

TS RERA: P02200006908

GHMC: 2646/GHMC/KPL/2023-B

# Address of the Elite

# It's Not Just Another Residence It's A Landmark.

Life is a remarkable journey, full of marvel, allure and endless possibilities. It's a priceless treasure, meant to be cherished at every step.

**And what better way to embrace all that it is and all that it means than to find a home that embodies this philosophy?**

A space that encapsulates contentment, fuels aspirations and reflects pride.

@JNTU, HYDERNAGAR







**8.31**  
Acres



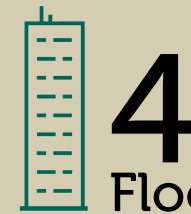
**80%**  
Open Space



**04**  
Towers



**50,000**  
sq ft. Clubhouse



**4C+G+37**  
Floors



**101+**  
Amenities









# For those who desire more Welcome home.

It takes something special to build a home that has it all. And that's what you get at Ixora. Your home here doesn't just complement your lifestyle, it enhances it in myriad ways. From health and wellness to relaxation and entertainment, Ixora is a community meant to enrich your way of life and take it to the next level.







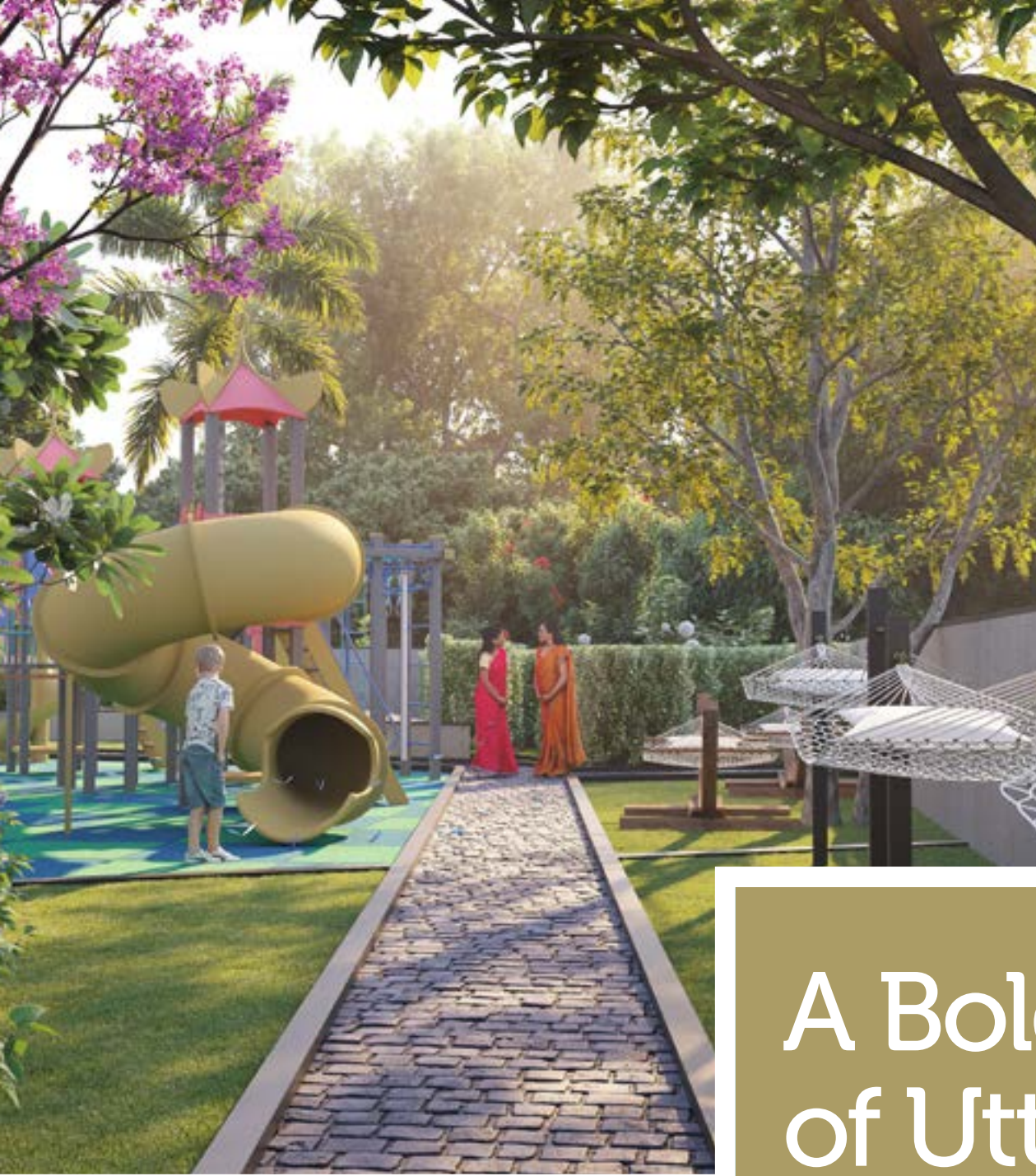


# It Just Keeps Getting Better At Club Ixora

The 50,000 sft Clubhouse at Ixora is the cherry on top of your living experiences here. With over 20 indoor amenities like a swimming pool, mini theatre, cocktail room and PlayStation room for kids, to name a few, it is a symbol of upscale living that you are bound to indulge, enjoy and show off with great joy and pride.







A Bold Vision  
of Utter  
Sophistication  
this is Ixora

Praneeth  
PBR-PRANAV  
**IXORA**  
Address of the Elite













# Amenities At Club Ixora



Grand Reception  
Lobby With  
Seating



Double Height  
Multipurpose Hall  
With Green Rooms



Party Lawn  
Area



Supermarket  
Space



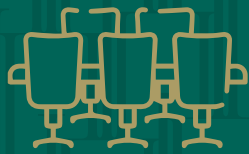
Pool Deck Area  
with Showers/  
Changing Rooms



Guest Suite  
Room  
With Balcony



Yoga/  
Meditation  
Room



Conference  
Room



Association  
Room



Private  
Theatre



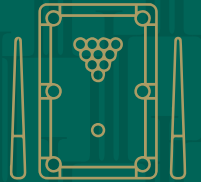
Rooftop  
Swimming Pool



Gymnasium



Table Tennis



Snooker  
Table



Open Terrace  
Party Area



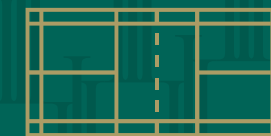
Gents & Ladies  
Spa Salon



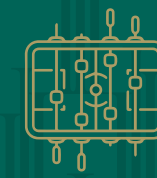
Library



Clinic &  
Pharmacy Space



Badminton  
& Squash  
Courts



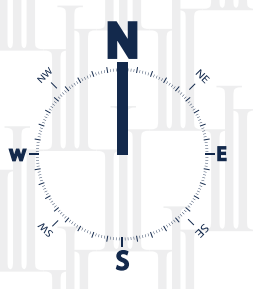
Foosball/  
Chess/Carrom

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**IXORA**  
Address of the Elite

Note: The amenities listed herein are indicative and subject to change or modification at the discretion of the project developers.



# Master Plan





## Master Plan - Legend

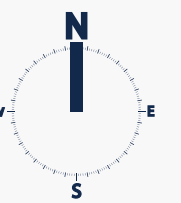
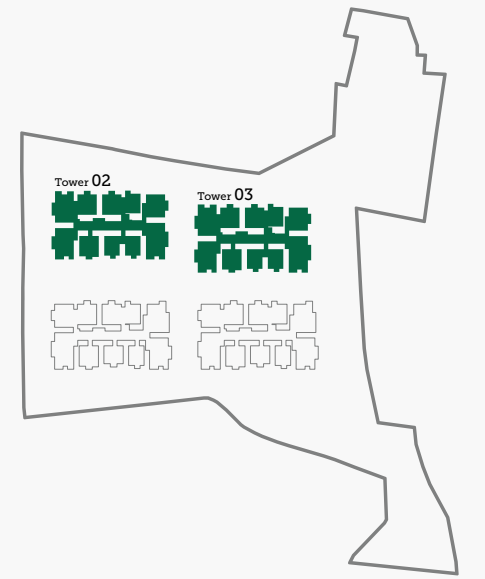
- |   |                                  |   |   |
|---|----------------------------------|---|---|
| 1. Grand Entrance Paving                  | 27. Stage                        | 54. Senior Citizen Gym                        | 79. Informal Study Area                         |
| 2. Residential Entry                      | 28. Climbing Wall                | 55. Cricket Practice Nets                     | 80. Recreational Area                           |
| 3. Visitor Entry                          | 29. EPDM Flooring                | 56. Cycle Track                               | 81. Stage                                       |
| 4. Green Room                             | 30. Play Tunnel                  | 57. Pebbles Plaza                             | 82. Star Garden                                 |
| 5. Entrance Arch                          | 31. Senior Citizens Pathway      | 58. Deck with Pergola                         | 83. Tree Court                                  |
| 6. E-commerce Zone                        | 32. Deck with Pergola            | 59. Badminton Courts                          | 84. Trampoline                                  |
| 7. Transformer Yard                       | 33. Butterfly Garden             | 60. Long Tennis Court (Multi Purpose)         | 85. OAT   |
| 8. Unique Plants                          | 34. Outdoor Gym Area             | 61. Pergola Plaza                             | 86. Super Tree                                  |
| 9. Boundary (Stepped) Plantation          | 35. Rock Garden                  | 62. Skating Rink                              | 87. Bridge Deck                                 |
| 10. Mini Forest                           | 36. Lilly Garden                 | 63. Entrance Minimizing Entry Place           | 88. Floating Water Body                         |
| 11. Sculpture Park                        | 37. Out Door Yoga Zone           | 64. Lawn Mound                                | 89. Informal Seating                            |
| 12. Car Wash (Provision)                  | 38. Avenue Plantation            | 65. Semi open Reading Pavilions               | 90. Open Dining Area                            |
| 13. Internal Ramp with Art Painting       | 39. Reflexology Pathway          | 66. Miyawiki Pathway                          | 91. Basket Ball Court                           |
| 14. Visitor Parking                       | 40. Senior Citizen Seating       | 67. Hanging Garden                            | 92. Sand Pit                                    |
| 15. Tulasi Vanam                          | 41. Swing Area                   | 68. Mushroom Park                             | 93. Pet Park                                    |
| 16. Waiting Space                         | 42. Mound with Group Plantation  | 69. Adult Gym                                 | 94. Ayurvedic Garden                            |
| 17. Screenwall Projector                  | 43. Wigwam                       | 70. Tropical Flower Garden                    | 95. Amaltas Groove                              |
| 18. Designed Paving (Entrance Paving)     | 44. Deck                         | 71. Putting Green (Mini Golf)                 | 96. Sacrade Garden<br>(Patri Garden 4-5 Plants) |
| 19. Specimen Plantation with Sculpture    | 45. Kids Play Area EPDM Flooring | 72. Gathering Zone                            | 97. Blossoms Garden                             |
| 20. Grand Chess                           | 46. Crazy Pathway                | 73. Half Basketball Court                     | 98. Designed (Hedge) Plantation                 |
| 21. Seating Zone                          | 47. Kids Play Area Seating       | 74. Paved Ramp with Potted<br>Flower in Plant | 99. Grass Pavers Driveway                       |
| 22. Flower Garden                         | 48. Maze                         | 75. Viewing Deck                              | 100. Connecting Pathway                         |
| 23. Coverd walk<br>(Walkway with Pergola) | 49. Children Hammock Park        | 76. Stepped Water Body with<br>Plantation     | 101. Designer Paving                            |
| 24. Wooden Deck                           | 50. Sleeping Nets                | 77. Water Body                                | 102. Aroma Garden                               |
| 25. Mini Party Lawn                       | 51. Cycle Parking Area           | 78. Floating Deck                             | 103. Family Seating Area                        |
| 26. Meditation, Yoga Area                 | 52. Jogging Track                |   | 104. Lawn                                       |
|   | 53. Drive Way                    |   |   |



# Tower 02 & 03

## Typical Floor Plan

2<sup>nd</sup> to 18<sup>th</sup>, 20<sup>th</sup> to 27<sup>th</sup> & 29<sup>th</sup> to 37<sup>th</sup> Floor

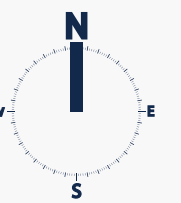
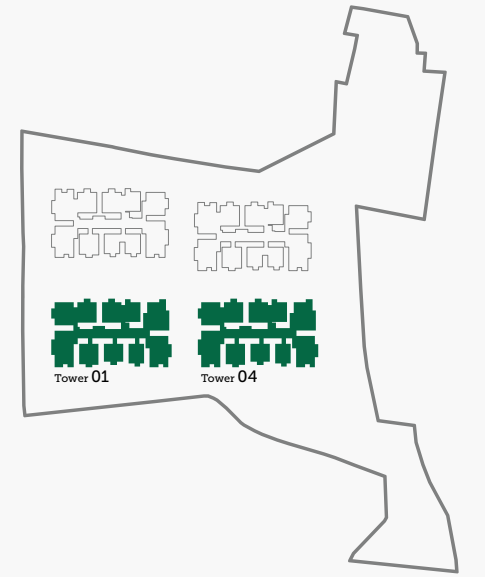




# Tower 01 & 04

## Typical Floor Plan

2<sup>nd</sup> to 18<sup>th</sup>, 20<sup>th</sup> to 27<sup>th</sup> & 29<sup>th</sup> to 37<sup>th</sup> Floor





# Specifications



## STRUCTURE

FRAMED STRUCTURE: RCC shear wall-framed super structure.

SUPER STRUCTURE: Cement Concrete Blocks for Non-structural Members (Wherever needed)



## PLASTERING / PAINTING

INTERNAL WALLS/ CEILING: Smoothly finished with putty and acrylic emulsion paint of reputed brand.

EXTERNAL WALLS: Texture finish & two coats of exterior emulsion paint of reputed brands with architectural features.



## FLOORING

DRAWING, LIVING, DINING, KITCHEN & BED ROOMS: 800x800 mm size double-charged vitrified tiles of reputed brands with spacer joints.

BALCONY/BATHROOMS/UTILITY: Anti-skid vitrified/ceramic tiles of reputed make.

STAIRCASE: Natural stone/Tandoor stone.

CORRIDORS: Vitrified tiles with spacer joints.



## DADO

BATHROOM: Vitrified / Ceramic tiles of reputed make up to lintel level.

UTILITY: Vitrified tiles of reputed make up to sill level



## KITCHEN

Bare shell Kitchen with provision for fixing water purifier, Chimney, hob, taps, Refrigerator, Microwave oven, grinder and adequate points.



## DOORS

MAIN DOOR: Teak wood / Hardwood frame finished with melamine spray polish on both sides. Veneered finished flush shutter with reputed hardware.

INTERNAL DOORS: Teak wood /Hardwood frame or factory-made wooden frame with both sides laminated flush shutter with reputed hardware.

BATHROOM/UTILITY DOORS: UPVC/Aluminium alloy door framed with toughened glass.

BALCONIES: UPVC glazed French sliding doors with mosquito mesh provision.



## WINDOWS

UPVC / Aluminum Windows with mosquito mesh provision for reputed sliding doors. MS window grills up to the the first-floor level.



## PLUMBING & SANITARY

BATHROOMS: Vanity-type wash basin. EWC with concealed flush tank/valve of reputed make. Chrome Plated concealed diverter with spout and overhead shower. All CP fittings are of reputed make.



## WATER SUPPLY

Centralized water distribution system by hydropneumatic system for all units.



## WATER PROOFING

Waterproofing shall be provided for all bathrooms, balconies, utility areas and roof terrace.



## ELECTRICAL

Concealed copper wiring of reputed make. Power outlet for air conditioners in all bedrooms and living.

Providing AC copper piping in the hall, dining and bedrooms.

Power outlets for geysers in all bathrooms.

Power outlets for chimney, hob, refrigerator, microwave oven, RO unit, mixer/grinder in kitchen.

The washing machine and dishwasher points in the utility area.

Three-phase supply for each unit and individual prepaid meters.

Miniature Circuit Breakers (MCB) for each distribution board of reputed make.

Modular switches of reputed make.



## SOFTNER PLANT & STP

Water treatment plant for bore-well and water meter for each unit.

A STP of adequate capacity as per norms inside the project.

Treated sewage water for the landscaping and flushing purpose.



## LIFTS

High-speed lifts of reputed make.

Lift lobby cladding with vitrified tiles/granite.



## CABLE TV/TELEPHONE

Provision for cable TV in drawing, living & and master bedroom.

One internet connection provision in the drawing, living and master bedroom.



## SECURITY

Sophisticated round-the-clock security system. Solar fencing throughout the boundary.

CC cameras will be provided in basement & podium areas wherever required as per company standards.



## FIRE SAFETY

Fire alarm, automatic sprinklers and wet risers as per fire authority regulations.



## POWER BACK-UP

100% DG backup with acoustic enclosure and AMF.



## LPG / PNG

Supply of LPG / PNG with piped gas system.



## BILLING SYSTEM

Automated prepaid billing system for water, power and maintenance.



# Location Map

(NOT TO SCALE)





Scan for Location







## Sales & Site Ofc :

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