



Project Approved by



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A Project by



kreadz
ADVERTISING

irä **TOWERS**
TRANSFORMING SPACES, ENHANCING LIVES

kreadz
www.v4ventures.com



Office & Site Address:
ASR Nagar, Nizampet, Hyderabad - 500 090.

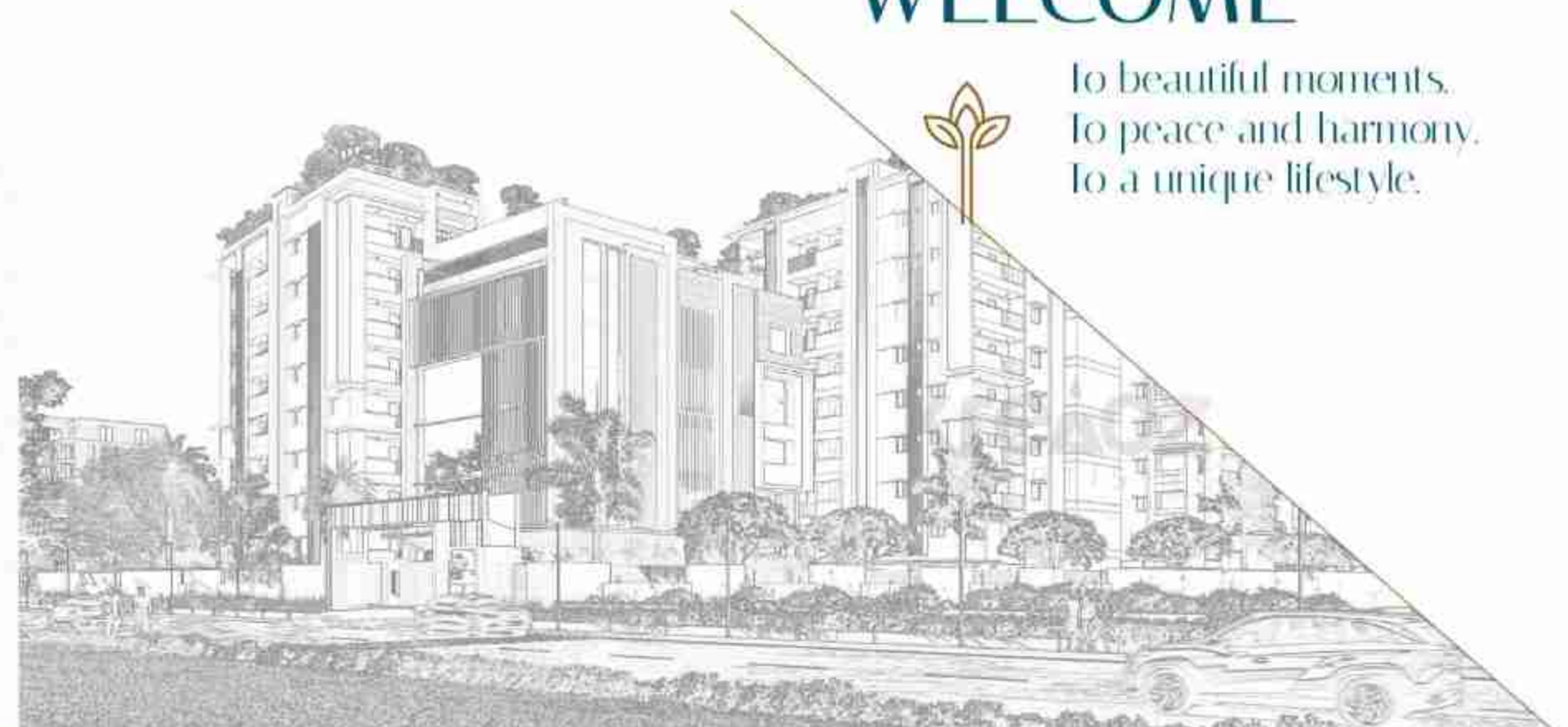
email: info@v4ventures.in

Concept by kreadz +91 9689 11 99 00

WELCOME



To beautiful moments.
To peace and harmony.
To a unique lifestyle.



for any queries please contact: +91 8500 90 91 92, + 91 8500 30 31 32.

ASR Nagar, Nizampet, Hyderabad.

Luxury Highrise 2 & 3 BHK Apartments

Note: The contents including designs, layouts, drawings, facilities, services, developed, provided are solely for information purpose and are not intended to constitute solicitation. It is an artistic interpretation and representation of the project shown and is indicative of the project that can be built. This advertisement does not constitute a contract of any type between the developer/producer/owner and the resident. Nothing should be construed to be final. Since the project is under evolution, there is possibility that there may be certain changes in the project as represented in promotional material. Every interested buyer is required to verify all the details independently prior to considering any decision of buying any unit. The developers are not responsible for the consequences of any action taken by the person relying on such information material. Terms and conditions apply.

ENTER



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



irä TOWERS

TRANSFORMING SPACES. ENHANCING LIVES.

3

Acres Lifestyle Project

4

Block(A) - 88, Block(B) - 88
Block(C) - 88, Block(D) - 40

C+S+G+7

Floors

1095-1570 Sft.

2 & 3 BHK Residential Flat Sizes

350

Luxury Apartments

14,500+ Sft.

Exclusive Clubhouse

100%

Luxury Apartments

24X7

Security

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



JOURNEY



Through delightful living.
Through new experiences.
Through memories of time.

If you have been looking for a community that has all the good things – a home, in an invigorating ambiance – here it is: IRA Towers. It's a gated community with more green than grey. A place where, when you look around, you will find more open spaces than closed environs. A place where there is more to rejuvenate with than to get stressed about. Come and find your home in a community where life gets better as you live on.

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TRANSFORMING SPACES, EXPANDING LIVES

FREEDOM



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





MASTER PLAN



WITNESS



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

L E G E N D

- » GRAND ENTRANCE
- » SECURITY ROOM
- » SITTING AREA
- » AVENUE PLANTATION
- » CENTRAL COURT YARD / PARTY LAWN
- » HALF BASKETBALL COURT
- » CHILDREN'S PLAY AREA
- » SANDPIT
- » INFORMAL SITTING AREA
- » CLUB HOUSE
- » EXIT



DISCOVER

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

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Flat No.	Unit	Facing	Carpet Area	Wash/Balcony Area	Plinth Area	Area in Sft.
1	3 BHK	East	1008.35	81.61	1155.68	1480
2	2 BHK	East	781.10	86.03	891.16	1185
3	2 BHK	East	752.40	86.03	891.16	1150
4	2 BHK	East	752.40	86.03	891.16	1150
5	2 BHK	East	752.40	86.03	891.16	1150
6	2 BHK	East	752.40	86.03	891.16	1150
7	2 BHK	West	781.87	87.20	925.45	1185
8	2 BHK	West	781.87	87.20	925.45	1185
9	2 BHK	West	781.87	87.20	925.45	1185
10	2 BHK	West	804.97	87.20	954.12	1225
11	3 BHK	West	995.16	124.73	1181.73	1515

Flat No.	Unit	Facing	Carpet Area	Wash/Balcony Area	Plinth Area	Area in Sft.
1	2 BHK	East	752.40	86.03	897.16	1150
2	2 BHK	East	752.40	86.03	897.16	1150
3	2 BHK	East	752.40	86.03	897.16	1150
4	2 BHK	East	752.40	86.03	897.16	1150
5	2 BHK	East	752.40	86.03	897.16	1150
6	3 BHK	East	1006.02	86.24	1155.68	1480
7	3 BHK	West	995.16	124.73	1181.73	1515
8	2 BHK	West	781.82	87.20	925.45	1185
9	2 BHK	West	781.82	87.20	925.45	1185
10	2 BHK	West	777	87.20	925.45	1185
11	2 BHK	West	781.82	87.20	925.45	1185





Block - C
TYPICAL
FLOOR PLAN
AREA STATEMENT

Flat No.	Unit	Facing	Carpet Area	Wash/Balcony Area	Plinth Area	Area in Sft.
1	2 BHK	East	752.40	86.03	897.16	1150
2	2 BHK	East	752.40	86.03	897.16	1150
3	2 BHK	East	752.40	86.03	897.16	1150
4	2 BHK	East	752.40	86.03	897.16	1150
5	2 BHK	East	752.40	86.03	897.16	1150
6	3 BHK	East	1006.02	86.24	1155.68	1480
7	3 BHK	West	995.16	124.73	1181.73	1515
8	2 BHK	West	781.82	87.20	925.45	1185
9	2 BHK	West	781.82	87.20	925.45	1185
10	2 BHK	West	777	87.20	925.45	1185
11	2 BHK	West	781.82	87.20	925.45	1185



SERENITY
of the soul
of everyday
of your family



AREA STATEMENT

Flat No.	Unit	Facing	Carpet Area	Wash/Balcony Area	Plinth Area	Area in Sft.
1	3 BHK	East	1069.17	90.02	1228.63	1570
2	2 BHK	East	752.40	86.03	897.16	1150
3	3 BHK	East	1064.77	96.56	1228.63	1570
4	2 BHK	West	781.82	87.20	925.45	1185
5	2 BHK	West	717.61	80.56	854.05	1095

Block - D
TYPICAL
FLOOR PLAN





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TRANSFORMING SPACES. ENHANCING LIVES

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 calmest localities of Hyderabad. If you've always yearned for a life that complements and completes your journey, welcome aboard to your new home.



ISOMETRIC VIEW



Type: **2 BHK**
East Facing

Area: **1150Sft.**

Units

A : 03, 04, 05, 06

B & C : 01, 02, 03, 04, 05

D : 02

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ISOMETRIC VIEW



Type: **2 BHK**
West Facing

Area: **1185 Sft.**

Units

A : 07, 08, 09

B & C : 08, 09, 10, 11

D : 04

ISOMETRIC VIEW



Type: 3 BHK
West Facing
Area: 1515 Sft.
Units
A : 11
B & C : 07

ISOMETRIC VIEW



Type: 3 BHK
East Facing
Area: 1480 Sft.
Units
A : 01
B & C : 06

ELEGANT IN ITS
LAVISH AND
TRENDIEST ABODES

irö TOWERS
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ISOMETRIC VIEW



Type: 2 BHK
West Facing
Area: 1095 Sft.
Units
D : 05

ISOMETRIC VIEW



Type: 3 BHK
East Facing
Area: 1570 Sft.
Units
D : 01, 03



Banquet Hall



Office Room



Indoor Games



Gym



Coffee Shop



Receptionist



Saloon



Swimming Pool



Super Market



Yoga



Guest Rooms



Spa



Mini Pharmacy



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

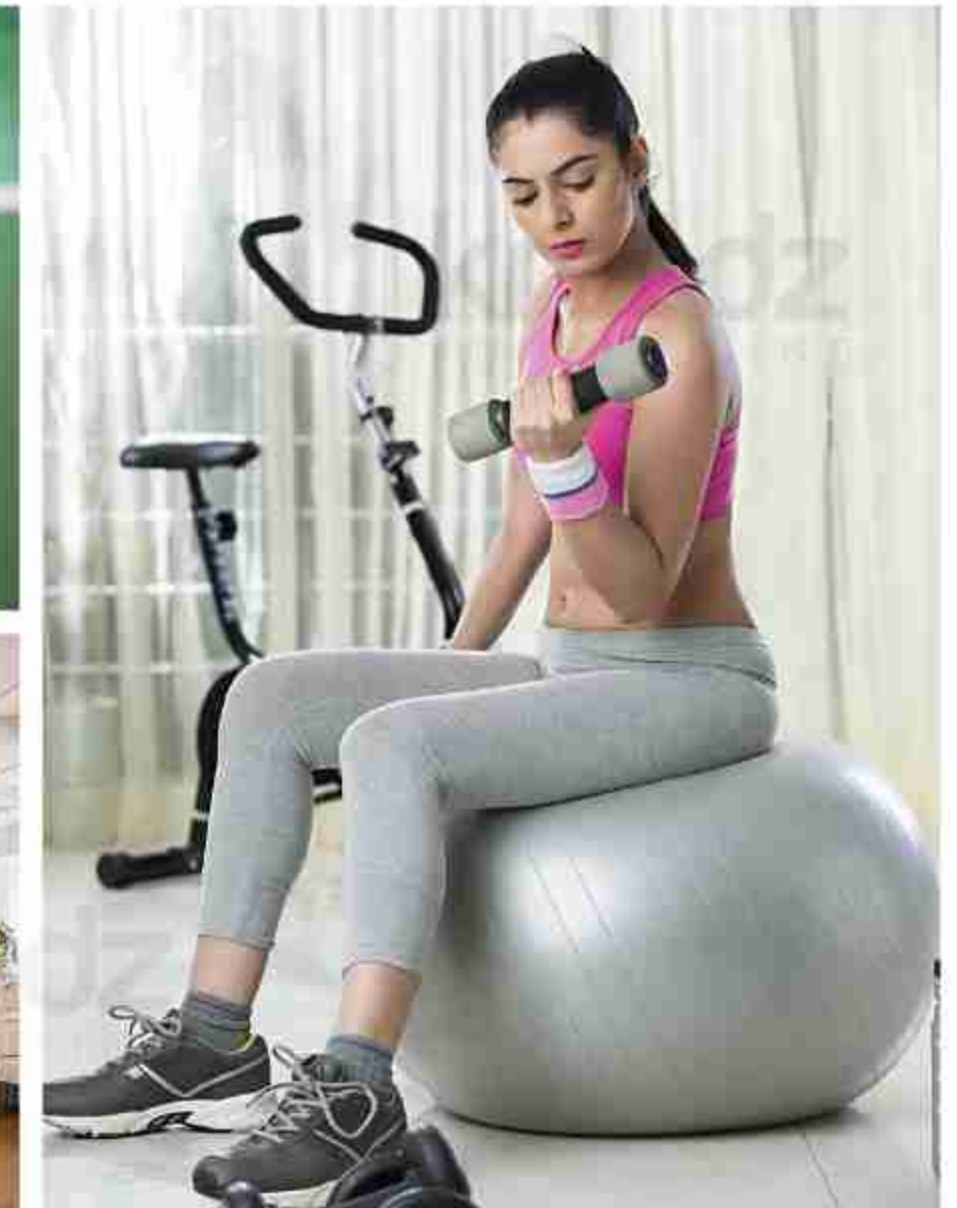


the symphony of serenity
the whimsy of happy dreams
the artistry of a life well-lived.



AMENITIES & FEATURES

- Rainwater Harvesting Pit
- Beautiful Landscaping
- Children's Play Area
- Sewage Treatment Plant
- Maintenance Office
- Provision for ATM
- Provision for Creche
- Jogging / Walking Track
- 100% Vaastu
- Grand Entry with Security Post
- Half Basketball Court
- Provision for Mini Pharmacy
- Security under 24hr CCTV Surveillance
- 100% Power Back-up except A/C & Geysers



EXPERIENCE



Many ways to unwind.
Many simple pleasures.
Many picture-perfect times.





FEEL



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

SPECIFICATIONS



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: Imported 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: Imported 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 overhead Tank and underground sump.



TILE DADOING

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

Toilet: Digital glazed ceramic wall tile dado up to full height of reputed make.

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



VERTICAL CIRCULATION

Lift of Schindler or equivalent make as per design / Approval.



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, refrigerator, mixer, grinder in kitchen and Geyser point in Toilets.

Modular switches of legrand or equivalent make.



POWER BACKUP

100% Generator Backup.



CLUBHOUSE & AMENITIES

Club House of built-up area equivalent to 3% of the total residential area as per HMDA norms.



FLOORING

Rooms: 800 x 800mm 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.



PARKING MANAGEMENT

Adequate car parking is available.



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

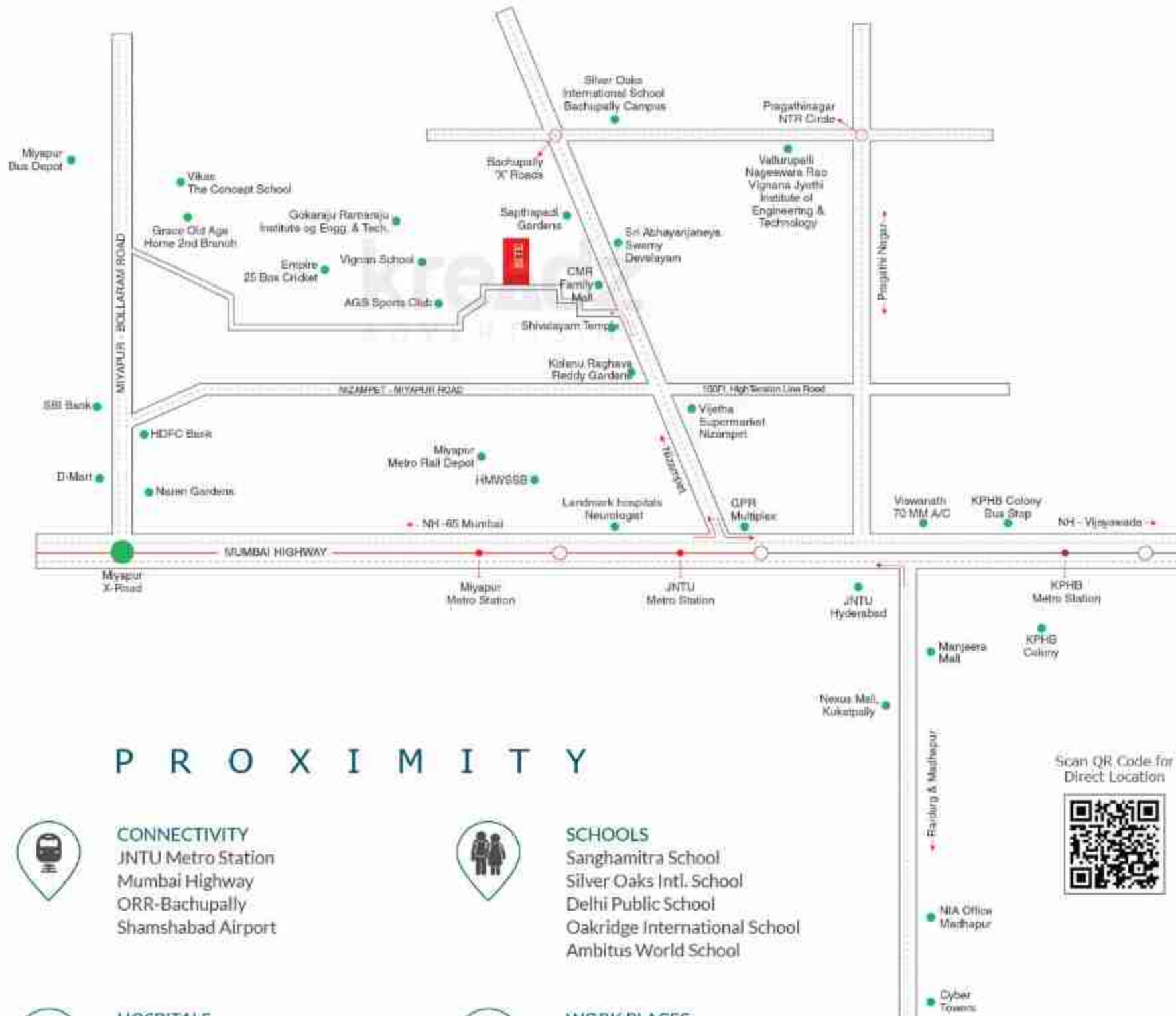
1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers.

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



LOCATION MAP

(Google Coordinates: 16.458679, 80.583181)



PROXIMITY



CONNECTIVITY
JNTU Metro Station
Mumbai Highway
ORR-Bachupally
Shamshabad Airport



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



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



WORK PLACES
HITEC City
Wipro Circle
Cyber Towers
Financial District
MindSpace
Gachibowli
Madhapur



COLLEGES
JNTU-Hyderabad
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
HITEX Exhibition Centre
Kukatpally Exhibition Grounds
Metro Wholesale
Ashoka One Mall
Botanical Garden
IKEA
Sarath City (AMB) 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.

irä TOWERS
TRANSFORMING SPACES. ENHANCING LIVES.



V4 VENTURES
WHERE LIFE ELEVATES

Office & Site Address:

ASR Nagar, Nizampet,
Hyderabad, Telangana State - 500 090.

Choudaryvellanki@gmail.com | www.v4ventures.in

for any queries please contact:
+91 8500 90 91 92, +91 8500 30 31 32

TEAM

Architects & Engineers:



**AKSHAYA INFRA
CONSULTANTS PVT. LTD.**
Bhavana Enclave, Vith Phase,
KPHB Colony, Hyderabad.
Call: +91 40 2315 4848, 4949, 4999.

Design & Branding:

kreadz
ADVERTISING

KREADZ ADVERTISING

#323, Raja Vilas, Behind Bheemas, Manikonda,
Hyderabad, Telangana State - 500 008.
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