

MAKING  
MOMENTS  
MEMORABLE

# MM3

GREAT LIVING AT KOLLUR

RERA ACK No: REA01100036588

# MAKING MOMENTS MEMORABLE

IRA REALTY PRESENTS GREAT LIVING AT KOLLUR



A home is about a lifetime of precious moments. It's about watching the children grow amidst friends and fresh air. It's about relaxing on a Sunday at the pool, or taking a short drive to the workplace. It's about being one with nature, and watering your potted plants. **It's all about love, laughter and life!**

A home is about owning a dream apartment in  **ira M3**

JOIN THE REVOLUTION





MOMENTS MEMORABLE

# M3

Where concrete means caring.  
Where greenery meets granite.  
Where laughter meets every moment.





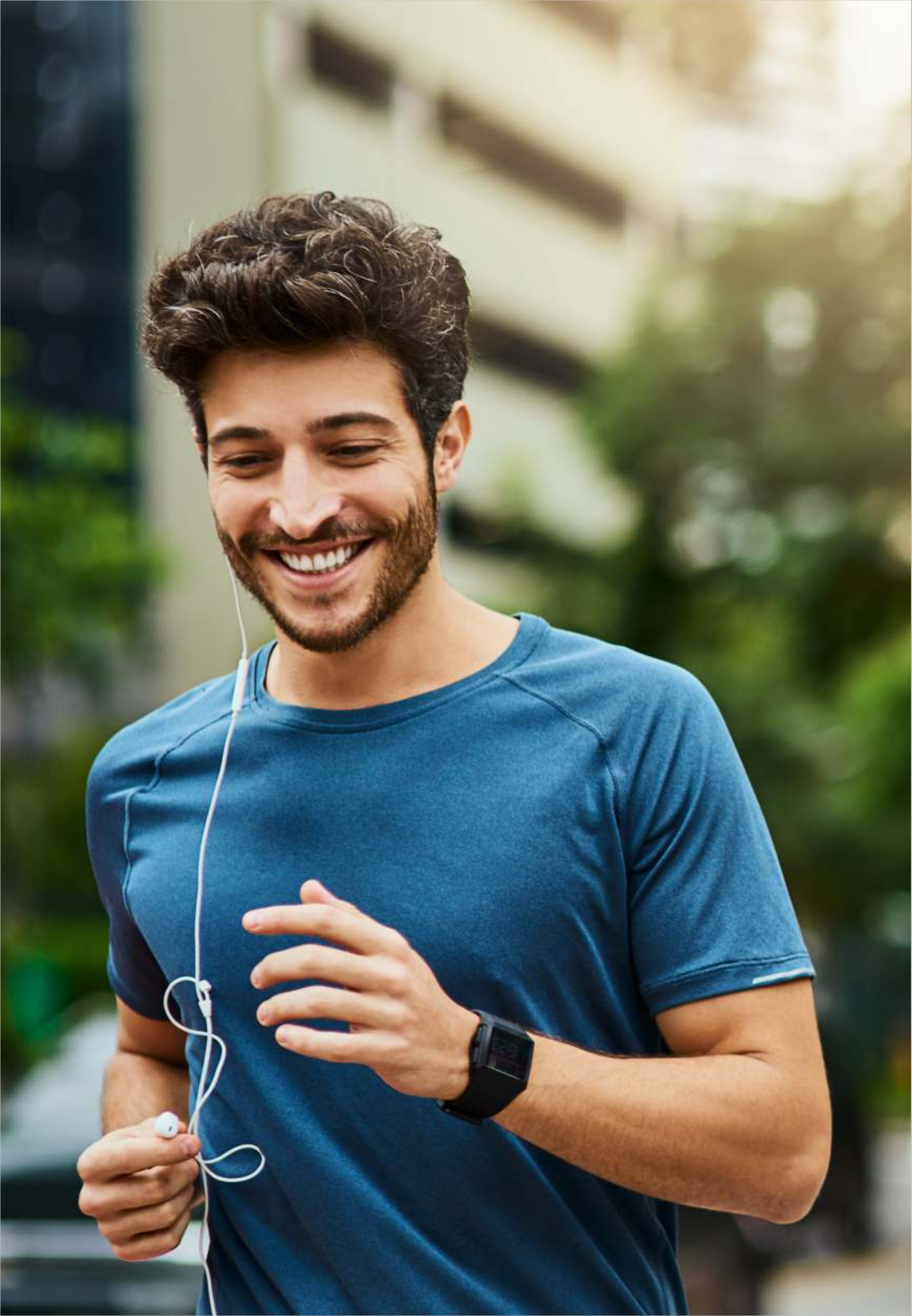


MINIMUM COST  
MAXIMUM VOLUME

MINIMUM MAINTENANCE  
MAXIMUM LIFESTYLE

MINIMUM ENERGY  
MAXIMUM GREEN





MOMENTS MEMORABLE

# M3

MAKING



## MAKING A HEALTHY START

Standing tall on a green, landscaped layout, the complex is an invitation to a fresh and healthy life. Where you can wake up to greenery and watch the stars on a clear night. The apartments are all **East and West facing**, so all the elements of nature and divinity are in sync. Make an auspicious beginning in your vaastu-compliant home and be blessed with happiness. **Here's wishing you many smiling moments every day!**





M A K I N G M O M E N T S M E M O R A B L E

# M3

M A K I N G



## MAKING EVERY DAY A CELEBRATION

Your ideal home is not just 4 walls and a roof. It's a space that holds your emotions. The kitchen where a meal gets ready, and ideas too. The bedroom is where you read fairy tales to the children. The apartments provide for 2 extra bed spaces so that even within the designated area, you actually get more than you expected. The sit-outs become an impromptu party for friends. Your home should understand you! **Laughter, love and companionship are nurtured in an IRA M3 home!**





MOMENTS MEMORABLE

# M3

MAKING



## MAKING FAMILY BONDING MORE PRECIOUS

Your apartment is an example of maximum utilization of space. Private nooks meet family spots. The greenery outside meets the silken walls indoors. The fittings and fixtures are world-class. Secure and sophisticated, the rooms are designed for natural light and breeze. **Live it up, without a worry - and get maximum lifestyle for minimum maintenance.**



MAKING  
MOMENTS MEMORABLE

# M3

MAKING



MAKING  
THE DAY  
SMILE

Open your mind to the beauty of IRA M3, a magnificent gated community of 3 towers that offers you a choice of 695 gorgeous apartments. The IRA Realty brings in the unique 2.5 BHK concept where you get a cozy extra room that could double up for a study space. **Trust us, you get maximum value for minimum investment here.**

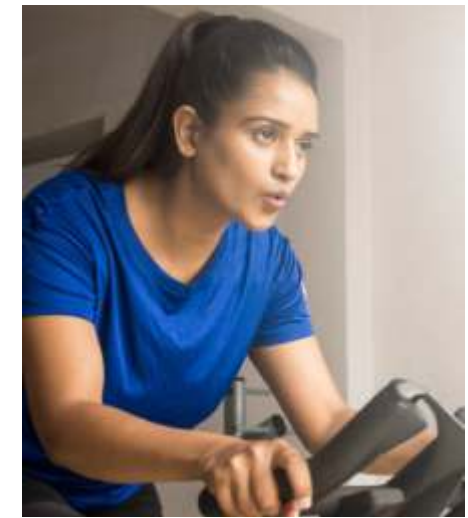
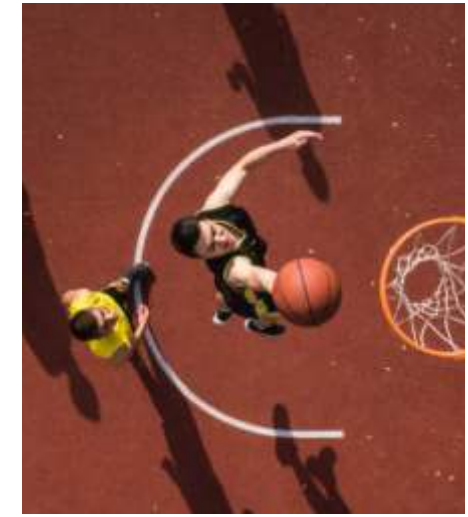




M A K I N G

# M3

M O M E N T S M E M O R A B L E



## MAKING EVERY WISH COME TRUE

The Clubhouse is extraordinary. It sprawls across 30,000 sft with a stunning facade and the finest amenities. The multi-tier building has it all. Fitness spaces like the gym, swimming pool, yoga room and indoor sports area. Community spaces like a party lawn, creche, community school and outdoor café. Convenience zones like a business lounge, supermarket and guest rooms. **Another unique add-on is the terrace farming area where organic vegetables and herbs will be grown in natural surroundings.**









MOMENTS MEMORABLE

# M3

MAKING



## MAKING CHILDHOOD A DREAM

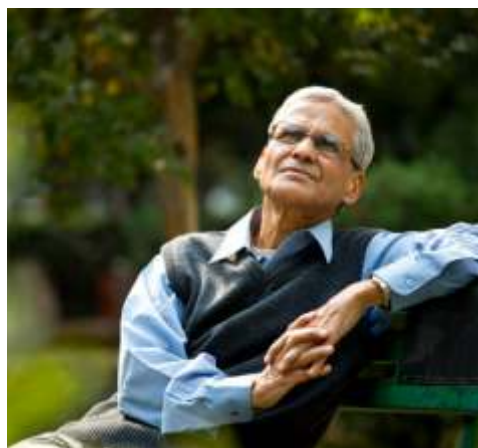
Sensitive planning ensures that children have adequate space to stretch their legs. The tot lots are well equipped and safe so that kids can play, have fun, make friends and grow up to win every race in life. **From proper play equipment to natural habitats, it's a seamless blend.**



MOMENTS MEMORABLE

# M3

MAKING



## MAKING AN ACTIVE LIFE HAPPEN

Once you step out of your home, there are activity zones interwoven into your life. There are Half Basketball Courts and Cricket Nets for sports lovers. Play Badminton with friends on balmy evenings. Or take brisk jogs to keep energy levels. **There are shaded seats for the elderly where they can relax in serenity and colourful surroundings!**



# M3

M A K I N G M O M E N T S M E M O R A B L E

## PROJECT HIGHLIGHTS

- 5.80 Acre Gated Community
- 3 Towers
- 13 Floor Towers
- 695 Apartments
- Exclusive 2.5 BHK Flats – 1105 Sft
- East & West facing Flats
- Vaastu Compliant
- 24 x 7 Treated Water Supply
- 24 x 7 Security with CC Cameras in Common Areas
- Sewage Treatment Plant as per Standards
- 100% Power backup in common areas
- All round compound walls
- Two Level Parking

## ACTIVITY ZONE

- Sports Zone
- Half Basketball Court
- Kids Play Area
- Outdoor Seating area
- Manicured landscapes & Lawns

## CLUBHOUSE & COMMUNITY CENTRE

- 24000 Sft Clubhouse
- Reception & Waiting Lounge
- Grandeur Entrance Lobby
- Gymnasium
- Indoor Sports Arena
- Yoga Deck
- Banquet Hall
- Guest Rooms
- Swimming Pool
- Business Lounge
- Provision For retail store
- Provision for Creche
- Administration
- Rest rooms
- Provision for Space for Library
- Provision for Co-Working Space
- Provision for Spa/Salon
- Provision for Pharmacy

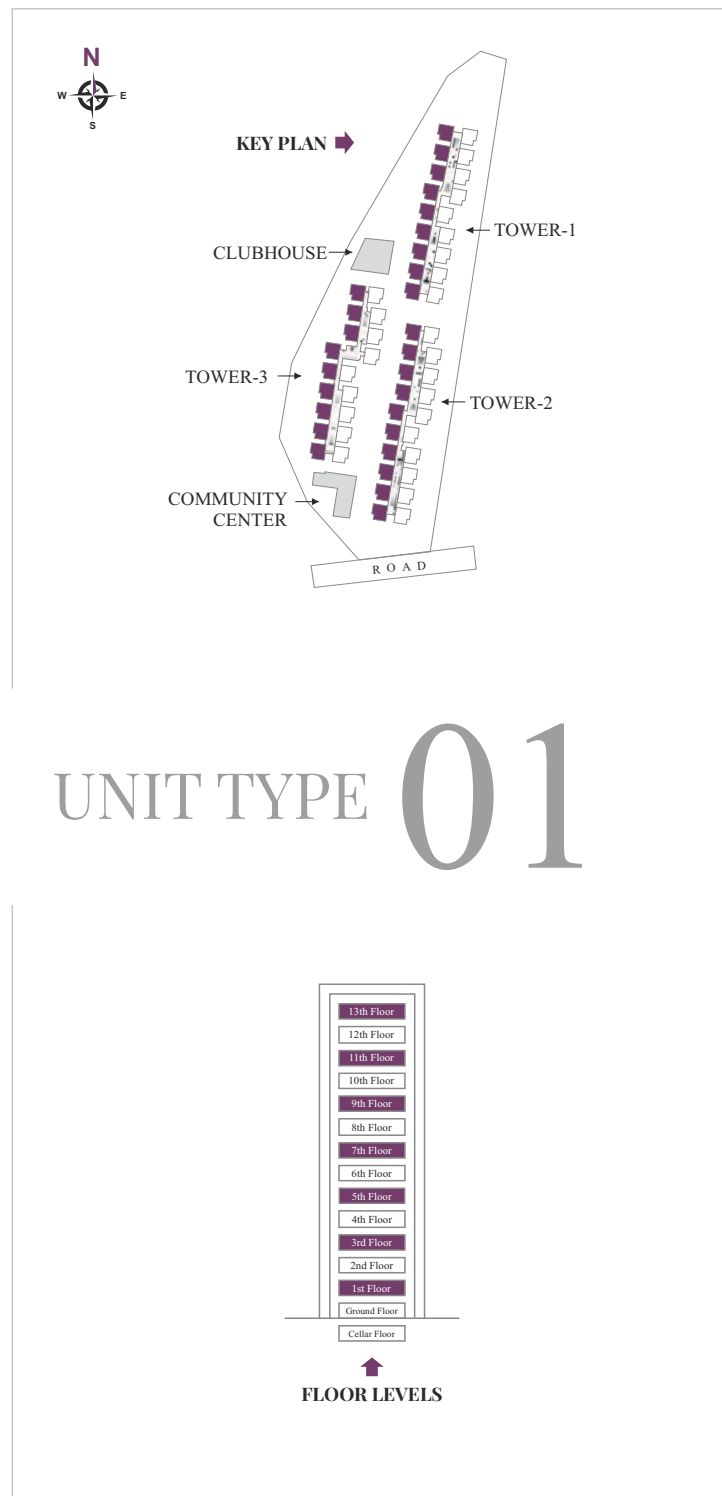
## SITE LAYOUT PLAN





# M3

## UNIT TYPE 01



**Towers:** 1, 2 & 3

**Floor Nos:** 1, 3, 5, 7, 9 & 11

**Flat Nos:** 2, 4, 6, 8, 10, 12, 14, 16, 18, & 20

### EAST FACING LOWER LEVEL



2.5 BHK | SIZE: 1105 SFT

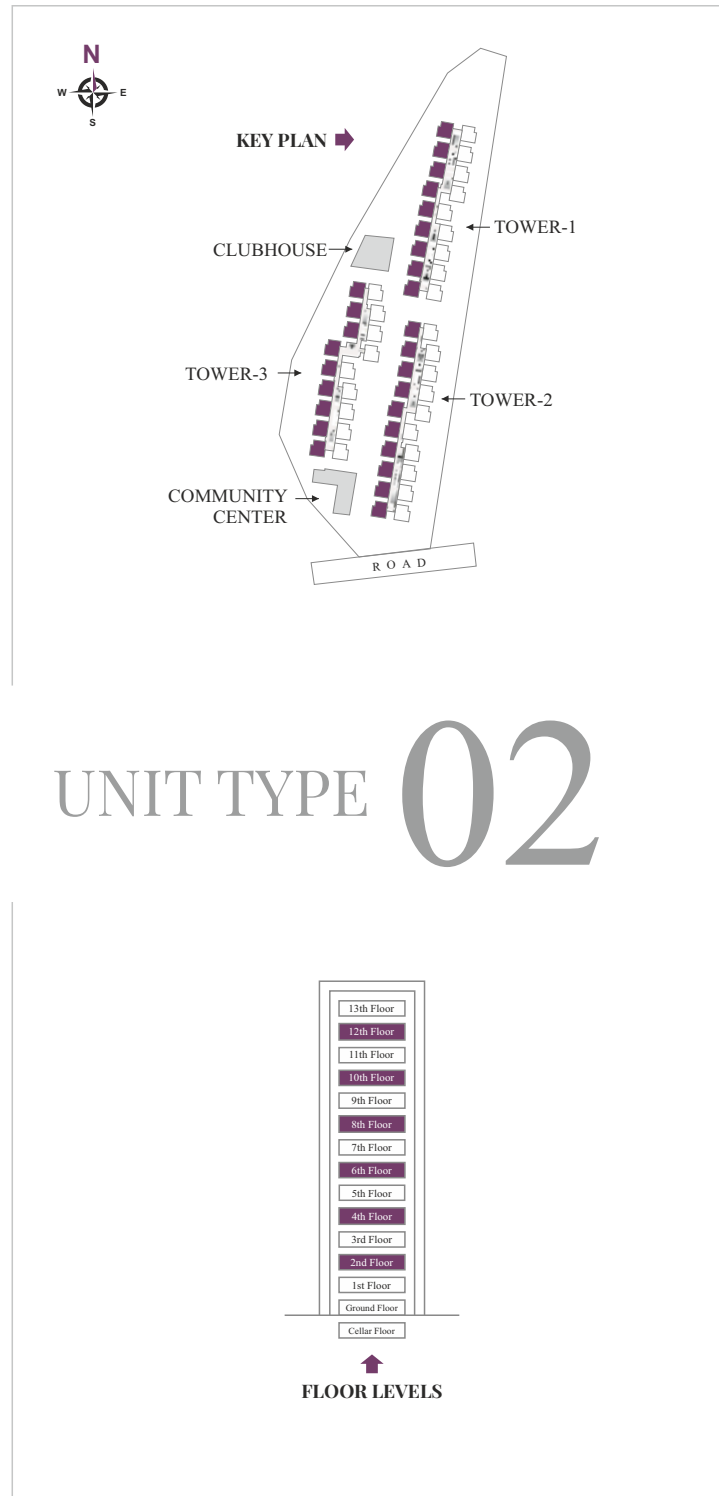




# M3

MAKING MOMENTS MEMORABLE

## UNIT TYPE 02



**Towers:** 1, 2 & 3  
**Floor Nos:** 2, 4, 6, 8, 10 & 12  
**Flat Nos:** 2, 4, 6, 8, 10, 12, 14, 16, 18, & 20

### EAST FACING UPPER LEVEL



2.5 BHK | SIZE: 1105 SFT

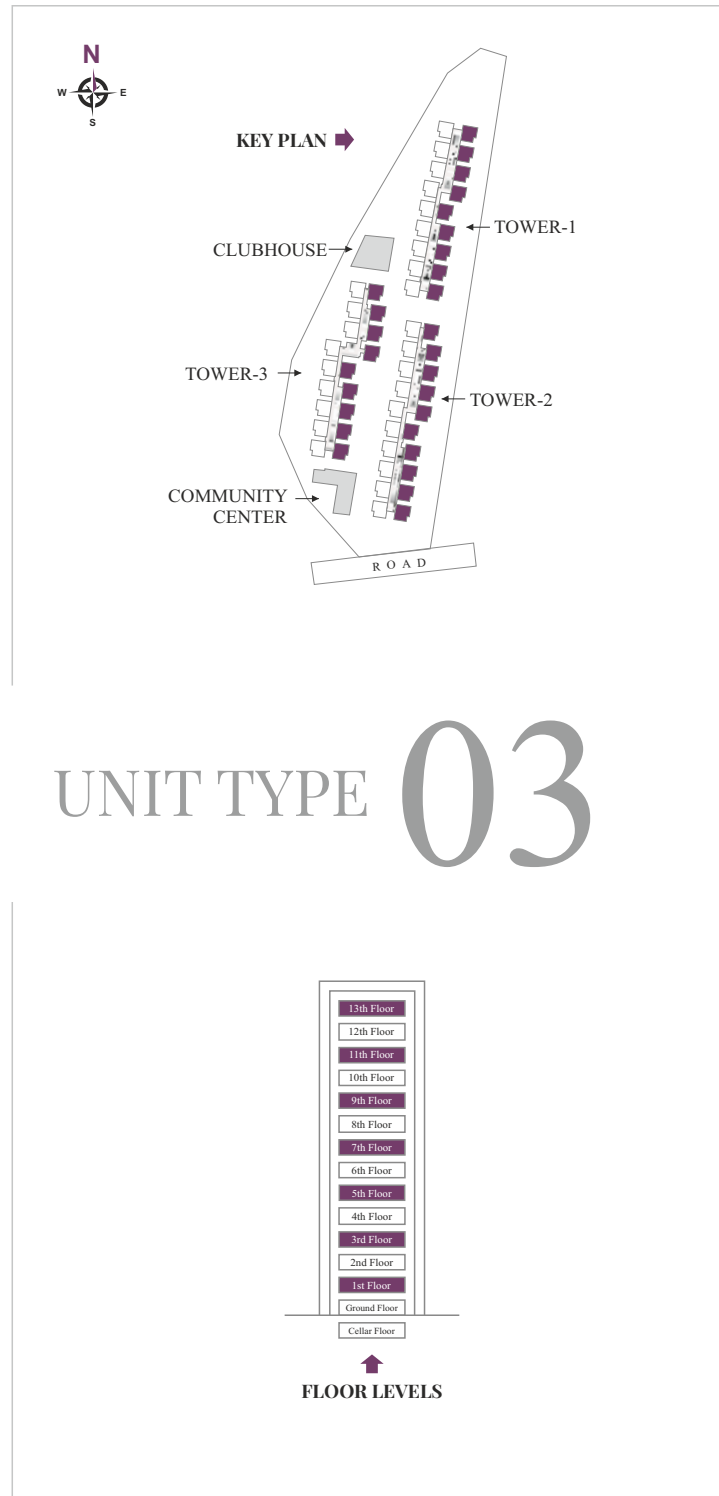




# M3

## UNIT TYPE 03

M A K I N G M O M E N T S M E M O R A B L E



**Towers:** 1, 2 & 3  
**Floor Nos:** 1, 3, 5, 7, 9 & 11  
**Flat Nos:** 2, 4, 6, 8, 10, 12, 14, 16, 18, & 20

### WEST FACING LOWER LEVEL



2.5 BHK | SIZE: 1105 SFT

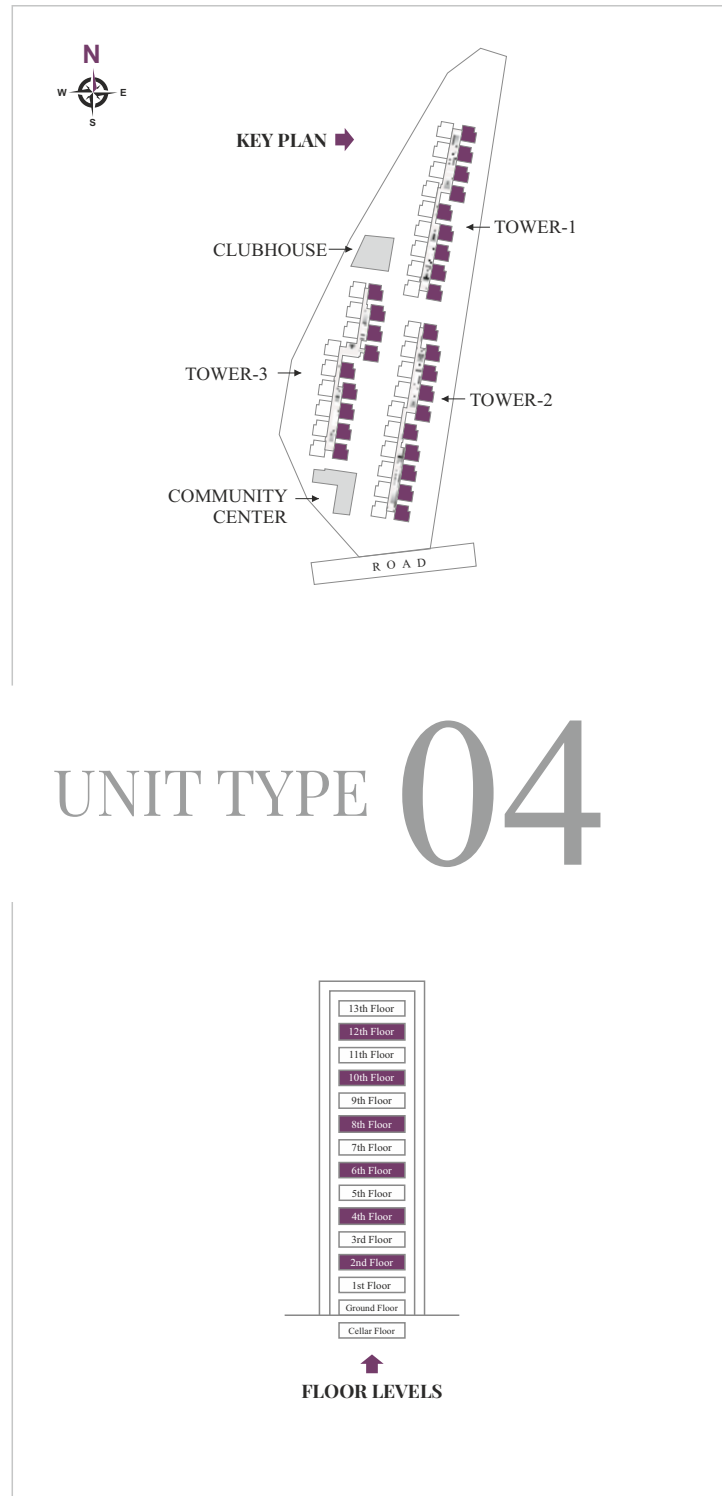




# M3

MAKING MOMENTS MEMORABLE

## UNIT TYPE 04



**Towers:** 1, 2 & 3  
**Floor Nos:** 2, 4, 6, 8, 10 & 12  
**Flat Nos:** 2, 4, 6, 8, 10, 12, 14, 16, 18, & 20

### WEST FACING UPPER LEVEL



2.5 BHK | SIZE: 1105 SFT





## SPECIFICATIONS

### 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. where ever 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, microwave 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

### CARPARKING

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

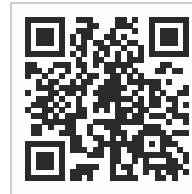
### WTP & STP

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

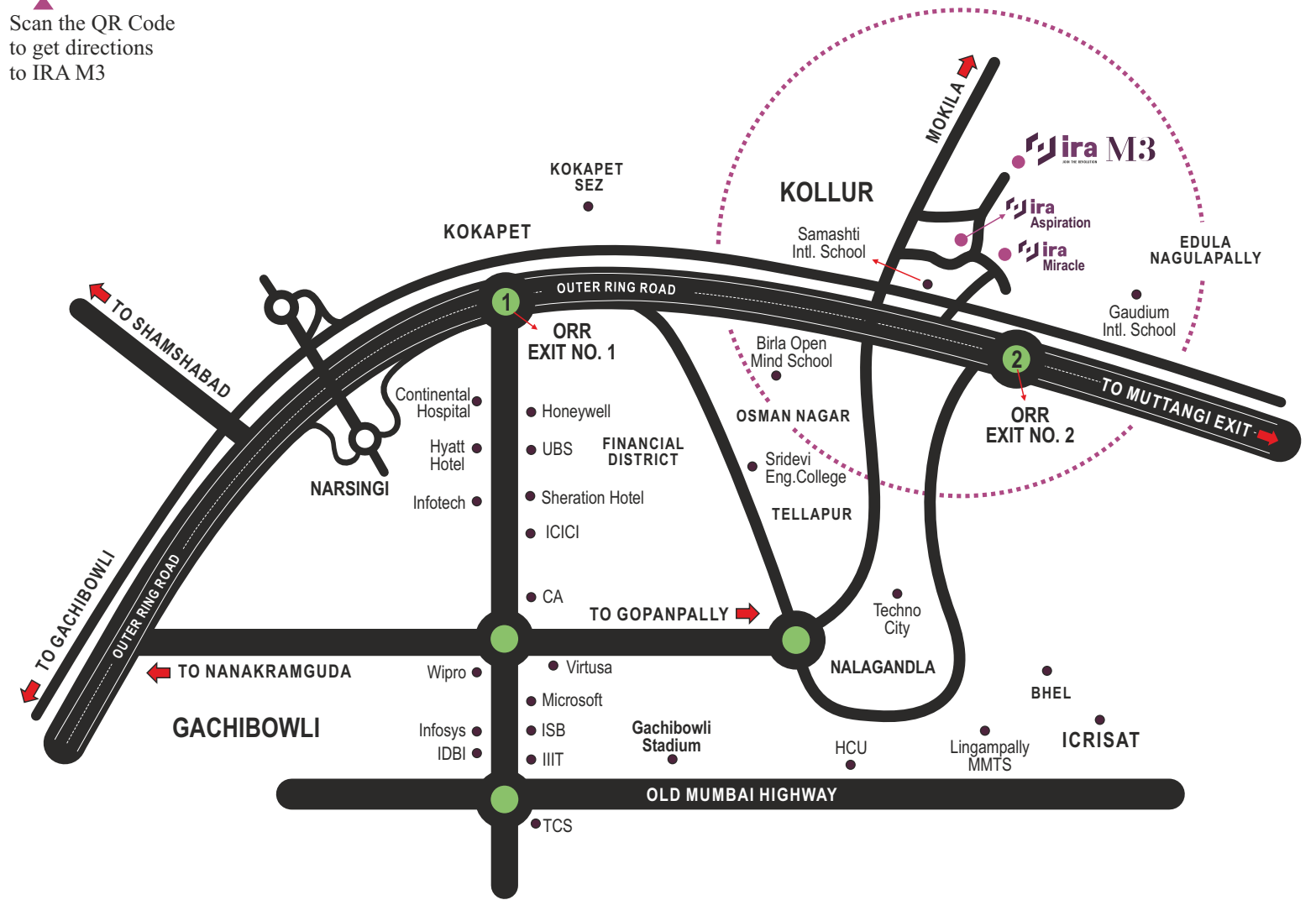
Fire systems will be provided as per fire department norms.





Scan the QR Code to get directions to IRA M3

### LOCATION MAP (Not to Scale)



# M3 KOLLUR

DESTINATION

On Growth Corridor of Hyderabad

MAKING MOMENTS MEMORABLE



#### CONNECTIVITY

- ORR Access - 5 Mins
- Nagulapalli MMTS Station - 8 Mins
- Velmala - 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
- Samashti 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



SOME OF OUR PRESTIGIOUS PROJECTS SHAPING UP

IRA AEROCITY, SHAMSHABAD



GATEWAY TOWERS, PUPPALAGUDA



IRA MIRACLE, KOLLUR



IRA ELEVATE, SHAMSHABAD



IRA ASPIRATION, KOLLUR



IRA WINGS, SHAMSHABAD



MAKING TRUST A MUST

PROMOTERS



**IRA Realty Tech Pvt. Ltd.**  
# 4-49/2, Besides Anvaya Conventions Road  
Financial District, Vattinagulapally  
Hyderabad - 500032, Telangana

[www.irarealty.in](http://www.irarealty.in)



RERA ACK No: REA01100036588

ARCHITECTS



Plot No: 15, 8-3, 684/3-15, Lane Number 3  
Sri Nagar Colony, LIC Colony, Hyderabad - 500073, Telangana  
Ph: 040 2374 3324

STRUCTURAL ENGINEERS

**Designtree**  
Service Consultants

**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.



