

Tower
16

iris

2 & 3 BHK Apartments



BHUGAON, PAUD ROAD

Iris is SKYi's flagship brand of premium 2 & 3 BHK residences. After changing the lives of nearly 300 families in Baner and Bavdhan, Iris now comes to Songbirds. As part of the Songbirds' nature-loving community, Iris adds the perfect touch of sustainable luxury that perfectly complements the philosophy of this iconic project.

Welcome to Iris at Songbirds.



return to nature

Location Map

Tower
16
IRIS



- G** River : Ram Nadi
- H** Farmlands
- I** 4 Seasons Farm House Property
- J** NDA Forest
- K** Club
- L** Landscape Garden
- M** Nest - A 2 Acre Ecological Park
- Songbirds Boundary

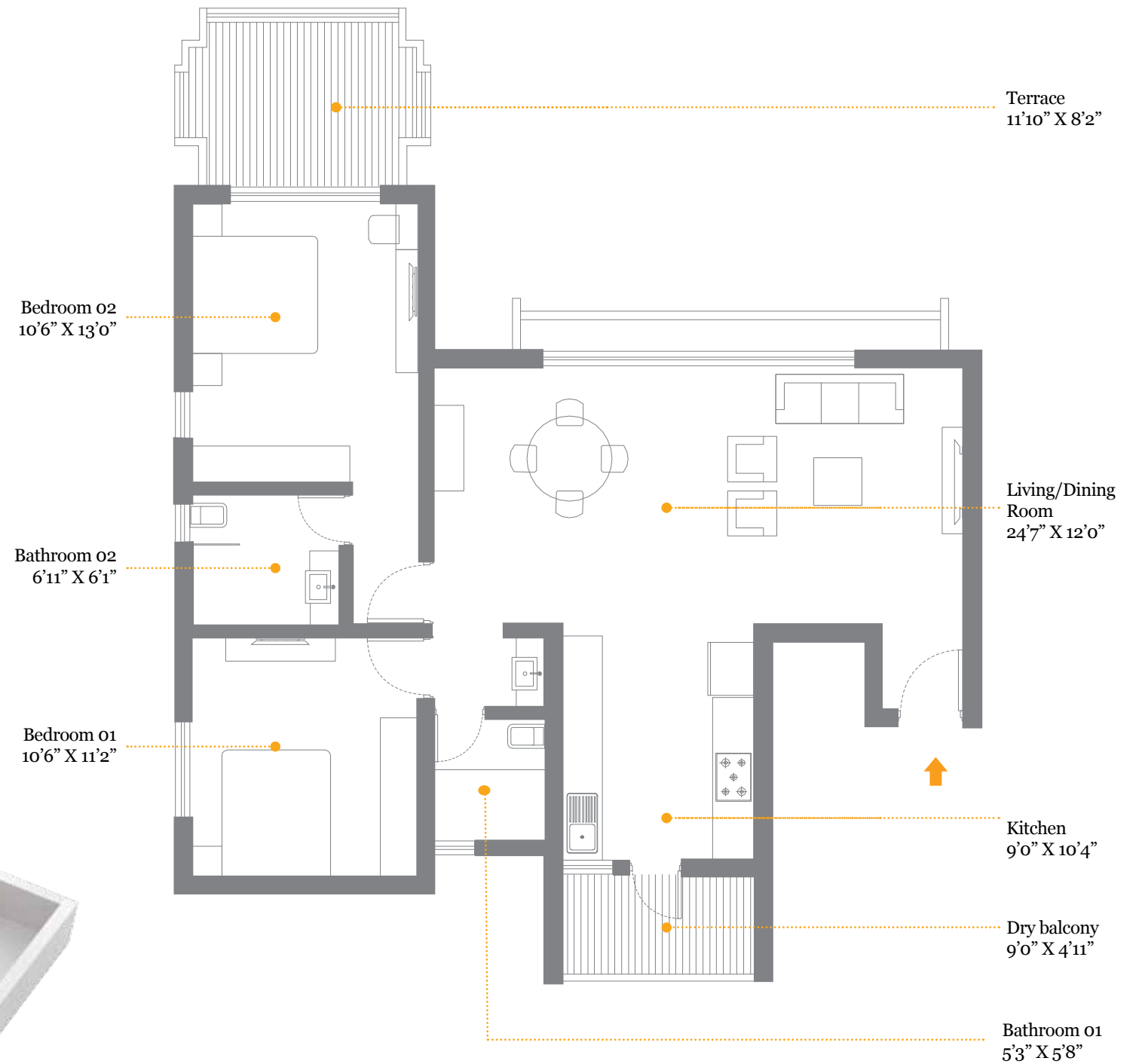
2

odd floors
1188 sq. ft.

CARPET AREA
831 sq. ft.

TERRACE AREA
83 sq. ft.

CHARGEABLE AREA
1188 sq. ft.



2

even floors
1238 sq. ft.

CARPET AREA
836 sq. ft.

TERRACE AREA
116 sq. ft.

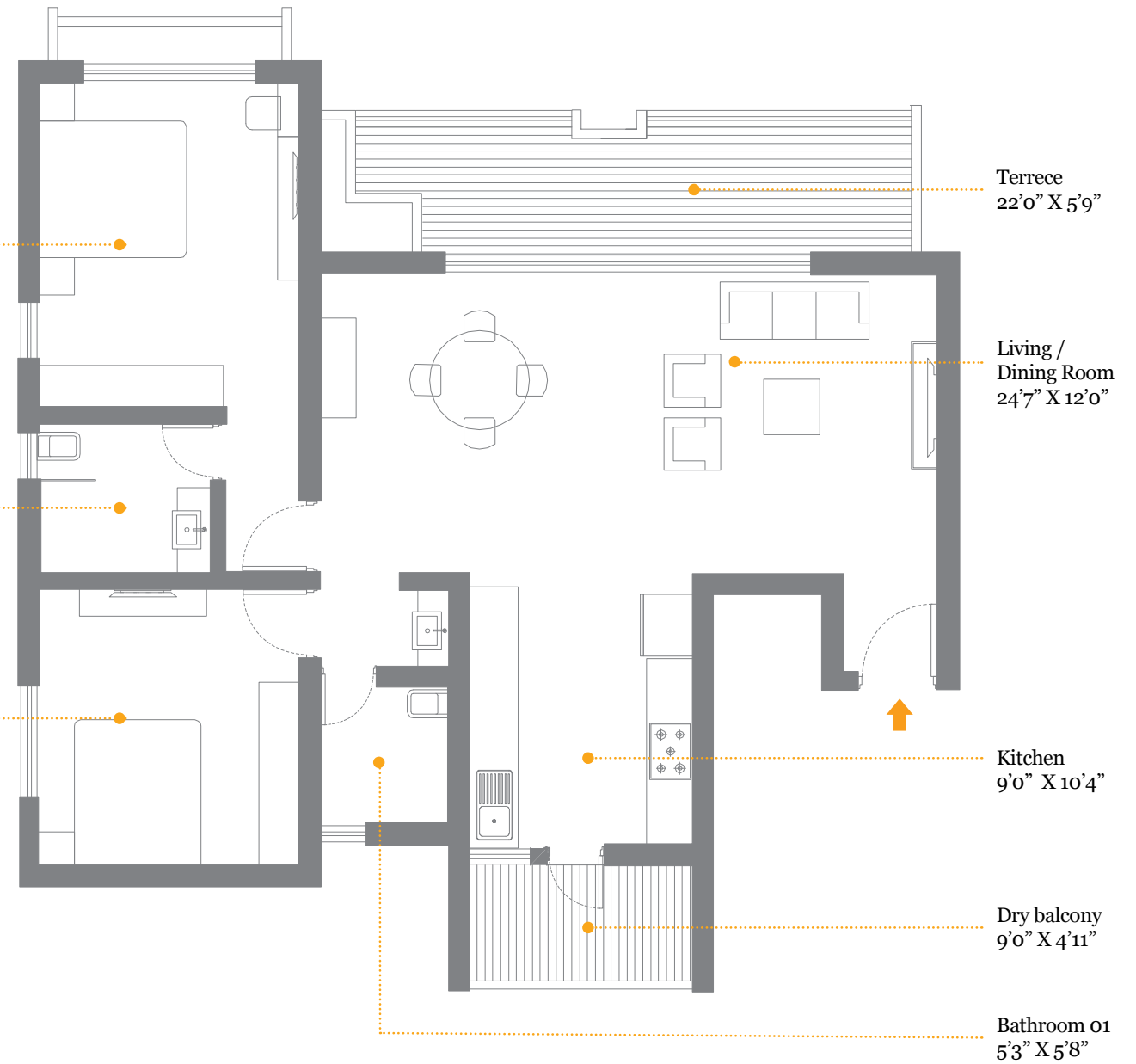
CHARGEABLE AREA
1238 sq. ft.



Bedroom 02
10'6" X 13'0"

Bathroom 02
6'11" X 6'1"

Bedroom 01
10'6" X 11'2"



Terreze
22'0" X 5'9"

Living /
Dining Room
24'7" X 12'0"

Kitchen
9'0" X 10'4"

Dry balcony
9'0" X 4'11"

Bathroom 01
5'3" X 5'8"

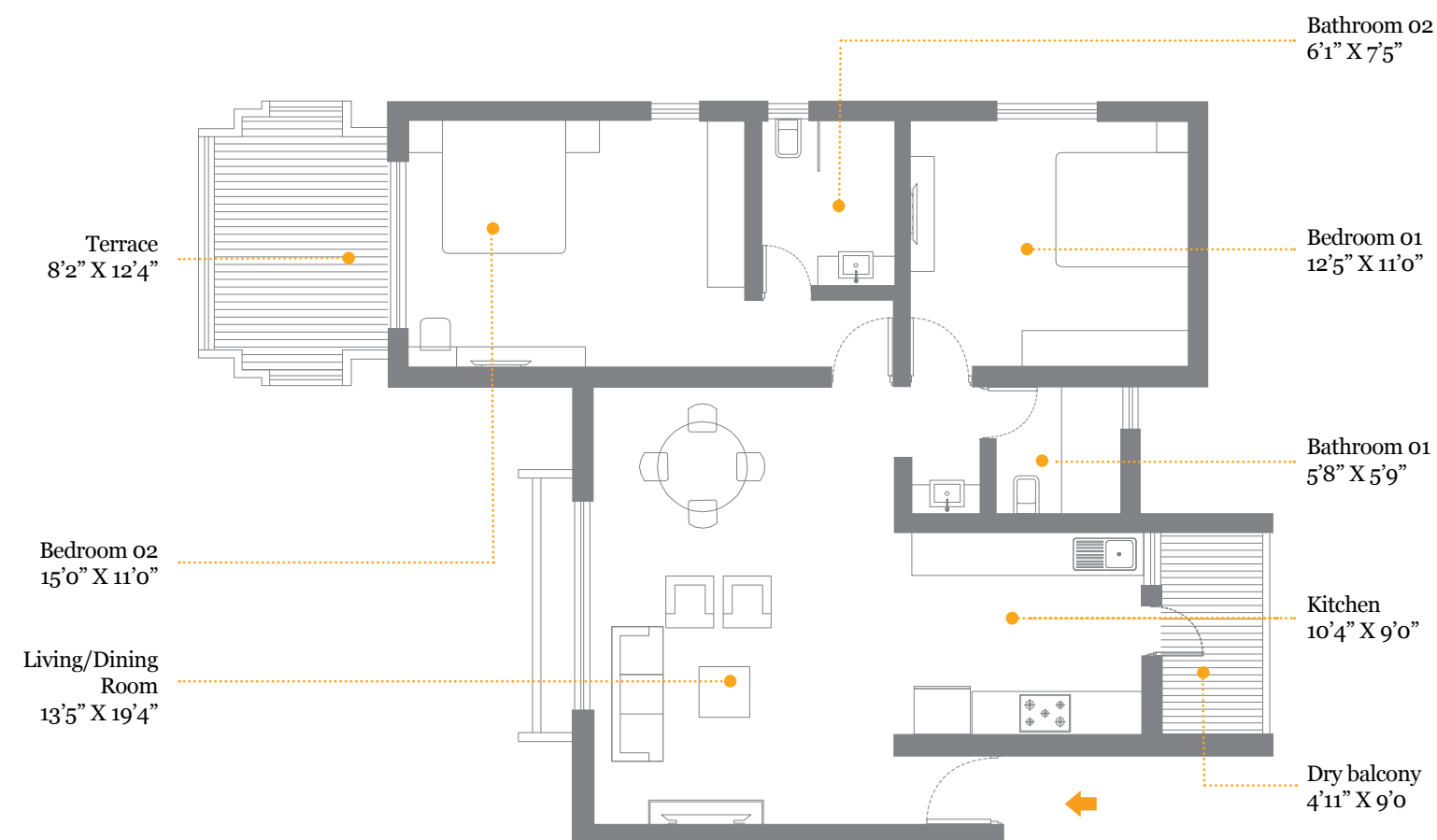
2

odd floors
1217 sq. ft.

CARPET AREA
849 sq. ft.

TERRACE AREA
87 sq. ft.

CHARGEABLE AREA
1217 sq. ft.



2

even floors
1222 sq. ft.



CARPET AREA
850 sq. ft.

TERRACE AREA
90 sq. ft.

CHARGEABLE AREA
1222 sq. ft.



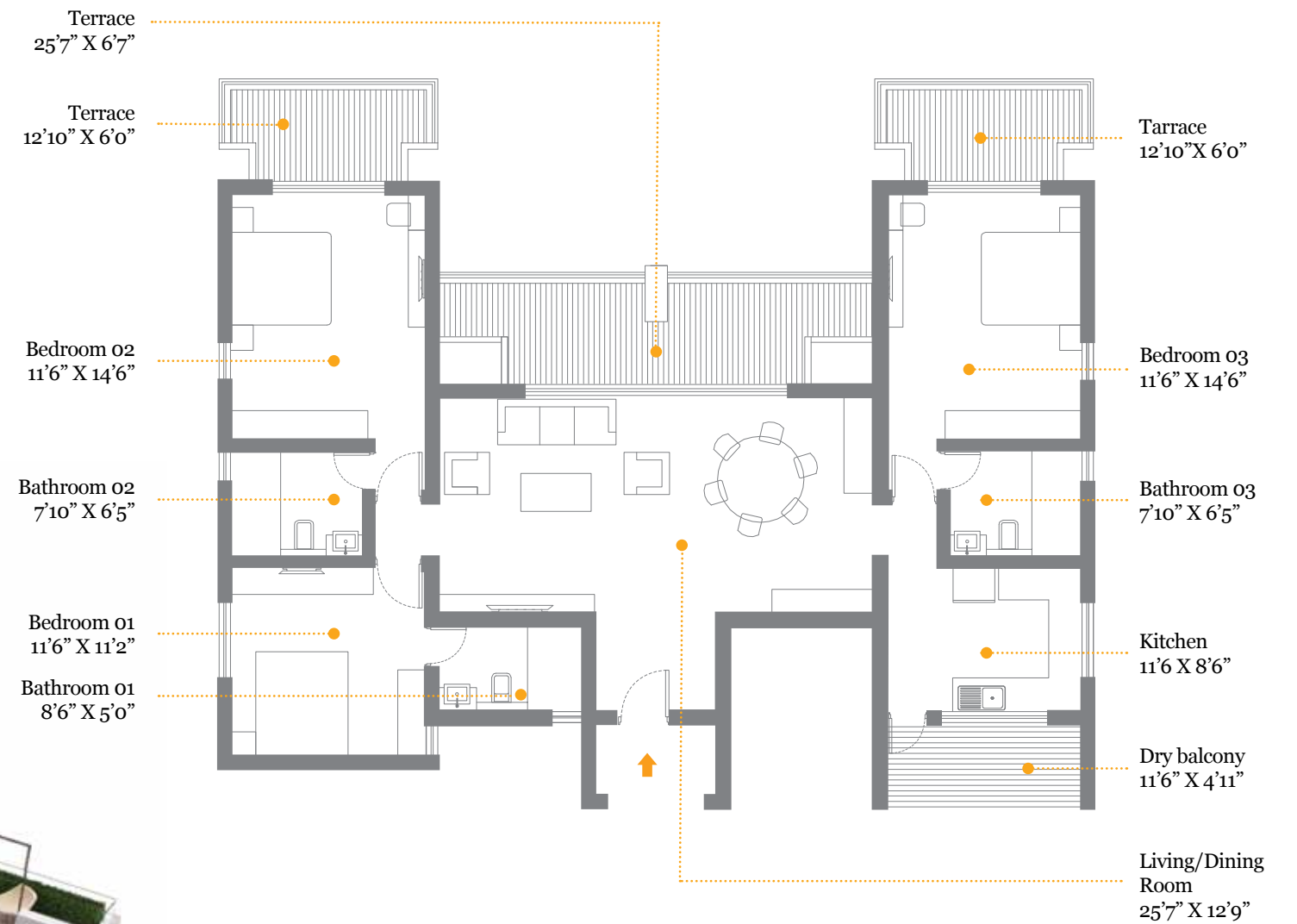
3

odd floors
1930 sq. ft.

CARPET AREA
1210 sq. ft.

TERRACE AREA
275 sq. ft.

CHARGEABLE AREA
1930 sq. ft.



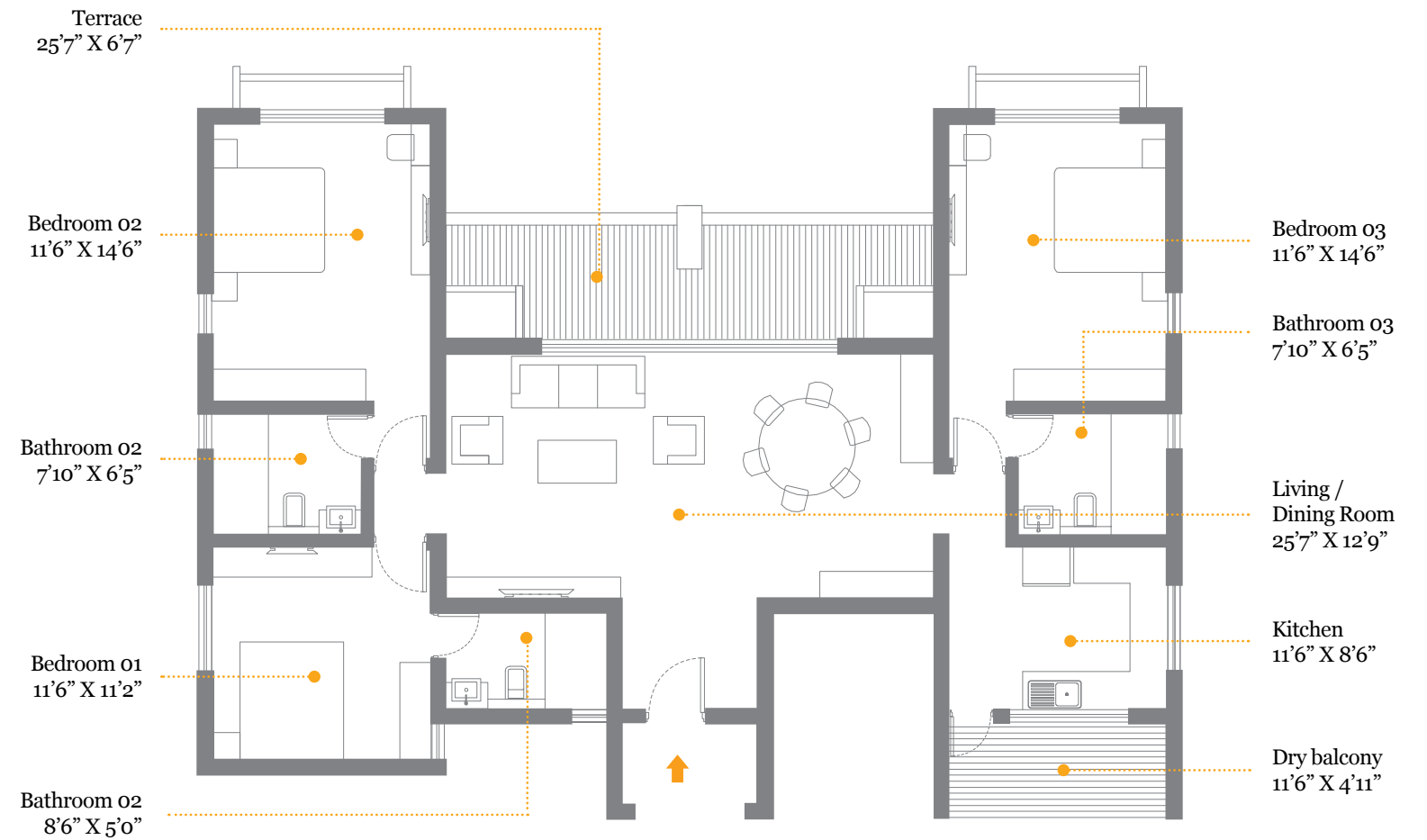
3

even floors
1737 sq. ft.

CARPET AREA
1195 sq. ft.

TERRACE AREA
141 sq. ft.

CHARGEABLE AREA
1737 sq. ft.



iris

2 & 3 BHK Apartments





Tower
16

FIRST
FLOOR

2 BHK

Flats 101, 102, 105, 106

CARPET AREA
831 sq. ft.

TERRACE AREA
83 sq. ft.

CHARGEABLE AREA
1188 sq. ft.

2 BHK

Flats 103, 104, 107, 108

CARPET AREA
849 sq. ft.

TERRACE AREA
87 sq. ft.

CHARGEABLE AREA
1217 sq. ft.





River Side

2 BHK
205

2 BHK
206

Tower

16

SECOND
FLOOR



2 BHK

Flats 201, 202, 205, 206

CARPET AREA
836 sq. ft.

TERRACE AREA
116 sq. ft.

CHARGEABLE AREA
1238 sq. ft.



2 BHK

Flats 203, 204, 207, 208

CARPET AREA
850 sq. ft.

TERRACE AREA
90 sq. ft.

CHARGEABLE AREA
1222 sq. ft.

2 BHK
204

2 BHK
203

2 BHK
207

2 BHK
208

LIGHTWELL

LIGHTWELL

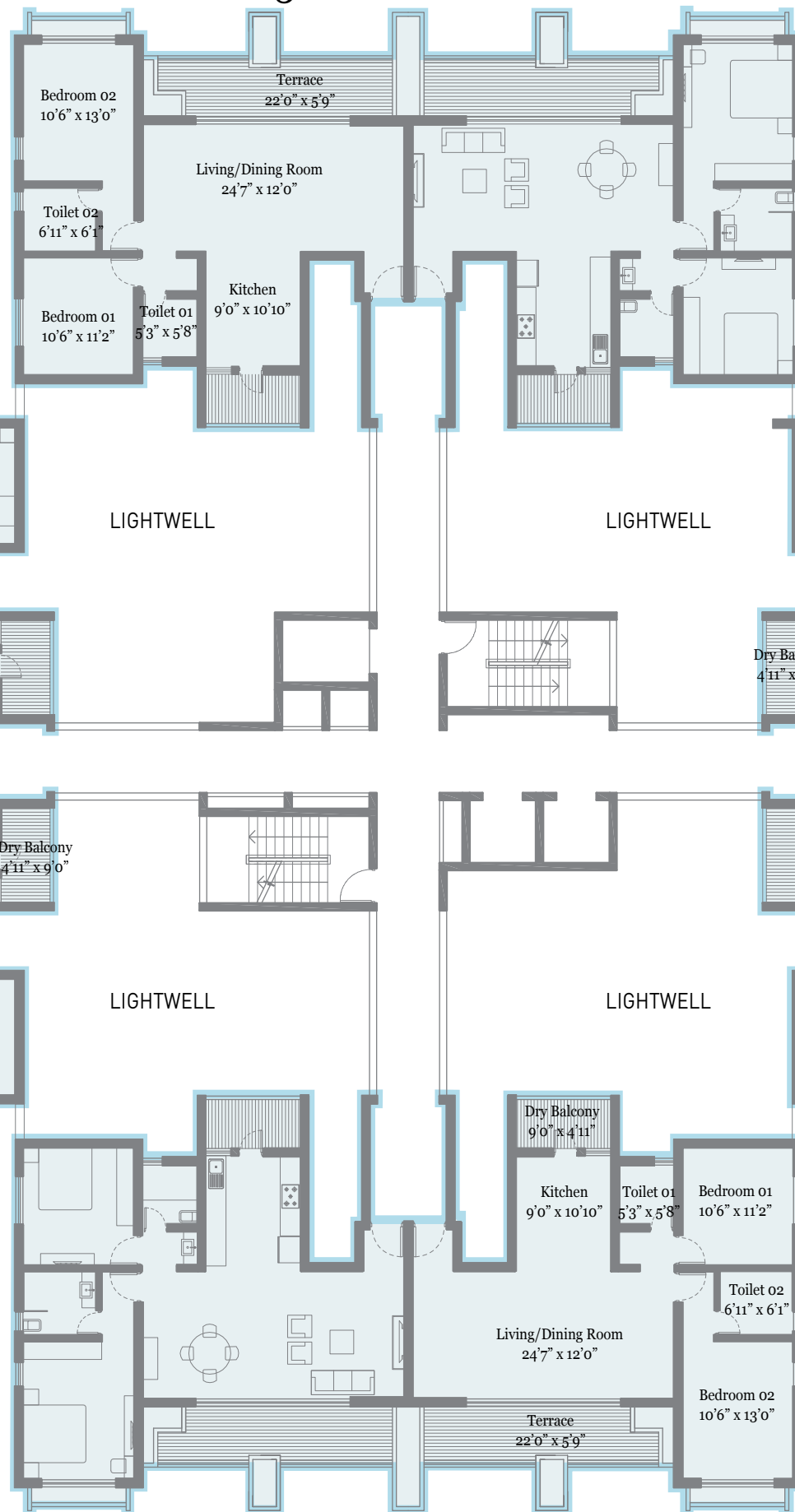
LIGHTWELL

LIGHTWELL

2 BHK
202

2 BHK
201

Garden Side



Tower
16

THIRD
FLOOR

2 BHK

Flats 301, 302, 305, 306

CARPET AREA

831 sq. ft.

TERRACE AREA

83 sq. ft.

CHARGEABLE AREA

1188 sq. ft.

2 BHK

Flats 303, 304, 307, 308

CARPET AREA

849 sq. ft.

TERRACE AREA

87 sq. ft.

CHARGEABLE AREA

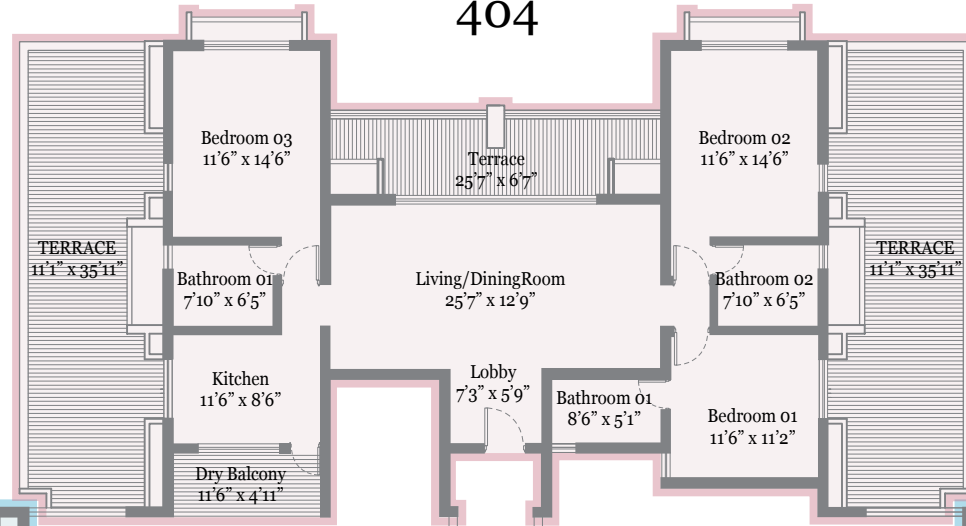
1217 sq. ft.





River Side

3 BHK
404



Tower
16

FOURTH
FLOOR



2 BHK

Flats 402, 403, 405, 406

CARPET AREA
850 sq. ft.

TERRACE AREA
90 sq. ft.

CHARGEABLE AREA
1222 sq. ft.



3 BHK

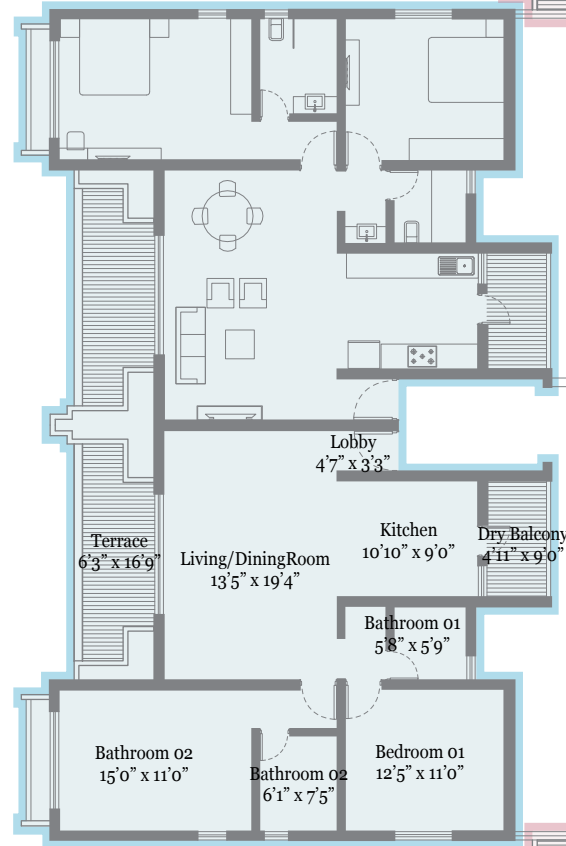
Flats 401, 404

CARPET AREA
1201 sq. ft.

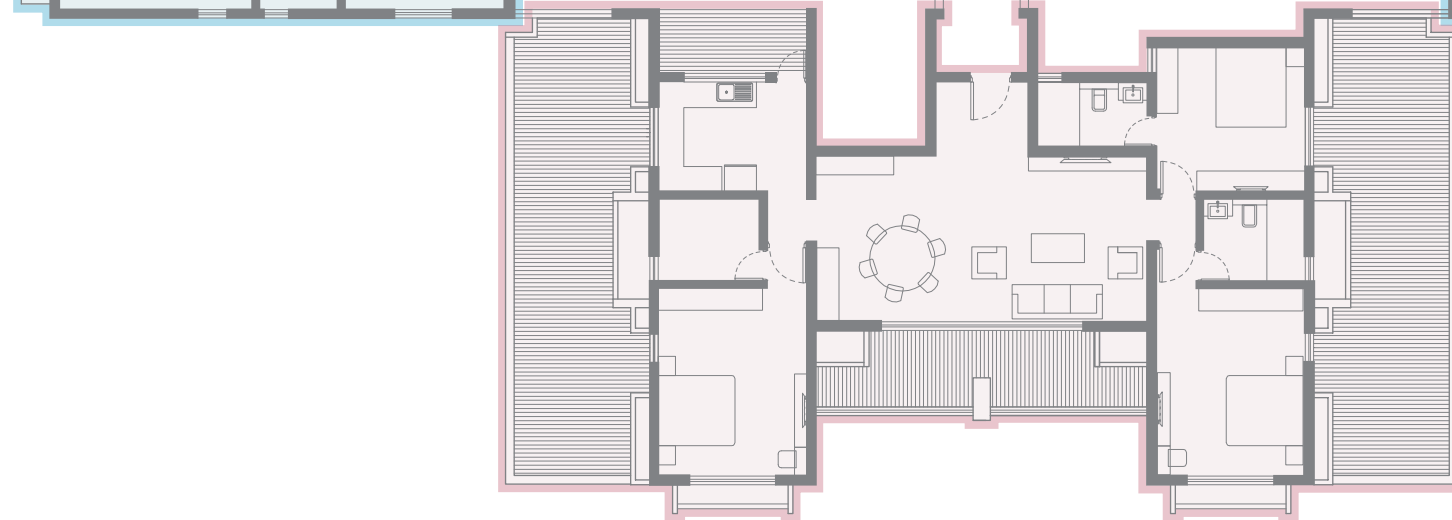
TERRACE AREA
687 sq. ft.

CHARGEABLE AREA
2454 sq. ft.

2 BHK
403



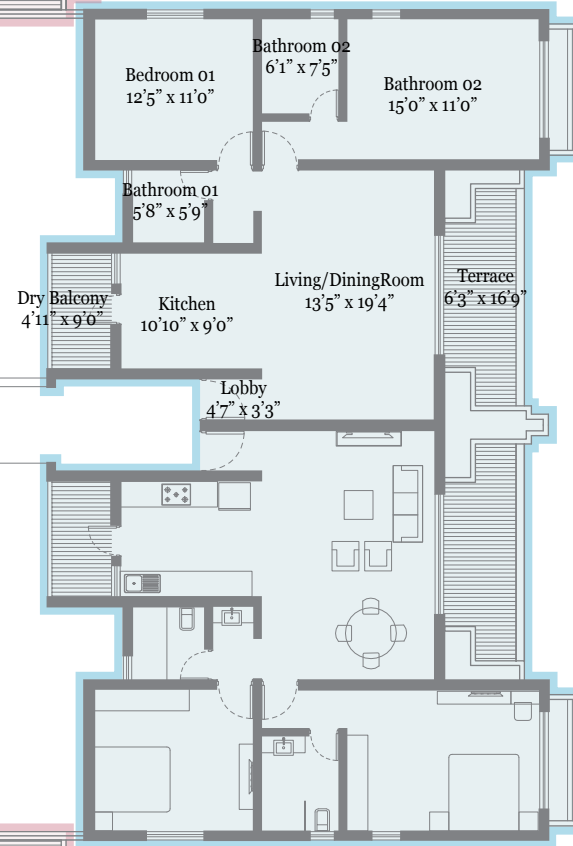
2 BHK
402



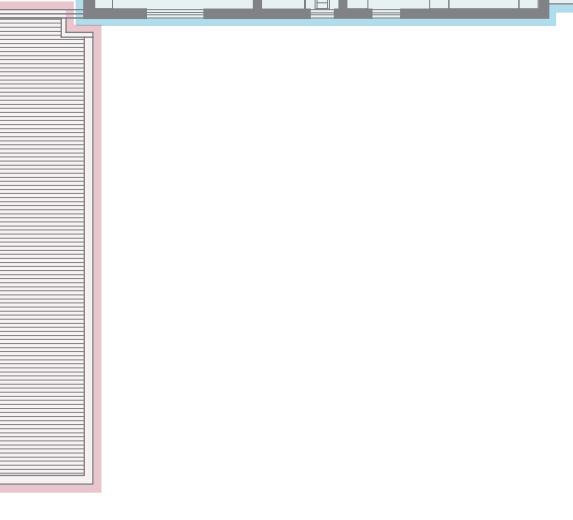
3 BHK
401

Garden Side

2 BHK
405



2 BHK
406



Tower
16

FIFTH
FLOOR



2 BHK

Flats 502, 503, 505, 506

CARPET AREA
849 sq. ft.

TERRACE AREA
87 sq. ft.

CHARGEABLE AREA
1217 sq. ft.



3 BHK

Flats 501, 504

CARPET AREA
1210 sq. ft.

TERRACE AREA
275 sq. ft.

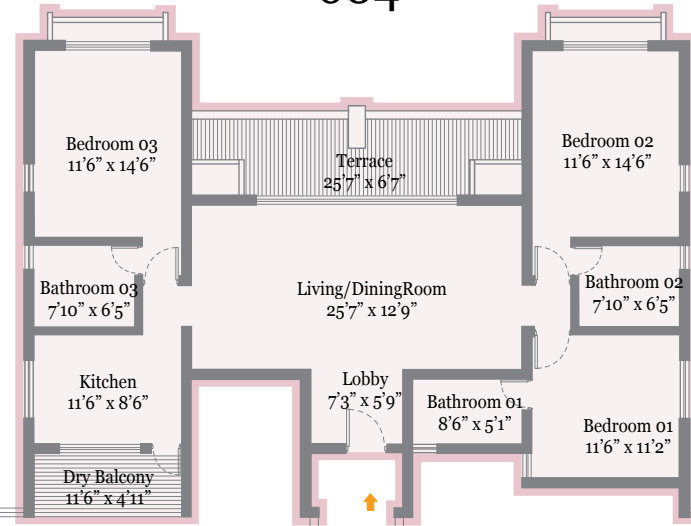
CHARGEABLE AREA
1930 sq. ft.





River Side

3 BHK
604



Tower

16

SIXTH
FLOOR



2 BHK

Flats 602, 603, 605, 606

CARPET AREA
850 sq. ft.

TERRACE AREA
90 sq. ft.

CHARGEABLE AREA
1222 sq. ft.



3 BHK

Flats 601, 604

CARPET AREA
1195 sq. ft.

TERRACE AREA
141 sq. ft.

CHARGEABLE AREA
1737 sq. ft.

2 BHK
603



2 BHK
602

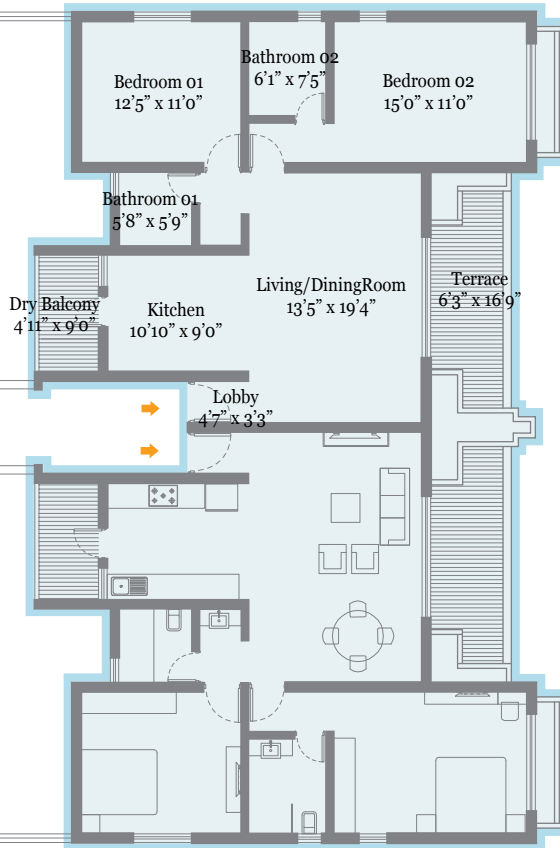
LIGHTWELL

LIGHTWELL

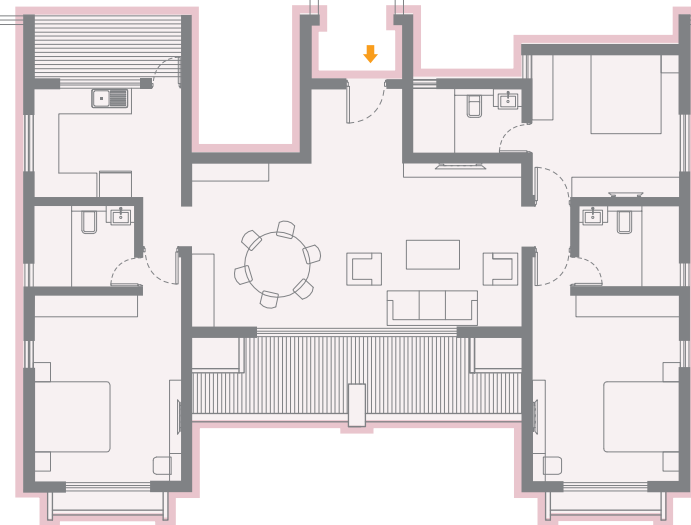
LIGHTWELL

LIGHTWELL

2 BHK
605



2 BHK
606



3 BHK
601

Garden Side

Tower
16

**SEVENTH
FLOOR**



2 BHK

Flats 702, 703, 705, 706

CARPET AREA
849 sq. ft.

TERRACE AREA
87 sq. ft.

CHARGEABLE AREA
1217 sq. ft.



3 BHK

Flats 701, 704

CARPET AREA
1210 sq. ft.

TERRACE AREA
275 sq. ft.

CHARGEABLE AREA
1930 sq. ft.

**2 BHK
703**

**2 BHK
702**

**2 BHK
705**

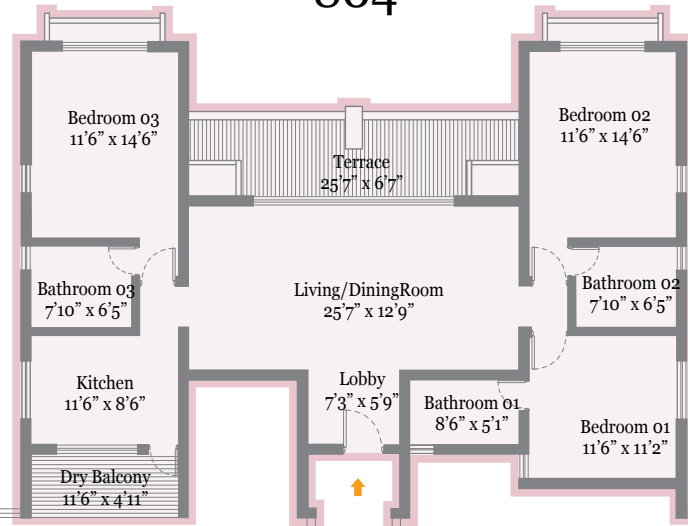
**2 BHK
706**



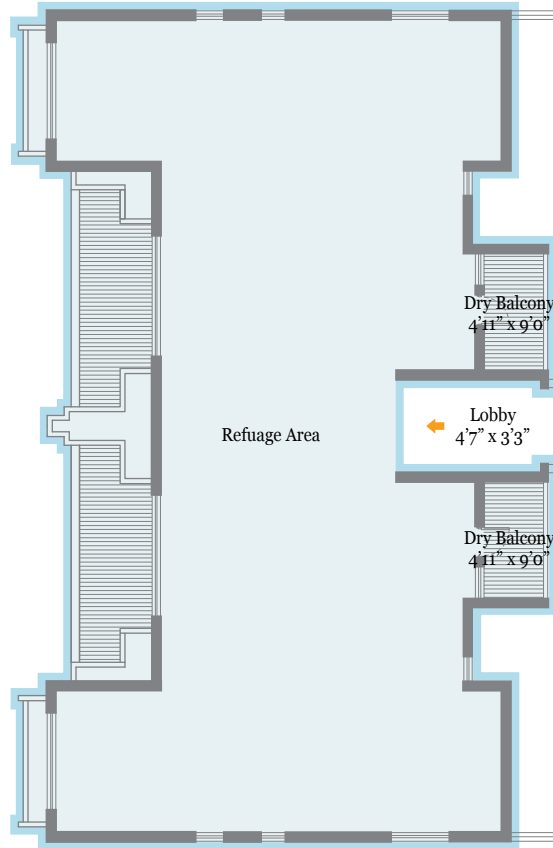


River Side

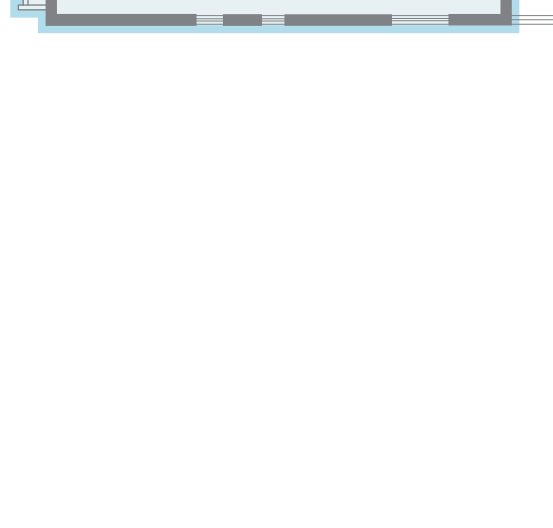
3 BHK
804



2 BHK
803



2 BHK
802



LIGHTWELL

LIGHTWELL

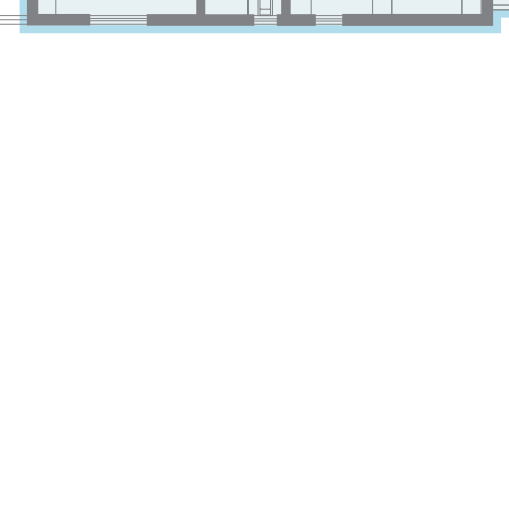
LIGHTWELL

LIGHTWELL



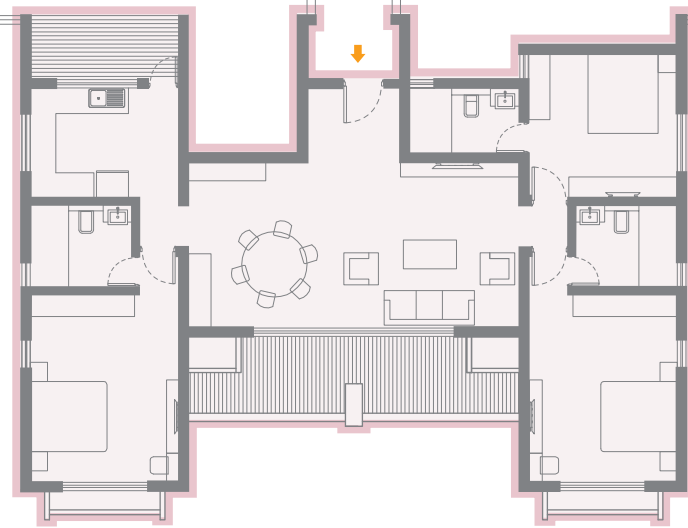
2 BHK
805

2 BHK
806



3 BHK
801

Garden Side



Tower

16

EIGHTH
FLOOR



2 BHK

Flats 805, 806

CARPET AREA

850 sq. ft.

TERRACE AREA

90 sq. ft.

CHARGEABLE AREA

1222 sq. ft.



3 BHK

Flats 801, 804

CARPET AREA

1195 sq. ft.

TERRACE AREA

141 sq. ft.

CHARGEABLE AREA

1737 sq. ft.

Tower
16

NINTH
FLOOR



2 BHK

Flats 902, 903, 905, 906

CARPET AREA
849 sq. ft.

TERRACE AREA
87 sq. ft.

CHARGEABLE AREA
1217 sq. ft.



3 BHK

Flats 901, 904

CARPET AREA
1210 sq. ft.

TERRACE AREA
275 sq. ft.

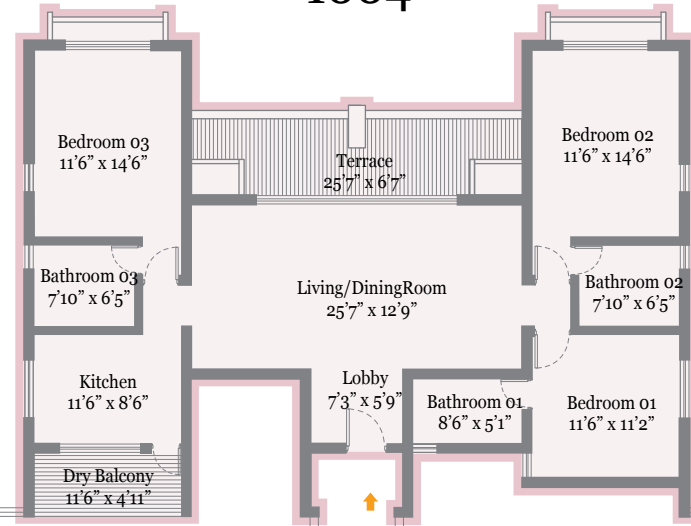
CHARGEABLE AREA
1930 sq. ft.





River Side

3 BHK
1004



Tower

16

TENTH
FLOOR



2 BHK

Flats 1002, 1003, 1005, 1006

CARPET AREA
850 sq. ft.

TERRACE AREA
90 sq. ft.

CHARGEABLE AREA
1222 sq. ft.



2 BHK

Flats 1001, 1004

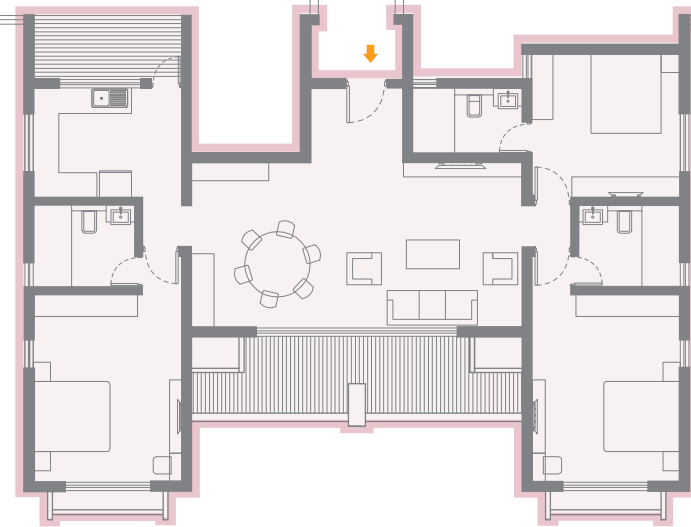
CARPET AREA
1195 sq. ft.

TERRACE AREA
141 sq. ft.

CHARGEABLE AREA
1737 sq. ft.

3 BHK
1001

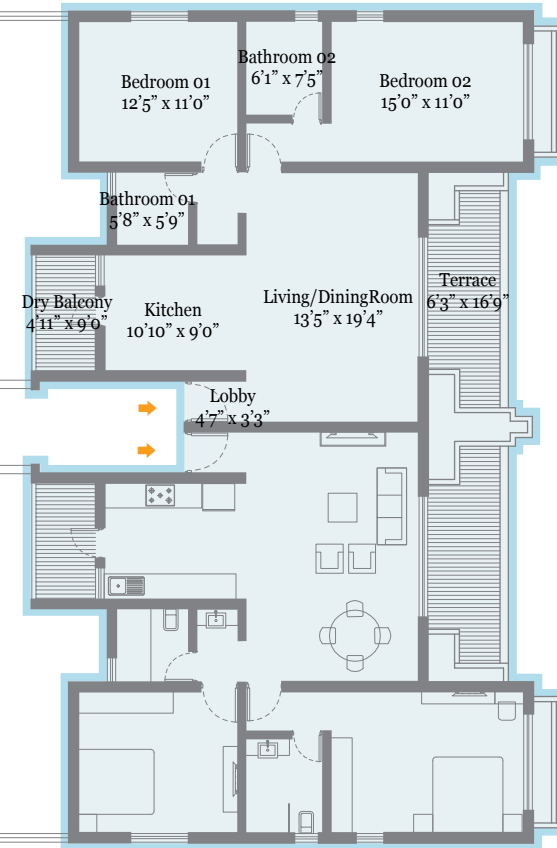
Garden Side



2 BHK
1003



2 BHK
1002



2 BHK
1005

2 BHK
1006

LIGHTWELL

LIGHTWELL

LIGHTWELL

LIGHTWELL

iris

Fact File

LIVING

- Elegant main door
- Flooring of 2' x 2' vitrified tiles with skirting
- Internal walls with smooth POP finish and high quality plastic paint
- Ceramic tiles for terraces
- TV and telephone points
- Sufficient light points

BEDROOM

- Laminated wooden flooring in the master bed room
- Vitrified tiles in the other bedrooms
- TV and telephone points in the master bedroom
- Air condition system in the master bedroom

KITCHEN

- Modular kitchen unit with cabinets below*
- Granite kitchen platform with stainless steel sink
- Kitchen accessories*
 - Hob
 - Chimney
 - RO Water Purifier
- 2' x 2' vitrified tiles with skirting
- Glazed ceramic tile up to 2 ft. above the platform
- Additional electrical points for appliances
- Washing Machine/Dishwasher ready space
- Space for drying clothes

BATHROOM

- Neat toilet designs for best space utilisation
- Glazed ceramic tiles upto 7 ft.
- Marble stone fascia for door openings
- Premium fittings & sanitary ware
- Single lever hot & cold mixer with overhead shower
- Pest prevention trap
- Provision for exhaust fan & geyser

GREEN DESIGN

- Water treatment plant
- Organic Waste Converter
- Drip & sprinkler irrigation system
- Rain water harvesting
- Thermal insulation treatment for roof top terraces
- Optiflow Water Fittings
- Water Recycling
- Energy Saving Fittings for common areas

SAFETY & SECURITY

- Video door phone
- Safety grills for windows
- Alarms for LPG leakage and smoke & fire detection in the apartments
- Firefighting equipment
- Seismic resistant design
- CCTV surveillance

- Access control at lobby level of the tower
- Intercom facility to access security
- Security personnel at key entry and exit points
- Stretcher Lift
- Fire staircase and Refuge Area for Emergency

FEATURES/UTILITIES

- Power backup of 1 KVA for each unit
- Power backup for all essential common facilities
- Garbage chutes on every floor
- Broadband and DTH Setup
- Anti-termite treatment
- Impressive main entrance & lobbies
- Clean Water supply
- Separate car washing area
- Sanitation facility for drivers & servants
- Automatic speed elevators with power backup
- Concealed copper wiring with branded modular electrical fittings
- Sufficient electrical points
- Powder coated aluminium sliding windows
- Mosquito mesh for windows and sliding doors

*Premium Plus package only

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- Images used of elevation, buildings and exterior are not to scale
- Images used are artist impressions and not as per actual dimensions and offerings
- Maps of project and Pune are not to scale and for reference purpose only
- Location Map contains Songbirds project and the neighbouring areas
- 42 acre area is inclusive of sanctioned and proposed plans
- 70% open space is an approximate value and may vary; it includes proposed and existing project plan
- Songbirds is planned to executed in phases. The existing sanctioned layout will be of 30 acres and will be revised in future. The consolidated final layout will be of about 50 acres
- Ram Nadi is a classified Nala
- Architect's concept sketch is not actual building elevation
- Apartment configurations are available in different towers
- Neighbourhood offerings are outside of Songbirds plot and are subject to clearance from concerned authorities. The facilities will be owned/managed by independent 3rd parties
- The dotted line on location map is a tentative Songbirds boundary
- Graphical information of temperature, water, climate wind and luminosity have been provided by concerned consultants; under standard conditions and may vary
- Bill and Water savings indicated, are under specific conditions



BHUGAON , PAUD ROAD

iris



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***Songbirds
Site Address***

Paud road, Behind daulat
lawns, Bhugaon,
Pune – 412 115

+91 9850 99 2222 M
+91 9850 99 3333 M
+91 020 6790 6790 T

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The Developer

Enerrgia Skyi Developers

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Kothrud, Pune - 411 038.

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