



RAJAPUSHPA®

PROPERTIES PVT. LTD

Shaping Innovations

RAJAPUSHPA  
**skira**  
@ NEOPOLIS



TS RERA Reg.No.: P02400009520

STEP INTO THE FUTURE WITH

*The*  
SPACIOUS SET TALL  
ELEGANT *life*

**SPACIOUS**

At SKYRA, space is a feeling, thanks to the soaring 11 feet high ceiling, private lobbies, and staff rooms outside each 3 & 4 BHK apartment.

**ELEGANT**

Here, elegant living greets you at every turn. Experience 1,15,000 sft of engagement & fun at the 7-level clubhouse, stilt-level & open sky-level amenities.

**TALL**

Rising 56 floors into the sky, SKYRA offers unbroken horizons, panoramic views, and a life elevated in every way.

Here's another distinct testimony to futuristic living, from the house of Rajapushpa. With three scintillating towers standing tall, this is an address that's here to take you beyond all thresholds. It's a project imagined with passion and designed with precision, with you as our inspiration. And, it's set to not just match but magnify all your desires. Welcome to Rajapushpa Skyra at Neopolis.

6.5  
ACRES

3  
TOWERS

56  
FLOORS

777  
UNITS

RAJAPUSHPA

SKYRA





LIFE IS REALLY  
**S.E.T.**

WHEN IT'S  
SPACIOUS, ELEGANT,  
TALL.

It takes a spacious environment for life to really thrive. And we seek that space at home. However, space is not where the story ends. The aesthetics matter equally. That's Rajapushpa Skyra for you. Each apartment comes with a separate staff room outside your living space and your very own exclusive lobby area which offers you the privacy, comfort and thoughtful design you desire.

**3&4**  
BHK UNITS

**3140**  
to  
**5350**  
SFT

**SEPARATE  
STAFF ROOM**  
WITH SEPARATE LOBBY FOR EVERY FLAT

**11 FT.**  
CEILING HEIGHT

# SET FOR YOUR ASCENT, IN THE HEART OF NEOPOLIS.

Neopolis! This is where the future is headed. Booming with infrastructural innovation, Neopolis has officially become the most sought-after address in Hyderabad. First, we gave the landscape its crown. And with Skyra, we now adorn it with a glittering jewel.



**07** min.  
TO FINANCIAL DISTRICT

**20** min.  
TO HITEC CITY

**27** min.  
TO RGIA

NEOPOLIS

# CLUBHOUSE.

## CLUBHOUSE

COME DISCOVER NEW  
MEANINGS OF LEISURE

At Rajapushpa SKYRA, both living and unwinding happen in style. The stilt levels and clubhouse here are multiple levels of sheer luxury. Here, each square foot of the approximately 60,000 sft of engagement spaces is designed to pamper you to the core. It is an ode to finer living with the most thoughtfully integrated amenities, personalised to make every leisurely moment a memorable escapade.

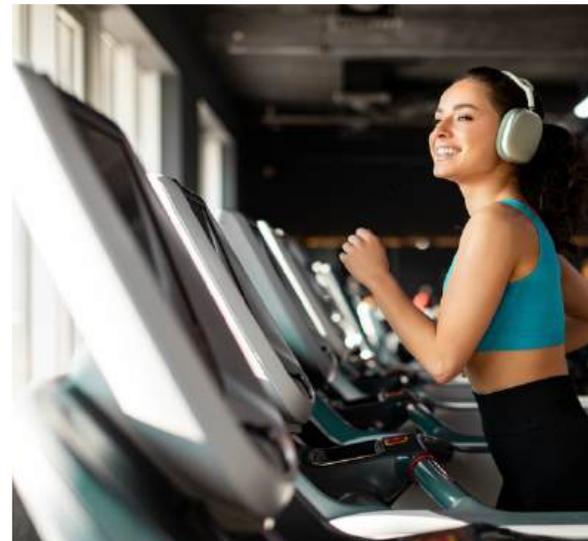
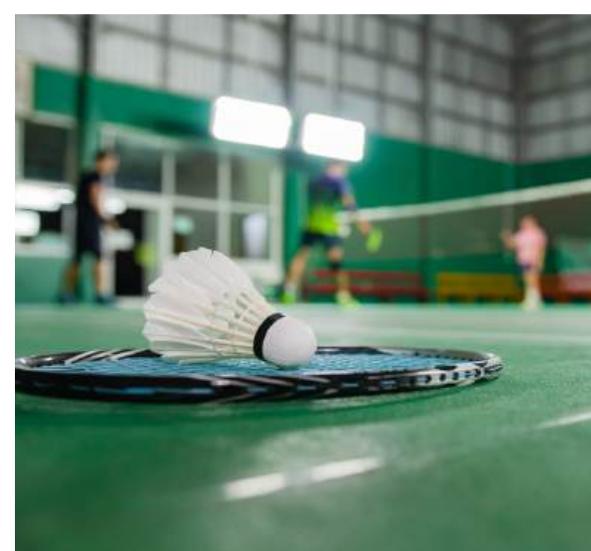
G+6  
CLUBHOUSE

60,000  
SFT



## CLUBHOUSE AMENITIES

1. BADMINTON COURTS
2. SQUASH COURT
3. TABLE TENNIS
4. INDOOR COFFEE LOUNGE
5. RECEPTION/WAITING AREA
6. MEDITATION/YOGA/AEROBICS ROOM
7. HEALTH CLUB/GYM WITH CARDIO & WEIGHTS
8. BANQUET HALL WITH PARTY LAWN
9. INDOOR GAMES (CARROM, TABLE TENNIS, FOOSBALL & AIR HOCKEY)
10. AV ROOM/PREVIEW THEATRE
11. POOL & BILLIARDS LOUNGE
12. MULTIPURPOSE HALL
13. WELL-FURNISHED GUEST SUITES
14. SPA (STEAM, SAUNA, MASSAGE ROOM, JACUZZI, SALON, PEDICURE & MANICURE)
15. TEMPERATURE-CONTROLLED SWIMMING POOL
16. HOBBY ROOMS
17. READING LOUNGE/LIBRARY
18. CONFERENCE ROOM
19. GROCERY STORE
20. ATM





## LIFE'S EXCITING RIGHT FROM THE STILT LEVELS

When it comes to maximising your way of life, we have left no stone unturned. At SKYRA, you enter into a world where even the stilt levels have been thoughtfully designed to fuel your family's active lifestyle in many ways.

From a relaxing seating lounge to a calisthenics zone, the 30,000 sft stilt-level amenities are just another reason to come home to the set life.

**30,000 SFT**  
STILT LEVEL AMENITIES

## STILT LEVEL AMENITIES



SEATING LOUNGE



CALISTHENICS ZONE



TOT-LOT



SENIOR CITIZENS' LOUNGE



ADVENTURE PLAY AREA



WIFI POD/STUDY ZONE



YOGA & AEROBICS DECK



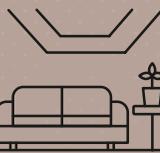
SEAT COURT



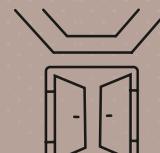
OUTDOOR GAMES



CAFÉ WITH JUICE BAR



OUTDOOR LIVING ZONE



DOUBLE HEIGHT ENTRANCE  
LOUNGE FOR EACH TOWER

# THE SKY SET TO BE YOUR NEW BASE

For most, sky is the limit. At Rajapushpa Skyra, it's where living begins - in the open space. Just you, the vast expanse of possibilities, and the entrancing visual play of the cosmos.

**25,000 SFT**  
SKY LEVEL AMENITIES



# SKY LEVEL AMENITIES



TERRACE PARTY LAWN



SKY FITNESS ZONE



SKY YOGA DECK



CABANA CORNER



OUTDOOR TERRACE SEATING AREAS



MINI GOLF



LANDSCAPED GARDEN



STAR GAZING / CITY LIGHTS GAZING DECK



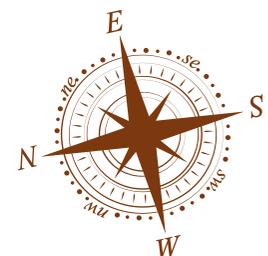
SKY CINEMA/AMPHITHEATRE SEATING AREA WITH SCREEN PROVISION

# MASTER PLAN

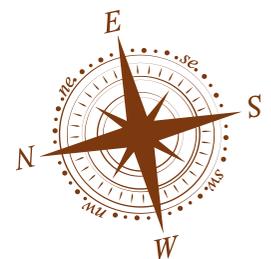
## LEGENDS



- 01. Main Entry
- 02. Main Exit
- 03. Entry to Cellar -1
- 04. Exit from Cellar -1
- 05. Ramp Up to Stilt Floor
- 06. Ramp Down from Stilt Floor
- 07. Walkway
- 08. Tower Drop-off
- 09. Clubhouse Drop-off
- 10. Ramp Down to the Basement
- 11. Flea Market
- 12. Tree Court
- 13. Water Feature
- 14. Gathering Lawn
- 15. Pergola with Seating
- 16. Stepped Seating
- 17. Kids' Play Area
- 18. Skating Rink
- 19. Tot-lot
- 20. Plaza Seating
- 21. Pet Park
- 22. Ramp Up from the Basement
- 23. Reflexology Pathway
- 24. Basketball Court
- 25. Futsal/Volleyball Court
- 26. Passive Lawn
- 27. Pickleball Court
- 28. Tennis Court
- 29. Practice Cricket Pitch
- 30. Tower Entrance Lobby
- 31. Bicycle Parking
- 32. Yoga/Multipurpose Hall
- 33. Art Zone
- 34. Tot-lot 2
- 35. Outdoor Gym
- 36. Work Pods
- 37. Indoor Games
- 38. Senior Citizens' Seating Lounge
- 39. Hobby Area
- 40. Mini Golf



# MASTER PLAN



02

4 BHK + Separate Staff Room  
4000 Sft (East Facing)



01

4 BHK + Separate Staff Room  
4000 Sft (West Facing)



04

4 BHK + Separate Staff Room  
4000 Sft (East Facing)



03

4 BHK + Separate Staff Room  
4055 Sft (West Facing)



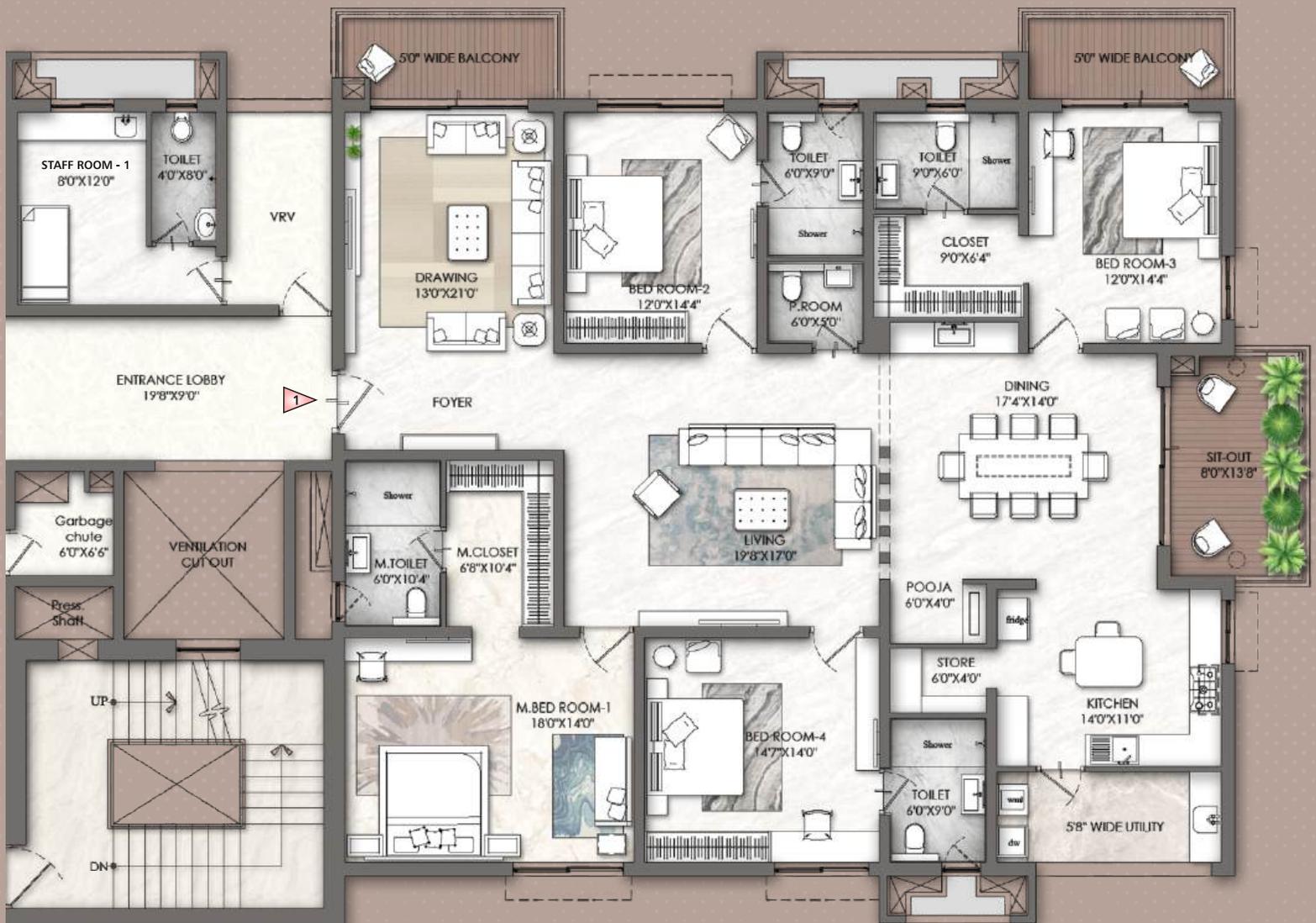
TYPICAL FLOOR PLAN

AURA



# 4 BHK

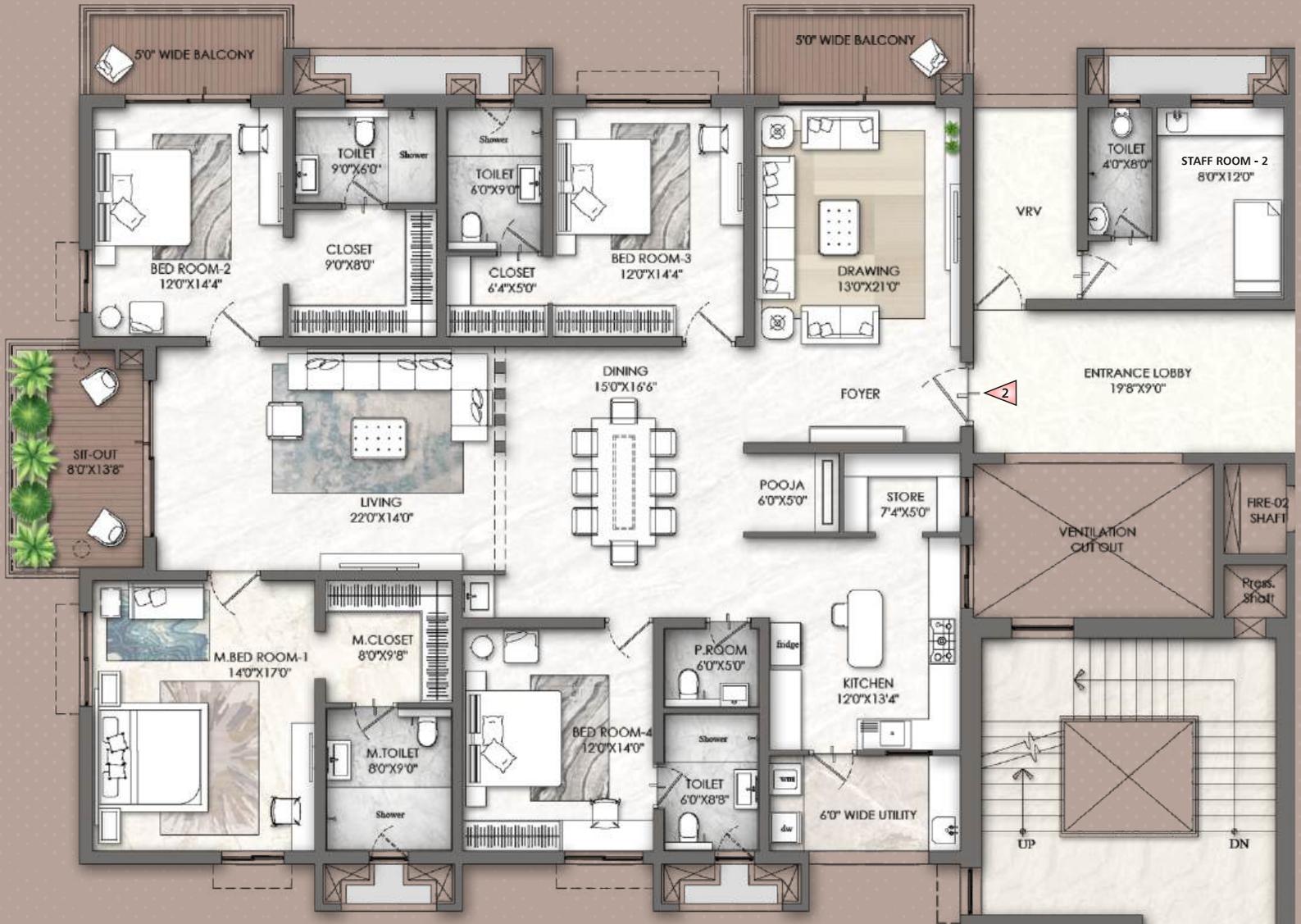
with Separate Staff Room & Lobby  
4000 Sft (West Facing)



Unit 1	
Carpet Area	2562 Sft.
Outer Wall Area	178 Sft.
Balcony Area	361 Sft.
Common Area	899 Sft.
Saleable Area	4000 Sft.

# 4 BHK

with Separate Staff Room & Lobby  
**4000 Sft (East Facing)**



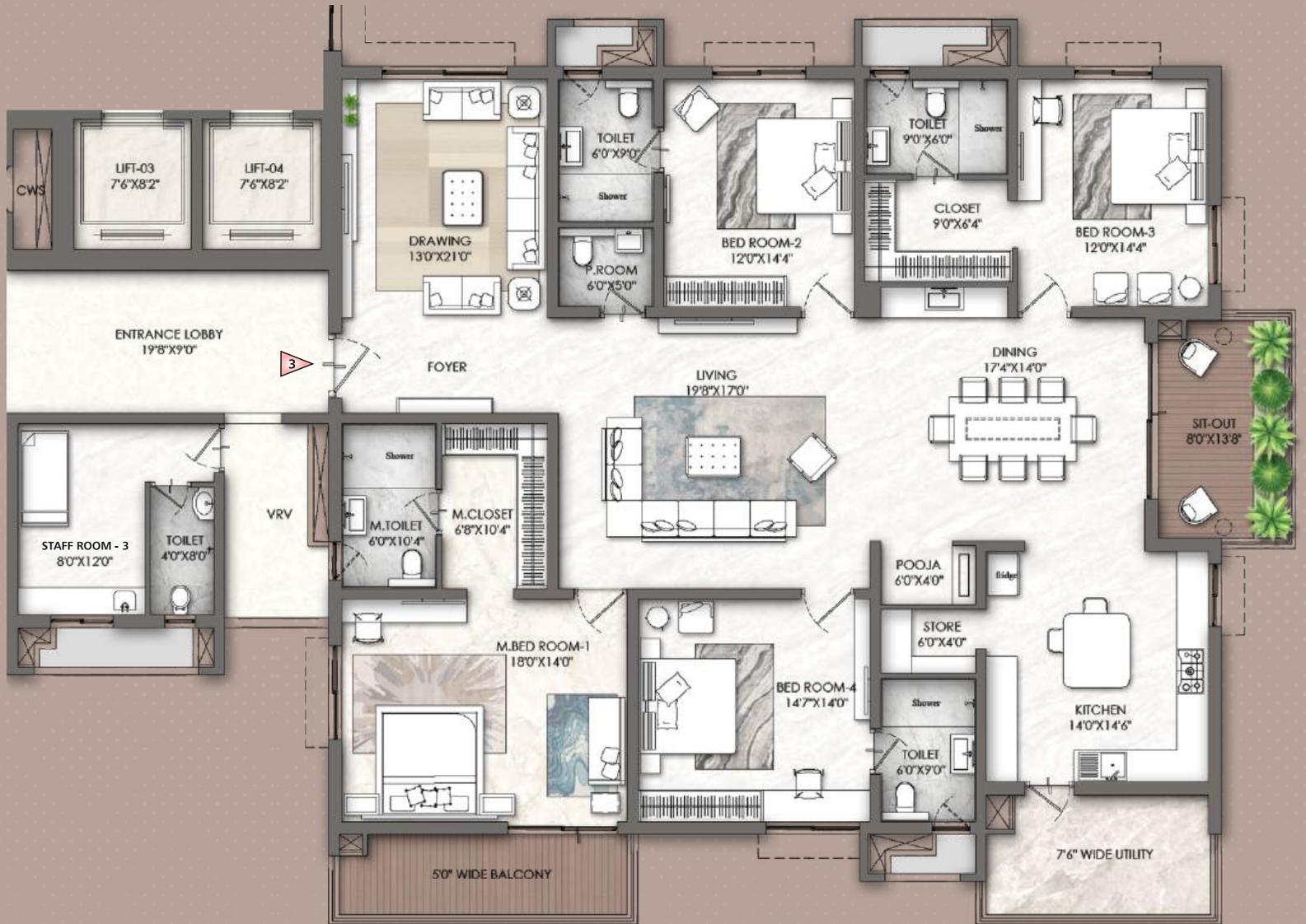
Unit 2	
Carpet Area	2562 Sft.
Outer Wall Area	185 Sft.
Balcony Area	354 Sft.
Common Area	899 Sft.
Saleable Area	4000 Sft.



# 4 BHK

with Separate Staff Room & Lobby

4055 Sft (West Facing)



Unit 3	
Carpet Area	2607 Sft.
Outer Wall Area	182 Sft.
Balcony Area	354 Sft.
Common Area	912 Sft.
Saleable Area	4055 Sft.

# 4 BHK

with Separate Staff Room & Lobby  
 4000 Sft (East Facing)

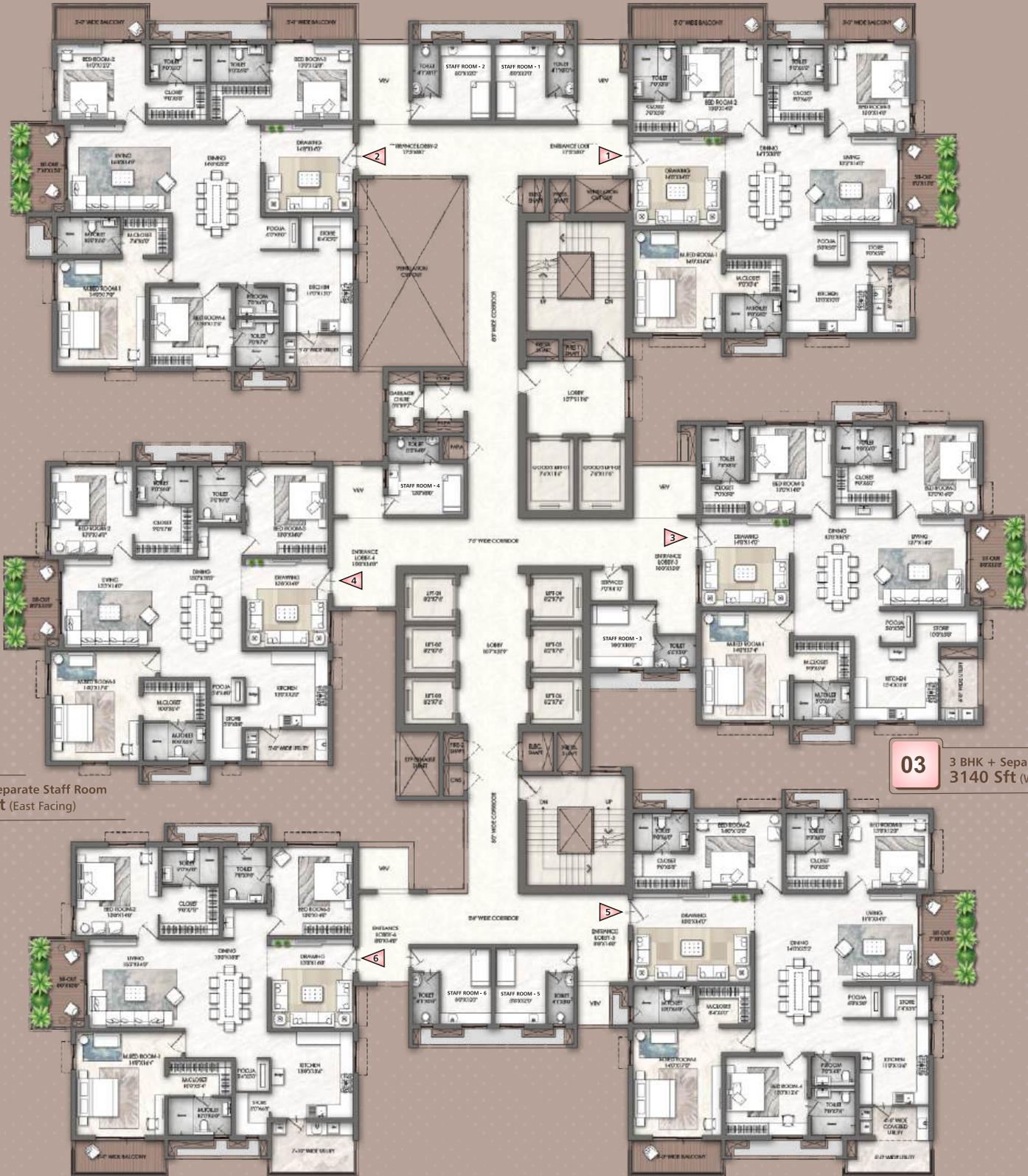


Unit 4	
Carpet Area	2615 Sft.
Outer Wall Area	179 Sft.
Balcony Area	307 Sft.
Common Area	899 Sft.
Saleable Area	4000 Sft.



**02** 4 BHK + Separate Staff Room  
3830 Sft (East Facing)

**01** 3 BHK + Separate Staff Room  
3375 Sft (West Facing)



**04** 3 BHK + Separate Staff Room  
3140 Sft (East Facing)

**03** 3 BHK + Separate Staff Room  
3140 Sft (West Facing)

**06** 3 BHK + Separate Staff Room  
3315 Sft (East Facing)

**05** 4 BHK + Separate Staff Room  
3830 Sft (West Facing)

TYPICAL FLOOR PLAN  
**BELLA**



# 3 BHK

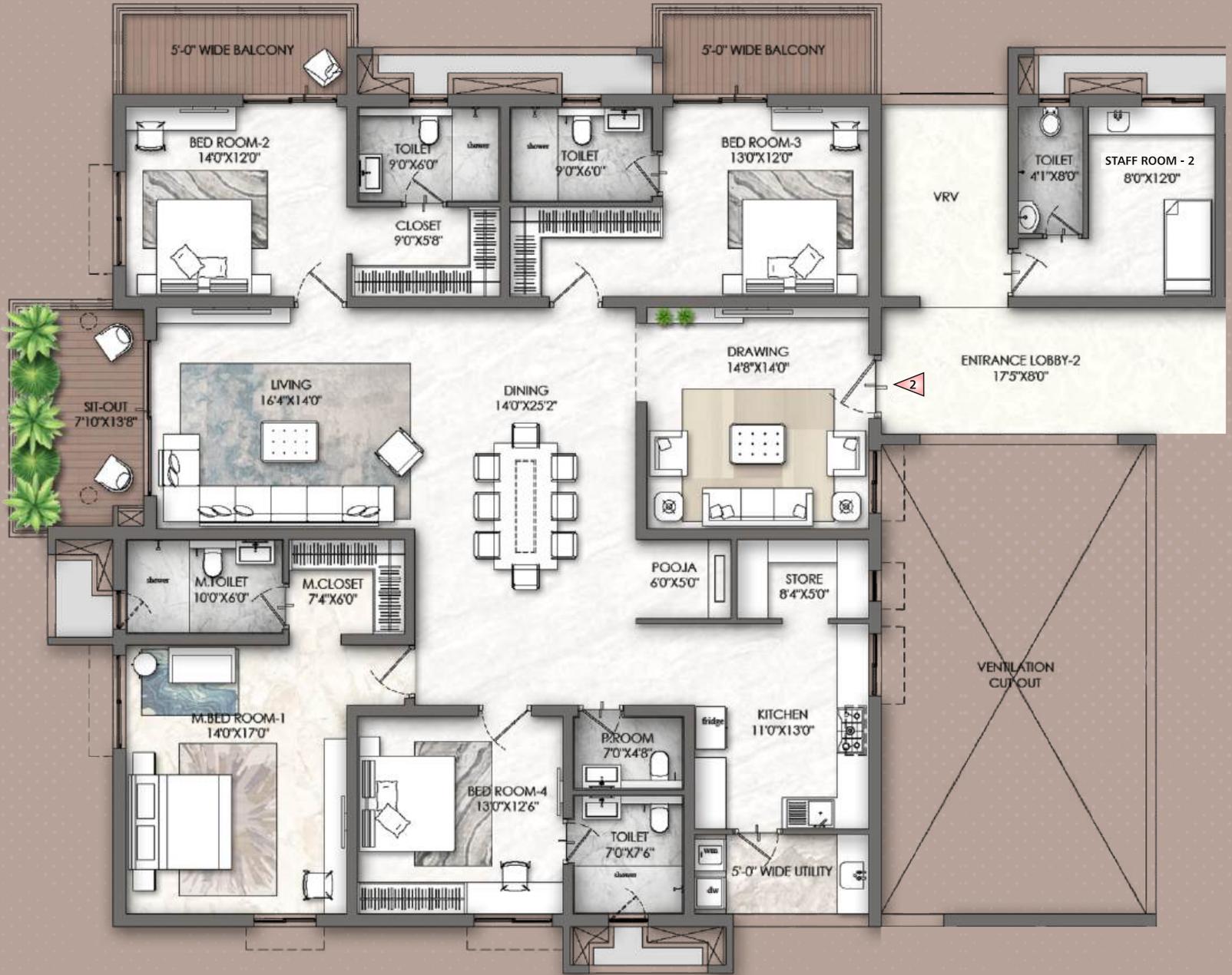
with Separate Staff Room & Lobby  
**3375 Sft (West Facing)**



Unit 1	
Carpet Area	2046 Sft.
Outer Wall Area	155 Sft.
Balcony Area	415 Sft.
Common Area	759 Sft
Saleable Area	3375 Sft.

# 4 BHK

with Separate Staff Room & Lobby  
 3830 Sft (East Facing)



Unit 2	
Carpent Area	2446 Sft.
Outer Wall Area	165 Sft.
Balcony Area	358 Sft.
Common Area	861 Sft.
Saleable Area	3830 Sft.



# 3 BHK

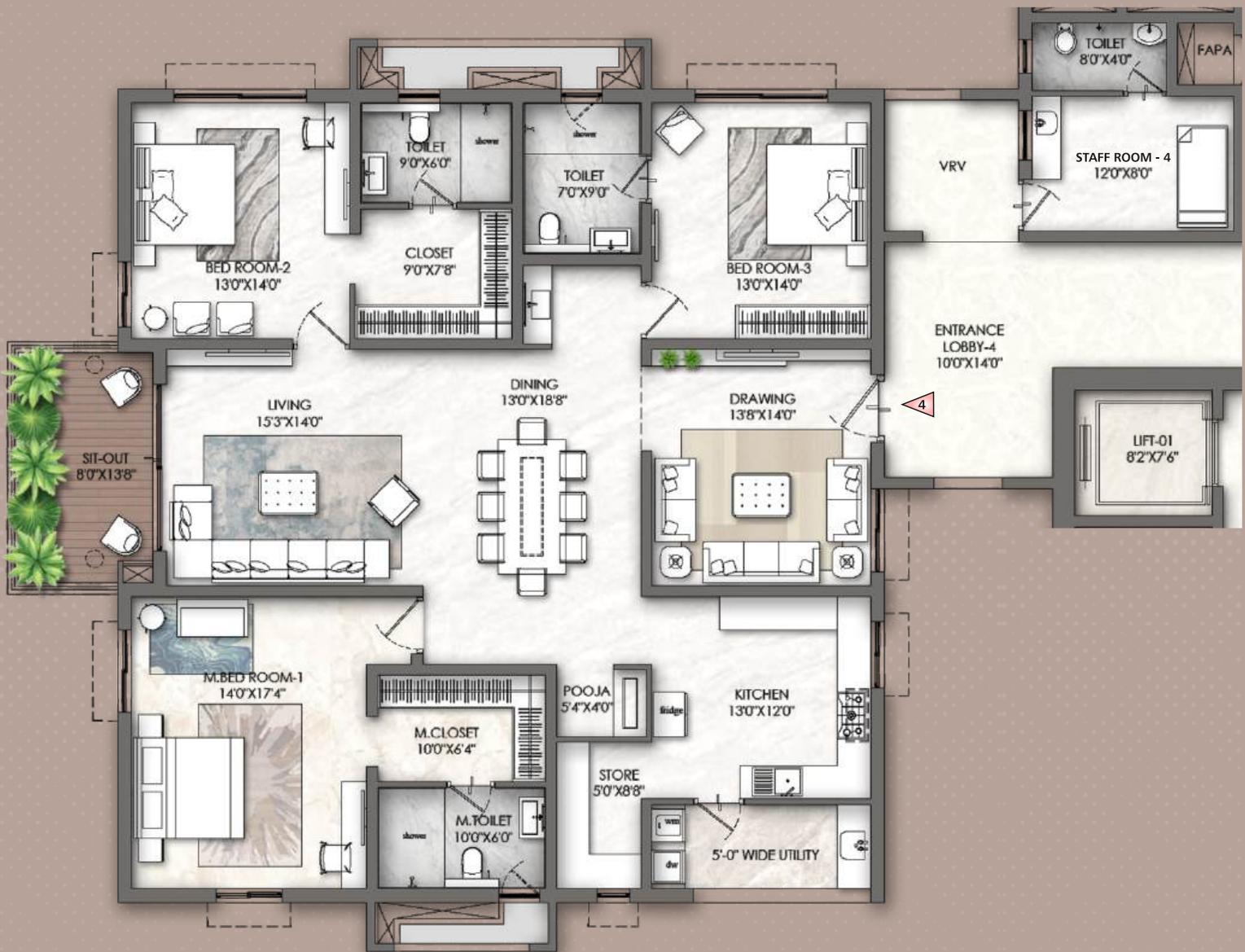
with Separate Staff Room & Lobby  
**3140 Sft (West Facing)**



Unit 3	
Carpet Area	2076 Sft.
Outer Wall Area	155 Sft.
Balcony Area	203 Sft.
Common Area	706 Sft.
Saleable Area	3140 Sft.

# 3 BHK

with Separate Staff Room & Lobby  
3140 Sft (East Facing)



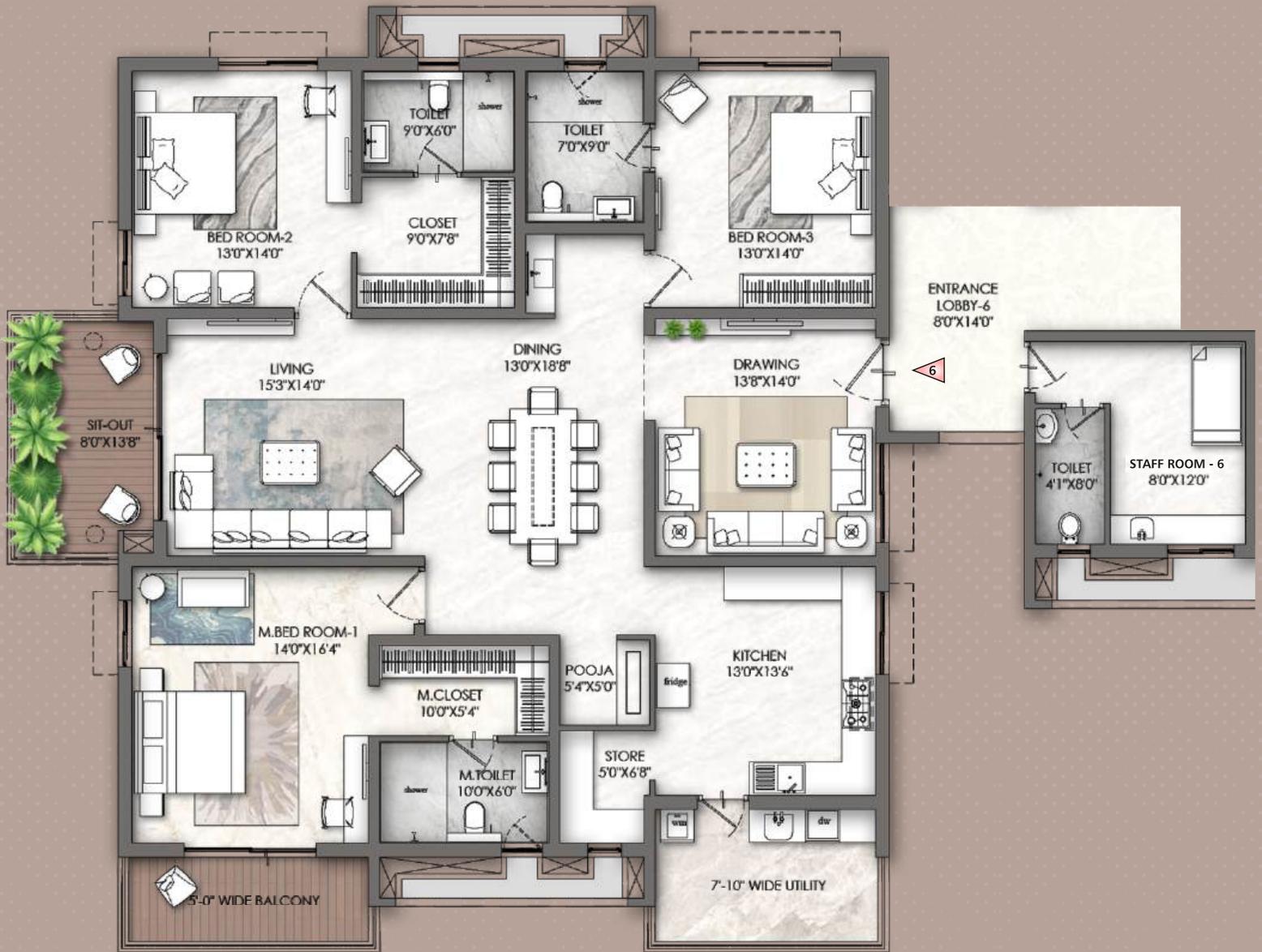
Unit 4	
Carpet Area	2084 Sft.
Outer Wall Area	155 Sft.
Balcony Area	195 Sft.
Common Area	706 Sft.
Saleable Area	3140 Sft.





# 3 BHK

with Separate Staff Room & Lobby  
**3315 Sft (East Facing)**

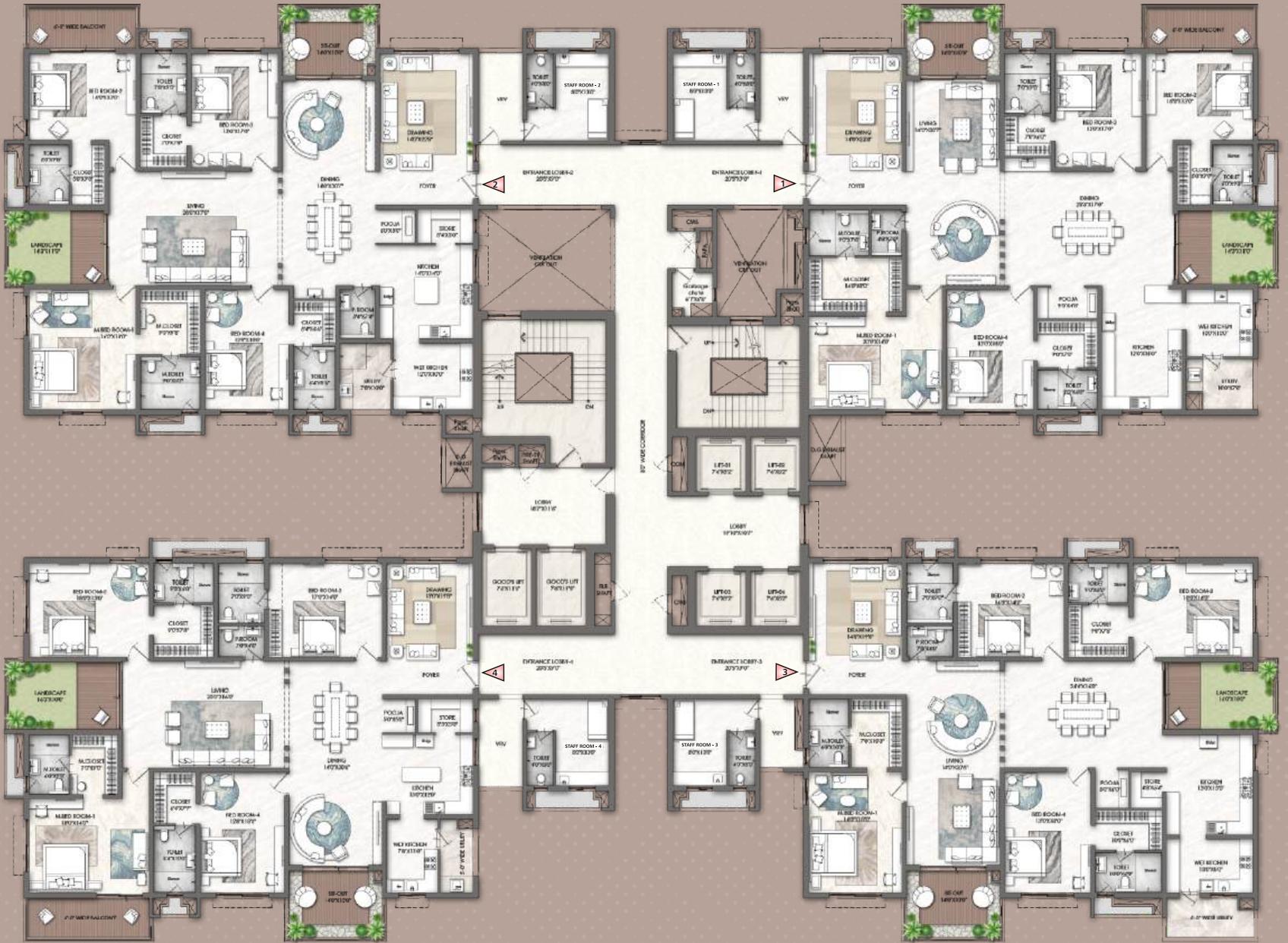


Unit 6	
Carpet Area	2073 Sft.
Outer Wall Area	157 Sft.
Balcony Area	340 Sft.
Common Area	745 Sft.
Saleable Area	3315 Sft.



**02** 4 BHK + Separate Staff Room  
5350 Sft (East Facing)

**01** 4 BHK + Separate Staff Room  
5350 Sft (West Facing)



**04** 4 BHK + Separate Staff Room  
5000 Sft (East Facing)

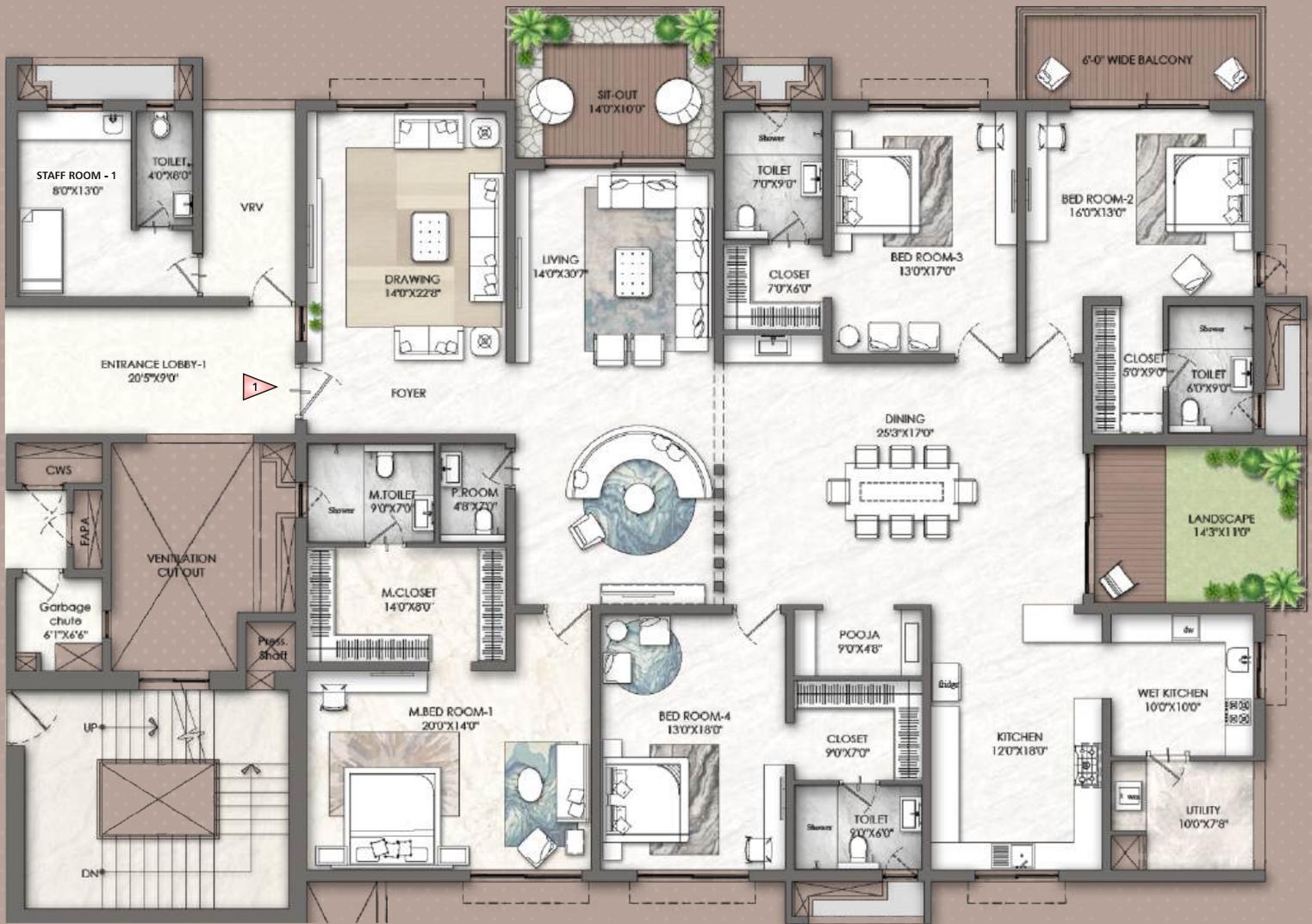
**03** 4 BHK + Separate Staff Room  
4970 Sft (West Facing)

TYPICAL FLOOR PLAN  
**CLARA**



# 4 BHK

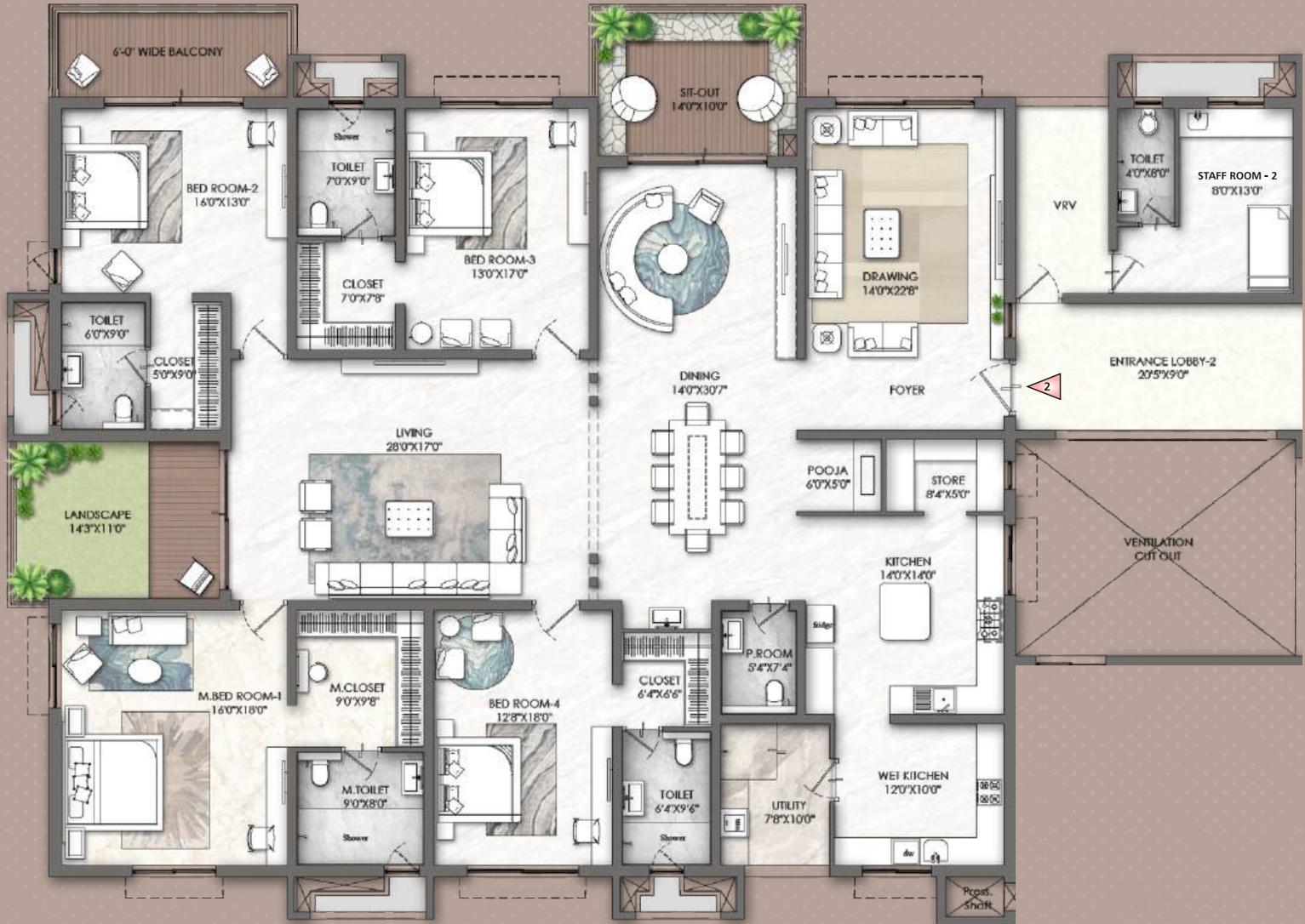
with Separate Staff Room & Lobby  
5350 Sft (West Facing)



Unit 1	
Carpet Area	3397 Sft.
Outer Wall Area	225 Sft.
Balcony Area	552 Sft.
Common Area	1176 Sft.
Saleable Area	5350 Sft.

# 4 BHK

with Separate Staff Room & Lobby  
5350 Sft (East Facing)



Unit 2	
Carpet Area	3396 Sft.
Outer Wall Area	223 Sft.
Balcony Area	555 Sft.
Common Area	1176 Sft.
Saleable Area	5350 Sft.



# 4 BHK

with Separate Staff Room & Lobby  
 4970 Sft (West Facing)



Unit 3	
Carpet Area	3144 Sft.
Outer Wall Area	221 Sft.
Balcony Area	509 Sft.
Common Area	1096 Sft.
Saleable Area	4970 Sft.

# 4 BHK

with Separate Staff Room & Lobby  
5000 Sft (East Facing)



Unit 4	
Carpet Area	3144 Sft.
Outer Wall Area	221 Sft.
Balcony Area	539 Sft.
Common Area	1096 Sft.
Saleable Area	5000 Sft.



# EVERY SPECIFICATION, A NEW STANDARD SET IN REALTY.



## UNIT LEVEL STRUCTURE

- SUPER STRUCTURE** : RCC "Shear Wall Structure System", designed to withstand wind and seismic loads. as per relevant IS Codes.
- INTERNAL WALLS** : RCC Non Structural Walls/Block Masonry as per design.
- FLOOR HEIGHT** : 3.35 M (from FFL to FFL)



## DRAWING/LIVING/DINING/TV LOUNGE/POOJA

- FLOORING** : Imported Marble Flooring/Skirting as per Design.
- WALLS** : 2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty.
- CEILING** : Gypsum Boxing to cover Services as per design.  
Single Coat Putty + 1 Coat Primer + 2 Coats of Luxury Acrylic Emulsion of low VOC



## MASTER BEDROOM

- FLOORING** : Imported Marble Flooring/Skirting as per Design.
- WALLS** : 2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty.
- CEILING** : Gypsum Boxing to cover Services as per design.  
Single Coat Putty + 1 Coat Primer + 2 Coats of Luxury Acrylic Emulsion of low VOC

## MASTER BEDROOM CLOSET

- FLOORING** : Imported Marble Flooring/Skirting as per Design.
- WALLS** : 2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty.
- CEILING** : Gypsum Boxing to cover Services as per design.  
Single Coat Putty + 1 Coat Primer + 2 Coats of Luxury Acrylic Emulsion of low VOC



## MASTER BEDROOM TOILET

- FLOORING** : Premium quality matt finish tiles of reputed make as per design intent.
- WALL** : Premium quality glazed/matt finish premium tiles of reputed make as per design intent.
- CEILING** : Gypsum/Calcium silicate board MR grade with grid ceiling as per design.
- PLUMBING FIXTURES** : Fixtures shall be single lever with integrated diverter.  
Luxury collection plumbing fixtures from Kohler, Grohe or equivalent make.
- SANITARYWARE WC** : Wall hung WC with rimless bowl integrated with concealed flush tank of reputed brands.
- BATH & SHOWER** : Overhead shower and single lever diverter with integrated high capacity mixer.



## OTHER BEDROOMS

- FLOORING** : Imported Marble Flooring/Skirting as per Design.
- WALLS** : 2 Coats of Luxury Acrylic Emulsion Paint of low VOC over smooth finished putty.
- CEILING** : Single Coat Putty + 1 Coat Primer + 2 Coats of Luxury Acrylic Emulsion of low VOC



### OTHER BEDROOM TOILETS

- FLOORING : Premium quality Matt finish tiles of reputed make as per design intent.
- WALL : Premium quality vitrified tiles of reputed make dado up to 8'-0" as per design.
- CEILING : Gypsum/Calcium silicate board MR Grade with grid ceiling as per design.
- PLUMBING FIXTURES : Fixtures shall be single lever with integrated diverter.  
Luxury collection plumbing fixtures from Kohler, Grohe or equivalent make.
- SANITARYWARE WC : Wall hung WC with rimless bowl integrated with concealed flush tank of reputed brands.
- BATH & SHOWER : Overhead shower and single lever diverter with integrated diverter.



### POWDER ROOM

- FLOORING : Premium quality matt finish tiles of reputed make as per design intent.
- WALLS : Premium quality vitrified tiles of reputed make dado up to 8'-0" as per design.
- CEILING : Gypsum/Calcium silicate board MR grade with grid ceiling as per design.
- PLUMBING FIXTURES : Luxury collection plumbing fixtures from Kohler, Grohe or equivalent make.
- SANITARYWARE WC : Wall hung WC with rimless bowl integrated with concealed flush tank of reputed brands.
- WASH BASIN : Wash basin of Duravit/Kohler or equivalent make.



### KITCHEN

Designed to accommodate a modular kitchen with all necessary service provisions.

Note: Kitchen platform, Dado, Sink, Faucets & other accessories are not provided by the builder and are in the purchaser/customer's scope.

- FLOORING : Imported Marble Flooring/Skirting as per design in the main kitchen & premium quality matt finished tiles of reputed make in the wet Kitchen as per design intent.
- WALLS : 2 Coats of luxury acrylic emulsion paint of low VOC over smooth finished putty.
- CEILING : Gypsum boxing to cover Services as per design.  
2 Coats of luxury acrylic emulsion paint of low VOC over one coat of putty.
- PLUMBING : Provision for sink, faucet and water purifier point as per design.
- EXHAUST : Provision for chimney exhaust.
- APPLIANCES : Provision of electrical sockets for Hob, Chimney, Refrigerator, Micro Oven, Mixer and an additional two points.



### UTILITY

- FLOORING : Matte finish tile flooring as per the Design.
- WALLS : Wall cladding up to 3' height with glazed vitrified tiles and exterior grade paint above.
- PLUMBING : Provision for Dishwasher, Washing Machine/Dryer.
- APPLIANCES : Electrical sockets for Dishwasher, Washing Machine/Dryer.



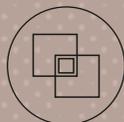
### BALCONY/SITOUTS

- FLOORING : Premium quality matte finish tiles as per design intent.
- WALL/CEILING : Exterior grade paint as per elevation.
- RAILING : Glass railings designed as per relevant IS codes.
- WALL/CEILING : Exterior grade paint as per elevation.



### JOINERY

- MAIN DOOR : 8 feet height factory-made solid/engineered wood frame, hollow core shutter with veneer on both sides finished with PU coat. Designer hardware of reputed make.
- INTERNAL DOORS : 8 feet height Factory-made solid/engineered wood frame, hollow core shutter with veneer on both sides finished with PU coat. Designer hardware of reputed make.
- TOILET DOORS : 8 feet height Factory-made solid/engineered wood frame, hollow core shutter with veneer on one side finished with PU coat and laminate on toilet side.
- SITOUT/BALCONY DOORS : 8 feet height Reinforced aluminium glazed sliding doors designed as per the relevant IS code with premium hardware with insect screen provision.
- UTILITY DOOR : 8 feet height Factory-made solid/engineered wood frame, hollow core shutter with veneer on one side finished with PU coat and laminate on utility side.
- WINDOWS : Reinforced aluminium double glazed sliding windows designed as per the relevant IS code with premium hardware with insect screen provision.
- VENTILATORS : Aluminium ventilators with frosted glass with premium hardware.
- MAID ROOM/TOILET DOOR: Masonite/WPC doors with paint finish.



### MEP PROVISIONS & AMENITIES (SITE/COMMON AREAS)

- ELECTRICAL : Power socket for Hob, chimney, refrigerator, microwave oven, mixer/grinder in kitchen, washing machine/dishwasher in utility area.  
Three phase supply for each unit and individual prepaid metres.  
Miniature Circuit Breakers (MCB) for each distribution board of a reputed make.  
Power outlet for VRV outdoor AC units in ODU space.  
Modular switches of a reputed make.  
Provision of electrical sockets in common areas as per the electrical design intent.
- HVAC : Provision for air-conditioning in drawing, living, dining and all bedrooms.  
ODU space provision for VRV air conditioning system.  
Copper piping for AC units is in the purchaser/customer's scope.
- TELECOM : Telephone points in the living room and master bedroom.  
Intercom facility in the living room in all flats, connecting security and the neighbourhood.
- CABLE TV : Provision for cable connection in the living room and in all bedrooms.
- INTERNET : Provision for internet connection in the living room and in all bedrooms.
- LPG/ PNG : Supply of LPG/PNG with a piped gas system.
- POWER BACKUP : 100% Power backup using D.G. sets with acoustic enclosure.
- CAR PARKING : Spacious car parking spread across the basements.

PARKING MANAGEMENT	:	The Entire parking is well designed to suit the number of car parks provided. Parking signage and equipment provided at required places for ease of driving.
FACILITIES FOR PHYSICALLY CHALLENGED	:	Access ramps at all block entrances shall be provided for the differently abled.
PHE	:	Hydro Pneumatic System with softened treated water. Individual water metering for units.
STP	:	A Sewage Treatment Plant of adequate capacity as per norms is provided. Treated water from the STP will be used for landscaping and flushing purposes.
ACCESS CONTROL	:	Main Gate & Basement Entry integrated with Smart & Interactive Security Systems, including boom barriers as per design. Surveillance cameras covering all common areas wherever required. Solar-powered security. Fencing on the boundary wall.
BMS	:	Centralised BMS controls for common MEP services.
VERTICAL TRANSPORTATION	:	Energy Efficient High Speed Automatic Passenger Elevators with an emergency rescue system of Hitachi/Mitsubishi or equivalent make.
TRAFFIC SAFETY & CONTROL	:	Providing traffic safety devices like Convex Mirrors, Road Studs, Protection Guards, Speed Bumps/ Humps etc, as per the Traffic Safety Plan.
COMMUNICATION	:	Central Communication System (EPABX)
FAS/FPS	:	Equipped with sensors to detect heat and smoke as per required norms. Sprinklers and hydrants are installed as per Fire Regulations. Fire Command Centre is provided for every building as per regulations.
WATER SOFTENER	:	Central Water Softener plant.
SOLID WASTE MANAGEMENT	:	Garbage chutes are provided at every floor level, and are centrally collected and disposed of as per local body norms.
CAR WASH	:	A car wash facility is provided on the basement floor.
BILLING SYSTEM	:	Automated billing system for Water, Power & LPG/CNG supply.



# SET IN THE HEART OF CONNECTIVITY



## EDUCATIONAL INSTITUTIONS

Rockwell International School	04.10 kms < 07 mins
Cambridge International School	04.30 kms < 07 mins
Sloka The Global School	04.70 kms < 09 mins
Phoenix Green School of Learning	04.70 kms < 10 mins
Ortus International School	05.90 kms < 10 mins
The Gaudium School	06.80 kms < 16 mins
Oakridge International School	09.40 kms < 17 mins
Creekside International School	09.90 kms < 17 mins
CHIREC International School	12.50 kms < 23 mins
Silver Oaks International School	40.50 kms < 41 mins



## DINING & ENTERTAINMENT

The Golkonda Resort & Spa	02.30 kms < 05 mins
Kokapet One Mall	04.70 kms < 07 mins
Inorbit Mall	13.60 kms < 26 mins
AMB Mall (Sarath City)	12.50 kms < 20 mins



## HOSPITALS

Continental Hospital	05.40 kms < 10 mins
Apollo Hospital	08.10 kms < 13 mins
Star Hospital	08.20 kms < 14 mins
AIIG Hospital	12.10 kms < 19 mins



## OFFICES

WIPRO	05.20 kms < 11 mins
Nvidia Graphics Private Limited	06.10 kms < 12 mins
Amazon Hyderabad Campus	06.30 kms < 13 mins
Microsoft India Campus	06.60 kms < 17 mins
Capgemini	06.60 kms < 17 mins
Deloitte	11.10 kms < 18 mins



## ANOTHER TALL EXAMPLE, SET BY AN EXEMPLARY BUILDER.

Founded in 2006, Rajapushpa is truly a name to reckon with in real estate. With trust, transparency and innovation at its core, it's a group that loves to outdo itself with each new foundation it lays, in the most convenient and serene locations.

18+ YEARS OF EXCELLENCE

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48.67+ MILLION SQ. FT. PORTFOLIO

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18000+ HAPPY RESIDENTS

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20+ PROJECTS





DISCLAIMER: This is not a legal offering, furniture and images depicted in this brochure are architectural plans to give an idea to the prospective buyers and furniture will not be provided. Flat areas will be finalised as per construction. They are subject to modification or change by the project owners, as deemed fit by them in the best interest of the project. The route map of the project is meant to be a guide only: it differs in its appearance and scale when compared to an actual satellite image, also the travel distance may increase or decrease, depending on the traffic and the mode of transportation .