

LIVE
@
ELEVATE

ULTRA-LUXE VILLAS AT SHAMSHABAD

RERA NO: P02400004595

LIVE LIFE ELEVATED

A PROUD OFFERING FROM  **Jira**TM
JOIN THE REVOLUTION

WHERE LIVING IS ASPIRATIONAL
ABOVE THE LUXURY

ELEVATE

TO A DISTINGUISHED ADDRESS!



ELEVATE YOURSELF BEYOND THE LUXURY

Leave the Luxury for the Opulence. Take to the rarefied ambience of regal lifestyle at IRA ELEVATE. Feel pampered in extravagantly built spaces that match the verdant outdoors. Located on periphery of RGI Airport, share an elevated address with a distinguished community. When proximity to city and the abundance of Nature blend together, we call it IRA ELEVATE.

A
GATED COMMUNITY
WITH AN AIRPORT
IN BACKYARD!

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1000 Facets
of Living!

100 Ultra-Luxe
Villas!

10 Mins From
ORR

1 & Only
Community

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LOVE THE EXCLUSIVITY OF IT.



EAST FACING VILLAS



WEST FACING VILLAS



EAST OR WEST, CONNECT WITH ELEVATED LIVING

The layout of 100 opulent villas are perfectly aligned with only east and west facing villas. Keep an appointment with sunrises and sunsets that drench your homes with sunshine and vitality. Outdoors vie for your attention while you are indoors and elements caress you at every nook and corner of villas. Not just family, your home is address to elements.



ELEVATE TO AN OPULENT EXPERIENCE

No amount of luxury compensates the lack of spaces. Brought to you by Hyderabad's fast rising Reality Group, IRA ELEVATE raises the bar in merging extravagantly built spaces with green outdoors. Hi-end brand appointments at every step will take your breath away while the design facilitates a charming symphony of indoors and outdoors.



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WEST FACING NIGHT STREET VIEW



EAST FACING NIGHT STREET VIEW





ELEVATE TO A MAGNIFICENT SHOW OF SPACES

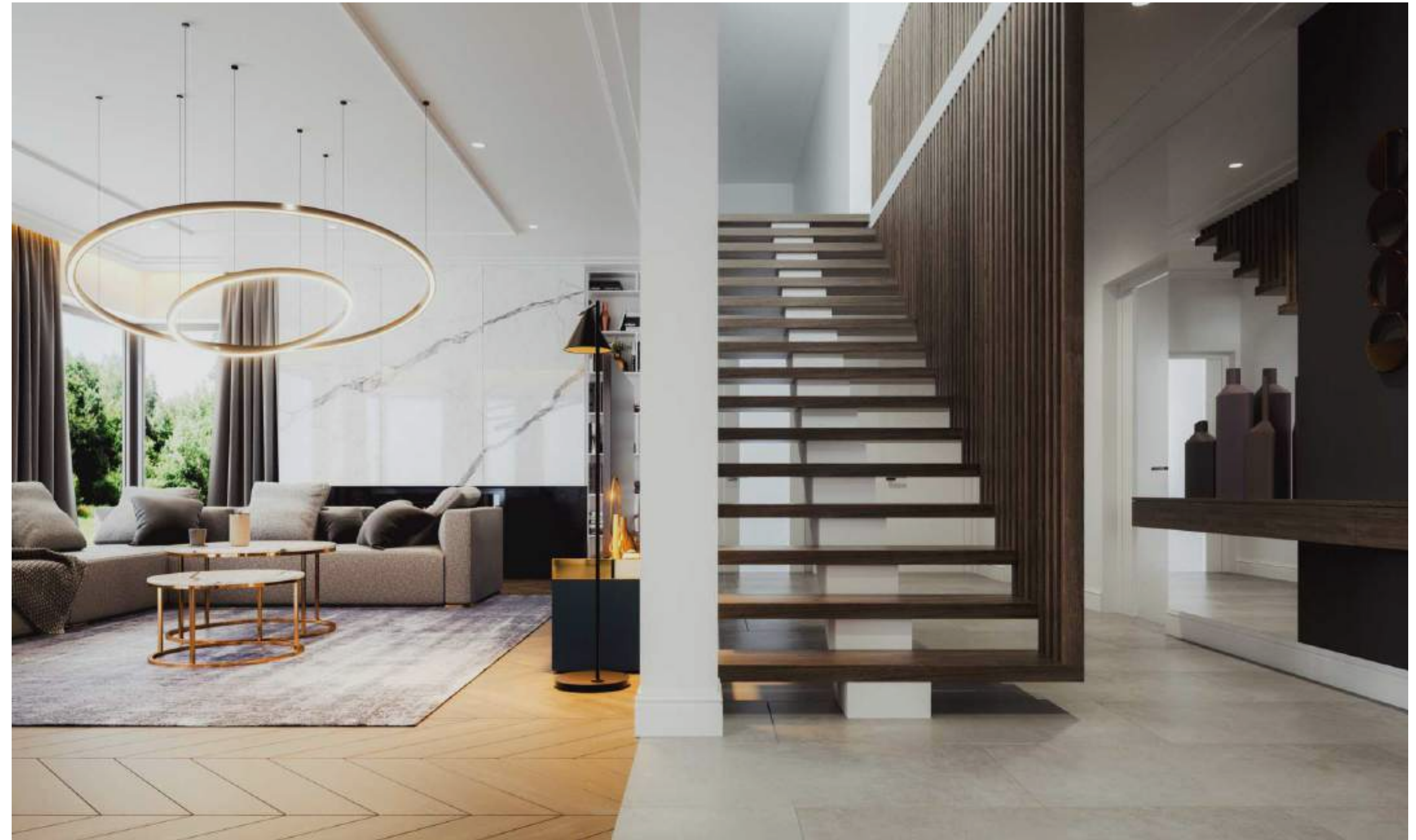
VILLA HIGHLIGHTS

- 100 East & West facing Villas
- 4-BHK Luxury Triplex villas
- Stylish facades
- Each Villa 498 Sq yds
- 6105 Sft to 6125 Sft areas
- Vaastu compliant
- Superior fittings & fixtures
- Large balconies, sit-outs & terrace
- 24-hr Water supply
- Outdoor Courtyard.
- Kitchen with Segregated Dry and Wet Spaces.
- Internal Elevator Provision.
- Landscape Treated Setback.
- Home Office Space.
- Luxurious Dresser Suite for all Bedrooms.
- Luxury and Spacious Toilets.
- Spacious Bedrooms with extended Balcony.
- Roof Top Terrace.
- Modern Home theatre

Upgrade your lifestyle to royalty. The 19 acre layout unfolds an extravaganza with every detail highlighted in duplex and triplex villas. The spaces built in generously proportioned plots display rich interiors, as a courtyard and sun-kissed balconies host countless memories. Breathtakingly large living spaces and Home Theatre are ideal for family gatherings.



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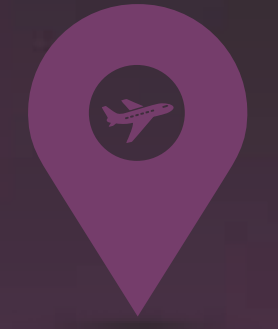




ELEVATE YOURSELF TO A GLOBAL CITIZEN

Time is the key for a frequent flyer like you. While others spend half a day, you can reach the airport in your backyard in 5 minutes. Such a convenience is ultimate luxury IRA Elevate offers to achievers in life. You are at home anywhere in the world with a villa at IRA ELEVATE.

5
MINS FROM
RGI AIRPORT



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PROJECT HIGHLIGHTS

- 19 Acre Gated Villa Community
- 100 Premium Luxury Villas
- Each Villa 498 Sq.Yd
- Majestic Entrance gate
- All round compound walls
- 40' & 30' Wide Internal and Capillary Road Networks
- 100% Power back up
- Underground cabling
- Parking space for 2 cars
- Rain water harvesting
- Sewage treatment plant
- Beautifully Manicured Landscapes.
- 24x7 Security with CC Cameras & Intercom
- Professional property management



ELEVATE TO AN ADDRESS LIKE NO OTHER

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WEST FACING DAY STREET VIEW



EAST FACING DAY STREET VIEW

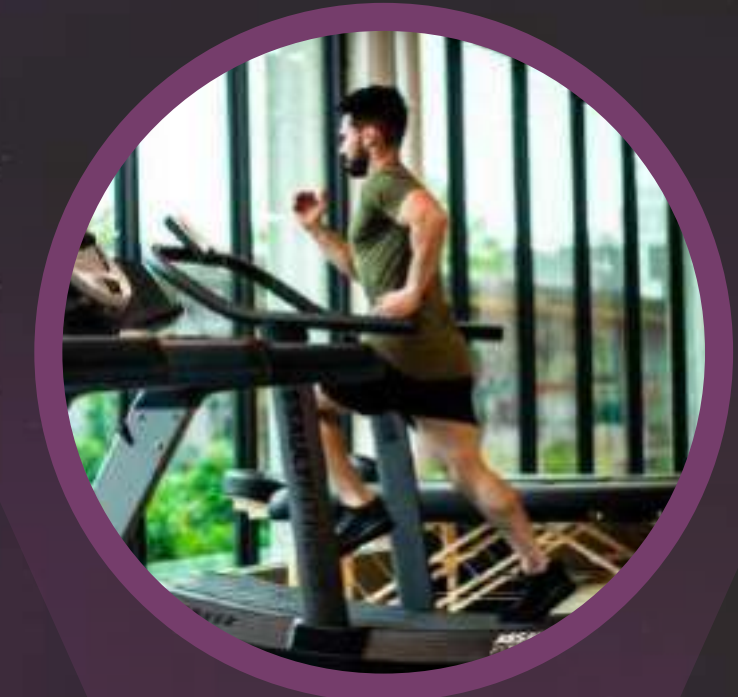




ELEVATE LEISURE TO A HOLIDAY GETAWAY

CLUBHOUSE

- Swimming Pool
- Community Hall
- Grand Entrance Lobby
- Gymnasium
- Guest Suite
- Onsite Clinic and Pharmacy
- Coffee Lounge
- Meditation/Yoga
- Aerobics
- Salon and Spa
- Resto Bar
- Restaurant
- Banquet Hall
- Multipurpose Hall
- Party Terrace



An exclusive clubhouse offers features that appeal to body, mind and soul. Reinvent yourself with a regimen of fitness, sensory indulgences and vibrant social life. Excitement awaits as you connect with residents over an indoor or outdoor game, unwind at swimming pool and party hard to lead a cheerful life. Attend parties that are held frequently, meet friends in cafeteria and the time never seems to be enough for you.

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ELEVATE LIFE INSIDE OUT

OUTDOOR & INDOOR

- Cricket Practice Net
- Grand Entrance Gate
- Kids Play Area
- Jogging and Walking Trail
- Basketball Court
- Manicured Waterscape and Landscape
- Tree-line Avenue
- 40 Ft wide Entrance Road
- Exclusive Visitors car parking for 50 cars approx.
- Table Tennis *
- Pool Games
- Chess



The pleasure is all yours when the whole terrain come integrated to entertain you. Step into outdoor activity zones for games, physical fitness, and to have a chat with neighbours. Go for Barbeque outings with family, pursue daily walk - the outdoors are designed to thrill you. Be a fan cheering a basketball game, or greet the birds, your environment comes alive at every step.

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LEGEND

01. Entry / Exit W/ Security Cabin & Arch
02. 6 M Wide Driveway
03. Pedestrian Pathway
04. Outdoor Gym
05. Skating Rink
06. Mini Golf Putting
07. Kid's Pool
08. Main Pool
09. Pool Deck W / Shade Structure
10. Event Lawn W / Water Feature
11. Club House Arrival Plaza
12. Viewing Platform W /shade Structure
13. Barbeque Zone
14. Multi Purpose Lawn
15. Children's Play Area
16. Play Lawn
17. Toddler's Play Area
18. Feature Wall W / Water Feature
19. Cricket Practice Net
20. Seating Gallery
21. Basketball Court
22. Butterfly Garden
23. Picnicking Lawn
24. Meet & Greet Space

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SITE LAYOUT



01

TYPE

SIZE: 52' X 85'

EAST FACING VILLA

Plot Area: 497.5 Sq.Yds.

No of Floors	: G+2
Ground Floor	: 2401.02 SFT
First Floor	: 2039.46 SFT
Second Floor	: 1684.94 SFT
Total Area	: 6125.42 SFT

Villas Nos:
1 to 18, 38 to 58 and 78 to 94

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

02 TYPE

SIZE: 52' X 85'

WEST FACING VILLA

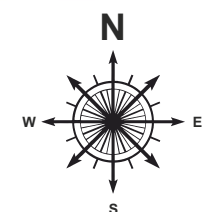
Plot Area: 497.5 Sq.Yds.

No of Floors	: G+2
Ground Floor	: 2391.87 SFT
First Floor	: 2028.85 SFT
Second Floor	: 1684.84 SFT
Total Area	: 6105.29 SFT

Villas Nos:
19 to 37, 59 to 77 and 95 to 100



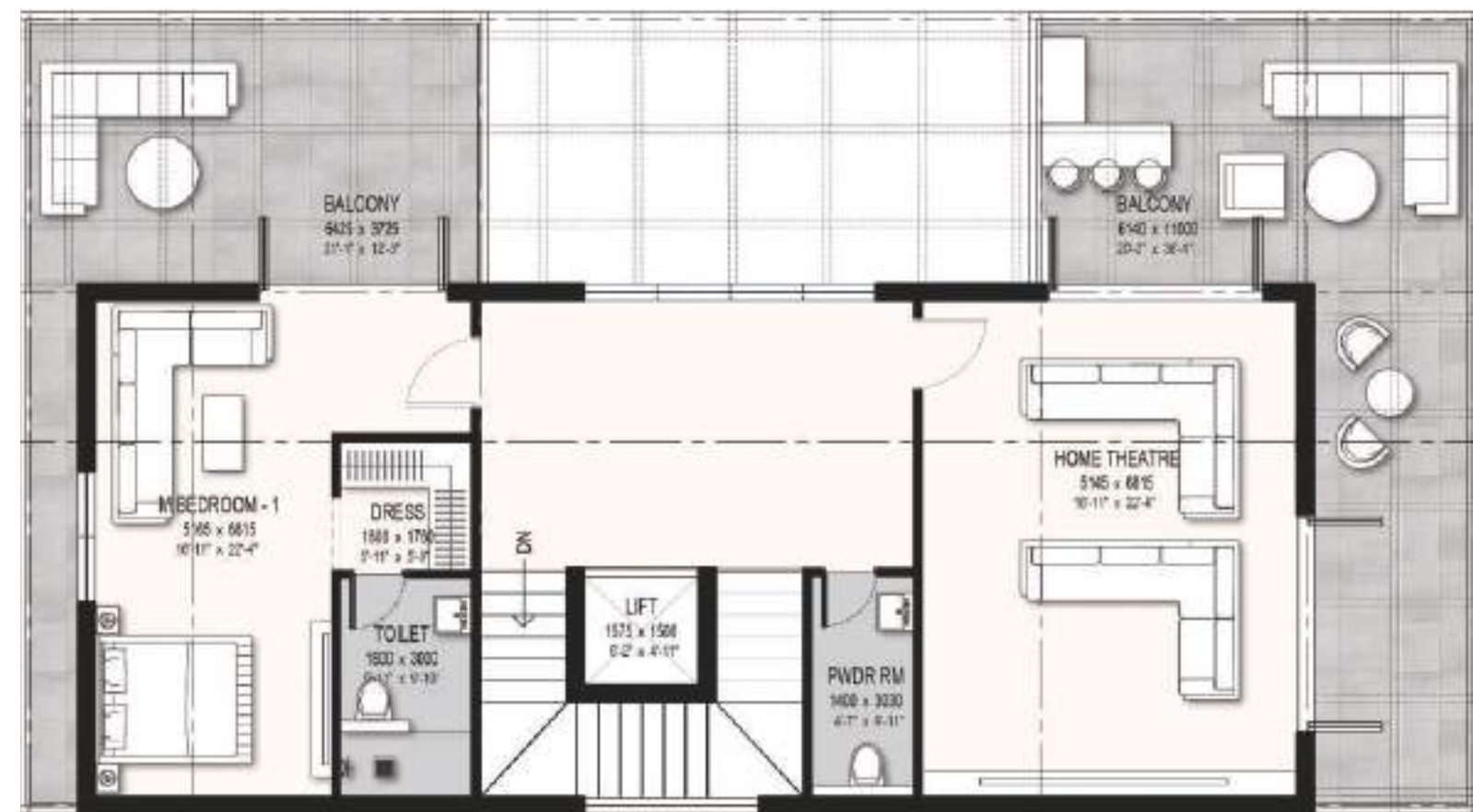
ROAD



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SPECIFICATIONS

STRUCTURE

FRAMED STRUCTURE

RCC framed structure to withstand wind and seismic loads

SUPER STRUCTURE

9-Inch thick wall with red/Fly ash bricks for external walls and 4 1/2- inch thick wall with red/Fly ash/cement bricks for internal walls

PLASTERING

INTERNAL

Sand faced cement plastering

EXTERNAL

Sand faced cement plastering

DOORS

MAIN DOOR

8-Feet height Teak wood door frame and veneered shutters with reputed hardware fittings finished with melamine finish

INTERNAL DOORS

8-Feet height Teak/Hard wood frame and veneered shutters with reputed hardware fittings finished with melamine finish

FRENCH DOORS

High end imported aluminum sections(Schuco or equivalent) for frames and shutters with clear glass of reputed make

WINDOWS

High end imported aluminum sections(Schuco or equivalent) for frames and shutters with clear glass of reputed make



PAINTING/CLADDING/FLOORING

EXTERNAL

Textured finish with top two coats of exterior emulsion

INTERNAL

Smooth putty finish with 2 coats of premium Acrylic emulsion paint of reputed make over a coat of primer

FLOORING & DADO

Drawing, living, dining, kitchen, bedrooms and foyer areas with Italian marble flooring of reputed make. Bathrooms with premium vitrified tiles on walls and floor. Wooden flooring for master bedroom, children bedroom and Home Theater

STAIRCASE

Granite/Italian marble flooring

KITCHEN

Provision for Municipal/Softener water
Provision for fixing of water purifier and chimney
Provision for modular kitchen

UTILITIES/WASH AREA

Dish washer and washing machine provision in the Utility area

BATHROOMS

Vanity type washbasin with countertop
EWC with concealed flush tank of Ville Roy and Boch/equivalent make of international standard

ELECTRICAL

Concealed copper wiring of Finolex/equivalent
Power outlets for air-conditioners in all rooms
Power plug for cooking range chimney, refrigerator,



INTERNET

Internet provision in each villa

LIFTS

Provision for lift

WTP & STP

Domestic water made available through an exclusive water softening plant with water meters for each unit(Not RO Plant)

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

GENERATOR

100% DG back up throughout the villa

SECURITY

Sophisticated round-the-clock security/surveillance system. CC cameras in identified common areas and clubhouse with monitoring and recording from Security and Maintenance office

CENTRALIZED WATER SUPPLY

Centralized underground sump will be provided for entire community. Water shall be supplied to individual villas by means of hydro-pneumatic pump

MAIN LANDSCAPING WORK

Beautifully designed landscaping with exclusive footpath, Activity areas, lighting, children play area etc., are provided for the community.

microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in Utility area. Plug points for TV and audio systems etc.

3-Phase supply for each unit and individual meter boards

Miniature Circuit Breakers(MCB) for each distribution board of reputed make elegant designer modular electrical switches of Legrand/equivalent quality

COMMUNICATION SYSTEM

INTERCOM

Intercom facility to all the units connecting the Security

CABLE TV

Provision for cable connection in Home Theatre (AV Room) living room and master bedroom

ELEVATE YOUR HOME TO THE FUTURE

Shop conveniently at Shamshabad at 10 minutes distance for groceries and fine dining. A wide network of highways like Outer Ring Road, Sri Sailam Road, Bengaluru Highway, proposed Metro Rail will take you to places like Financial District, Gachibowli, Adibatla SEZ and Muchintal Statue of Equality in a breeze. Frankly, you are well connected and at the same time enjoy a countryside ambience at IRA ELEVATE.



PROPOSED
METRO TO
RGI
AIRPORT

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EDUCATIONAL INSTITUTIONS



- GMR Chinmaya Vidyalaya - 2 Mins
- GMR School of Business - 8 Mins
- Vidya Niketan - 15 Mins
- TISS University - 25 Mins

CONNECTIVITY



- Rajiv Gandhi Intl. Airport - 5 Mins
- Srisailem Highway - 5 Mins
- Outer Ring Road - 10 Mins
- Tukkuguda - 15 Mins
- Mehdipatnam - 25 Mins
- Adibatla - 25 Mins
- Kokapet - 30 Mins
- HITEC City - 35 Mins

HOSPITALS



- Trident Hospital - 12 Mins
- Apollo Medical Centre - 8 Mins
- Indira Hospital - 13 Mins

ELEVATE TO A HOME THAT'S WELL CONNECTED



LOCATION MAP
NOT TO SCALE



SCAN THE QR CODE
TO GET DIRECTIONS TO IRA ELEVATE





MAKING TRUST A MUST

PROMOTERS



IRA Realty Tech Pvt. Ltd.
4-49/2, Besides Anvaya Conventions Road
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Ph: +91 9121 777 777 | Email: info@irarealty.in | www.irarealty.in



RERA NO: P02400004595

ARCHITECTS



Plot No: 15, 8-3, 684/3-15, Lane Number 3
Sri Nagar Colony, LIC Colony, Hyderabad - 500 073

Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

