LIVE IN A CITY WITHIN A CITY

ira AEROCITY

JOIN THE REVOLUTION

MEGA LIVING AT SHAMSHABAD

RERA NO: P02400002801



WHERE THE CITY IS DESIGNED BY NATURE

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When you dream about a home, think of a bird perching on window, a flower in the courtyard, a neighbour to talk warmly and a bright future to pursue. And a whole new environment with full of amenities to explore life. Step into IRA Aerocity, one such a destination where the future is steeped in the present to celebrate a world of joys.

PREMIUM RESIDENTIAL AND COMMERCIAL PLOTS AT SHAMSHABAD



WHERE CITY COMES ALIVE IN MEGA LIFE

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IRA Aerocity is a flagship project by the experienced Realtors coming up in a right place and at the right time. A masterpiece in Imagineering and well developed, IRA Aerocity offers plots for villas, centrally placed commercial spaces and club recreation in one place for empowered living. It's built on par with global standards, internal roads with street lights, flora and foliage and activity-specific pockets for wholesome living.

Residential: **267 Sqyd to 1000 Sqyds**

Commercial: **1000 Sqyd to 4300 Sqyds**

Clubhouse: **35000 Sqft**



ACRE GREEN HAVEN

WHERE THE CITY IS BUILT FOR EXTRAVAGANCES

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The 85-acre green paradise in the backyard of Rajiv Gandhi International Airport is where an integrated community built in plenty of lung spaces. The integrated layout offers a modern lifestyle nestled in luxuriant greens, wide roads, activity zones and recreation of a clubhouse. It's a paradise with collaborative spaces meant for proactive residents who appreciate better things of life.

Book your future with a plot in IRA Aerocity. Ensure peace of mind with a built villa in Vastu compliant plots and lead a productive lifestyle. Choose among large commercial plots that are strategically demarcated on 100 ft wide main road with median. Develop your business that flourishes amidst high-spending residents of IRA Aerocity. Or build your own corporate space and run your office from the comfort of your home.

WHERE THE CITY IS WELL CONNECTED

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Metro line to Shamshabad through Inner Ring Road is an earnest initiative that's just waiting to happen. Air connectivity through Rajiv Gandhi International Airport, Road connectivity to Gachibowli and Adibatla through Outer Ring Road and train connectivity at Shamshabad and a network of roads reaching Hardware Park, proposed Pharma City make this place eminently desirable for investment. IRA Aerocity in the lap of Shamshabad is surely a golden goose for ROI.

Location Map
(Not to Scale)

EDUCATIONAL INSTITUTIONS

GMR Chinmaya Vidyalaya - **2 Mins**
GMR School of Business - **8 Mins**
Vidya Niketan - **15 Mins**
TISS University - **25 Mins**

CONNECTIVITY

Rajiv Gandhi Intl. Airport - **5 Mins**
Srisailam Highway - **5 Mins**
Outer Ring Road - **8 Mins**
Tukkuguda - **15 Mins**
Mehdipatnam - **25 Mins**
Adibatla - **25 Mins**
Kokapet - **30 Mins**
HITEC City - **35 Mins**

HOSPITALS

Trident Hospital - **12 Mins**
Apollo Medical Centre - **8 Mins**
Indira Hospital - **13 Mins**



Scan the QR Code to get directions to IRA Aerocity



PROJECT HIGHLIGHTS

- HMDA-Approved Layout of Villa Plots
- 85-Acre Integrated Gated community
- Integrated Amenities
- Plenty of green activity zones
- Residential & Commercial plots
- 100% Vastu Compliant Plots
- North & South facing Entrance Gates
- All-round Compound Wall with Solar Fencing
- 24-hr Professional security with CC Cameras
- 100' & 39' wide Internal BT Roads
- Footpath with Kerb Stones
- Street Lighting
- Avenue Plantation
- Exclusive Clubhouse
- Parks & Play Areas
- Designer landscaping
- Underground electric & water cabling
- 24-hr Water Supply
- Electric & Water Connection to Each Plot
- Controlled Entry & Exit
- Rainwater Harvesting
- Sewage Treatment Plant

AREA STATEMENT

PLOT - NO	TOTAL AREA (Sq.Yds)	FACING
1-27	267	EAST
28	586	EAST
29-50	267	WEST
51	1171	EAST
52-100	267	EAST
101	586	WEST
102-114	1068	WEST
115	1705	EAST
116	397	EAST
117-125	267	EAST
126	313	EAST
127 - 136	267	WEST
137	1266	WEST
138	532	WEST
139 - 149	267	EAST
150	600	EAST
151	640	WEST
152	613	WEST
153	586	WEST
154	560	WEST
155	534	WEST
156	507	WEST
157	481	WEST
158	454	WEST
159	617	WEST
160-161	383	WEST
162	383	EAST
163	384	EAST
164	389	EAST
165	392	EAST
166	395	EAST
167	397	EAST
168	400	EAST
169	405	EAST
170	408	EAST
171	410	EAST
172	413	EAST
173	832	EAST
174-183	600	WEST
184	522	WEST

PLOT - NO	TOTAL AREA (Sq.Yds)	FACING
185	832	WEST
186-195	600	EAST
196-197	578	EAST
198	600	EAST
199-203	600	EAST
204-205	578	WEST
206-208	600	WEST
209-216	600	WEST
217-224	227	EAST
225	464	WEST
226	492	WEST
227-239	267	EAST
240	464	EAST
241	492	EAST
242-246	267	WEST
247	394	WEST
248-253	267	WEST
254	2077	EAST
255	1830	EAST
256	1288	EAST
257	1288	EAST
258	1288	EAST
259	1288	EAST
260	1229	EAST
261-265	1621	WEST
266-267	1654	WEST
268-271	1621	WEST
272	2734	WEST
273-275	1621	WEST
276-277	1433	WEST
278-285	356	EAST
286-289	363	EAST
290-298	356	EAST
299	845	EAST
300-309	356	EAST
310	820	EAST
311-319	267	WEST
320-328	267	EAST
329	820	EAST
330-332	267	WEST

PLOT - NO	TOTAL AREA (Sq.Yds)	FACING
333-335	267	EAST
336	820	EAST
337-339	267	WEST
340-349	267	EAST
350	820	EAST
351-360	267	WEST
361-370	267	EAST
371	1281	WEST
372-379	267	WEST
380	1281	NORTH
381	1468	EAST
382	1579	EAST
383	1455	EAST
384	1334	EAST
385	1208	EAST
COMMERCIAL PLOTS		
C1	4338	EAST
C2	4262	WEST
C3	3771	WEST
C4	3462	WEST
C5	3154	WEST
C6	2845	WEST
C7	2472	WEST
C8	2422	WEST
C9	1816	WEST
C10	1914	WEST
C11	2033	NORTH
C12	2359	NORTH
C13	2665	NORTH
C14	2000	NORTH
C15	2000	NORTH
C16	2204	NORTH
C17	2452	NORTH
C18	2003	NORTH

MASTER LAYOUT PLAN

hmda Growing Global APPROVED

HMDA NO: 038750/SMD/LT/U6/HMDA/03092020

TS RERA APPROVED

RERA NO: P02400002801





WHERE THE CITY VIBES IN OUTDOORS

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IRA Aerocity is a dream in design bringing you ultra-modern urban community living in a futuristic location. Breathe easy in an address nestled in designer greenery and pollution-free environment. Share a million experiences with family in an abode of tranquillity in tune with a modern lifestyle.

OUTDOOR FEATURES

North & South Entrance gates with security
100 Ft wide main road with median
39 ft wide internal roads
CC Cameras all over property
Pedestrian Walking track
Avenue plantation with chosen species
All round compound wall
Gazebos
Water bodies
Activity zones
Seating areas





RESERVE



INFINITY WALK





AROMA GARDEN





AROMA GARDEN

Paved pathways, seating plaza, shaded areas, Bamboo groves



PEOPLE'S PLAZA

Toddlers play area, Pebble raking, Designer plantation



WELLNESS ZONE

Senior citizens area, Serene aroma garden, Exercise zone with Cardio & Infinity walk, Workout zone(Scattered in Different places), Infinity path, Outdoor gymnasium, Exercise bars, Designer landscaping



NATURE WALK

Gazebo, Hammock park, Recess plaza, Coconut grove



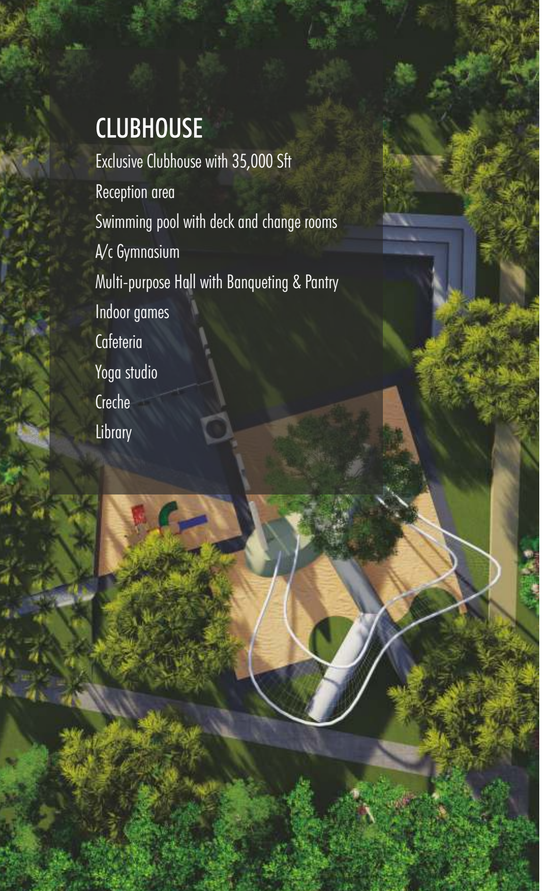
PERGOLA WALK

Covered walking track, Picnic/shaded Lawn



OUTDOOR BANQUET AREA

Great lawn, Amphi-theater, Pergola walk, Basketball court, Gulmohar, Gazebo, Recess plaza, Tennis court



CLUBHOUSE

Exclusive Clubhouse with 35,000 Sft
Reception area
Swimming pool with deck and change rooms
A/c Gymnasium
Multi-purpose Hall with Banqueting & Pantry
Indoor games
Cafeteria
Yoga studio
Creche
Library





Note: * Clubhouse facilities available by Membership only.

WHERE THE CITY LETS YOU UNWIND

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The recreation is truly re-mastered at centrally located clubhouse. You are spoilt for choice in sprawling spaces where the community converges. Stay fit with daily workout at gym, de-stress yourself at Yoga studio and connect with neighbours over an indoor game or at a party in multi-purpose hall. Whatever you do – from splashing in swimming pool to a cup of the quiet coffee at cafeteria will be blissful.

TOPOGRAPHY

Retention zone, Waterways, Woods, Walkways, Retention pond, Yoga deck, View deck, Meditation deck, Children play area, Aroma garden, Sports arena, Seating plaza, Nature walk, Banquet area, Wellness zone, Retention zone

SPORTS ARENA

Half basketball court, Outdoor gym, Natural pathways, Seating plaza, Outdoor Table Tennis, Exercise areas, Tennis court



OUTDOOR GYMNASIUM



SOME OF OUR PRESTIGIOUS PROJECTS SHAPING UP















JOIN THE REVOLUTION

40,00,000+ Square Feet Delivered | State-of-the-art Engineering | *Own a property and get a share in the company. | Creating Enduring Value | Transparent Management Practices | Futuristic Locations

When you are investing in IRA Aerocity, you are investing in trust, value and proven competencies. IRA Aerocity is a flagship project by Realtors whose footprint abroad and India is known for innovation and mega projects. They are a group of highly skilled, thoroughly professionals. They took a holistic approach in topography and watershed of Aerocity to streamline the storm water and green landscapes naturally.

RERA NO: P02400002801

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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.

WHERE THE CITY FINDS YOUR ADDRESS WITHIN ITSELF

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