

# The Retreat

At Kokapet

*The coolest home in the hottest destination,  
just 200 mts from Narsingi ORR Junction!*





# The Retreat

At Kokapet

*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. It is a world that matches your dreams and you'll cherish a world of subtle nuances and caring gestures. The Retreat is a home that answers your needs, both spoken and unexpected.

**Welcome to the future!**





# The Retreat

At Kokapet

*Retreat to the Fountain of Happiness!*

**The Retreat** is a gated community of two and three-bedroom luxury apartments laid out in two blocks and twelve towering floors each. The plush habitat of two acres will present you pristine spaces, landscaped gardens, play areas, perfect security and thoughtful facilities to make your living a celebration every day. **The Retreat** understands your dreams and incorporated special features like the extra conveniences in the kitchen, the extra sheen in the bedrooms, and the extra elegance of the living room. And most of all, the attention to detail that is the hallmark of Rajapushpa properties.

**Keep an appointment with happiness!**



- 2&3 BHKs
- 2-BLOCKS
- 2-ACRES



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## Retreat to a Dream World!

The towers at **The Retreat** are designed to command excellent views of the immaculate landscaped grounds. The intelligent designing allows fresh breeze and sunshine into apartment to fill vitality into every breath. Quality fittings, aesthetic finishes will create an aura in the ambience. The premises is marked by lush greenery and dotted with seasonal blooms. There are walking tracks for avid joggers and tot-lots for the little ones. All this comes within an environment of 24-hour professional security, just so that you never have to compromise on your peace of mind.

**Demand more out of life!**

- 24-HR SECURITY
- JOGGING TRACKS
- TOT-LOTS
- LANDSCAPED GROUNDS





# The Retreat

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*Retreat to a Realm of Entertainment!*

**The Retreat** promises you a multitude of entertainment options that appeal to three generations in the family. The clubhouse is the center of vibrant social relationships, and a place to relax and rejuvenate. The facilities include, a swimming pool on terrace floor indoor games for enthusiasts and play area for kids. Like to stay fit? Head for the gym. What's more, we have added more to make your life more comfortable. A multi purpose hall with party area can be used for events organized by residents.

**There's something for everybody!**



- 6000 sft for Club Facilities
- Terrace Swimming Pool
- Gymnasium
- Indoor Games



*Club Facilities*

- 6000 sft for Club facilities
- Multi-purpose hall with Party lawn
- Terrace Swimming Pool with deck area
- Indoor games
- A/c Fitness center
- Meditation Hall
- Library



# The Retreat

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*Retreat to a world of Excitement!*

## Amenities

- Strategic location
- Premium quality construction
- Vaastu compliant
- Excellent ventilation
- Wide internal roads & avenue plantation
- Jogging / walking track
- Exquisite landscaping
- Centralized gas pipe line system
- Grocery stores
- High-speed Automatic passenger lifts & Goods lift
- Water softening plant
- Provision for Creche space
- Provision for Cafeteria
- Children Play area

- Tot lot
- Terrace Party area
- Physiotherapy centre and Medical shop
- Car Wash area
- Sewage Treatment Plant
- Visitor's lounge
- Visitors' parking

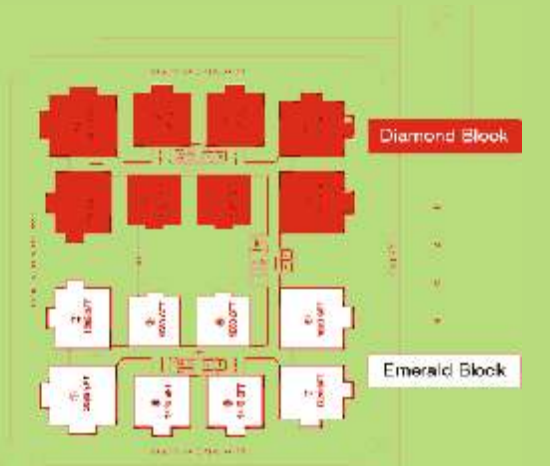
## Security

- Sophisticated fire fighting system
- Round-the-clock security system
- Solar fencing
- Automatic entry and exit for parking

# Typical Floor Plan - Diamond Block



*The  
Retreat*  
At Kokapet

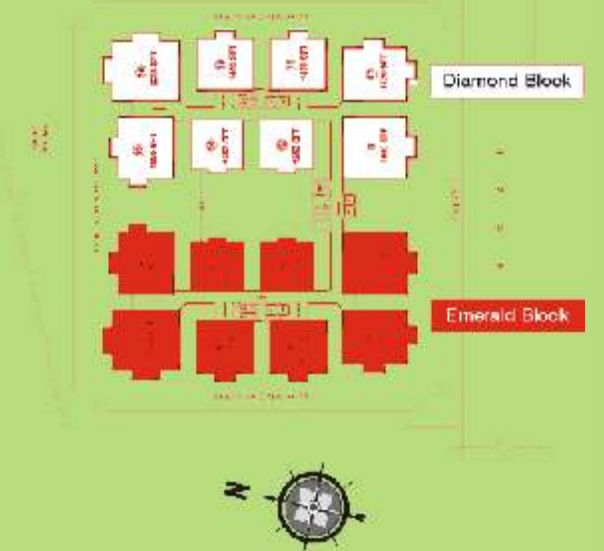




# Typical Floor Plan - Emerald Block



*The  
Retreat*  
At Kokapet





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## Specifications

### Foundation & Structure:

RCC framed structure designed to withstand wind and seismic loads.

### Super-structure:

Red brick or Fly ash cement brick masonry in cement mortar.

### Plastering:

Internal: Double coat cement plastering finished with luppum.

External: Double coat sand faced cement plastering of 18 mm thickness.

### Joinery Works:

Main Door: Teak wood frame & shutter aesthetically designed with melamine matt polish fixed with door eye view and reputed make hardware.

Internal Doors: Teak wood frame and flush & compressed shutters.

Windows: UPVC sliding type windows with glass.

### Painting:

Internal: Two coats of acrylic emulsion paint

over a base coat of primer.

External: Premium quality texture painting.

### Flooring:

Master Bedroom: Vitrified tiles.

Bedrooms: Vitrified tiles of premium quality and reputed make.

Dining & Drawing Rooms: Vitrified tiles of premium quality.

Kitchen: Vitrified tiles of premium quality.

Toilets: Best quality acid-resistant and anti-skid ceramic tiles.

### Tile Cladding & Dadoing:

Kitchen: Ceramic tiles dado up to 2' height above the kitchen platform.

Toilets: Glazed ceramic tiles dadoing up to 7' height.

Utility / Wash: Glazed ceramic tiles dado up to 3' height.

### Kitchen:

1. Granite platform with stainless steel sink & provision for municipal water connection.

2. Provision for modular kitchen.

3. Provision for exhaust fan & chimney.

4. Provision for Aquaguard.

5. Counter type wash basin in dining area.

### Toilets:

All Toilets will consist of

1. Washbasin of reputed make.

2. EWC in each toilet.

3. Hot & cold mixer with shower.

4. Provision for geyser & exhaust fan in all toilets.

5. All CP fittings of premium quality from

Jaquar or equivalent make.

### Electrical:

1. Concealed copper wiring of standard make.

2. Power outlets for air-conditioner in bedrooms.

3. Power outlets for geysers in all bathrooms.

4. Power plug for cooking range chimney, refrigerator, micro wave oven and mixer/grinders in kitchen

5. Plug points for TV & audio systems etc.

6. 3-phase supply for each unit.

7. Miniature Circuit Breakers (MCB) & ELCB for each distribution board.

for each distribution board.

### Telephone:

Telephone provision for master bedroom, drawing and living. Intercom facility in all the units connecting to the security.

Intercom facility in all the units connecting to the security.

### Cable TV:

Cable provision for master bed room and living room.

### Internet:

High speed Internet cable provision for each flat.

### Lifts:

Six automatic passenger lift with V3F technology and one service lift.

### Generator:

100% DG back up with acoustic enclosure.

Note : This brochure is purely a conceptual presentation and not a legal offering.

The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



Location Plan (not to scale)

# The Retreat

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*Retreat to the Destination of Opportunity!*

The Retreat is one shining star among a galaxy of MNC offices and residences. The Retreat comes up in the site of "Picnic Dhaba" once a popular destination where people flocked for good times. It is minutes of smooth drive from top global corporates like Polaris, Wipro, Franklin Templeton, Infosys, USB and Institutions like HCU and ISB. Express highways, pollution-free environment, elite neighbors, fast growing infrastructure make this property appreciate a multifold in no time.

**Get your address in a global destination!**

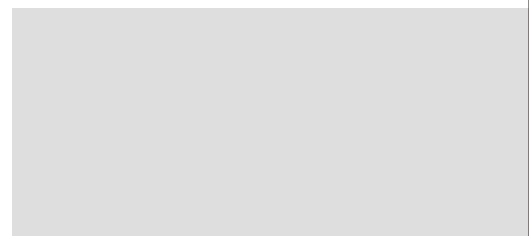
### The distance from the Retreat

- International Airport - 24 kms
- HITEC City - 10 kms
- Wipro X Roads - 9 kms
- Jubilee Hills - 12 kms
- HCU - 10 kms
- Microsoft - 9 kms
- Durgam Cheruvu - 10 kms
- Shilparamam - 9 kms
- DPS - 9 kms
- Oakridge - 10 kms
- Apollo Hospitals - 9 kms
- Financial District - 2 kms

**200 Mts from Narsingi ORR Junction**



GACHIBOWLI STADIUM



ORR

Silicon Ridge at Attapur



# The Retreat

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*Retreat to an address of Affordability & Value!*

We judge ourselves by our own stringent yardsticks. Whatever we achieve we strive to improve. And by merging discipline with talent, we have delivered outstanding real estate projects in Hyderabad. Our core team consists of technocrats from various disciplines, but we do have one thread in common - the passion for excellence. The high quality of construction of our residential and commercial ventures in locations of strategic importance, the city has won us the trust of the finest circles.

**With The Retreat, we raise the bar higher!**

Landscaping  
of Silicon Ridge

Internal images  
of Silicon Ridge



*Faster appreciation, value for investment and quality living are what  
The Retreat promises to every customer.  
Hurry, why wait and lose this golden opportunity!*

PROMOTERS:



**RAJAPUSHPA**  
PROPERTIES

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