



The Crown of NEOPOLIS

THE FINEST OF ALL

Experience luxury crafted to perfection at Casa Luxura. With world-class amenities, breathtaking views, and seamless connectivity, this is more than a home - it's a statement of excellence.

Own the finest. Live the finest.



The Foundation Of Excellence

- Prime location
- Innovation & Unwavering quality



The Flow Of Adaptability

- Smart & Flexible layouts
- Seamless integration of nature and luxury



The Energy Of Innovation

- Iconic developments that shape skylines
- Bold & Transformative architecture



The Breath Of Well-being

- Thoughtful design for natural light and ventilation
- Green zones and open-air landscapes



The Vision Of Limitless Possibilities

- Elevated living with panoramic views
- Residences that touch the horizon



RAJAPUSHPA
CASA LUXURA
The Crown of NEOPOLIS

A city's true development is measured by its architecture—more than just buildings, it reflects progress, lifestyle, and aspirations. A skyline isn't merely construction; it stands as a symbol of cultural evolution.

Casa Luxura embodies this vision, redefining luxury with its distinctive quintuple design—five iconic towers rising in harmony. A bold architectural statement, it sets a new benchmark in Hyderabad's skyline, elevating luxury to unprecedented heights.

ELEVATING PERSPECTIVES, WITH A TOUCH OF PRIVACY.

4 BHK

UBER- LUXURY
APARTMENTS

50

FLOORS

595

APARTMENTS

5

SLEEK TOWERS

5735-7790

SFT. UNIT
SIZES

12 FT.

FLOOR HEIGHT FOR
SPACIOUS LIVING

7.75

ACRES

72%

OPEN
SPACES

60,000

SFT. LUXURIOUS
CLUBHOUSE

30,000

SFT. STILT-LEVEL
AMENITIES

35,000

SFT. OF
PANORAMIC
SKYDECK

650 FT.

ELEVATED
OPULENT
LANDMARK

25 FT.

SKYDECK HEIGHT

24 FT.

STILT-LEVEL HEIGHT

LOCATION MAP

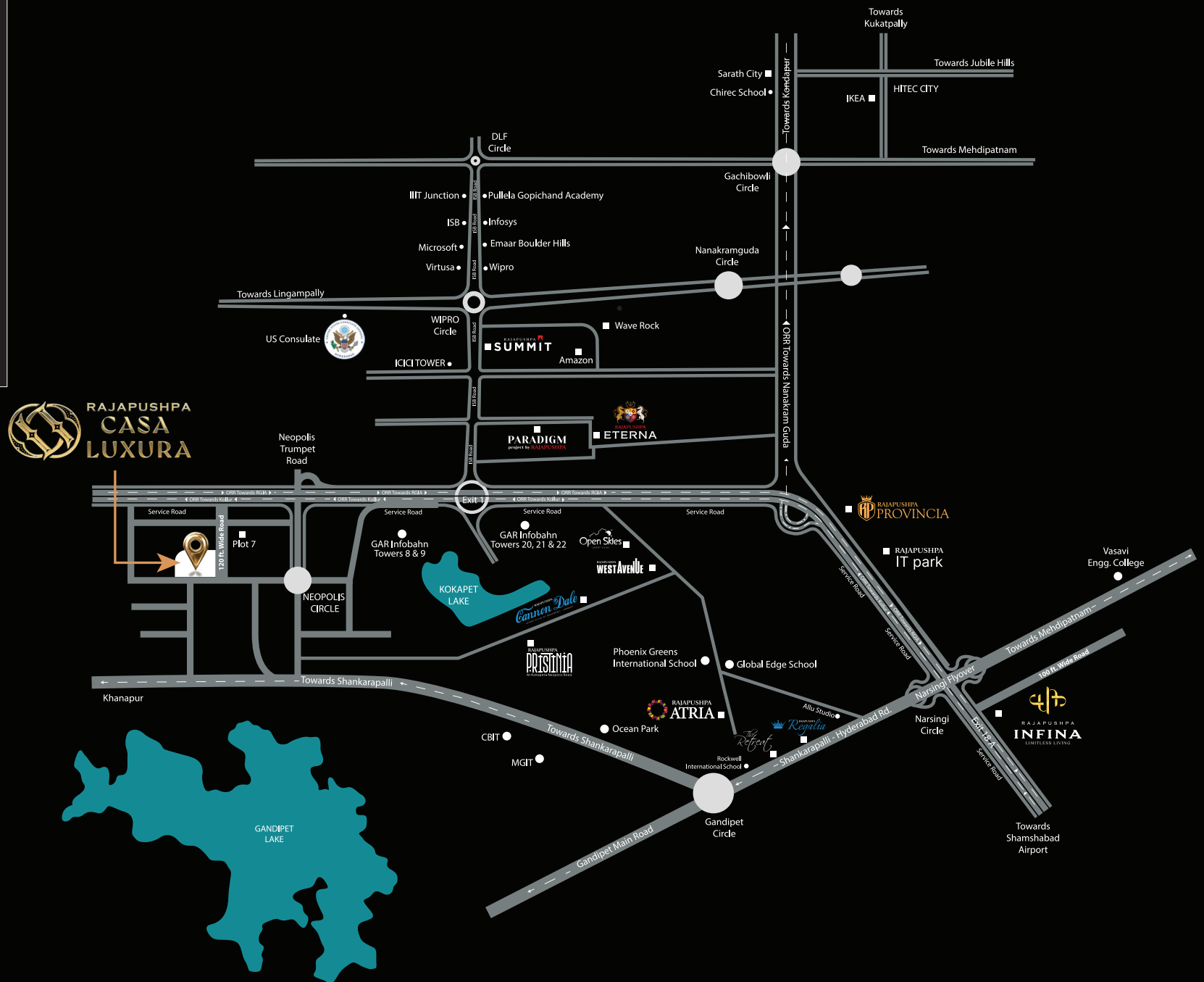
IT and Business Hubs:
10 mins

Rajiv Gandhi International Airport:
30 mins

Shopping and Entertainment Hubs:
20 mins

International Schools:
10 mins

Health Care Facilities:
10 mins



A SKY-HIGH STATEMENT OF PRESTIGE

At Casa Luxura, luxury reaches new heights with a 35,000 sq. ft. Skydeck-a crowning jewel redefining Hyderabad's skyline. A symbol of pride, exclusivity, and breathtaking panoramic experiences, it transforms luxury living into an art form.





AMENITIES



INDOOR GAMES LOUNGE

BUSINESS LOUNGE





GYMNASIUM

TEMPERATURE CONTROLLED SWIMMING POOL





YOGA LOUNGE

**WALKWAY
ON THE SKYDECK**





CLUB
LUXURA

AN OPULENT
60,000 SQ. FT. CLUBHOUSE



CLUBHOUSE AMENITIES

- RECEPTION LOUNGE
- INDOOR COFFEE LOUNGE
- AEROBICS ROOM
- SQUASH COURT
- AV ROOM/PREVIEW THEATRE
- INFINITY POOL
- POOL & BILLIARDS LOUNGE
- STATE-OF-THE-ART GYMNASIUM
- MULTIPURPOSE ROOM
- WELL-FURNISHED GUEST SUITES
- BANQUET HALL WITH PARTY LAWN
- SPA
- INDOOR GAMES
- TODDLER'S SPACE
- CONVENIENCE STORE

INFINITY POOL - AN OASIS ABOVE THE WORLD





STILT-LEVEL AMENITIES

- SENIOR CITIZEN'S LOUNGE
- WIFI POD/STUDY ZONE
- INDOOR GAMES
- SWING COURT
- KIDS & PARENTS SEATING LOUNGE
- SEATING ALCOVE & LEISURE GARDENS
- CALISTHENICS ZONE
- TOT LOT
- ADVENTURE PLAY AREA
- YOGA & MEDITATION DECK
- WALKING TRACK
- COFFEE LOUNGE



MASTER LAYOUT

TOWER APEX	TOWER BEACON	TOWER CYPRESS	TOWER DAZZLE	TOWER EMPRESS
1 - 7790 Sft 2 - 7790 Sft	1 - 7790 Sft 2 - 7790 Sft	1 - 5735 Sft 2 - 5735 Sft 3 - 5770 Sft	1 - 6765 Sft 2 - 6765 Sft	1 - 5735 Sft 2 - 5735 Sft 3 - 5760 Sft





1. Entrance Gateway With Security Cabin
2. Security Cabin With Waiting Area
3. Covered Waiting Area
4. Café
5. Sculpture
6. Parking Basement Entry
7. Networking Lounge
8. Basketball Court
9. Open Play Lawn
10. Pathway/ Jogging Track
11. Kids Play Area
12. Elderly Sit-out Area
13. Pet Park

14. Ramp To Elevated Walkway
15. Boundary Plantation Under Bridge
16. Sit-out Area
17. Kyoto Garden
18. Covered Golf Cart Drop Off
19. Toddler's Play Area
20. Reflexology Garden
21. Raised Walkway With Pergola
22. Feature Mound
23. Celebration Lawn
24. Stage
25. Pathway
26. Event Lawn

27. Amphitheatre
28. Festival Lawn
29. Congregational Lawn
30. Arrival Court
31. Seating Lounge
32. Tennis/ Multipurpose Court
33. Yoga Deck
34. Yoga Lawn
35. Dialogue Court
36. Elevated Walkway
37. Floor Games
38. Outdoor Library
39. Chess Court

40. Party Lawn
41. Youth Plaza
42. Fitness Plaza
43. Adult Play Area
44. Kids Play Area With Elevated Bridge
45. Skating Rink
46. Semi Covered Basement Ramp
47. Service Area
48. Cricket Pitch
49. Working Enclave
50. Feature Water Fountain
51. Bus Drop Off Area



Map not to scale.



UNIT PLANS

FLOOR PLANS

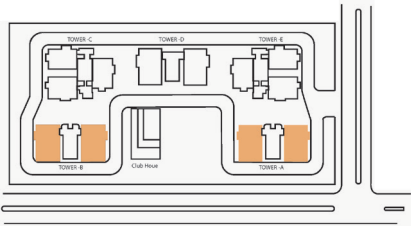
TOWERS - A & B



7790 Sft
4 BHK + Home Theatre + Home Office + Staff Quarter

7790 Sft
4 BHK + Home Theatre + Home Office + Staff Quarter

Carpet Area	4849 sft.
Outer Wall Area	331 sft.
Balcony Area	859 sft.
Common Area	1751 sft.
Saleable Area	7790 sft.



Master Plan



FLOOR PLANS

TOWER - C

5770 Sft
4 BHK + Staff Quarter



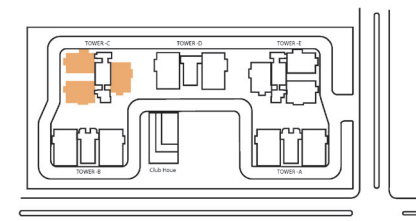
5735 Sft
4 BHK + Staff Quarter



5735 Sft
4 BHK + Staff Quarter



Tower C	Carpet Area	Outer Wall Area	Balcony Area	Common Area	Saleable Area
Unit 1	3630 sft.	260 sft.	556 sft.	1289 sft.	5735 sft.
Unit 2	3525 sft.	265 sft.	656 sft.	1289 sft.	5735 sft.
Unit 3	3533 sft.	271 sft.	669 sft.	1297 sft.	5770 sft.



Master Plan

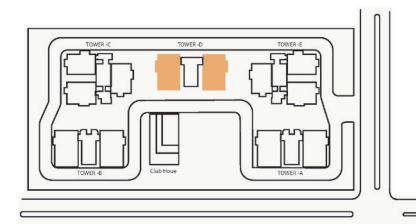


FLOOR PLANS

TOWER - D



Tower D	Carpet Area	Outer Wall Area	Balcony Area	Common Area	Saleable Area
Unit 1	4160 sft.	303 sft.	782 sft.	1520 sft.	6765 sft.
Unit 2	4156 sft.	307 sft.	782 sft.	1520 sft.	6765 sft.



Master Plan

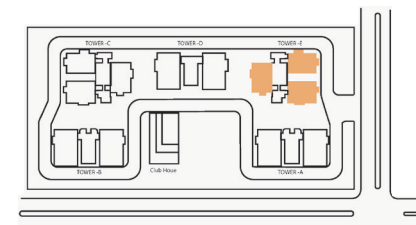


FLOOR PLANS

TOWER - E



Tower E	Carpet Area	Outer Wall Area	Balcony Area	Common Area	Saleable Area
Unit 1	3536 sft.	267 sft.	643 sft.	1289 sft.	5735 sft.
Unit 2	3611 sft.	259 sft.	576 sft.	1289 sft.	5735 sft.
Unit 3	3588 sft.	267 sft.	610 sft.	1295 sft.	5760 sft.



Master Plan



Specification

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 : 3.60M (from FFL to FFL).

DRAWING / LIVING / DINING / TV LOUNGE / POOJA

FLOOR : Imported Marble Flooring/Skirting as per Design.
WALLS : Gypsum Punning + 2 Coats putty + one coat Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.
CEILING : Gypsum Boxing to cover Services as per design.
Singe Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC.

MASTER BEDROOM

FLOOR : Imported Marble Flooring/Skirting as per Design.
WALLS : Gypsum Punning + 2 Coats putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.
CEILING : Gypsum Boxing to cover Services as per design.
Singe Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC

MASTER BEDROOM & CLOSET

FLOOR : Imported Marble Flooring/Skirting as per Design.
WALLS : Gypsum Punning + 2 Coats putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.
CEILING : Gypsum Boxing to cover Services as per design.
Singe Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC

MASTER BEDROOM TOILET

FLOOR : Large Format Matt finish premium Tiles of reputed make as per design intent.
WALL : Large Format 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 thermostatic high capacity mixer.
Luxury Collection Plumbing Fixtures from Villeroy & Boch/ Fantini/ Ghrohe/ Hansgrohe or equivalent make.
Fixtures Finishes shall be as per designer's selection.
SANITARYWARE WC : Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brands.
BATH & SHOWER : Shower cubicle with openable / sliding doors.
Rain shower and Single Lever Diverter with integrated thermostatic high capacity mixer.
VANITY : Factory made Vanity Unit with Under Counter Basin.
Fixtures shall be single lever basin mixer of reputed make
Provision for Shaver Socket as per electrical design.

OTHER BEDROOMS

FLOOR : Imported Marble Flooring/Skirting as per Design.
WALLS : Gypsum Punning + 2 Coats putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.
CEILING : Gypsum Boxing to cover Services as per design.
Singe Coat Putty + one coat Primer+ 2 Coats of Luxury Acrylic Emulsion of low VOC

OTHER BEDROOM TOILETS

FLOOR : Large Format Matt finish premium Tiles of reputed make as per design intent.
WALL : Premium Large Format 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 thermostatic high capacity mixer.
Luxury Collection Plumbing Fixtures from Villeroy & Boch/ Fantini/ Ghrohe/ Hansgrohe or equivalent make.
Fixtures Finishes shall be as per designer's selection.
SANITARYWARE WC : Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brands
BATH & SHOWER : Shower cubicle with openable / sliding doors.
Over head shower and Single Lever Diverter with integrated thermostatic high capacity mixer.
VANITY : Factory made Vanity Unit with Under Counter Basin.
Fixtures shall be single lever basin mixer of reputed make
Provision for Shaver Socket as per electrical design.



Specification

POWDER ROOM

- FLOOR : Large Format Matt finish premium Tiles of reputed make as per design intent.
- WALLS : Premium Large Format 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 Villeroy & Boch/ Fantini/ Ghrohe/ Hansgrohe or equivalent make.
Fixtures Finishes shall be as per designer's selection.
- SANITARYWARE WC : Wall hung WC with Rimless bowl integrated with concealed flush tank of reputed brands.
- VANITY : Factory made Vanity Unit with Under Counter Basin,
Provision for Shaver Socket as per electrical design.

DRY KITCHEN

Designed to accommodate modular kitchen with all necessary services provisions.

Note: Kitchen platform, Dado, Sink, Faucets & other accessories are not provided by builder and are in client's scope

- FLOOR : Large Format Matt finish premium Tiles of reputed make as per design intent.
- WALLS : Gypsum Punning + 2 Coats putty + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC.
- CEILING : Gypsum Boxing to cover Services as per design.
Singe Coat Putty + 2 Coats of Luxury Acrylic Emulsion of low VOC.
- PLUMBING : Provision for Sink, Faucet and water purifier point as per design.
- EXHAUST : Provision for exhaust and chimney.
- APPLIANCES : Provision of Electrical Sockets for Hob/ Chimney, Refrigerator, Micro Oven , Mixer and additional two points.

WET KITCHEN

Designed to accommodate modular kitchen with all necessary services provisions.

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

- FLOOR : Vitrified Tile Flooring as per Design.
- WALLS : Gypsum Punning + 2 Coats putty + Acrylic Primer + 2 Coats of acrylic emulsion Paint of low VOC.
- CEILING : Gypsum Boxing to cover Services as per design.
Singe Coat Putty + 2 Coats of Satin Enamel of low VOC.
- EXHAUST : Provision for room exhaust and chimney.
- APPLIANCES : Electrical Sockets for Chimney, Refrigerator, Wet Grinder & Dish Washer.

UTILITY

- FLOOR : Matte finish Tile flooring as per Design.
- WALLS : Wall Cladding up to 3' height wit glazed vitrified tiles and exterior grade paint above.
- PLUMBING : Provision for Dish washer/ Washing Machine & Dryer.
- APPLIANCES : Electrical Sockets for Dish washer/ Washing Machine & Dryer.

BALCONY / SITOUTS

- FLOOR : Vitrified Tiles of Matte Finish as per design.
- WALL / CEILING : Exterior grade paint as per Elevation.
- RAILING : Laminated Glass Railing designed as per relevant IS codes.
- WALL / CEILING : Exterior grade paint as per Elevation.

JOINERY

- MAIN DOOR : 9 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 : 9 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
SITOUT / BALCONY DOORS : Reinforced Aluminium Glazed Sliding Doors with performance glass and hurricane bar designed as per relevant IS code with premium hardware with insect screen provision.
- UTILITY DOOR : 9 feet height Factory made Solid/ Engineered wood frame, Hollow core shutter with Laminate on both sides as per design.
- WINDOWS : Reinforced Aluminium Glazed Sliding Windows with performance glass and hurricane bar designed as per 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.



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Specification

MEP PROVISIONS & AMENITIES (SITE / COMMON AREAS)	
ELECTRICAL	<div><div></div><div><div>Power outlets for air conditioners in living and bedrooms</div><div>Power plug for Hob, chimney, refrigerator, microwave oven , mixer / grinder in kitchen, washing machine / dishwasher in utility area</div><div>Three phase supply for each unit and individual prepaid metres.</div><div>Miniature Circuit Breakers (MCB) for each distribution board of reputed make</div><div>Modular switches of reputed make.</div><div>Provision of Electrical Sockets in Common Areas as per Electrical Design Intent</div></div></div>
HVAC	<div><div></div><div><div>Provision for air-condition in Drawing, Living, Dining, all bedrooms. Copper piping done considering VRV system as per design. Electrical outlet provided at indoor unit</div></div></div>
TELECOM	<div><div></div><div><div>Telephone points in living room and master bedroom.</div><div>Intercom facility in living room in all flats connecting Security and neighbourhood.</div></div></div>
CABLE TV	<div><div></div><div><div>Provision for cable connection in living room and in all bedrooms.</div></div></div>
INTERNET	<div><div></div><div><div>Provision for internet connection in living room and master / all bedroom.</div></div></div>
LPG/ PNG	<div><div></div><div><div>Supply of LPG/ PNG with piped gas system.</div></div></div>
Power back-up	<div><div></div><div><div>100% Power Backup using D.G Sets with acoustic enclosure.</div></div></div>
CAR PARKING	<div><div></div><div><div>Spacious car parking spread in 4 Cellar floors.</div></div></div>
PARKING MANAGEMENT	<div><div></div><div><div>Entire parking is well designed to suit the number of Car Parks provided.</div><div>Parking signage's and equipment provided at required places for ease of driving.</div></div></div>
FACILITIES FOR PHYSICALLY CHALLENGED	<div><div></div><div><div>Access ramps at all block entrances shall be provided for differently abled.</div></div></div>
PHE	<div><div></div><div><div>Hydro Pneumatic system with softened treated water.</div><div>Individual water metering for units.</div></div></div>
STP	<div><div></div><div><div>Sewage Treatment Plant of adequate capacity as per norms is provided.</div><div>Treated water from STP will be used for landscaping and flushing purpose.</div></div></div>
ACCESS CONTROL	<div><div></div><div><div>Main Gate & Basement Entry integrated with Smart & Interactive Security Systems including Boom Barriers as per design.</div><div>Surveillance Cameras covering all common areas wherever required.</div><div>Solar Powered Security Fence on boundary wall.</div></div></div>
LIGHTING & SMART CONTROLS	<div><div></div><div><div>Provision for Lighting as per Design Intent</div><div>Sensor & Timer based lighting control system for entire site & common areas</div></div></div>
EV CHARGING	<div><div></div><div><div>Provision for EV charging ports as per applicable norms</div></div></div>
BMS	<div><div></div><div><div>Centralised BMS controls for common MEP services.</div></div></div>
VERTICAL TRANSPORTATION	<div><div></div><div><div>Energy Efficient High Speed Automatic Passenger Elevators with emergency rescue system of Hitachi / Mitsubishi / Schindler / Thyssenkrupp or equivalent make.</div><div>Bespoke Elevator Car Interiors as per Design Intent.</div></div></div>
TRAFFIC SAFETY & CONTROL	<div><div></div><div><div>Providing of traffic safety devices like Convex Mirror, Road Studs, Protection Guards, Speed Bumps / Humps etc. as per Traffic Safety Plan.</div></div></div>
COMMUNICATION FAS / FPS	<div><div></div><div><div>Central Communication System (EPABX)</div><div>Equipped with sensors to detect Heat.</div><div>Sprinklers, Hydrants are installed as per Fire Regulations</div><div>Fire Command Centre is provided for every building as per regulations.</div></div></div>
WATER SOFTENER	<div><div></div><div><div>Central Water Softener plant.</div></div></div>
SOLID WASTE MANAGEMENT	<div><div></div><div><div>Garbage Chutes are provided at every floor level, centrally collected and disposed as per local body norms.</div></div></div>
CAR WASH	<div><div></div><div><div>Car Wash facility is provided in basement 1 floor.</div></div></div>
BILLING SYSTEM	<div><div></div><div><div>Automated billing system for Water, Power & LPG/CNG supply.</div></div></div>

LANDMARKS THAT DEFINE OUR PRACTICES AND PURPOSE OF EXISTENCE.





☎ 766 000 55 00 🌐 www.rajapushpa.in

TS RERA REG. NO.: P01100003723

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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.