



ULTRA LUXURY 3 BHK APARTMENTS

LIVE LIFE KING SIZE





PROJECT HIGHLIGHTS

- A Luxury gated community of residences
- 4.23 Acres, 3 Blocks, Stilt+19 Floors each
- 491 Three-BHK Luxury residences
- 1610 Sft to 2600 Sft areas
- 100% Vaastu compliance
- No common walls
- Well crafted landscaping
- · Children play area
- High quality construction with superior Specifications
- Centralized piped gas supply
- 3-Level, spacious car parking spaces
- Fully loaded clubhouse
- 24-hr Treated water supply
- Sewage treatment plant
- 24-hr Security with Intercom & CC Tv's
- 100% Power backup



LIVE THE MEGA LIFE

The three tower Rajapushpa Regalia redefines luxury with the finest apartments measuring 1610 Sft to 2600 Sft to live your largest fantasies. While Rajapushpa's experience is showcased in construction quality, optimum space planning, well defined outdoors and resort-like recreation, the mega apartments brings you a world of joy into your family. Dream big and high, Regalia will not disappoint you.



LIVE THE MEGA SPACES

Each of the apartments offers sprawling spaces that caters to every fancy of yours. Every square foot displays a balance between form and function to enhance space and comfort. The apartments are intelligently designed to bring in a dynamic environment. The living and dining areas are spacious and inviting. Enjoy breathtaking view of outdoors from your balcony. Sophisticated, sunlit and breezy spaces will invigorate your being day in and out.







SPECIAL FEATURES

- Double Height Entrance Lobby for each block
- Designer landscaping
- Fire fighting system
- Fitness station
- Jogging track
- Specimen trees
- Centralized gas supply
- Water softening system
- 100% Power backup
- Solar fencing
- Laundry

LIVE THE MEGA AMENITIES

Come home to unwind and relax in leisure. The Club Regalia is nothing short of a resort with features that appeal to all age groups. The clubhouse is a sanctuary as a daily retreat to relax and rejuvenate. Socialize, meditate, splurge in parties, focus on physical fitness or entertain, there is no place like Club Regalia for its residents. The hub of of recreation, Club Regalia lets its residents to indulge in carefree environment.





CLUB REGALIA

- Fully loaded Clubhouse 37,500 Sft area withTerrace Swimming pool
- Multi-purpose Hall
- Reception lounge
- Indoor 1 Squash & 2 Badminton Courts
- Terrace party lawn
- Indoor games billiards, table tennis etc
- Gymnasium
- Library
- Conference hall
- Furnished Guest Suites
- Senior citizens' lounge

- Yoga, meditation & aerobics hall
- Children play area
- Pharmacy & ATM
- Grocery Store
- Cafe Lounge
- Spa & Salon

ALL 3 BHK RESIDENCES

SIZES: 1610 SFT, 1650 SFT, 1945 SFT, 1960 SFT, 2170 SFT, 2575 SFT & 2600 SFT

FULLY LOADED CLUBHOUSE 37,500 SFT

> **3-LEVEL CAR PARKING SPACES**



Rising beyond the ordinary, the three tower Rajapusha Regalia at Kokapet is the upper crest pedigree homes in tune with Rajapushpa portfolio. A world in itself, Regalia lets you stretch to live more life at every moment.





SPECIFICATIONS

1. 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

2. WALL FINISHES

a) INTERNAL WALL FINISHES:

Smooth plastered surface treated with putty and painted with

b)EXTERNAL WALL FINISHES:

Sponge finished sand faced cement plaster and painted with

3. <u>DOORS</u> a) 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 b) INTERNAL DOOR: 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 c) FRENCH DOORS:

UPVC door frames with float glass paneled sliding shutters with provision for mosquito mesh track d) WINDOWS:

UPVC window system with float glass with provision for mosquito

4. FLOORING

a) LIVING & DINING:

mesh track with grills

800 x 800 mm size vitrified tiles of best brand

b) MASTER BEDROOM:

Laminated wooden flooring c) ALL BEDROOMS & KITCHEN:

600 x 600 mm size vitrified tiles of best brand

d) ALL BALCONIES:

Anti-skid ceramic tiles of best brand

e) BATHROOMS:

Acid resistant, Vitrified Tiles of best brand f) CORRIDORS:

600 x 600 mm size vitrified tiles of the best brand

g) STAIRCASE: Natural stone

5. TILE CLADDING

a) BATHROOMS: Glazed / Matt finish / Vitrified tiles dado up to 7'-0" height of best

b) UTILITY AREA:

Ceramic tile dado up-to cill height of the best brand

6. KITCHEN

- 1. Stainless steel sink
- 2. Separate Municipal water tap along with tap for bore well
- 3. Provision for fixing of RO system, exhaust fan & chimney

7. UTILITY / WASH AREA

Provision for washing machine & wet area for washing utensils

8. BATHROOMS

- 1. Premium quality ceramic wash basins of best brand
- 2. 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
- 5. Provision for geysers in all bathrooms

9. ELECTRICAL

- 1. Concealed copper wiring of reputed make
- 2. 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 / dish washer in utility area
- 5. '3 Phase' power supply in each unit6. Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- 7. Modular switches of reputed make

10. TELECOM

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

neiahborhood

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

12. INTERNET

Provision for internet connection in living room and master

13. LIFTS

- 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

14. 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
- 3. Sewage treatment plant of adequate capacity

15. GARBAGE CHUTE

16. **GENERATOR**

100 % D.G backup with Acoustic enclosure

17. CAR PARKING

18. FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at entrance lobbies shall be provided for physically challenged

19. 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

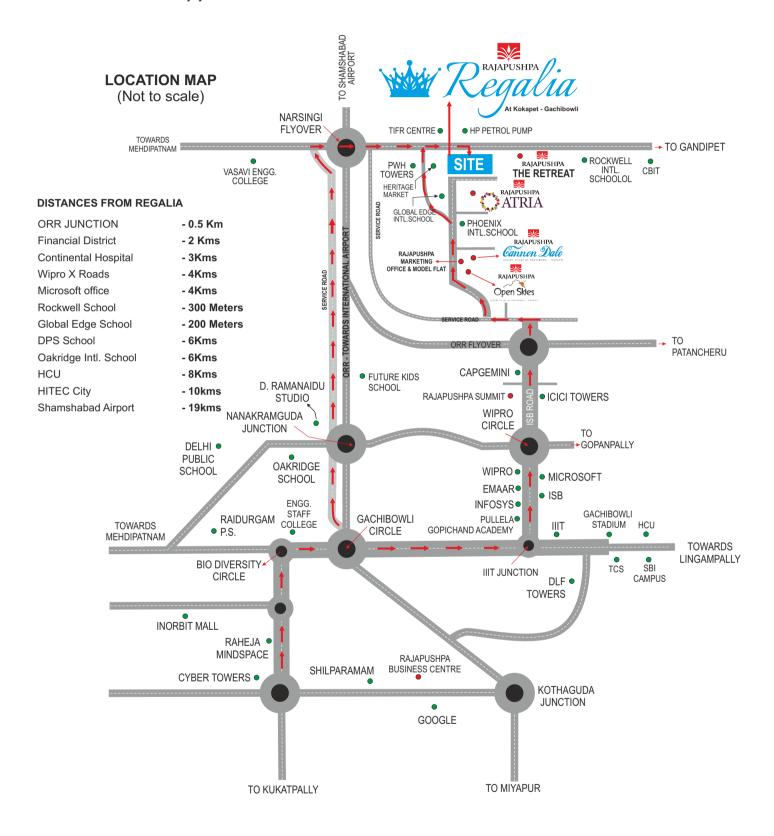
20. PARKING MANAGEMENT

All car parking slots and driveways are designed by Traffic

Centralized gas supply to all individual flats

FEEL ON TOP OF THE WORLD

The salubrious environment at Kokapet is home to some of the finest gated communities. A quiet environment with breeze from Gandipet lake, traffic to Wipro X Roads through ORR, makes it a global destination with a difference. A few minutes drive takes you to MNC offices, Financial District and plethora of shopping malls, corporate schools and hospitals. Rajapushpa Regalia is a world of accomplishment for the cosmopolitan community who work hard and enjoy life.





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