

A project by



**GREATER  
INFRA**

GREATER INFRA'S  
**IRIS**

WAKE UP TO NATURE

2 & 3 BHK  
LUXURY APARTMENTS  
@ MIYAPUR



LIFE IS  
BRIGHT.

GREATER INFRA'S  
**IRIS**  
WAKE UP TO NATURE



LIGHT  
UP MANY  
SMILES.

Give innocence a place to grow. Let freedom welcome happiness. Open up vast spaces such that they become the playground of joys. Turn every moment of life of your special ones into occasions you will celebrate. Because a home at Greater Infra's Iris, has so many things to light up the smiles of your special ones.

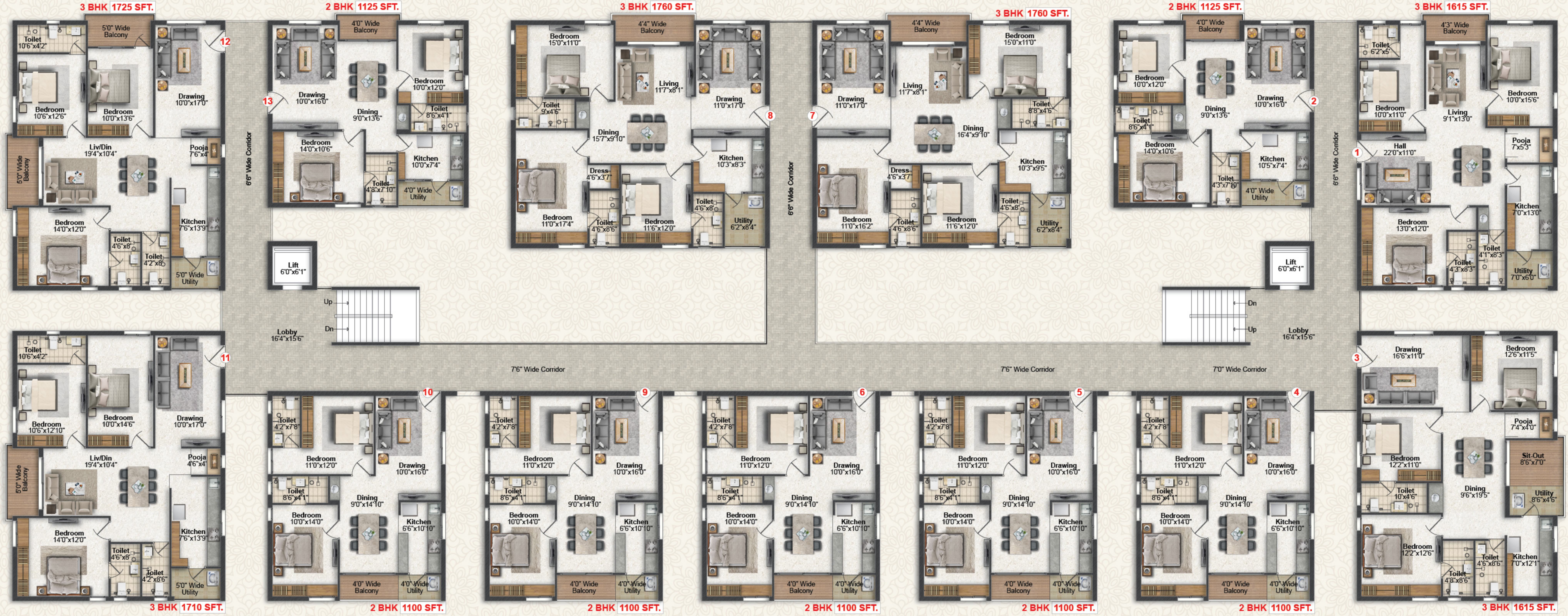


Flat No.	1	2	3	4	5	6	7	8	9	10	11	12	13
Type	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Facing	West	East	West	North	North	North	West	East	North	North	East	East	West
Saleable Area (SFT)	1615	1125	1615	1100	1100	1100	1760	1760	1100	1100	1710	1725	1125



30'0" WIDE ROAD

30'0" WIDE ROAD



30'0" WIDE ROAD

30'0" WIDE ROAD

EAST-FACING - FLAT NO. 11  
3 BHK (1710 SFT)



3D VIEWS

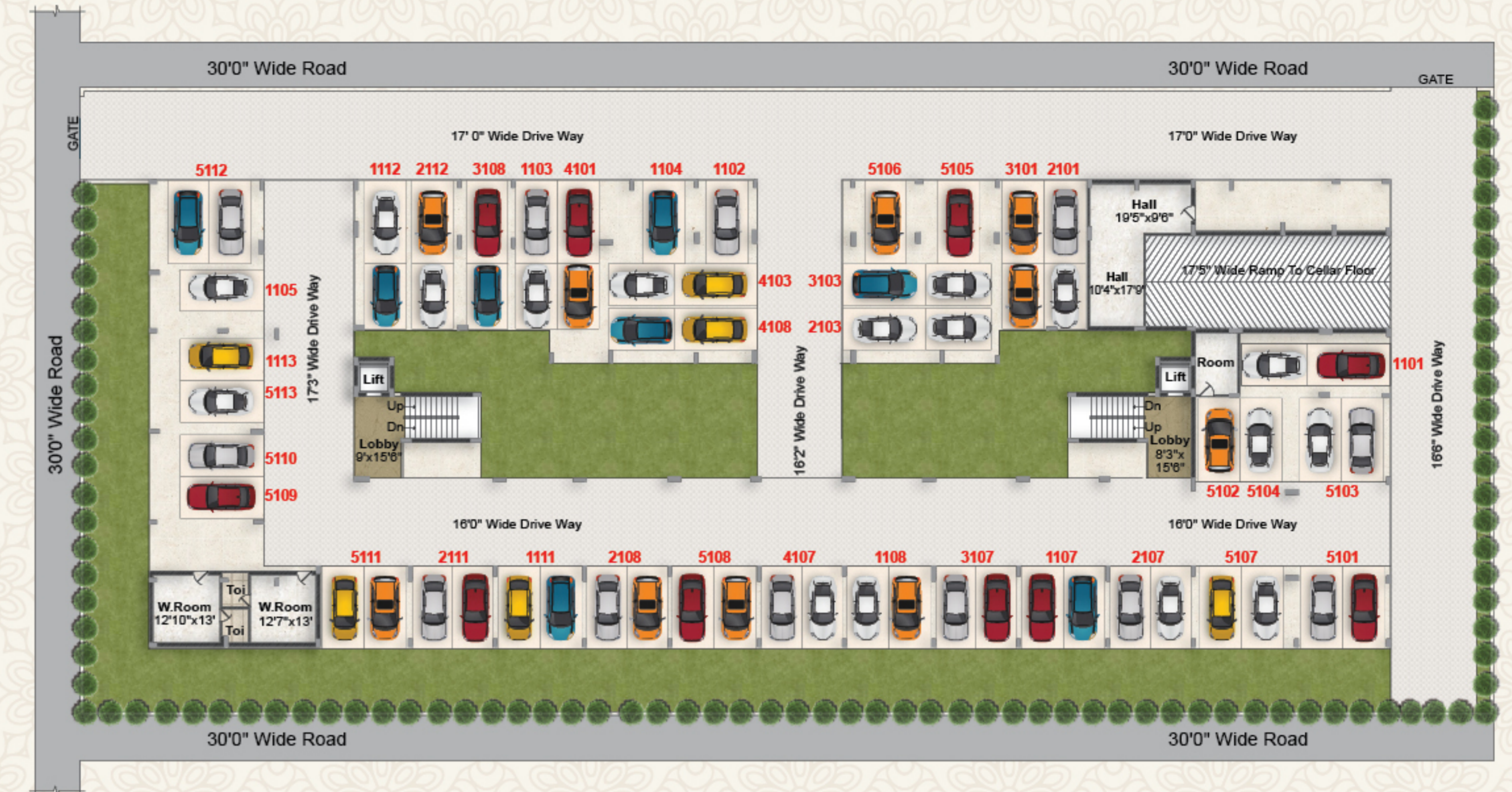
WEST-FACING - FLAT NO. 7  
3 BHK (1760 SFT)



Entrance

Entrance

STILT FLOOR PLAN



FOR A LIFESTYLE THAT DAZZLES.

Greater Infra's Iris is a gated-community with features that complement your sophisticated lifestyle along with the requisites of modern day living. It's got features that are much more than what you'll find in most communities in these times. Whether you're someone who seeks an active social life or someone who lives a life that's active and fit - there are spaces meant for all.



AMENITIES & FEATURES	NO COMMON WALLS	2-LEVEL CAR PARKING	LANDSCAPED AREA
QUALITY CONSTRUCTION	RAIN WATER HARVESTING PITS	POWER BACK-UP GENERATOR	CC TV CAMERA SECURITY
8' WIDE CORRIDOR	100% VAASTU	INTERCOM FACILITY	EXCELLENT VENTILATION

NORTH-FACING - FLAT NO. 4, 5, 6, 9, 10  
2 BHK (1100 SFT)



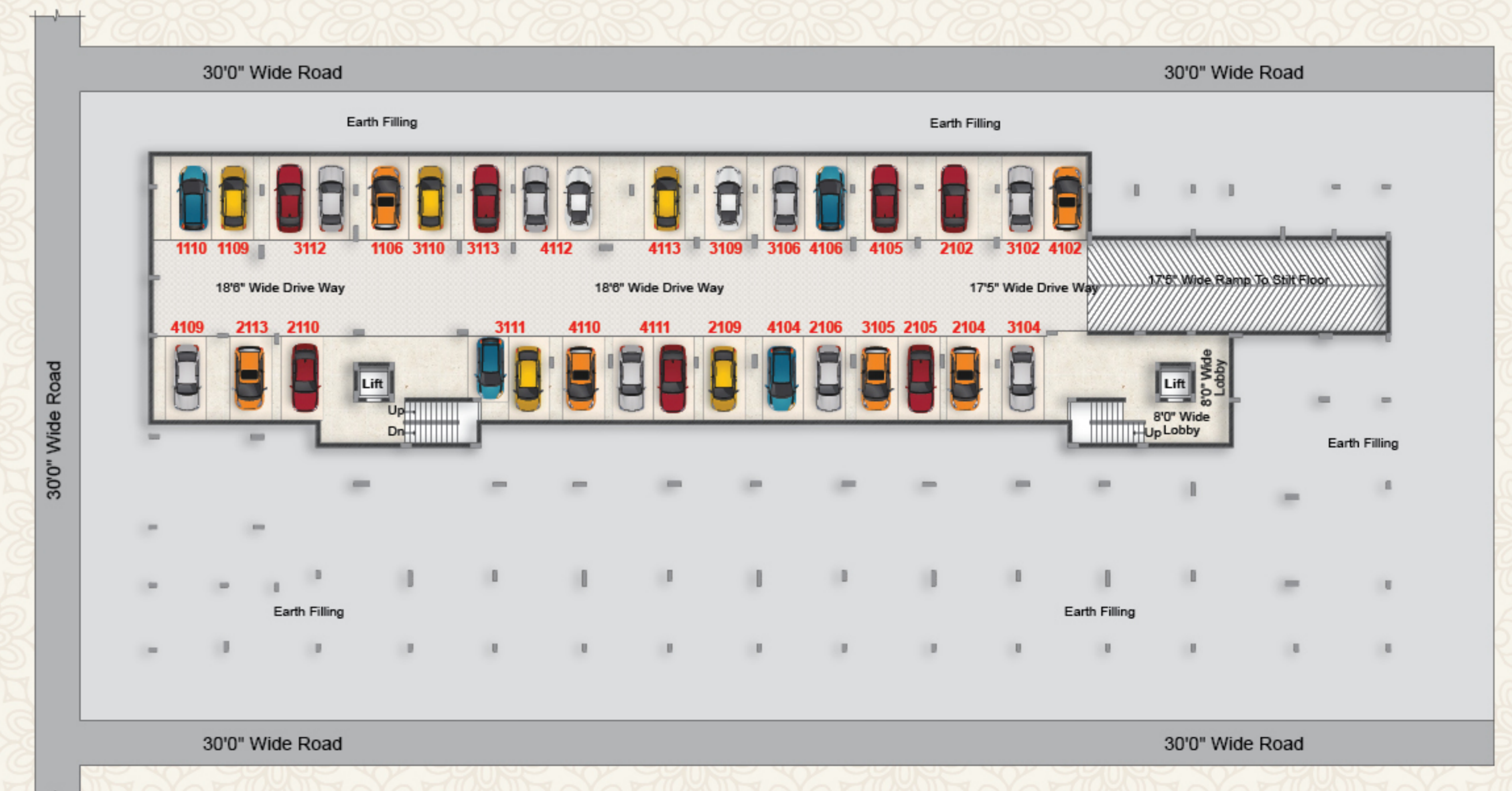
Entrance

WEST-FACING - FLAT NO. 13  
2 BHK (1125 SFT)



Entrance

CELLAR FLOOR PLAN



GREATER INFRA'S  
**IRIS**  
 WAKE UP TO NATURE

WATCH  
 YOUR  
 HAPPINESS  
 SHIMMER.

When your home become a place to celebrate all things that make life's most cherished moments, doesn't it become a place you've always asked for? Greater Infra's Iris is a sophisticated community of 2 BHK and 3 BHK luxury apartments designed for those with simple yet a classy taste for living. The place is neither too basic nor is it over-done in terms of design. For we believe it's such a place you look for to let add sparkle to your life.



GREATER INFRA'S  
**ASTER**  
 THE JOY OF BUILDING BEST

GREATER INFRA'S  
**ASPEN**  
 THE PLACE YOU FEEL LIKE

GREATER INFRA'S  
*Bluebells*  
 THE HOME OF STUDENTS

GREATER INFRA'S  
**COSMOS**  
 Your luxury homestead

GREATER INFRA'S  
**CARNATION**  
 BUILDING DREAMS

GREATER INFRA'S  
**DAFFODIL**  
 Where delight is the melody

GREATER INFRA'S  
**Jasmine**  
 Live pleasant

**LAVENDER**

**HOSTA**

**GARDENIA**

GREATER INFRA'S  
**HONESTY**  
 Bloom in delight

GREATER INFRA'S  
**IRIS**  
 WAKE UP TO NATURE

**FREESIA**



WHERE ELSE,  
BUT IN THE  
EMERGING  
CENTRAL.

The good news is **Greater Infra's Iris** is located in Miyapur, a location that has emerged as a prime address for both residential and commercial set-ups. It's where the most evolved and the most arrived are thronging to. In other words, it's right in the central location of a place that matters to those from many different industries – spanning from entertainment to information technology. And with the best of schools, healthcare and lifestyle spots around, it's the perfect location.

## SPECIFICATIONS

**STRUCTURE**  
R.C.C. framed structure with table moulded bricks in cement mortar.

**WATER SUPPLY**  
Adequate water supply from overhead tanks with provision for municipal and bore-well water.

**CABLE TV**  
Provision for cable TV connection in hall and master bedroom.

**WINDOWS**  
UPVC windows with mosquito mesh and MS safety grills.

**KITCHEN**  
Granite platform with stainless steel sink with both municipal and bore-well water connection. Glazed ceramic tiles dado up to 2' height above kitchen platform.

**ELECTRICAL**  
Concealed copper wiring of standard make with adequate light, fan, power plugs and points with standard make modular switches.

**DOORS**  
Main Door: Teak wood frame aesthetically designed polished shutter with reputed make hardware.  
Internal Doors: Teak wood frame with both sides veneer / limited flush doors.

**INTERCOM**  
All flats are connected via Intercom facility. Security with CCTV.

**TOILETS**  
Hot and Cold Concealed Diverter with shower, wall-mounted WC and concealed flush tank. Provision for geysers in all bathrooms. C.P. fittings are chrome-plated of ESS ESS or equivalent make. Designer concept tiles of reputed make up to door height.

**GENERATOR**  
Generator Power Back Up for Light & Fan Points for entire Flat and Common Areas like Lifts, Staircase, Corridor & Parking Areas.

**FLOORING**  
Bedrooms, drawing, living, dining and kitchen with vitrified tiles of size (800mm x 800mm) for the entire flat.

**PARKING**  
Aesthetically-designed parking tiles.

**LIFT**  
6-passenger auto door lift / Schindler / Kone make. With granite / tiles cladding in each floor.

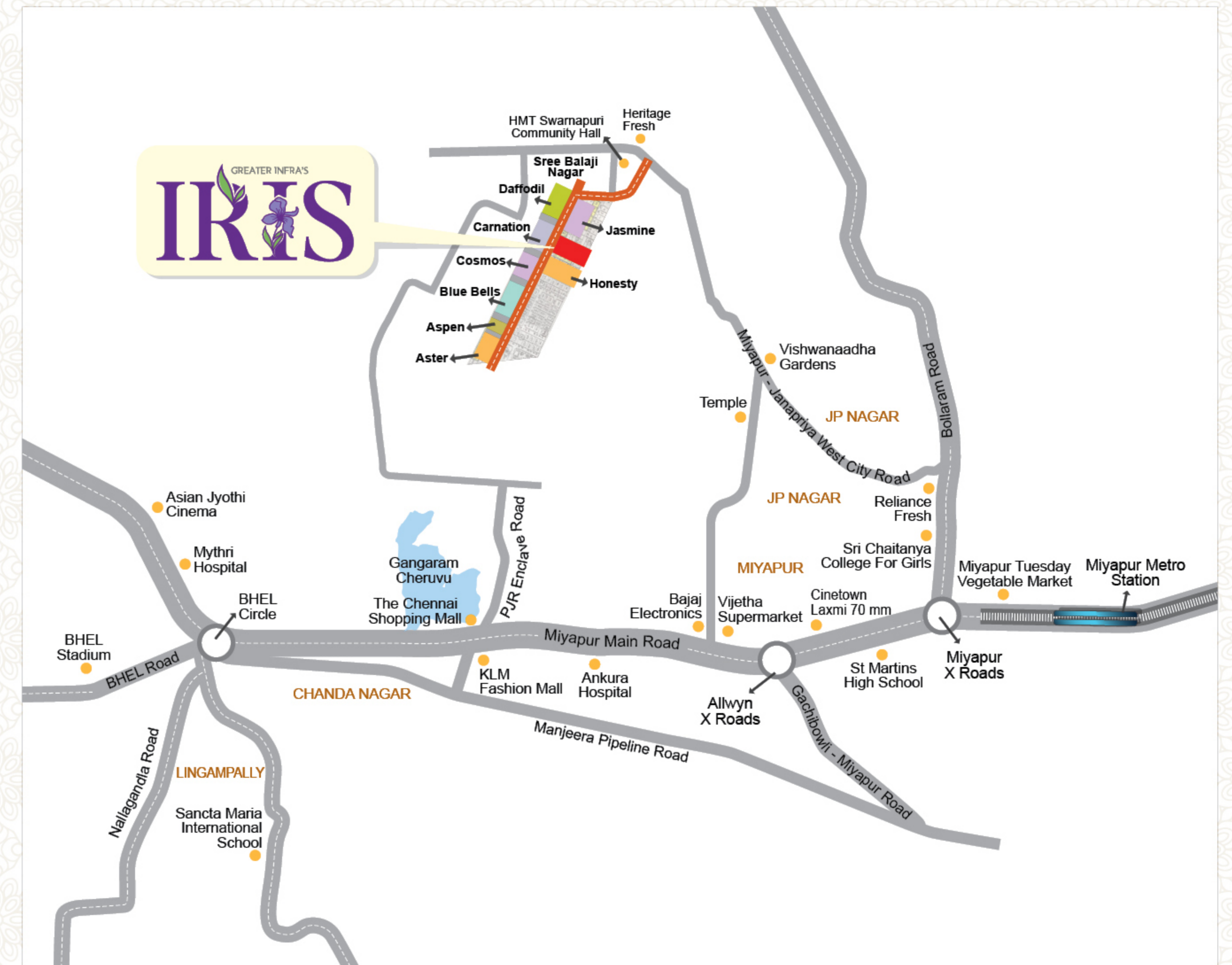
**PAINTING**  
Internal: Smooth luppam finish with acrylic emulsion paint.  
External: Combination of textured / smooth finish.

**UTILITIES/WASH**  
Anti-skid tiles for wet area for washing utensils and glazed tiles up to 3' height.

**NOTE**  
1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers only.  
2) People desiring to alter / modify their flat, may do so with prior request and additional payment in advance.

## LOCATION MAP

(Not to scale)



## HOMES FROM A NEW-AGE ENTITY.



With changing times, the needs and wants of those looking for a home are changing too. Amenities that were luxury a couple of years back – have turned into basic necessities today. **Greater Infra's Iris** comes to you from a new-age construction company that understands your tastes and aspirations quite well: **Greater Infra's Projects**. We are people who focus on giving you homes that are designed with sophistication, with a lifestyle that brightens up your life.



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TS RERA Registration. No. P01100005333



SCAN TO WEBSITE

Marketing Partner



Architects



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

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