

Location: Kongara kalan, Adibatla

TS RERA: P02400009631



**4BHK Mediterranean Luxury Villas**

# Welcome to Urban Ranch

A place with little more space and lot more peace



# Ranch Life = Refined Living

Welcome to IRA Urban Ranch, where panoramic vistas meet perfectly crafted villas that are anything but ordinary. Think of it as your escape hatch from urban chaos—far enough to breathe, close enough to stay connected.





# Key Highlights:



Kongara Kalan

- 19.5-acre villa community
- 163 luxury villas
- An exclusive 30,000+ Sft clubhouse
- Mediterranean-inspired architecture
- Expansive landscapes & curated green spaces
- Close proximity to Hyderabad's key hubs



# Designed for Comfort, Built for Life

- Plot Size: 292-351 Sq. Yds
- Built-Up Area: 3,807 - 4,927 Sft
- Structure: G+2
- Double-height family lounges
- Smart home features
- Spacious balconies & open-to-sky courtyards

## Villa Highlights






# The True Urban Way of Living





# Community & Amenities

## Social & Community Spaces

-  Clubhouse & Banquet Hall – Host grand events & celebrations
-  Party Lawn & Amphitheater – Perfect for outdoor gatherings
-  Guest Suites – Luxurious stay for visiting family & friends







## Sports & Active Living




-  Futsal Court
-  Beach Volleyball/Kabaddi Court
-  Basketball & Tennis Court
-  Indoor Badminton Court

## Nature & Green Spaces





-  Tree Court & Zen Garden
-  Edible Garden
-  Jogging & Cycling Tracks



## Wellness & Leisure

-  Infinity Pool & Lounge Seating
-  Outdoor Gym & Yoga Deck
-  Home Theatre for private entertainment

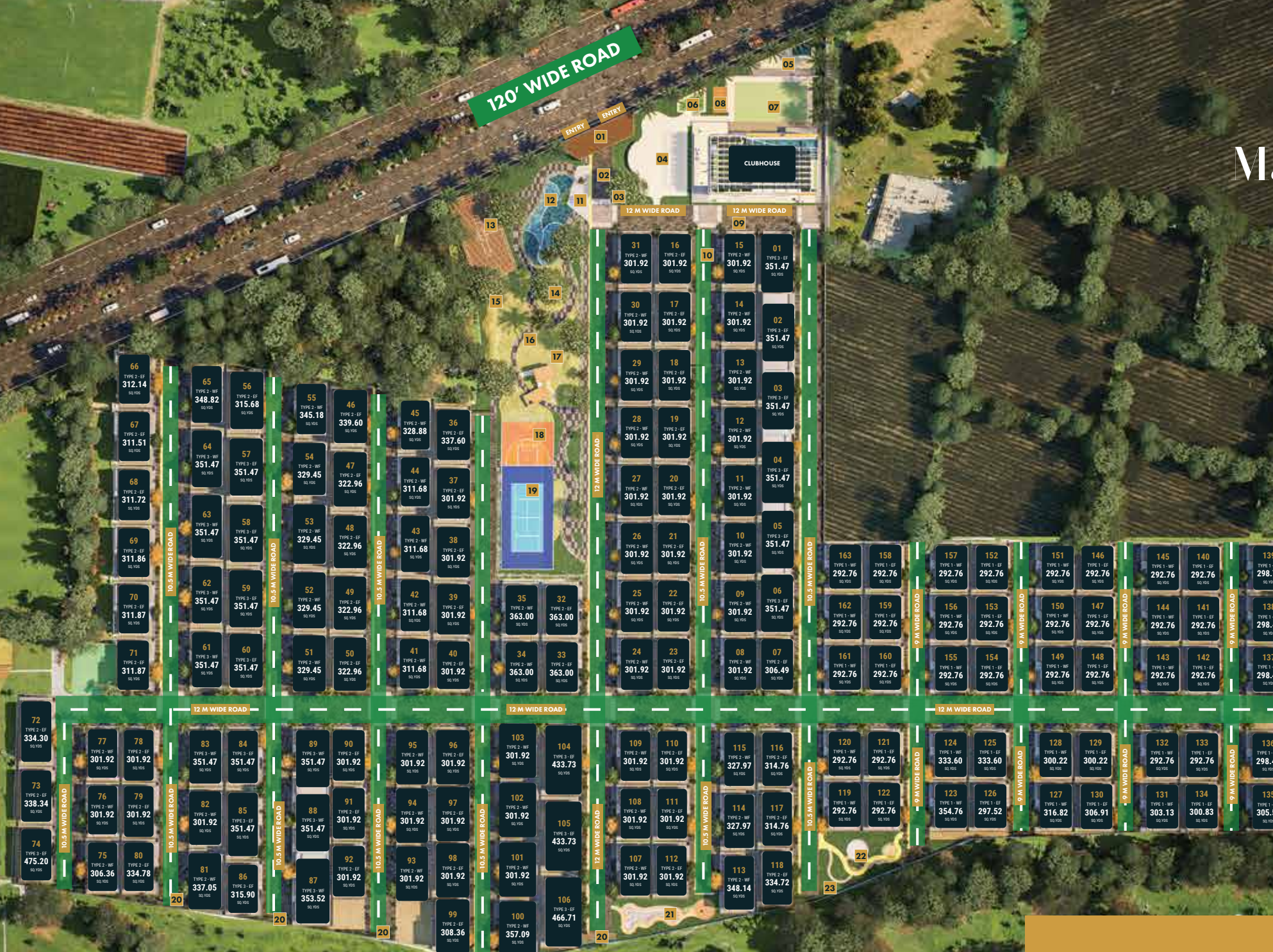
## Everyday Convenience

-  Wide driveways & pedestrian-friendly walkways
-  Dedicated car parking
-  24x7 security & surveillance
-  Seamless internal road networks





# Master Plan





## LEGEND

1. Entry/exit with security cabin
2. Primary street
3. Pedestrian walkway
4. Multipurpose lawn with stepped sitting
5. Stage with feature wall
6. Sunken seating with fire pit
7. Swimming pool
8. Shade structure and lounge seating
9. Car parking
10. Driveway
11. Plaza
12. Childrens play area
13. Mini soccer
14. Outdoor gym
15. Picnic Zone
16. Shade structure with yoga/meditation
17. Play lawn
18. Half basketball court with seating gallery
19. Tennis court
20. Feature wall with sculpture
21. Skating rink
22. Informal seating
23. Edible garden





## Smart, Spacious & Seamless

-  East & West-facing villa layouts
-  Multi-level plans with private gardens & terraces

## Floor Plans



Type-1

# East Facing Villa Floor Plan

292 SQ. YARDS

TOTAL BUILT-UP AREA: 3,931.12 SFT



## Ground Floor Plan

Built-up Area: 1683.60 SQ.FT



## First Floor Plan

Built-up Area: 1475.64 SQ.FT



## Second Floor Plan

Built-up Area: 771.88 SQ.FT



301 SQ. YARDS

Type-2

# East Facing Villa Floor Plan

TOTAL SALEABLE AREA: 4121.54 SFT



## Ground Floor

Built-up Area: 1731.07 SQ.FT

## First Floor

Built-up Area: 1551.31 SQ.FT

## Second Floor

Built-up Area: 839.16 SQ.FT



Type-3

# East Facing Villa Floor Plan

351 SQ. YARDS

TOTAL SALEABLE AREA: 4927.97 SFT



## Ground Floor

Built-up Area: 2100.59 SQ.FT



## First Floor

Built-up Area: 1724.93 SQ.FT



## Second Floor

Built-up Area: 1102.45 SQ.FT



292 SQ. YARDS

Type-1

# West Facing Villa Floor Plan

TOTAL BUILT-UP AREA: 3,807.55 SFT



## Ground Floor Plan

Built-up Area: 1568.32 SQ.FT

## First Floor Plan

Built-up Area: 1475.64 SQ.FT

## Second Floor Plan

Built-up Area: 763.59 SQ.FT



301 SQ. YARDS

Type-2

# West Facing Villa Floor Plan

TOTAL SALEABLE AREA: 4110.93 SFT



 **Ground Floor**  
Built-up Area: 1693.88 SQ.FT

 **First Floor**  
Built-up Area: 1551.31 SQ.FT

 **Second Floor**  
Built-up Area: 865.75 SQ.FT

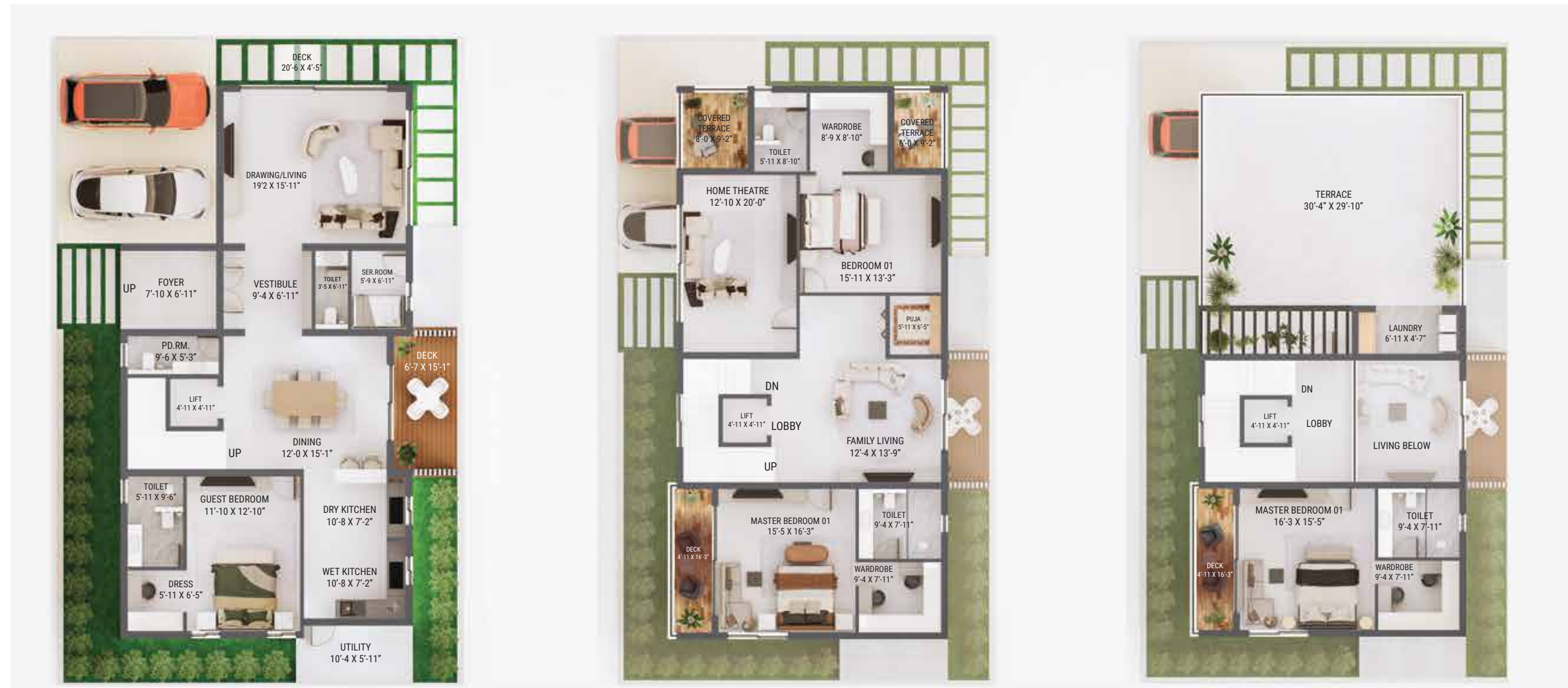


Type-3

# West Facing Villa Floor Plan

351 SQ. YARDS

TOTAL SALEABLE AREA: 4903.16 SFT



## Ground Floor

Built-up Area: 2058.67 SQ.FT



## First Floor

Built-up Area: 1734.94 SQ.FT



## Second Floor

Built-up Area: 1109.56 SQ.FT



# Location Advantages

## Seamless connectivity and convenience.



Work Hubs: TCS, Tata Aerospace, Adibatla SEZ (10-15 mins)



Education: Delhi Public School, Aga Khan Academy (15-20 mins)



Recreation: Wonderla, Ramoji Film City (10-20 mins)



Connectivity: ORR Exit 13, RGI Airport (25 mins)







At IRA Realty, we believe in transparency, innovation, and sustainability.  
Our vision is to build world-class communities where families thrive.

## Other Landmark Projects:

-  IRA The Square – Luxury Villas in Kongarakalan
-  IRA Elevate – Ultra-Luxury Villas in Shamshabad
-  IRA Aspiration – Premium Apartments in Kollur
-  IRA Miracle - Premium Apartments in Kollur





TS RERA: P02400009631

# Contact Us

Quiet like a ranch, curated for a community.



Call: +91 91210 25577



Website: [www.irarealty.in](http://www.irarealty.in)



Email: [info@irarealty.in](mailto:info@irarealty.in)

Visit Our Experience Center Today!

