

COME HOME
TO A
Miracle

LUXURY LIVING AT KOLLUR

RERA NO: P01100002811



LUXURY LIVING AT KOLLUR.

EVERY MOMENT IS MAGIC.
EVERY CORNER IS A MIRACLE.





IRA Miracle lives up to its name. It is a home where magic happens, where the stars sing to you, where the flowers dance in the rain. An exquisite cluster of apartments designed in a sleek 14 – storey tower; IRA Miracle is the latest offering of the reputed IRA Realty. We invite you to explore and experience the passion, professionalism and purity of our ideas in



You want to see your little one clap her hands when she spots a sparrow. You want your spouse to play a game of badminton with a friendly neighbour. You want to live in peace and oxygen-rich surroundings, once you are back from work. IRA Miracle is for you. Set on 3 lush acres in the verdant locale of Kollur, this gated residential complex offers 3BHK apartments in completely secure and beautifully landscaped grounds. Breathe easy!



WHEN YOU WAKE UP TO NATURE,
IT'S A MIRACLE





From the moment you enter through the grand lobby and take the elevator, you're in for an awesome experience. This is home. Sunshine streaming through large windows, ultra-modern features in the kitchen, classic bedrooms and balconies that bring out the artist in you! IRA Miracle gives you privacy and companionship in a platter. Meticulous space planning and vastu compliance ensure that you make the most of every square foot in your lovely home.



WHEN A MIRACLE
IS THE JOY OF COMING HOME



CLUBHOUSE & OUTDOOR AMENITIES

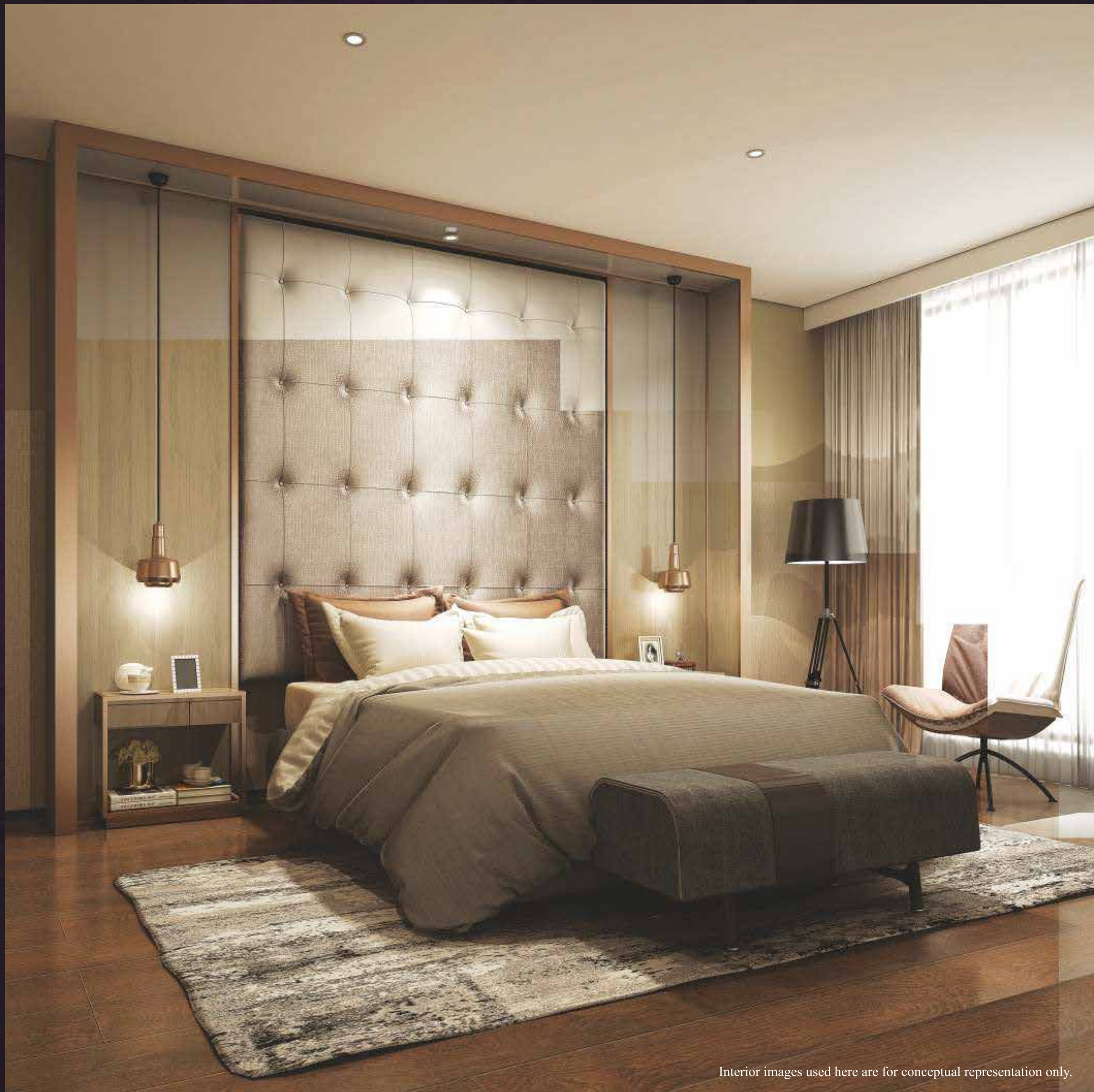
20,500 Sft Clubhouse
Double height Reception Lobby
Community Hall
Multi-purpose hall
Conference Room
Party Lawn
Swimming pool
Gymnasium
Indoor Sports Arena
Guest rooms
Yoga & Meditation Hall
Provision for Super Market
Pool Games
Children's play area
Half Basketball Court
Tree Court Plaza
Cricket practice net
Amphitheatre
Lawn



PROJECT HIGHLIGHTS

3-Acre Gated Community
Single Tower
G+14 Floors
274 Exclusive 3 BHK Apartments
1655, 1855, 2155, 2455 Sq. Feet
East, West & North Facing Apartments
Vaasthu Compliant
24 hour Treated Water Supply
24 hour Security with Intercom & CC Cameras
Sewage Treatment Plant
100% Power backup
Service Lifts

JOIN THE REVOLUTION



Interior images used here are for conceptual representation only.



EMBRACE THE MIRACLE

Anything that the body, mind and soul asks for is here! There is so much beyond the four walls of the apartment – dedicated play areas for the children, shaded pathways and walking tracks, relaxed seating for the elderly and an impressive clubhouse with the whole range of facilities. Whether it is the 24-hour security or the ample parking space, the breathtaking views or the unpolluted environs, IRA Miracle has it all.



WHEN YOU CAN TOUCH
A MIRACLE, IT'S REAL





CELEBRATE THE MIRACLE OF SPACE





Imagine having access to Clubhouse spread across 20,500 Sft. Imagine splashing in a swimming pool, working out at the gym or playing a game of chess without stepping out of the main gate.

Imagine hosting a birthday party at the multi-purpose banquet hall or doing your 'asanas' in the yoga room. All that you imagine turns real at IRA Miracle.

Indoors or outdoors, every moment is a celebration here!



WHEN EVERY FUN MOMENT
IS A MIRACLE



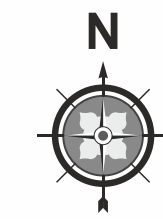


PNJ
GROUP



LEGEND

1. Entrance paved Area
2. Entrance seating Plaza with water feature
3. Lawn
4. Party Lawn
5. Amphitheatre
6. Children play Area
7. Multipurpose play court
8. Outdoor Gym
9. Cricket Practice net
10. Transformer Yard
11. Swimming Pool
12. Jogging Track
13. Senior Citizen Court

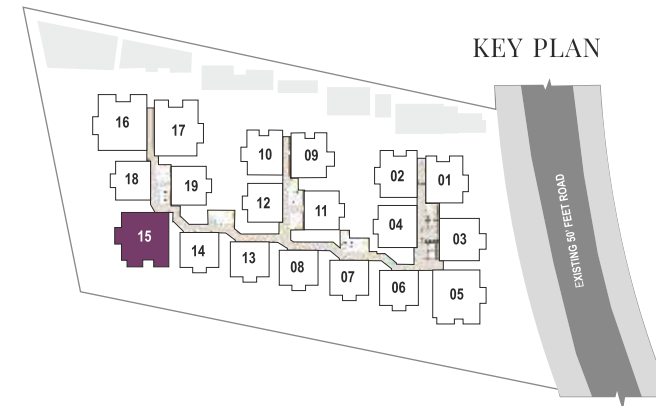


RERA NO: P01100002811

SITE LAYOUT

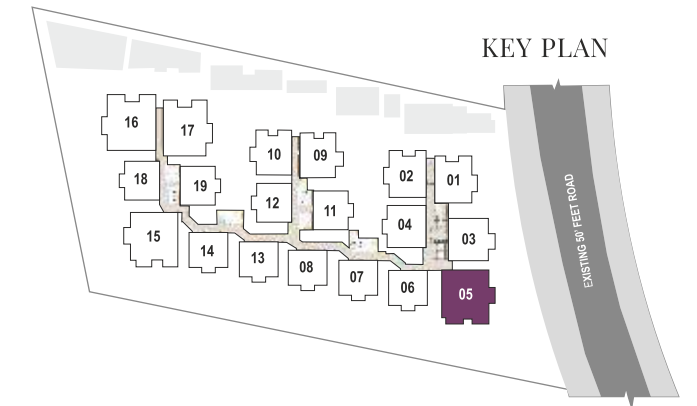
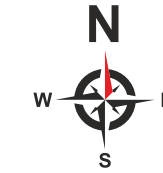
TYPE
01

UNIT: 3BHK
FACING: EAST
AREA: 2455 SFT
FLAT No: 15



TYPE
02

UNIT: 3BHK
FACING: WEST
AREA: 2455 SFT
FLAT No: 05



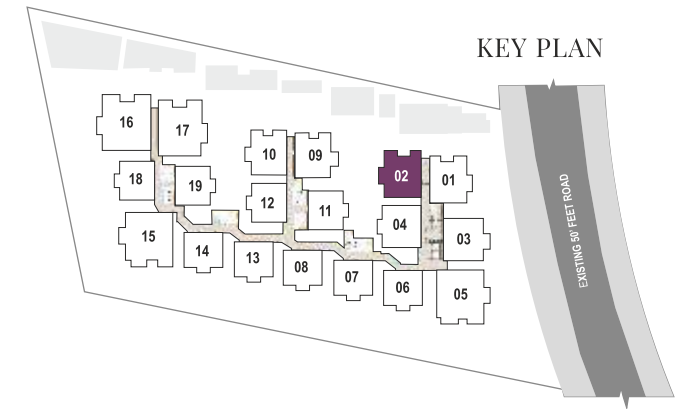
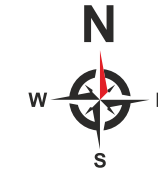
TYPE
03

UNIT: 3BHK
FACING: EAST
AREA: 2455 SFT
FLAT No: 16



TYPE
04

UNIT: 3BHK
FACING: EAST
AREA: 2155 SFT
FLAT No: 02



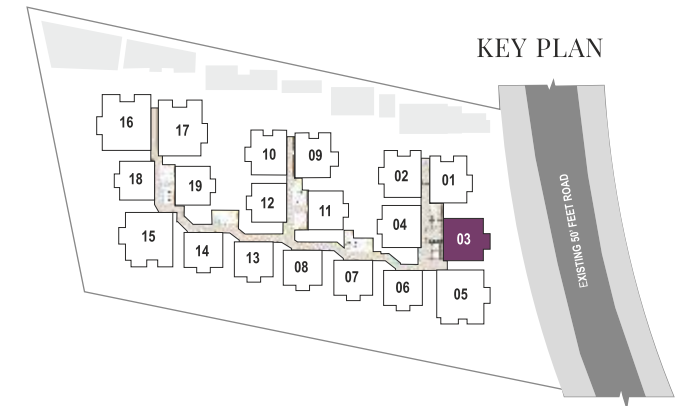
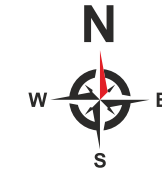
TYPE
05

UNIT: 3BHK
FACING: WEST
AREA: 2155 SFT
FLAT No: 01 & 17



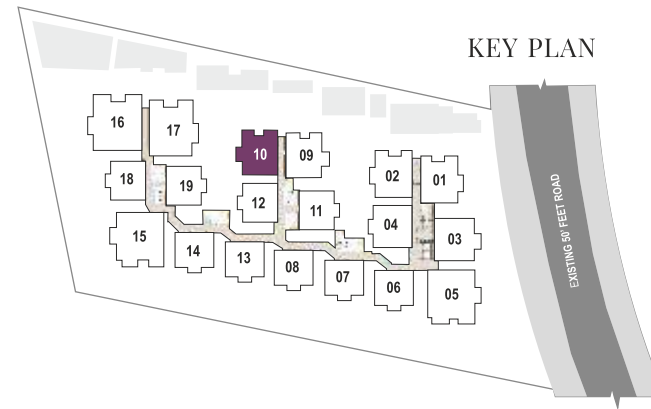
TYPE
06

UNIT: 3BHK
FACING: WEST
AREA: 2155 SFT
FLAT No: 03



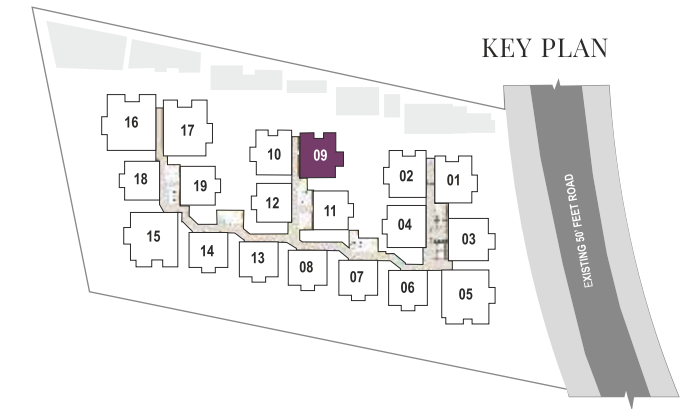
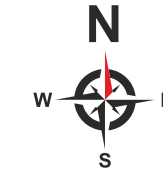
TYPE
07

UNIT: 3BHK
FACING: EAST
AREA: 1855 SFT
FLAT No: 10



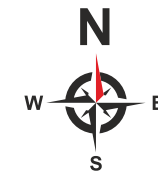
TYPE
08

UNIT: 3BHK
FACING: WEST
AREA: 1855 SFT
FLAT No: 09



TYPE
09

UNIT: 3BHK
FACING: EAST
AREA: 1655 SFT
FLAT No: 04, 12 & 18



TYPE
10

UNIT: 3BHK
FACING: WEST
AREA: 1655 SFT
FLAT No: 11 & 19



TYPE
11

UNIT: 3BHK
FACING: NORTH
AREA: 1655 SFT
FLAT No: 06, 07, 08, 13 & 14



ENTRY



SPECIFICATIONS

JOIN THE REVOLUTION



STRUCTURE

- RCC frame structure with fly ash bricks
- 9" Thick external wall
- 4.5" Internal wall
- Two layers of cement plaster



PAINTING & LAPPUM FINISH

- 2 Coats of Emulsion paint over a coat of primer, Asian, Berger or equivalent make.
- 2 Coats of lappum is applied for the smooth finish of wall



DOORS

Main Door: Seasoned hardwood frame with designer veneer laminated door with spray polish and designer hardware of reputed make like Dorset or equivalent.

Internal Door: Seasoned hardwood frame and flat panel skin door with spray polish and designer hardware of reputed brand like Dorset or equivalent



Sliding Doors (If any): UPVC Doorframe with clear glass.

Windows: UPVC windows of reputed make with clear glass.



FLOORING

- Car Parking: VDF flooring.
- Drawing, Dining, Living & Bedrooms, and Kitchen: 600X600 Double charged vitrified tiles of Somany, Asian/Vermora or equivalent .
- Corridor, Lobby Areas & Staircase: Combination of granite and tiles.



KITCHEN

- Provision for designer modular kitchen.
- Electrical points to suit the electrical appliances needed in the kitchen.
- Provision for washing machine in the Utility area
- Provision for Municipal water and domestic water is provided
- Provision for fixing water purifier, exhaust fan and chimney.



GENERATOR

100% DG backup for common areas and inside flat.



BATHROOMS

- Anti-skid ceramic flooring tiles & ceramic tiles for dadoing.
- Wall mounted EWC in all bathrooms, wash basins in toilets, wall mixture with shower of Jaquar, Kohler, Grohe or equivalent.
- All C.P and sanitary fittings of reputed make.
- Provision for geysers and exhaust fans in all bathrooms.



ELECTRICAL:

- FRLS Concealed copper wiring in PVC conduits with provision for adequate electrical points in all rooms.(Finolex, Havells or Equivalent).
- Premium electrical fittings from Legrand or equivalent.
- Power points for refrigerator and T.V. wherever necessary.
- Power outlets for geysers and exhaust fans in all bathrooms. Power outlets for air conditioners in living and all bedrooms.
- Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen.
- 3 Phase supply for each unit and individual prepaid meter boards.
- Distribution Boards and MCBs of premium make.
- Modular electrical switches of premium make.



TELECOM/INTERNET

- Telephone provision in Drawing/Living area
- Provision for internet connection in each flat
- Provision for cable connection in Drawing/Living area



CAR PARKING

Each flat will have 1 or 2 car parks and parking will be in two levels i.e, Basement 1&2.



WTP & STP

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.



FIRE SAFETY

Fire systems will be provided as per Fire Department norms.



LOCATION MAP (Not to Scale)



CONNECTIVITY

ORR Access - 5 Mins
Nagulapalli MMTS Station - 8 Mins
Velamala - 10 Mins
Tellapur - 14 Mins
Kokapet - 20 Mins
Financial District - 20 Mins
Muthangi Junction - 20 Mins
Kondapur - 30 Mins
HITEC City - 32 Mins
RGI Airport - 40 Mins



EDUCATIONAL INSTITUTIONS

Delhi Public School - 3 Mins
Oakridge Intl. School - 25 Mins
Open Minds - A Birla School - 25 Mins
Manthan Intl. School - 18 Mins
Samashiti Intl. School - 5 Mins
The Gaudium School - 10 Mins
ISB Campus - 30 Mins
Indus Intl. School - 20 Mins
ICFAI Business School - 12 Mins
CBIT - 15 Mins



IT OFFICES

Franklin Templeton - 20 Mins
Capgemini - 20 Mins
CA Technologies - 20 Mins
Wipro Campus - 22 Mins
Microsoft Campus - 25 Mins
Infosys Campus - 25 Mins
TCS, Wave Rock - 25 Mins
Amazon - 25 Mins
Honeywell - 25 Mins
Google - 30 Mins



HOSPITALS

Citizens Hospital - 20 Mins
Continental Hospitals - 20 Mins
Care Hospital - 28 Mins
Sunshine Hospital - 28 Mins
AIG Hospital - 30 Mins
Apollo Hospital - 35 Mins
TIMS - 30 Mins



RECREATION

Sky Zone - 15 Mins
Songs of Earth - 20 Mins
Lahari Resorts - 25 Mins
Golkonda Resort - 25 Mins
Gandipet Lake - 28 Mins
Pragati Resorts - 30 Mins

WHEN A MIRACLE EMERGES AT KOLLUR

Barely 35 kms from Hyderabad is a growing suburban locality that answers the needs of an elite populace. Close to the ORR and well connected to local railway stations and bus stops, Kollur can be reached by wide, metalled roads. The HITEC City, Gachibowli and Financial District are within easy commuting distance. Refined and peaceful, Kollur is where schools, colleges, hospitals, retail complexes and places of worship abound and combine to give you a beautiful life.



SOME OF OUR PRESTIGIOUS PROJECTS SHAPING UP



WHEN IT'S A MIRACLE,
IT'S IRA REALTY



Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



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