

[www.iyrainfra.com](http://www.iyrainfra.com)

# DOCTORS ENCLAVE



IYRA INFRA



IYRA INFRA

Explore the Elegant &  
Graceful Life



Welcome to IYRA INFRA, an exceptional residential community that seamlessly blends modern luxury with the tranquility of nature. Our meticulously designed neighbourhood offers world class amenities, lush green landscapes, and a peaceful atmosphere, creating a sanctuary for those seeking both comfort and sophistication. Experience a lifestyle that is not only prestigious but also deeply connected to the natural world, making [Your Venture Name] the perfect place to call home or invest in your future.

# Luxury living doesn't get better than this

“A resort like retreat dedicated to pampering and self-expression, the clubhouse of IYRA INFRA Villa is the place to escape an urban routine. An elite line up of sensory indulgences and luxury amenities add to the joy of interacting and socialising with like minded neighbours. Affluence lavish club house interspersed with a multitude of recreation, entertainment and rejuvenation avenues render you with a truly luxurious lifestyle”

RIGHT SIDE AN ARTISTIC IMPRESSION OF COMMUNITY CLUB HOUSE













# Perfection is 2nd Nature

“TYRA INFRA Community perfects perfection and is a shining example of what can be achieved. A spread of 10 acres with vastu compliant Master plan, technology and talent meet. A rare amalgamation of cutting-edge engineering, state-of-the-art architecture and skilled craftsmanship, it gives you everything you need for life in the fast lane”

LEFT SIDE | AN ARTISTIC IMPRESSION OF COMMUNITY STREET  
THE VILLAS FACING THE CLUBHOUSE



TYRA INFRA





# Exclusive resident club features

- ✓ Lavish Swimming pool
- ✓ Indoor and Outdoor Social Room
- ✓ Reception Desk and Onsite Monitoring
- ✓ State of the Art Gym and Yoga
- ✓ Great Room with Social Area, Including pool Table and
- ✓ Game Room
- ✓ Banquet Hall and Ballrooms
- ✓ Lounge and Kids Play Room
- ✓ Terrace Party Area
- ✓ Amphitheater, Landscape Lawn for Party

**\*10,000 Sq. Feets club House with Swimming Pool**

PLEASE NOTE THE ABOVE FEATURED LIVE IMAGES TO EXPRESS THE CLUB HOUSE NOT THE REAL PICTURES

LEFT SIDE AN ARTISTIC IMPRESSION OF CLUB AFFLUENCE  
TWILIGHT VIEW











Top Aerial view



Relax or  
entertain or  
play with  
kids in  
spaces that  
invites you



“TYRA INFRA is carefully crafted for your kids to participate actively in outdoors, well-being of other age groups to socialise or relax in open greens or read a book on a park bench”

RIGHT SIDE SMALL VISUAL IS COMMUNITY PARK AND BIG  
IMAGE IS STREET'S NIGHT VIEW







## 200 Sq. Yards East Facing Villa

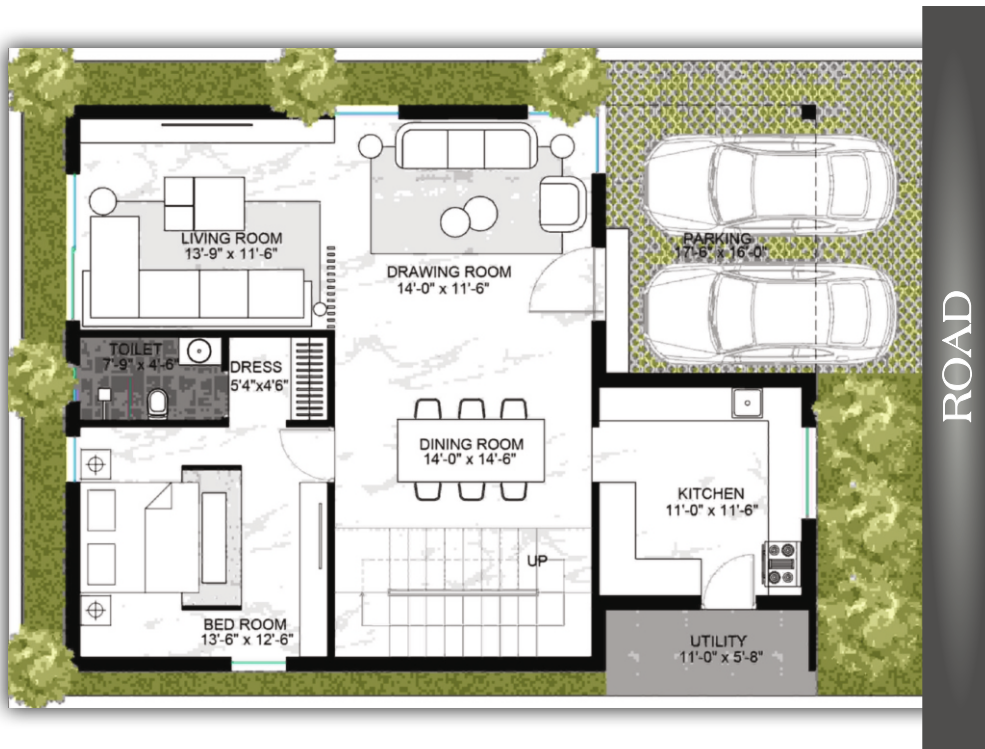
🏡 Total Area : 2,730 Sq Ft  
(Including Common Area)



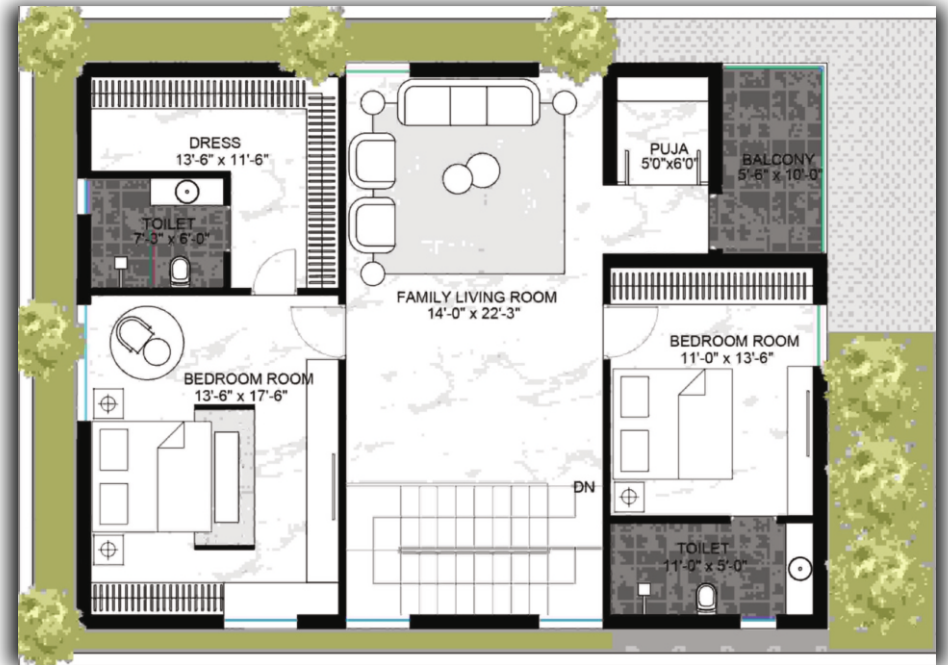
IYRA INFRA



## EAST FACING GROUND FLOOR



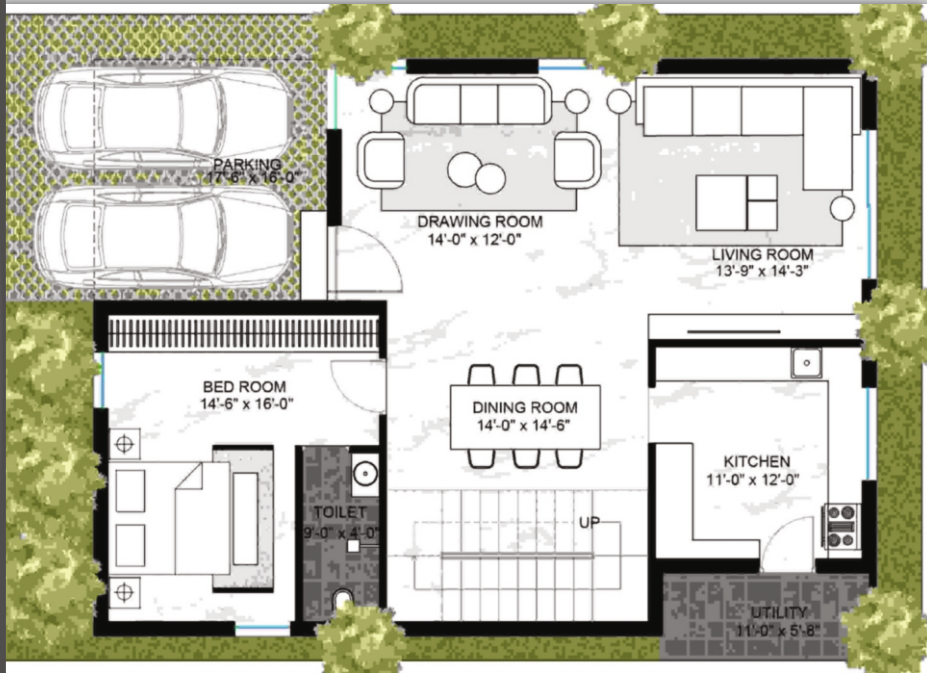
## EAST FACING FIRST FLOOR





# WEST FACING GROUND FLOOR

ROAD



# WEST FACING FIRST FLOOR





200 Sq. Yards  
West Facing Villa

🌳 Total Area : 2,752 Sq Ft  
(Including Common Area)



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**133** Sq. Yards  
East Facing Villa

🏠 Total Area : 1930 Sq Ft  
(Including Common Area)





## EAST FACING GROUND FLOOR

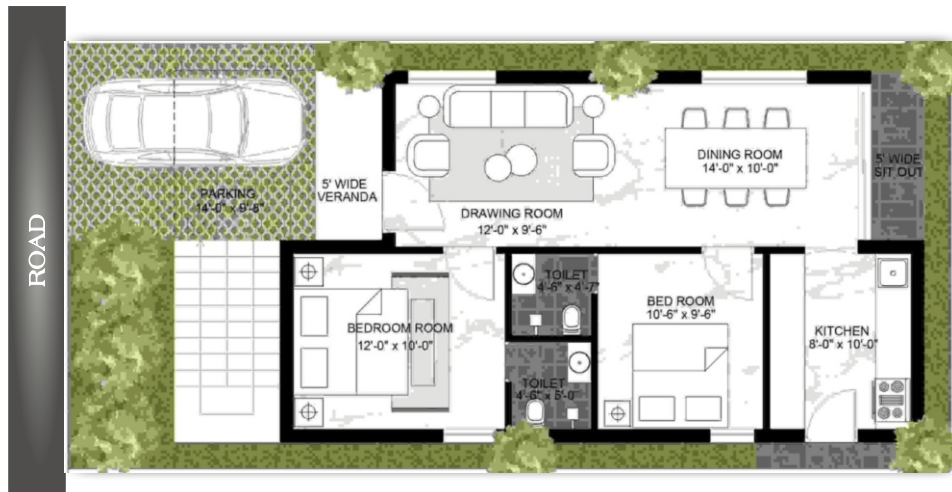


## EAST FACING FIRST FLOOR





## WEST FACING GROUND FLOOR



## WEST FACING FIRST FLOOR





133 Sq. Yards  
West Facing Villa

🏡 Total Area : 1930 Sq Ft  
(Including Common Area)



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## Project Highlights

- ❖ Duplex villas in a 10-acre HMDA approved layout
- ❖ Complementary planned layout adjacent to Old Hyderabad-Warangal Highway with 200' road in R1 Residential Zone
- ❖ Superior specifications with premium quality
- ❖ Designed as per 100% Vaastu principles
- ❖ 50' main layout road with black-top finish
- ❖ Underground drainage and water tank
- ❖ Dedicated Park area and social infrastructure zone
- ❖ Footpaths with curbing stone
- ❖ Avenue plantation for a green environment

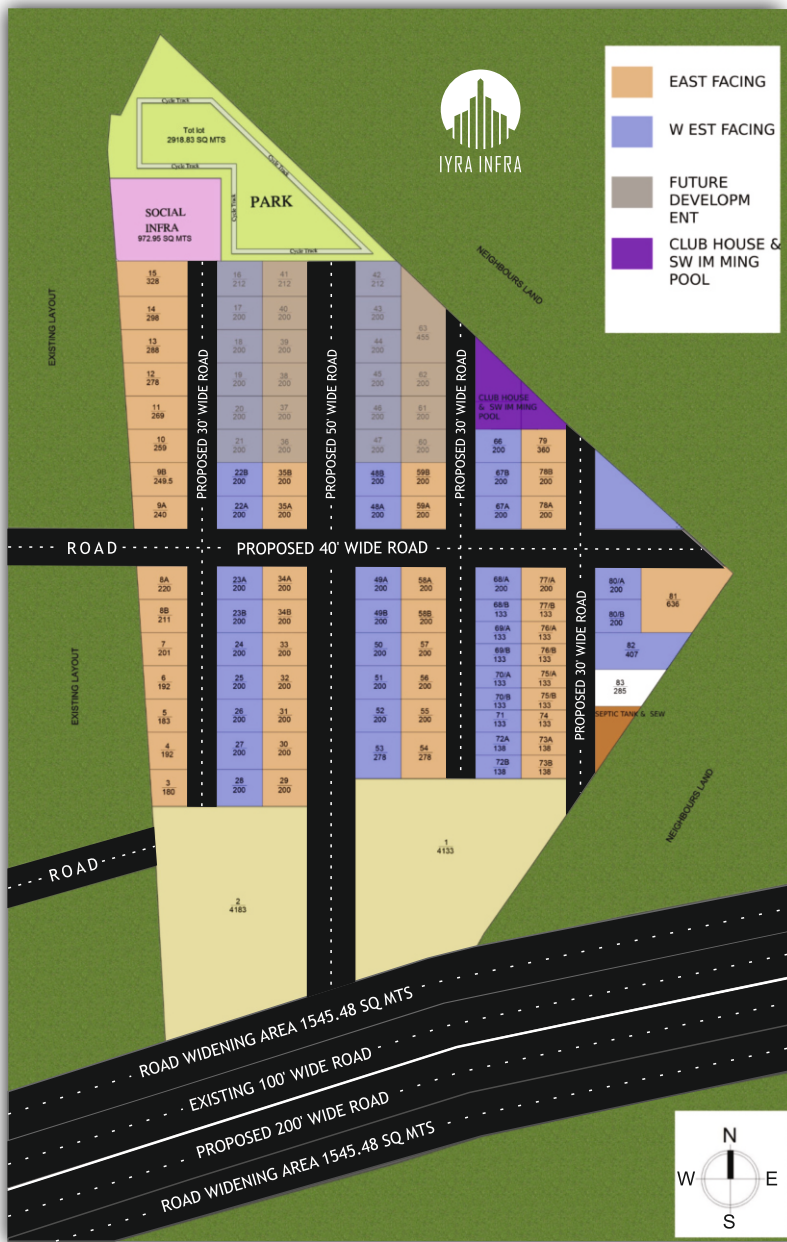


## Community Amenities & Features

- ❖ Swimming Pool
- ❖ Fitness Center
- ❖ Clubhouse
- ❖ Walking Trails
- ❖ Children's Play Area
- ❖ Banquet Hall
- ❖ Convenience Store
- ❖ Landscaped Parks
- ❖ Wellness Center
- ❖ High-Speed Wi-Fi
- ❖ Spacious Interiors
- ❖ Contemporary Finishes
- ❖ Abundant Natural Light
- ❖ Private Outdoor Areas
- ❖ Customizable Floor Plans
- ❖ High-Quality Materials
- ❖ Energy-Efficient Design



\*Some plots size may vary



LPNO:000401/LO/Plg/HMDA/2021  
RERANO:P02200006141

## Community Amenities & Features

### Structure & Foundation:

- ❖ RCC framework designed to withstand earthquake loads
- ❖ Superstructure built using red brick masonry with cement mortar

### Finishes & Interiors:

- ❖ Sand-faced cement plastered interior walls
- ❖ Designer vitrified tiles in living, dining, and bedrooms
- ❖ Anti-skid vitrified tiles in toilets and utility areas
- ❖ Sanitary toilets Equipment (Jaguar)
- ❖ Teak wood frame and shutter for the main door
- ❖ Teak veneer shutter flush doors for internal doors
- ❖ UPVC windows and French doors with mosquito mesh
- ❖ Granite kitchen platform with stainless steel sink
- ❖ Ceramic tile dado up to 2 feet in kitchen
- ❖ Water pipe line separately for bore water and drinking water
- ❖ Solar facilities also available
- ❖ Lift provision also available

### Electrical & Plumbing:

- ❖ Concealed electrical system with PVC pipes and copper wiring
- ❖ Standard CP quality sanitary fittings

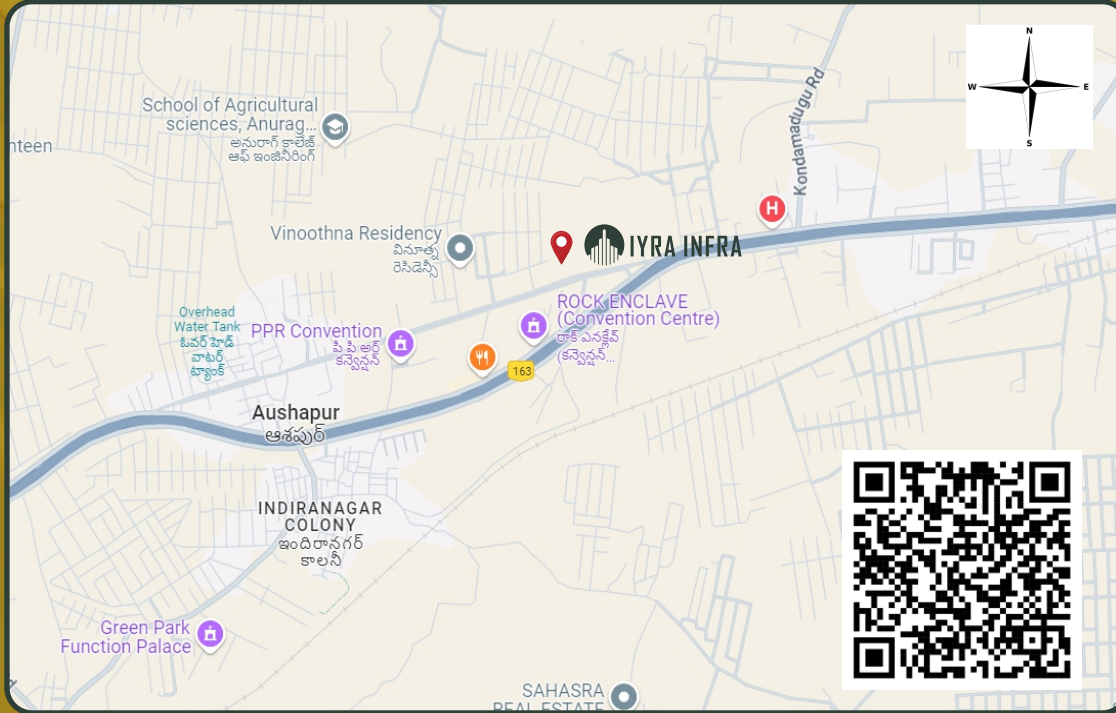
### Additional Features:

- ❖ High-quality paint finish on interior walls
- ❖ Internet, DTH television, and telecom services available
- ❖ Experience the perfect blend of luxury, comfort, and nature at Iyra Infra Doctors Enclave. Your dream home awaits in this secure and welcoming community where cherished memories are made.





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## Prime Location

- ❖ 3 km (5 min) from AIIMS (1000 Doctors, 5000 Staff & 40 Super Specialty Hospital)
- ❖ 9km (15 min) from Infosys
- ❖ 7km (10 min) from Outer Ring Road
- ❖ 6km (7 min) from Ghatkesar
- ❖ 45 min from Airport
- ❖ Proximity to MMTS at Yadagirigutta
- ❖ 20 min drive to Swarnagiri Sree Venkateswara Swamy Devasthanam
- ❖ 30 min drive to Yadadri Sri Lakshmi Narasimha Swamy Devasthanam
- ❖ 30 min drive to Surendrapuri God's Theme Park
- ❖ 30 min drive to Uppal Metro
- ❖ CCMB campus opposite AIIMS
- ❖ Near by Resorts and many more Engineering Colleges

Corporate Office

Aushapur Village, Ghatkesar Mandal, Medchal, Malkajgiri district