

Built with
a legacy of a lifetime
live the high life



IRA
hill view

Luxury Gated Community @Tirupati

A PREMIUM GATED COMMUNITY

THE MOST AWAITED LOCATION IN TIRUPATI

THE NEXT LEVEL OF LIFESTYLE



30+
LUXURY
AMENITIES

CC & OC
WILL BE
OBTAINED

G+5
FLOORS
2 BLOCKS

RERA
REGISTERED

100%
VASTHU
COMPLIANCE

TUDA
APPROVED
PROJECT

2&3 BHK
LUXURY
FLATS

335
RESIDENTIAL
UNITS

NO COMMON WALLS

5.7 KMS TO TIRUPATI
BUS STAND

10.7 KMS TO TIRUPATI
AIRPORT

6.4 KMS TO TIRUPATI
RAILWAY STATION

10 KMS TO ALIPIRI
(TIRUMALA) GATE

PREMIUM QUALITY
CONSTRUCTIONS

FAST GROWING
RESIDENTIAL AREA

EXCELLENT VENTILATION

PREMIUM GATED
COMMUNITY LIVING

EXCELLENT LOCATION &
CONNECTIVITY

PROJECT
HIGHLIGHTS

STRUCTURE

- RCC Framed (RCC Columns, Beams & Slabs)

SUPER STRUCTURE

- 9" Thick Externals Walls & 4.5" Thick Internal Walls
- Internals Walls Plastered in Cement Mortar & Finished With Birla Putty
- External Walls plastered in cement mortar with sponge finish

DOORS

- Main Doors made with Teakwood Frame & BST Flush Shutters
- Internal Doors made with Salwood Frame & Commercial Flush Door Shutters with powder Coated M.S Fitting.
- Bathroom & Other Areas made with FRP Door Frames Moulded FRP Door Shutters

ELEVATORS

- 7 Elevators, Each with A 6 persons capacity
- 4 freight Elevators

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FLOORS

- All Rooms Have Fully Vitrified 2'X2' Tiles
- Bathrooms Include Anti Skid Tiles & Kitchen Has Glazed Tiles
- Dado 2' Above Counter and 7' for Bathrooms

STAIRCASE

- 20mm Thick Granite Flooring for Staircase
- 7' high Granite Cladding Around elevator Doors
- Around staircase Tubes with Cast Iron Balusters

WATER SUPPLY, DRAINAGE, PLUMBING & SANITARY

- 24 hours Water Supply with Centralized Water Softener Plant
- Under Ground Sewer Lines Connected to ETP, Recycled Water for Flushing & Gardens all Water Pipes have CPVC with Standard CP Fittings
- PVC Pipes for Sanitary Lines Sanitary Fittings Shall be of ISA Standards

ELECTRICAL WORKS

- Concealed conduits with wires meeting ISI standards and with modular switches of standard make.
- Adequate Lighting & Plug Points In all Rooms & Kitchens

PAINTING WORKS

- All Internals Walls & Ceiling Painted with Emulsion
- Externals Walls Painted with Exterior Emulsion

GENERATOR

- 100% D.G. Backup for Lifts & Common Area Lighting
- Individual Flats can Have D.G. Backup at Extra Cost

SPECIFICATIONS

A New Landmark is Rising in the Heart of Tirupati, Celebrating the Temple City of India Ascent. Reflecting the City's History of Vibrancy, The Iconic Residential Projects Blends together a Singular Architecturally Elegant Design, Natural Splendour, and Boundary-pushing Amenities for a Lifetime of Relaxation. So, If You Want to Reside in the Bustle of the City, Enveloped in The Soothing Greenery, Then Don't Miss your Opportunity to be a Part of IRA HILL VIEW, A Haven of Uniquely Styled Apartments.

Architecturally
avant-garde and rich
in both form and function



With An Endless List of Contemporary Comforts IRA HILL VIEW Pays Homage to a Sophisticated Life Style. A Well Appointed Enclave with Advanced Amenities and All the Necessary Urban Inclusion, The Thoughtful Feature Not Only Makes Life More Convenient for The Residents, But More Gratifying As Well. The Presence of Dedicated Multi-purpose Hall and Play Zones offer a private Celebration to Jubilate Small Events and Achievements.

Experience Life With
magnificent features



LUXURY AMENITIES AND FEATURES

- | | | |
|---------------------|--------------------------|-----------------------------|
| 24 Hrs Water Supply | Landscaped Garden | Senior Citizen Sitting Area |
| Club House | Library | Sewage Treatment Plant |
| Covered Car Parking | Elevators | 24hrs Back Up Electricity |
| 24-Hrs Security | Multi Purpose Play Court | Play Area |
| Gated Community | Outdoor Games | Rain Water Harvesting |
| Gym | Indoor Games | Jogging Track |

TYPICAL FLOOR PLAN
(AREA STATEMENT IN SFT)

BLOCK - A

F NO	101	102	103	104	105	106	107	108	109
SBA	1797	1797	1797	1797	1582	1368	1368	1368	1368
FACING	EAST	EAST	EAST	WEST	NORTH	NORTH	NORTH	NORTH	NORTH
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK

F NO	110	111	112	113	114	115	116	117	118
SBA	1368	1610	1610	1576	1576	1576	1576	1562	1562
FACING	NORTH	EAST	EAST	WEST	EAST	WEST	EAST	WEST	WEST
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK

F NO	119	120	121	122	123	124	125
SBA	1150	1150	1150	1150	1150	1150	1610
FACING	NORTH	NORTH	NORTH	NORTH	NORTH	NORTH	EAST
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK

TYPICAL FLOOR PLAN
(AREA STATEMENT IN SFT)

BLOCK - B

F NO	101	102	103	104	105	106	107	108	109	110	111
SBA	1411	1411	1411	1411	1411	1411	1411	1368	1368	1163	1163
FACING	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	EAST
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK

F NO	112	113	114	115	116	117	118	119	120	121	122
SBA	1168	1168	1168	1285	1168	1168	1168	1050	1050	1050	1050
FACING	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	NORTH	NORTH	NORTH
TYPE	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK

TYPICAL FLOOR PLAN
(AREA STATEMENT IN SFT)

BLOCK - B

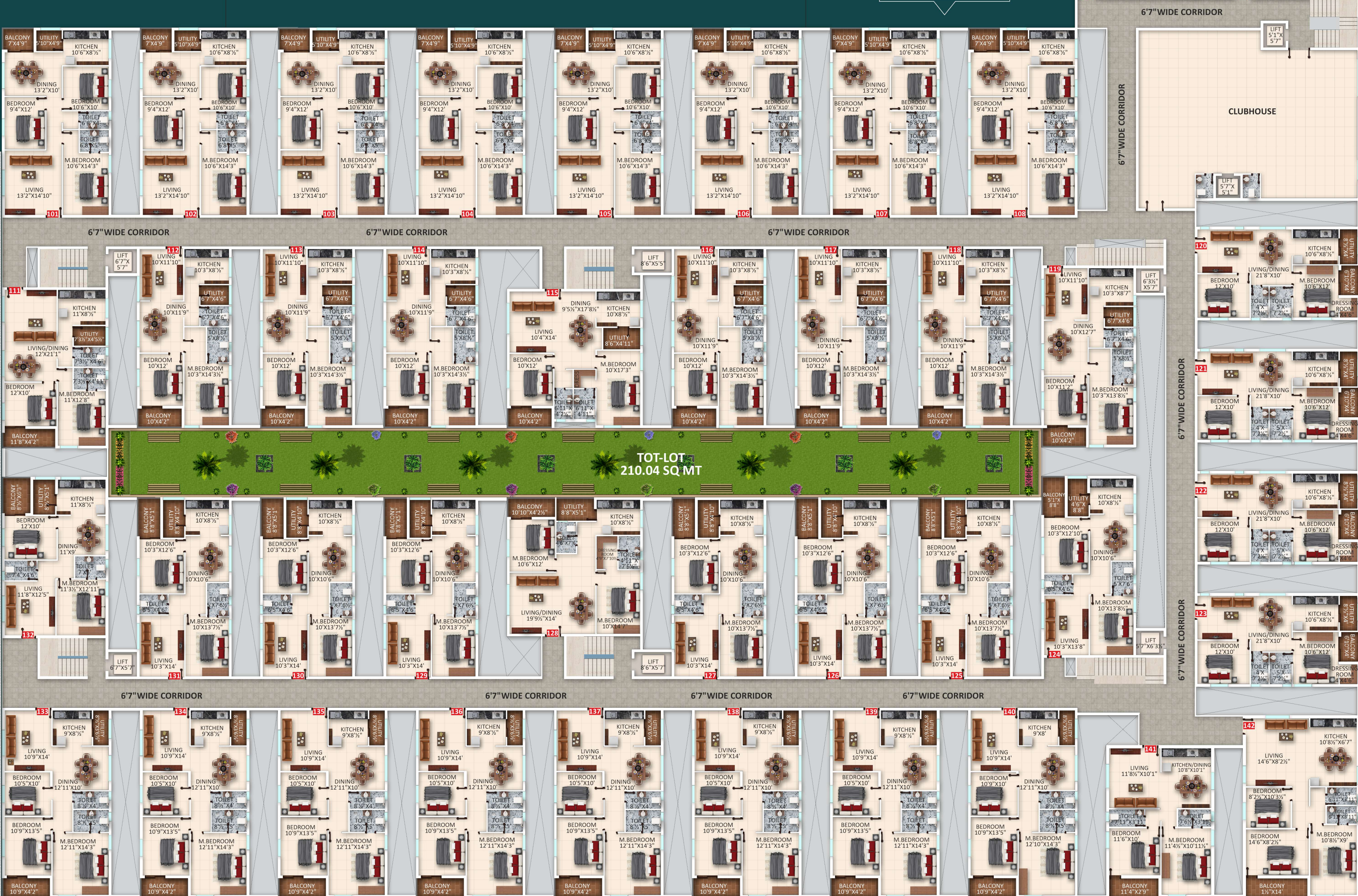
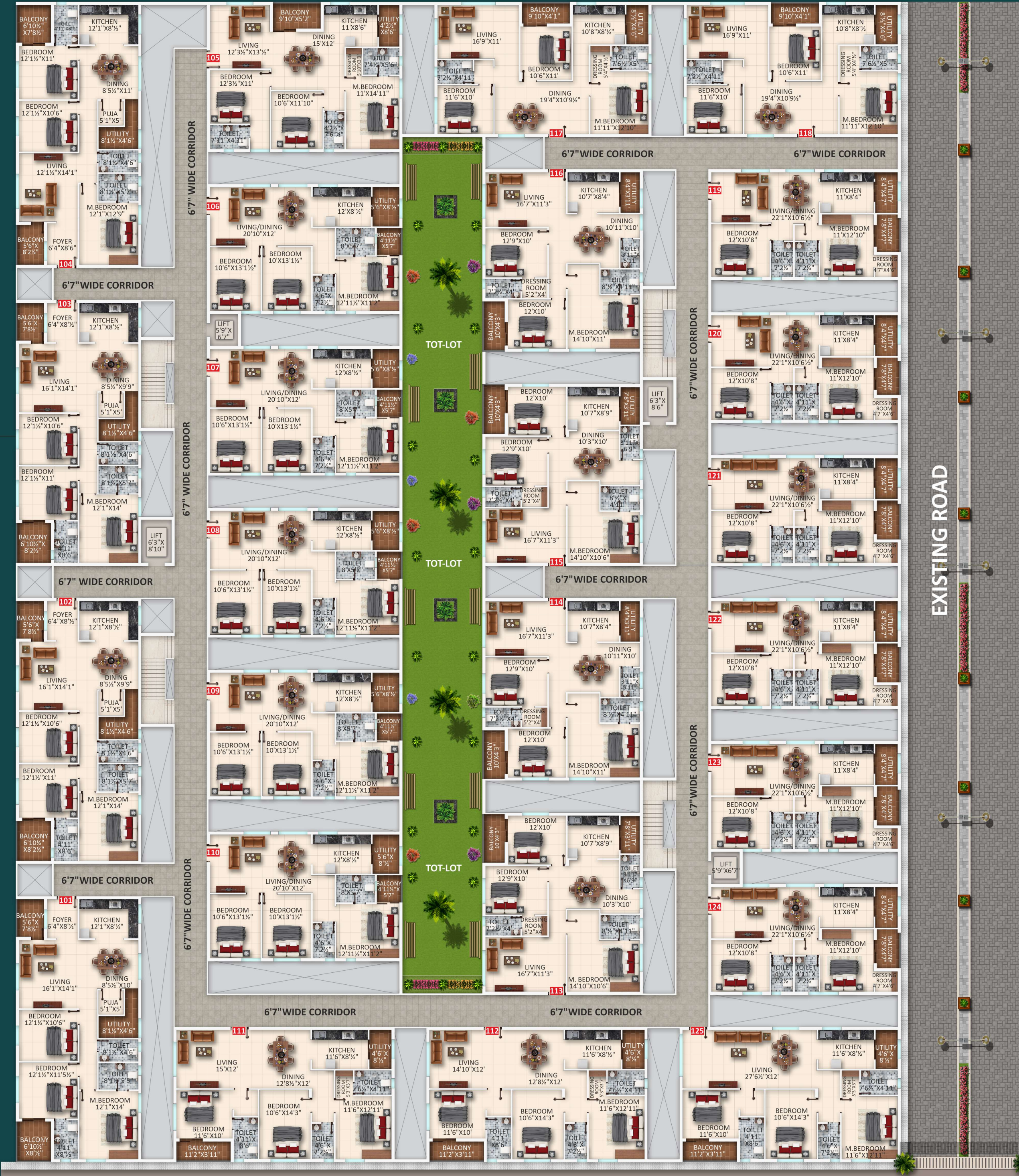
F NO	123	124	125	126	127	128	129	130	131	132
SBA	1050	1168	1168	1168	1168	1285	1168	1168	1168	1163
FACING	NORTH	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST	WEST
TYPE	1 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK

F NO	133	134	135	136	137	138	139	140	141	142
SBA	1411	1411	1411	1411	1411	1411	1411	1168	1168	1450
FACING	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	NORTH
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK

The well balanced composition and intricate detailing in the master plan of IRA HILL VIEW have created an enriching setting where modern sophisticated and open spaces converge. Why the well-ventilated apartments offer view exclusivity and privacy, the many sensory indulgences dotting the layout enable a place to relax and unwind within.

BLOCK-B

A Sophisticated
lifestyle
at the divine foot hills



LUXURIOUS
INNOVATIVE
VIRTUOUS
ESTABLISHMENT

A TESTAMENT TO THE ART OF PRECISE PLANNING. EVERY DETAIL HAS BEEN CAREFULLY CONSIDERED, FROM THE INITIAL DESIGN TO THE FINISHED TOUCHES, THE PROJECT TEAM HAS COLLABORATED SEAMLESSLY TO ENSURE THAT THE ARCHITECTURE PROCEEDS SMOOTHLY AND EFFICIENTLY, RESULTING IN A HIGH-QUALITY FINISHED PRODUCT, YOUR DREAM HOME.

A lively locale with
futuristic potential
and all things upscale

Location Map
(Not to Scale)



IRA HILL VIEW is the jewel of the Tirupati municipality crown, have your family and friends sit back in the car, relax and enjoy the views for a little over 20 mins from Venkateshwara swamy temple as nature brings you this spectacular tranquility your home assures a life time of memorable moments, while the project's location and features ensure handsome capital appreciation.



Site Address

Sy No. 449/1 & 449/3, Settipalli Village,
Renigunta Road, Tirupati Rural.

Contact For More Details:

6305345628 & 6305345626

✉ info@sapthagiriconstructions.in

🌐 sapthagiriconstructions.in

For Quick Enquiry : What's App @

📞 **6305345628**

Developer -JDA Holder:

PRAKRUTHI INFRA & SHELTERS (I) PVT LTD.

No.# 19-11-22, Above SBI Bank. Sharada Nagar,
Near Ramanujam Circle, Tirupati - 517 501.



ARCHITECT & ENGINEER

UTTAM ENGINEERINGS