

COME HOME
TO A
Miracle

LUXURY LIVING AT KOLLUR

RERA NO: P01100002811

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

 **ira** Miracle
JOIN THE REVOLUTION

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!

 **ira** Miracle
JOIN THE REVOLUTION



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

 **ira** Miracle
JOIN THE REVOLUTION



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.

 **ira** Miracle
JOIN THE REVOLUTION



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

 **ira** Miracle
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.

 **ira** Miracle
JOIN THE REVOLUTION



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!

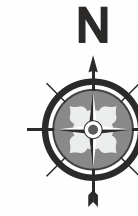
A child is shown from the chest up, splashing in water. The child's face is lit up with a wide smile, and their eyes are closed in a moment of pure joy. The water around them is splashing and bubbling, creating a dynamic and energetic scene. Numerous small, dark, four-pointed starburst sparkles are scattered throughout the water, adding a magical and celebratory feel to the image. The overall color palette is light and airy, dominated by whites and soft blues, which emphasizes the freshness and fun of the moment.

**WHEN EVERY FUN MOMENT
IS A MIRACLE**



 **ira** Miracle
JOIN THE REVOLUTION





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

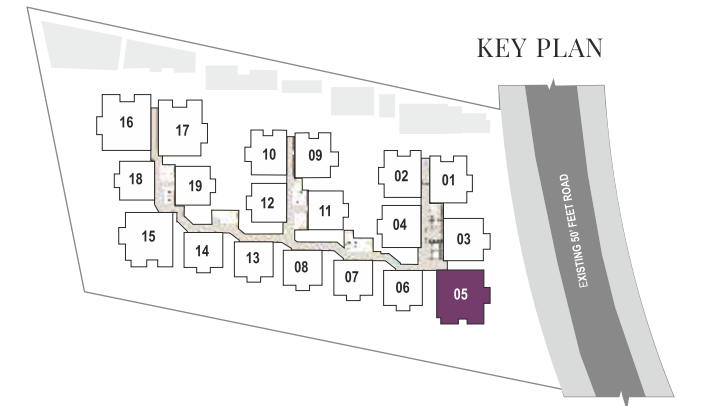
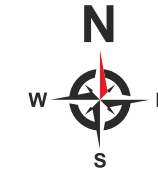
TYPE
01

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



TYPE
02

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



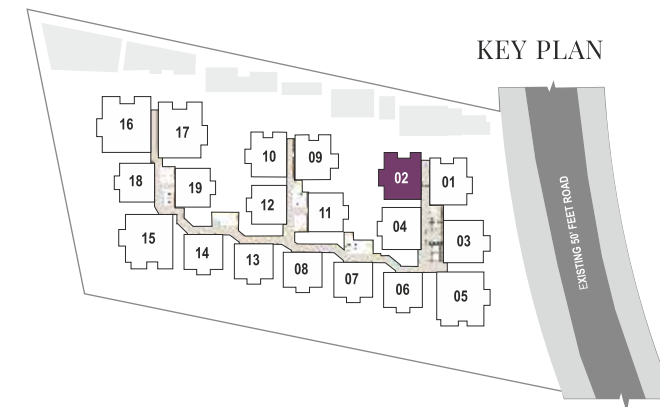
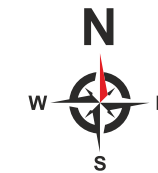
TYPE
03

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



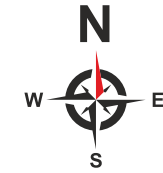
TYPE
04

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



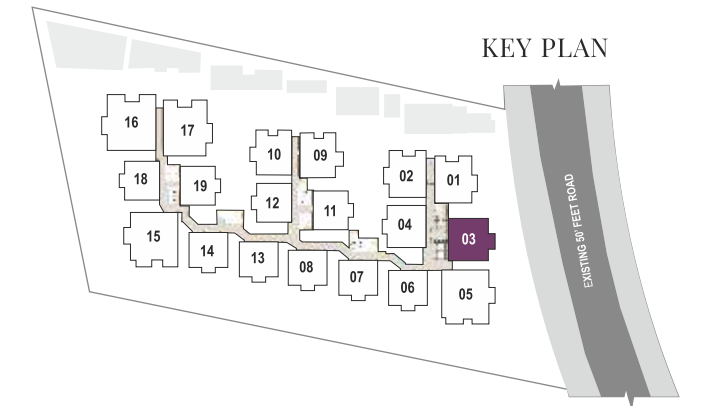
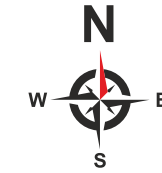
TYPE
05

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



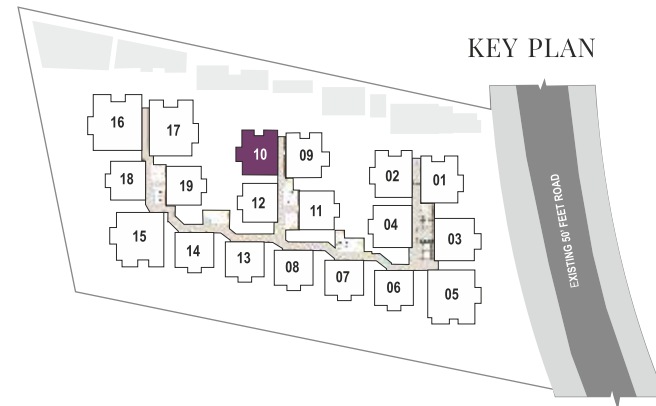
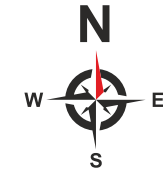
TYPE
06

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



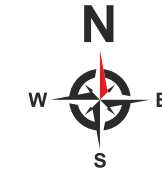
TYPE
07

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



TYPE
08

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



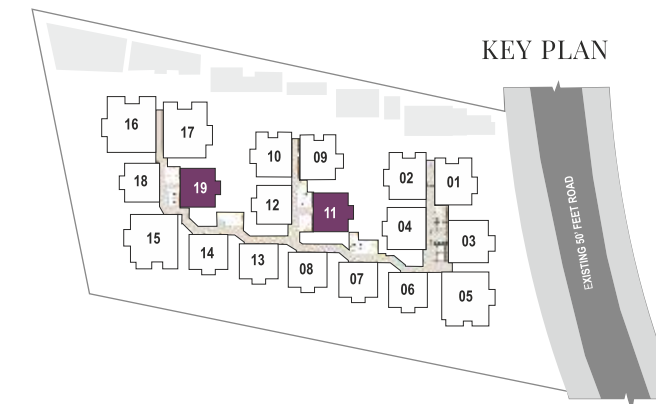
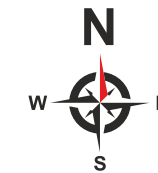
TYPE
09

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



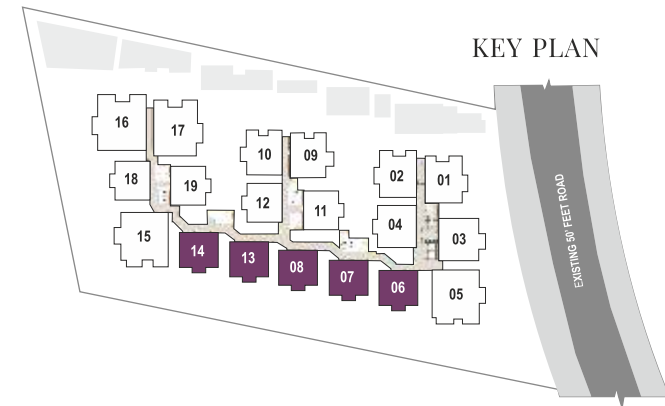
TYPE
11

UNIT: 3BHK

FACING: NORTH

AREA: 1655 SFT

FLAT No: 06, 07, 08, 13 & 14



ENTRY



SPECIFICATIONS

Jira Miracle
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.



Scan the QR Code to get directions to IRA Miracle



LOCATION MAP (Not to Scale)



CONNECTIVITY

- ORR Access - 5 Mins
- Nagulapalli MMTS Station - 8 Mins
- Valmala - 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

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.



WHEN A MIRACLE EMERGES AT KOLLUR

SOME OF OUR PRESTIGIOUS PROJECTS SHAPING UP



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

PROMOTERS



IRA Realty Tech Pvt. Ltd.

H.No: 4-49/2, Besides Anvaya Conventions Road
Financial District, Vattinagulapally
Hyderabad - 500 032, Telangana

Ph: +91 9121 777 777

Email: info@irarealty.in
www.irarealty.in

RERA: P01100002811

ARCHITECTS



Bhosho Architects Pvt Ltd
(Bhosho Design Group)

Flat No-201, 2nd Floor, Good Earth Apartments
Gachibowli, Hyderabad - 500 032
Ph: +91 80081 71764

STRUCTURAL ENGINEERS

DesignTree Service Consultants
www.designtreeconsultants.com

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.

