



A NEW
DIMENSION
OF LUXURY

It's an intriguing invitation to explore a new dimension of luxury living, where boundaries are pushed and expectations exceeded, all within the confines of "The Square."

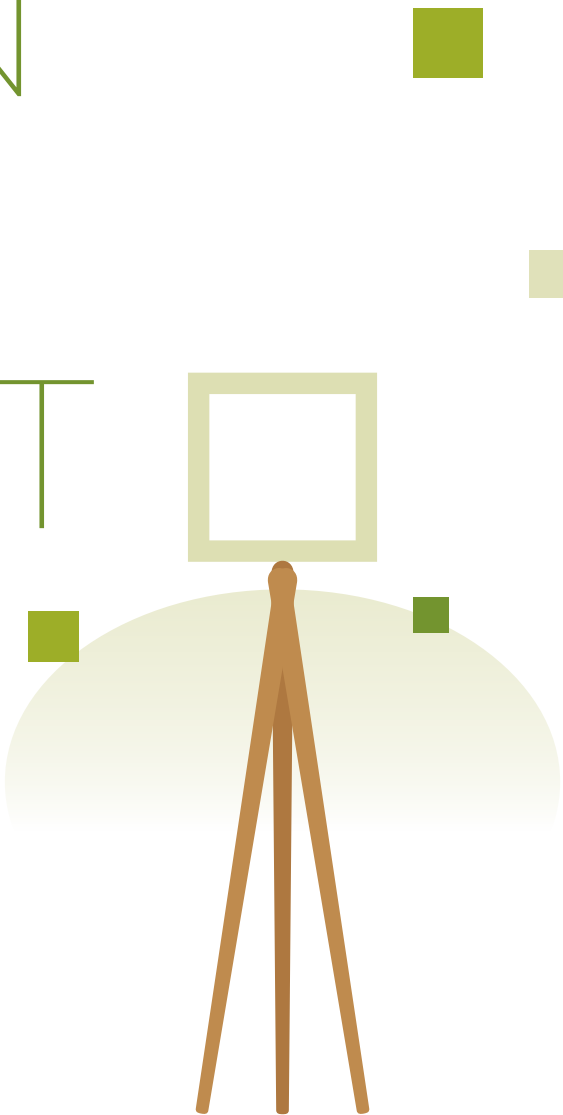


LUXURY VILLAS AT ADIBATLA



Give your lifestyle a makeover. Be ready to take off to next level. Take on a journey that promises a world of joy, and empowerment. Re-imagine your lifestyle, to transform it into the epitome of sophistication and freedom. A world of luxury and greenery awaits you, where your dreams become a reality. Let us welcome you to **The Square**, an address of refinement beyond compare.

ADD A NEW DIMENSION TO LUXURY & COMFORT



Feel like a pioneer in an evolving global neighbourhood living in a cosmopolitan community.



A Million Memories of Leisure



THE
SQUARE

Your Home is perfectly placed,
just like your Achievements

GIVE YOURSELF
A NEW EDGE
& AN EXOTIC
LIFESTYLE IN
OXYGEN-RICH
ENVIRONS



Your Villa - Undoubtedly the most beautiful place on this planet

The Grand Entrance Gate



Internal Road with Avenue Plantation



**Where Every
Square Foot
Exudes Luxury**

WHEN LUXURY
IS LAVISH,
AMENITIES
ABUNDANT
& SPACES
ARE PROLIFIC



Find pampering nuances that are more than you asked for.
Get a dream villa in an integrated environment built in a coveted location.



When time comes to a standstill

Step into east and west facing duplex villas that display the finest space planning, where a symphony of indoors and outdoors charms you with thoughtful additions and meticulous craftsmanship. Lead your family to a world of ideal living in villa spaces that make every moment a rewarding experience. Unleash your energies and live life to the fullest. Get a dream villa in a close-knit community creating bonds that transcend time.

LET RHYTHM OF LIFE FIND ITS MATCH



- Plot sizes 267 Sq.Yds. to 330 Sq.Yds. with Built-up area of 3700 Sft for all Villas
- 4-BHK Luxury Duplex Villas+ Terrace Garden*
- 4-Level Exclusive Clubhouse with 25,000 Sft area
- Provision for Home Automation (Lights, Fans & A/C's)
- Courtyard with sunken seating and lush foliage
- Provision for Elevator
- Wide tree-lined avenues
- Provision for Home theater
- 100% Vaasthu compliant
- Landscaped Gardens

*Provision for Terrace Garden



East Facing Villa

Indulge in a lifestyle beyond the mundane, where luxury is tinged in greenery. **The Square** is a serene sanctuary in an evolving global neighbourhood. From the finest finishes to the most innovative amenities, you will find everything you need to make dream lifestyle a reality. Step into your home to snuggle in the warmth of living spaces as the world disappears from your mindscape. Be assured that the future blossoms from the foundations of your villa. Enjoy the freedom that's rooted in total security of The Square.

WHERE RELATIONSHIPS RESONATE IN EVERY SQUARE FOOT



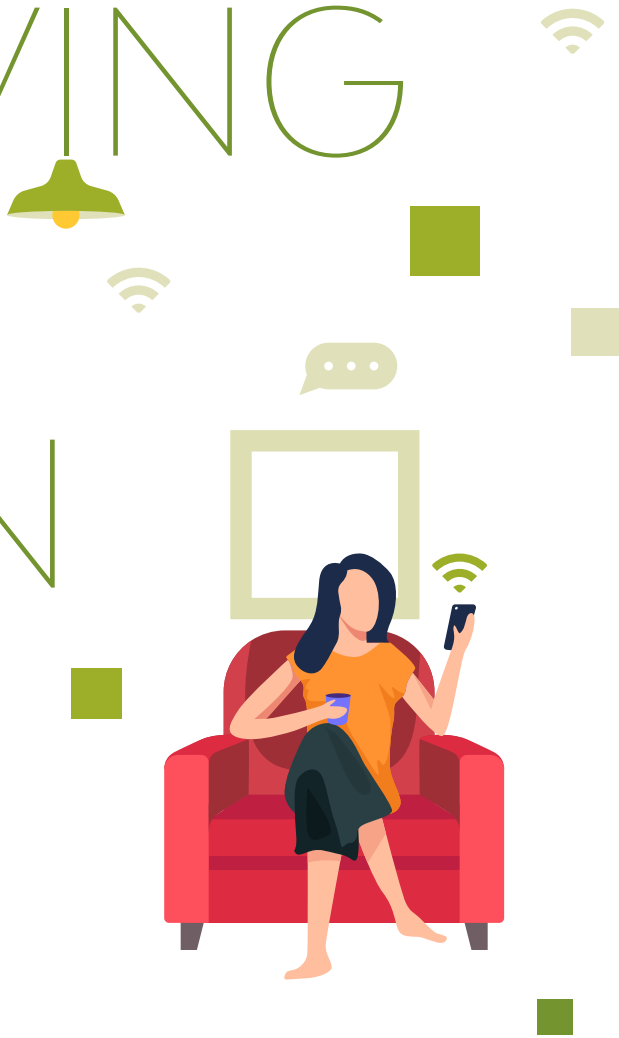
Sophistication in flooring, silken smooth walls, openness to outdoors and an ambience imbued in natural breeze and sunshine - It's truly a heaven at your home.












The warmth of indoors & views of outdoors

Enjoy your home living with smart home automation empowered by cutting-edge technology. Enhance home life with smart automation for comfort, convenience, and security. Control lighting, climate, and electronics effortlessly. Create perfect ambiance with automatic illumination and enjoy seamless living at your fingertips.

THE MAGIC OF SMART LIVING AND HOME AUTOMATION



CONNECT WITH SMART SOLUTIONS AT YOUR HOME*

- | | | | | |
|---|--|---|---|--|
|  Smart Lighting |  Fans |  Air Conditioner |  Mobile App Enabled |  Smart Door Lock System |
|  Motion Sensor for Bathrooms |  Mesh network |  Light Dimmer* |  Universal IR Blaster | ...and more fun at every step |

Master Bedroom



Kitchen



Multipurpose Hall



*Provision of Automation Technology Solutions is optional.

PROJECT HIGHLIGHTS

- HMDA & RERA Approved Luxury Villa Project
- 13.5 Acres of land
- Majestic Entrance Gate
- 131 East & West facing Duplex Villas
- 267, 300, 330 Sq Yd plots
- All Villas with 3700 Sft Areas
- Provision for Home Automation
- Two Car Parking spaces for each Villa
- 40' & 30' Wide Internal BT Roads
- 100% Vastu
- Avenue plantation
- Street Lighting
- Pedestrian Path
- Jogging Track
- 24-hr Water Supply
- Parks & Play areas
- Designer Landscaping
- 24X7 Power Back-up

**Squarely
in the Lap of
abundance**

The outdoor views are an attractive blend of designer landscapes, pathways and plantation. Feel the sense of freedom as you watch children play and community connect in outdoors. Espouse the power of this beautiful environment, a place where modernity merges with the timeless quality of classic design. The Square is a sanctuary that is a true reflection of your personality empowering you to be all yourself.

MORE SQUARE YARDS AND FREEDOM THAN YOU CAN IMAGINE



Let loose your freedom and give wings to fantasies. Breathe easy and walk with elements in your stride. Stay connected to Mother Nature as your fountain of joys.





More outdoor spaces



Outdoor Seating Spaces



Plenty of Avenue Plantation



Wide Internal Roads



Amphitheatre



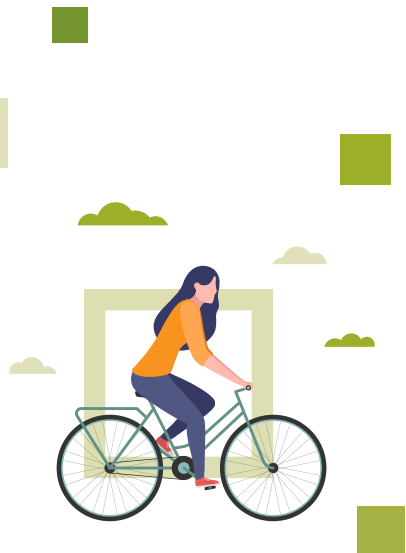
Yoga Deck Area



Party Lawn

When it comes to relaxation and rejuvenation, you'll find everything you aspire for in the pampering environment of The Square. Enjoy in a serene enclave that vibes with every need, where you can leave all your cares behind and focus on the things that really matter.

RECLAIM YOUR FREEDOM



Cricket Net



Half Basketball & Fitness Station



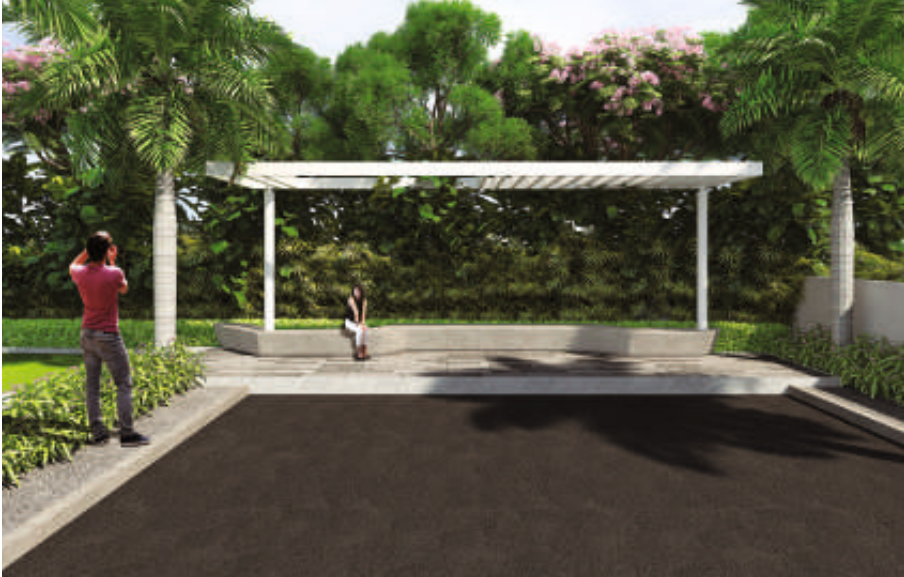
Skating Rink & Covered Pavilion



Senior Citizens' Seating Plaza



Street End Seating under Pergola



Children Play Area



OUTDOOR FACILITIES

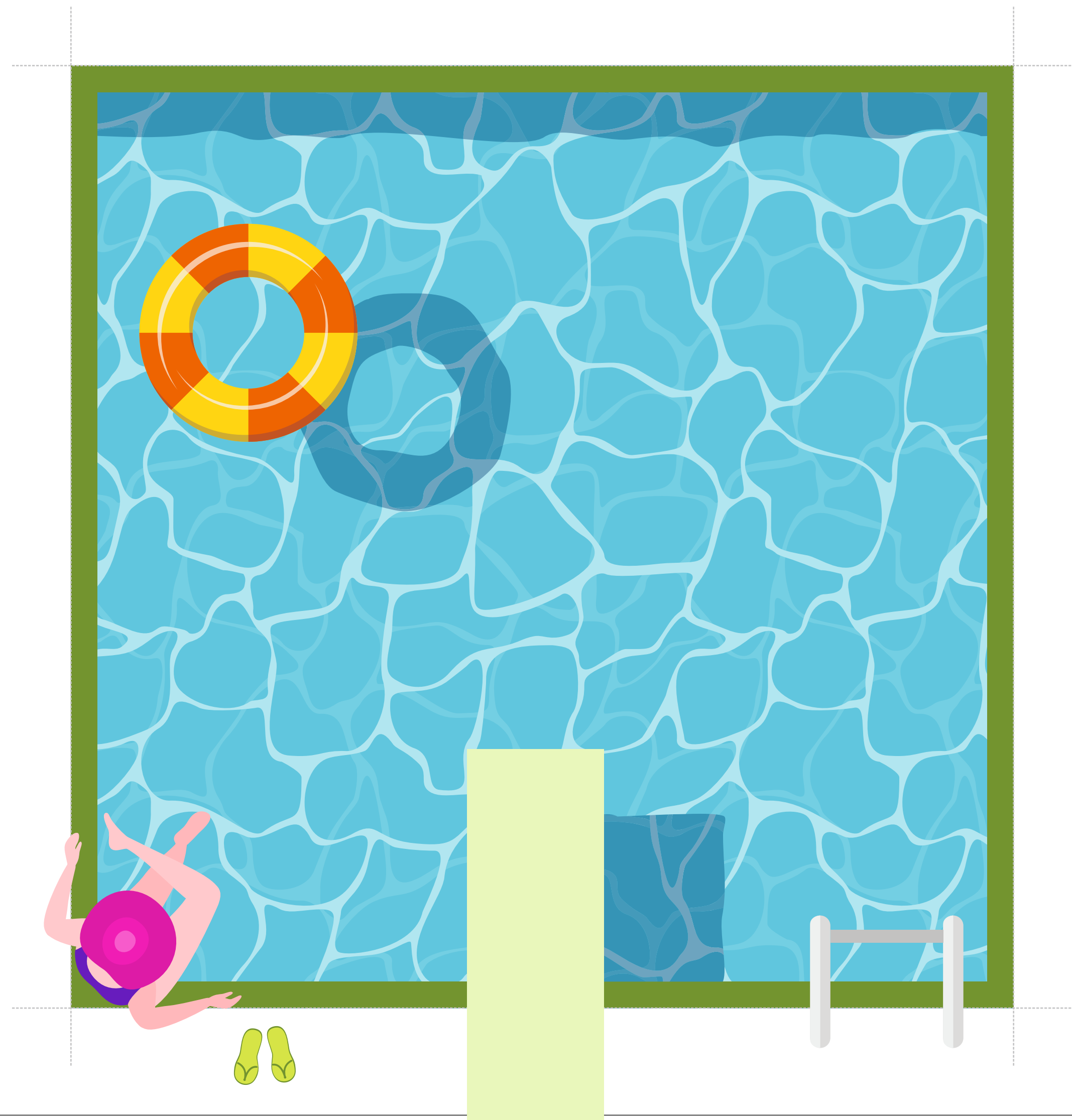
- Half Basketball Court
- Outdoor Gym
- Children Play Area
- Yoga Pavilion
- Skating Rink
- Cricket Net
- Rock Climbing
- Open Stage with Lawn
- Amphi-theater
- Stepping Stones
- Pet-Walking Zone
- Senior Citizens' Seating Plaza
- Seating under Trees & Pergolas



WHERE
EVERY MOMENT
IS EXCITEMENT
& EVERYDAY
FEELS LIKE A
VACATION















You don't need to travel to reach a holiday destination when you live in The Square. Club The Square has all the trappings of a top class Clubhouse to entertain. Spend an exotic holiday right at your home for fun filled times.



Features that appeal
to Everyone in Family



CLUB AMENITIES

-  4-Level Exclusive Clubhouse
with 25,000 Sft + area
-  Entrance lobby
-  Banquet Hall
-  Swimming Pool
-  Badminton Court
-  Gymnasium
-  Indoor Games Enclave
-  Multi-purpose Hall
-  Yoga & Meditation Hall
-  Creche
-  Provision for Grocery store
-  Guest Rooms

Our exclusive 4-level clubhouse is the perfect place to chill and have fun. It's the ultimate spot for residents to indulge in personal grooming, celebrate parties, and connect with friends over multiple features. The sprawling clubhouse is packed with excitement, and there's something for everyone. So, whether it's weekdays or weekends, the community hub lets you unwind with some Yoga or participate in festivities.

RETREAT TO THE JOYS OF CLUBHOUSE AS PAST & FUTURE BLEND INTO THE PRESENT



"Club The Square" is virtually the center of the community. The haven attracts the residents to entertain and connect over a variety of avocations.

Fully Loaded Gymnasium



Semi-covered Swimming Pool

Where luxury villas
match your stature



SITE LAYOUT PLAN

LEGEND

1. Entrance & Exit Plaza

2. Main Entrance Paving

3. Junction Paving

4. Pathway

5. Seating

6. Stage

7. Lawn

8. Amphi-theatre

9. Stepping Stones

10. Portal Frames

11. Seating

12. Half Basketball Court

13. Outdoor Gym Area
14. Children Play Area

15. EPDM Flooring

16. Yoga Pavilion

17. Seating under Tree

18. Seating under Pergola at Street

19. Covered Pavilion

20. Skating Rink

21. Cricket Net

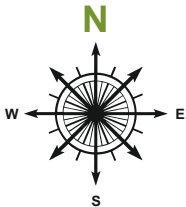
22. Pets Walking Zone

23. Elders Seating Plaza

24. Rock Climbing

25. Steps

26. Ramp



TYPE

01

EAST
FACING
VILLA

PLOT SIZES

267, 300 & 330 Sq. Yds

BUILT-UP AREA

3700 Sft.

No of Floors : G+1
Ground Floor : 1595 SFT
First Floor : 1671 SFT
Terrace Area : 434 SFT



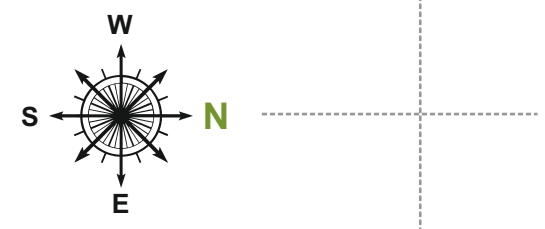
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



TYPE 02 WEST FACING VILLA

PLOT SIZES
267, 300 & 330 Sq. Yds

BUILT-UP AREA
3700 Sft.

No of Floors : G+1
Ground Floor : 1564 SFT
First Floor : 1605 SFT
Terrace Area : 531 SFT



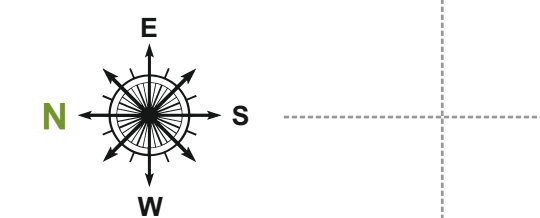
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



SPECIFICATIONS



STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads



SUPER STRUCTURE

9" Thick external wall & 4.5" Internal walls with Fly ash bricks/Or Red bricks joined with 1:6 cement mortar



PLASTERING

EXTERNAL: 20mm (total) Thick 2 coats of external plastering with cement mortar
INTERNAL: 12mm Thick single coat plastering with cement mortar.



DOORS

MAIN DOOR: 8ft Teak wood door frame and engineered/solid wood door shutters, with both sides veneered finish with reputed make hardware of Yale/Dorset or equivalent.
INTERNAL DOORS: 8ft Height hardwood frame and engineered/ solid wood door shutters, with both sides veneered finish with reputed make hardware of Yale/Dorset or equivalent.
FRENCH DOORS: High-end anodized Aluminum sections for frames & shutters with clear glass of reputed make.



WINDOWS

High-end anodized Aluminum sections for frames & shutters with clear glass of reputed make. Provision for mosquito mesh.



PAINTING/CLADDING/FLOORING

EXTERNAL: Combination of micro-concrete/lime plasters/textured finish with top two coats of external emulsion paint of reputed make



INTERNAL: Smooth putty/lappum finish with top 2 coats of premium Acrylic emulsion of reputed make over a coat of primer

FLOORING & DADO

DRAWING, Dining, Living & Bedrooms, Multi-purpose hall
KITCHEN: 800mm x 800mm or higher glazed vitrified tiles/Double charged vitrified tiles of reputed make
BATHROOMS: 600mm x 300mm or higher premium vitrified tiles of reputed make on walls & floor
STAIRCASE: Combination of granite/marble; SS & glass combination railing
CAR PARKING: VDF/Tandur stone flooring.



KITCHEN

Provision for designer modular kitchen with adequate electrical points for home appliances.
Provision for Municipal & softener water
Provision for fixing of water purifier, exhaust fan & chimney.



UTILITIES/WASH AREA

Provision for dish washer & washing machine in the Utility area.



BATHROOMS

Washbasin with countertop wall hung EWC of Duravit/Kohler or equivalent make with concealed flush-tank
Single-lever wall mixer with shower & spout of Grohe/Kohler or equivalent make
Single-lever basin mixer of Grohe/Kohler or equivalent make.
All CP fittings of Grohe/Kohler or



ELECTRICAL

3-Phase power supply for each villa with individual meterboards
Miniature Circuit Breakers (MCBs) for each distribution board of reputed make
Concealed copper wiring of Finolex / Polycab or equivalent make
Power outlets for air-conditioners (ACs) in all rooms
Power plugs for cooking range like chimney, refrigerator, micro-wave oven, mixer/grinder in kitchen; Washing machine & dishwasher in Utility area
Adequate plug points for TV, audio & electrical gadgets etc.
Elegant designer modular electrical switches of Legrand/Schneider or equivalent make.



EV VEHICLE

Provision for EV vehicle charging point for each villa



COMMUNICATION SYSTEM

INTERCOM: Intercom facility to all units connecting with Security & FM office
INTERNET: Provision for Internet with OFC to villa & CAD-6 cable wiring internally in Ground & 1st floor.
CABLE TV: Provision for cable network in drawing, living, multi-purpose hall & all bedrooms.



ELEVATOR/LIFTS

Provision for elevator/lift in the designated area with adequate dimensions of shaft for any reputed make like Schindler/Kone etc.



WTP & STP

WTP: Domestic water made available through an exclusive water softening plant with water meters for each villa (Not RO plant)
STP: Sewage Treatment Plant of adequate capacity as per norms will be provided inside the community; Treated sewage water would be used for landscaping purpose.
Rain-water harvesting pits shall be provided as per norms.



GENERATOR

100% DG backup for entire villa community with acoustic enclosure & A.M.F.



SECURITY

Sophisticated round-the-clock security/surveillance system.
Barbed wire fencing all around the community (above the boundary wall)
CCTV cameras in identified common areas & clubhouse areas with monitoring & recording for security & maintenance at FM (Facility Manager) office.



CENTRALIZED WATER SUPPLY

Centralized underground sump will be provided for entire community. The water shall be supplied to individual villas by means of HNS (hydro-pneumatic pump)



MAIN LANDSCAPING WORK

Beautifully designed landscaping with lighting, activity areas, children play area etc are provided for the community as per the design.



THE WORLD'S HAPPENING AT HYDERABAD'S SOUTH! COME DISCOVER



Imagine living in a global address at Hyderabad's South, as a bold new frontier is expanding fast with enviable infrastructure.

Every generation admires a certain lifestyle to live. Living in a city centre was a matter of pride earlier. The new trend defines lifestyle as living in exclusive communities in suburbs. Today, we deeply appreciate empowered living with an accent on corporate productivity. That's when Adibatla comes into the picture. The arrival of an International Airport, Aerospace SEZ at Adibatla on ORR, the proposed Foxconn Facility at Kongara Kalan make Hyderabad's South an eminently desirable place to settle down. The Square rises a few steps away from ORR on Kongara Kalan Road to let a community of high fliers explore the joys of living in the lap of nature.



TAKE OFF TO A BRAND NEW WORLD

DISTANCE FROM THE SITE



EDUCATIONAL INSTITUTIONS

Sri Gayatri Jr College	- 04 Mins
Narayana Jr College	- 08 Mins
Sloka Intl. School	- 11 Mins
TISS University	- 15 Mins
Delhi Public School, Nadergul	- 17 Mins
Aga Khan Academy	- 20 Mins
20 Engg. Colleges nearby	- 20 Mins
Manchester Global School	- 25 Mins
GMR School of Business	- 27 Mins
GMR Chinmaya Vidyalaya	- 30 Mins



WORK PLACES

Adibatla Aerospace SEZ	- 08 Mins
Foxconn Facility, Kongara Kalan	- 08 Mins
TCS Campus, Adibatla	- 10 Mins
Tata Aerospace	- 10 Mins
Tata Sikorsky	- 13 Mins
Fab City	- 15 Mins
RCI / ARCI	- 20 Mins
Hardware Park	- 20 Mins
Rajiv Gandhi Intl. Airport	- 25 Mins
Proposed Pharma City	- 35 Mins
Kokapet SEZ	- 40 Mins



SHOPPING & RECREATION

Wonderla Amusement Park	- 06 Mins
Proposed World Trade Centre	- 06 Mins
Rangareddy Collectorate	- 08 Mins
North Star Airport Boulevard	- 15 Mins
Novotel Hotel, Airport	- 20 Mins
TNR Jagdamba Mallplex	- 20 Mins
Ramoji Film City	- 25 Mins
Statue of Equality, Muchintal	- 30 Mins
GMR Aerocity Retail Hub	- 40 Mins



CONNECTIVITY

Bonguluru ORR Exit No 12	- 10 Mins
ORR Exit No 14	- 11 Mins
Tukkuguda	- 12 Mins
Ibrahimpattam	- 18 Mins
Srisaillam Highway	- 19 Mins
LB Nagar Circle	- 30 Mins
DRDO Apollo Hospital	- 35 Mins
Gachibowli / Financial District	- 50 Mins



Imagine reaching your global office at Adibatla or Foxconn Facility in a hassle-free drive! Think of sending children to a reputed school located at a comfortable drive distance. Weekends will come alive with a visit to Wonderla Amusement Park located nearby. A growing infrastructure of shopping and with a mall-multiplex at Ibrahimpattam, you are privileged to enjoy comfort and convenience in the same extent.

SCAN FOR
GOOGLE MAPS
LOCATION



LOCATION MAP
(NOT TO SCALE)



AT LAST, AN ADDRESS THAT MEETS YOUR STATURE

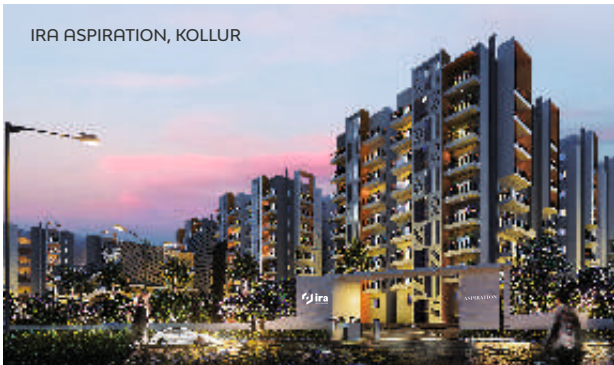
Come, join and discover the essence of vibrant living at The Square, where luxury harmonizes with nature. Join an esteemed community of residents and share our vision of joyful living. Amidst lush greenery and expansive spaces, experience a promise of opulence and serenity. Begin your journey towards a redefined lifestyle, where abundance and fulfilment await you around every corner.



MOONGLADE, NARSINGI



IRA ASPIRATION, KOLLUR



GATEWAY TOWERS, PUPPALAGUDA



IRA AEROCITY, SHAMSHABAD



IRA MIRACLE, KOLLUR



IRA FLOAT, SHAMSHABAD



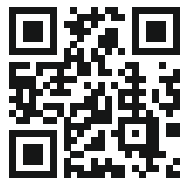
IRA M3, KOLLUR



IRA RIPPLE, CHEEMALDARI



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PROMOTERS

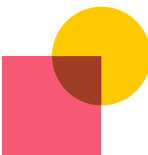


IRA Realty Tech Pvt. Ltd.

4-49/2, Besides Anvaya Conventions Road

Financial District, Vattinagulapally, Hyderabad - 500 032, Telangana

Ph: +91 9121 777 777 | Email: info@irarealty.in



squarefoot
realty

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ARCHITECTS



Banjara Hills, Hyderabad

STRUCTURAL & MEP ENGINEERS



Khajaguda, Hyderabad

LANDSCAPING CONSULTANTS



Madhapur, Hyderabad

BRANDING



Amitha Designs
Jubilee Hills, Hyderabad



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