

Tower
02



BHUGAON, PAUD ROAD

aria



*Homes that are just right.
Aria is all about perfectly planned
1 BHK studio apartments.*

*Whether you're a family, a group of friends,
a student or a recently moved professional, Aria works just right.
Simple, and classy, the home's open canvas offers you plenty of
opportunities to express your personality through colors,
décor and more. Begin life on your own terms, at Aria.*



return to nature

Location Map



Tower
2

ARIA

Songbirds Boundary

Songbirds Boundary

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

Artist's Impression, Image not to scale

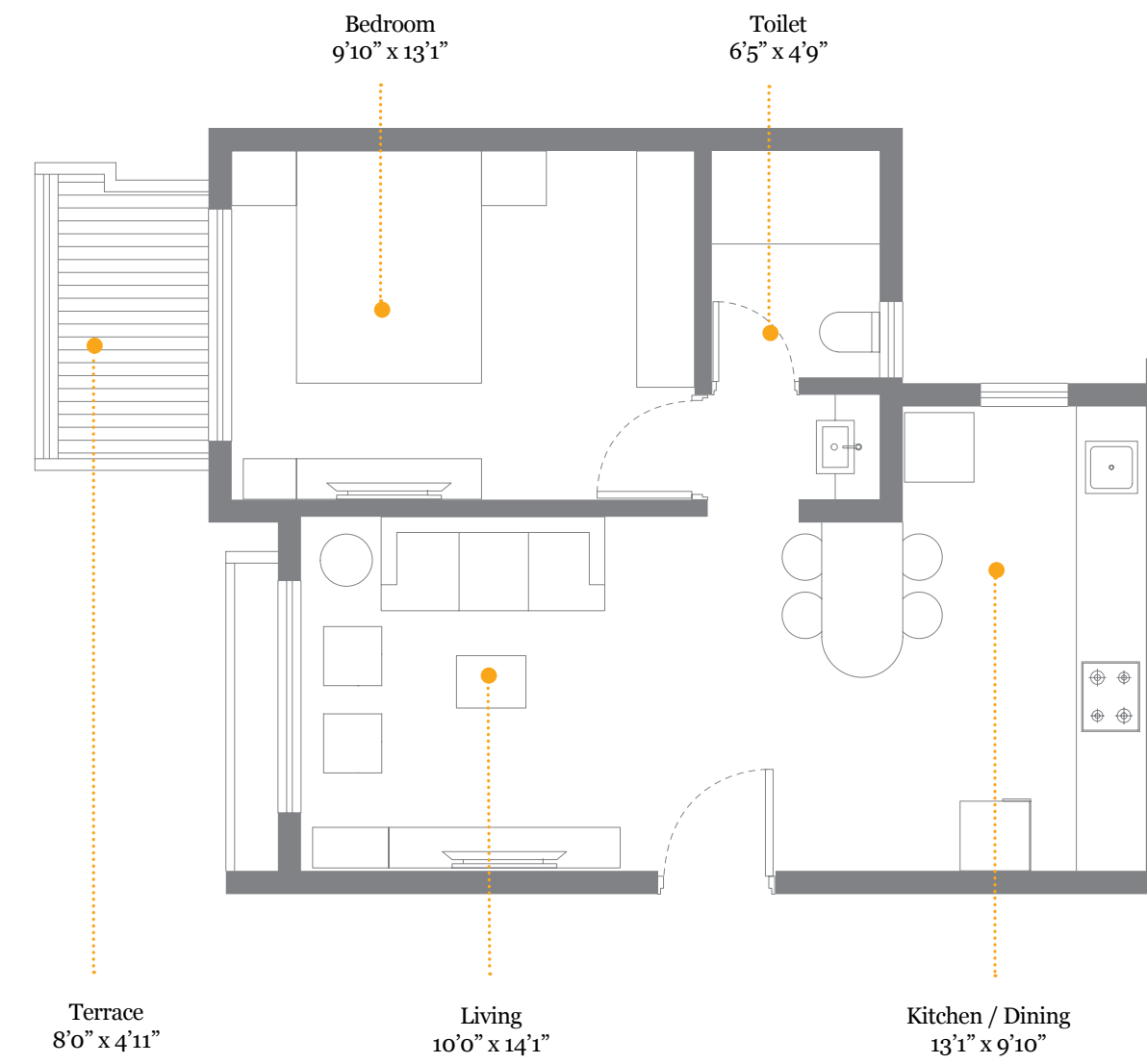
1 *odd floors*
633 sq. ft.



CARPET AREA
445 sq. ft.

TERRACE AREA
42 sq. ft.

CHARGEABLE AREA
633 sq. ft.



1 *even floors*
631 sq. ft.



CARPET AREA
445 sq. ft.

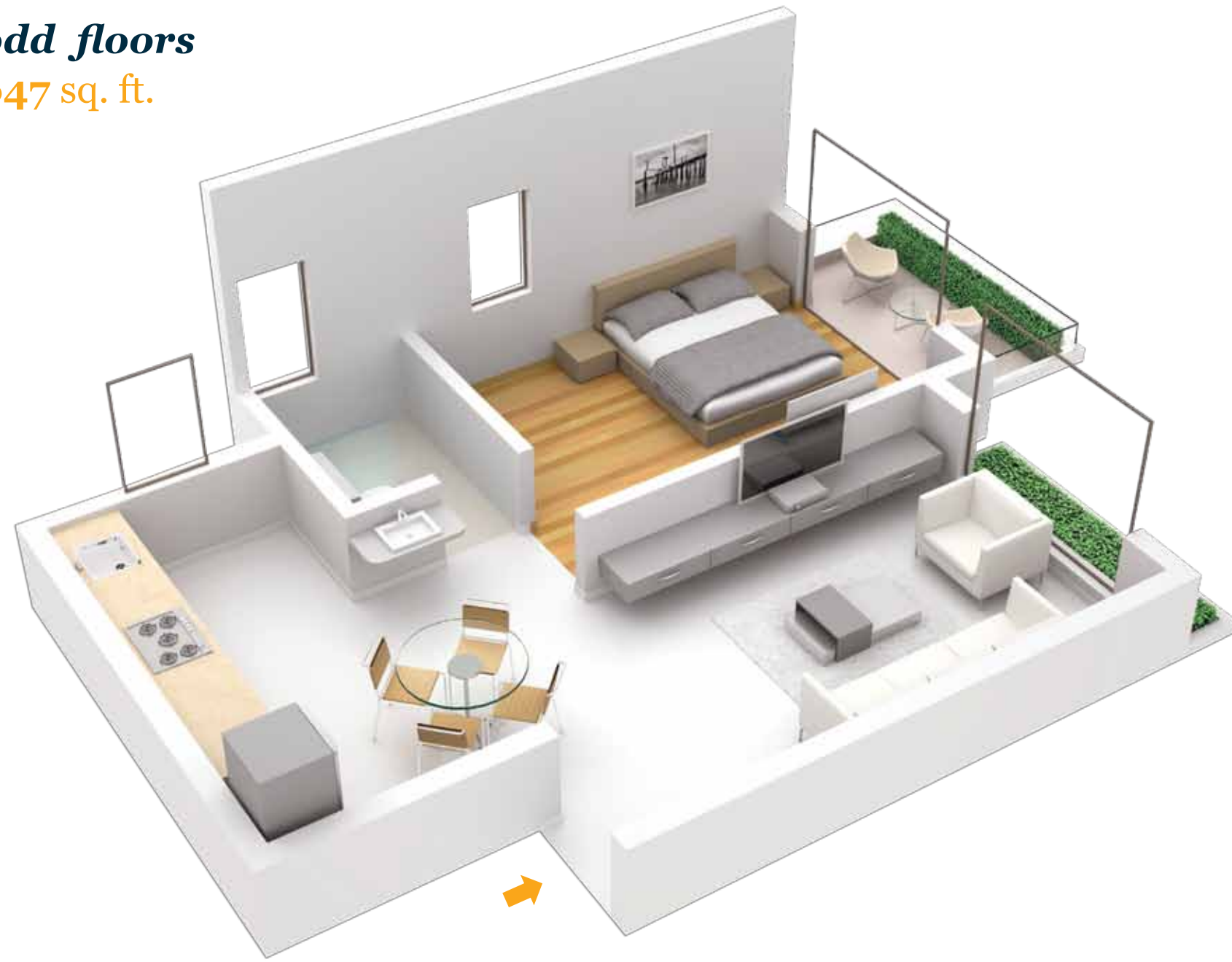
TERRACE AREA
40 sq. ft.

CHARGEABLE AREA
631 sq. ft.



1 odd floors

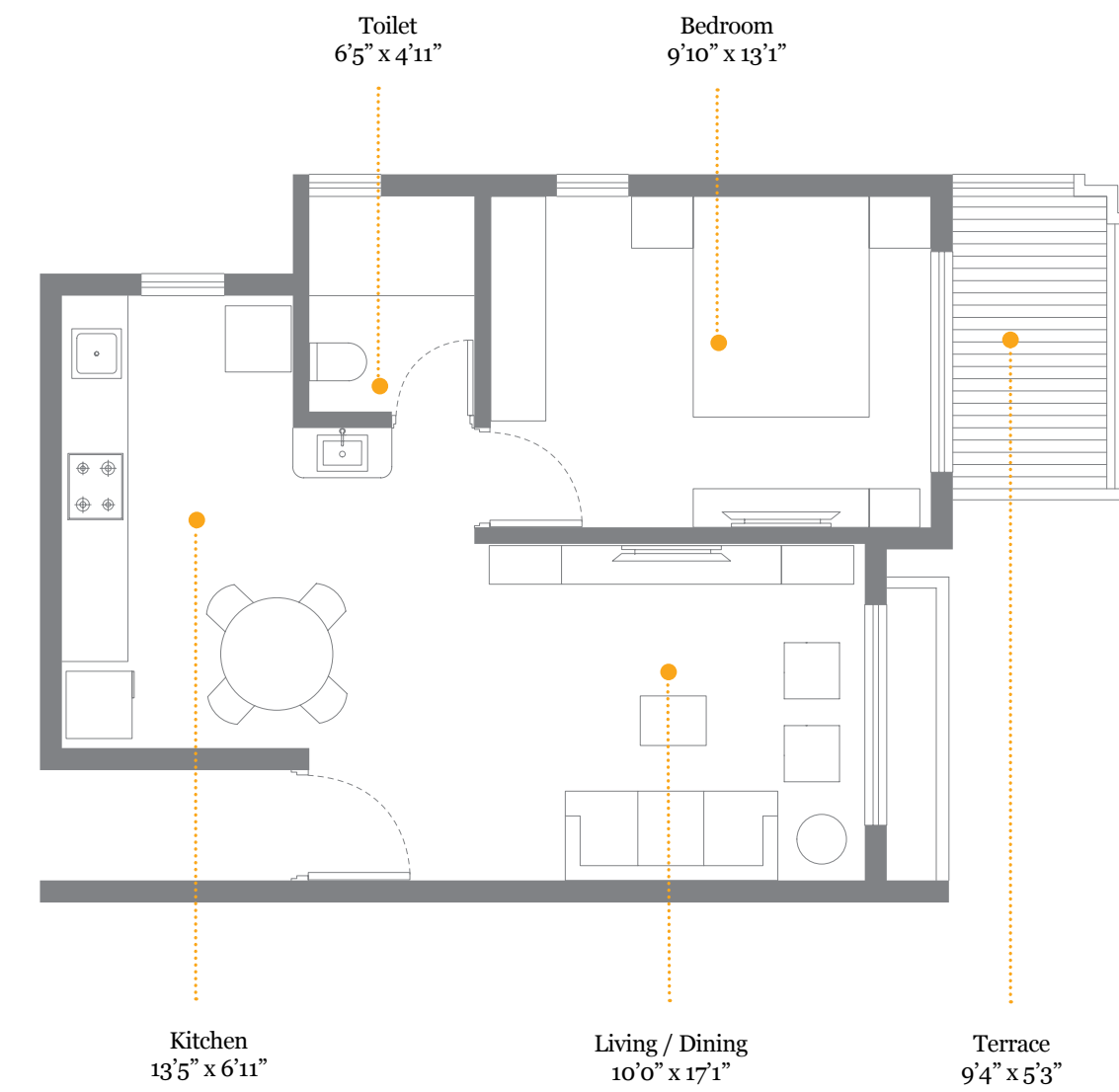
647 sq. ft.



CARPET AREA
446 sq. ft.

TERRACE AREA
52 sq. ft.

CHARGEABLE AREA
647 sq. ft.



1 even floors

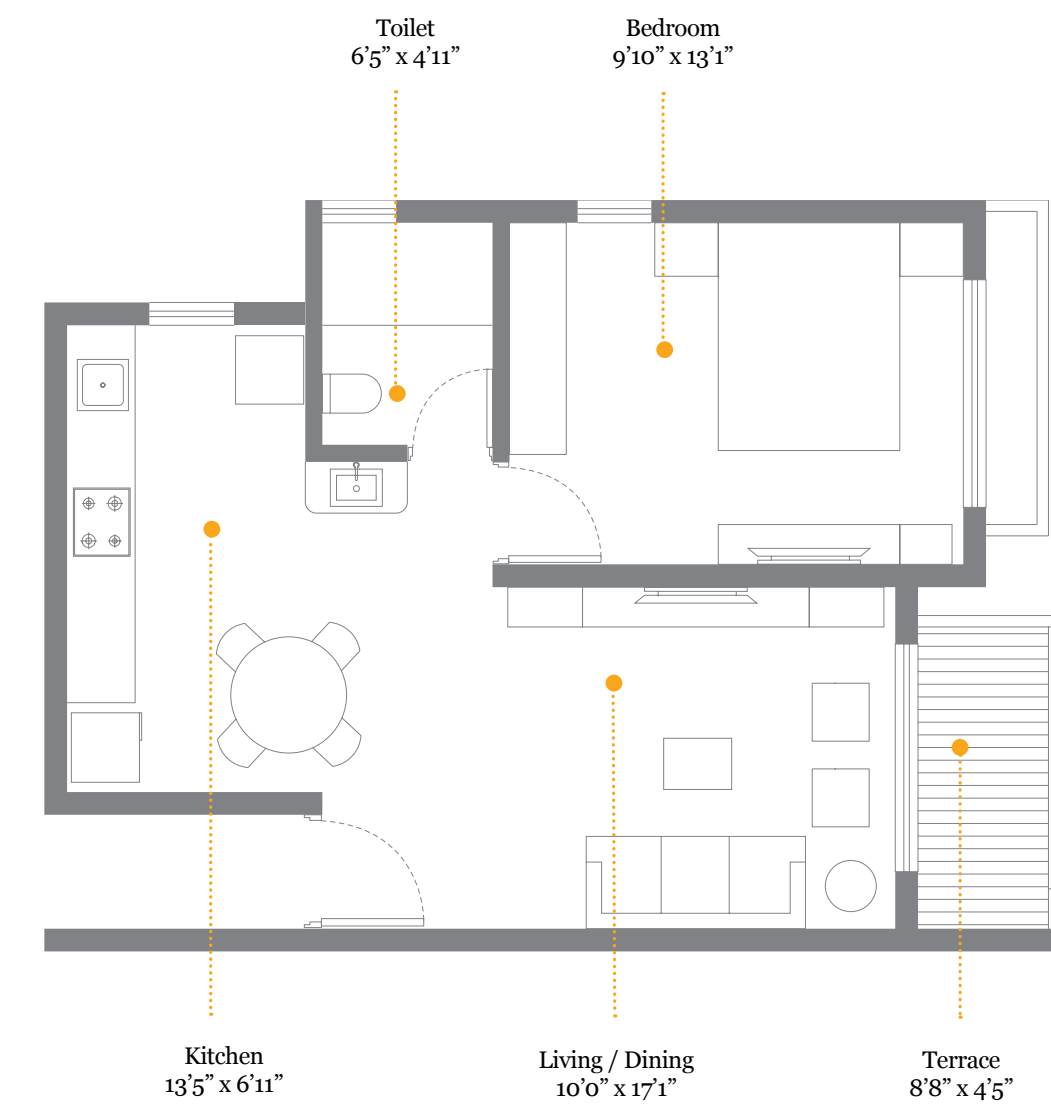
629 sq. ft.



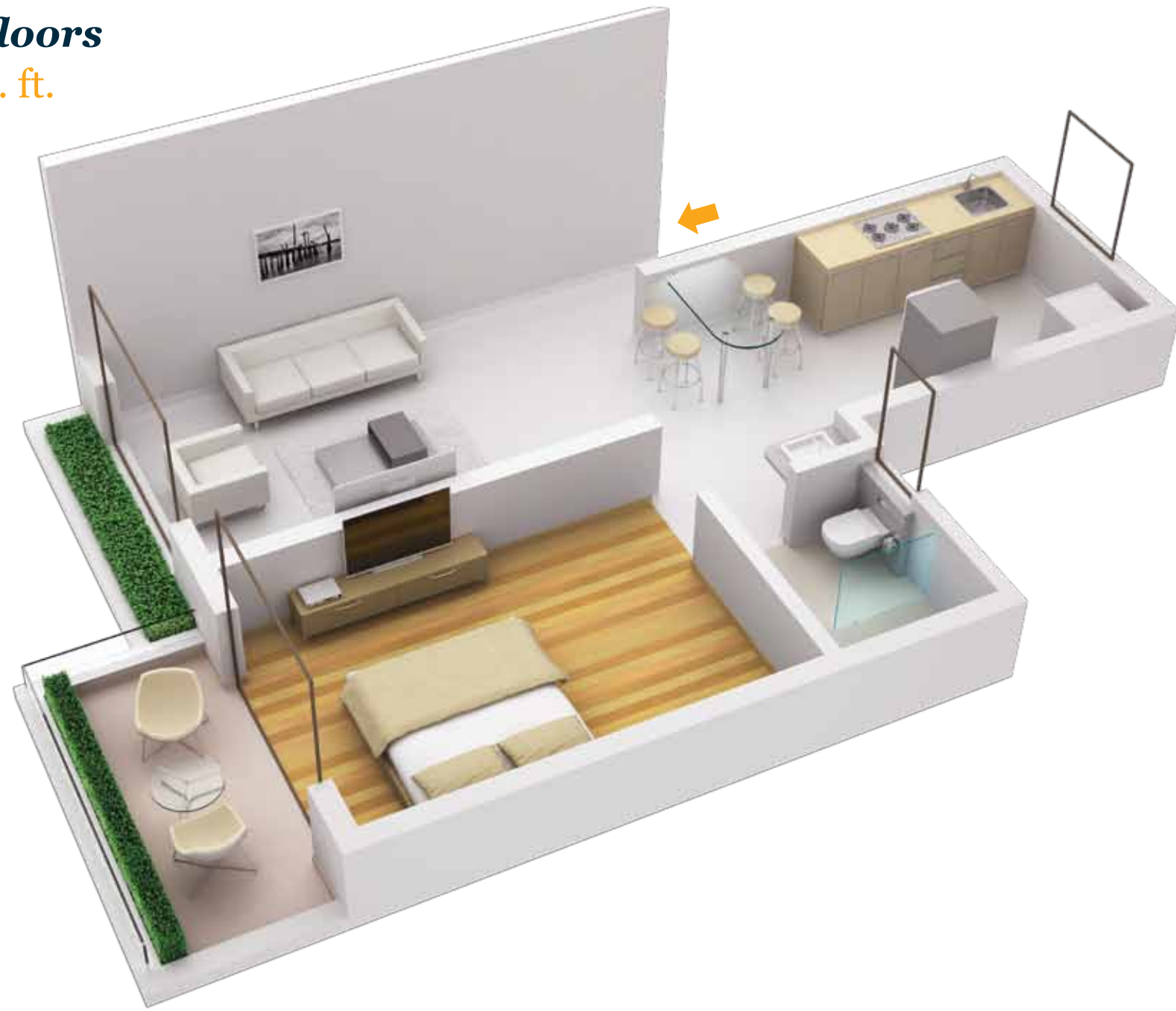
CARPET AREA
446 sq. ft.

TERRACE AREA
38 sq. ft.

CHARGEABLE AREA
629 sq. ft.



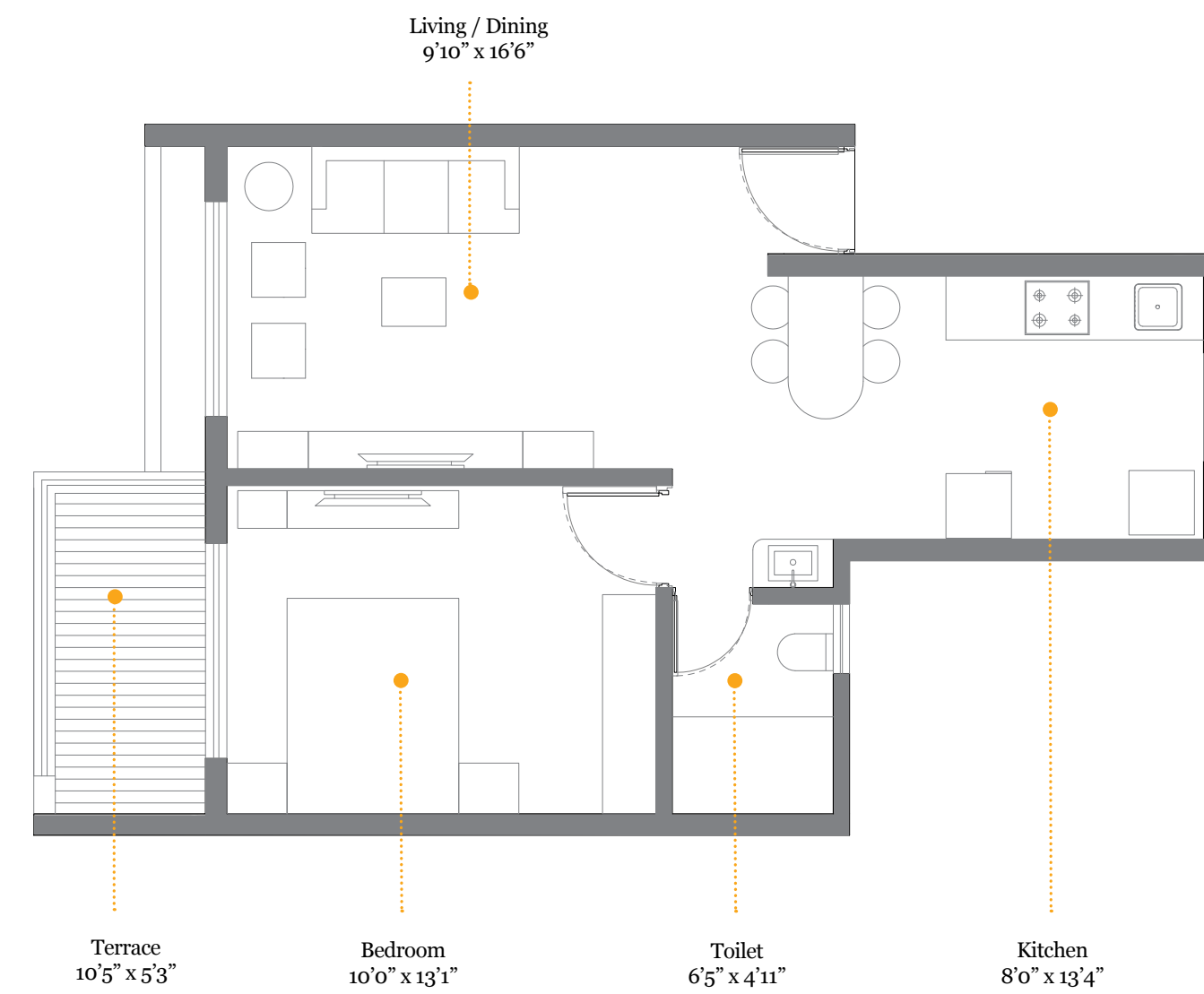
1 *odd floors*
671 sq. ft.



CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.



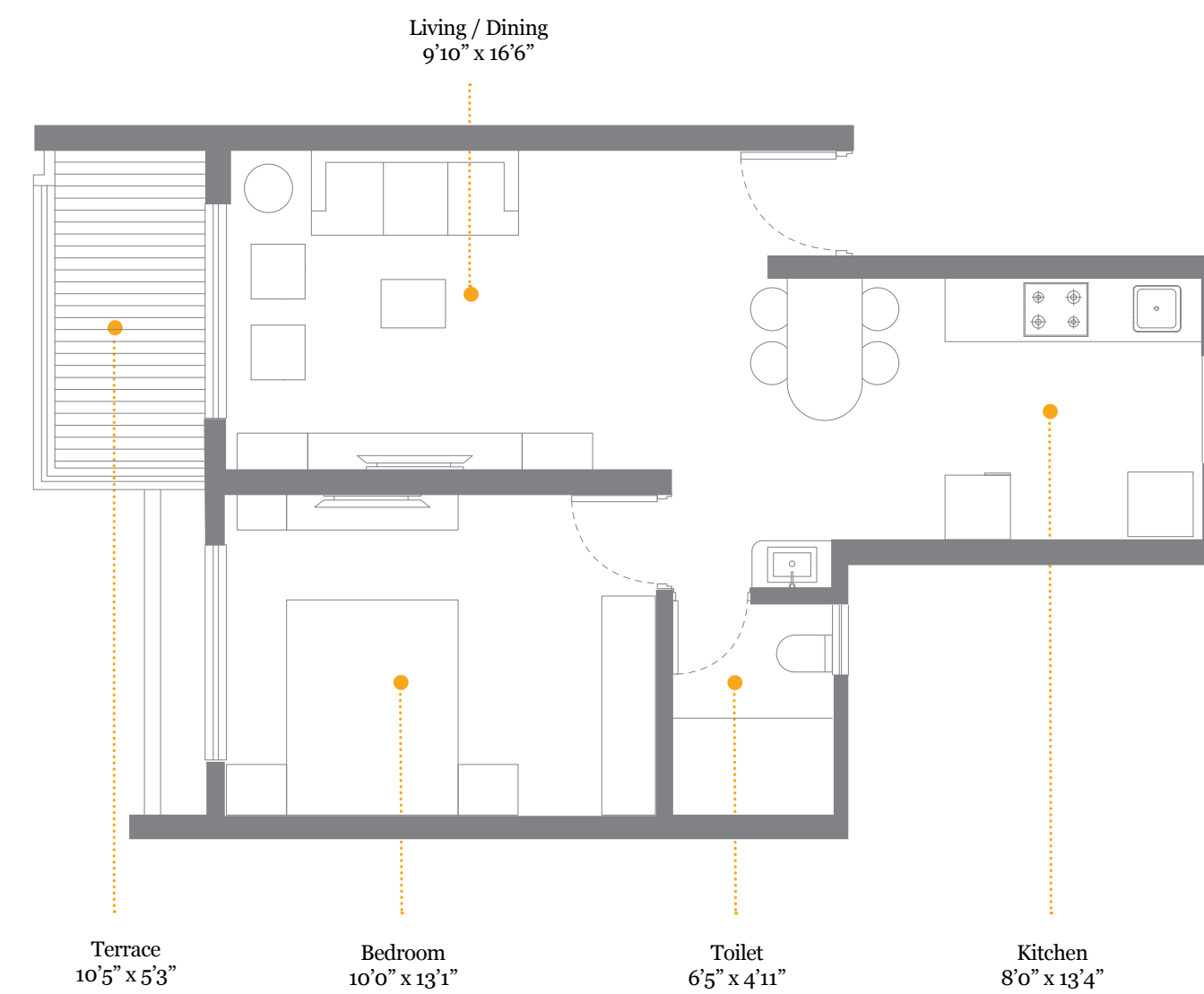
1 *even floors*
671 sq. ft.



CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.



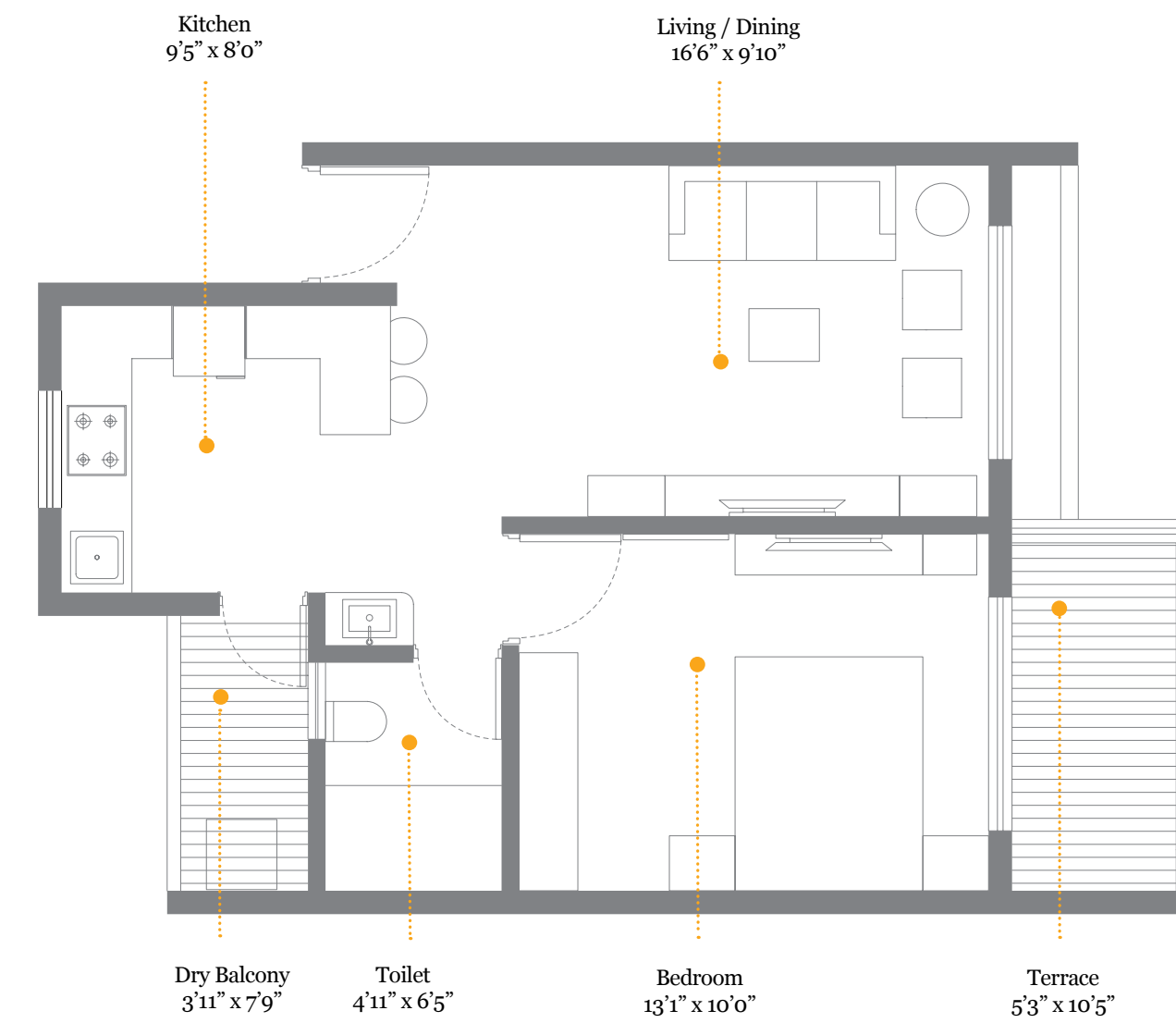
1 *odd floors*
666 sq. ft.



CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



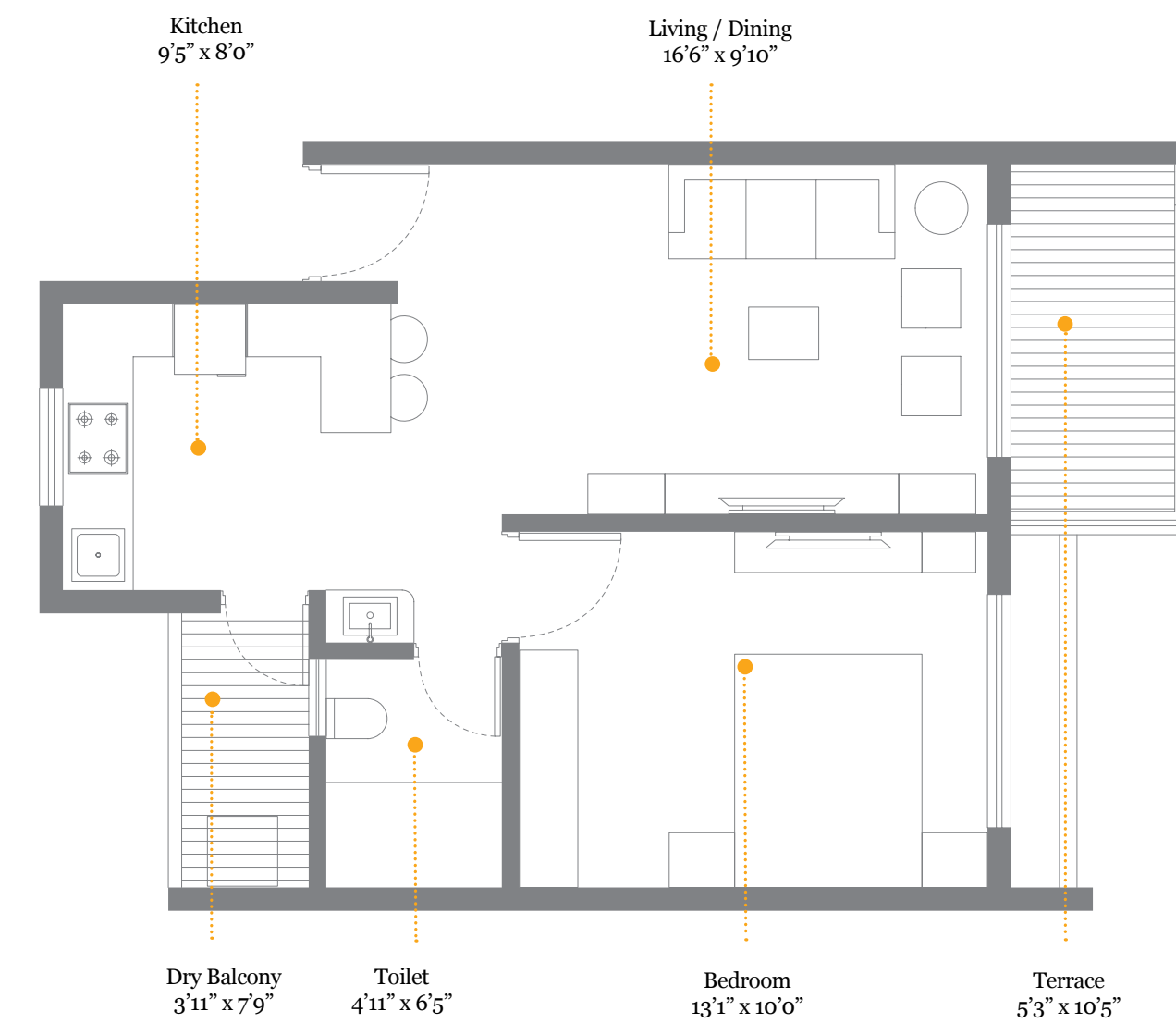
1 *even floors*
666 sq. ft.



CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



Tower 02

FIRST
FLOOR



1 BHK

Flats 101, 103, 104, 106,
107, 109, 112, 114, 117,
119, 120, 122

CARPET AREA
446 sq. ft.

TERRACE AREA
52 sq. ft.

CHARGEABLE AREA
647 sq. ft.

1 BHK

Flats 102, 108, 113, 118

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.

1 BHK

Flats 110, 111, 115, 116

CARPET AREA
445 sq. ft.

TERRACE AREA
42 sq. ft.

CHARGEABLE AREA
633 sq. ft.

1 BHK

Flats 105, 121

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



Tower 02

SECOND
FLOOR



1 BHK

Flats 201, 203, 204, 206,
207, 209, 212, 214, 217,
219, 220, 222

CARPET AREA
446 sq. ft.

TERRACE AREA
38 sq. ft.

CHARGEABLE AREA
629 sq. ft.



1 BHK

Flats 202, 208, 213, 218

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.



1 BHK

Flats 205, 221

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



1 BHK

Flats 210, 211, 215, 216

CARPET AREA
445 sq. ft.

TERRACE AREA
40 sq. ft.

CHARGEABLE AREA
631 sq. ft.



FOUR SEASONS FARM HOUSE SOCIETY

Tower 02

THIRD
FLOOR



1 BHK

Flats 301, 303, 304, 306,
307, 309, 312, 314, 317,
319, 320, 322

CARPET AREA
446 sq. ft.

TERRACE AREA
52 sq. ft.

CHARGEABLE AREA
647 sq. ft.



1 BHK

Flats 302, 308, 313, 318

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.



1 BHK

Flats 310, 311, 315, 316

CARPET AREA
445 sq. ft.

TERRACE AREA
42 sq. ft.

CHARGEABLE AREA
633 sq. ft.



1 BHK

Flats 305, 321

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



Tower
02
FOURTH
FLOOR



1 BHK

Flats 401, 403, 404, 406,
407, 409, 412, 414, 417,
419, 420, 422

CARPET AREA
446 sq. ft.

TERRACE AREA
38 sq. ft.

CHARGEABLE AREA
629 sq. ft.



1 BHK

Flats 402, 408, 413, 418

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.



1 BHK

Flats 405, 421

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



1 BHK

Flats 410, 411, 415, 416

CARPET AREA
445 sq. ft.

TERRACE AREA
40 sq. ft.

CHARGEABLE AREA
631 sq. ft.



FOUR SEASONS FARM HOUSE SOCIETY

Tower 02

FIFTH
FLOOR



1 BHK

Flats 501, 503, 504, 506,
507, 509, 512, 514, 517,
519, 520, 522

CARPET AREA
446 sq. ft.

TERRACE AREA
52 sq. ft.

CHARGEABLE AREA
647 sq. ft.

1 BHK

Flats 502, 508, 513, 518

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.

1 BHK

Flats 510, 511, 515, 516

CARPET AREA
445 sq. ft.

TERRACE AREA
42 sq. ft.

CHARGEABLE AREA
633 sq. ft.

1 BHK

Flats 505, 521

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



Tower
02
SIXTH
FLOOR



1 BHK

Flats 601, 603, 604, 606,
607, 609, 612, 614, 617,
619, 620, 622

CARPET AREA

446 sq. ft.

TERRACE AREA

38 sq. ft.

CHARGEABLE AREA

629 sq. ft.



1 BHK

Flats 602, 608, 613, 618

CARPET AREA

462 sq. ft.

TERRACE AREA

54 sq. ft.

CHARGEABLE AREA

671 sq. ft.



1 BHK

Flats 605, 621

CARPET AREA

458 sq. ft.

TERRACE AREA

54 sq. ft.

CHARGEABLE AREA

666 sq. ft.



1 BHK

Flats 610, 611, 615, 616

CARPET AREA

445 sq. ft.

TERRACE AREA

40 sq. ft.

CHARGEABLE AREA

631 sq. ft.



FOUR SEASONS FARM HOUSE SOCIETY

Tower 02

SEVENTH
FLOOR



1 BHK

Flats 701, 703, 704, 706,
707, 709, 712, 714, 717,
719, 720, 722

CARPET AREA
446 sq. ft.

TERRACE AREA
52 sq. ft.

CHARGEABLE AREA
647 sq. ft.

1 BHK

Flats 702, 708, 713, 718

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.

1 BHK

Flats 710, 711, 715, 716

CARPET AREA
445 sq. ft.

TERRACE AREA
42 sq. ft.

CHARGEABLE AREA
633 sq. ft.

1 BHK

Flats 705, 721

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



Tower 02

EIGHTH
FLOOR



1 BHK
Flats 804, 806, 807, 809,
817, 819, 820, 822

CARPET AREA
446 sq. ft.

TERRACE AREA
38 sq. ft.

CHARGEABLE AREA
629 sq. ft.

1 BHK
Flats 808, 818

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.

1 BHK
Flats 805, 821

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.

1 BHK
Flats 810, 811, 815, 816

CARPET AREA
445 sq. ft.

TERRACE AREA
40 sq. ft.

CHARGEABLE AREA
631 sq. ft.



Tower
02
NINTH
FLOOR



1 BHK

Flats 901, 903, 904, 906,
907, 909, 912, 914, 917,
919, 920, 922

CARPET AREA
446 sq. ft.

TERRACE AREA
52 sq. ft.

CHARGEABLE AREA
647 sq. ft.

1 BHK

Flats 902, 908, 913, 918

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.

1 BHK

Flats 910, 911, 915, 916

CARPET AREA
445 sq. ft.

TERRACE AREA
42 sq. ft.

CHARGEABLE AREA
633 sq. ft.

1 BHK

Flats 905, 921

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.



Tower
02
TENTH
FLOOR



1 BHK

Flats 1001, 1003, 1004, 1006,
1007, 1009, 1012, 1014, 1017,
1019, 1020, 1022

CARPET AREA
446 sq. ft.

TERRACE AREA
38 sq. ft.

CHARGEABLE AREA
629 sq. ft.

1 BHK

Flats 1002, 1008, 1013, 1018

CARPET AREA
462 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
671 sq. ft.

1 BHK

Flats 1005, 1021

CARPET AREA
458 sq. ft.

TERRACE AREA
54 sq. ft.

CHARGEABLE AREA
666 sq. ft.

1 BHK

Flats 1010, 1011, 1015,
1016

CARPET AREA
445 sq. ft.

TERRACE AREA
40 sq. ft.

CHARGEABLE AREA
631 sq. ft.



aria

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

- Vitrified tiles in the other bedrooms
- TV and telephone points in the master bedroom
- 5 star rated air conditioning 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
- 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
- Gas Leak and smoke detectors

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
- 150% car parking and separate visitor parking
- 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

aria



***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

The Developer

Enerrgia Skyi Developers

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3, Godavari, Kanchan Lane,
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Pune - 411 004.

Registered Office

Sugat Residency, Plot No. 21,
S. No. 77 / 2 / 16, Bhusari Colony,
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