

ASPIRE HIGH

Life is Better... Higher!



Fulfill your wishes, dream big...*Aspire High*

Because nothing else matters...*Aspire High*

Spread your wings and fly...*Aspire High*

Empower your life...*Aspire High*

Find the language of heart and soul ...*Aspire High*

Seize the day, reach the skies...*Aspire High*

Try it, Success is simply yours...*Aspire High*



where aspirations are met...

LUXURY LIVING AT KOLLUR
RERA NO: P01100002880

FULFILL YOUR ASPIRATIONS!

Aesthetic Homes at Kollur



What distinguishes you from the ordinary is your aspiration for better living. We at IRA understand your passion for that distinction, the same reflecting in **IRA Aspiration**. You're welcome to live the difference and explore what is possible in life.

 **ira** **ASPIRATION**
JOIN THE REVOLUTION



ASPIRE TO A BEAUTIFUL LIFE!

It awaits you...



8 Acres
Gated
Community

5 Towers
Each G+9
Floors

Life is more than wonderful when you wake up in a home that you love, a home that takes care of all your little needs. At IRA Aspiration you will find a multi-faceted home meant for a new era. Choose to live in home that cater to every whim and fancy of yours. Explore an integrated environment that lets you connect with inner emotions. Wake up to the comfort and be ready to conquer the world.

ira ASPIRATION
JOIN THE REVOLUTION



ASPIRE FOR MORE!

Not just four walls and a roof...



748 | **Luxury**
2 & 3 BHK
Apartments

2 | **Level**
Car
Parking

Good living is a beautiful experience and at IRA Aspiration we wish to elevate that experience for you. With amazing outdoor, indoor amenities and a huge clubhouse, the experience of living a full life simply amplifies. IRA Aspiration lets you raise your living experience by quite a few notches.

ira ASPIRATION
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ASPIRE TO A HIGH-END ADDRESS!

Coz' location matters...



Located just off the ORR at Kollur, IRA Aspiration has the perfect address for you. The future belongs here as 90 million sft of IT Spaces under “Rise Infrastructure Hyderabad - Enhancing Livability” theme will be built by the Government to accommodate 5 lakh jobs in Kokapet corridor. That means you will be in the thick of action at all times. Kollur enjoys the silver lining as the hottest investment destination in Hyderabad today.

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Project Approvals | RERA: P01100002880
HMDA: 036703/SKP/1/UG/HMDA/19062020

PROJECT HIGHLIGHTS

- HMDA Approved luxury project
- 8 Acres, 5 Towers, Each G+9 Floors
- 748 Luxury 2 & 3 BHK Apartments
- 1295 Sft - 2195 Sft areas
- Vastu compliant
- No common walls
- Superior quality construction
- Exclusive clubhouse
- Grand entrance gate
- 24-hr Professional Security with CC Cameras
- 24-hr Water supply
- Parks & Play areas
- Lavish Designer landscaping
- 2-Level parking
- 100% DG Back up
- Fire fighting system
- Sewage treatment plant
- Futuristic location
- Reputed promoters

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ASPIRE BIG!

Because bigger is better...



1295 Sft
TO
2195 Sft

Areas

When you aspire, we know you aspire big that is why IRA Aspiration offers really large spacious floor plans to choose from. The 2 BHK & 3 BHK apartments spread over 1295 Sft to 2195 Sft respectively offer functional spaces that are generous, convenient and happily livable.

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MORE EXPERIENCE
PER EVERY
SQUARE FOOT

KITCHEN



BATHROOM



CHILDREN BEDROOM



BEDROOM



LIVING ROOM



MASTER BEDROOM

At IRA Aspiration, each home is designed for comfortable living right from the floor choices, branded fittings to the well thought out electrical points.

Interior images used here are for conceptual representation only.





ASPIRE TO A LIFESTYLE!

Discover a home worth living in...

OUTDOOR AMENITIES

- Children play area
- Grand Entrance Gate complex
- Entrance Landscape feature
- Half Basketball court
- Plaza with tree court
- Cricket practice net
- Amphi-theatre
- Senior citizens' seating
- Party lawns
- Seating for socializing



You know you have moved up in life as you enter the majestic gates to a sprawling lawn alongside a beautiful plaza with a water feature. Multiple outdoor games like cricket and basketball beckon you to scale up your health factor. Lush seating areas, kids play areas and an Amphi-theatre wrap up the outdoors at IRA Aspiration. It's time to live the life you had always wanted to.

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ASPIRE FOR FUN!

Clubhouse is where it all begins...

CLUBHOUSE AMENITIES

4-Levels & 31,000 Sft area

Double height Reception lobby

Swimming pool

Gymnasium

Indoor Games

Conference room

Party lawn

Guest suites

Yoga / Meditation

Supermarket

Multipurpose Hall



31,000 Sft
Clubhouse

It's got everything you've ever wanted... right from the pool to the pool table. Enjoy a multitude of activities and indulge in fun. We know fun has always been a part of your aspiration and we take it quite seriously. There's a supermarket and a business lounge too for added convenience.

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INDOOR GAMES ARENA

- Pool games
- Carroms & Chess
- Table Tennis
- Activity center for kids
- Badminton Courts

GUEST SUITE



TABLE GAMES



RECEPTION LOUNGE

POOL GAMES



CONFERENCE ROOM



SQUASH COURT



GYMNASIUM



TABLE TENNIS



MULTI-PURPOSE HALL



SITE LAYOUT

LEGEND

1. Grand Entrance Paving Court
2. Entrance Landscape feature
3. Party Lawn
4. Children Play Area
5. Plaza with Tree court
6. Cricket Practice Net
7. Seating Area
8. Basket Ball court
9. Lawn
10. Amphi-theatre
11. Seating Area



036703/SKP/1/UG/HMDA/19062020



RERA No: P01100002880

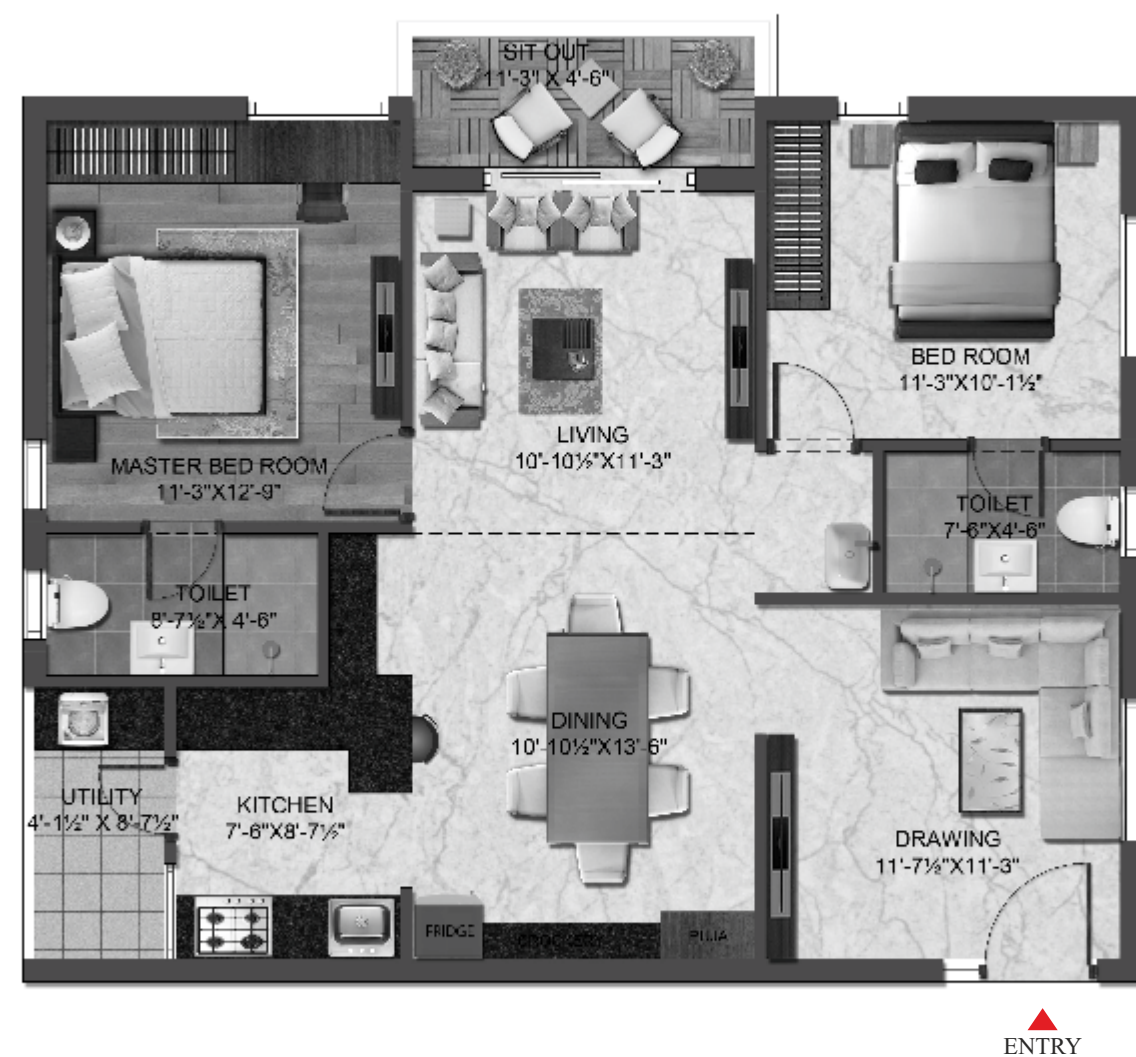
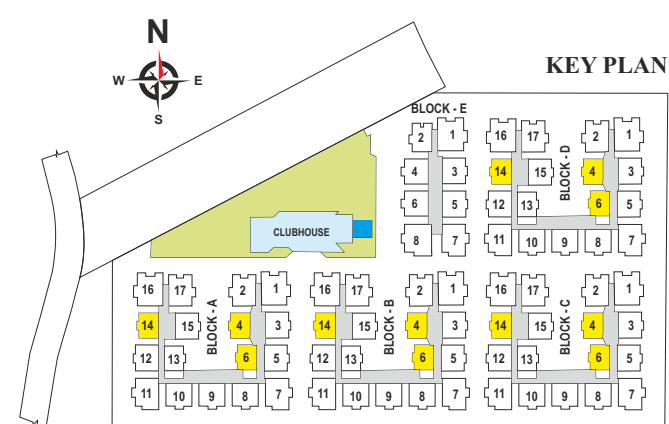


TYPE
01

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C & D
- FACING: EAST
- UNIT: 2 BHK
- AREA: 1295 SFT

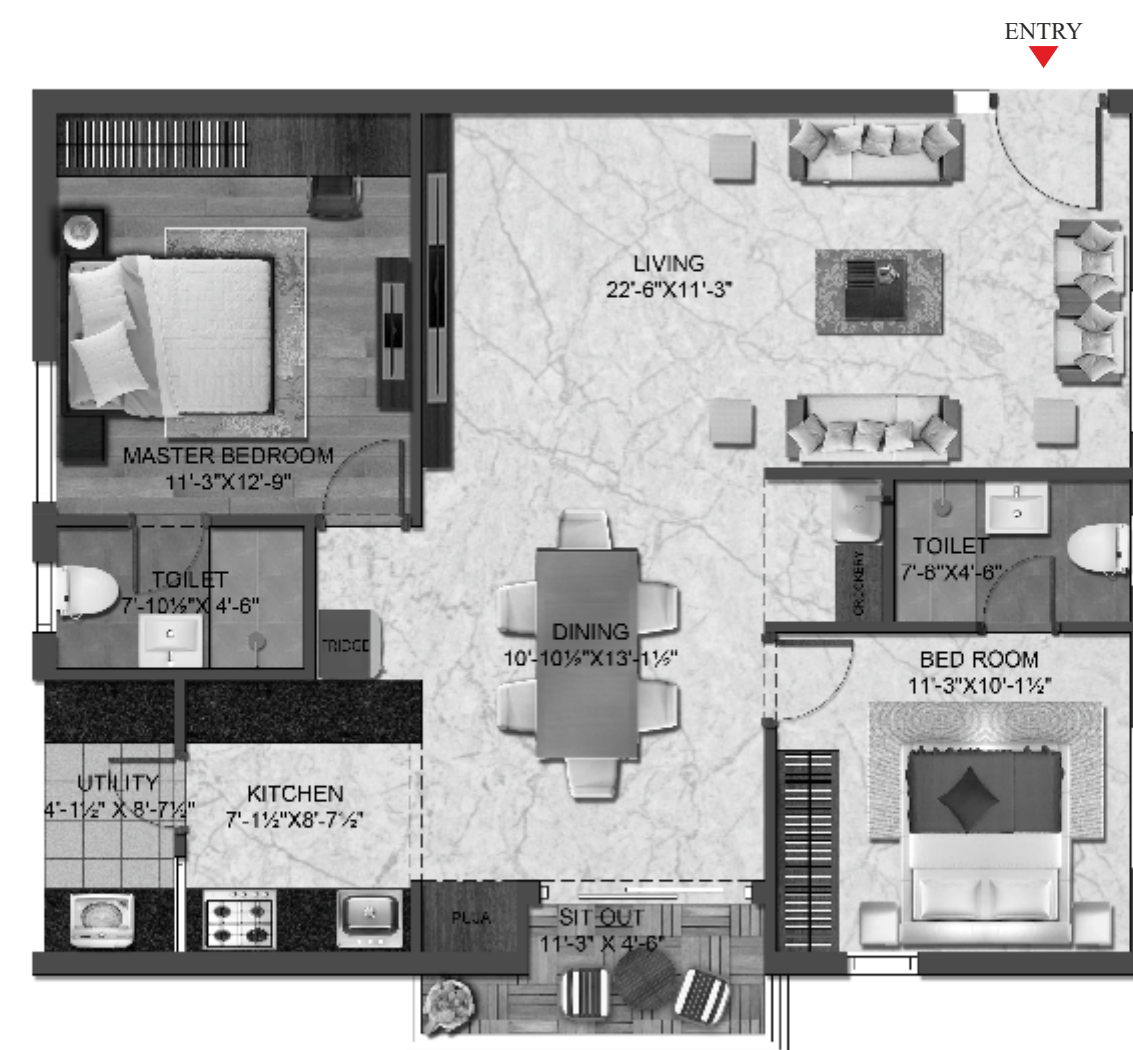
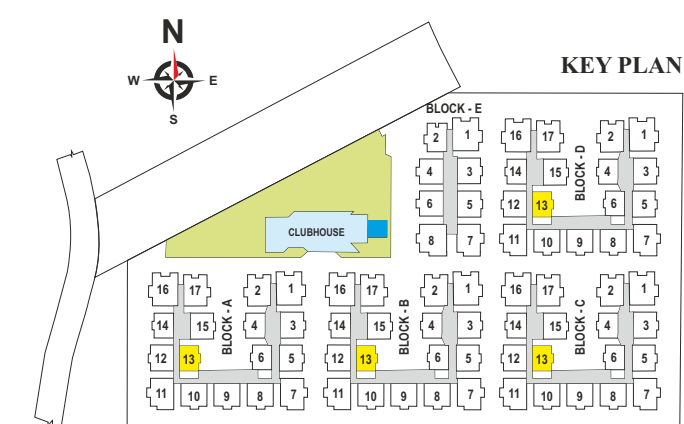


TYPE
02

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C & D
- FACING: WEST
- UNIT: 2 BHK
- AREA: 1295 SFT

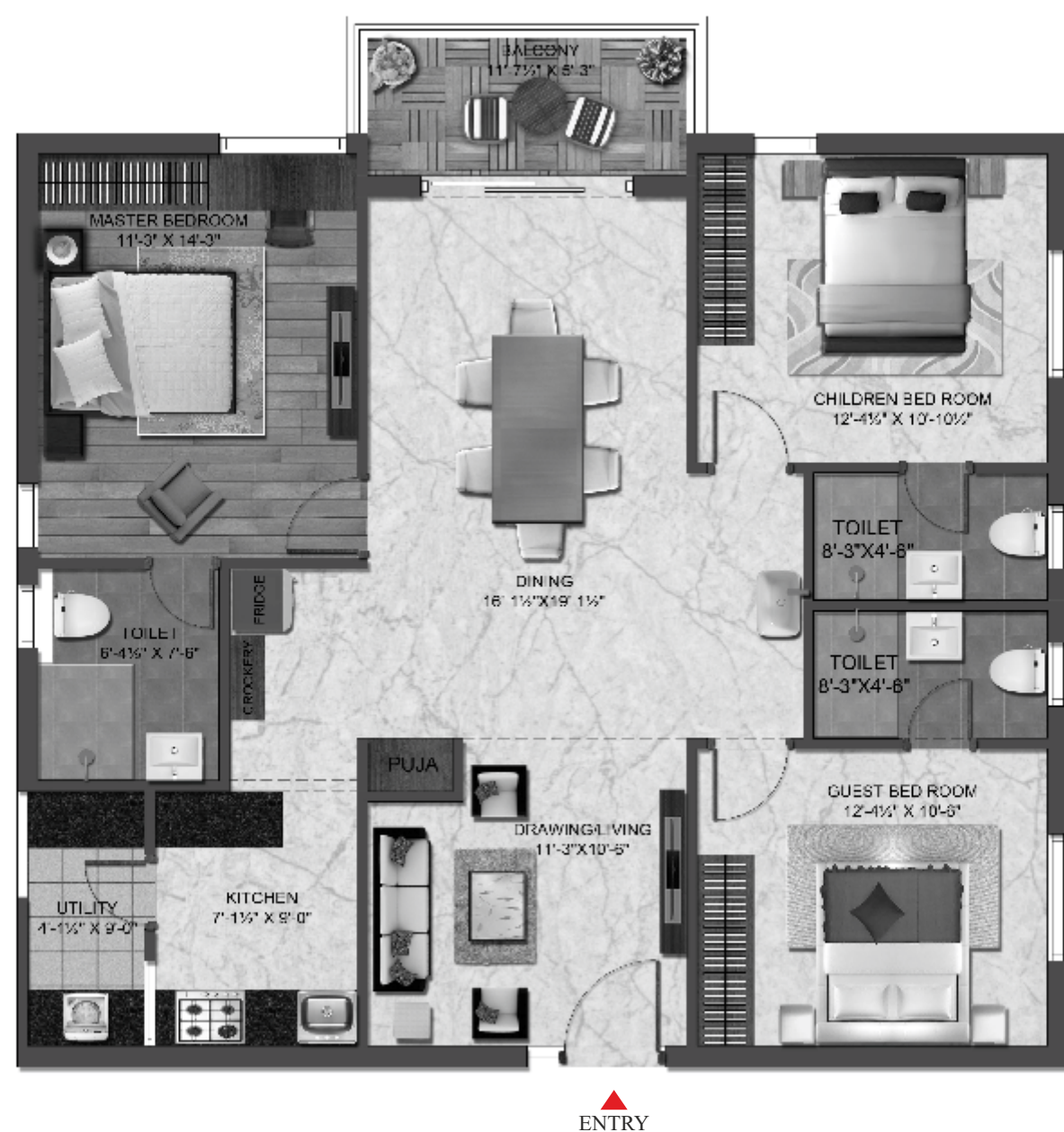
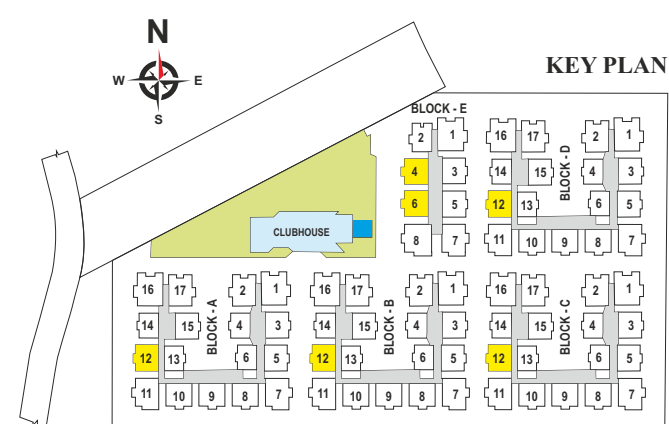


TYPE
03

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C, D & E
- FACING: EAST
- UNIT: 3 BHK
- AREA: 1595 SFT

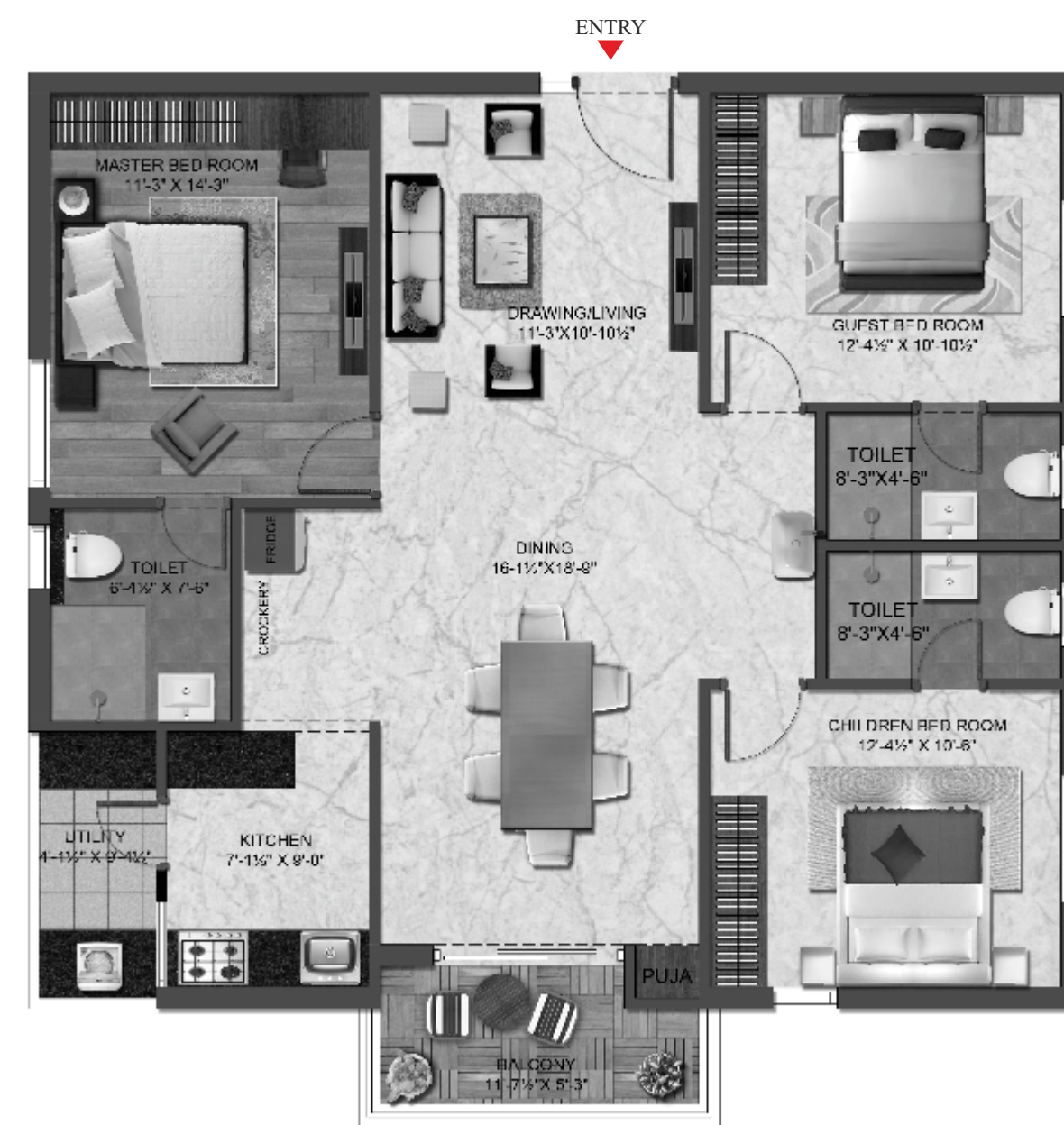
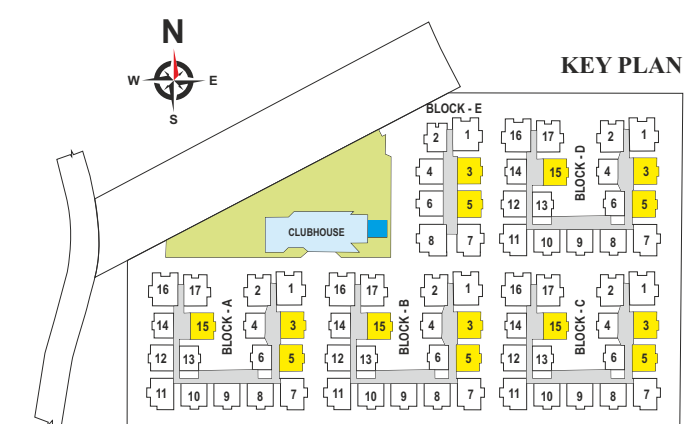


TYPE
04

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C, D & E
- FACING: WEST
- UNIT: 3 BHK
- AREA: 1595 SFT

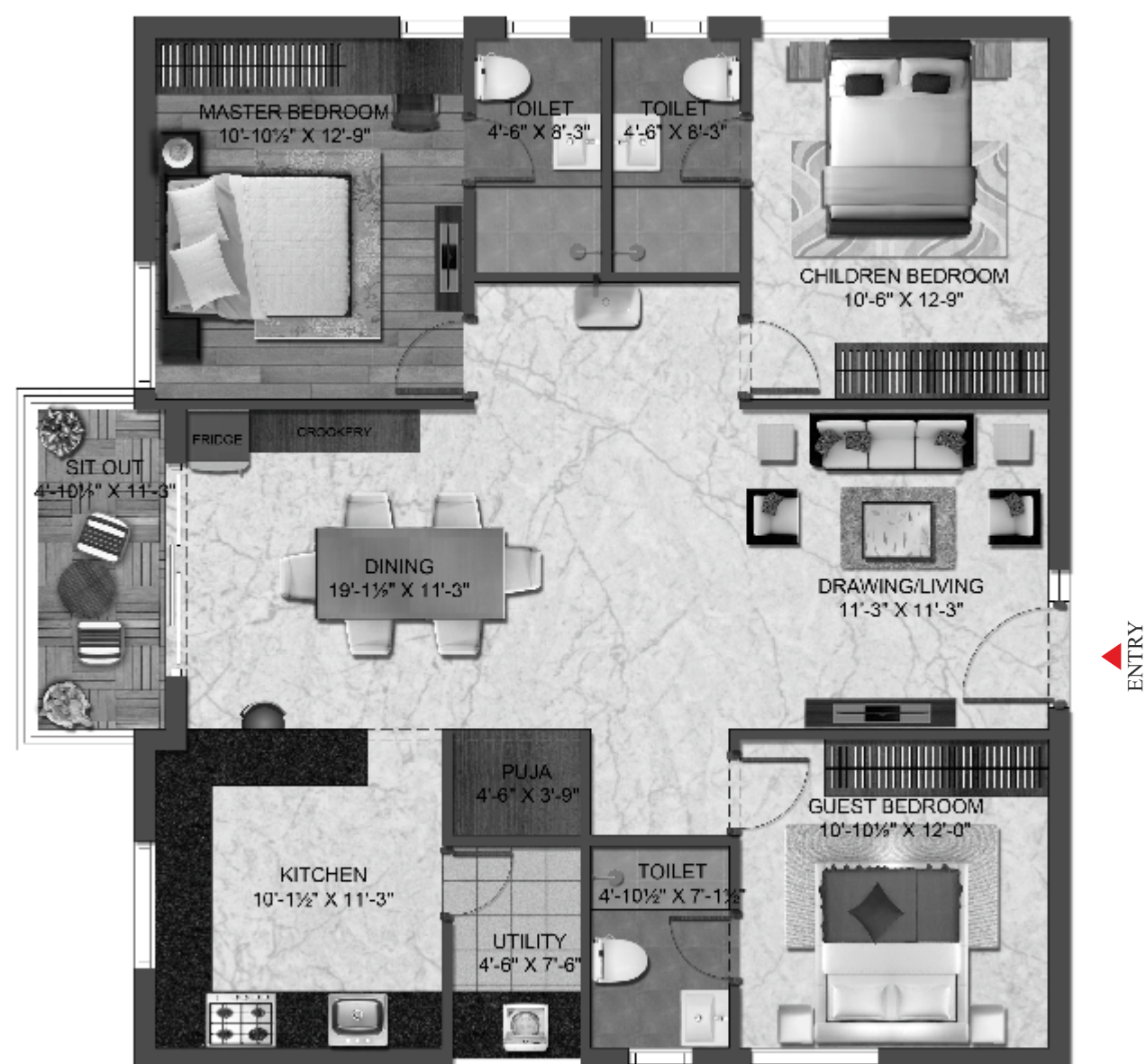
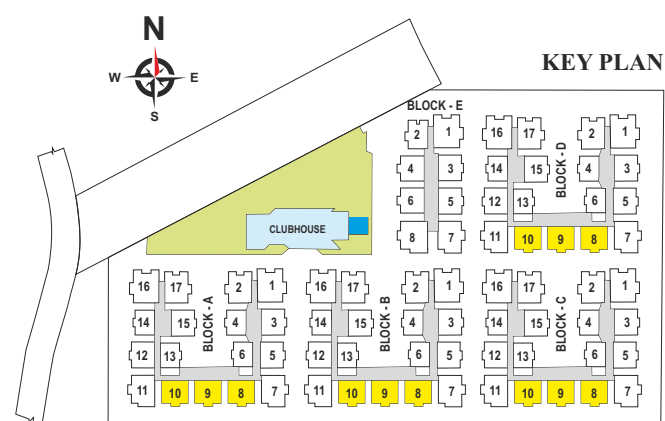


TYPE
05

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C & D
- FACING: NORTH
- UNIT: 3 BHK
- AREA: 1595 SFT

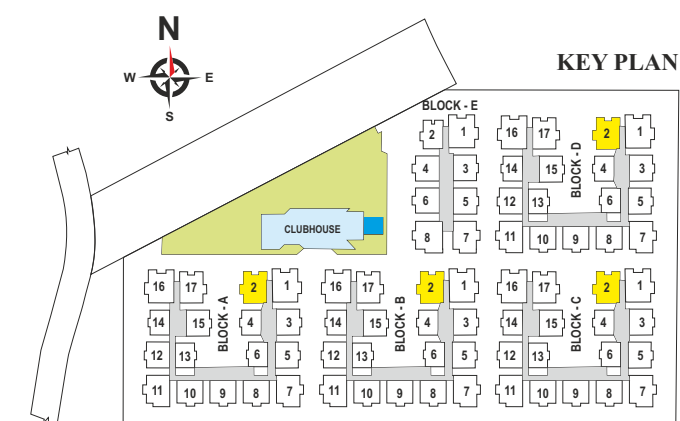


TYPE
06

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C & D
- FACING: EAST
- UNIT: 3 BHK
- AREA: 1895 SFT

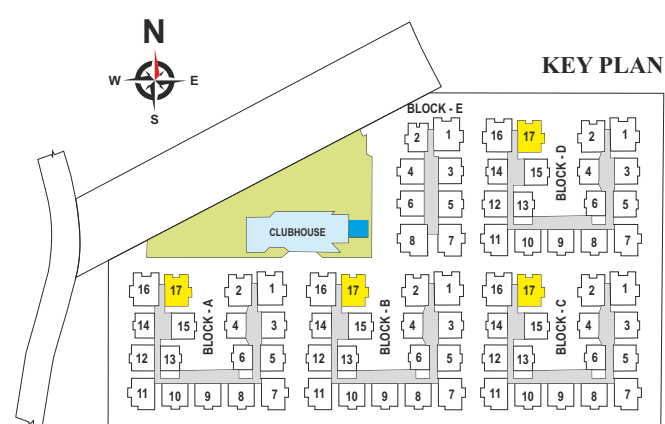


TYPE
07

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C & D
- FACING: WEST
- UNIT: 3 BHK
- AREA: 1895 SFT

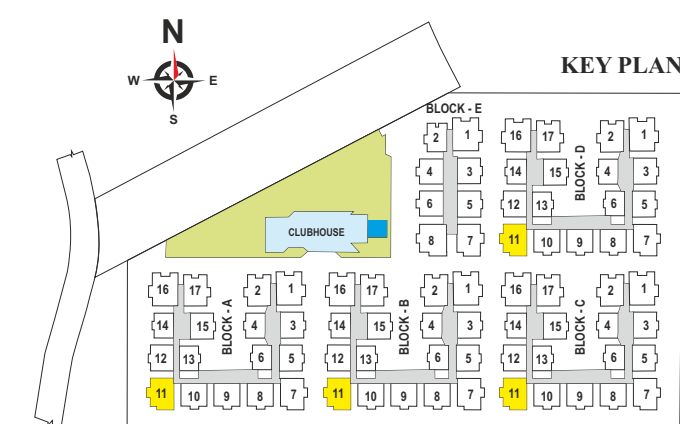


TYPE
08

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C & D
- FACING: EAST
- UNIT: 3 BHK
- AREA: 1895 SFT

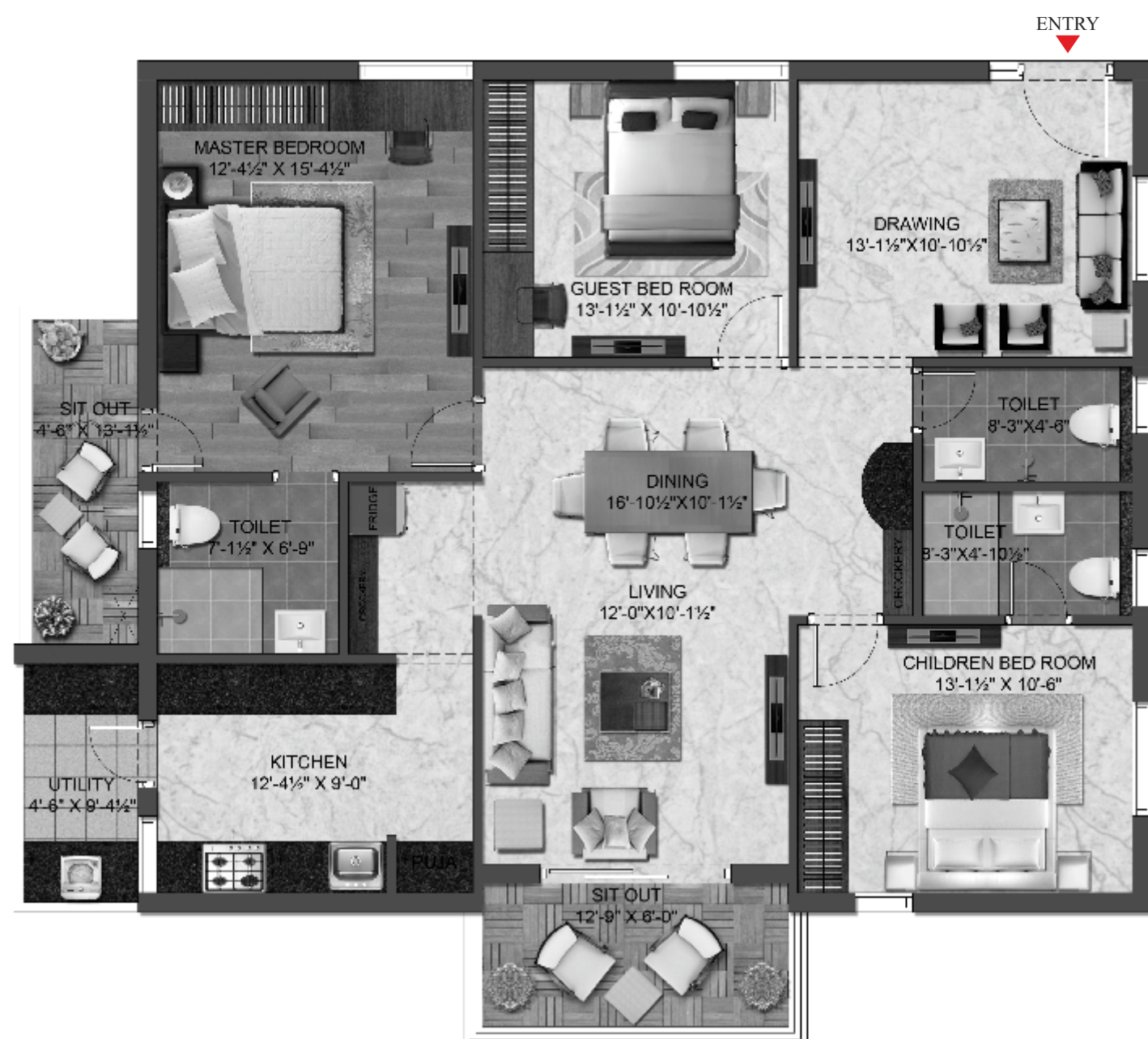
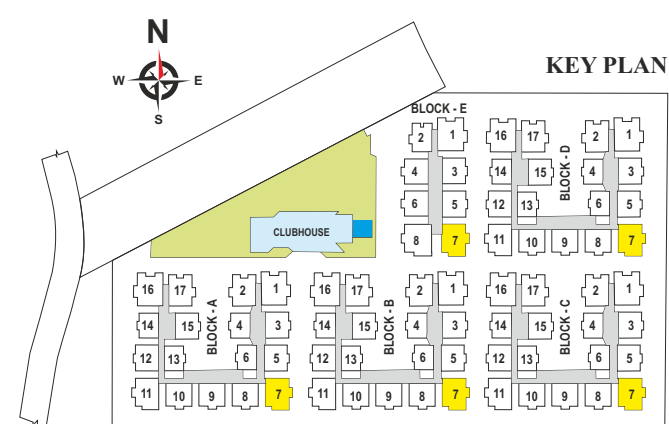


TYPE
09

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C, D & E
- FACING: WEST
- UNIT: 3 BHK
- AREA: 1895 SFT

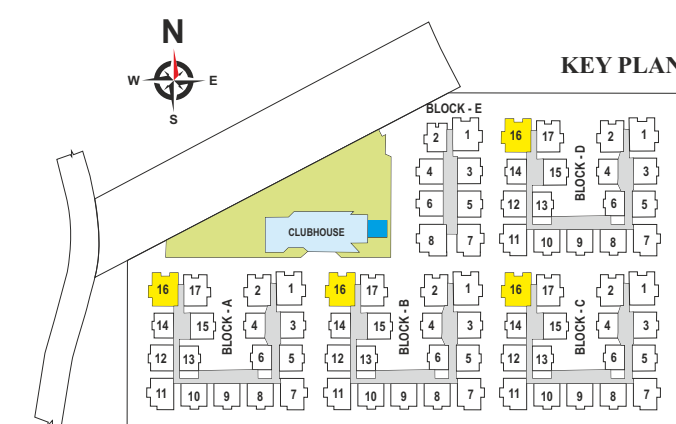


TYPE
10

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C & D
- FACING: EAST
- UNIT: 3 BHK
- AREA: 2195 SFT

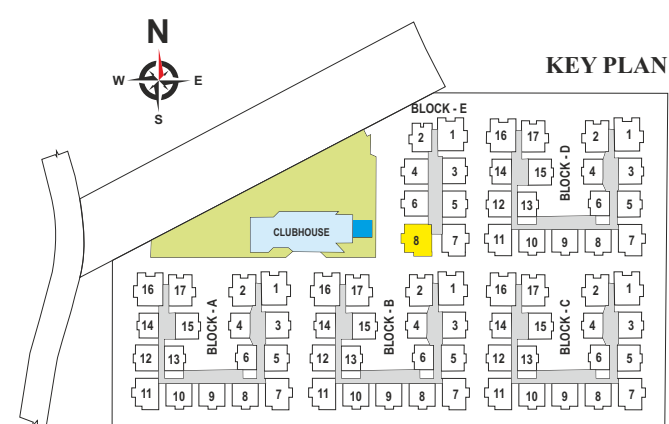


TYPE
11

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: E
- FACING: EAST
- UNIT: 3 BHK
- AREA: 2195 SFT



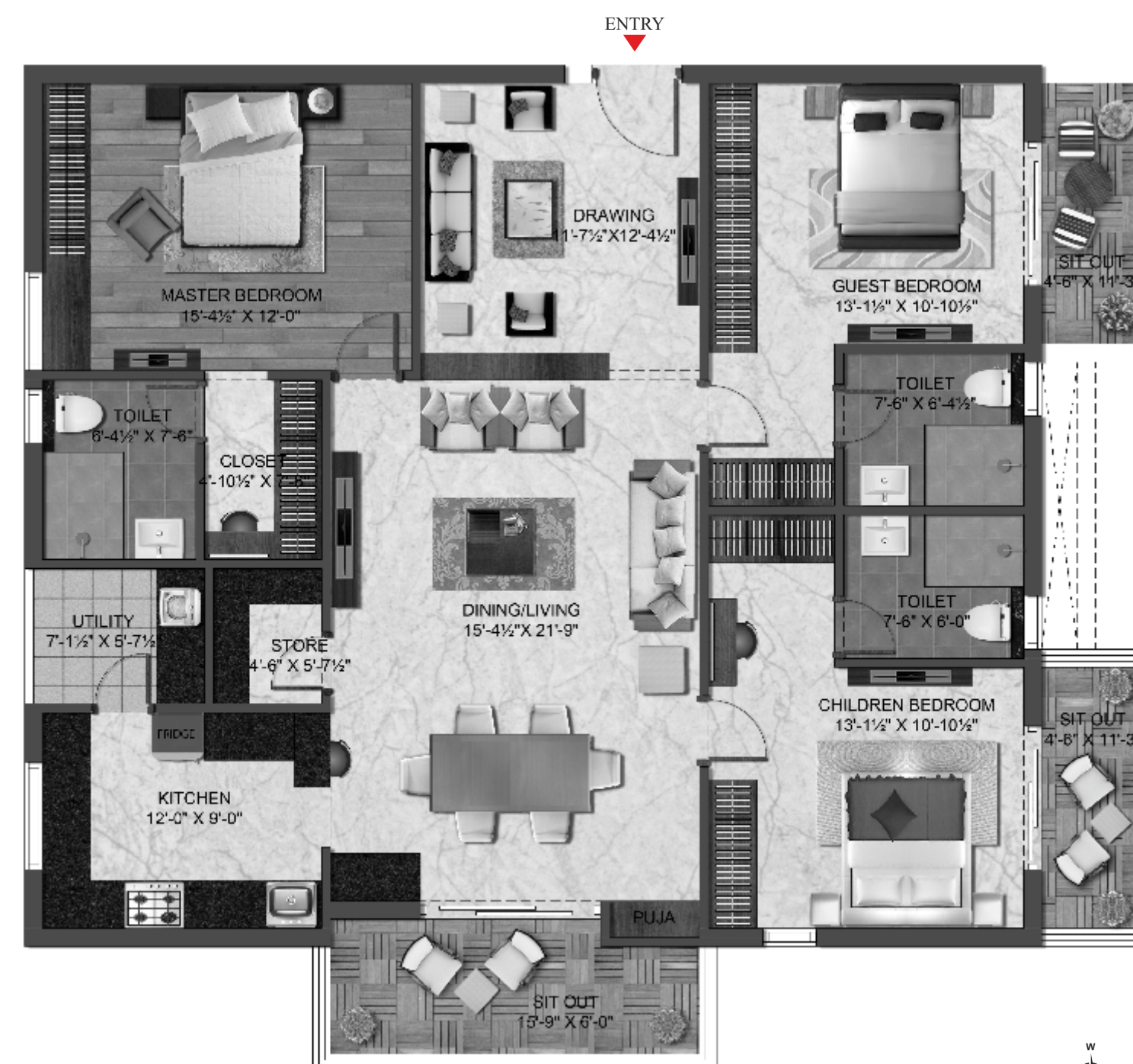
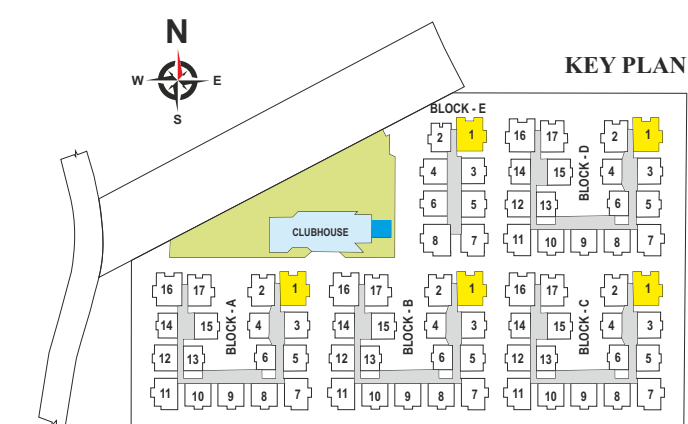
ENTRY

TYPE
12

TYPICAL FLOOR PLAN

2nd to 9th Floors

- BLOCK: A, B, C, D & E
- FACING: WEST
- UNIT: 3 BHK
- AREA: 2195 SFT



TYPE
13

TYPICAL FLOOR PLAN

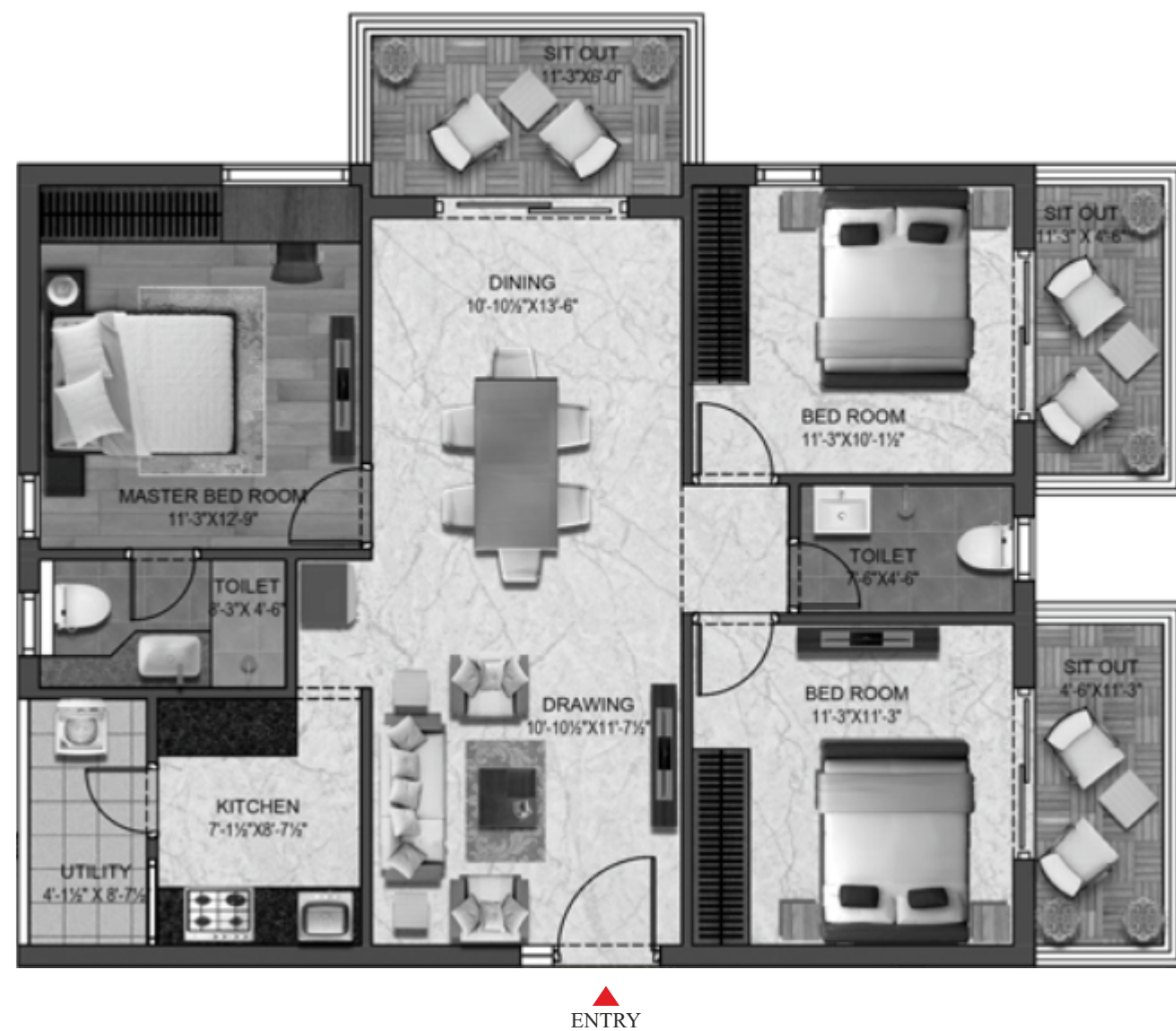
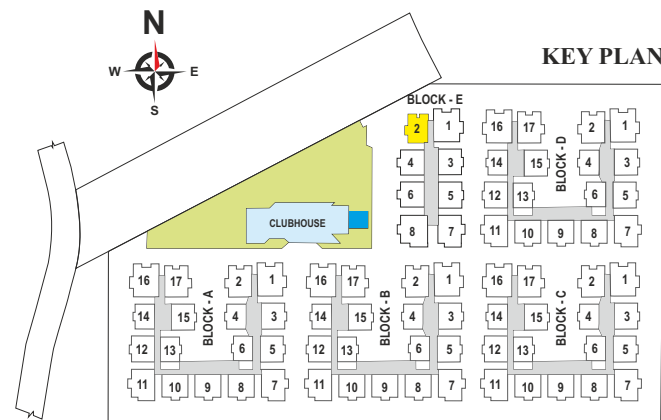
2nd to 9th Floors

BLOCK: E

FACING: EAST

UNIT: 3 BHK

AREA: 1495 SFT



SPECIFICATIONS



STRUCTURE

- RCC frame structure with fly ash bricks
- 9" Thick external wall
- 4.5" Internal wall
- Two layers of cement plaster



PAINTING & LAPPUM FINISH

- 2 Coats of Emulsion paint over a coat of primer, Asian, Berger or equivalent make.
- 2 Coats of lappum is applied for the smooth finish of wall



DOORS

Main Door: Seasoned hardwood frame with designer veneer laminated door with spray polish and designer hardware of reputed make like Dorset or equivalent.

Internal Door: Seasoned hardwood frame and flat panel skin door with spray polish and designer hardware of reputed brand like Dorset or equivalent

Sliding Doors (If any): UPVC doorframe with clear glass.

Windows: UPVC windows of reputed make with clear glass.



FLOORING

- Car Parking: VDF flooring.
- Drawing, Dining, Living & Bedrooms, and Kitchen: 600X600 Double charged vitrified tiles of Somany, Asian/Vermora or equivalent.
- Corridor, lobby areas & staircase: Combination of granite and tiles.



KITCHEN

- Provision for designer modular kitchen.
- Electrical points to suit the electrical appliances needed in the kitchen.
- Provision for washing machine in the Utility area
- Provision for Municipal water and domestic water is provided
- Provision for fixing water purifier, exhaust fan and chimney.



GENERATOR

100% DG backup for common areas and inside flat.



BATHROOMS

- Anti-skid ceramic flooring tiles & ceramic tiles for dadoing.

- Wall mounted EWC in all bathrooms, wash basins in toilets, wall mixture with shower of Jaquar, Kohler, Grohe or equivalent.
- All C.P and sanitary fittings of reputed make.
- Provision for geysers and exhaust fans in all bathrooms.



ELECTRICAL:

- FRLS concealed copper wiring in PVC conduits with provision for adequate electrical points in all rooms.(Finolex, Havells or Equivalent).
- Premium electrical fittings from Legrand or equivalent.
- Power points for refrigerator and T.V. where ever necessary.
- Power outlets for geysers and exhaust fans in all bathrooms. Power outlets for air conditioners in living and all bedrooms.
- Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen.
- 3-Phase supply for each unit and individual prepaid meter boards.
- Distribution boards and MCBs of premium make.
- Modular electrical switches of premium make.



TELECOM / INTERNET

- Telephone provision in drawing/living area
- Provision for internet connection in each flat
- Provision for cable connection in drawing /living area



CAR PARKING

Each flat will have 1 or 2 car parks and parking will be in two levels i.e., basement 1&2.



WTP & STP

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.



FIRE SAFETY

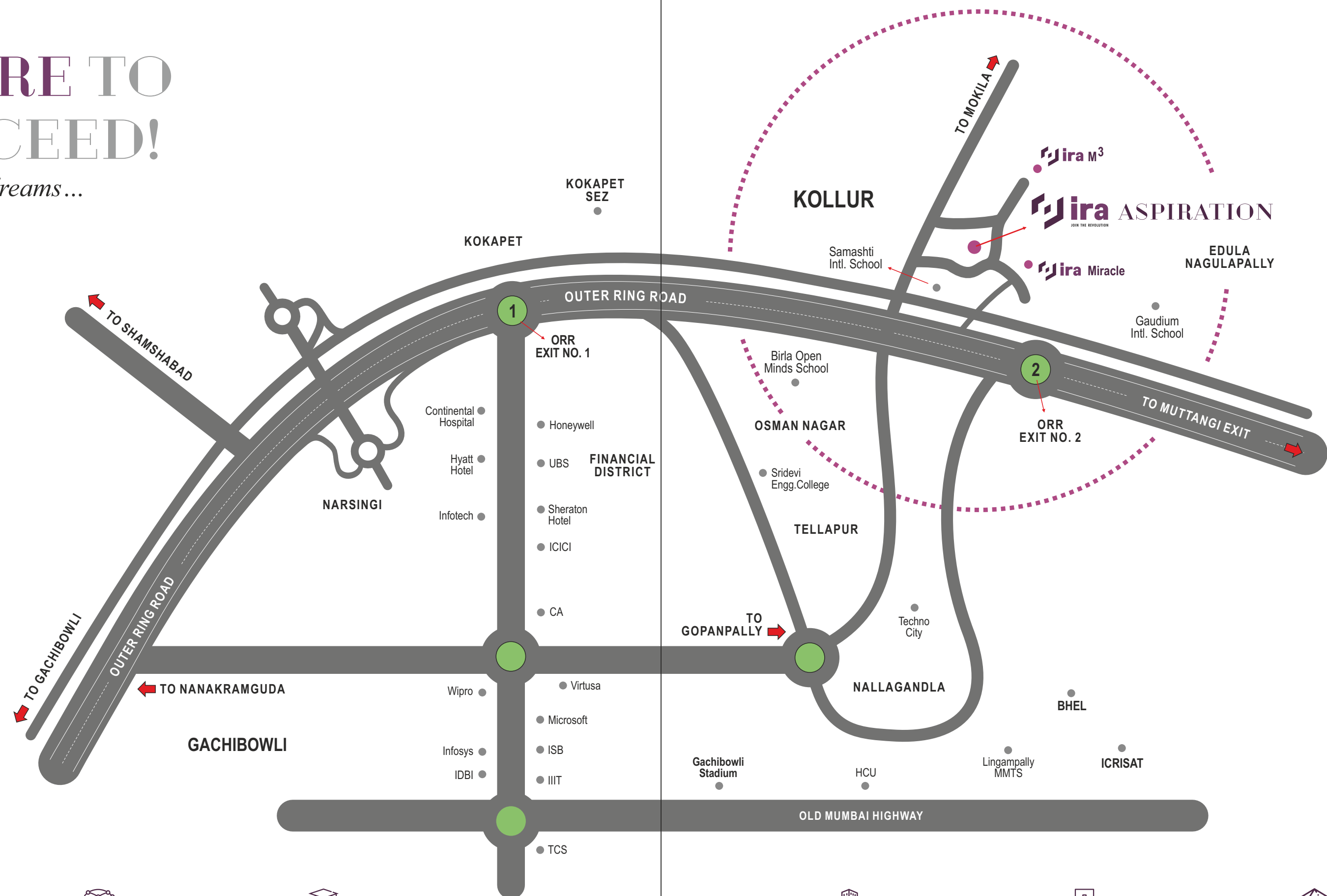
Fire systems will be provided as per fire department norms.

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.



ASPIRE TO SUCCEED!

Chase your dreams...



LOCATION MAP (Not to Scale)



Scan the QR Code
to get directions
to IRA Aspiration



CONNECTIVITY

- ORR Access - 5 Mins
- Nagulapalli MMTS Station - 8 Mins
- Velmala - 10 Mins
- Tellapur - 14 Mins
- Kokapet - 20 Mins
- Financial District - 20 Mins
- Muthangi Junction - 20 Mins
- Kondapur - 30 Mins
- HITEC City - 32 Mins
- RGI Airport - 40 Mins



EDUCATIONAL INSTITUTIONS

- Delhi Public School - 3 Mins
- Oakridge Intl. School - 25 Mins
- Open Minds - A Birla School - 25 Mins
- Manthan Intl. School - 18 Mins
- Samashti Intl. School - 5 Mins
- The Gaudium School - 10 Mins
- ISB Campus - 30 Mins
- Indus Intl. School - 20 Mins
- ICFAI Business School - 12 Mins
- CBIT - 15 Mins



IT OFFICES

- Franklin Templeton - 20 Mins
- Capgemini - 20 Mins
- CA Technologies - 20 Mins
- Wipro Campus - 22 Mins
- Microsoft Campus - 25 Mins
- Infosys Campus - 25 Mins
- TCS, Wave Rock - 25 Mins
- Amazon - 25 Mins
- Honeywell - 25 Mins
- Google - 30 Mins



HOSPITALS

- Citizens Hospital - 20 Mins
- Continental Hospitals - 20 Mins
- Care Hospital - 28 Mins
- Sunshine Hospital - 28 Mins
- AIG Hospital - 30 Mins
- Apollo Hospital - 35 Mins
- TIMS - 30 Mins



RECREATION

- Sky Zone - 15 Mins
- Songs of Earth - 20 Mins
- Lahari Resorts - 25 Mins
- Golkonda Resort - 25 Mins
- Gandipet Lake - 28 Mins
- Pragati Resorts - 30 Mins

SOME OF OUR PRESTIGIOUS PROJECTS SHAPING UP

IRA AEROCITY, SHAMSHABAD



IRA MIRACLE, KOLLUR



IRA ELEVATE, SHAMSHABAD



IRA FLOAT, SHAMSHABAD



IRA M3, KOLLUR



GATEWAY TOWERS, PUPPALAGUDA



ASPIRE FOR SEASONED BUILDERS!

SUCCESSFULLY COMPLETED PROJECTS

RIVER EDGE VILLAS

Manchirevula 74 Villas, 5 Acres

SKYILA APARTMENTS

Narsingi, 300 Flats, 5 Lakh Sqft

FLOATILLA APARTMENTS

Puppallaguda 282 Flats, 5 Lakh Sqft

BLOSSOM HEIGHTS APARTMENTS

Kollur, 160 Flats, 4 Lakh Sqft

LA PALOMA VILLAS

Mokila, 212 Villas, 32 Acres

APILA APARTMENTS

Gandipet, 475 Flats, 9 Lakh Sqft

RIVERA APARTMENTS

Manchirevula, 180 Flats, 5 Lakh Sqft

ELITE VILLAS

Kollur, 80 Villas, 10 Acres

40,00,000+
Square Feet
Delivered

State-of-the-art
Engineering

*Own a property
and get a share
in the company

Creating
Enduring
Value

Transparent
Management
Practices

Futuristic
Locations

We understand your aspirations, your dreams and every home we build is a reflection of this thought. IRA REALTY is known for its unmatched quality standards and for creating abodes that are designed for perfection bringing you comfort, convenience that match up to your evolving lifestyle.



PROMOTERS



IRA Realty Tech Pvt. Ltd.

H.No: 4-49/2, Besides Anvaya Conventions Road
Financial District, Vattinagulapally
Hyderabad - 500 032, Telangana



RERA: P01100002880

ARCHITECTS



Bhosho Architects Pvt Ltd
(Bhosho Design Group)

Flat No-201, 2nd Floor, Good Earth Apartments
Gachibowli, Hyderabad - 500 032

STRUCTURAL ENGINEERS

P. Srinivas Chary
M.Tech (Structures)

