



RAJAPUSHPA
Serene Dale

Live the vastness

TS RERA Reg. No: P01100005584

AN EXQUISITE LIVING EXPERIENCE

A slice of urban oasis in the heart of Hyderabad, Rajapushpa LIFESTYLE CITY is one of the most ambitious integrated township projects by Rajapushpa Properties at Tellapur.

Rajapushpa **Serene Dale**, a part of Rajapushpa Lifestyle City is a premium lifestyle villa community. A multi-use development project in progress, Rajapushpa Lifestyle City covers around 350 acres of land. Our vision is to have multiple villa properties, lifestyle apartment communities, grade A office spaces, malls, fine dine restaurants and cafes, sports and recreational facilities. Rajapushpa Lifestyle City is a vibe where the simplicity of abundant nature meets the luxury of incredible amenities.



EXQUISITE VILLAS | GATED COMMUNITY APARTMENTS
COMMERCIAL IT SPACES | LEISURE ZONES

 RAJAPUSHPA
Lifestyle City
@Financial District, Tellapur



A warm welcome,
from luxury. 

Live free with nature caressing you.

Your home should mean freedom, your home should mean warmth, your home should mean hope and happiness, and your home should mean the freedom to belong to nature. That's how we have designed Rajapushpa Serene Dale to be.

The Insignia of 'Free Bird'

The insignia of Rajapushpa Serene Dale is the 'Free Bird'. The inspiration for this originates from the freedom of breeze and openness this commune is designed to bring to its dwellers. The typeface is a breezy-wave writing itself on to the canvas called sky, to form the Serene Dale writing.

The thought for this logo emanates from the two most important aspects of the property: one is the vastness of nature; the other is the sense of freedom one will get to experience from the villa-life.





Time to move into vastness.

There comes a time in life when we want to break-free from what we have belonged to so far. We wish to step out of a templated living, break away from set-in-stone routines and time-tables, come out from homes are just a shelter. There comes a time when we want to step out of, boxed living that we have been into for so long – and wish to un-box our life. Serene Dale is designed for that, so one can leave behind the boxed living and step into vastness.

Project Overview

- | | | | |
|---|----------------------------|---|---|
|  | Total Area:
28.67 Acres |  | Villa Area:
270 to 335 Sq Yds |
|  | 48% Open Space |  | 32,000 Sft. Grand
Clubhouse With
Lavish Amenities |



*It's calm and it's
connected.*

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Welcome to Serene Dale from the house of Rajapushpa Properties. A world of villas that's a premium commune featuring luxury all around. Located in Tellapur, Hyderabad, it's replete with greenery and planned to delight you with its composed and happily-passive resort-like environs.

Located where Hyderabad is buzzing, it's right in the neighbourhood of key destinations that include IT parks, the Outer Ring Road, and several other business and financial landmarks of Hyderabad.





Get sporty without stepping out.

If it's about living un-boxed then how about a home where you have all the space, all the options, and a variety of recreation facilities. That's Serene Dale for you. Whether active sports entice you – or seat-sports gets you excited, you can enjoy the best of both here. Then adding to the convenience, are zones for entertainment and rejuvenation.

Clubhouse Amenities:



Indoor Badminton Courts



Squash Court



Meditation/Yoga
Aerobics Rooms



Banquet/Multipurpose
Hall



State-of-the-art
Gymnasium



Spa and Salon



Swimming Pool
with kid's pool



Visitors' Lounge



Terrace Party Area



Grocery Store/
Supermarket



Indoor Games - (Carrom, TT,
Foosball and Air Hockey)



Library



4 Guest Suites





Places to spend the time-off in.

If you are the kinds who cherishes doing nothing occasionally, there are nice landscaped zones here. Then, if you're the kinds who likes to compete with a racquet and a ball against a team of opponents, there are options for that as well. And if you're a family that likes to indulge in leisure and entertainment together, Serene Dale has many options to un-box.



Arenas for the sports enthusiast in you.

No matter the kind of sporting activity you like to indulge in – whether its active sports that gets you to hit the ground, or passive sports that will have you sitting at one place, Serene Dale has several options for all kinds of sporting enthusiasts. That's not all, there are areas dedicated to leisure, if you want to simply whale away time doing nothing at all.

Sports & Health



Skating Rink



Cricket Practice Nets



Tennis Court



Basketball Court



Yoga/Meditation Deck

Leisure



Professionally-designed landscape areas



Children's Play Area



Outdoor TT



Pet Park



Central Courtyard

Rejuvenation



Water Sculpture



Outdoor Gym



Amphitheatre



Senior Citizens' Plaza



Ease is a quick stroll away.

Your life and living at Serene Dale should be about convenience and comfort, which means, you shouldn't have to go too far to run errands. Because when it's about looking forward to a life of luxury and ease, we've made sure you savour them in full.

- Grocery Store
- Multipurpose Hall with outdoor party lawn
- School Bus Bay



ATM



100% Power Backup



Open to nature's wonders & warmth.

Serene Dale is designed to be replete with serenity. The entire community has been crafted to be open to vast spaces, in fact 48% open space. So, always enjoy the good things that nature wants to present to you with.



RAJAPUSHPA
Green Dale

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Green Dale

LEGEND

- 01.ARRIVAL GATEWAY
- 02.SECURITY CABIN/FRISKING ROOM
- 03.SEATING PLAZA
- 04.WATER SCULPTURE
- 05.ARRIVAL ROTARY
- 06.AVENUE ROAD
- 07.PERGOLA
- 08.REFLEXOLOGY PAD
- 09.OUTDOOR GYM
- 10.JOGGING TRACK
- 11.HERBAL/AROMATIC GARDEN
- 12.FESTIVAL MAIDAN
- 13.HEALING GARDEN
- 14.YOGA AND CONGREGATION LAWN
- 15.STEPPED SEATING
- 16.PLAZA
- 17.MULTIUSE SKATING PARK

- 18.CHILDREN'S PLAY AREA
- 19.TT & BOARD GAME AREA
- 20.CLUB HOUSE ARRIVAL PLAZA
- 21.TENNIS COURT
- 22.PARTY LAWN
- 23.POOL DECK
- 24.KID'S POOL
- 25.JACUZZI
- 26.SWIMMING POOL
- 27.VOLLEY BALL/FUTSAL
- 28.TREE COURT
- 29.TRANSFORMER YARD
- 30.PET PARK
- 31.BASKET BALL
- 32.PRACTICE CRICKET PITCH
- 33.COMMUNITY LANES
- 34.PAVILION



EAST FACING

270 SQ. YDS
3405 SFT.



1205 SFT. + Parking area - 265 sft.
GROUND FLOOR PLAN



540 SFT.
SECOND FLOOR PLAN



1395 SFT.
FIRST FLOOR PLAN



WEST FACING

270 SQ. YDS
3405 SFT.



1115 SFT. + Parking area - 265 sft.
GROUND FLOOR PLAN



630 SFT.
SECOND FLOOR PLAN



1395 SFT.
FIRST FLOOR PLAN



EAST FACING

335 SQ. YDS
4225 SFT.



1490 SFT. + Entrance porch/Parking - 320 sft.
GROUND FLOOR PLAN



685 SFT.
SECOND FLOOR PLAN



1730 SFT.
FIRST FLOOR PLAN



WEST FACING

335 SQ. YDS
4225 SFT.





Let your feet
glide to fitness. 

Unlike any villas you've known.

The villas at Serene Dale have been designed with one single purpose – to un-box you from the life that you have been a part of, and welcome you into vastness. So here, you have the freedom to recreate your free-time like you want; so you have the environs to own the kind of leisure that you have always wanted to; to savour the niceness of this meticulously-designed and thoughtfully-planned villa community.

Exclusive Features

- Luxury Triplex Villas
- Lift Provision
- Large Glass panes for natural lighting
- Exclusive flower gardens at the villa entrance
- Exclusive Walk-in Closets and Dresser areas
- Expansive living/Dining Room overlooking the private decks
- Spacious Family Lounges in 2 levels
- Extensive landscapes and waterscapes
- Banquet hall with Outdoor Party Lawn
- Swimming Pool with attached Toddler Pool
- Fully furnished Guest Suits in Clubhouse



Jogging / Walking Track



Grand Clubhouse



Round the clock Facility Management



Fulfill your longing for bonding.

Serene Dale villas will offer the cosiness and the warmth you have been missing probably for all along in life. Longing to live amidst the pleasantness of nature but inside the warmth of your villas will become second nature to you.



Standards that raise the bar of living.

What makes a home last long and forever? Well, here's all the answers you need to this question for your future-home at Serene Dale.

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads

SUPER STRUCTURE

All internal and external walls are solid cement masonry blocks

FLOORING

Living & Dining: Large format size Vitrified Tiles of Reputed Make with spacer joints

All Bedrooms & Kitchen: Double Charged Vitrified Tiles of Reputed Make with spacer joints

All Balconies/ sitouts: Anti-skid ceramic tiles of best brand

Bathrooms: Acid Resistant, Antic-Skid Ceramic Tiles of Reputed Make

Staircase: Imported Marble

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/ Vitrified tiles dado up to 7' height

Utility Area: Ceramic tile dado up-to 3 feet height and Flooring with Matt finish ceramic tiles

DOORS

Main Door: Engineered/Hard wood wood frame finished with melamine spray finish, veneered flush shutters with reputed hardware

Internal Door: Engineered / Hard Wood Door Frame & Melamine finish over veneer on flush shutters with reputed hardware

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: Grills for windows will be provided at extra cost with standard design.

KITCHEN

- Separate Municipal Water tap (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., & Laundry provision in Terrace floor

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 & exhaust fan in all bathroom
- Metered Water supply to all Villas

ELECTRICAL

- Power outlets for air conditioners in Drawing, Living, Dining and all 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
- 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.

TELECOM

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

CABLE TV

Provision for cable connection in living room and in all bedrooms

INTERNET

Provision for internet connection in living room and master/all bedrooms

GENERATOR

100 % D.G backup

SECURITY/BMS

Sophisticated round-the-clock security / Surveillance System.
BMS for electricity consumption with prepaid card system will be provided (Centralized billing)
Surveillance cameras at the main security and entrance gate to monitor
Intercom is provided in drawing room connected to the security room at main gate
Solar power fencing around the project compound.

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

Take your stress for a dip.



Serene Dole occupies a place in one of Hyderabad's most evolving locations of Tellaapur. Its an address that offers top-notch connectivity through roads, thanks to the new 6-lane road construction.

That apart, its in close proximity to several of lifes conveniences like schools, IT parks, restaurants, shopping malls, convenience shopping and the airport which makes it a fascinating investment-for-life option.



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All the floor plans, specifications and images in this brochure are representative and are
subject to change in the best interests of the development.