



A STEP ABOVE LUXURY. A LIFE BEYOND EXCLUSIVE.



RAJAPUSHPA
ETERNA
FINANCIAL DIST. GACHIBOWLI

RERA Regn. No.: P02400000015

A project by



RAJAPUSHPA
PROPERTIES PVT. LTD

Shaping Innovations



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ETERNA
FINANCIAL DIST. GACHIBOWLI



UNIQUE



REGAL



DEVOTION



OPTIMIST



JOY



WORLDLY



AUTHORITY

You have worked very hard to distinguish yourself from the crowd. The world knows you as an optimist who has never learnt to give up in the most vulnerable situations. Your devotion to your work and family does not supersede each other. You travel the world; you have seen success in its eye. But nothing gives you more joy than seeing your loved ones enjoy the fruits of your hard work and success. You are a role model to many. You are worldly wise and know what your money can buy and hence want the best, without a compromise. You use your knowledge and authority to realize your dreams. You are unique. And so should be your home as regal as you. Eterna is a premium address that is a natural embodiment of your personality that deserves nothing less than a lifestyle as premium as it gets here.





EVERY CONVENIENCE, WITHIN YOUR COMFORT ZONE.

Eterna is an exclusive 3 & 4 BHK community at Gachibowli, in the heart of the financial district. This 4.6 acre paradise has 70% open space and is a well laid out commune surrounded by low density population and amidst all social fabric.

Coming home is a different feeling every day. The excitement lives on.

4.6 acres | 3 Blocks

G + 14 Floors | 290 flats

Sizes: 2360 sft to 4340 sft







A LUXURY OF SPACE, INSIDE AND OUT.

Unlike any other community, Rajapushpa Eterna is a beautiful accord of pride and luxury. These 290 exclusive 3 & 4 BHK made to fit luxury apartments are a perfect amalgamation of form and function. Each square inch is built keeping in mind your ardor for aesthetics. So if you have the eminence of being among the crème de le crème of the society, then Eterna is the home for you.

Welcome to the upper echelons of society. The world shall wait.





GRANDEUR THAT IS A MANIFESTATION OF YOUR PERSONA

A space that let's your privacy be un-invaded. A clutter-free community that insulates you from the outside chaotic world. Eterna, an enchanting world of comfort, convenience and luxury built for a select few. A home that reflects you.





MOVE YOUR LIFE FROM MUNDANE TO MAGICAL

- 70% open spaces with engaging landscape area
- Aesthetically designed entrance lounges
- Grand water body feature at the entrance
- Outdoor fitness station
- Gracefully designed walking track
- Theme based flower track - designed by Terra Firma
- More natural earth retained to allocate high avenue plantation
- Play areas for children
- Yoga space, seating areas for elderly
- High ceiling provided in Tiara Block measuring 11'2"



ENTRY
BAMPUSEIP'S
UNIVERSITY



ALLURING ELEVATIONS, TRANQUILITY PERSONIFIED.

The elevations are imposing and every design element imbibes into it all the practical and functional aspects of comfortable and convenient living. This visual wonder, is surely going to become a landmark address of the future.

At Eterna, you will be welcomed by beautifully manicured green spaces and the meticulously laid out amenities that exemplify your zest to live a holistic life.





LANDSCAPES...THE GREEN, THE BLUE AND EVERY OTHER HUE

Each window promises a brilliant view. Step out of your private heaven and still the beauty of Eterna will not cease to surprise you with its meticulously planned flora and fauna, that will keep you enchanted for a lifetime. Coming home each day will no more be a boring regimen.



ELAN

TIARA

PANACHE

CLUB HOUSE

SWIMMING POOL

STAIRCASE

8
2680 Sft.
E

6
2360 Sft.
E

4
2360 Sft.
E

2
2680 Sft.
E

4
4300 Sft.
E

2
4340 Sft.
E

8
2680 Sft.
E

6
2360 Sft.
E

4
2360 Sft.
E

7
2680 Sft.
W

5
2360 Sft.
W

3
2360 Sft.
W

1
2680 Sft.
W

3
4300 Sft.
W

1
4340 Sft.
W

7
2680 Sft.
W

5
2360 Sft.
W

3
2360 Sft.
W

MAID ROOM

MAID ROOM

MAID ROOM

MAID ROOM



LEGEND

- | | |
|--------------------------------------|---|
| 1. ENTRY | 14. BASKET BALL PRACTICE COURT |
| 2. EXIT | 15. GRASS PAVERS |
| 3. SECURITY | 16. OPEN GYM |
| 4. WATER BODY WITH SIGNATURE SIGNAGE | 17. TERRACE PARTY LAWN |
| 5. VENDOR PARKING | 18. PARTY LAWN |
| 6. ENTRY PAD / PLAZA | 19. DECK WITH TENSILE ROOF |
| 7. BASEMENT ENTRY / EXIT | 20. STEP OUT DECK |
| 8. DRIVE WAY | 21. TREE COURT |
| 9. PERGOLA / PAVILION | 22. ALFRESCO DINING |
| 10. PLAY AREA | 23. SERVICES |
| 11. LAWN | 24. GRAVEL SURFACE WITH ORNAMENTAL URNS |
| 12. PLAZA WITH SEATING | 25. TERRACE SWIMMING POOL |
| 13. YOGA DECK | |

ELAN TYPICAL FLOOR PLAN



TIARA TYPICAL FLOOR PLAN



East - 4340 Sft.

West - 4340 Sft.



East - 4300 Sft.

West - 4300 Sft.

PANACHE BLOCK TYPICAL FLOOR PLAN

East - 2680 Sft.

East - 2360 Sft.

East - 2360 Sft.

East - 2680 Sft.

West - 2680 Sft.

West - 2360 Sft.

West - 2360 Sft.

West - 2680 Sft.





ELAN BLOCK - AREA STATEMENT (in SFT)



Flat No.	Carpet Area	External Walls Area	Balconies & Utility Area	Common Area	Saleable Area	Facing
1	1712	115	326	527	2680	West
2	1714	117	321	528	2680	East
3	1630	112	155	463	2360	West
4	1624	112	160	464	2360	East
5	1630	112	155	463	2360	West
6	1624	112	160	464	2360	East
7	1755	115	283	527	2680	West
8	1755	115	283	527	2680	East

TIARA BLOCK - AREA STATEMENT (in SFT)

Flat No.	Carpet Area	External Walls Area	Balconies & Utility Area	Common Area	Saleable Area	Facing
1	2826	198	490	826	4340	West
2	2826	198	490	826	4340	East
3	2899	198	385	818	4300	West
4	2899	198	385	818	4300	East

PANACHE BLOCK - AREA STATEMENT (in SFT)

Flat No.	Carpet Area	External Walls Area	Balconies & Utility Area	Common Area	Saleable Area	Facing
1	1712	115	326	527	2680	West
2	1712	115	326	527	2680	East
3	1630	112	155	463	2360	West
4	1624	112	160	464	2360	East
5	1630	112	155	463	2360	West
6	1624	112	160	464	2360	East
7	1755	115	283	527	2680	West
8	1755	115	283	527	2680	East





INTERIORS, THE OPULENT INSIDE

Presenting a whole new level in luxury living. So exclusive in style and meticulous in design, they are destined to accentuate the living experience and compliment your flamboyant lifestyle.

A home that is as warm and inviting as a mother's lap. The feel of luxury is very much visible in the space, design and each and every minute detail that will make you feel absolutely private yet accessible to life. The aesthetics will complement all your discerning lifestyle requirements and also not compromise on the convenience factor. Opulence, a bare necessity of life today.







CAPTIVATING VIEWS

Each window has a view. Each storey has a story. The world outside just seems to merge with yours and makes you feel ecstatic.

Stunning kaleidoscopic view of the world outside. Views that ignite the imagination. Views that calm the soul.





Club



WATERLORD
RESIDENCES



WHY CHOOSE ? HAVE ALL.

A 31,500 Sft. G + 4 clubhouse bejeweled with a plethora of lifestyle amenities such as

- Banquet hall
- Preview theatre
- Indoor Badminton court
- Squash court
- Billiards table
- Table tennis and various table games
- SPA & saloon
- Guest rooms
- Terrace swimming pool with attached party lawn
- Coffee shop
- Grocery
- Crèche, business lounge & conference room
- Gym and aerobics room





Club



RA

ETERNA



SPECIFICATIONS

METICULOUS
YET PRACTICAL
MAKES LIVING
A PLEASURE



STRUCTURE

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

Super Structure: 8" thick solid block work for external walls & 4" & 6" thick solid block work for internal walls

FLOORING

Living, Dining, All Bedrooms & Kitchen :
800 X 800mm size Vitrified tiles of best brand

Master Bedroom:
Laminated wooden flooring

All Balconies:
Anti-skid ceramic tiles of best brand

Bathrooms:
Acid resistant, Anti Skid Ceramic Tiles of best brand

Corridors:
600x600mm size Vitrified tiles of the best brand

Staircase: Natural stone

WALL FINISHES

Internal Walls: Smooth plastered surface treated with putty and painted with premium emulsion

External Walls: Smooth finished sand faced cement plaster and painted with exterior emulsion paint

DOORS

Main Door:
Engineered wood frame & Veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware

Internal Doors:
Engineered wood frame & Veneered flush shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware

Toilets, Utility & Store Room Doors:
Engineered wood frame & aesthetically designed laminated flush shutter fixed with reputed make hardware

French Doors:
UPVC door frames with float glass paneled sliding shutters with provision for mosquito mesh track (Mosquito mesh & fixing will be at extra cost)

Windows:
UPVC window system with float glass with provision for mosquito mesh track & grills

(Mosquito mesh and MS safety grill with enamel paint finish will be provided at extra cost)

TILE CLADDING

Bathrooms:
Glazed / Matt finish Ceramic tiles dado up to 7'-0" height of best brand

Utility Area:
Ceramic tile dado up-to sill height of the best brand

KITCHEN

- Provisions for fixing of platform, sink, spouts, RO system, exhaust fan and chimney (Granite platform, Dado tiles, Sink and tap/CP fittings will be at the cost of customer)
- Separate Municipal water tap provision will be given near sink in kitchen

UTILITY/WASH AREA

Provision for washing machine & wet area for washing utensils etc.,

BATHROOMS

- Premium quality ceramic wash basins of best brand
- Premium quality wall mounted EWC with concealed flush tank of best brand
- Premium quality C. P. fittings of best brand
- Provision for geysers in all bathrooms

ELECTRICAL

- Concealed copper wiring of reputed make
- Power outlets for air conditioners in living and all bedrooms
- Power plug for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine in utility area
- '3 Phase' power supply in each unit (with prepaid energy reading meters)
- 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 neighborhood

Cable TV

Provision for cable TV connection in living room and all bedrooms

Internet

Provision for internet connections in living room and master bedroom

LPG

Centralized gas supply to all individual flats with Pre-paid gas meters

GENERATOR

100 % D.G backup with Acoustic enclosure

PARKING MANAGEMENT

All car parking slots and driveways are designed by Traffic Consultants

SECURITY/BMS

- Sophisticated round-the-clock security system
- Solar fencing for boundary wall
- Boom barriers for efficient traffic management
- Surveillance cameras at the main security and entrance of each block

FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at entrance lobbies shall be provided for physically challenged

LIFTS

- High speed automatic elevators with V3F for energy efficiency with Entrance fascia finished with granite / marble / tile cladding
- One service lift with V3F for energy efficiency for each tower, entrance fascia with granite / marble / tile cladding

WTP & STP

- Fully treated water will be made available through an exclusive water softening plant
- Hydro-pneumatic system for even pressure water supply at all floors
- Sewage treatment plant of adequate capacity, treated sewage water will be used for the landscaping and flushing purpose

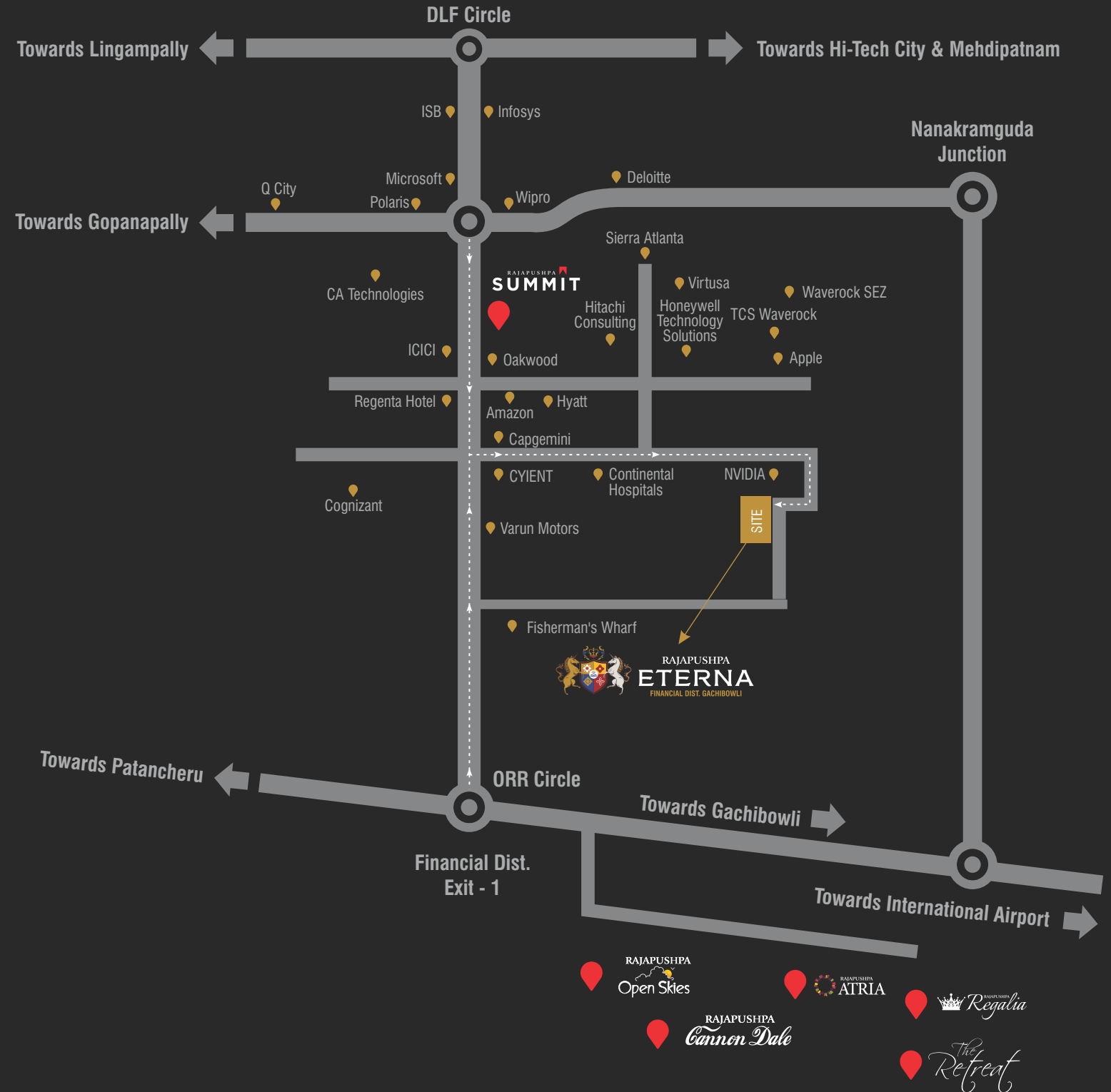
GARBAGE CHUTE

For all 3 blocks

LOCATION MAP

(Not to scale)

An iconic address in a future perfect neighborhood with proximity to social infrastructure.





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A project by



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