

irö TOWERS

TRANSFORMING SPACES, ENHANCING LIVES

Welcome

To beautiful Moments.
To Peace and harmony.
To a unique lifestyle.



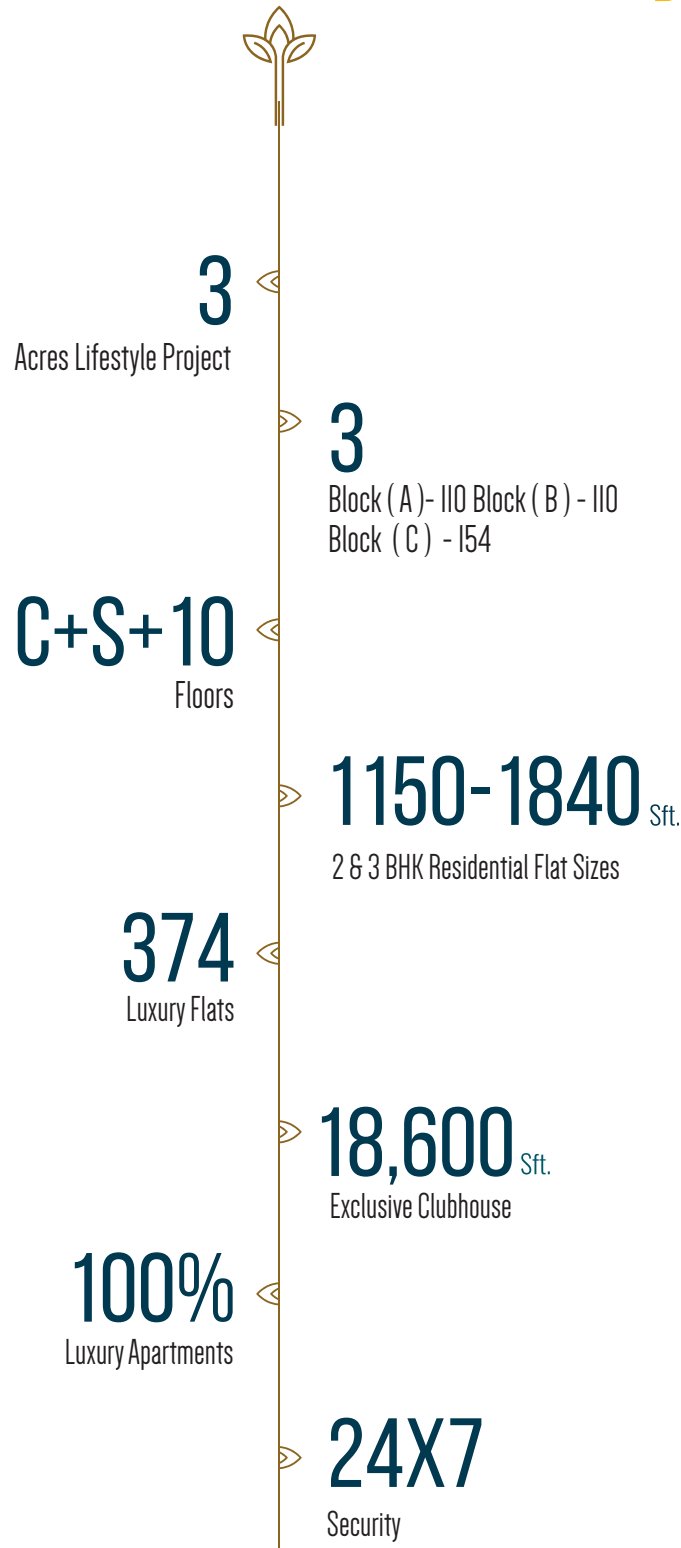
ASR Nagar, Nizampet, Hyderabad. | Luxury Highrise 2 & 3 BHK Apartments

Enter



into the next step of life
into a whole new world
into where you belong





IRA Towers is a community of three distinct blocks well-spaced from one another. Right in their midst you have a good number of amenities for everyone- with out door and Indoor game areas, an air-conditioned gymnasium, walkways to stroll and a splendid clubhouse. You can weave many of your life's most exciting moments right here - one moment at a time.

Freedom

That's all about space.
That's all about planning.
That's designed just for you.



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N
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S

MASTER PLAN

Witness

The Fruits of success
the promise of adventure
the voyage of discovery



- GRAND ENTRANCE
- SECURITY ROOM
- SITTING AREA
- AVENUE PLANTATION
- CENTRAL COURT YARD
- OUT DOOR & INDOOR GAMES
- CHILDREN'S PLAY AREA
- SWIMMING POOL
- CLUB HOUSE
- SOLAR POWER FENCE
- EV CHARGING POINTS



Discover

the meaning of life
the elegance of nature
the magic around you



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Block - A TYPICAL FLOOR PLAN

AREA STATEMENT

Flat No.	Unit	Facing	Area in Sft.
1	3 BHK	East	1480
2	2 BHK	East	1185
3	2 BHK	East	1150
4	2 BHK	East	1150
5	2 BHK	East	1150
6	2 BHK	East	1150
7	2 BHK	West	1185
8	2 BHK	West	1185
9	2 BHK	West	1185
10	2 BHK	West	1225
11	3 BHK	West	1515

AREA STATEMENT

Flat No.	Unit	Facing	Area in Sft.
1	2 BHK	East	1295
2	2 BHK	East	1295
3	2 BHK	East	1295
4	2 BHK	East	1295
5	2 BHK	East	1295
6	2 BHK	East	1295
7	3 BHK	West	1670
8	3 BHK	West	1630
9	2 BHK	West	1265
10	2 BHK	West	1265
11	2 BHK	West	1265



Block - B TYPICAL FLOOR PLAN





Block - C TYPICAL FLOOR PLAN

AREA STATEMENT

Flat No.	Unit	Facing	Area in Sft.
1	3 BHK	East	1810
2	3 BHK	East	1810
3	3 BHK	East	1810
4	3 BHK	East	1810
5	3 BHK	East	1810
6	3 BHK	East	1810
7	3 BHK	West	1810
8	3 BHK	West	1810
9	3 BHK	West	1840
10	3 BHK	West	1840
11	3 BHK	West	1840
12	3 BHK	West	1840
13	3 BHK	West	1840
14	3 BHK	West	1590





Step Through

the door of possibilities
the door to the path of joy
the door to a world of wonder



V4 Ventures is delighted to welcome you to IRA Towers, a premium 2BHK and 3BHK residential community located in one of the most convenient localities of Hyderabad. If you've always yearned for a life that complements and completes your journey, welcome aboard to your new home.

Uncover

the secrets of serendipity
the whispers of nature
the kaleidoscope of life

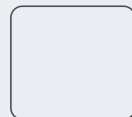




Banquet Hall



Office Room



Indoor Games



Gym



Coffee Shop



Receptionist



Salon



Swimming Pool



Co Working Space



Yoga



Guest Rooms



Spa



Creche



If you have the time to create life's warmest experiences, we provide all the space and means necessary to make them happen.

Few but excellent are the ways to earn the best experiences of life here at IRA Towers.



Embrace

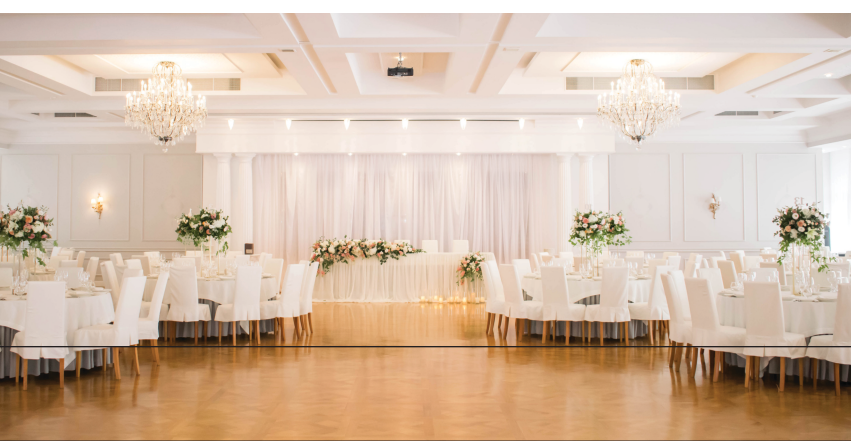


the symptom of serenity
the whimsy of happy dreams
the artistry of a life well-lived..



Amenties & Features

- ❖ Rainwater Harvesting Pit
- ❖ Beautiful Landscaping
- ❖ Children's Play Area
- ❖ Sewage Treatment Plant
- ❖ Maintenance Office
- ❖ EV Charging
- ❖ Provision for Creche
- ❖ Swimming pool
- ❖ Jogging / Walking Track
- ❖ 100% Vaastu
- ❖ Grand Entry with Security Post
- ❖ Outdoor & Indoor Sports
- ❖ Security under 24hr CCTV Surveillance
- ❖ 100% Power Back-up
(Except - A/C & Geysers)





Feel



the mosaic of moments
the color of emotions
the masterpiece of life



FRAMED STRUCTURE

Reinforced Cement Concrete Framed Structure designed to withstand wind and seismic loads.



SUPER STRUCTURE

8" External wall and 4" internal wall with quality Blocks.



FINISHES

Internal: Smooth plastered surface treated with Birla Wall Care/JK Putty and painted with emulsion of reputed make.
External: Texture surface with weather proof paint of reputed make.



DOORS & WINDOWS

Main Door & Bed Room Doors: Teak wood door frame and flush shutter with veneer & melamine polish on both sides for, fitted with good quality hardware and locking system of reputed make.

Bath Room & Utility Doors: Teak wood door frame and flush shutter with one side veneer with polish & other side with duco paint, fitted with good quality hardware and locking system of reputed make.

Windows & French Doors: UPVC Frames with plain glass and additional mosquito screen.

Kitchen: Cooking Platform of Granite and Stainless Steel sink with water tap & Provision for water purifier.

Water Supply: Adequate water supply for all flats with hydro pressure pump & Underground sump



SOLAR POWER

Solar Power harvesting for common area and amenities



TILE DADOING

Kitchen: Glazed ceramic tile dado up to 2' height above kitchen platform.

Toilet: Glazed ceramic wall tile dado up to 8ft height and 2x2 False ceiling grids for all bathrooms.

Utility/Wash: Glazed ceramic tile dado upto 3' height.



VERTICAL CIRCULATION

Lift of Jhonson or equivalent make



BATHROOM & SANITARY

Jaguar CP Fittings and Hindware Sanitary.



ELECTRICAL

3 Phase power supply for each individual flat.
PVC Piping of Sudhakar or equivalent make.
Concealed copper wiring of Poly cab or equivalent make.
A/C points for all Bed rooms.
Power points for cooking range, chimney, microwave, mixer, refrigerator, grinder in kitchen and Geyser point in Toilets.
Modular switches of legrand or equivalent make.



POWER BACKUP

100% Generator Backup.
Except water geysers and A/c's



CLUB HOUSE & AMENTIES

18,600 Sft. of Modern Club House



FLOORING

Rooms: 600 x 1200mm vitrified tiles of reputed make.
Toilets / Wash area: Antiskid ceramic tiles for toilets and balconies.



SALIENT FEATURES

- ❖ Vaastu Compliant designs.
- ❖ Exclusive Fire Fighting System.
- ❖ 100% Generator backup.
- ❖ Water from HMWSSB.
- ❖ Sewage Treatment Plant.
- ❖ Piped Gas.



EV CHARGING

Provision for EV Charging of Bikes & Cars.



FIRE & SAFETY

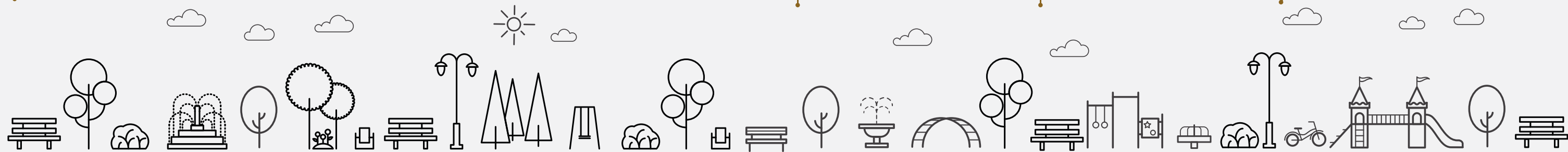
Fire hydrant & fire sprinkler system in basements. Fire alarms & control panels will be kept at main Security. LPG Supply of gas from centralized gas bank to all individual apartments with pre-paid gas meters.

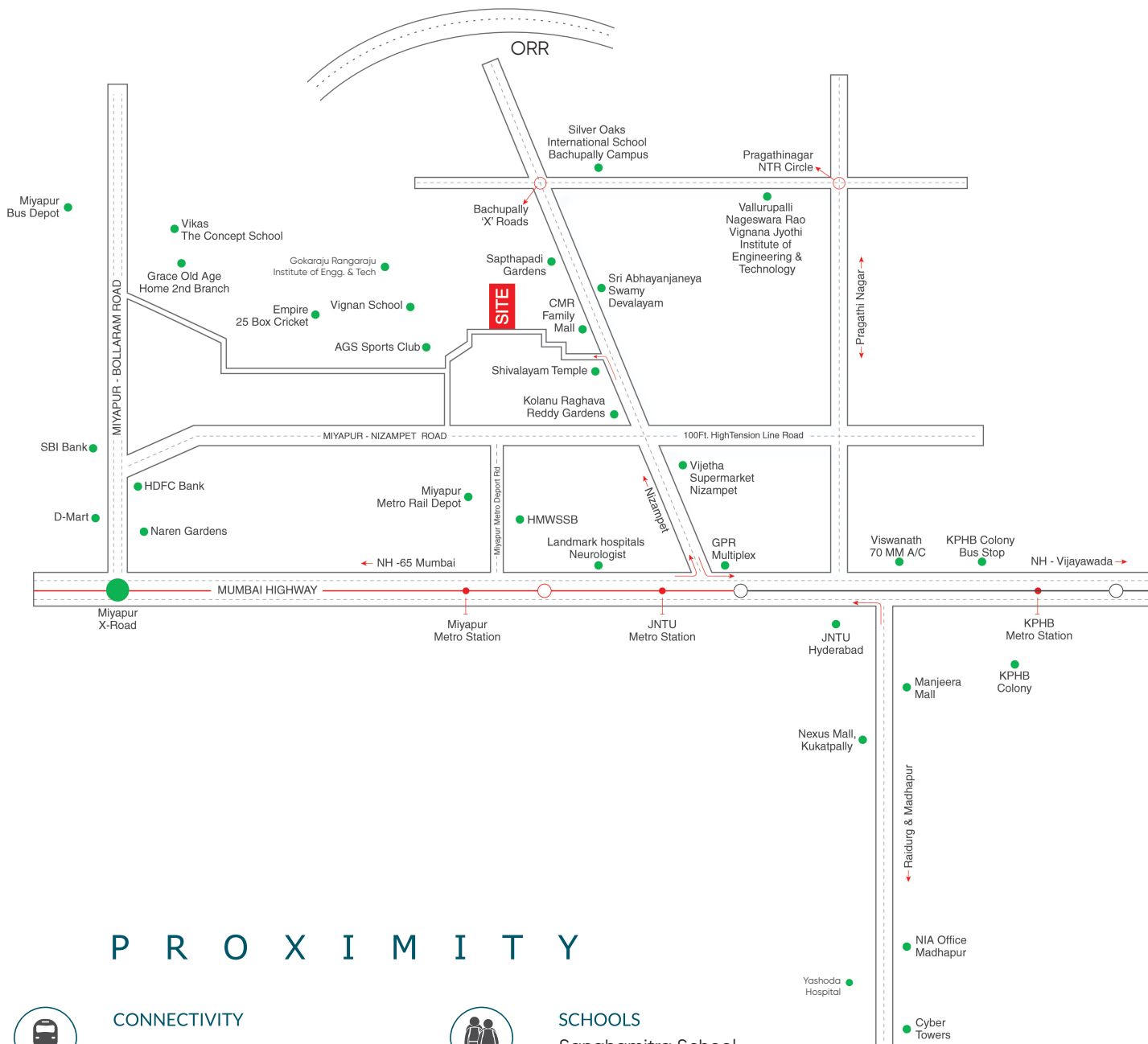


NOTE

Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers.

Flat will be handed over for wood work/interiors after receiving 100% payment only.





P R O X I M I T Y



CONNECTIVITY

JNTU Metro Station
Miyapur Metro Station
Mumbai Highway
ORR Bachupally



SCHOOLS

Sanghamitra School
Silver Oaks Intl. School
Delhi Public School
Oakridge International School
Ambitus World School
Vignan High School



HOSPITALS

Yashoda Hospitals
Sindhu Hospitals
Mamata Hospitals
Sri Sri Holistic Hospitals
SLG Hospitals
Usha Mullapudi Cardiac Centre



WORK PLACES

Hitec City
Madhapur
Cyber Towers
MindSPACE
Wipro Circle
Financial District
Gachibowli



COLLEGES

Sri Chaitanya Jr. Colleges

BVRIT Hyderabad College
of Engineering for Women

Gokaraju Rangaraju
Engineering College (GRIET)

Mamata Academy of
Medical Sciences



RECREATION

Nexus Mall
Manjeera/Lulu Mall
GPR Multiplex
Shilparamam Children Park
Kukatpally Exhibition Grounds
Metro Wholesale
Ashoka One Mall

Scan QR Code for
Direct Location



WELCOME TO
A NEW PLAYSCAPE
FOR WORK-LIFE
BLANCE



Live



Amidst Landmarks
Amidst all the peace
Amidst Conveniences



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for any queries please contact:

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