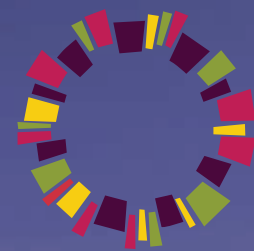




RAJAPUSHPA
PROPERTIES PVT. LTD

Shaping Innovations



RAJAPUSHPA

ATRIA

Premium Residences at Gachibowli, Financial District

THE NEW HEIGHT OF LIVING



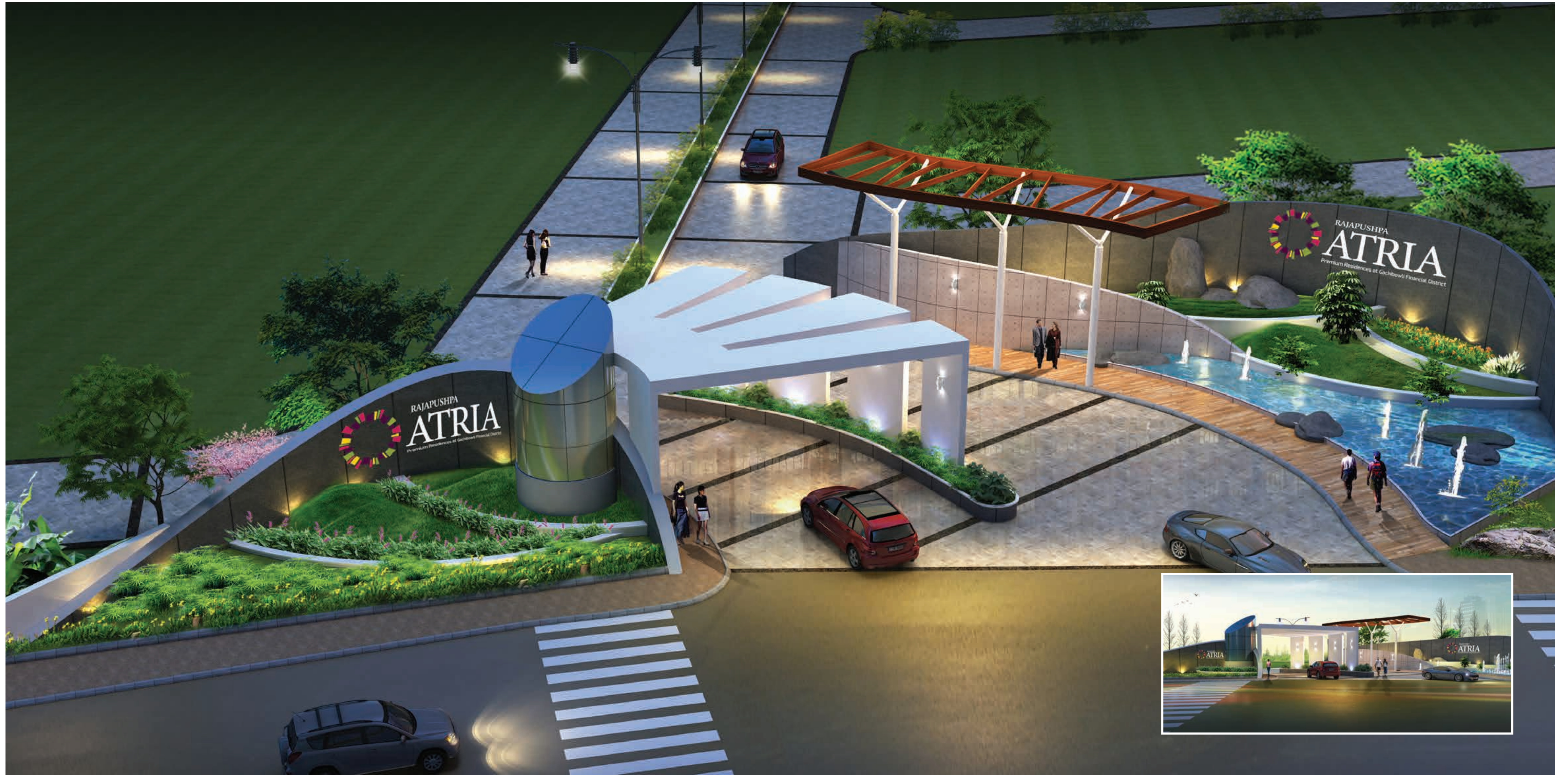


WELCOME TO A CONNECTED AND CONVENIENT LIFE.

A place where you are so near to your work place, a place that feels out of the way but not secluded, where you feel relaxed and still connected to all the best things that life has to offer.

Atria is perfectly Located at Gachiblowli -Kokapet, where Hyderabad's new generation is making their mark on the iconic suburb. Atria effortlessly blends business, living and leisure, enhancing and enriching the quality of life of all who work, live and play within its seemingly limitless boundaries.

Welcome to the Coveted New Address.



A WHOLE NEW STANDARD OF LIVING AND BEYOND

Inspired by the idea of living within the Gachibowli Financial District and yet experiencing a peaceful living in a real community, Rajapushpa has created ATRIA. ATRIA provides an ideal balance between vitality of an urban environment and tranquility of an established parkland setting.

This iconic development comprises of 10 towers with 15 floors each. A collection of 2, 3 & 4 BHK units is available for your indulgence with built-up areas ranging from 1350 sft to 3455 sft, which are tailored to suit your lifestyle. Every detail about Atria is thoughtfully crafted and designed keeping you in mind.



A WONDERFUL LIVING EXPERIENCE



A living concept designed with perfection.

A prestigious lifestyle aspired by many. Atria presents an exciting fusion of luxurious living experiences and pleasant surprises all the way.

Like a creation of a masterpiece, every residential unit has a practical yet functional layout to give you ample space to interpret fine living.

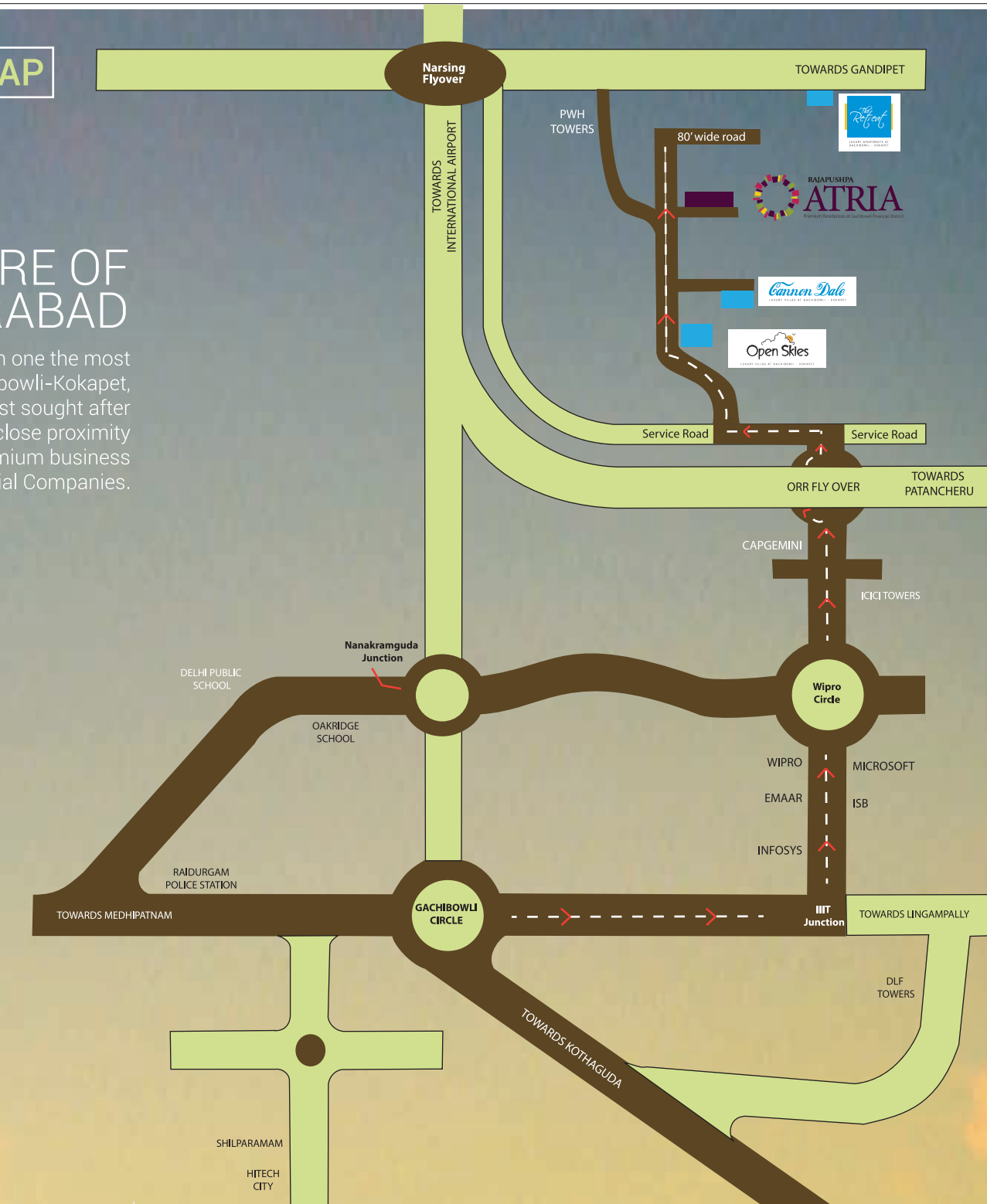
You will be amazed by the quality finishes that greet you as you walk in. Units with functional spaces ranging from 1350 sft to 3455 sft, are designed to cater to those who seek a cosmopolitan environment. Meticulous attention to details about each and every corner makes Atria one of its kind.

SPACIOUS BUILT-UP
14 PLUS ACRES GATED COMMUNITY
LUXURIOUS LIVING

LOCATION MAP

THE FUTURE OF HYDERABAD

Atria is strategically located in one of the most thriving hubs of Hyderabad, Gachibowli-Kokapet, which will be the most sought after neighborhood in the city. It is in close proximity to Gachibowli, which is the premium business center of Global IT and Financial Companies.



MAJOR CENTERS' DISTANCES FROM ATRIA.

ORR Junction	- 500 Mts	US Consulate	- 3 Kms
Phoenix Greens School	- 200 Mts	Wipro X Roads	- 3 Kms
DPS & Oakridge School	- 3 Kms	Microsoft	- 3 Kms
Continental Hospital	- 2 Kms	HI-TEC City & Shilparamam	- 9 Kms
Apollo Hospital	- 9 Kms	International Airport	- 19 Kms



15 FLOORS | 10 BLOCKS
CONTEMPORARY DESIGN



PREMIUM LOCALE.
PREMIUM VIEWS.

ATRIA occupies an elevated position, providing 360-degree views of the surrounding area. Residents can enjoy beautiful views of The Financial District and stunning sight of the Osman Sagar standing in their balconies.

10 ACRES GREENARY
4 ACRES BUILD UP AREA



A SUPERBLY INTEGRATED LIFESTYLE

Atria's flawless architectural design is a combination of peaceful independent home like environment along with various facilities, which creates a complete modern lifestyle. This gated community guarantees peace of mind with round the clock security and CCTV surveillance. From a dedicated shuttle bus service to the Gachibowli Financial District to a day care centre, every little detail has been taken care for your comfort.



LANDSCAPED GARDENS



ATM



CAR WASH AREA



SPORTS FACILITIES



WALK WAYS



CLINIC



RESTAURANT



CHILD CARE CENTER



SUPER BAZAAR

100% Power Backup

Ample parking

Street-scaping and lighting

Ambulance on Call

Clinic & Pharmacy

Piped Gas supply

Sports facilities

Help counter with e-seva facility

Super Bazaar

Car wash area

Round-the-clock Security

Walking & jogging tracks

Restaurant

Travel desk

Day-care centre

Tuition Rooms

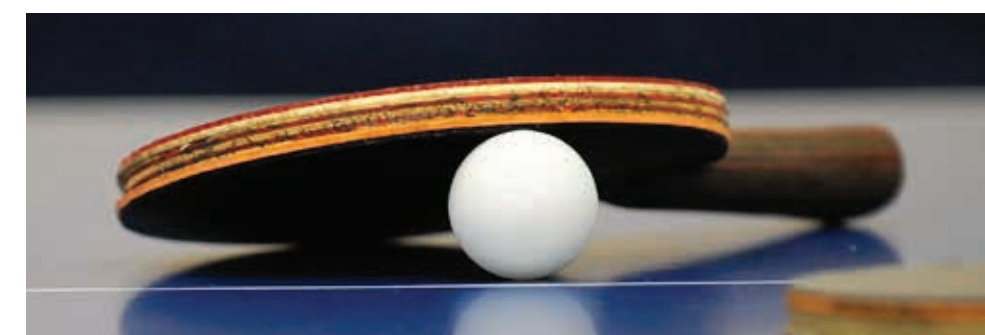
ATM

Visitor's Lounge in each tower

BE AS ACTIVE AS RELAXED
AS YOU DESIRE.



From a strenuous work out after an early morning walk to a refreshing splatter at the pool, the club Rivera boasts of superb facilities like air-conditioned gym, yoga hall to an exclusive section for children to explore and play. With so much to do here, you will never have to go too far to seek leisure.



Club House Amenities

42000 sft fully loaded clubhouse

State-of-the-art Gymnasium

Restaurant

Jacuzzi, Steam & Sauna, Spa

Multi-purpose Room/ Party Hall

Yoga and Meditation Hall

Squash Court, Tennis Court & Shuttle Court

Table Tennis, Pool & Billiards Table

Card Room & TV Room

Library & Guest Rooms

Exclusive car parking area to clubhouse visitors



HEARTY & HEALTHY LIVING.

What can be more soothing than a serene environment after getting back from work? Awaken your senses at the intimate outdoor spaces of Atria with a crisp aroma of early mornings and revel in the vivacity of life.



- Swimming pool with kids pool
- Kids play area with play equipment
- Illuminated walking/jogging track
- Well designed landscaping
- Practice Basket ball court
- Open Party Area
- Water bodies & fountains



PLANNED TO PERFECTION

The open concept of this gated and guarded community gives residents the much needed feeling of freedom after a day's hard work - sprawling green lawns spilling out onto the peaceful streetscape with well designed jogging track and sports amenities and fresh breeze everywhere.



ALL SIZES ARE IN SFT

PROJECT LAYOUT PLAN



SPECIFICATIONS

R.C.C. FRAMED 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.		
PLASTERING			
INTERNAL	: 1 coat of plastering in CM 1:6 for walls & 1 coat of plastering in CM 1:4 for Ceiling	ELECTRICAL	: 1. Concealed Copper Wiring of reputed make 2. Power outlets for Air Conditioners in Living and Bedrooms 3. Power outlets for geysers in all bathrooms 4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, Washing machine / dish washer in Utility Area 5. 3 Phase power supply in each unit 6. Miniature Circuit breakers (MCB) for each distribution boards of reputed make 7. Elegant designer Modular Electrical switches
EXTERNAL	: 2 coats of plastering in CM 1:6 for External walls		
DOORS			
MAIN DOOR	: Teak wood frame & Teak Veneered shutter aesthetically designed and finished with melamine matt polish fixed with reputed make hardware of the best brand		
INTERNAL DOORS	: Teak wood frame & Teak Veneered shutter aesthetically designed and finished with melamine matt polish fixed with reputed make hardware of the best brand	TELECOM	: 1. Telephone points in Living Room and Master Bedroom 2. Intercom facility to all the units connecting Security and Neighborhood
FRENCH DOORS	: UPVC door frames with float glass paneled shutters & hardware of the best brand		
WINDOWS	: UPVC window system with float glass as per design, with provision for mosquito mesh track.	CABLE TV	: Provision for Cable Connection in Living Room and in all Bedrooms
GRILLS	: Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish	INTERNET LIFTS	: Internet connection in each flat : 1. High speed automatic elevators with V3F for energy efficiency with Granite / Marble / Tile cladding 2. One Service lift with V3F for energy efficiency for each tower, entrance with Granite / Marble / Tile cladding
PAINTING		WTP & STP	: 1. Fully Treated Water will be made available through an exclusive water softening plant 2. Hydro - pneumatic system for even pressure water supply at all floors 3. A Sewage Treatment plant of adequate capacity.
EXTERNAL	: Textured / Sponge finish & two coats of Exterior Emulsion / Weather proof paint of the best brand as per design of Architects		
INTERNAL	: Smooth putty finish with two coats of premium Acrylic emulsion paint of the best brand over a coat of primer	CAR WASH FACILITY	: Car wash bays at vantage points.
FLOORING		GENERATOR	: 100 % D.G backup with Acoustic enclosure & A.M.F
LIVING, DINING, ALL BEDROOMS & KITCHEN	: 600 x 600 mm size Vitrified Tiles of best brand	CAR PARKING	: Spacious car parks in Cellars
ALL BALCONIES	: Rustic Vitrified / Anti-skid Ceramic Tiles of best brand	FACILITIES FOR PHYSICALLY CHALLENGED	: Access ramps at all entrances shall be provided for physically Challenged
BATHROOMS	: Acid Resistant, Anti - skid Ceramic Tiles of best brand	SECURITY / BMS	: 1. Sophisticated round - the - clock security system 2. Solar fencing 3. Boom Barriers for efficient traffic management 4. Surveillance cameras at the main security and entrance of each block
CORRIDORS	: 600 x 600 mm size Rustic/Antiskid Vitrified Tiles of the best brand		
STAIRCASE	: Natural stone	PARKING MANAGEMENT	: All car parks and driveways are designed by traffic Engineering consultants.
TILE CLADDING		LPG	: Centralized Gas supply to all individual flats
DADOING IN KITCHEN	: Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of best brand	CLUB HOUSE & AMENITIES	: 1. Well designed clubhouse with facilities like Indoor Games – Billiards, Carrom, Table Tennis etc; Gym, Spa, Restaurant, Meditation room / Yoga room, Aerobics, Senior Citizens Lounge/ Library, Conference Room, Multipurpose Hall, Crèche, Party Lawn, Squash Courts, Shuttle Courts, TV Room, Badminton Courts, Guest rooms etc. 2. Swimming Pool with Changing rooms
BATHROOMS	: Glazed/Matt finish Ceramic Tiles dado up to 7'-0" height of best brand		
UTILITIES	: Ceramic tile dado upto 3'0" high of the best brand		
KITCHEN	: 1. Granite Platform with Stainless Steel Sink 2. Treated water in kitchen 3. Provision for fixing of RO system, exhaust fan & chimney		
UTILITIES/WASH AREA	: Provision for Washing Machine & Wet Area for washing utensils etc.		
Bathrooms	: 1.Premium quality ceramic Wash basins of best brand		

PROJECTS AT A GLANCE



Just the best, nothing else

It's a prestigious lifestyle project of Rajapushpa, which is located at the heart of the city, Attapur. Experience an elite lifestyle with the best amenities. The beautiful view of Golconda fort will astound you and the rest will just amaze you.



Create your own identity

Rajapushpa House, located in Hitec City is an ultimate destination to establish corporate offices. Spread over 18000 square feet, it features five floors of commercially designed office spaces including two floors of RPPL corporate offices.



Retreat to a Prestigious Address

The Retreat is the finest destination of good living and an exceptional investment opportunity at Kokapet. Conceived as premium quality apartment homes, they are designed to offer supreme value at affordable prices. The Retreat is a gated community of 2 and 3 bedroom luxury apartments laid out in two blocks and 12 towering floors each.



Lifestyle at its best

Open Skies is located at kokapet in Hyderabad, next to the city's major IT hubs. With in handshaking distance of star hotels and the financial district. It is also in close proximity to Outer Ring Road and just a 4 minute drive from Wipro junction.



A Luxurious Lifestyle Haven

Located at the golden stretch of future of hyderabad - Kokapet, Cannon Dale is designed for upscale living. Experience joy at every step, discover unfolding landscapes that invite you to laze, outdoors that inspire you to soar, and the ambience that is built around you.



Your New Business Edge.

Rajapushpa Commercial is artfully designed coupled with functional efficiency. Located at the prime IT hub of India - HITEC city, this landmark complex is spread across an area of 70,000 (approx.) sq.ft. and equipped will all the state of the art amenities required for smooth functioning of todays work space.

DEVELOPED WITH CREDIBILITY

Rajapushpa Properties Pvt Ltd has a solid reputation as a builder of high-end properties. Rajapushpa is a committed dynamic developer in Hyderabad serving a wide spectrum of customers including the upper class and the middle class. It has been establishing communities, strengthening family ties and touching lives by delivering unique living spaces.

To elevate your lifestyle
and embrace modern living
Please call : **95539 88811, 95539 88822**
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