

PAVANI



PAVANI  
MIRAI

*Nature crafted five essential elements.*

Earth that grounds us.

Water that nourishes us.

Fire that warms us.

Air that breathes through us.

Space that holds us.

*But the sixth element of life—Pavani Mirai—  
is what gives all of these meaning.*

Life in an 8,000 sft home  
that breathes, with air  
that flows through open spaces.

*Life in a 75% lush landscape*  
where earth isn't just land,  
but a canvas for nature to thrive.

Life around fire that glows softly  
in shared moments,  
warming hearts as much as homes.

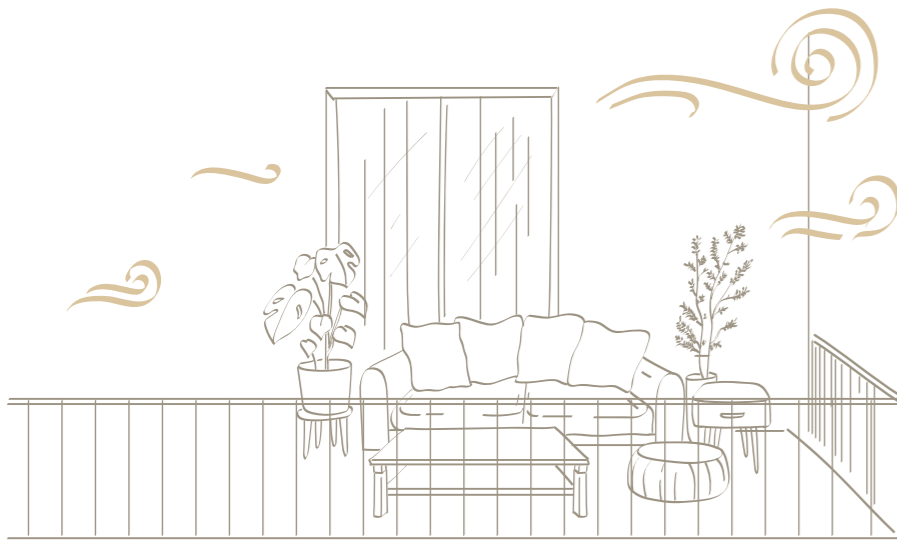
Life next to water,  
whose ripples tell stories  
of laughter and leisure.

We introduce living as it should be—  
vast, luxurious and harmonious  
with the element of life.



# For a lifestyle

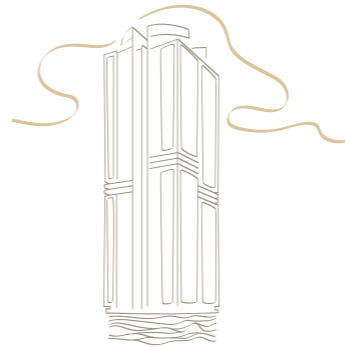
# with *more life to it*



Verandah-Style Decks  
with Live Lawns

300-350 sft. designed  
to feel like outdoor rooms

**SKY HOMES THAT BEGIN  
100 FT ABOVE GROUND**  
Rising to elevate living  
from the very start



**SPA/SAUNA**  
Where you refresh, restore,  
and renew



**EV CHARGING STATIONS  
AND SMART LAYOUTS**  
Future-ready parking for  
every residence



**PRIVATE BUSINESS SUITES  
AND CO-WORKING SPACES**  
Fully equipped and wired for  
smart connectivity

**TWO INFINITY POOLS  
WITH ROOFTOP CABANAS**  
Temperature-controlled  
for year-round comfort



**≈13-FT CEILINGS**  
Among the highest in Hyderabad



**SEVEN CLUBHOUSE  
GUEST SUITES**  
For comfort and convenience

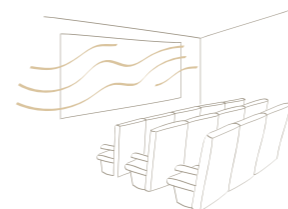


**HOME AUTOMATION THROUGH  
INTEGRATED SMART HOMES**  
Seamless control at your fingertips

**200,000+ SFT OF  
CURATED AMENITIES**  
Wellness, recreation,  
and socialising covered



**50 SEATER THEATRE**  
A cinematic experience,  
right at home



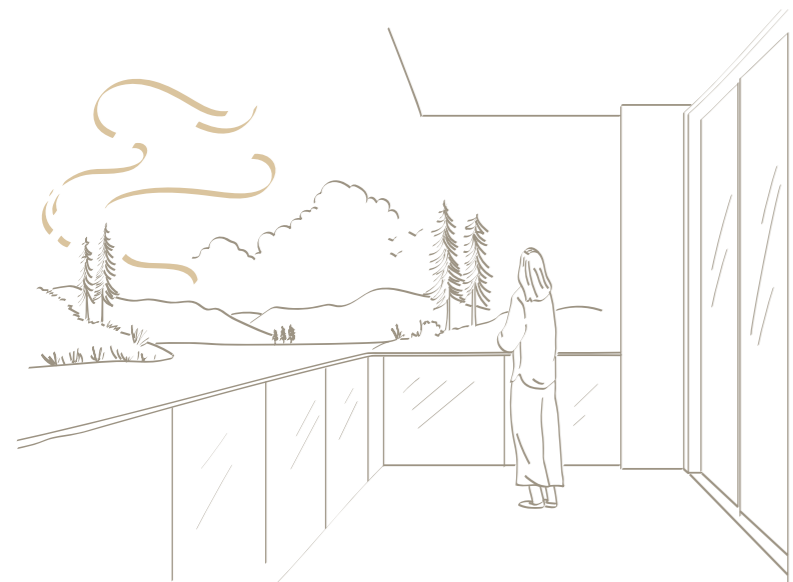
**WORLD-CLASS VERTICAL  
TRANSPORTATION**  
13 premium elevators  
with private access



**VAASTU HARMONIZED  
DESIGN**  
Ensuring balance and harmony  
in every single residence



**POWERING SUSTAINABLE  
LIVING**  
IGBC & WELL standards  
with solar-powered living



270° Panoramic Views

Overlooking Gandipet  
and Kokapet Lake



PAVANI

M  
I  
R  
I



# Gateway to the sixth element, *life*

Drop-off and Pick-up Point



ARRIVAL EXPERIENCE AND DROP-OFF

## Made for unparalleled experiences

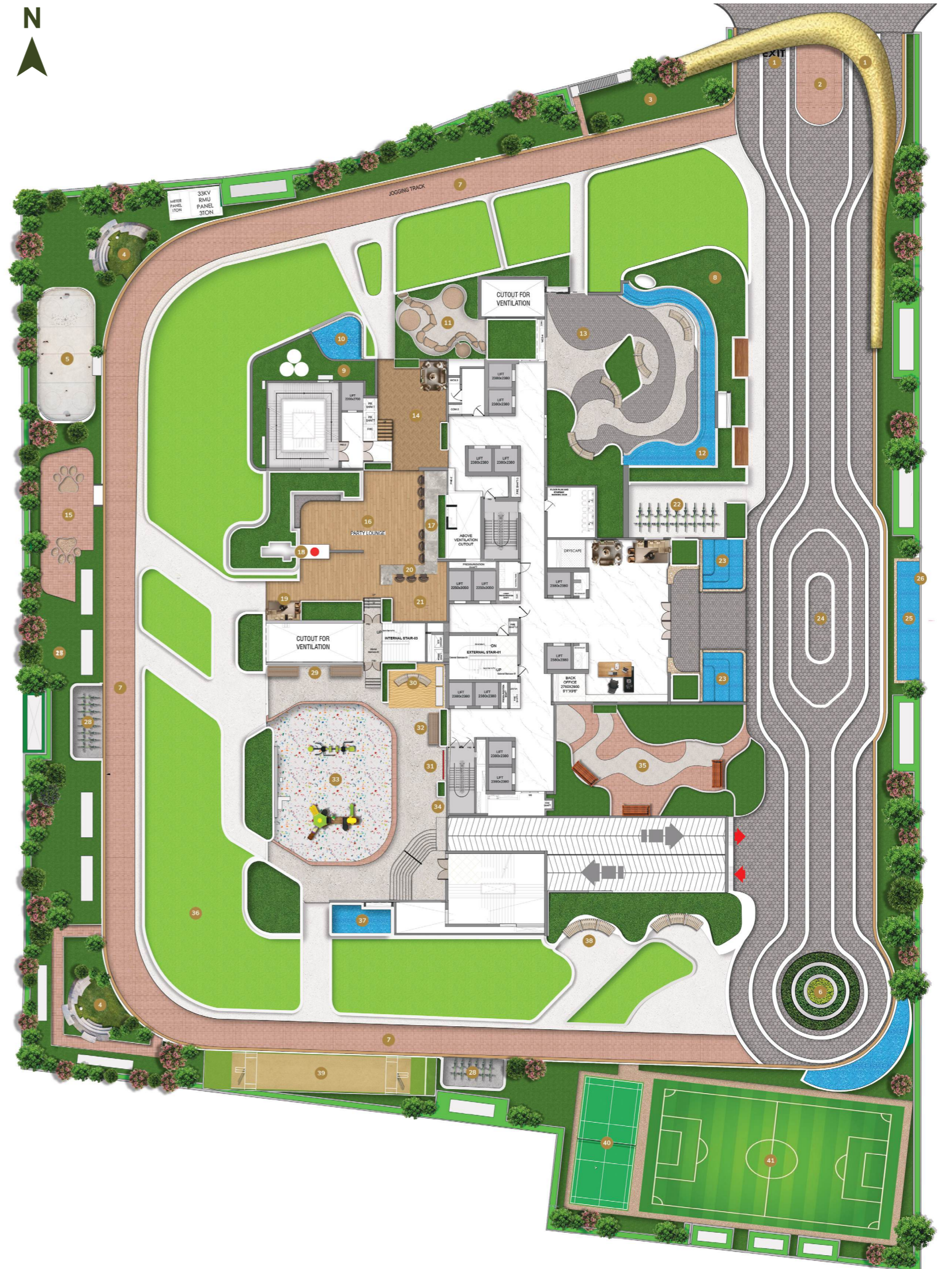
# Here, your life masters the art of thriving

The masterplan at Pavani Mirai was designed with more than precision—it was designed with feeling. At the centre rises a single 55-storey tower, intentionally placed to leave a majority of the surroundings open for gardens, light, pathways, and the sky. Below, four basements quietly handle parking and services, keeping the surface calm, vehicle-free, and uncluttered.

From this grand stilt-level drop-off, life moves on foot. The landscape unfolds in gentle layers: leafy trails, sculpture walks, and pockets of quiet alongside spaces that spark play and connection. At the podium level, themed gardens and active zones bring the outdoors alive—pet parks, children’s play areas, reading nooks, jogging loops, rock climbing walls, multipurpose courts, and senior lounges—all designed with the same care as the homes above. Every corner balances energy with ease, discovery with comfort.

Every inch of Mirai is shaped to help you thrive. Whether in moments of stillness or bursts of activity, the spaces beneath your home, lift you up to experience life more fully.

- |  |                                    |                              |
|--|------------------------------------|------------------------------|
| 1 Entry/Exit   | 14 Cozy Seating Corner             | 28 Outdoor Bicycle Stand     |
| 2 Security Room  | 15 Pet Park                        | 29 Senior Citizen Corner     |
| 3 Welcome Garden   | 16 Gathering Lawn                  | 30 Sand Pit                  |
| 4 Boomerang Sitting  | 17 Barbecue Counter                | 31 Kids Climbing Wall        |
| 5 Skating Rink   | 18 Statue of Peace                 | 32 Seating Deck              |
| 6 Cul de Sacs  | 19 Couch Sit-out                   | 33 Kids Play Zone            |
| 7 Jogging Track  | 20 Serving Counter with Bar Stools | 34 Live Board Game Play Zone |
| 8 Buddha Garden  | 21 Cocktail Kiosk                  | 35 Vortex Garden             |
| 9 Sculpture Park   | 22 Indoor Bike Stand               | 36 Stroll Lawn               |
| 10 Trickling Water Body  | 23 Stepped Entrance Waterbody      | 37 Arrival Water Sculpture   |
| 11 Zen Garden  | 24 Main Drop-off                   | 38 Pet Grooming Corner       |
| 12 Tropical Water Body   | 25 Reflective Waterbody            | 39 Cricket Turf              |
| 13 Biophilic Cove Seating / Reading Lounge / Library / Relaxing Daybed | 26 Parametric Feature Wall         | 40 Badminton Court           |
|  | 27 Nature Trail                    | 41 Multipurpose Court        |





READING LOUNGE

# A world within a world of words

For moments that ask for silence and a good story.

Tucked within a soft green buffer, the basketball court is where play fuels passion as well as togetherness.

# Full court, full heart.



BASKETBALL



PET PARK

# Joy, unleashed

The pet park is alive with movement. This is your furry friends' space to run free, sniff around and simply be happy.

Always pushing you to move quicker, think sharper and play harder.

# The court of speed



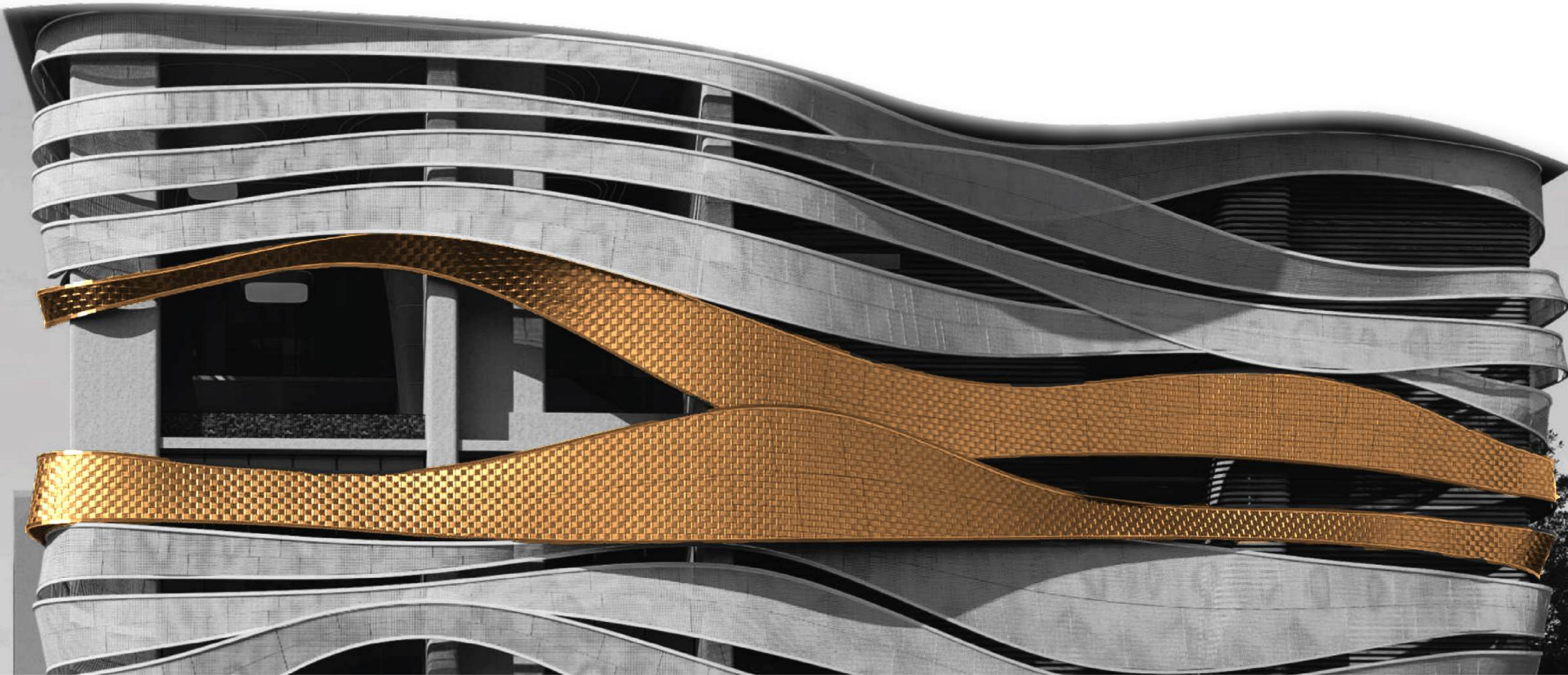
PICKLEBALL COURT

1,01,415 sft Clubhouse,  
built for every *version* of you



Some days ask for adrenaline. Others, for a little breathing room.

At the Mirai Clubhouse, you find both spread across four dynamic levels. Each floor spans 32,000 sft becoming its own little universe—fitness on one, leisure on another, sport, recreation and social spaces layered thoughtfully above and below. It's a stack of possibility, designed for however you might feel that day.



# 1

FIRST FLOOR

---

350 Seater  
Multipurpose Hall

---

Pre Function Hall

---

Dance Studio

---

Creche

---

Hobby Rooms

---

Virtual Cricket

---

Virtual Golf

---

Kids Activity Zone

# 2

SECOND FLOOR

---

50 Seater Private  
Theatre

---

Billiards &  
Snooker

---

Guest Rooms

---

Spa

---

Business &  
Social Lounges

---

Study Centre

---

Sports Lounge

---

Cards Room

# 3

THIRD FLOOR

---

Pool

---

TT Room

---

Board Games

---

Coworking Space

---

Squash Court

---

Badminton Courts

---

Cards Lounge

---

Conference Arena

# 4

FOURTH FLOOR

---

Aerobics Studio

---

Yoga Studio

---

Meditation Deck

---

Gym & Fitness Corner

BANQUET HALL

## Built for the beautiful blur of celebration

Life's celebrations deserve a space that feels as special as the people in it. With room for up to 600 guests, our banquet hall is designed for those unforgettable milestones. Here, you'll find everything to flow fluently between the intimate pre-function space and grand function hall, making every moment feel full of delight.



MINI SPORTS BAR

## Catch every moment, live

With immersive visuals and sports-themed décor, this is a cosy corner for all games and over the top reactions. Bring your people, pick your team, and let the lounge do the rest.

OLYMPIC STANDARD INFINITY POOL  
& VIEWING DECK

## Let the city blur beneath you

The pool, with its double-height grandeur and **half-Olympic length**, offers the perfect escape. With its infinity edge blending into the skyline, it's hard not to feel on top of the world.

When you're ready to recharge, the juice bar is right there, serving up fresh, vibrant drinks to keep you feeling good.



INDOOR BADMINTON COURT

## Serve style and smashes

This indoor, double height badminton court blends elegance and lighting



Each pod on this terrace is a love letter to the four eternal elements of nature. Beyond them, space unfolds as the fifth while Pavani Mirai gives rise to the sixth—life itself.



AQUA

INSPIRED BY THE  
RIPPLES OF A  
WATERBODY

## Indoor

Private Dining Area

Private Bar Counter

Vantage Point



## Outdoor

Infinity Swimming Pool

Outdoor Beach Deck

Green Islands

Water Pavilion

Kids Pool



PYRO

# RESEMBLING FIERY, MOLTEN LAVA

## Indoor

Bar Counter/Juice Station

Agni-Water Sculptures

Ultra-Luxury Lounge

Vantage Point



## Outdoor

Lava Walk Zone

Senior Citizen Corner

Gathering Lawn

Bonfire Arena

Flame Seating Pods

Barbeque Area



TERRA

DESIGNED WITH  
EARTHY TEXTURES

## Indoor

Ultra-Luxury Lounge

Gathering Zone

Vantage Point



## Outdoor

Outdoor Fitness Zone

Sandpit Area

Kids Play Area

Biophilic Seating Arena

Terrace Lawn



TERRA

WITH A RESEMBLANCE  
OF WHITE SOFT NATURE

## Indoor

- Sculpture Pod
- Digital Presentation Room
- Meeting Rooms
- Bar Counter
- Vantage Point



## Outdoor

- Amphitheatre
- Advent Seating Zone
- Interactive Water Plaza
- Landscape Arenas

THE  
**MIRAI**  
RESIDENCES

FOYER LOBBY

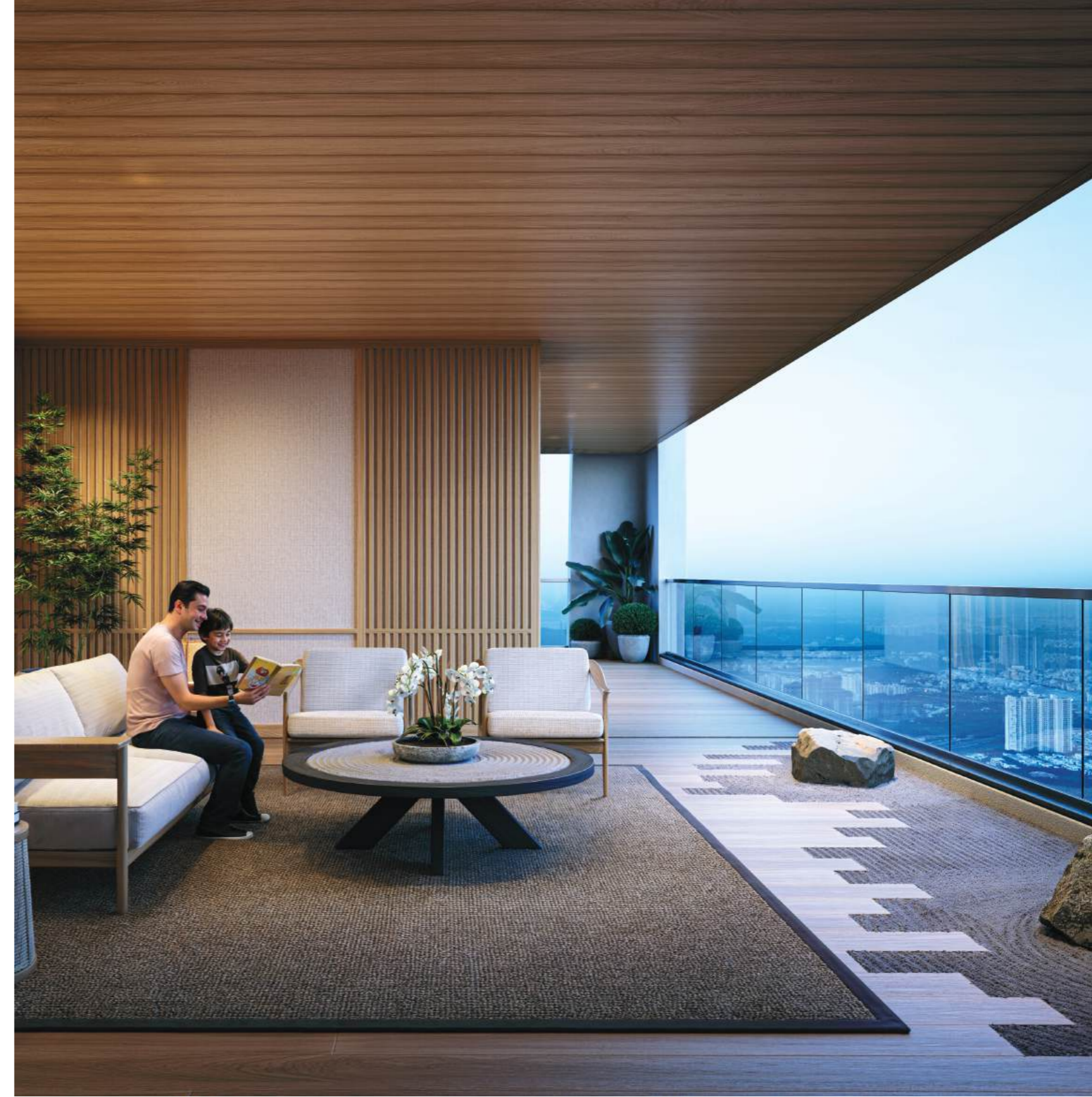
An entrance as exclusive  
as what lies beyond it



The foyer lobby features two private lifts that open directly into the space, ensuring exclusivity and privacy for each residence.

# Stretching the limits of *comfort*

Where ceilings soar to ≈13 feet, every inch of this space is crafted to stretch the boundaries of comfort and redefine how you live. A place where grandeur flows effortlessly, creating the perfect milieu for both relaxation and entertaining.



## TWO VERANDAH DECKS

# For coffee at dawn & conversations at dusk.

It starts with a quiet walk down the hallway—the kind of stretch that lets you slow your step, breathe deeper, and maybe pause mid-way. At the end, a 350 sft deck opens up like a reward. As big as a verandah, as personal as a diary. It's where you let the breeze in and the day out. The kind of space where sunsets become rituals, where your thoughts take their time, and conversations linger a little longer. Internally connected, yet visually and emotionally open to the world outside—this is your daily escape.

# Floorplans



Crafted for Comfort.  
*Calibrated by Vaastu.*

Every floor plan at Pavani Mirai is shaped by spatial logic and elemental balance—with private lobbies, dining balconies, landscape decks, and seamless transitions between indoors and out. Designed to feel intuitive, intentional, and entirely your own. A statement that lands before you do.

# Floorplans

**8448 Sft.**  
4BHK+H.T+2 Maid rms



**7812 Sft.**  
4BHK+H.T+2 Maid rms



**8424 Sft.**  
4BHK+H.T+2 Maid rms



**8141 Sft.**  
4BHK+H.T+2 Maid rms



CONNECTIVITY

# At the cusp of convenience and connection

Placed at the heart of Hyderabad's Financial District, Pavani Mirai is situated just off the main road near ISB, right next to the Apple and Amazon campuses, and a mere 1KM from the Outer Ring Road (ORR). Surrounded by a fully developed neighbourhood, it hands you the best of urban living—on a silver platter. From IT hubs and elite educational institutions to world-class healthcare and leisure experiences, every essential is within easy reach. Here, your convenience and lifestyle are at the centre of it all.

HOSPITALS

Continental Hospitals	1.5 km
Star Hospital	4 km
Rainbow Hospital	4 km
KIMS Hospital	9 km

SCHOOLS & EDUCATIONAL INSTITUTIONS

ISB	1.5 km
Keystone International School	2.2 km
The Gaudium School	3.5 km
Gopichand Academy	3.7 km
Oakridge International School	4.5 km
IIIT Hyderabad	5 km
CBIT	6 km
Hyderabad Central University	6 km

IT PARKS

Cognizant	1 km
Capgemini	1.5 km
Amazon Hyderabad Campus	2 km
WaveRock SEZ	2.2 km
Apple	2.6 km
Microsoft Campus	3.5 km
Wipro Circle	5.2 km
Google	2 km
Q City	3.5 km
Neopolis Kokapet SEZ	3.5 km

GOVERNMENT BODIES

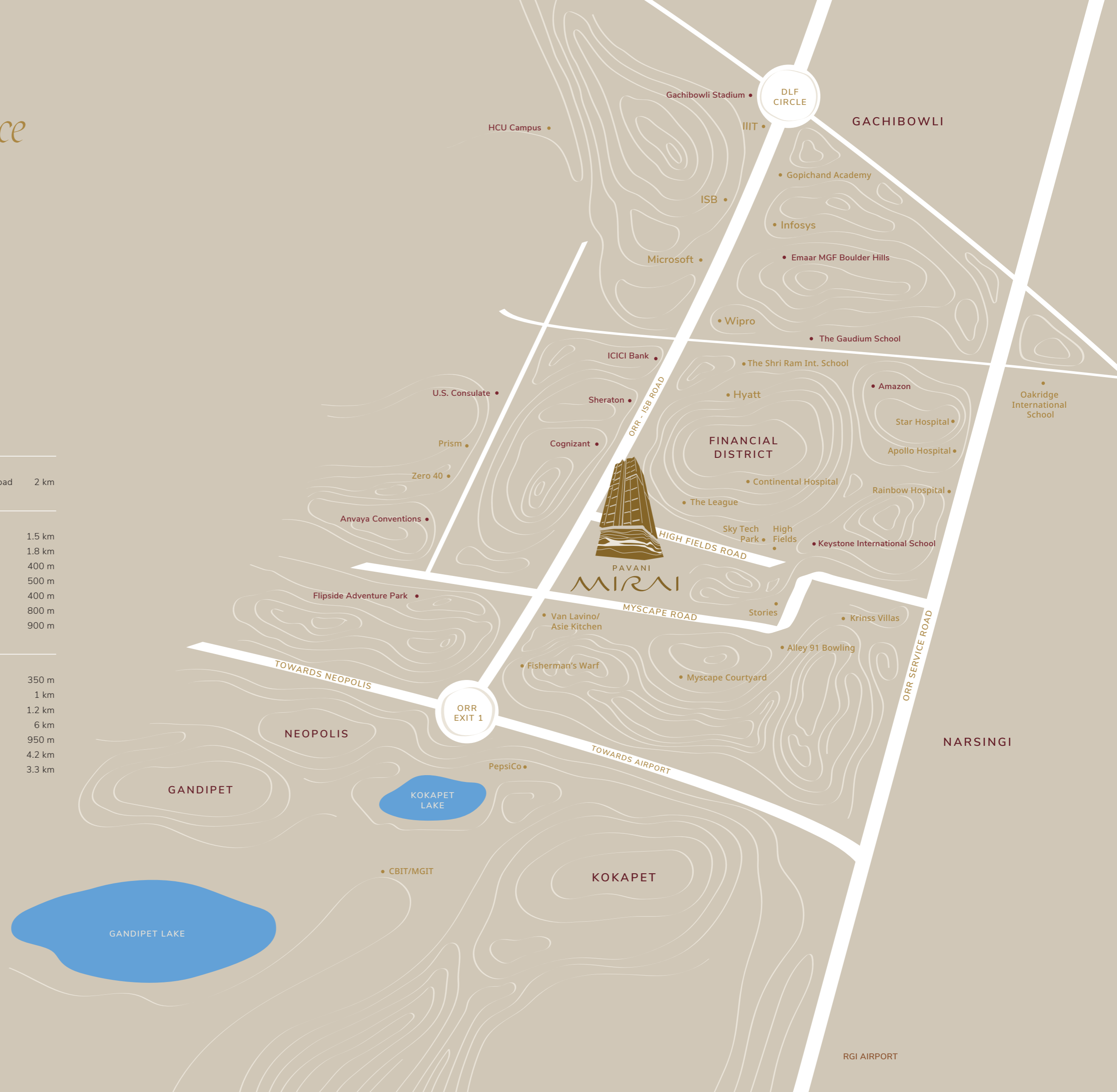
U.S. Consulate General Hyderabad	2 km
----------------------------------	------

HOTELS & RESTAURANTS

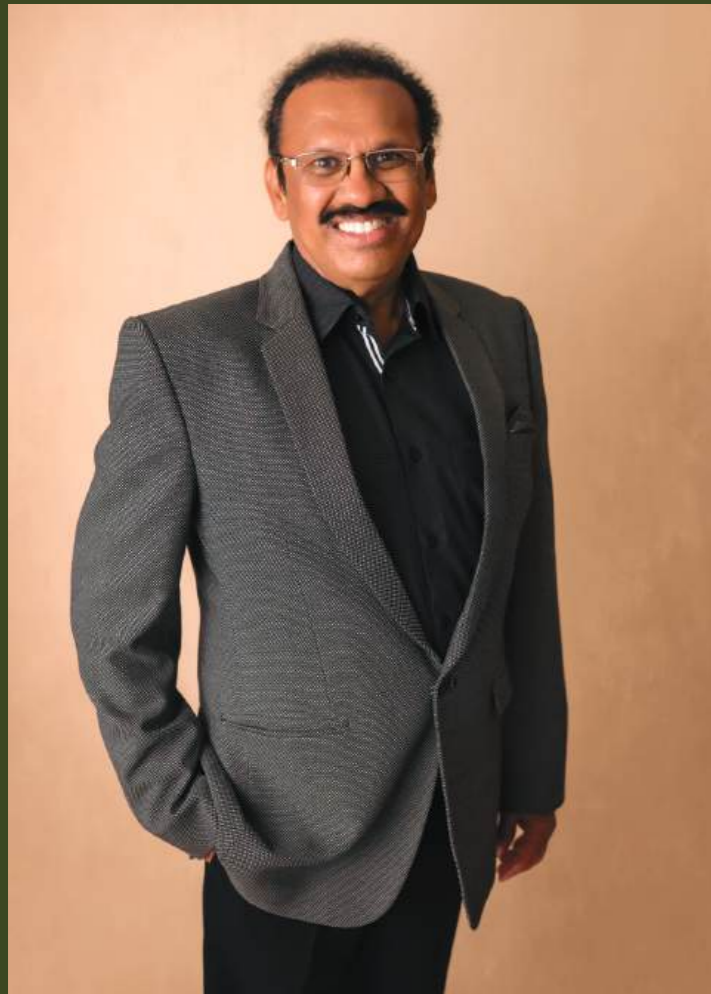
Hyatt Gachibowli	1.5 km
Sheraton	1.8 km
Tansen	400 m
The Fishermen's Wharf	500 m
Tabula Rasa	400 m
Van Lavino	800 m
One Golf Brewery	900 m

ENTERTAINMENT

The League Sports Village	350 m
Alley 91 Bowling Bar	1 km
Anvaya Convention	1.2 km
Gandipet Lake Park	6 km
Flipside Adventure Park	950 m
Gachibowli Stadium	4.2 km
Emaar MGF Boulder Hills	3.3 km



RGI AIRPORT



“Mirai is the future rising above conventions to create timeless experiences.”

Mr. P. V. Raghava Rao

MANAGING DIRECTOR, PAVANI INFRA

## The Developers

**Pavani Infra**  
Building Dreams, Creating Legacies

For more than three decades, Pavani Infra has stood as a beacon of trust, quality, and excellence in South India's real estate landscape. From our humble beginnings in 1995 in Nellore, we have grown into one of the region's most respected and admired residential construction companies, with a strong footprint across Hyderabad, Chennai, Nellore, and Bangalore.

At the heart of our success story is Mr. Veera Raghava Rao Pakalapati, a visionary entrepreneur who brought over 21 years of experience as an astute banker into the construction industry. His seamless transition and passion for quality living have transformed Pavani Infra into a name synonymous with reliability, transparency, and customer satisfaction.

With unwavering dedication, he has steered the group to deliver over 50+ landmark projects, covering more than 6 million sft of residential space, fulfilling the dreams of 6000+ happy families across South India.

Specialising in premium residential communities, high-rise apartments and gated townships, we put care, integrity, and quality at the heart of everything we do. At Pavani Infra, as we continue this journey, our focus remains rooted in our deep understanding of the evolving aspirations of Indian families. Whether it's first-time homebuyers, growing families, or those seeking modern, sustainable lifestyles, we craft homes that stand the test of time, nurture lives and bring people closer together.





ISB Prestige High Fields Main Road, Financial District, Hyderabad, Telangana, 500032

E: [enquiries@pavaniinfra.com](mailto:enquiries@pavaniinfra.com) W: [www.pavaniinfra.com](http://www.pavaniinfra.com)

RERA No: P02400007735

**Disclaimer:** This brochure is conceptual in nature and by no means a legal offering, and does not form part of any offer or contract. The information contained in this brochure is subject to change. All images shown here are indicative. All project and building elevations and related features are solely conceptual in nature and may undergo further changes: (a) on the basis of the architect's and landscape designer's inputs from time to time; (b) to address architectural/engineering requirements from time to time; and/or (c) to factor in natural aspects like wind, rain, sunlight, etc. The same may not form part of the final product that shall be constructed and delivered. Additionally, some of the conceptual renders shown as part of the project's landscaping and vegetation include fully grown trees with canopies/branches/flowers/creepers, etc., which would typically be realised as set out in the renders in a period of 3–4 years after plantation, subject to consistent care and attention being provided. Given the unpredictable and variable nature of such plantation and vegetation, the developer disclaims entirely the availability or the delivery of such vegetation or plantations as part of the final product/project.