A Lifestyle Movement

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Every generation creates
its own movement.

A new wave of thinking.
A new wave of living.

AVR Avira is part of
a new lifestyle movement,
a new wave of living
that celebrates individuality,
contemporary design,
& purposeful living.



Welcome to

AVIRA

BY AVR

11 Floors



AVIRA

A LIFESTYLE MOVEMENT

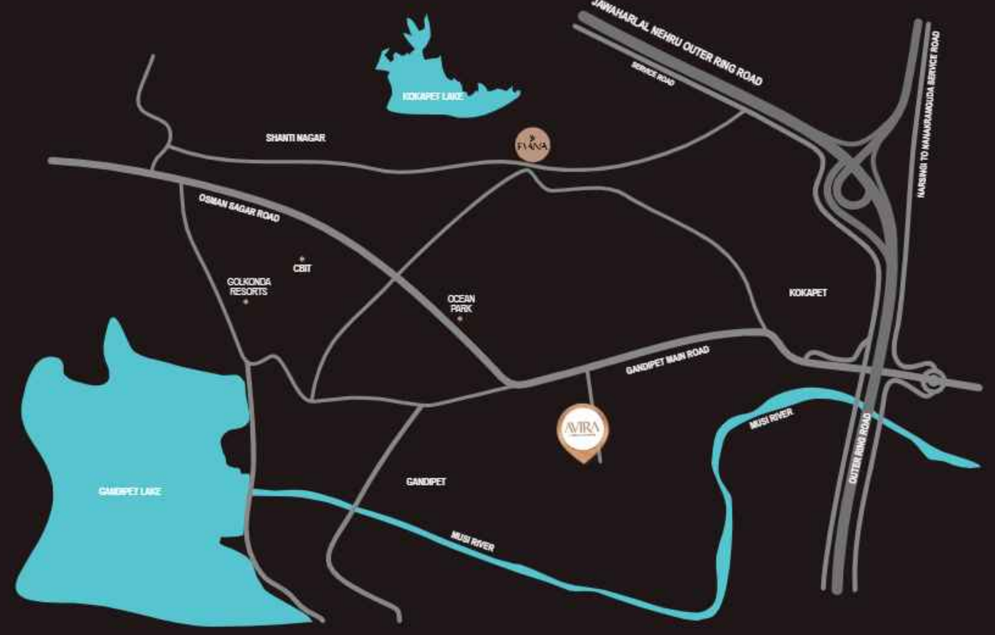
Mapping the New Way of Living

Situated in one of the city's emerging growth corridors, Avira places you at the intersection of convenience, connectivity and future potential.

Between the Buzz & the Breeze



A strategically connected address that keeps work, education, entertainment and everyday essentials within easy reach.



Schools / Colleges

MGIT	- 2 mins
CBIT	- 3 mins
Rockwell International School	- 3 mins
Global Edge International School	- 3 mins
Keystone International School	- 5 mins

IT / ITES

Waverock	- 10 mins
Google	- 10 mins
Amazon	- 10 mins
Wipro	- 11 mins
Microsoft	- 11 mins
Infosys	- 14 mins

Supermarkets

Ratnadeep Select	- 3 mins
Vijetha Supermarket	- 4 mins
Q-mart	- 12 mins

Healthcare

Medicover Hospitals	- 8 mins
Continental Hospitals	- 10 mins
AIG Hospitals	- 18 mins
Care Hospitals	- 12 mins

Entertainment

Sky Zone Trampoline Park	- 3 mins
Allu Cinemas	- 4 mins
Gravity Zip	- 4 mins
Gandipet Park	- 6 mins
Boulder Hills Golf & Country Club	- 11 mins

Hospitality

Golconda Resorts and Spa	- 5 mins
Sheraton	- 10 mins
Mazzo	- 11 mins
Hyatt Gachibowli	- 14 mins

Ultra-luxury 3 & 3.5 BHK Residences



The Reinvention *of* Existence

1	2	11	172	1.9	2285-2815
Tower	Wings	Floors	Units	Acres	Sft.

A contemporary residential address crafted for a generation that values intentional living.

Designed around evolving lifestyles, thoughtful spaces and meaningful experiences,
AVIRA is where modern aspirations find a home.



8 Residences per floor in each wing

Some moments deserve more space
than others.
The space to arrive without hurry.
The space to breathe without
interruption.
The space to live without
compromise.
Thoughtfully planned with only eight
residences on each floor, every level
offers a rare balance of openness,
privacy, and timeless sophistication
where every home moves to its own
beautiful rhythm.

The Privilege of Low-Density Living

Some luxuries are defined by space. At AVIRA, low-density living means fewer residences, greater privacy, expansive open spaces, and a calmer way of life, without compromising connectivity.



1. Waiting Area
2. Multipurpose Room
3. Swimming Pool
4. Kids Play Area
5. Services
6. Electrical Room
7. Toilets

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A Sanctuary of Everyday Experiences

OSR Amenities:

- Arrival Court
- Water Feature With Pergola Above
- Senior Citizen Garden With Reflexology
- Mini Amphitheatre
- Central / Festival Lawn
- Temple
- Outdoor Fitness Station
- Planter With Seating
- Seating Zone
- Adventure Wall
- Floor Games
- Pickleball Court
- Volleyball Court
- Sprinting Track
- Skating Rink
- Badminton Court

Stilt Amenities:

- Kids Play Area
- Kids Swimming Pool
- Adults Swimming Pool
- Pool Deck With Loungers
- Multipurpose Hall

Honouring Life's Most Beautiful Milestones



Defined by clean lines, refined forms, and a distinctive presence, AVIRA's architecture embodies a progressive vision with timeless appeal, elegant in its simplicity, understated in its expression.

Moments of Faith, Close to Home



Designed as a place of quiet devotion, the temple brings faith, serenity, and spiritual connection into your everyday life.

Active Living, Naturally

Set amidst landscaped greens, the multi-purpose courts inspire an active lifestyle where every game is complemented by fresh air, open spaces, and a vibrant community atmosphere.



The Shades of Life

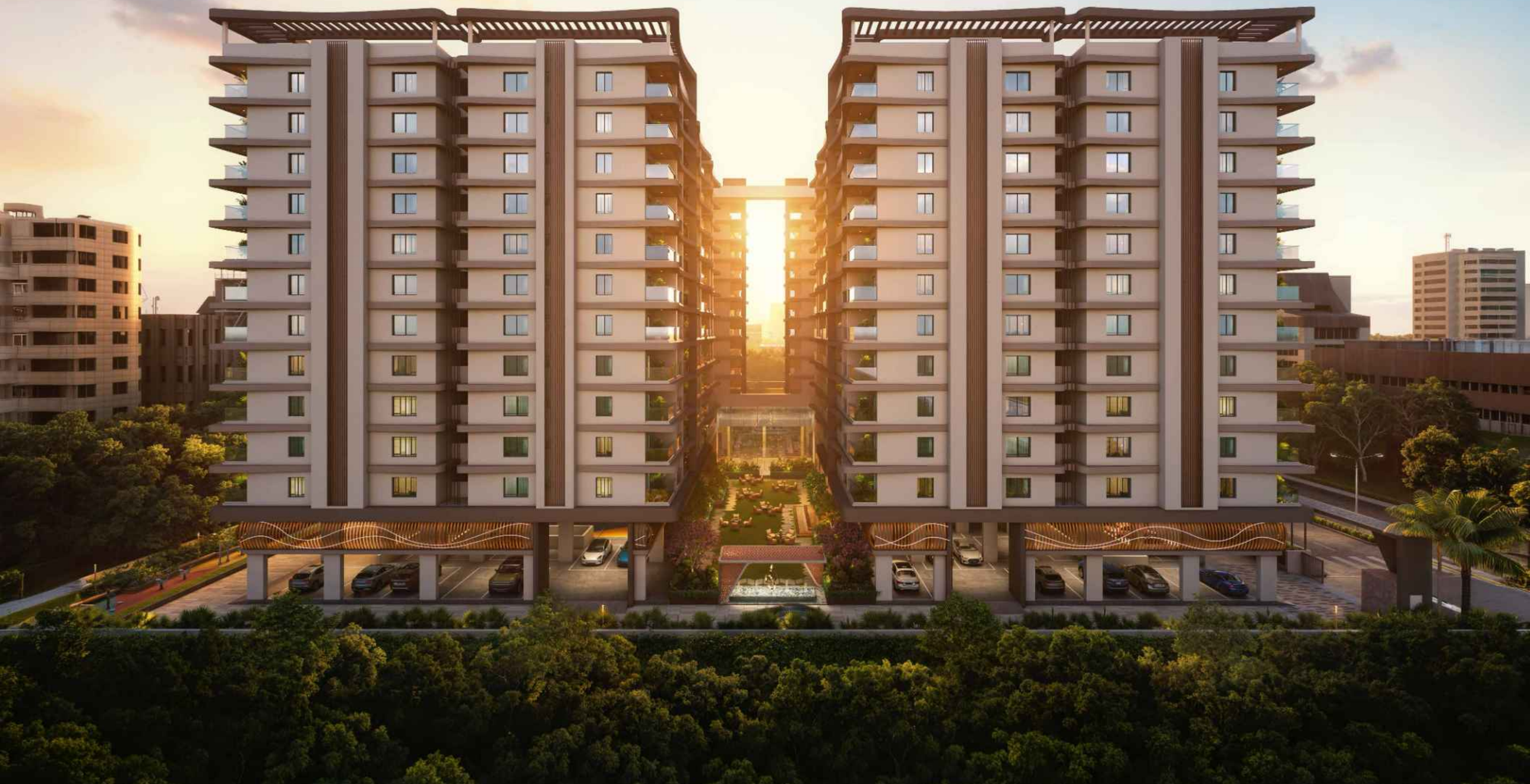
Anew

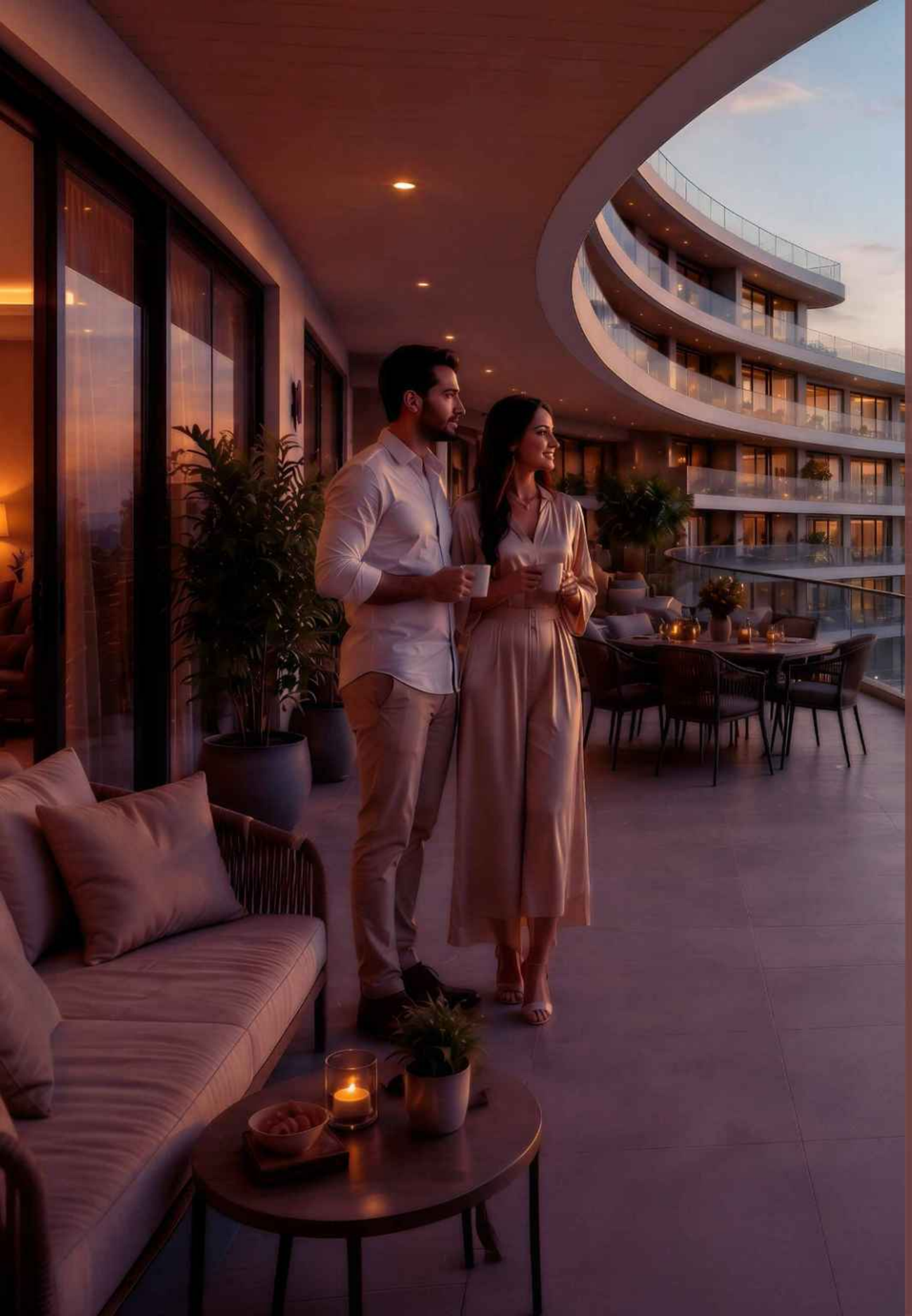
The modern lifestyle is fluid. AVIRA is designed around the evolving reality, creating an environment where everyday living feels more intuitive, balanced and enriching.



The Finest Elements of Luxury, Perfectly Composed

A seamless composition of design, detail, and distinction, every element has been carefully considered to create an experience beyond the expected. From the purity of its architecture to the subtlety of its finishes, each space reflects a refined understanding of luxury.





The Art of
DWELLING

Every residence at AVIRA has been envisioned with
a deep understanding of how people live today.

8 Residence Per Floor In Each wing

Well-ventilated Layouts

Abundant Natural Light

Expansive Balconies

Drawing room

An Artful Expression of Living

A sanctuary of refined beauty, where every element is thoughtfully orchestrated. Natural light, sophisticated textures, and elegant forms come together to create a space that celebrates the art of living with grace and distinction.



Living & Dining



Master bed room

A Harmony of Form and Function



Bed room

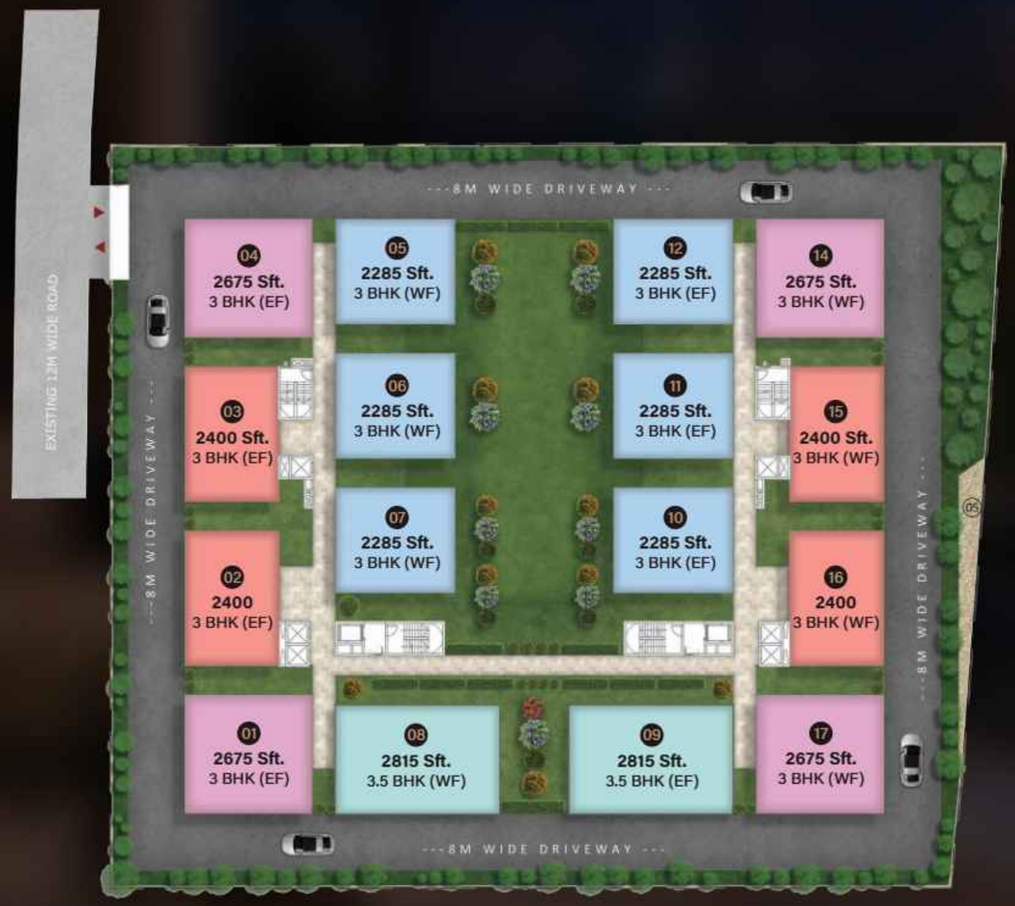


Kitchen

Beautifully balanced and thoughtfully designed, the interiors create a seamless connection between aesthetics and utility. Every space is envisioned as an experience of comfort, sophistication, and timeless style.

Every Space

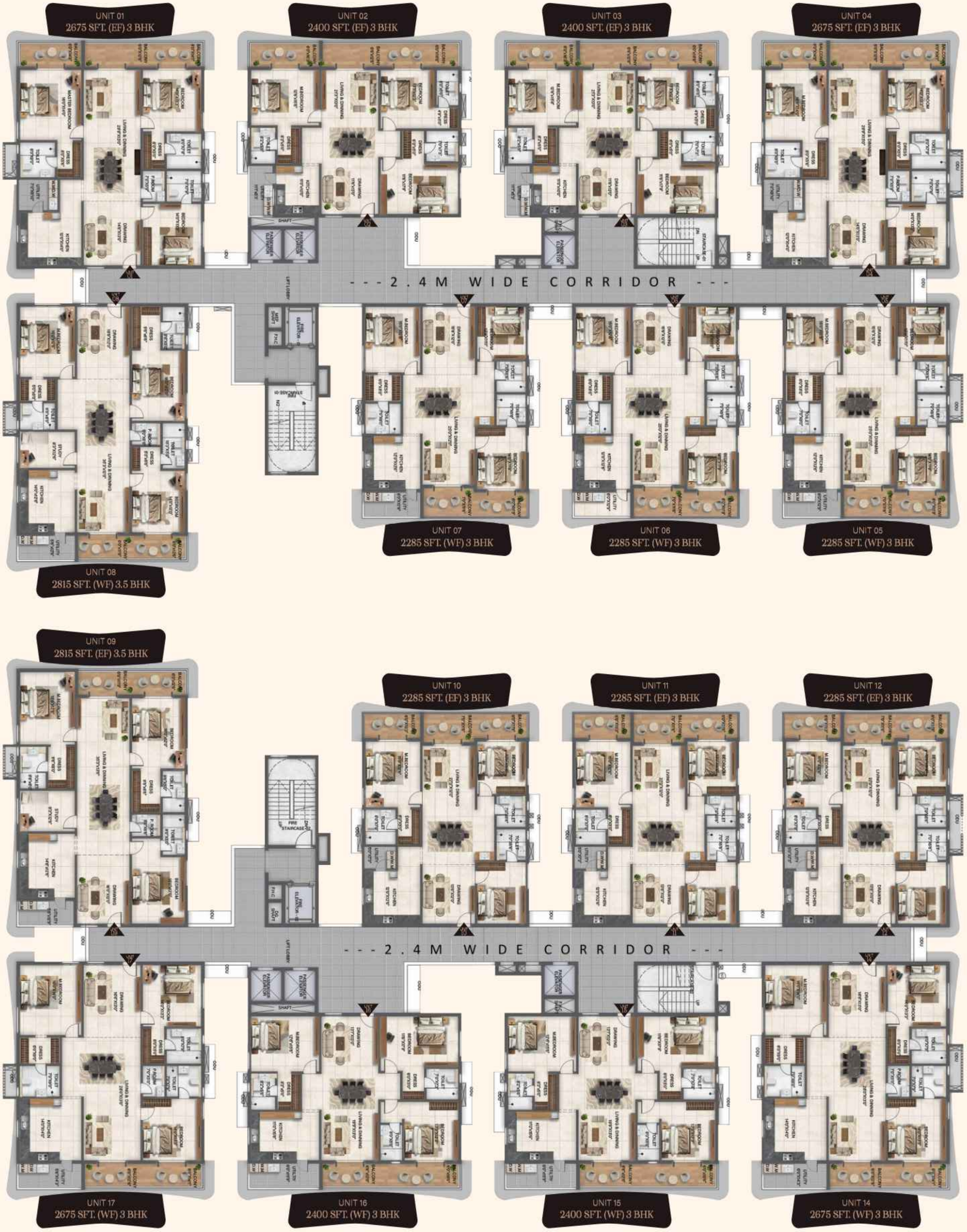
EXPERIENCE



FLOOR PLANS

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TYPICAL FLOOR PLAN



FIRST FLOOR PLAN



UNIT 1 & 4

3 BHK EAST FACING

2675 sft.



BUA	1979 sft.
Balcony Area	196 sft.
Common Area	500 sft.
Saleable area	2675 sft.

UNIT 2 & 3

3 BHK EAST FACING

2400 sft.



BUA	1667 sft.
Balcony Area	283 sft.
Common Area	450 sft.
Saleable area	2400 sft.

UNIT 5, 6 & 7

3 BHK WEST FACING

2285 sft.



BUA	1633 sft.
Balcony Area	225 sft.
Common Area	427 sft.
Saleable area	2285 sft.

UNIT 8

3.5 BHK WEST FACING

2815 sft.



BUA	2058 sft.
Balcony Area	230 sft.
Common Area	526 sft.
Saleable area	2815 sft.

UNIT 9

3.5 BHK EAST FACING

2815 sft.



BUA	2058 sft.
Balcony Area	230 sft.
Common Area	526 sft.
Saleable area	2815 sft.

UNIT 10, 11 & 12

3 BHK EAST FACING

2285 sft.



BUA	1633 sft.
Balcony Area	225 sft.
Common Area	427 sft.
Saleable area	2285 sft.

UNIT 14 & 17

3 BHK WEST FACING

2675 sft.



BUA	1979 sft.
Balcony Area	196 sft.
Common Area	500 sft.
Saleable area	2675 sft.

UNIT 10, 15 & 16

3 BHK WEST FACING

2400 sft.



BUA	1667 sft.
Balcony Area	283 sft.
Common Area	450 sft.
Saleable area	2400 sft.

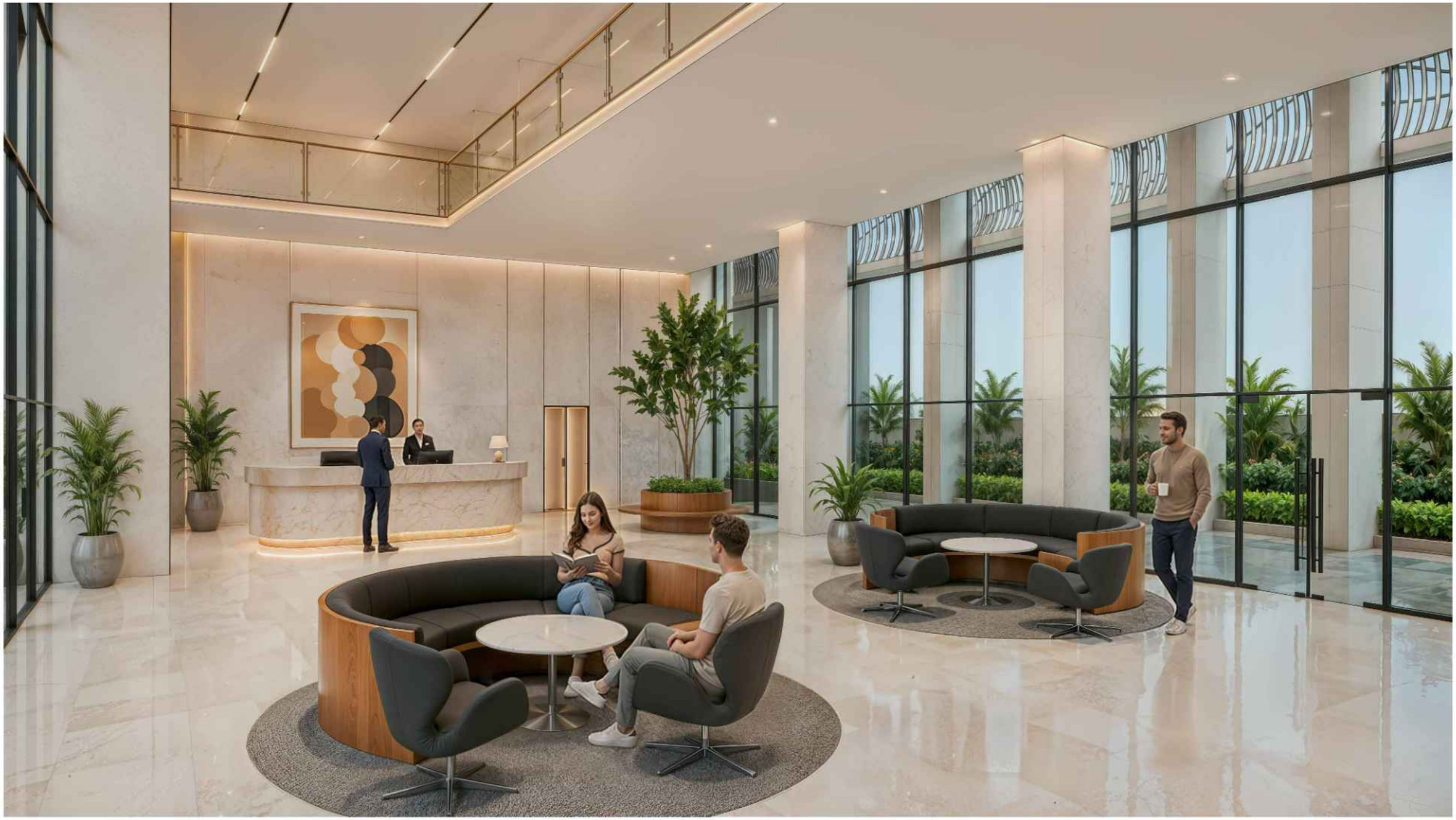
An Ode to

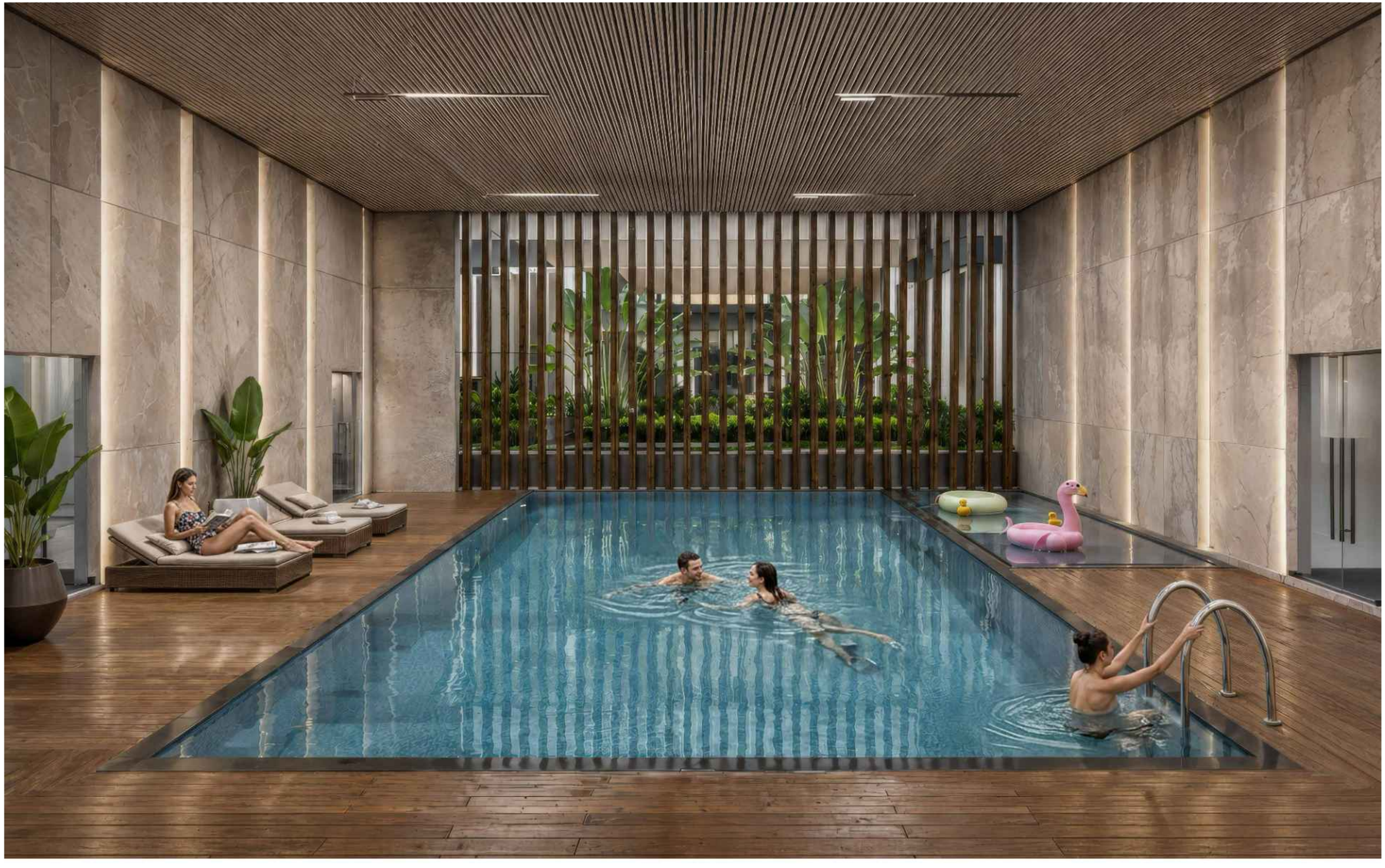
Fiesta

Clubhouse at Avira is designed to support
the many dimensions
of contemporary living bringing wellness,
leisure and interaction under one roof.

Where Connections Begin

1. Lobby with Seating
2. Indoor Games
3. Co-working space
4. Creche
5. Pilates Studio
6. Gym
7. Steam room
8. Guest rooms





A Retreat Beyond the Ordinary

Created as a private escape within the residence, the swimming pool offers a tranquil setting for leisure and reflection. A seamless integration of design and nature creates an experience defined by calm, comfort, and sophistication.



Spaces That Enrich Everyday Living

Crafted to complement every rhythm of life, these exceptional amenities bring together recreation, celebration, and wellbeing.



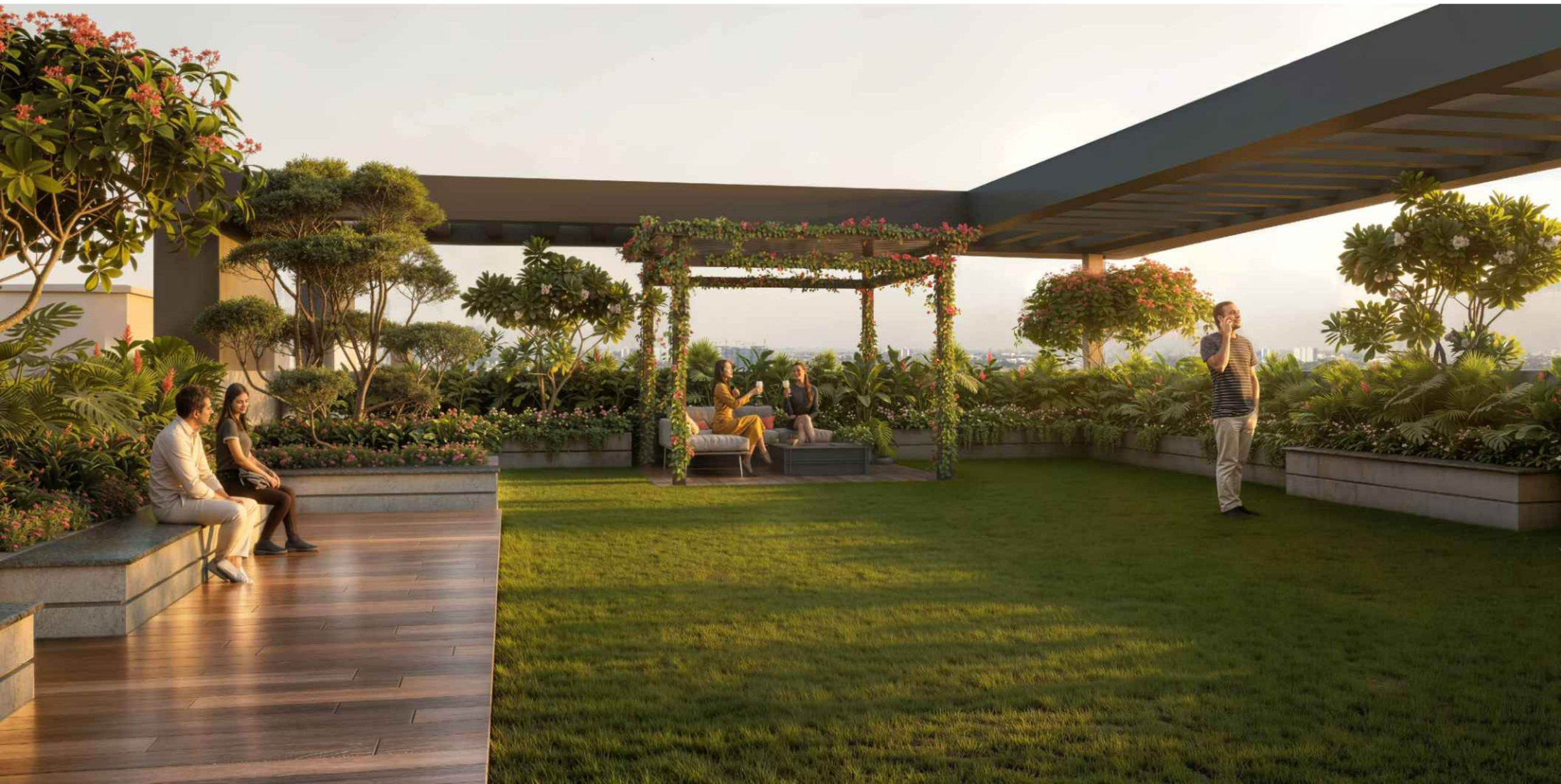


A Celebration

Woven into Every Detail

Set against panoramic views and open skies, the terrace offers a collection of experiences that bring wellness, leisure, and community together at a whole new level.

1. Party Lawn with Stage
2. Seating Deck
3. Seatings
4. Gazebo
5. Raised Planter
6. Paved Area for Star Gazing / Party Dining / Barbeque
7. Planter with Seating
8. Yoga



A lifestyle investment.
A future-forward address.
A compelling opportunity.

The most valuable investments are made before everyone else recognizes the opportunity. Driven by infrastructure growth, rising demand, and expanding connectivity, AVIRA lets you be part of tomorrow's growth while securing a future-ready home.



Specifications

01 / SUPER STRUCTURE

R.C.C. and Brick wall structure to withstand wind & seismic loads.

02 / INTERNAL WALLS

Brick walls (Cement blocks or Equivalent) as per design.

03 / WALL PLASTERING

Cement plastering with sponge finishing.

04 / DOORS

MAIN DOOR FRAME & SHUTTER: Premium designer main door frame & shutter of 8' height with premium hardware fittings.
INTERNAL DOOR FRAME & SHUTTER: Premium designer internal door frame & shutter of 7' height with premium hardware fittings.

05 / WINDOWS & FRENCH DOORS

WINDOWS: Anodized aluminum frame with glass with provision for mosquito mesh.
FRENCH DOORS: Anodized aluminum frame with glass.
VENTILATORS / WINDOWS: UPVC / Aluminum ventilators for all toilets.

06 / PAINTING

EXTERNAL: Textured finish with two coats of paint as per architect's design.
INTERNAL: Putty finishing with one coat primer and two coats of paint.
BASEMENT / PARKING AREA: Weather proof paint finish.

07 / FLOORING

LIVING, DINING, DRAWING, POOJA, KITCHEN & ALL BEDROOMS: Tiles of premium make with spacer joints.
ALL TOILETS: Acid resistant and anti-skid premium, reputed make large size vitrified tiles and walls cladding up to door height.
CORRIDORS / LIFT LOBBIES: All lobby flooring & lift cladding would be of tile or other material as per architect design.
STAIRCASE: Natural stone / Granite flooring.

08 / KITCHEN / UTILITY / WASH

Provision for hot and cold-water supply and drain for the sink. (Only plumbing connections at specified locations).

09 / BATHROOMS

- All fixtures and fittings are of reputed make.
- EWC with flush valves.
- Single lever diverter of imported make with spout.

10 / ELECTRICAL

- Concealed copper wiring of reputed make.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plugs for cooking range chimney, refrigerator, microwave oven, and aqua water in the kitchen. Power plugs for washing machine and dishwasher in utility area.
- Three-phase power 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 reputed make.
- Plug pins for tv & audio in living, drawing, and all bedrooms.

11 / BIOMETRIC LOCK

Biometric lock with biometric access along with the regular key operation for the main door of Yale or equivalent make.

12 / FALSE CEILING

PVC Grid Ceiling in all Toilets and Gypsum ceiling in drop off lobby as per architect's design.

13 / TELECOM / INTERCOM

- Telephone point in drawing room only.
- Intercom facility connecting to all the flats and security, reception, and concierge.

14 / LIFTS

- Block will have 6 no's high-speed automatic passenger lifts with rescue device.
- Block will have 2 high-speed automatic fire services lift with rescue devices.

15 / WTP & STP

- Treated bore well water will be supplied through an exclusive water softening and purification plant of reputed make.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for flushing and landscaping.

16 / LPG

Providing all gas systems to supply gas from centralized gas banks to all individual flats in the kitchen from any government designated provider.

17 / AIR CONDITIONING

- Centralized air conditioning in Clubhouse.
- ODU space provision for VRV air conditioning system with power outlet.

18 / BMS

Billing management software for the gas tank, generator power, and general power connection.

19 / GENERATOR

100% D.G set backup including air conditioning with acoustic enclosure & AMF panel for all flats and common area.

Every era has its break. This is

OURS

At AVIRA by AVR, the next edition of
living emerges.
Join The Lifestyle Movement.

Consultants

Architect	Structural Engineer	MEP Consultant
Landscape Consultant	PMC Consultant	Legal Consultant

AVIRA

BY AVR

TG RERA NO. P02400011038

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Scan. Discover. Arrive.

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