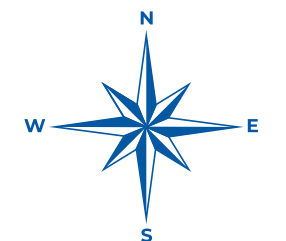


Carpet Area 1211 Sft | Wall Area 90 Sft
Balcony & utility 280 Sft | Common Area 459 Sft

**3 BHK - 2040Sft. - West Facing
(Towers: B, C, D & E)**



Carpet Area 1211 Sft | Wall Area 90 Sft
Balcony & utility 280 Sft | Common Area 459 Sft



**3 BHK - 2355Sft. - East Facing
(Towers: B, C, D & E)**

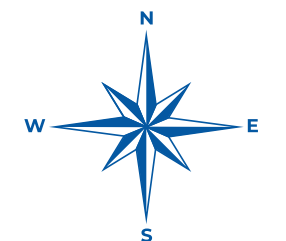


Carpet Area 1487 Sft | Wall Area 96 Sft
Balcony & utility 242 Sft | Common Area 530 Sft

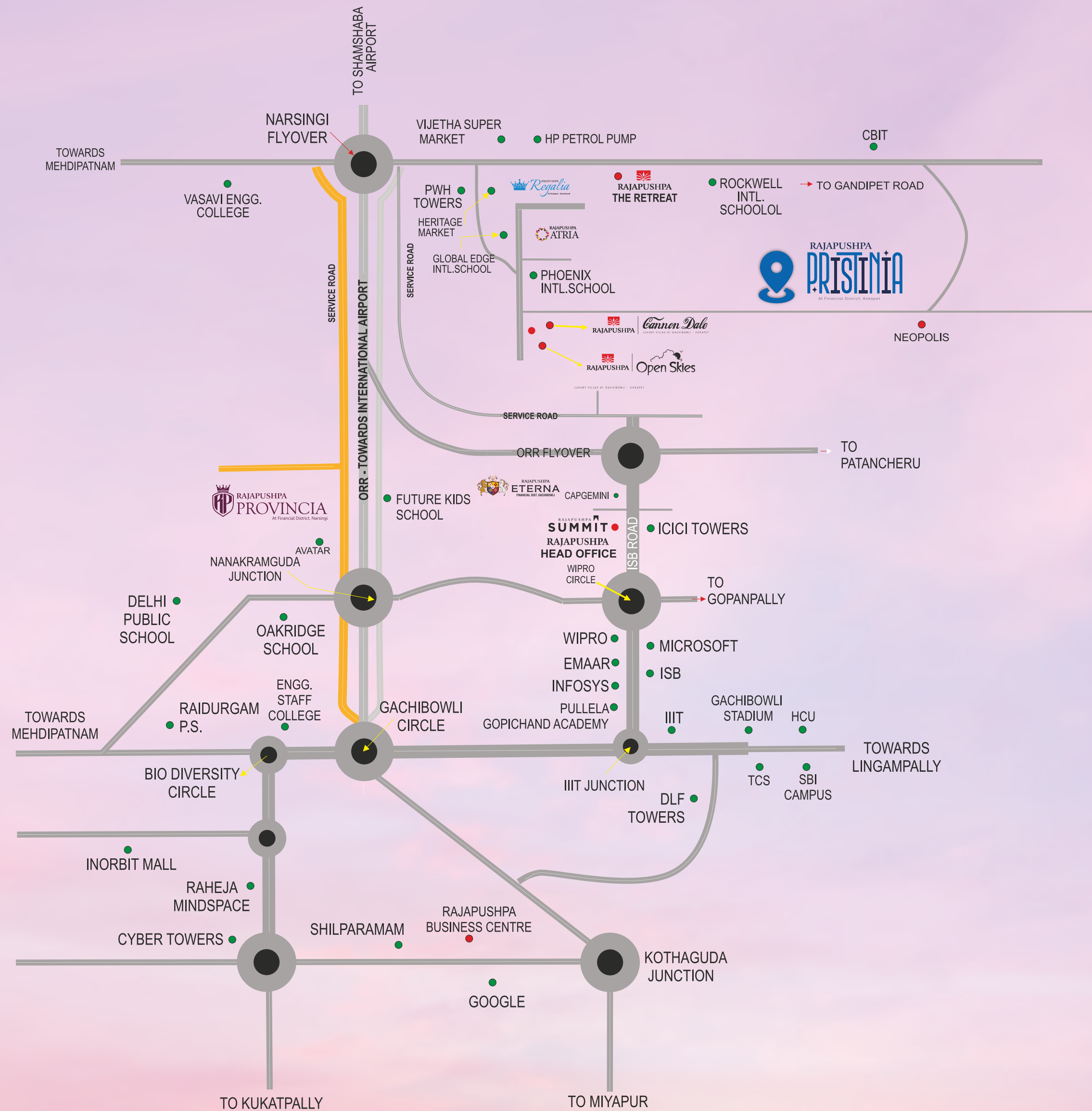
**3 BHK - 2355Sft. - West Facing
(Towers: B, C, D & E)**



Carpet Area 1487 Sft | Wall Area 96 Sft
Balcony & utility 242 Sft | Common Area 530 Sft



LOCATION MAP



Specifications:

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads.
Super Structure: All internal and external walls are RCC Shear walls.
Cement Block masonry walls for Non structural walls (Wherever required).

FLOOR HEIGHTS

Towers A & F : 3.30m (Finished floor level (FFL) to FFL) | Towers B, C, D & E : 2.98m (Finished floor level (FFL) to FFL).

FLOORING

Living & Dining
Towers A & F: 600 x 1200 mm size Double Charged Vitrified Tiles of Reputed Make with spacer joints.
Towers B,C,D & E: 800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make with spacer joints.
All Bedrooms & Kitchen:
Towers A & F: 800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make with spacer joints.
Towers B,C,D & E: 800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make with spacer joints.
All Balconies: Anti-skid ceramic tiles of best brand.
Bathrooms: Acid Resistant, Anti-Skid Ceramic Tiles of Reputed Make.
Corridors: Vitrified tiles of Reputed Make with spacer joints.
Staircase: Tandoor/Kota stone.

WALL FINISHES

Internal Walls: Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.
External Walls: Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.

TILE CLADDING

Bathrooms: Glazed / Matt finish Ceramic tiles dado up to 7 feet height.
Utility Area: Ceramic tile dado up-to 3 feet height and Flooring with Matt finish ceramic tiles.

KITCHEN

Separate Municipal Water tap Provision (Manjeera or any other water provided by GHMC along with Bore well water)
Provision for fixing of Water purifier, Exhaust fan & Chimney.

UTILITY/WASH AREA

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

DOORS

Main Door: Engineered/Hardwood wood frame finished with melamine spray finish, veneered flush shutters with reputed hardware.
Internal Doors: Engineered / Hardwood Door Frame & Laminate Shutter and Hardware of Reputed Make.
Door Heights : 8'0" lintel heights for all doors & windows in Towers A & F.
7'6" for main door & 7'0" lintel heights for all other doors & windows in Towers B, C, D & E.
French Doors: UPVC door frames with float glass panelled sliding shutters with provision for mosquito mesh track.
Windows: UPVC window glazing system with sliding / casement shutters with provision for mosquito mesh track.
Window Grills: MS Grills will be provided to ground floor flats only. Grills for windows will be provided for upper floors at extra cost with standard design.

TELECOM

Telephone points in living room and master bedroom.
Intercom facility to all the units connecting security and neighbourhood.

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. | Metered Water supply to all flats.

ELECTRICAL

Power outlets for air conditioners in living and bedrooms.
Power outlet for geysers in all bathrooms.
Power plug for Hob, chimney, refrigerator, microwave oven, mixer / grinder in kitchen, washing machine / dishwasher in utility area.
Electricity consumption with prepaid card system will be provided (Centralized billing).
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.

CABLE TV

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

INTERNET

Provision for internet connection in living room and master bedroom.

LPG

Supply of LPG with piped gas system.

GENERATOR

100 % D.G backup with Acoustic enclosure.

CAR PARKING

Spacious car parking spread in 3 Cellar floors.

SITOUT RAILINGS

Glass railing for Sitouts & Balconies for towers A & F.
MS railings for Sitouts & Balconies for towers B, C, D & E.

PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car Parks provided.
Parking signage and equipment at required places for ease of driving.

FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all block entrances shall be provided for differently abled.

SECURITY

Sophisticated round-the-clock security / Surveillance System.
Surveillance cameras at the main security and entrance of each block to monitor and also provided with CCTV camera inside the lifts.
Panic button and intercom is provided in the lifts connected to the security room.
Solar power fencing around the compound.

LIFTS

High speed automatic elevators per block of reputed make with rescue device and with V3F for energy efficiency with granite / tile cladding for lift entrance.
Service elevators for each block of reputed make with rescue device and with V3F for energy efficiency, entrance with granite / tile cladding on lift entrance.

WTP & STP

Fully treated water will be made available through an exclusive water softening plant (not RO plant)
Hydro-pneumatic system for even pressure water supply at all floors.
A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
Rain Water Harvesting at regular intervals provided for recharging ground water levels as per the norms.

FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements.
Fire alarm and Public Address system in all floors and basements.

SOLAR POWER

Solar Hot Water is Provided for Master Bedroom Toilets in top floor only.

BILLING SYSTEM

Automated billing system for Water, Power & LPG supply.