

A project by



PGR
ELIRA
INFINITE FREEDOM

2 & 3 BHK

PREMIUM HIGH-RISE GATED COMMUNITY APARTMENTS

@ ATTAPUR

WHERE
FREEDOM GREETSS
YOU WITH WARMTH.

310
FLATS

PGR
ELIRA

WELCOME TO ELIRA,
THE DESTINATION OF
PRECIOUS LIVING.

ENTER THE ELEGANT ARCHES THAT LEAD TO A WORLD OF RELAXING OPULENCE AND REGAL COMFORT. YOUR SEARCH FOR A HOME THAT WILL BE YOUR ABODE TO CREATE LASTING MEMORIES WILL BE FULFILLED HERE. GET SET AND BELONG TO FREEDOM OF A SOPHISTICATED KIND.

PGR ELIRA. A LIFE OF GRANDEUR AWAITS YOU!



310
FLATS

LEGEND

- A) MAIN ENTRANCE
- B) TOT-LOT
- C) CRICKET PITCH
- D) PLAY AREA
- E) BADMINTON COURT
- F) SENIORS' LOUNGE
- G) PARTY LAWN
- H) CLUBHOUSE



MASTER PLAN



3.9
ACRES



MOVE INTO ELIRA, YOUR HOME OF LUXURY APLENTY.

PGR Elira at Attapur, is a premium collection of residences in 2 and 3 BHK formats crafted for your family to nurture life in its more delightful forms. Planned on 3.9 Acres, here every square foot will reflect the happy vibes of a blooming vast community. With three blocks, each one has units in varied sizes.

KEY PLAN



FIRST FLOOR PLAN | BLOCK-1

DESIGN YOUR OWN GRACEFUL LIVING AT ELIRA.

Every dream is unique, so are the homes at PGR Elira. The Block 1 has 3 BHK apartments spanning from 1462 sft to 2261 sft, which means more space for your life to bloom. So come, find the perfect place to craft happier days and joyful living.



FIRST FLOOR PLAN | BLOCK-2



KEY PLAN



DISCOVER IMPRESSIVE LIVING AT ELIRA.

Every home in the Block 2 of PGR Elira will charm you with the amazing view of greenery and thriving life. Homes that range from 1266 sft to 1447 sft in this tower do not share any walls, giving you the best of privacy and more of brilliant sunset sightings.



KEY PLAN



FIRST FLOOR PLAN | BLOCK-3



ELEVATE TO FLOORS OF
SPLENDOUR AT ELIRA.

Living in any flat on the floors of Block 3 means living large. With spacious elevator lobbies that accommodate three elevators, the lavish 3 BHK houses in sizes 1426 sft to 2148 sft, have classy balconies that open up to wonderful new opportunities, making you feel elevated.



20+ AMENITIES



CLUBHOUSE 21,000 SFT



PGR
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 INFINITE FREEDOM

CLUBHOUSE AMENITIES

SWIMMING POOL			INDOOR GAMES
LOUNGE			CRECHE
GYM			GUEST ROOMS
LIBRARY			PARTY LAWN
BOARD ROOM			BANQUET HALL
YOGA / AEROBICS			PANTRY / DINING



GLOW AT ELIRA,
 A PLACE FOR ALL
 YOUR PASSIONS.

Whether you want a silent recluse for deep meditation or space for a silent reading session. Whether you want a world-class swimming pool to take laps of refreshment or space to just sit by and relish the breeze – you will explore exciting experiences here. Unwind at the Clubhouse, the flourishing heart of PGR Elira.

CLUBHOUSE 21,000 SFT



AMENITIES & FEATURES

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> ■ Tot-Lot ■ Cricket Pitch ■ Play Area ■ Badminton Court ■ Seniors' Lounge ■ Party Lawn | <ul style="list-style-type: none"> ■ Video Door Phones ■ Children's Play Area ■ Prime Residential Area ■ 100% Vaastu-compliant ■ Aesthetically-designed | <ul style="list-style-type: none"> ■ No Common Walls ■ Good Cross-ventilation ■ Intercom Facility ■ 24-hr Security ■ 3-level Car Parking | <ul style="list-style-type: none"> ■ Power back-up with Silent Generator ■ Solar-fencing for Compound Wall for Security ■ CC / Cameras Coverage in all Common Areas ■ Well-developed and designed common areas like Corridors, Lifts, Car Parking, Plantation with proper Landscaping |
|---|--|---|---|



PROSPER
AT ELIRA, A PICTURE
OF ABUNDANCE.

STRUCTURE

RCC-framed structure, first-class light weight red masonry in cement mortar.

WALL FINISHES - PLASTERING & PAINTING

- a) INTERNAL WALL FINISH: Plastering in designated areas finished with smooth putty with 2 coats of emulsion paint over a coat of primer.
- b) EXTERNAL WALL FINISH: Textured finish and one coat of primer and two coats of exterior paint.

DOORS

- MAIN DOOR: Teak wood frame with flush shutter with both sides veneer, melamine polish fixed with hardware fixtures.
- INTERNAL DOOR: Engineered wood with flush shutter, aesthetically designed and finished with laminate finish on both sides fixed with hardware fixtures.
- TOILET & UTILITY DOOR: Engineered hardwood frame with flush shutter and laminated finish on both sides fixed with hardware.
- FRENCH DOORS: Standard UPVC sliding door of 3-tracks with mesh.
- WINDOWS: Standard UPVC sliding windows with mosquito mesh and safety grill.

FLOORING

LIVING & DINING: 800X800 mm size vitrified tiles.
 ALL BEDROOMS: 800X800 mm size vitrified tiles.
 KITCHEN: 800X800 mm size vitrified tiles.
 ALL BALCONIES: Anti-skid ceramic tiles.
 BATHROOMS: Anti-skid tiles for floor.
 UTILITY AREA: Anti-skid tiles for floor.
 CORRIDORS: Granite / marble design floor.
 STAIRCASE: Granite flooring.

WATER SUPPLY

■ Hydro-pneumatic and gravity system with 100% treated water to kitchen and other areas of the flats.

KITCHEN

- Granite platform with stainless steel sink shall be provided. Water and electricity provision for RO and dishwasher will be provided.
- Two separate water taps shall be provided for municipal water supply and usage water supply.
- Provision to install RO system, exhaust fan and chimney.

TILE CLADDING

DADO IN KITCHEN: Ceramic tiles dado up to 2'0" height above kitchen platform.
 BATHROOMS: Glazed / matt finish / vitrified tiles dado up to 8'0" height.
 UTILITY AREA: Ceramic tile dado.
 LIFT FACIAS: Granite-cladding.

BATHROOMS

- Premium quality ceramic wash basins.
- Premium quality wall-mounted EWC.
- Premium quality C.P. fittings.
- Electric geysers point provision in washrooms.

UTILITY / WASH AREA

Electricity points and water supply provision for washing machine in the utility area.

ELECTRICAL

- Fire-retardant low smoke concealed copper wiring.
- Provision of power outlets for air-conditioners in living room and bedrooms.
- LED light fixtures for common areas in towers.
- Three-phase electricity supply for each unit.
- Miniature Circuit Breakers (MCB) for each distribution board.
- Elegant and aesthetic modular switches and sockets.

TELECOM / INTERNET / CABLE TV

■ FTH with Wi-Fi internet DTH, Telephone and Intercom in living / drawing, TV provision in master bedroom, drawing room.

LIFTS

High-speed automatic passenger lifts with emergency rescue device with energy efficiency, entrance with granite/tile cladding.

CAR WASH FACILITY

Car Wash facility will be provided in parking floor level at designated area.

SPECIFICATIONS

WTP & STP

- Domestic water made available through an exclusive water-softening plant (not RO plant).
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping and flushing purpose.

GENERATOR

100% DG set backup will be provided.

CAR PARKING

One car parking for 2 BHK.
 Two car parking for 3 BHK.
 Extra car parking shall be at extra cost subject to availability.

SECURITY

- Solar-powered Security Fence around the compound wall.
- Sophisticated round-the-clock security/surveillance system.
- Surveillance cameras at strategic locations for monitoring.
- Boom Barrier at entrance.
- Intercom connected to the security room is provided in the lifts.

FIRE SAFETY

- Fire hydrant system and fire sprinkler system at all floors and basement.
- Control panel will be kept at designated and designed locations.
- Fire alarm and public address system shall be provided as per norms.

KEY PLAN



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2nd to 10th FLOOR PLAN | BLOCK-1

STEP INTO THE STATELY
EXPANSE OF ELIRA.

The wide corridors of PGR Elira open into homes of unlimited richness that span between 1668 sft to 2367 sft. With a neat drawing room, cosy living room, relaxing bedrooms, and smart modern kitchens – you will surely cherish every moment here.



2nd to 10th FLOOR PLAN | BLOCK-2

KEY PLAN



OPEN UP TO A VIBRANT LIFE AT ELIRA.

With refreshing balconies that lead to glorious sunrises on the East and golden sunsets on the West, you will spend your days surrounded by absolute serenity at PGR Elira, at homes that are between 1363 sft and 1549 sft.



KEY PLAN



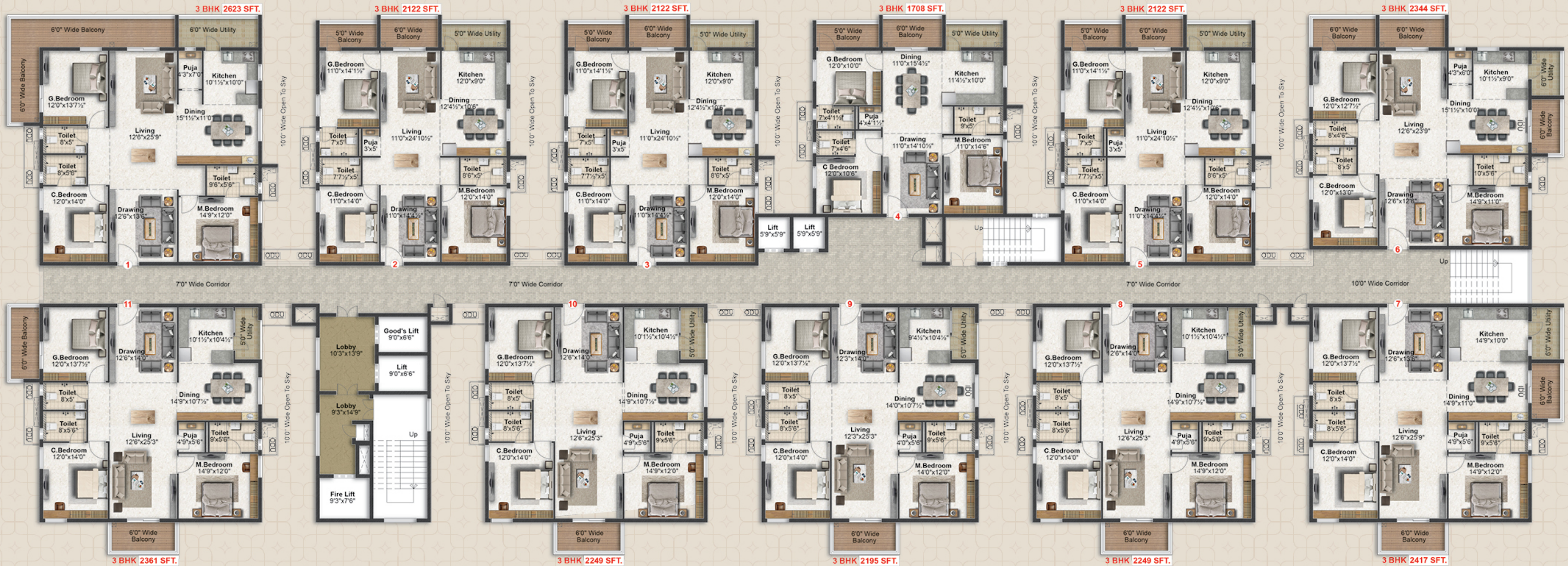
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2nd to 10th FLOOR PLAN | BLOCK-3



AT ELIRA, CREATE
JOY-FILLED MEMORIES.

Offering you warmth and harmony, the homes at PGR Elira are a pristine model of wholesome living. Choose from the varying dimensions and unique layouts, to give your beloved the best of your love and care, under a grand roof with massive homes that are between 1708 sft and 2623 sft.





SHINE ON AT
ELIRA, AN ABODE
OF BRIGHT JOY.

SHINING AS A JEWEL IN THE NIGHT,
PGR ELIRA IS A BLEND OF MODERN
SOPHISTICATION AND BLOOMING
NATURAL BEAUTY THAT FOSTERS A
LIVING THAT HAS ENRICHING VIBES
FOR HEALTH, HAPPINESS, AND
PROSPERITY FOR YOUR FAMILY.



10 FLOORS
STILT +
2 BASEMENTS





PROXIMITY

SCAN FOR LOCATION



- ATM**
- HDFC : 0.3 km
- SBI : 0.5 km
- ICICI : 1.0 km
- AXIS : 1.0 km
- HOSPITAL**
- Zoi : 1.2 km
- Germantent: 1.2 km
- American Brain and Spine : 1.3 km
- Mythri : 3.1 km
- Olive : 4.5 km
- Premier : 4.7 km
- PVR Express Highway : 1.25 km
- RECREATION**
- Eshwar Theatre : 0.8 km
- M-Cube Mall : 1 km
- Mantra Mall : 1.5 km
- SCHOOLS**
- Sri Chaitanya : 0.2 km
- Delhi School : 0.5 km
- Lotus School : 0.7 km
- Glendale Academy : 3 km

- SUPERMARKETS**
- Vijetha : 0.3 km
- Reliance : 0.3 km
- More : 0.5 km
- Spencer's : 1 km
- Ratnadeep : 1.3 km
- Walmart : 6 km
- Metro : 7 km
- COLLEGES**
- Narayana : 1 km
- Sri Chaitanya : 1.4 km

LIVE CONNECTED AT ELIRA, AN ADDRESS OF FINE LIVING.

Strategically located in proximity to the PV Narasimha Rao Expressway, you will reside at a short-drive from illustrious educational institutions, multinational corporations, eminent healthcare facilities, and shopping destinations. Stay close to the best that the city has to offer.



PROJECT CONSULTANTS

Architects



PR ASSOCIATES

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Builders & Developers

SATISH



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SCAN TO WEBSITE

Site Address

PGR ELIRA

Survey No. 204/1, 205/A1/1, 205/A2/1,
206/A1/1, 206/A2/1, 206/A3/1, Hyderguda,
Rajendra Nagar, Hyderabad - 500 048.

Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

Artifice - 98852 53570