

RAISE YOUR LIVING TO THE NEXT LEVEL

AYRA  VISTA



MEET OUR FOUNDER



Midhun and Jai Infra Projects Pvt Limited is an estimable construction firm in the city of destiny, Visakhapatnam. The brainchild of Managing Director, Mr. Midhun Kommana, recognizes that the best time for people to invest is now and hence provides a 'dream home' as the best investment choice. This business magnate is equipped with strong Project Management skills, Detailed programming, Timely procurement, and Good communications with all the stakeholders. He ensures that time, cost, and quality requirements are met and exceeded. Following the core values of Integrity, Compassion, and Innovation, he firmly believes in completing the project as one with the team: customers, vendors, and landowners.



VISION

Not just to construct buildings but build an environment for people by bridging the gap between uncompromised quality and affordability

MISSION

To be at the forefront of developing quality residences with high standards for people at affordable prices and achieve excellence in Real Estate development





LIVE CLOSE TO
NATURE'S HEART



4
BLOCKS



432
APARTMENTS



527000
SQ. FT OF BUILT-UP AREA

PROJECT HIGHLIGHTS

- 📍 First Gated Community at Thagarapavalasa, a central connecting point for Visakhapatnam, Vizianagaram & Srikakulam
- 📍 Enclosed in lush greenery with a picturesque landscape
- 📍 World Class Luxury Amenities at Thagarapavalasa
- 📍 Near to the Greenfield International Airport coming up at Bhogapuram
- 📍 Captivating scenic beauty as it is located on the banks of river Gosthani

EXPECT LUXURY UNMATCHED





WHY AYRA VISTA?



PRICE



VALUE FOR MONEY



HIGH RETURN ON INVESTMENT



LUXURY LIVING



FRIENDLY ENVIRONMENT



COHESIVE, SAFE, AND ELITE COMMUNITY



REASONS TO OWN A HOME IN AYRA VISTA

1 [→] **OUTSTANDING LOCATION**

Thagarpuvalasa is the nexus of Visakhapatnam, Vizianagaram and Srikakulam, making it a central hub of movement

4 [→] **OPULENT AMENITIES**

The first gated community at Thagarpuvalasa that offers luxury living with world-class indoor and outdoor facilities

2 [→] **RICH LANDSCAPE**

A surreal destination located between the beautiful river Gosthani and the sky-high mountains, it extends a scenic living experience

5 [→] **HIGH INVESTMENT POTENTIAL**

A perfect destination to invest in as it holds a bright future. The upcoming Greenfield International Airport offers high capital growth

3 [→] **ASSURED CHILD'S BETTER FUTURE & GROWTH**

The smart and cordial community with all the amenities in one place serves as the best place for your child's splendid development

6 [→] **DIVERGENT SPACES WITH A FLEXI-PAYMENT PLAN**

Spread at vast area, it offers you to choose the flat size you demand and the plan of payment you desire



LIVE LARGE AT
OUR TRULY
SPACIOUS HÔMES

Gift your loved ones an exceptional lifestyle in our grandeur arena. Make way for comfort and contentment by availing the large spaces in every part. Live life king-size at **Ayra Vista**.

➤ LIVE IN THE LAP OF MOTHER NATURE



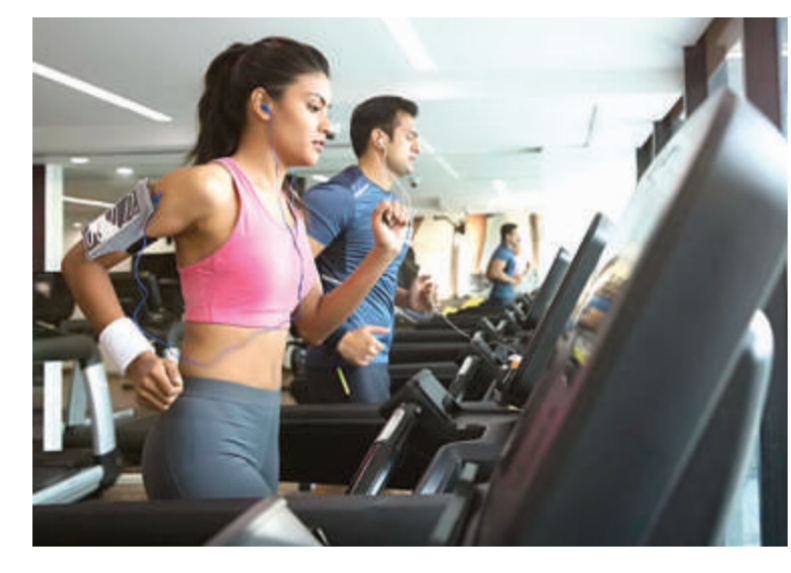
Ayra Vista, located between the banks of river Gosthani on one side and high mountains on the other, offers a living filled with beauty and peace. The lush greenery all around adds to the rich experience and connects your soul to nature. Perceive the magical aura in every step and sail in the reverie of bliss.





EMBRACE THE JOY OF LIVING

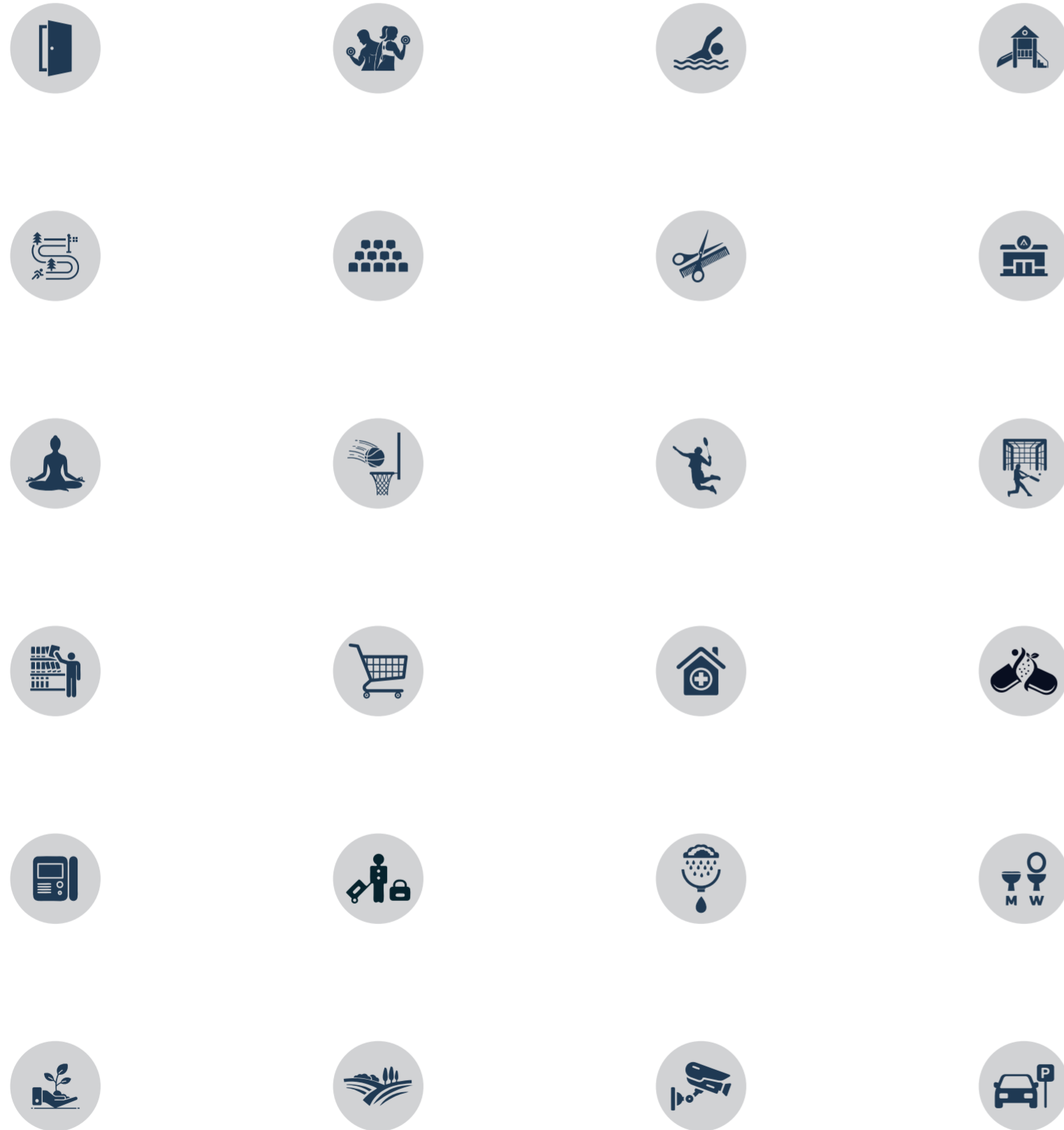
The best investment one can ever make is in one's own health. Revive your energy and replenish your health at our high-end facilities designed for all age groups.



- 🌸 LIVE A RESORT LIFE EVERY DAY
- 🌸 ACCOMPLISH YOUR FITNESS GOALS
- 🌸 RECREATE, REJUVENATE, RESTORE



MODERN AMENITIES WITH STYLE AND SOPHISTICATION



EVERYTHING YOU
NEED IS RIGHT HERE

1. Entrance lobby
2. Air Conditioned Gym- Fully equipped
3. Swimming pool with baby pool
4. Kids Play Area
5. Jogging track
6. Multi-purpose function hall
7. Space for Salon & Spa
8. Club House
9. Indoor Gaming zone
10. Half Basket ball court
11. Open Shuttle court
12. Cricket practicing pitch with net
13. Library zone
14. Super Market
15. Doctor's clinic
16. Pharmacy
17. Intercom
18. Guest Rooms
19. Rain water harvesting
20. Public wash rooms
21. Avenue plantation
22. Landscaping lawn with sit-outs
22. Yoga & Meditation deck
23. C.C Camera surveillance
24. 6 Passengers V3f Lifts
25. Visitors car parking area



SPECIFICATIONS

- Foundation & Structure:**
 Earthquake Resistant- R.C.C framed structure
- Super structure:**
 6"thick for exterior walls and 4"thick for internal walls with first-class molded red brick in cement mortar
- Doors & Windows:**
Main door: Duly polished Teak wood door frame

Internal doors: Well-seasoned wooden frame with water proof flush doors

Windows: UPVC windows
- Painting:**
Internal walls & Ceiling: 2 coats of acrylic emulsion paint over putty finish

External walls: 2 coats of exterior emulsion paint on putty finish

Balcony: Stainless steel with toughened glass

Kitchen: Adequate kitchen space designed to easily fit modular kitchen available in the market.
- Toilets:**
Sanitary ware: Wall hung EWC of reputed make

CP Fittings: All CP fittings of reputed make

Shower mixer: Hot & Cold shower mixer with shower of reputed make
- Flooring:**
 Living, Bedrooms, Kichen and dining: Premium quality double charged vitrified tiles

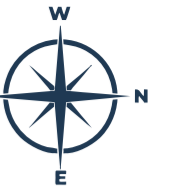
Bathrooms: Acid resistant premium quality ceramic tiles

Balconies: 1x1 Anti-skid ceramic tiles

Utility: Premium quality rustic finish ceramic tiles

Corridors: Scratch proof/ rustic finished ceramic tiles
- 24/7 power (3 phase power supply)
- 24/7 Bore water facility
- Power back-up facility (common areas)

NOTE:- 1) Our technical consultant may alter specifications for betterment at any stage of construction and their decision will be final 2) Charges for connection of electrical supply, sewage, water connections, G.S.T, registration, sales tax, service tax, labour cess, any other unspecified taxes levied by government body to be bared by the purchaser. Any locational changes in a/c outdoor and indoor units and elevational changes will not be allowed. Outside grills for balconies are not allowed. Standby generator & car parking charges are extra.





FLAT 8 - EAST FACE

3 BHK

1380 SFT



FLAT 3 - WEST FACE

2 BHK

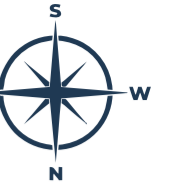
1110 SFT



- 1 LIVING - 16'-0" X 10'- 9"
- 2 POOJA - 13'-0" X 11'-9"
- 3 KITCHEN - 10'-0" X 7'-6"
- 4 DINING - 10'-6" X 9'-0"
- 5 UTILITY - 4'-0"
- 6 G. BEDROOM - 10'-6" X 11'-0"
- 7 C. BEDROOM - 13'-0" X 11'-0"
- 8 BALCONY - 4'-0"
- 9 M. BEDROOM - 13'-0" X 11'-7.5"
- 10 11 TOILET - 4'-6" X 7'-6"



- 1 LIVING - 18'-6" X 10'- 6"
- 2 M. BEDROOM - 13'-0" X 11'-0"
- 3 TOILET - 4'-6" X 7'-0"
- 4 DINING - 8'-6" X 11'-0"
- 5 KITCHEN - 7'-0" X 11'-0"
- 6 UTILITY - 4'-0"
- 7 C. BEDROOM - 11'-0" X 10'-6"
- 8 TOILET - 4'-0" X 7'-6"
- 9 BALCONY - 4'-0"



WEST FACE

3 BHK
WEST FACE | 1360 Sq.Ft.

2 BHK
WEST FACE | 1170 Sq.Ft.

2 BHK
WEST FACE | 1110 Sq.Ft.

NORTH FACE

3 BHK
NORTH FACE | 1375 Sq.Ft.

EAST FACE

2 BHK
EAST FACE | 1110 Sq.Ft.

3 BHK
EAST FACE | 1360 Sq.Ft.

BLOCK - 2



FLAT -13
NORTH FACE
3 BHK 1375 SFT



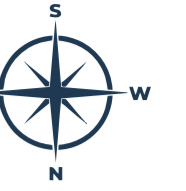
- 1 LIVING - 11'-0" X 16'- 0"
- 2 POOJA - 9'-0" X 4'-0"
- 3 DINING - 9'-0" X 11'-6"
- 4 KITCHEN - 9'-0" X 11'-0"
- 5 UTILITY - 4'-0"
- 6 G. BEDROOM - 11'-0" X 11'-0"
- 7 BALCONY - 4'-0"
- 8 C. BEDROOM - 12'-0" X 10'-0"
- 9 M. BEDROOM - 12'-0" X 12'-0"
- 10 11 TOILET - 7'-9" X 4'-0"

CHERISH
EVERY MOMENT
YOU LIVE



Life is too short. Make it large by relishing every moment with your family. Set on the riverfront, **Ayra Vista** offers an effortless living infused with peace, serenity, and liberty.





WEST FACE

2 BHK
WEST FACE | 1040 Sq.Ft.

2 BHK
WEST FACE | 1100 Sq.Ft.

3 BHK
WEST FACE | 1360 Sq.Ft.

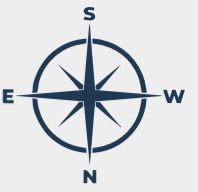
NORTH FACE

3 BHK
NORTH FACE | 1360 Sq.Ft.

EAST FACE

3 BHK
EAST FACE | 1360 Sq.Ft.

2 BHK
EAST FACE | 1040 Sq.Ft.



FLAT 6 - EAST FACE

2 BHK
1035 SFT



FLAT 1 - WEST FACE

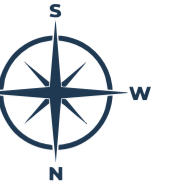
2 BHK
1085 SFT



- 1 LIVING - 12'-9" X 14'-0"
- 2 DINING - 8'-6" X 12'-0"
- 3 KITCHEN - 6'-9" X 9'-0"
- 4 UTILITY - 4'-6"
- 5 M. BEDROOM - 11'-0" X 12'-6"
- 6 TOILET - 6'-6" X 4'-6"
- 7 C. BEDROOM - 10'-0" X 11'-0"
- 8 BALCONY - 4'-0"
- 9 TOILET - 7'-0" X 4'-0"



- 1 LIVING - 11'-0" X 16'-4.5"
- 2 DINING - 11'-9" X 10'-6"
- 3 UTILITY - 4'-0"
- 4 KITCHEN - 7'-0" X 8'-6"
- 5 C. BEDROOM - 11'-9" X 11'-0"
- 6 BALCONY - 4'-0"
- 7 M. BEDROOM - 11'-0" X 13'-0"
- 8 9 TOILET - 4'-0" X 7'-6"



NORTH FACE

3 BHK
NORTH FACE | 1360 Sq.Ft.



WEST FACE | 1025 Sq.Ft.

2 BHK



WEST FACE | 1025 Sq.Ft.

2 BHK



TOT-LOT AREA = 1179 Sq.Ft.



TOT-LOT AREA = 1179 Sq.Ft.



EAST FACE | 1360 Sq.Ft.

3 BHK



EAST FACE | 1360 Sq.Ft.

3 BHK

2 BHK
WEST FACE | 1085 Sq.Ft.

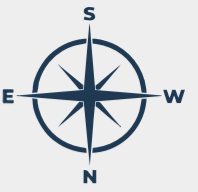
2 BHK
EAST FACE | 1025 Sq.Ft.

2 BHK
WEST FACE | 1025 Sq.Ft.

2 BHK
EAST FACE | 935 Sq.Ft.

3 BHK
WEST FACE | 1360 Sq.Ft.

3 BHK
EAST FACE | 1360 Sq.Ft.



FLAT 20 - NORTH FACE

3 BHK

1340 SFT



FLAT 16 - EAST FACE

3 BHK

1360 SFT



- | | |
|---------------------------------|---------------------------|
| 1 LIVING - 13'-6" X 12'-6" | 2 POOJA - 4'-0" X 4'-0" |
| 3 DINING - 9'-3" X 12'-3" | 4 BALCONY - 4'-6" |
| 5 KITCHEN - 8'-9" X 8'-0" | 6 UTILITY - 4'-0" |
| 7 M. BEDROOM - 13'-0" X 12'-0" | 8 TOILET - 4'-6" X 8'-0" |
| 9 C. BEDROOM - 13'-0" X 10'-0" | 10 TOILET - 8'-0" X 4'-0" |
| 11 G. BEDROOM - 13'-0" X 10'-6" | |



- | | |
|--------------------------------|---------------------------------|
| 1 LIVING - 15'-0" X 11'-0" | 2 POOJA - 5'-6" X 4'-0" |
| 3 KITCHEN - 10'-0" X 9'-4.5" | 4 DINING - 10'-9" X 10'-0" |
| 5 UTILITY - 4'-0" | 6 TOILET - 4'-6" X 6'-3" |
| 7 G. BEDROOM - 10'-6" X 11'-0" | 8 M. BEDROOM - 14'-3" X 10'-0" |
| 9 TOILET - 4'-0" X 7'-3" | 10 C. BEDROOM - 10'-0" X 11'-0" |
| 11 TOILET - 4'-0" X 7'-0" | 12 BALCONY - 4'-0" |

BLOCK - 4



→ **FLAT 15-WEST FACE**

🏠 **3 BHK**

🏠 **1360 SFT**

4 →

- | | |
|---------------------------------------|---------------------------------------|
| ① LIVING - 15'-4.5" X 11'- 0" | ② POOJA - 4'-0" X 8'-6" |
| ③ KITCHEN - 10'-0" X 9'-9" | ④ DINING -10'-0" X 11'-0" |
| ⑤ UTILITY - 4'-0" | ⑥ C. BEDROOM - 10'-0" X 11'-0" |
| ⑦ BALCONY - 4'-0" | ⑧ G. BEDROOM - 10'-0" X 11'-0" |
| ⑨ M. BEDROOM - 11'-0" X 13'-9" | ⑩ ⑪ TOILET - 4'-0" X 8'-9" |



**UNRAVEL THE OPULENT LIFE
IN OUR MODERN CLUBHOUSE**

Take a break from your no-time-to-think schedule and escape from the busy world outside. Recreate yourself with your favorite indoor or outdoor activity and unwind from the stress of the day at **Ayra Vista** premium clubhouse.



LIVE IN CITY'S FINEST LOCALE



CONNECTIVITY AT ITS BEST!

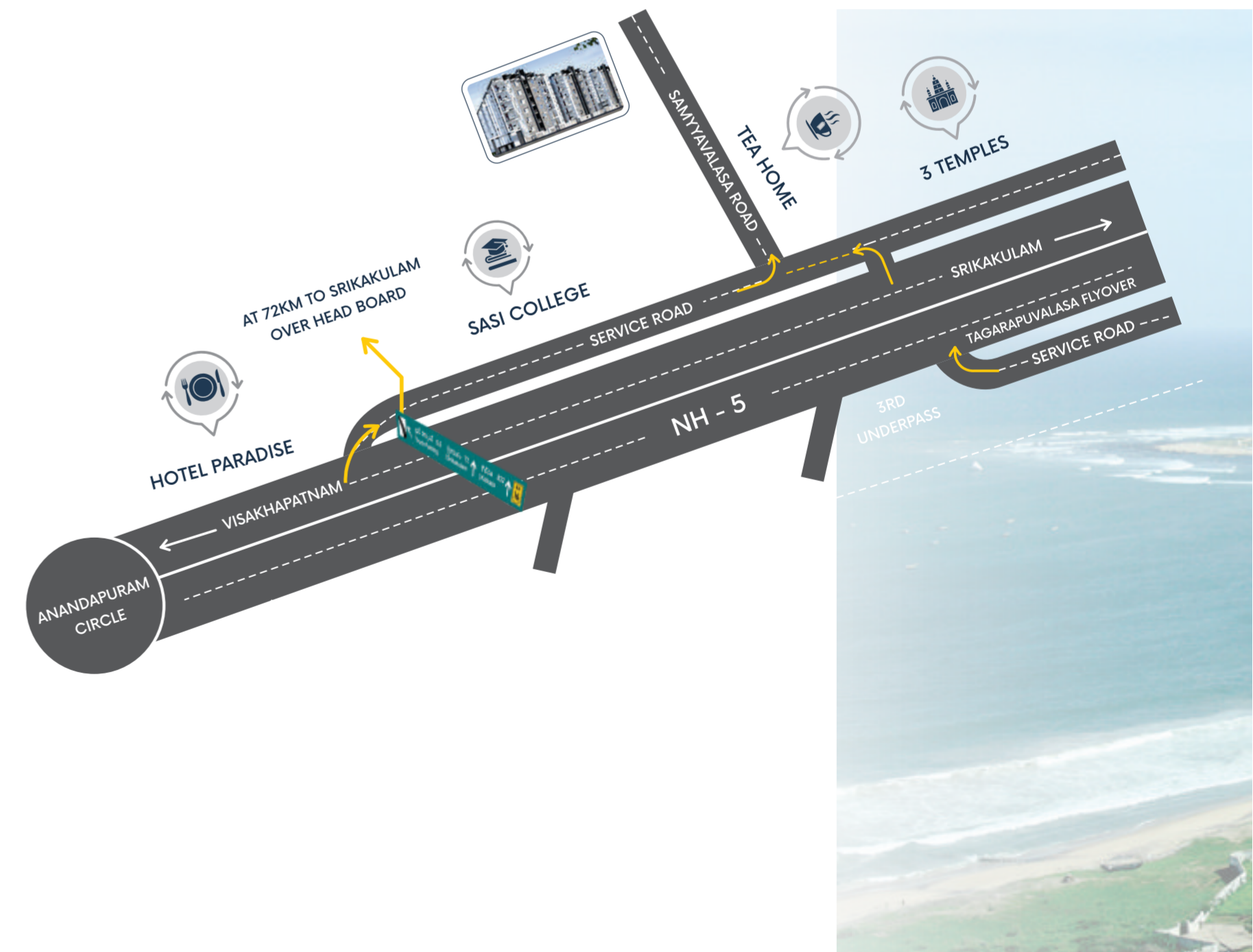
-  Located on the banks of the river Gosthani
-  500m distance from the Kolkata - Chennai national highway
-  Thagarapuvalasa is the connecting and centre point for 3 districts -Visakhapatnam, Vizianagaram and Srikakulam
-  12 km distance from Greenfield International Airport coming up at Bhogapuram, which makes it the most sought-after destination for investors
-  6 km distance from Bheemli beach
-  Education hub - 10 mins drive to many reputed schools and colleges like Oakridge International School, Raghu Engineering College, Avanti Engineering College etc
-  Well connected to all the hospitals, market places, temples, banks, movie theatres etc.



AYRA VISTA

Located in the neighborhood of river Gosthani, Ayra Vista offers a surreal view of the surroundings. Being close to the upcoming Bhogapuram airport and the center of three districts, it serves to be a fast-growing community.

LOCATION MAP (NOT FOR SCALE)





FLAT NO – 2/1, KIRLAMPUDI ENCLAVE, OPP.
GVMC PARK, EAST POINT COLONY, VISAKHAPATNAM-530017

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