LIVE, GATHER & PLAY

It’s a testament to one’s unique taste, style, and appreciation for the finer things in life

WELCOME

The Essence of Aspiration

Driven by an unwavering desire to achieve greatness, you have always been captivated by the idea of creating a life that not only meets your ambitions but also reflects your unique taste and appreciation for the finer things. Your journey has been a testament to your dreams, nurtured through hard work and determination. As your career flourished, so did your aspirations for a home that matched your accomplishments.

Welcome to iWA by SRIAS Life Spaces & Magna Group. Here, ***You don't just Live – You Arrive.*** Designed by the world-renowned Japanese Architects Nikken Sekkei, iWA redefines the art of harmonious living, offering you a unique blend of luxury and tranquility.

Crafted for the Discerning Taste

A Lifestyle of Elegance and Refinement

At iWA, we cater to those who appreciate the finer things in life. Our residents share a common passion for elegance, sophistication, and a blissful lifestyle. Here at iWA, find not just a house, but a home where every detail reflects your personal taste and style. From exquisite design details to meticulously curated amenities, every aspect of iWA resonates with a commitment to quality and an appreciation for beauty.





The Concept of iWA

A Life of Perfect Harmony Awaits…



"IWA" is a fusion of two words: "I" symbolizing the Indus River, the cradle of India's ancient civilization, and "WA" meaning harmony in Japanese. This blend signifies the convergence of Indian and Japanese design, inspired by the Khajaguda heritage rock formation. The concept seamlessly blends cultural and geographical influences, creating an architectural experience that embodies both traditions.



Inspired by Nature, Crafted for Elegance

Nestled in the gentle embrace of nature's marvels, where time has etched stories upon the Khajaguda heritage rock formation, iWA is prudently brought to life through the collaboration of Nikken Sekkei and the meticulous craftsmanship of SRIAS Life Spaces and Magna Group. This residential township invites you to embark on an extraordinary journey where the essence of the land intertwines with the dreams and aspirations of those who call it home.
Come, ***Live, Gather, and Play*** at the sacred heart of Hyderabad.

Designed by Masters

NIKKEN
EXPERIENCE, INTEGRATED

About Nikken Sekkei

Nikken Sekkei, the architect firm behind iWA, is a renowned Japanese architectural, planning, and engineering firm. As the world's second-largest architectural practice, they bring over 115 years of experience in creating meaningful experiences. Their integrated approach ensures excellence across architectural design, urban planning, research, and consulting. Experience their vision through iWA and discover true craftsmanship.



SRIAS Life Spaces – Transforming Cityscapes

About SRIAS Life Spaces LLP

Welcome to SRIAS Life Spaces, a pinnacle company of SAS Infra, Hyderabad's leading developer transforming cityscapes and lives. Committed to enriching life spaces, we create iconic addresses with world-class construction quality and state-of-the-art amenities. Our dedication to sustainable development uplifts living standards and sustains community well-being. Join us in building the epitome of modern living with iWA.

About Magna Group

Founded in 2009 as Magna Infratech, The Magna Group has evolved into a distinguished name in the real estate industry with over a decade of expertise. Over the years, our commitment to delivering top-notch residential and commercial projects has earned us a reputation for excellence. In the span of just ten years, The Magna Group has successfully completed and delivered 13 premium projects, to a total of 3 million square feet of meticulously planned and executed projects, each standing as a testament to our dedication to innovation and customer satisfaction. Our journey is marked by a relentless pursuit of excellence, and we take pride in having become synonymous with trust and reliability in the real estate sector.

A Prime Location

Puppalaguda-Nanakramguda: The Heart of Hyderabad

Located in the most happening place in Hyderabad, iWA offers proximity to key infrastructure and amenities, making it an ideal place for the long haul. Right next to Puppalaguda is the ORR, connecting you to the airport, highways, and other key facilities.

Scan to
Get Directions



5 to 15 Mins Drive

Schools & Colleges

- DPS - 4.4 km (13 min)
- The Shri Ram Universal School - 5.9 km (14 min)
- Oakridge - 4.9 km (15 min)
- Future Kids

Hospitals

- Care Hospital - 7 km (20 min)
- Sunshine Hospitals - 6.1 km (16 min)
- Ankura

Offices

- Wells Fargo - 4.7 km (12 min)
- Wipro Phase 2 - 6.2 km (14 min)
- Salarpuria Knowledge City - 7.9 km (18 min)

15 to 30 Mins Drive

Schools I Hospitals I Offices

- ISB - 7.5 km (16 min)
- Rockwell International School - 6.9 km (18 min)
- HCU - 9.8 km (19 min)
- IIIT - 7.7 km (20 min)
- NIFT - 8.4 km (20 min)
- Jubilee Hills Public School 8.6km (21 m in)
- Chirec Public School - 10.5 km (26 min)
- Continental Hospital - 6.9 km (16 min)
- AIG Hospital - 8.4 km (20 min)
- Medicover Hospitals - 9.9 km (23 min)
- Apollo Health City - 9.9 km (26 min)

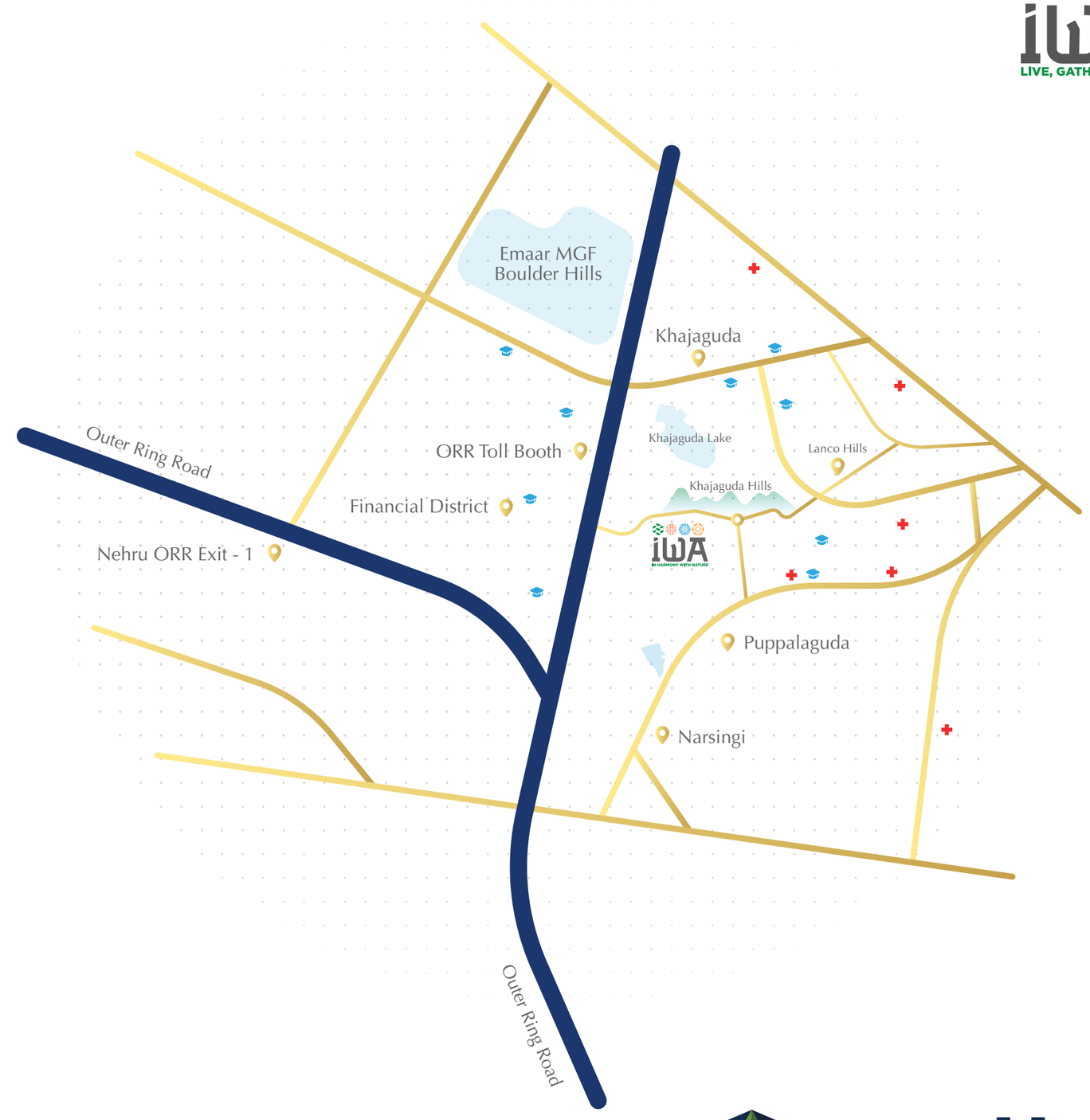
Others

Entertainment & Shopping zones

- 7 min walk to valley view point (600m)
- 1.5 km to Khajaguda lake (19 min walk)
- 3 km drive to lake road (8 min drive)
- 5.5 km to Hyderabad Golf Club (16 min)
- 6.3 km to IKEA (14 min drive)
- Sarath City Mall
- Inorbit Mall

Neighborhoods

- 1.4 km to Lanco Hills Circle
- 1.5 km from ORR
- 5 km to Biodiversity Flyover
- 3 km from Ramanaidu Studios



iWA
LIVE, GATHER & PLAY

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Elevate Your Living

Tall Towers, Expansive Views

Experience the grandeur of magnificent 40-storey towers spread over 7 acres of lush green land. With 100+ amenities and breathtaking views of 400+ acres of Khajaguda hills, iWA offers an unparalleled life in your new abode.



Project Overview

Site Area
7+ Acres

Clubhouse
G+5 Floors

Building Use
Residential

Total Tower
6 Towers

Structure
Mivan Structure

Open Space
70% Open Area

Floors
G+40 Floors

Parking
5 Level Parking

Flat Sizes

2290sft	3 BHK
3040sft & 3070sft	3 BHK with Multipurpose Room
3620sft & 3605sft	4 BHK with Multipurpose Room
4710sft	4 BHK with Multipurpose Room + Maid Room




Harmony of iWA





Amenities Beyond Compare

iWA's philosophy of ***Live, Gather, and Play*** manifests in every corner. Experience luxurious amenities where architectural brilliance and comfort are woven into one. From state-of-the-art fitness centers and serene swimming pools to luxurious lounges and lush gardens, iWA offers a myriad of options to indulge and relax.

Live 住む

- Mesmerizing Views
- Vastu Compliant
- Ample Daylight
- Large sit-outs to accommodate pot planters

Gather 集める

- Grand Lobby
- Zen Garden
- Sprawling Lawns
- Restaurants
- Banquet Room
- Coffee Shops
- Spa

Play 遊ぶ

- Tennis
- Rock Climbing
- Cricket Nets
- Swimming Pool
- Table Tennis
- Basketball Court
- Gymnasium

In Harmony with Nature and Lifestyle

Celebrate Greenery and Open Spaces

At iWA, nature is an integral part of your living experience. The design ensures that nature and architecture coexist in perfect harmony, offering you uninterrupted views and open spaces. Celebrate freedom in open spaces and relish in the lush landscapes that surround you.

In harmony with nature



In harmony with safety



In harmony with comforts





In harmony with interconnectedness



In harmony with better returns



In harmony with conveniences

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Your Dream Home Awaits

An Unmatched Experience

Imagine waking up in a home where every detail is designed to enhance your lifestyle. The spacious living areas offer freedom from the confines of typical urban apartments, providing a sense of openness and tranquility. The state-of-the-art design and aesthetics create a serene ambiance that is both modern and timeless. As you step onto your balcony, you are greeted by uninterrupted views of lush greenery and heritage rock formations, a daily reminder of the natural beauty that surrounds you.

Living at iWA means embracing a life of luxury and exclusivity. The extensive amenities are designed to cater to your every need, from relaxing in an exquisitely landscaped garden to enjoying a refreshing swim in the pool. Here, you can celebrate freedom in expansive open spaces, indulge in premium facilities, and immerse yourself in a community of like-minded individuals who value elegance and harmony. Your dream home at iWA is not just a place to live, but a sanctuary where every moment is a celebration of life's finest pleasures.

Site Master Plan

Discover the blueprint for your ideal lifestyle at iWA, where innovation meets serenity in every corner.

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Prelude to Elegance

A New Dawn in Living

The 5 Level Clubhouse



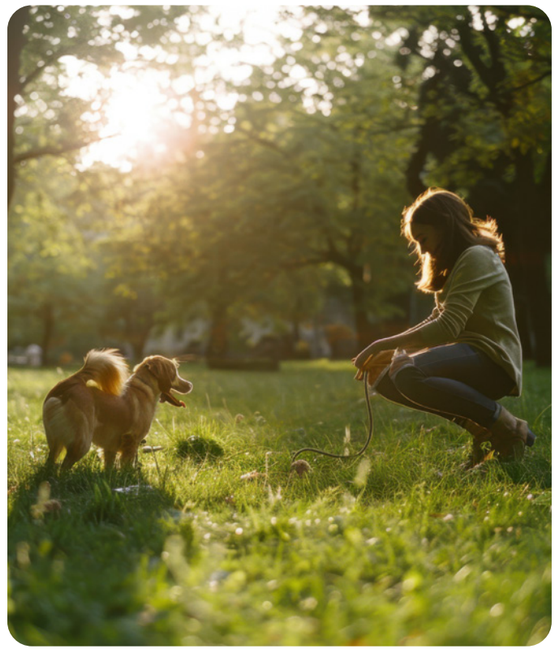
Community Amenities







- Jogging / Community Notice Board
- Social Square
- Row of Light Art Pier
- Pet Park
- Multi Purpose Lawn / Party Lawn
- Open Air Theater
- Social Street



- Parents Corner
- Multi-Court (Box Cricket + Mini Football)
- Multi-Court (Natural Lawn)
- Spectator's Lounge
- Street Workout Station
- Outdoor Gym
- Swing Court
- Hobby Pavilion
- Hammock
- Aroma Alcove







Clubhouse Amenities

The 5 Level Clubhouse caters to diverse interests, with sports facilities, a gym, sauna, co-working spaces, and entertainment options. From guest rooms to banquet halls, it ensures comfort and celebration. The leisure paradise on the Fifth Floor features swimming lanes, a pool deck, and more. Residents embrace a harmonious blend of past and future, with a welcoming embrace of the 5 Level Clubhouse's array of experiences.

Ground Floor:

- Lounge
- Dry Kitchen
- Banquets
- Toilets

First Floor:

- Games Lounge & Rooms
- Restaurant
- Dry Kitchen
- Waiting Lounge

Second Floor:

- Lounge
- Yoga Room
- Multi-Purpose Room
- Gym
- Waiting Lounge
- Toilets

Third Floor:

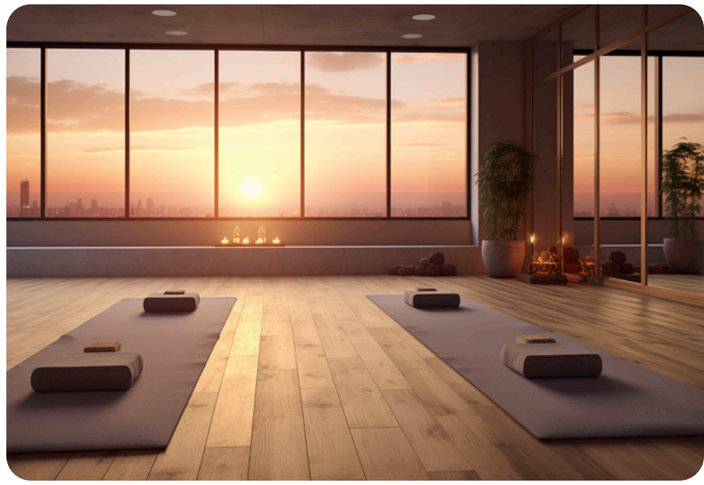
- Guest Rooms - 8
- Lounge

Fourth Floor:

- 2- Badminton Courts
- Squash Court
- Lounge Reception/Office
- Toilets

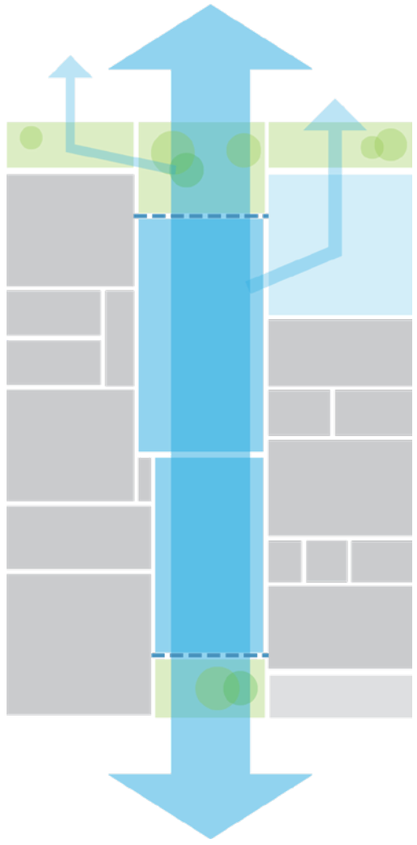
Fifth Floor/Terrace:

- Swimming Pool



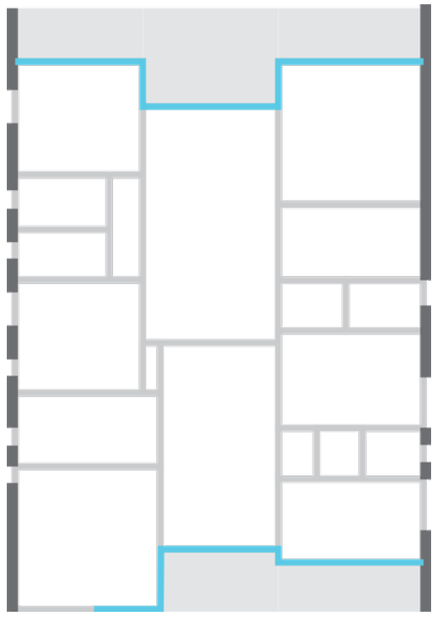
Unit Plan Concept

Spatial Expansion



Opening the central space in the unit in a linear way allows for more daylight and ventilation to penetrate the living spaces. Living Room, Dining Room and Sitouts have been located here as the heart of the unit.

Views And Privacy



One of the main design strategies for the unit layout, is the idea of curated experience. By solidifying side walls and allowing more transparency in the front and back, provides privacy from near by towers and focuses on a more direct experience of the views.

Vastu Compliance

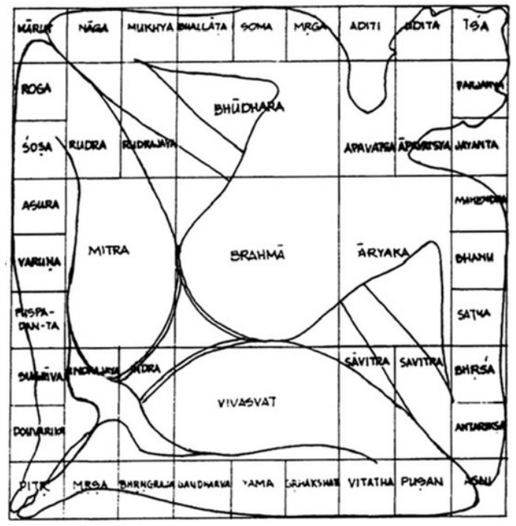
Different arrangements in the Units

Guest Bedroom
Balcony
Drawing Room
AV Room

Sitout
Living Room
Suite Room

Drawing Room
AV Room
Living Room

AV Room
Suite Room
Sitout



Master Bedroom
Dresser
Walk-in-closet
Stairs
Bathroom

Small Balcony
Store Utility

Kitchen
Dining Room
Utility
Balcony

Drawing Room
Pooja Room
Suite Room
Powder Room
Sitout

Your Passage to the Khajaguda Hills






SRIAS
LIFE SPACES
MAGNA




SPJAS
LIFE SPACES
MAGNA

Specifications

Structure
- RCC shear wall framed structure

Internal & External Walls
- Reinforced shear walls

Floor to Floor Height
- Floor to Floor height 3.3M or around 11 Ft

Grand Entrance Lobby
- Lavish entrance Lobby in each tower with Slab height of 7M or around 22’6”

Doors
- MAIN AND INTERNAL DOORS: Premium door frame & Shutter of 8’ height with premium hardware fittings
- Biometric lock for the main door of Yale/Hafele or equivalent make

Windows and French Doors
- WINDOWS: Aluminum frame with glass.
- FRENCH DOORS: Aluminum frame with Double glazed performance Glass
- VENTILATORS: UPVC / Aluminum ventilators for all toilets.
- BALCONY RAILING: Glass railing with design intent

Painting
- EXTERNAL: Textured / smooth finish with 2 coats of Premium Weather proof paint.
- INTERNAL: 2 Coat putty, 1 coat premier and 2 coats of Premium paint
- SITOUT: Weather proof paint over external putty finish at utility / sit out walls
- BASEMENT / PARKING AREA: Water proof cement paint over a base coat of primer for columns and one coat putty finish for entire ceiling roof

False Ceiling
- False Ceiling in all Corridors
- Grid ceiling in all toilets.

Flooring
- LIVING, DINING, DRAWING, POOJA, KITCHEN & ALL BED ROOMS: Imported marble
- ALL TOILETS: Anti-skid premium, large size vitrified tiles
- CORRIDORS: All lobby Flooring & Lift cladding would be imported tile / granite / Vitrified tiles of premium make
- BALCONIES / SITOUT: Anti Skid Vitrified tiles of Premium make
- STAIRCASE (PASSENGER): Granites/Natural Stone/Vitrified tiles
- STAIRCASE (FIRE): Tandoor stone/Similar natural Stone
- STORE / WASH AREA / UTILITIES / SERVENT ROOM & SERVENT TOILET: Vitrified tiles
- Dado: Vitrified tiles up to balcony height in utility & up to Ceiling in toilet

Kitchen / Utility / Wash
- Separate municipal water tap and Bore Well water with a provision for Water purifier
- Piped LPG gas connection with gas meter

Bath Rooms (All Fixtures and Fittings of Vitra, Hansgrohe, Kohler or Equivalent Make)
- Rain shower in all bed room toilets except powder room and servant room
- Wash basin
- Wall mounted EWC with flush valves
- Single lever diverter of imported make with spout
- Servant room toilet – floor mount WC with CP fittings of Hindware or equivalent make
- Shower cubicles in Master toilet.

Electrical
- Power outlets for geysers and exhaust fans in all bathrooms
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and RO purifier in kitchen
- Power plugs for washing machine and dish washer in utility area
- Three phase power supply for each unit with individual meter
- Miniature circuit breakers (MCB) of Premium make.
- Modular switches of Premium make
- Plug pins for tv & audio in living, drawing and all bed rooms

Home Automation
- Wireless Semi-Automation

Telecom
- Telephone points in drawing and Master bed room

Cable TV/ Internet
- DTH connection in drawing, living and all bedrooms
- Wi-fi internet in all rooms

Lifts
- High speed automatic passenger lifts Toshiba / Mitsubishi or equivalent make
- Each block will have 1 high speed automatic service lift.
- Marble/Granite/Tile Cladding Entrance

WTP & STP
- Treated bore well water will be supplied through an exclusive water softening and purification plant of reputed make
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for flushing and landscaping



Car Wash Facility

- Car wash facility in cellar parking area available at specified area

Generator

- 100% D.G set backup including air conditioning

Car Parking

- Parking will be in 5 levels
- Visitor's car parking as per norms
- EV Charging points

BMS/Security

- Building management software for gas bank, generator power and general power connection and water connection
- Sophisticated round-the-clock security system
- Intercom between security and to all flats
- Identity cards for servants
- Boom barriers at entry for vehicles with mechanical operation
- Panic button and intercom is provided in the lift that is connected to security room
- Gas leak detector with auto shut-off valve
- All security related services connected to BMS
- CC cameras will be provided at entrance gate, parking areas, common areas and where ever necessary

Fire & Safety

- Fire systems will be provided as per fire department norms

Air Conditioning

- Provision for VRV system with Conduit for AC pipes. Copper pipes not included.

Waste Management

- Garbage / chute with separate bins to collect dry waste and wet waste will be provided for better disposal

External Lighting

- LED light posts with lamp fittings, at setback and landscaping areas and lights in staircase & corridor areas



SRIAS LIFE SPACES | MAGNA GROUP we build values





Your Gateway to the Grandeur



Our Partners

The project is envisioned and executed by some of the biggest names in the industry who have a passion for excellence and an unwavering commitment to developing nothing but the best.

NIKKEN EXPERIENCE, INTEGRATED

Prime Architect

NIKKEN EXPERIENCE, INTEGRATED

Clubhouse Architect

ELEMENTS LANDSCAPE ARCHITECTURE • URBAN DESIGN • PLANNING

Landscaping Architect

JV creatives JaiVeeru - Creative Marketing Agency

Branding & Design

TARKIN CG www.tarkin-cg.com

CGI Visualisation

Designtree Service Consultants Pvt Ltd

Structure & MEP

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HARMONIOUS LIFESTYLE

Floor Plans

Step into your dream home where every square foot is a testament to elegance, luxury, and your unique taste.

SRIAS LIFE SPACES | MAGNA GROUP we build values

iWA
LIVE, GATHER & PLAY

Join Us

A Harmonious Lifestyle Awaits You

Step into the world of iWA and be a part of an exclusive community that celebrates life in all its glory. Discover the art of harmonious living and make iWA your new home.

A Product of SRIAS MAGNA Joint Venture

Adjacent to 100ft Road, Puppalaguda-Nanakramguda, Hyderabad, Telangana 500075

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