



RAJAPUSHPA®

PROPERTIES PVT. LTD

*Shaping Innovations*



RAJAPUSHPA

PRISTINIA

At Financial District, Kokapet.

TS RERA Reg, No. P02400006086

RAJAPUSHPA  
**PRISTINIA**  
YOUNIQUELY YOURS  
At Financial District, Kokapet.





## 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.

70,000 sq. ft of Stilt Level Amenities

### Elation Station Amenities

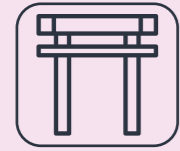
- ◆ Swing Court (34) - TOWERS A, C & D
- ◆ Tot Lot (11) - TOWERS C & E
- ◆ Senior Citizen's Lounge (32) - TOWERS B & E
- ◆ Yoga & Aerobics Deck (19, 28) - TOWERS E & F
- ◆ Indoor Games (31) - TOWERS A, B & E
- ◆ Caretaker's Lounge (37) - TOWER C
- ◆ Cafe with Juice Bar (14) - TOWER F
- ◆ Cycle Parking (35) - TOWERS B, C & D
- ◆ Potluck & Dining Zone (36) - TOWER D
- ◆ Kids & Parents Seating Lounge (43) - TOWER F
- ◆ Outdoor Living (40) - TOWERS A & B
- ◆ Seating Lounge (33) - TOWERS A, D, E & F
- ◆ Gym (30) - TOWERS A, B & E
- ◆ Adventure Play Area (39) - Towers B & F
- ◆ WiFi Pod/Study Zone (29) - TOWER E
- ◆ Seat Court (38) - TOWERS B & E



# 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



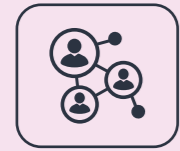
Urban Forest:  
The Woods



Fitness Zone:  
Hustle



Cultural/Park Zone:  
The Green Space



Social Zone:  
The Congregation

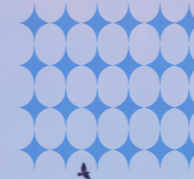


Sports Zone:  
The Playfield





WELCOME TO  
**CLUB.  
PRISTINE**



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)



## 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 Courts



Congregational Area



Cycle Track



Seating Lounge



Party Lawn



Hangout Garden



Barbeque Deck



Skating Rink



# LAYING OUT YOUR PARADISE

## LEGEND

- |  |                                   |
|--|-----------------------------------|
| 1. ENTRY/EXIT                          | 29. WIFI POD/STUDY ZONE           |
| 2. TOWER ENTRY COURTS                  | 30. GYM                           |
| 3. ENTRANCE ARCH COMPLEX               | 31. INDOOR GAMES                  |
| 4. TRANSITION ZONE                     | 32. SENIOR CITIZEN'S LOUNGE       |
| 5. STEPPED WATER PLAZA                 | 33. SEATING LOUNGE                |
| 6. POOL DECK                           | 34. SWING COURT                   |
| 7. CENTRAL PARK                        | 35. CYCLE PARK                    |
| 8. WOODED PLAY AREA                    | 36. HANGOUT LOUNGE                |
| 9. FOCAL FRAME                         | 37. CARETAKERS LOUNGE             |
| 10. FUTSAL COURT                       | 38. SEAT COURT                    |
| 11. TOT LOT                            | 39. ADVENTURE PLAY AREA           |
| 12. TENNIS COURT                       | 40. OUTDOOR LIVING                |
| 13. BASKETBALL COURT                   | 41. VISITOR'S LOUNGE              |
| 14. CAFE WITH JUICEBAR                 | 42. KIDS & PARENTS SEATING LOUNGE |
| 15. FOCAL COURT                        | 43. SCHOOL BUS BAY                |
| 16. SKATING RINK                       | 44. CO-WORKING PLAZA              |
| 17. STEPPED SEATINGS                   | 45. PARTY LAWN                    |
| 18. CONGREGATIONAL AREA                | 46. CAR-DROPOFF BAY               |
| 19. YOGA DECK/AEROBICS                 | 47. PERIPHERAL TREE ZONE          |
| 20. BASKETBALL PRACTICE COURT          | 48. FARMERS MARKET                |
| 21. DECKS- MOVABLE SEATERS             | 49. ORGANIC GARDEN                |
| 22. MULTIPURPOSE HALL-SPILL-OVER SPACE | 50. HEALING GARDEN                |
| 23. PRACTICE CRICKET PITCH             | 51. BARBEQUE DECK                 |
| 24. SEATING PLAZA                      | 52. KITTY PARTY LAWN WITH DECK    |
| 25. MIST PLAY                          | 53. PET PARK                      |
| 26. CYCLE TRACK                        | 54. GAS BANK                      |
| 27. PATHWAY                            |                                   |
| 28. YOGA DECK                          |                                   |



# 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
- PRIME 3 BHK + Maid Room – 3000 sq. ft.
- PRIME 4 BHK + Maid Room – 4540, 4575, 4595 sq. ft.
- Floor Height: 3 BHKs and 4 BHKs - 10' 10" ft.

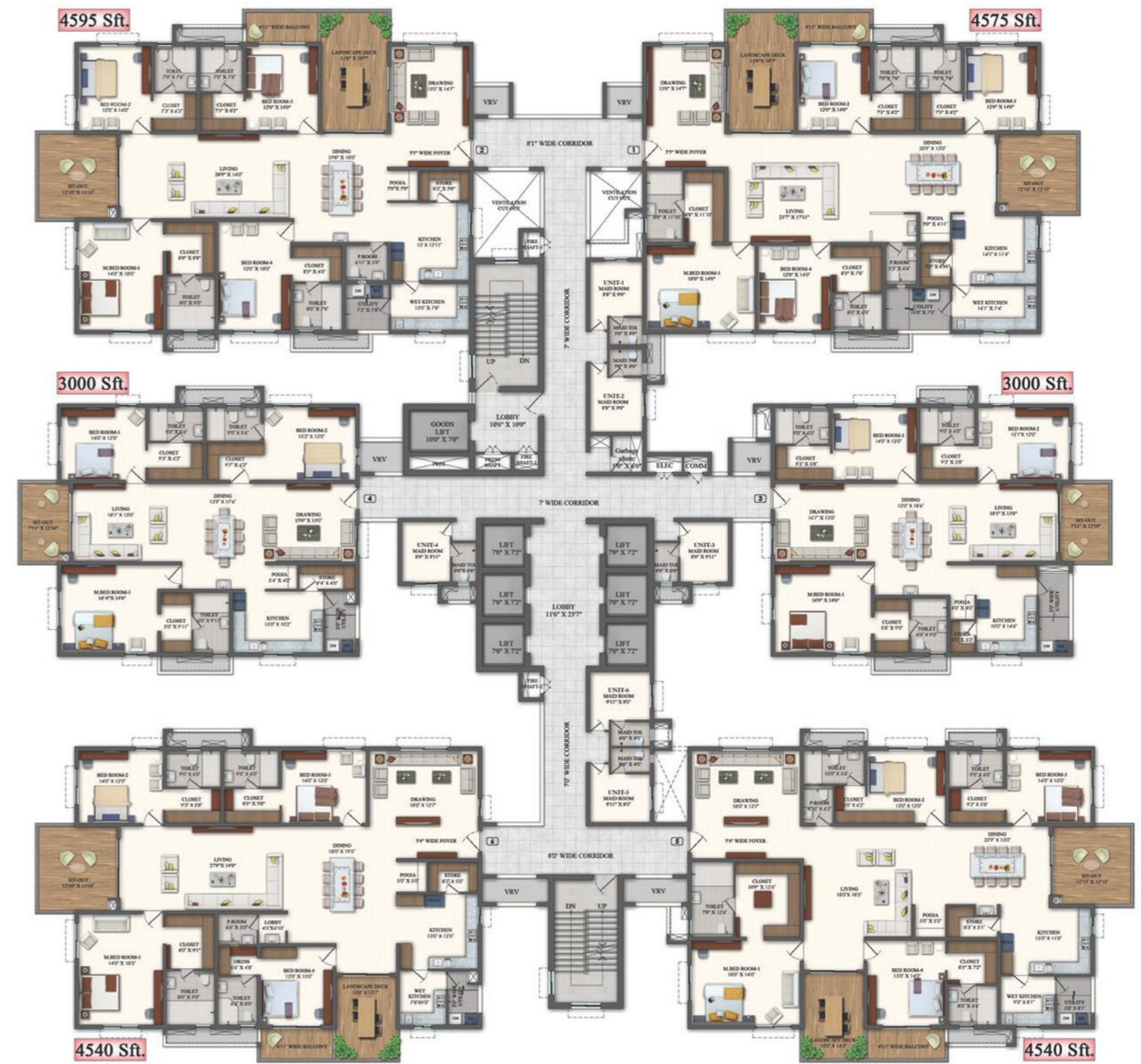




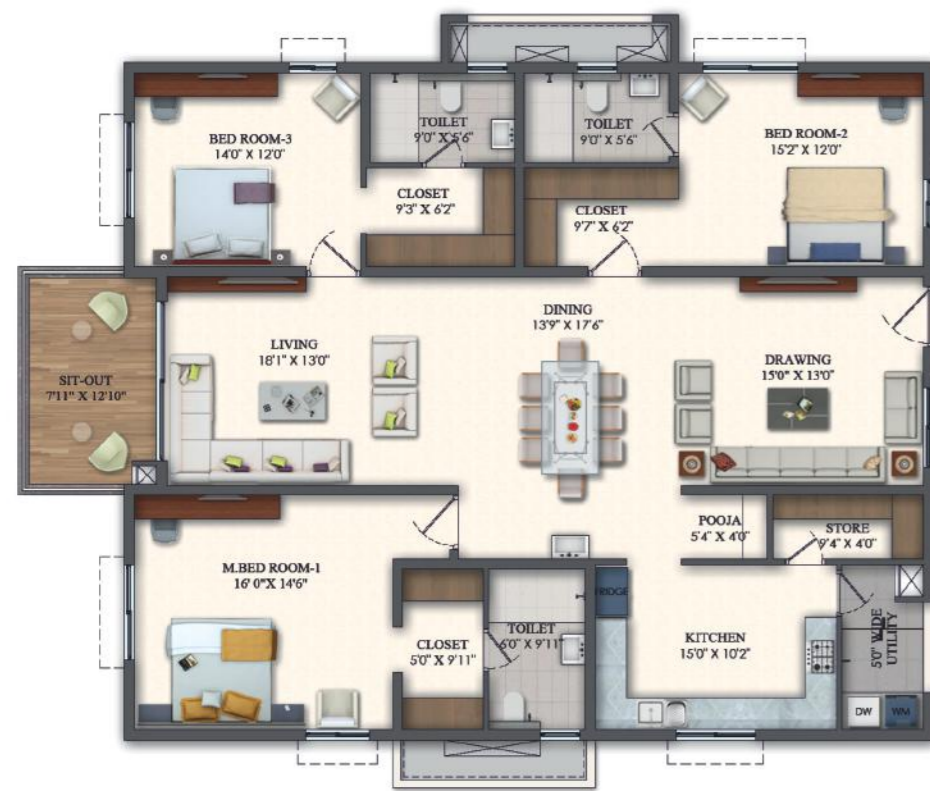
## TOWER PLANS

ASTRID - A

FLAVIA - F

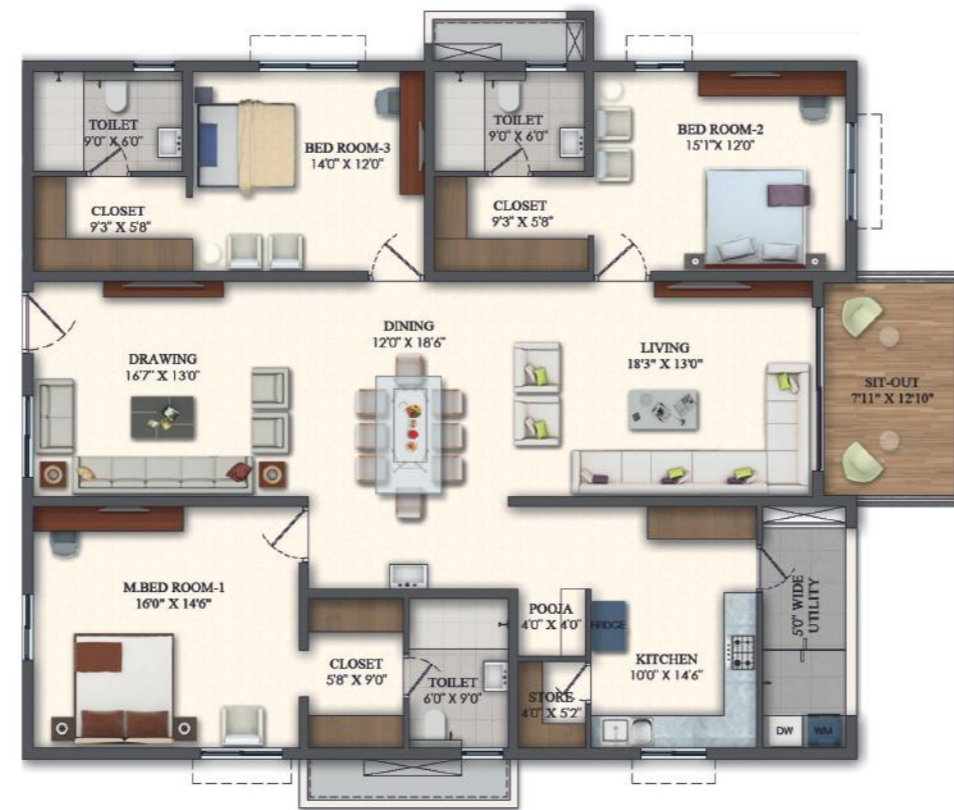


3BHK - 3000 Sq. Ft. - East Facing (Towers A, F)



Carpet Area 2016 Sq. Ft. | Wall Area 139 Sq. Ft.  
Balcony & Utility 170 Sq. Ft. | Common Area 675 Sq. Ft.

3BHK - 3000 Sq. Ft. - West Facing (Towers A, F)



Carpet Area 1995 Sq. Ft. | Wall Area 139 Sq. Ft.  
Balcony & Utility 191 Sq. Ft. | Common Area 675 Sq. Ft.

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

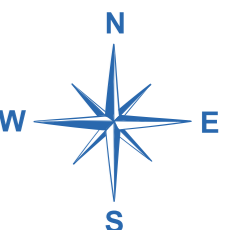


Carpet Area 2892 Sq. Ft. | Wall Area 180 Sq. Ft.  
Balcony & Utility 447 Sq. Ft. | Common Area 1021 Sq. Ft.

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



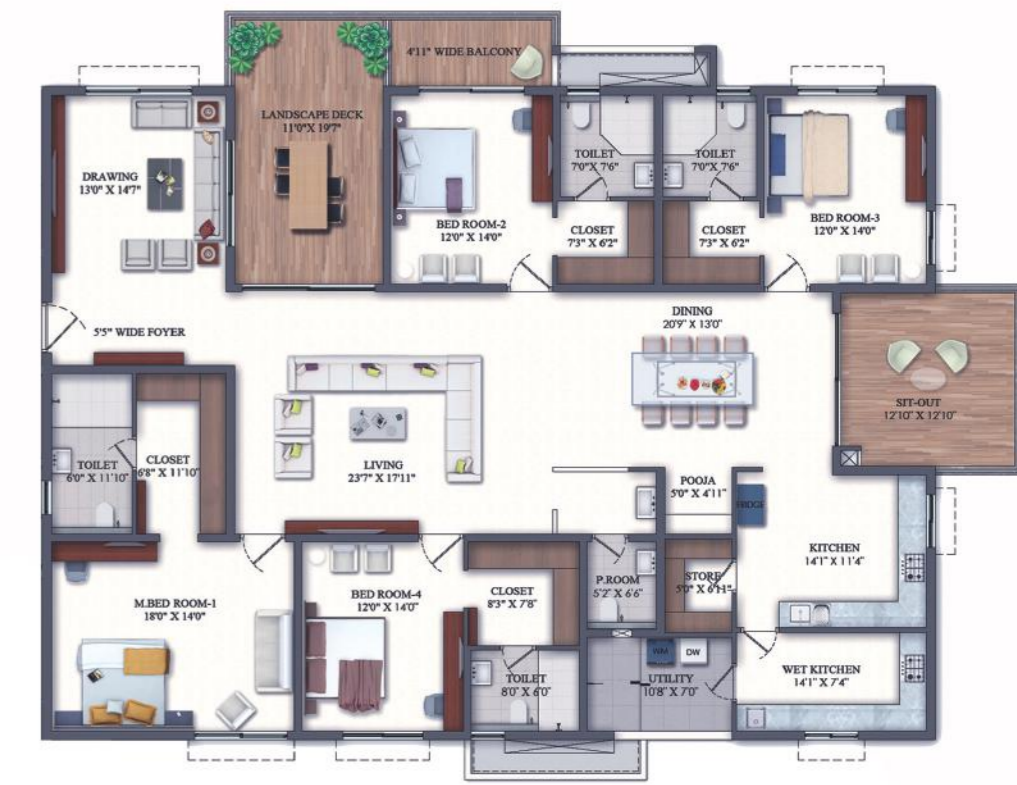
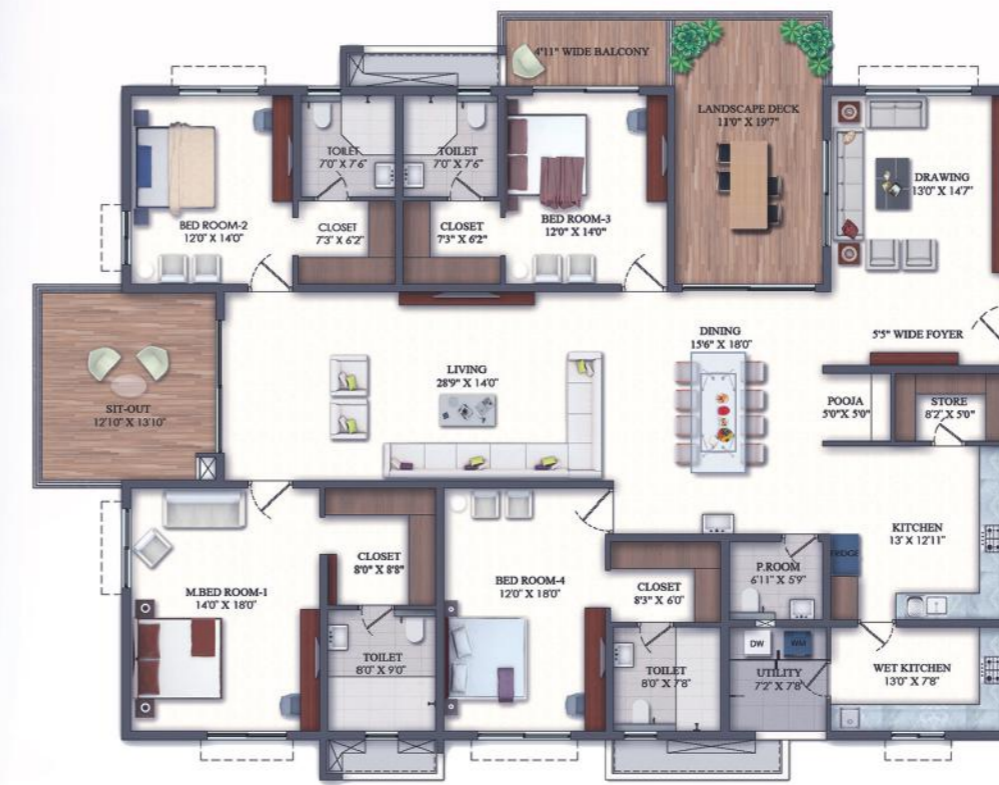
Carpet Area 2892 Sq. Ft. | Wall Area 180 Sq. Ft.  
Balcony & Utility 447 Sq. Ft. | Common Area 1021 Sq. Ft.





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

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



Carpet Area 2834 Sq. Ft. | Wall Area 188 Sq. Ft.  
Balcony & Utility 539 Sq. Ft. vv| Common Area 1034 Sq. Ft.

Carpet Area 2821 Sq. Ft. | Wall Area 180 Sq. Ft.  
Balcony & Utility 545 Sq. Ft. | Common Area 1029 Sq. Ft.





## 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)**

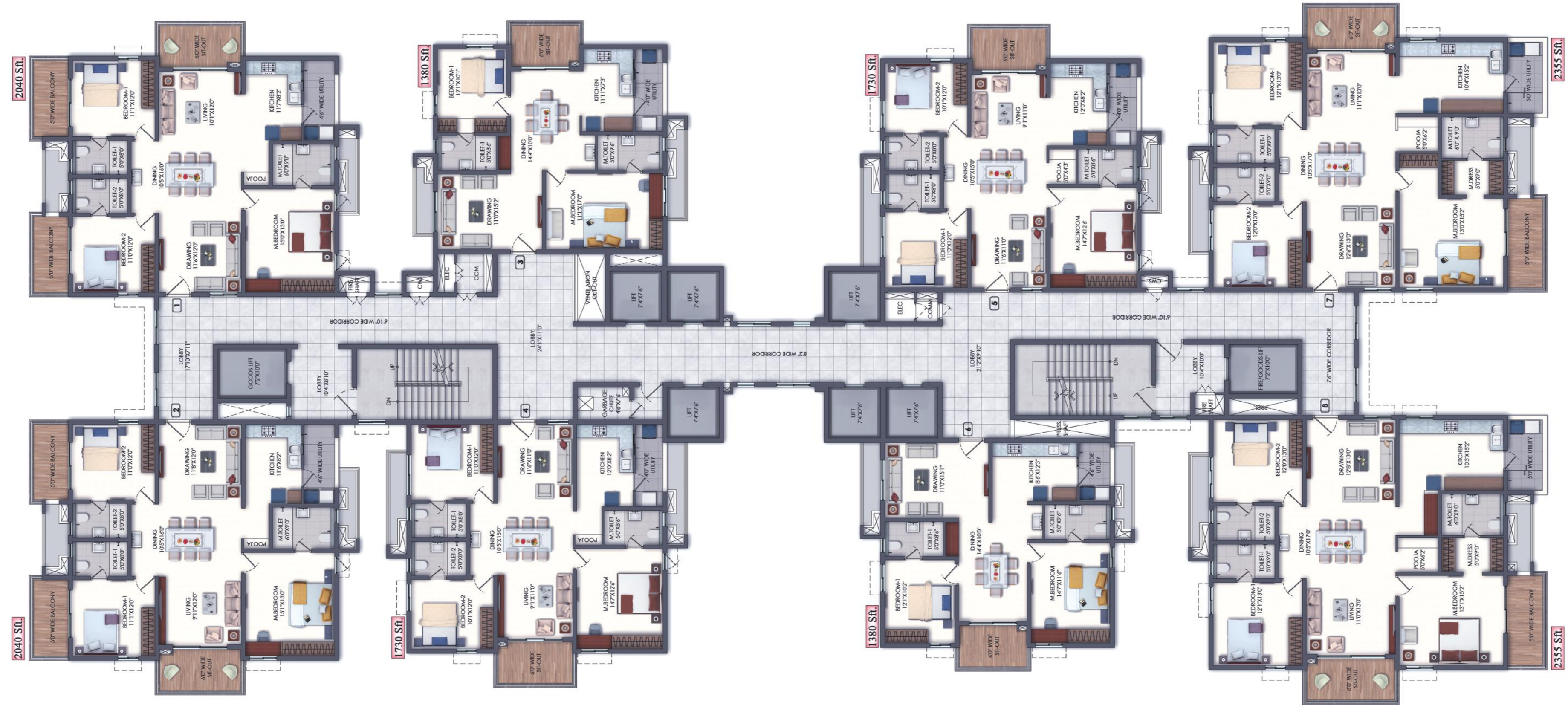
**2 BHK - 1380 sq. ft**

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

# TOWER PLANS

BEGONIA - B CELESTA - C

DESTINY - D EMERALD - E



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



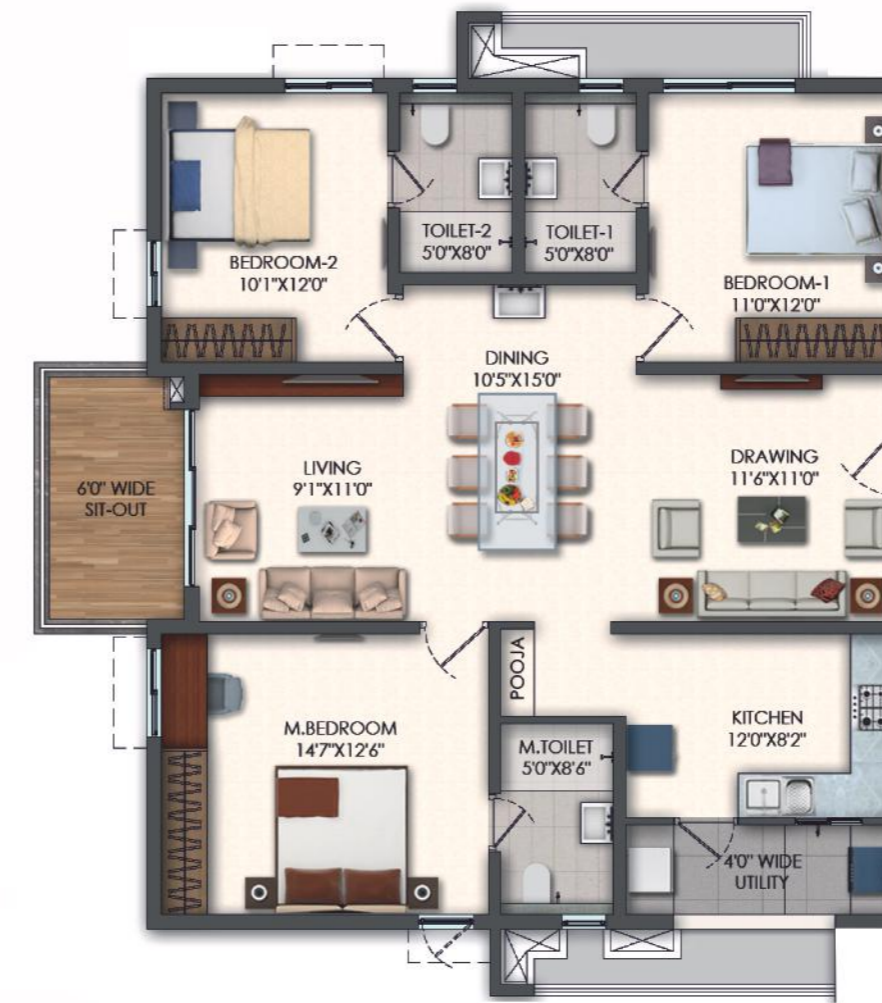
Carpet Area 882 Sq. Ft. | Wall Area 79 Sq. Ft.  
Balcony & utility 109 Sq. Ft. | Common Area 310 Sq. Ft.

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



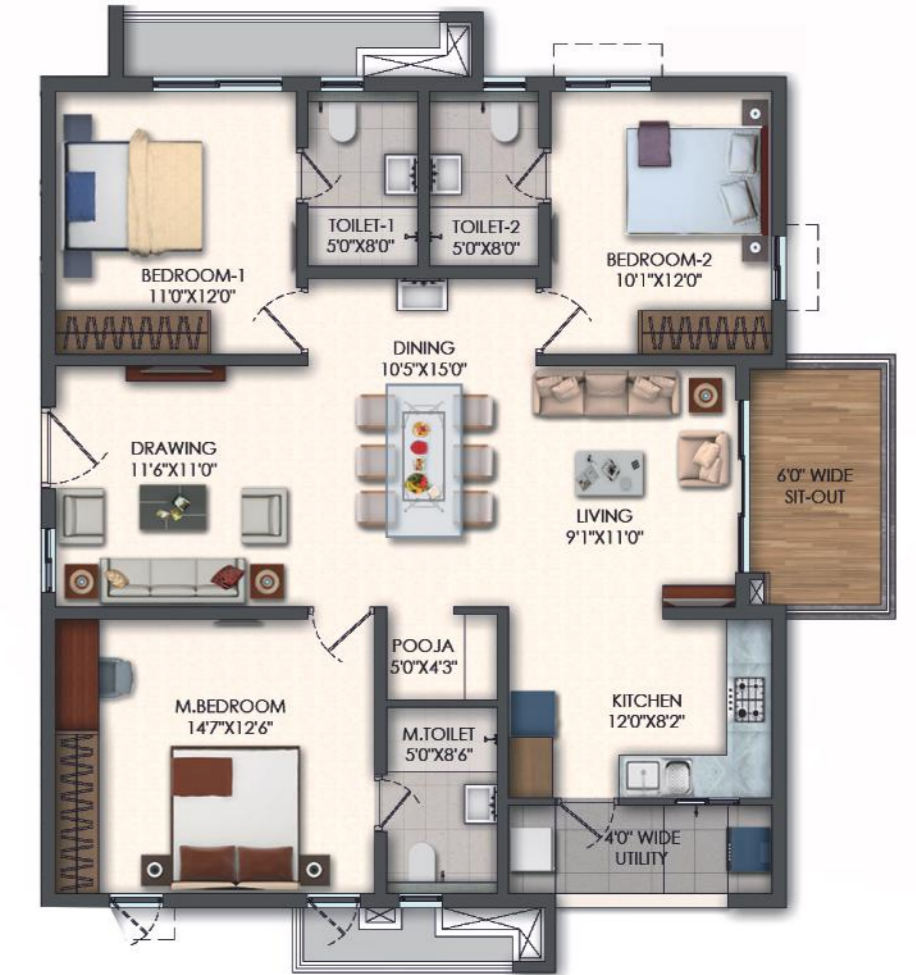
Carpet Area 871 Sq. Ft. | Wall Area 79 Sq. Ft.  
Balcony & utility 120 Sq. Ft. | Common Area 310 Sq. Ft.

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



Carpet Area 1128 Sq. Ft. | Wall Area 88 Sq. Ft.  
Balcony & utility 127 Sq. Ft. | Common Area 387 Sq. Ft.

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



Carpet Area 1128 Sq. Ft. | Wall Area 88 Sq. Ft.  
Balcony & utility 127 Sq. Ft. | Common Area 387 Sq. Ft.



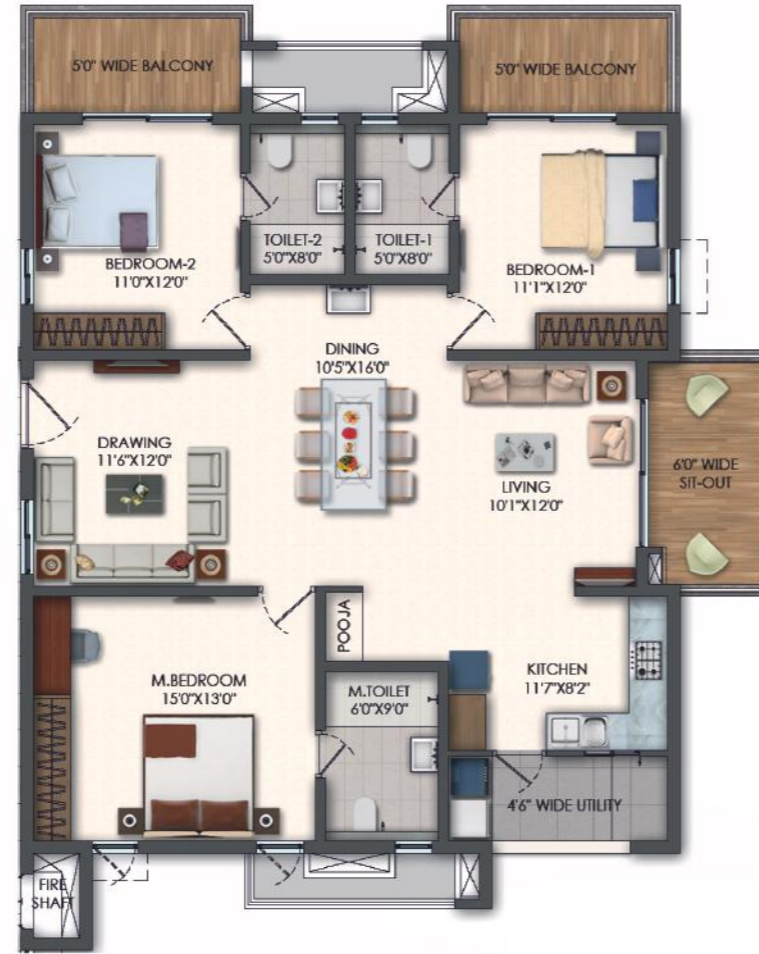


3 BHK - 2040 Sq. Ft. - East Facing  
(Towers: B, C, D & E)



Carpet Area 1211 Sq. Ft. | Wall Area 90 Sq. Ft.  
Balcony & utility 280 Sq. Ft. | Common Area 459 Sq. Ft.

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



Carpet Area 1211 Sq. Ft. | Wall Area 90 Sq. Ft.  
Balcony & utility 280 Sq. Ft. | Common Area 459 Sq. Ft.

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



Carpet Area 1487 Sq. Ft. | Wall Area 96 Sq. Ft.  
Balcony & utility 242 Sq. Ft. | Common Area 530 Sq. Ft.

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



Carpet Area 1487 Sq. Ft. | Wall Area 96 Sq. Ft.  
Balcony & utility 242 Sq. Ft. | Common Area 530 Sq. Ft.

## FIND WHAT YOU'RE LOOKING FOR AT HYDERABAD'S MOST ENVIABLE ADDRESS.

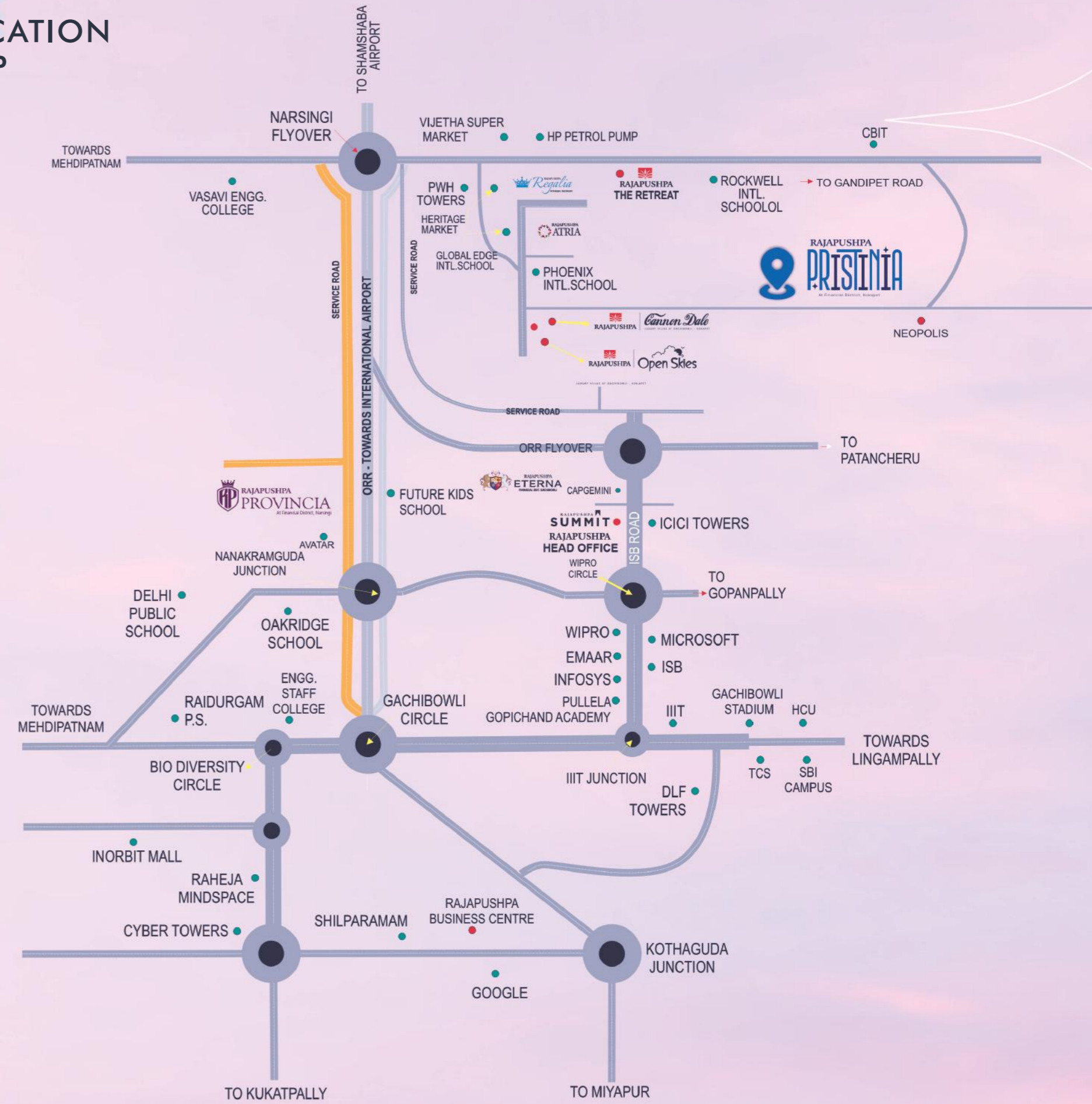
Kokapet has become one of the city's most coveted residential destinations due to its proximity to some of the best healthcare, education, and entertainment options. Being extremely close to the city's Financial District also means that you spend less time travelling and more time at home with the ones you love.

- 5 min drive to NEOPOLIS, Kokapet - 1.7 Km
- 5 min drive to Wipro Circle - 3.2 Km
- 10 min drive to Gachibowli - 5 Km
- 12 min drive to IKEA - 6.7 Km
- 12 min drive to Raheja Mindspace - 12 Km
- 25 min drive to RGI International Airport, Hyderabad - 30 Km





# 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.



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 **766 000 55 00** |  [www.rajapushpa.in](http://www.rajapushpa.in)

CORPORATE OFFICE: Rajapushpa Properties 6th Floor, Rajapushpa Summit,  
Opp:ICICI Bank Tower, Wipro Circle, Nanakramguda, Hyderabad - 500008

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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.