



RAJAPUSHPA
Serene Dale

Live the vastness

RERA No. P011XXXXXXX

Live free with nature caressing you.

Your home should mean freedom, your home should mean warmth, your home should mean hope and happiness, and your home should mean the freedom to belong to nature. That's how we have designed Rajapushpa Serene Dale to be.

The Insignia of 'Free Bird'

The insignia of Rajapushpa Serene Dale is the 'Free Bird'. The inspiration for this originates from the freedom of breeze and openness this commune is designed to bring to its dwellers. The typeface is a breezy-wave writing itself on to the canvas called sky, to form the Serene Dale writing.

The thought for this logo emanates from the two most important aspects of the property: one is the vastness of nature; the other is the sense of freedom one will get to experience from the villa-life.



*It's calm and it's
connected.*

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Welcome to Serene Dale from the house of Rajapushpa Properties. A world of villas that's a premium commune featuring luxury all around. Located in Tellapur, Hyderabad, it's replete with greenery and planned to delight you with its composed and happily-passive resort-like environs.

Located where Hyderabad is buzzing, it's right in the neighbourhood of key destinations that include IT parks, the Outer Ring Road, and several other business and financial landmarks of Hyderabad.





Time to move into vastness.

There comes a time in life when we want to break-free from what we have belonged to so far. We wish to step out of a templated living, break away from set-in-stone routines and time-tables, come out from homes are just a shelter. There comes a time when we want to step out of, boxed living that we have been into for so long - and wish to un-box our life. Serene Dale is designed for that, so one can leave behind the boxed living and step into vastness.

Project Overview



Total Area:
29.67 Acres



Villa Area:
270 to 357 Sq Yds



50% open spaces



Tellapur





Get sporty without stepping out.

If it's about living un-boxed then how about a home where you have all the space, all the options, and a variety of recreation facilities. That's Serene Dale for you. Whether active sports entice you - or seat-sports gets you excited, you can enjoy the best of both here. Then adding to the convenience, are zones for entertainment and rejuvenation.

Clubhouse Amenities:



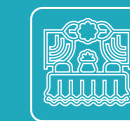
Badminton Courts - 2



Squash Court - 1



Meditation/Yoga
Aerobics Rooms



Banquet/Multipurpose
Hall



State-of-the-art
Gymnasium



Spa and Salon (Steam,
Massage, Jacuzzi)



Swimming Pool



Visitors' Lounge



Terrace Party Area



Grocery Store/
Supermarket



Indoor Games - (Carrom, TT,
Foosball and Air Hockey)



Library



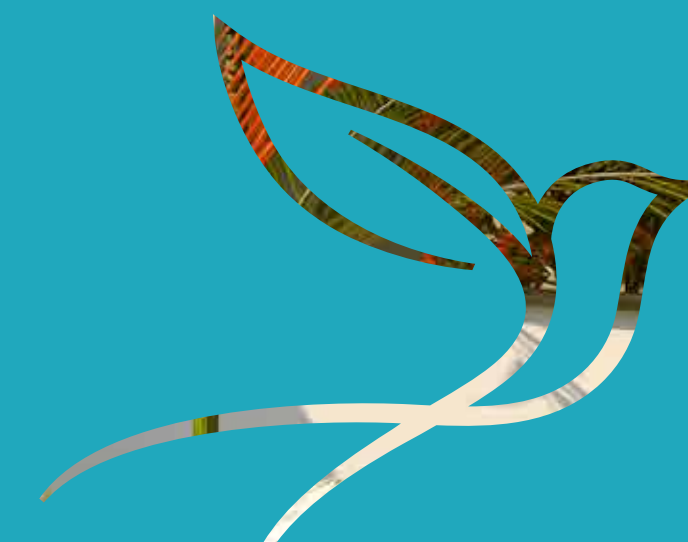
4 Guest Suites





Places to spend the time-off in.

If you are the kinds who cherishes doing nothing occasionally, there are nice landscaped zones here. Then, if you're the kinds who likes to compete with a racquet and a ball against a team of opponents, there are options for that as well. And if you're a family that likes to indulge in leisure and entertainment together, Serene Dale has many options to un-box.



Arenas for the sports enthusiast in you.

No matter the kind of sporting activity you like to indulge in – whether its active sports that gets you to hit the ground, or passive sports that will have you sitting at one place, Serene Dale has several options for all kinds of sporting enthusiasts. That's not all, there are areas dedicated to leisure, if you want to simply whale away time doing nothing at all.

Sports & Health



Skating Rink



Cricket Practice Nets



Tennis Courts



Basketball Court



Futsal



Yoga/Meditation Deck

Leisure



Professionally-designed landscape areas



Children's Play Area



Pet Park

Rejuvenation



Grand Waterbody/
Fountain/Vertical waterfall
with name signage



Outdoor Gym



Amphitheatre



Senior Citizens'
Plaza



Ease is a quick stroll away.

Your life and living at Serene Dale should be about convenience and comfort, which means, you shouldn't have to go too far to run errands. Because when it's about looking forward to a life of luxury and ease, we've made sure you savour them in full.

- Grocery Store
- Onsite Clinics/Pharmacy
- Multipurpose Hall with outdoor party lawn
- School Bus Bays with AC lounge



ATM



Centralized Piped Gas Connection



100% Power Backup





Unlike any villas you've known.

The villas at Serene Dale have been designed with one single purpose – to un-box you from the life that you have been a part of, and welcome you into vastness. So here, you have the freedom to recreate your free-time like you want; so you have the environs to own the kind of leisure that you have always wanted to; to savour the niceness of this meticulously-designed and thoughtfully-planned villa community.

Exclusive Features

- Luxury Triplex Villas
- Lift Provision
- Large Glass panes for natural lighting
- Exclusive flower gardens at the villa entrance
- Exclusive Walk-in Closets and Dresser areas
- Expansive living/Dining Room overlooking the private decks
- Spacious Family Lounges in 2 levels
- Extensive landscapes and waterscapes
- Banquet hall with Outdoor Party Lawn
- Swimming Pool with attached Toddler Pool
- Fully furnished Guest Suits in Clubhouse



Jogging / Walking Track



Grand Clubhouse



Round the clock Facility Management



Onsite Clinics & Pharmacy



Open to nature's wonders & warmth.

Serene Dale is designed to be replete with serenity. The entire community has been crafted to be open to vast spaces, in fact 50% open space. So, always enjoy the good things that nature wants to present to you with.

- Total Area: 29.67 acres
- Villa Area: 270 to 357 sq yds
- Amenities Area: 1.16 acres or 4.02% of the project (32,000 sq ft)
- 50% open spaces
- Total no. of Villas: 255 villas



LEGEND

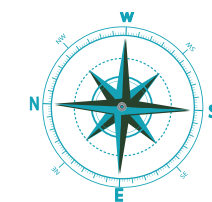
1. ARRIVAL GATEWAY
2. CENTRAL GARDEN SPACE
3. CLUB HOUSE
4. PLAY COURTS
5. AVENUE ROAD
6. COMMUNITY LANES
7. PERIPHERAL LUNG SPACE





EAST FACING 

270 SQ. YDS
3405 SFT.



1205 SFT.
GROUND FLOOR PLAN



540 SFT.
SECOND FLOOR PLAN



1395 SFT.
FIRST FLOOR PLAN



1115 SFT.
GROUND FLOOR PLAN



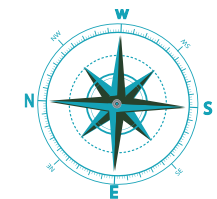
630 SFT.
SECOND FLOOR PLAN



1395 SFT.
FIRST FLOOR PLAN

WEST FACING

270 SQ. YDS
3405 SFT.



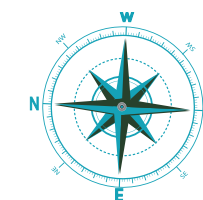


WEST FACING 

335 SQ. YDS
4225 SFT.



1385 SFT.
GROUND FLOOR PLAN



790 SFT.
SECOND FLOOR PLAN



1735 SFT.
FIRST FLOOR PLAN

Standards that raise the bar of living.

What makes a home last long and forever? Well, here's all the answers you need to this question for your future-home at Serene Dale.

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

FLOORING

- Living & Dining: 800 x 800 mm size vitrified tiles of the 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 the best brand
- Bathrooms: Acid-resistant, vitrified tiles of the best brand
- Corridors: 600 x 600 mm size vitrified tiles of the best brand
- Staircase: Natural stone

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.

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 xing of RO system, exhaust fan & chimney

UTILITY/WASH AREA

Provision for washing machine & wet area for washing utensils & more.

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

GENERATOR

100 % D.G backup with Acoustic enclosure

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

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 / dishwasher 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.

TELECOM

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

Cable TV

Provision for cable connection in the living room and in all bedrooms. Internet provision for internet connection in the living room and master bedroom.

LPG

Centralised gas supply to all individual flats and master bedroom.

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 and master bedroom.

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

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



Set in where life invites you.

Serene Dale occupies a place in one of Hyderabad's most evolving locations of Telapur. It's an address that offers top-notch connectivity through roads, thanks to the new 6-lane road construction.

That apart, it's in close proximity to several of life's conveniences like schools, IT parks, restaurants, shopping malls, convenience shopping and the airport which makes it a fascinating investment-for-life option.

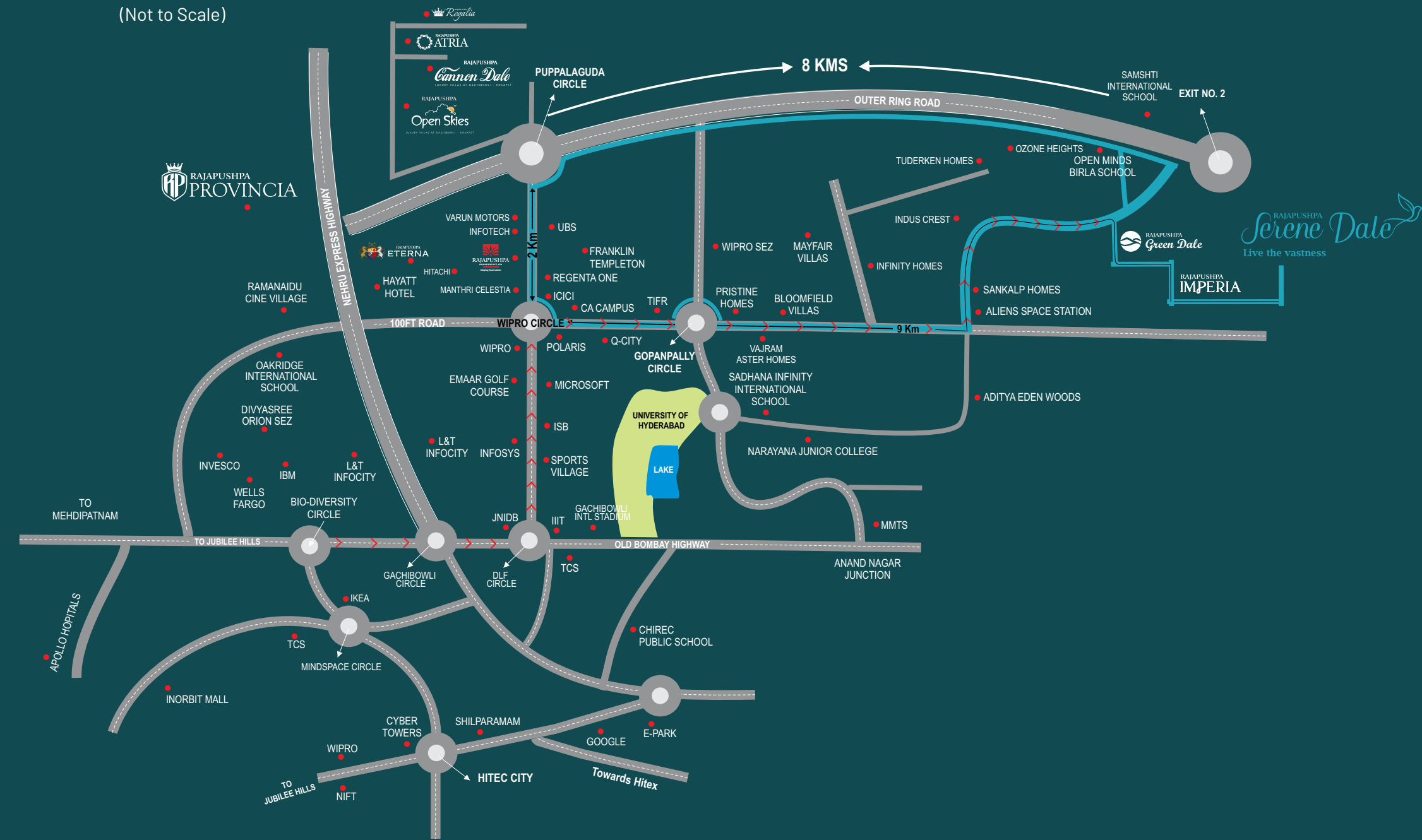
20 MINS
from Financial District

25 MINS
from Gachibowli

30 MINS
from Hitec City

45 MINS
from Airport

Location Map
(Not to Scale)



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☎ **766 00 0 55 00**

www.rajapushpa.in

Rajapushpa Summit, 6th Floor, Nanakramguda Road, Financial District,
Gachibowli Hyderabad - 500032

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