



STEP INTO THE FUTURE WITH

The
SET
life

SPACIOUS
ELEGANT
TALL

SPACIOUS

At SKYRA, space is a feeling, thanks to the soaring 11 foot ceilings, 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-levels 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 | 3 | 56 | 777
ACRES | TOWERS | FLOORS | UNITS





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





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



TERRACE PARTY LAWN



SKY FITNESS ZONE



SKY YOGA DECK



CABANA CORNER



OUTDOOR TERRACE
SEATING AREAS



MINI GOLF



LANDSCAPE GARDEN

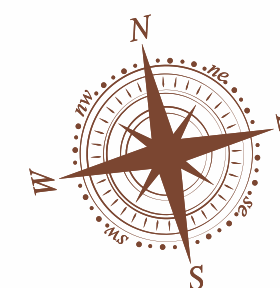


STAR GAZING / CITY
LIGHTS GAZING DECK



SKY CINEMA / AMPHITHEATRE
SEATING AREA

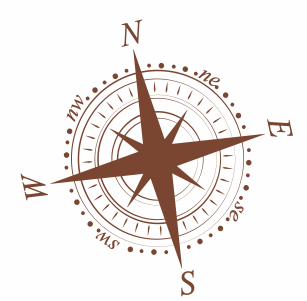
MASTER PLAN



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
33. Art Zone
34. Tot-lot 2
35. Outdoor Gym
36. Work Pods
37. Indoor Games
38. Senior Citizen 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)TYPICAL FLOOR PLAN
AURA

04

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

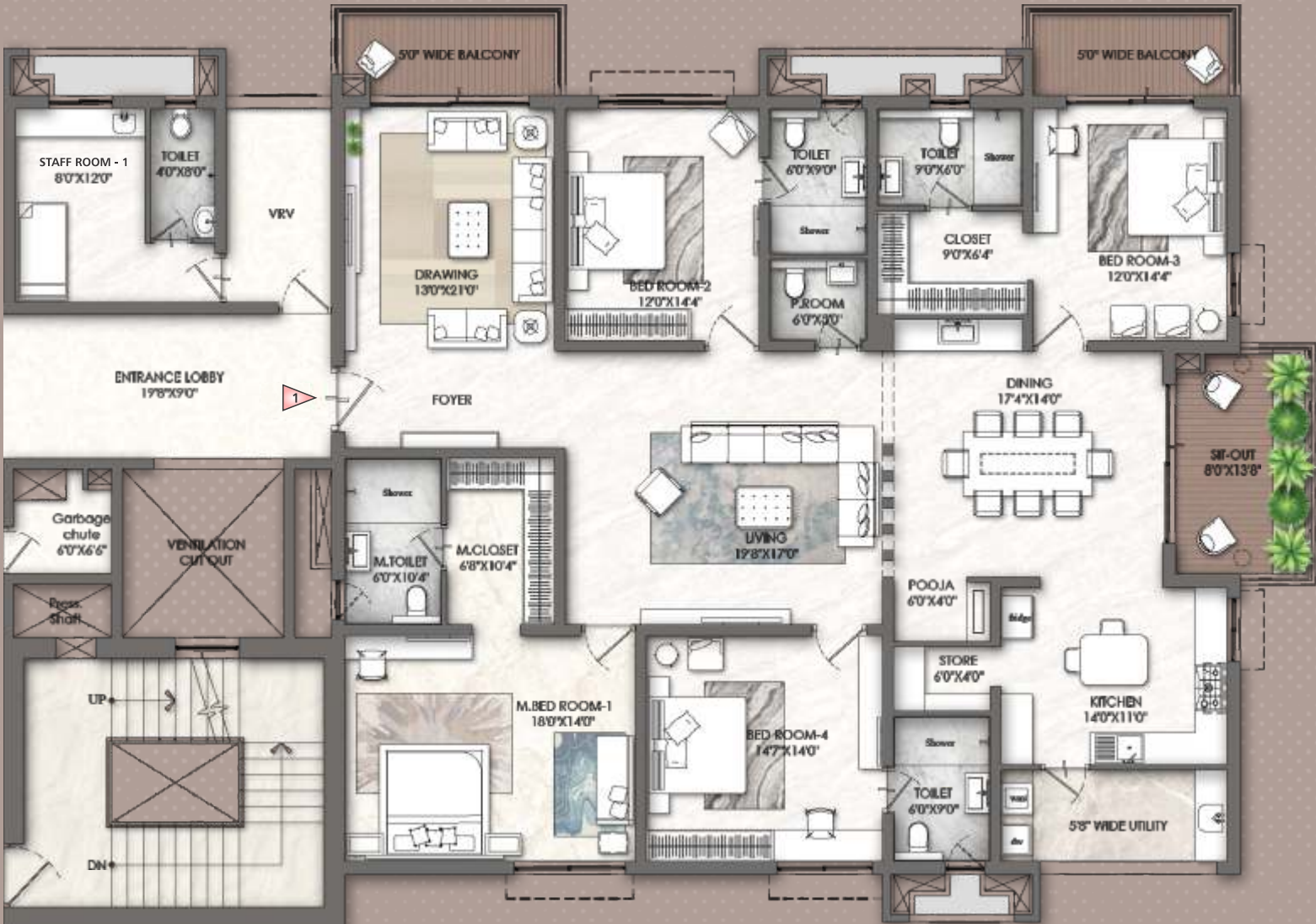
03

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

4 BHK

with Separate Staff Room & Lobby

4000 Sft (West Facing)

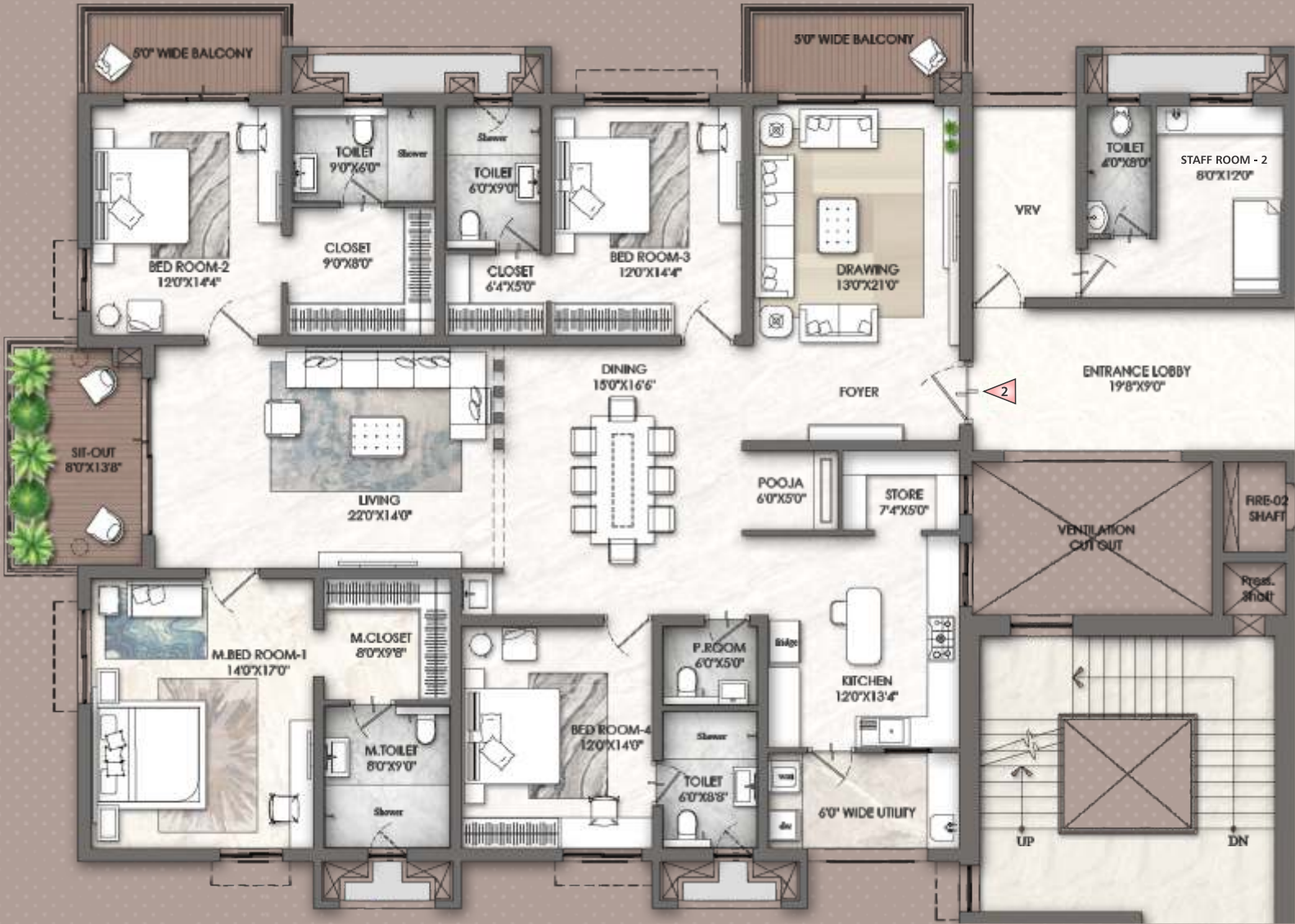


Unit 1	
Carpet Area	2562 Sft.
Outer Wall Area	178 Sft.
Balcony Area	361 Sft.
Common Area	899 Sft.
Saleable Area	4000 Sft.

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)

4 BHK

with Separate Staff Room & Lobby

4000 Sft (East Facing)



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

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

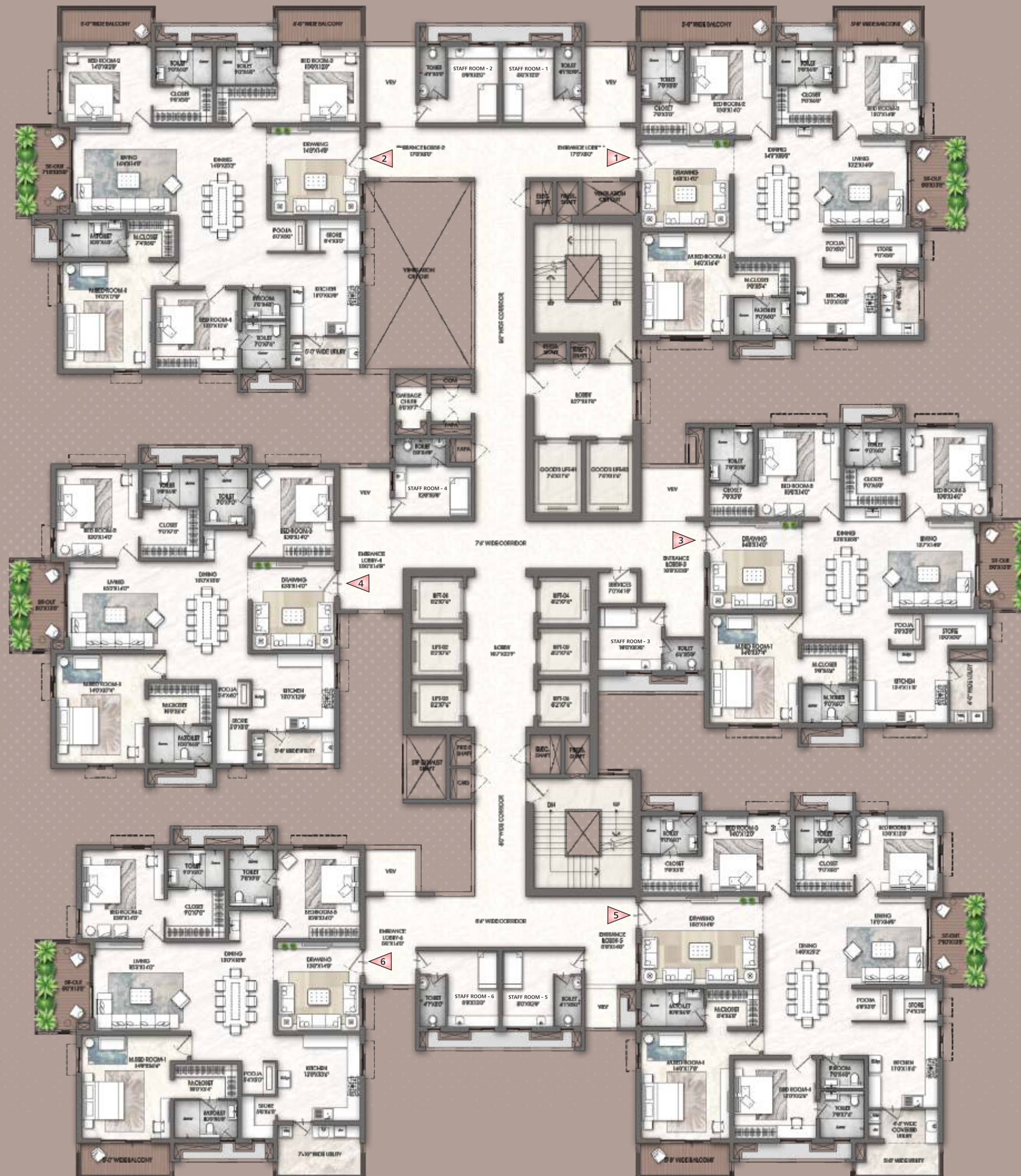
04 3 BHK + Separate Staff Room
3140 Sft (East Facing)

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)

4 BHK

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



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



Unit 2	
Carpet 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.

4 BHK

with Separate Staff Room & Lobby

3830 Sft (West Facing)



Unit 5	
Carpet Area	2448 Sft.
Outer Wall Area	165 Sft.
Balcony Area	356 Sft.
Common Area	861 Sft.
Saleable Area	3830 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)TYPICAL FLOOR PLAN
CLARA

04

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

03

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

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

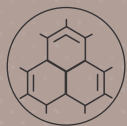
with Separate Staff Room & Lobby

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 STRUCUTRE

- 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, Ghrohe 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 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 : 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, Ghrohe 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 Dish - Washer, 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 a 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 a 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.



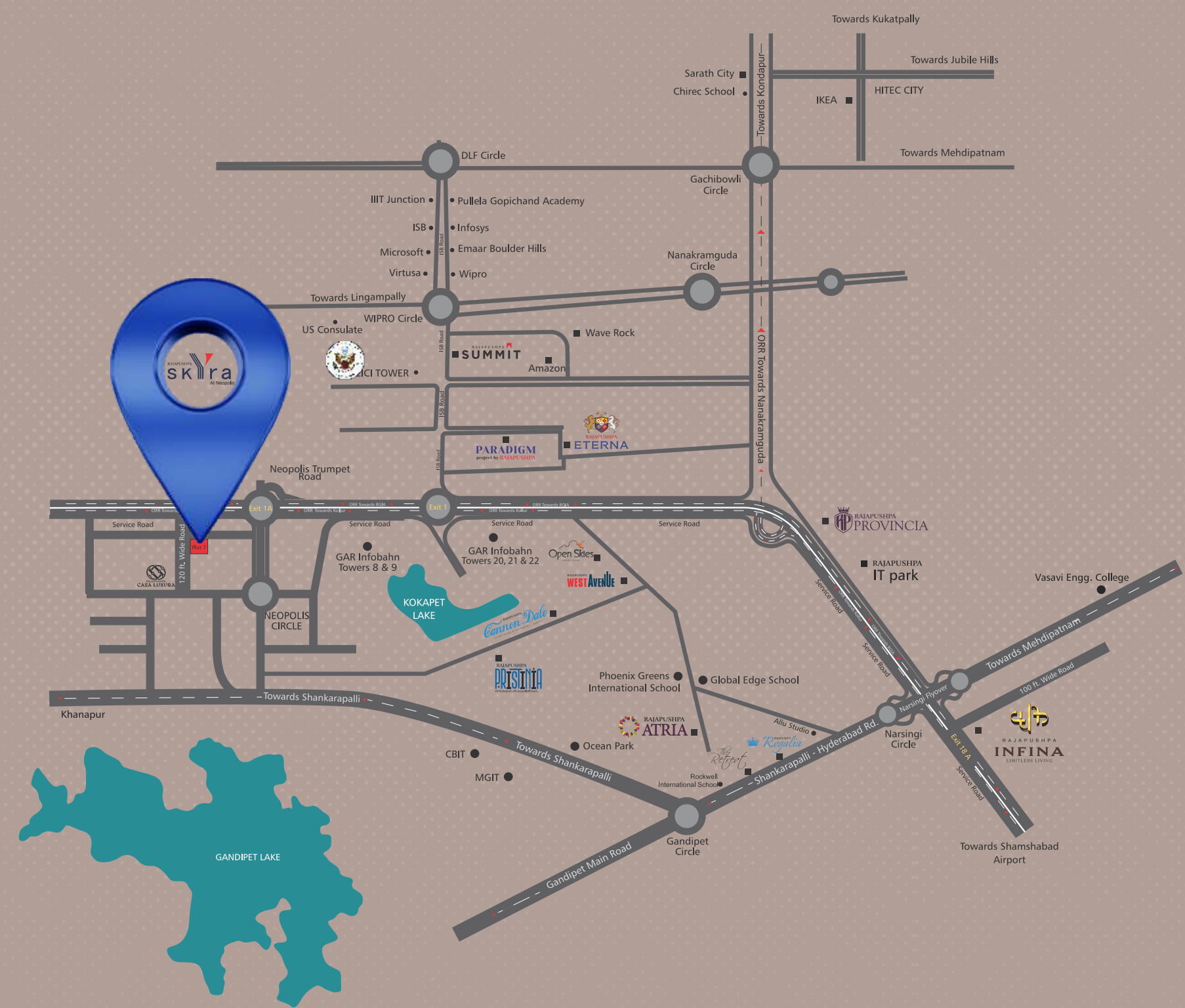
MEP PROVISIONS & AMENITIES (SITE / COMMON AREAS)

- 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 is spread across the basements
- PARKING MANAGEMENT : The Entire parking is well designed to suit the number of car parks provided Parking signage and equipment 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.

LOCATION MAP



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, Gandipet	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, Cyberabad	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
AIG 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

