

iris

URBAN LIVING



SKYi
SONGBIRDS



BHUGAON, PAUD ROAD



Iris is SKYi's flagship brand of premium 2 & 3 BHK residences. After the successful completion of projects 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



Indian Robin

Songbirds is home to over 50 species of birds, including the gorgeous sweet-singing Indian Robin, the inspiration behind the name. The birds here are a mix of a number of local species, along with a few migratory birds. Explore a whole new world, full of vibrant coloured feathers and plumage, and learn new things about these interesting creatures, everyday.

iris

at Songbirds

2 & 3 BHK Premium apartments

Urban living at its premium best. Iris brings you brilliantly designed 2 & 3 BHK apartments that redefine lifestyle for a modern family. An Iris home is the perfect balance between style and substance where every functional need is fully addressed without compromising on the desired aesthetic feel that gives the home its unique character. Built in adherence to the ihome concept of development, your Iris home fulfils various parameters of sustainability while offering you breathtaking views and a plethora of amenities. Live urban. Live premium. At Iris.



In true harmony with nature.

It's what my home at Songbirds will be.

*An abode that will be designed to let me live life just the way it should be.
It's where all of Mother Nature's creations will live in complete harmony,
and so will I.*

Deepika Padukone.

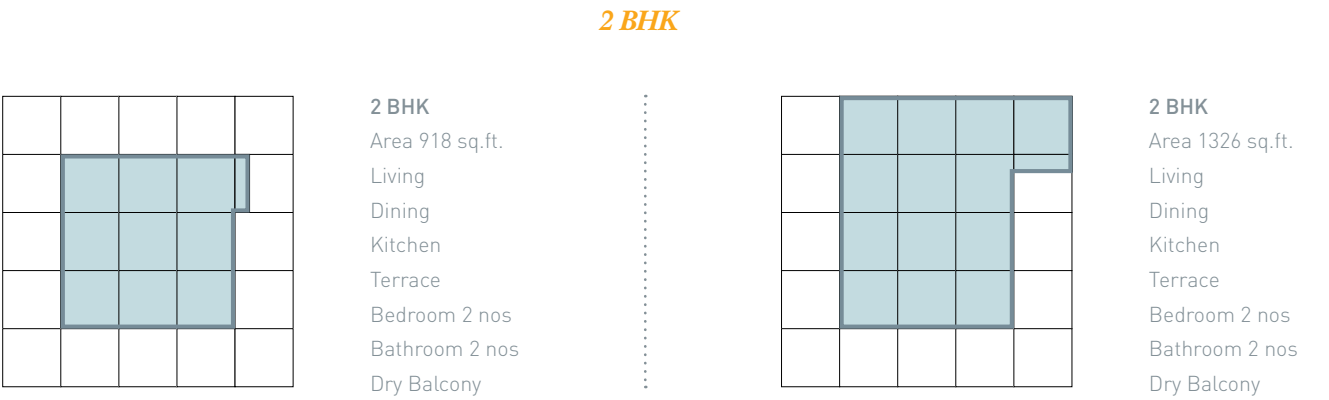
Deepika Padukone *Brand Ambassador, SKYi*



Apartment Configurations

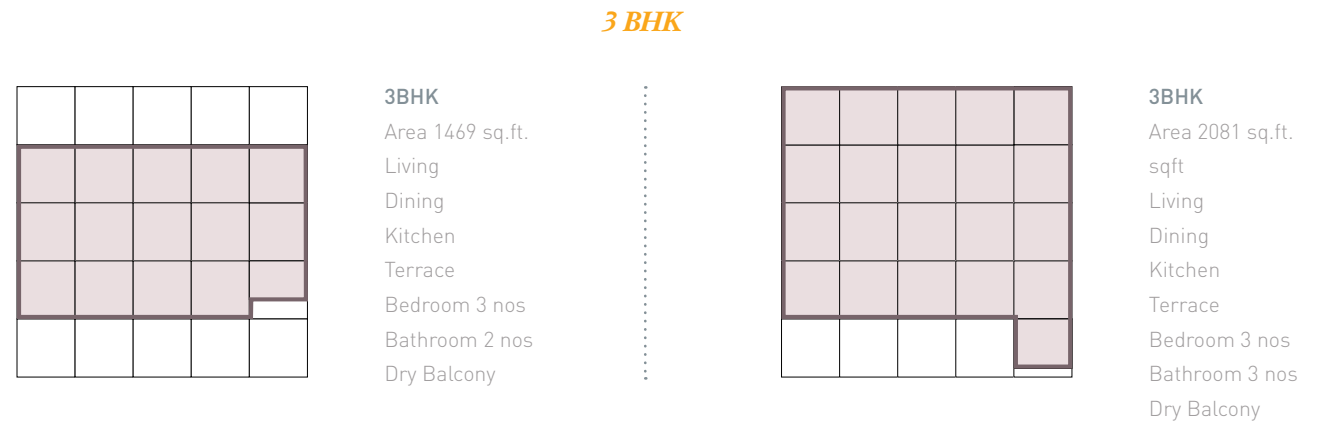
The homes at Iris Songbirds are designed in 2 configurations – 2 BHK and 3BHK. The 2 BHK apartments range from 918 sq.ft. to 1326 sq.ft and the 3BHK apartments range from 1469 sq.ft. to 2081 sq.ft.

All configurations have been designed to give its residents the optimum utilization of space. Large living rooms, well-laid out kitchens and comfortable bedrooms make a perfect home at Iris Songbirds.



All 2 BHK Area Options:

918 sq.ft. | 952 sq.ft | 1191 sq.ft. | 1223 sq.ft. | 1303 sq.ft. | 1326 sq.ft.



All 3 BHK Area Options:

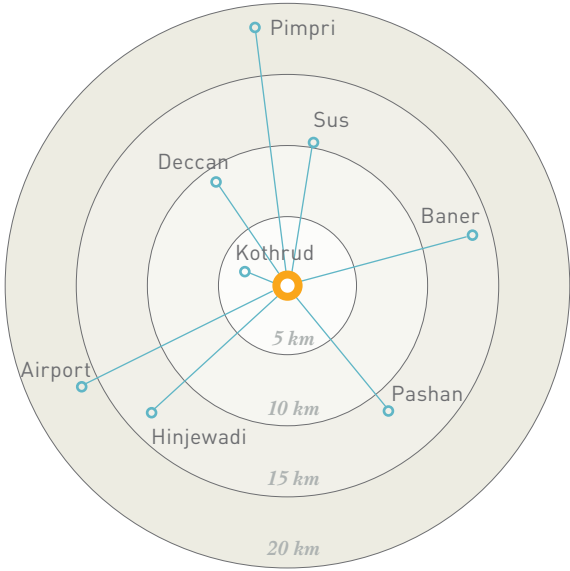
1469 sq.ft. | 1473 sq.ft. | 1725 sq.ft | 1773 sq.ft. | 2068 sq.ft. | 2081 sq.ft.



You don't need to travel miles to go everywhere.

Western Pune is fast becoming an attractive residential destination within the city. With areas such as Kothrud, Hinjewadi, Baner, Pashan, Bavdhan witnessing rapid growth in IT, pharma and other business sectors, these areas are seeing a huge demand in quality residential housing.

Robust infrastructure, excellent connectivity, abundant greenery and exciting entertainment options have made Western Pune a preferred destination of choice for those wanting to make this city their home.



Schools/ Institutes

- Vidya Valley School
- Indus International School
- Sanskriti School
- Bavdhan Primary School
- Ambrosia Institute Of Hotel Management
- Flame University
- Symbiosis International University
- Sri Sri Ravishankar School

Hospitals

- Sahyadri Hospital (5 Km)
- IMS Hospital (3 Km)
- Bavdhan Hospital
- Om Hospital

Retail

- Reliance Fresh
- More
- Petrol Pump (0.5 Km)

Atms

- SBI (3 Km)
- Canara Bank
- Union Bank (3 Km)
- Axis (3 Km)
- ICICI (3 Km)
- HDFC (3 Km)

Banks

- Union Bank
- Bank Of Maharashtra
- SBI (4.5 Km)
- Cosmos Co-Operative Bank
- ICICI (4.5 Km)

Restaurants

- Domino's
- Smokin' Joes
- Café Coffee Day
- Ambrosia
- Trikeya
- Banjara Hills
- Up & Above
- Club Oasis
- Viva Inn
- Garden Court
- Manas Resort
- Apache Club

Sports & Recreation

- Oxford Golf Course & Country Club
- Corianthan Club (Proposed)
- Shri Shiv Chhatrapati Sports City (Cyg Site)
- Abs Gym
- Manas Boating Club
- Manas Go-Karting Track

Automobile

- Honda Crystal
- Toyota Dsk
- Nissan Oxford
- Gm
- Mercedes Benz
- Connectivity
- Pashan - 2 Km
- Kothrud - 3 Km
- Sus - 5 Km
- Baner - 8 Km
- Hinjewadi - 12 Km
- Chandni Chowk - 2.5 Km
- Indo-German Tech Park - 15 Km
- Deccan Gymkhana - 10 Km
- Lavasa - 40 Min
- Sahara Stadium - 40 Min



Location Map



↓
J

Songbirds has been designed in accordance with the forces of nature such that the sun shall illuminate and the wind shall blow through every home. Majestic towers and a large cluster of villas spread over a sprawling campus of over 42 acres with more than 70% of that space reserved as open or landscaped space.



The Residences

- A ARIA : Studio Apartments
- B IRIS : 2&3 Bedroom Premium Apartments

The Landscape

- C The Nest : A 70,000 sq.ft. lush green garden
- D Walking Track
- E Entry Gate
- F Bridge over Ram Nadi

The Neighbourhood

- G River : Ram Nadi
- H Farmlands
- I 4 Seasons Farm House Property
- J NDA Forest
- K Club

..... Songbirds Boundary

Image not to scale



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2 & 3 BHK Apartments

Top View

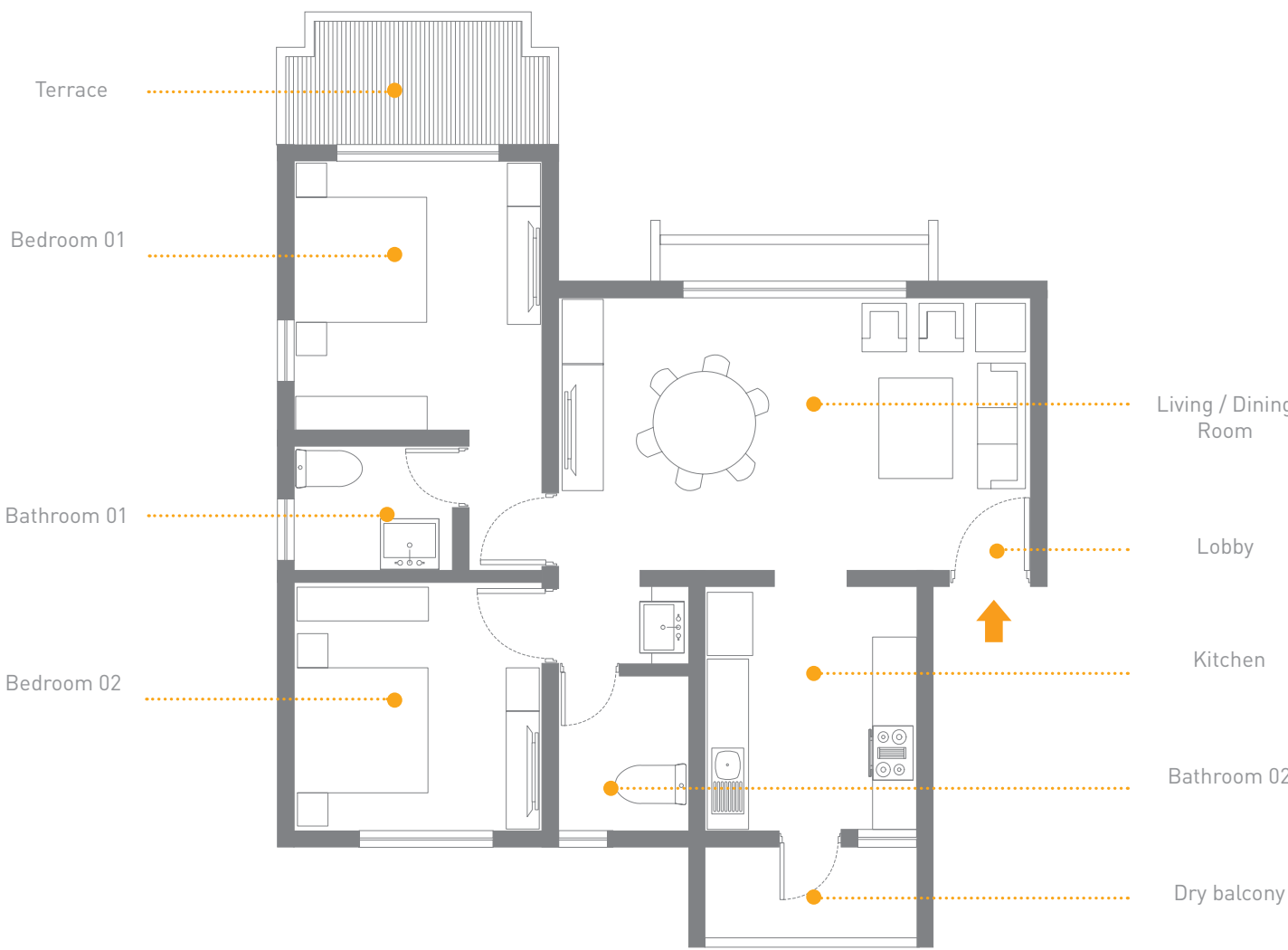
- N** The Nest - 70,000 sq. ft. lush green garden
- S** Spine Road
- J** Jogging / Walking Track
- R** River Promenade



2

BHK Apartment

- LIVING
- DINING
- KITCHEN
- BEDROOM x 2
- BATHROOM x 2
- DRY BALCONY
- TERRACE
- LOBBY

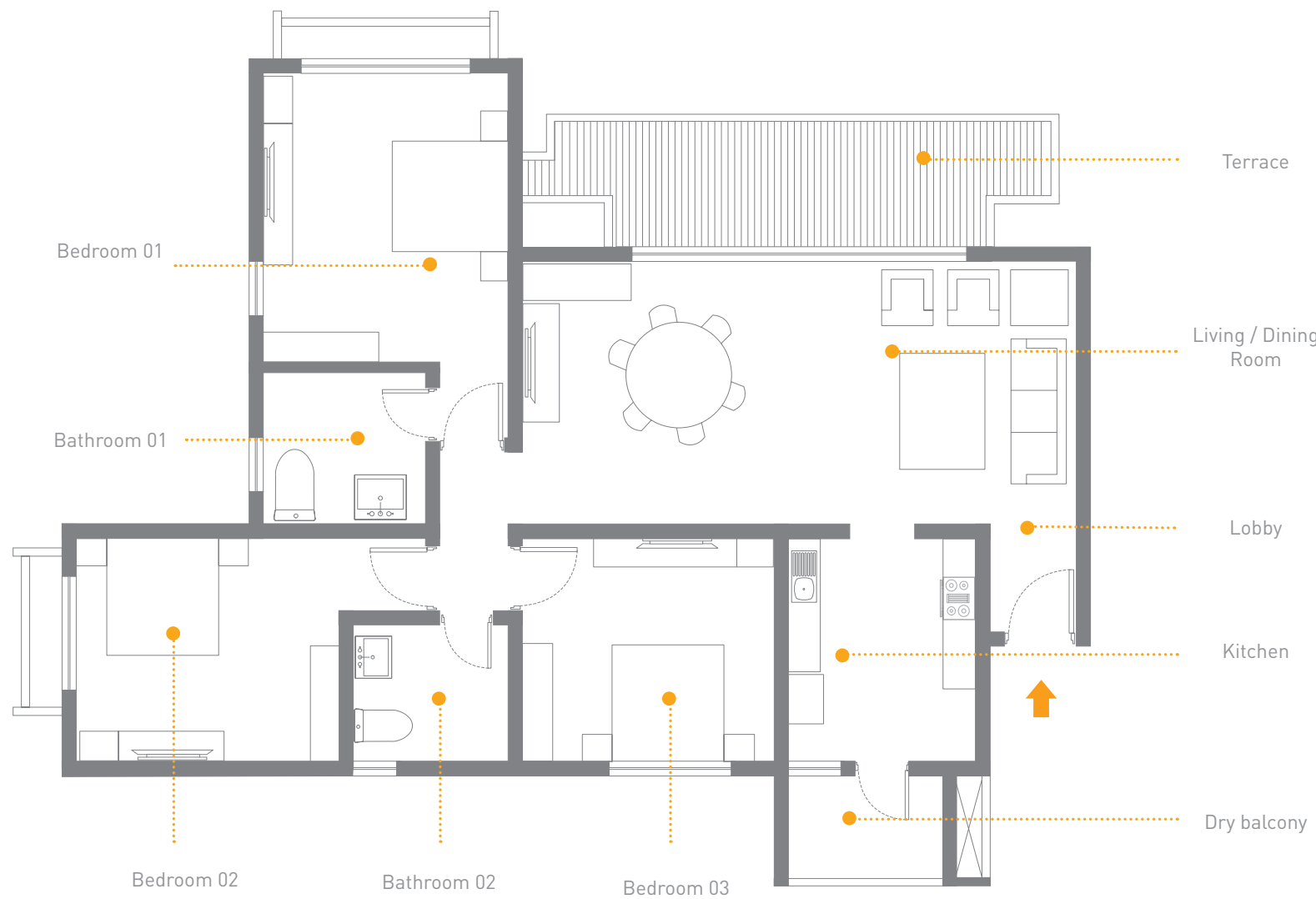


*For complete details and floor plans please contact
our sales representative or log on to www.skyi.com.*

3

BHK Apartment

- LIVING
- DINING
- KITCHEN
- BEDROOM x 3
- BATHROOM x 2
- DRY BALCONY
- TERRACE
- LOBBY

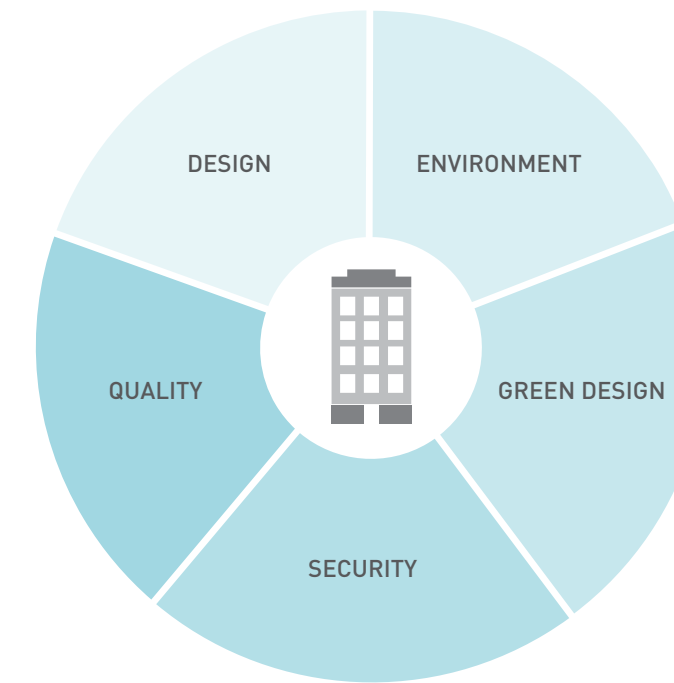


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There are 5 pillars that constitute the iHome Concept of Development.

World-class planning and design, care for the environment, eco-friendly design and development, state-of-the-art security and unmatched quality. Every development by SKYi adheres to the exacting standards of this concept of development. The result being that your home and the community where you reside are perfect in almost every sense of the word. From being designed to live life to the fullest to being planned around natural flora and fauna, the iHome concept strikes the perfect balance between luxurious, opulent development and a sustainable, eco-friendly lifestyle.

It's what your home at Songbirds will be. An iHome.



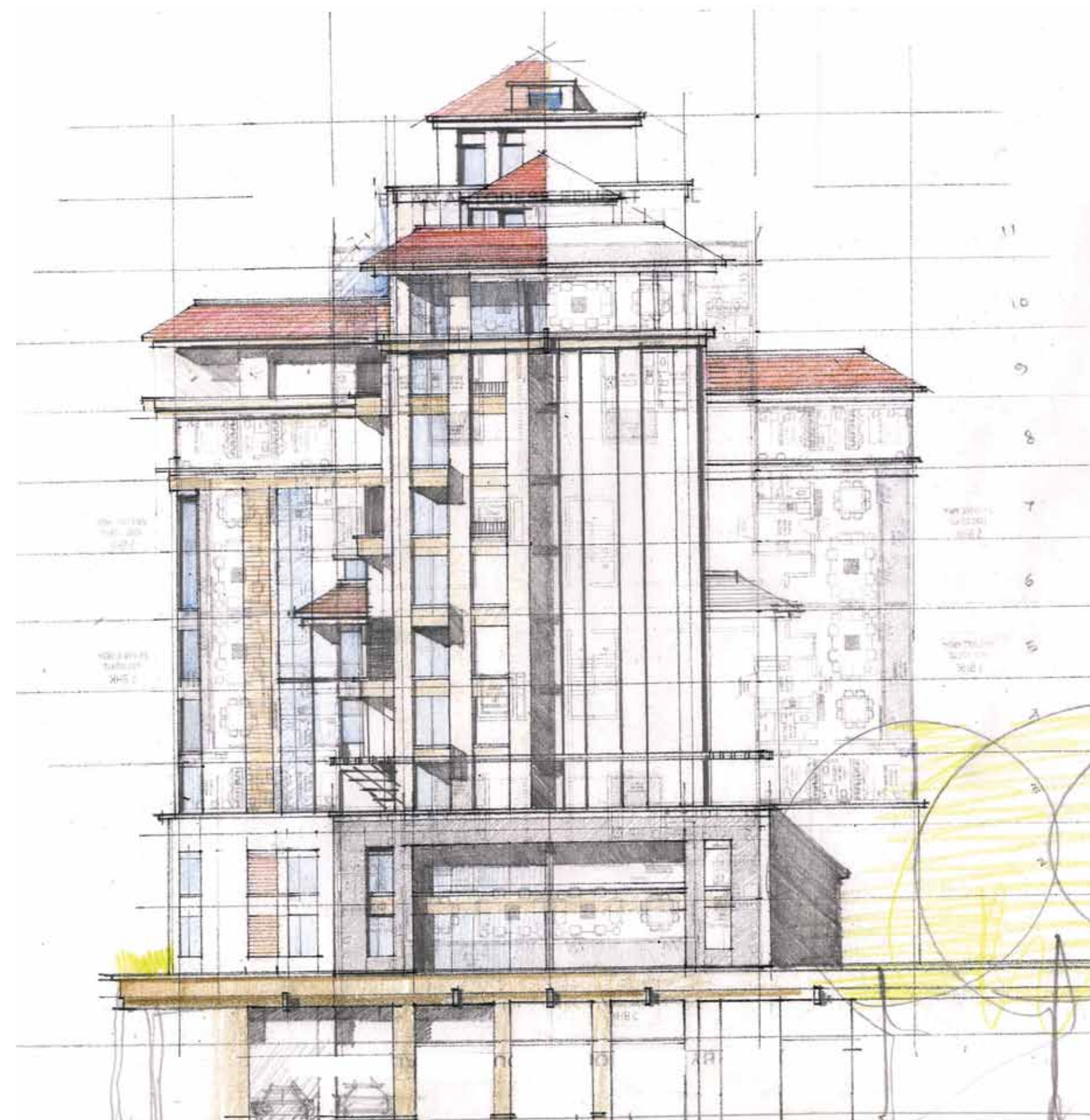
the
ihome concept
of development



your home, your taste
After all, its an iHome

Songbirds has been planned as per the exacting standards of the iHome concept. From the 70% landscaped and open spaces to the impeccable quality of construction, Songbirds is poised to be the perfect translation of a brilliant philosophy into reality. The sun, the wind and the elements have been analysed to come up with a masterplan where every single home will be picture perfect.

Salil Ranadive
Chief Architect, Songbirds



Living Room

*Large & spacious.
Call all the guests you want.*

- Elegant main door
- Additional security 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



Kitchen

Cooking shall be an absolute joy.

- Modular kitchen unit with lower cabinets*
- 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

*Premium Plus Package only.



Bedroom and Bathroom

Cozy & luxurious.

- Laminated wooden flooring in the master bedroom
- Vitrified tiles in the other bedrooms
- TV and telephone points in the master bedroom
- One 1.5 ton 5 star rated air conditioning system in the master bedroom*
- 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

*Premium Plus Package only.



A close-up photograph of a couple's hands clasped together. The person on the left is wearing a light-colored shirt and khaki pants. The person on the right is wearing a dark red dress and has a ring on their finger. They are standing in a field of tall, golden-brown grass under a clear sky.

tranquil *and convenient*

*Life at Songbirds is a confluence of activities,
tranquility and convenience, all at once.
With a tremendous amount of detail having gone
into the planning of spaces, there will never be a
dull moment for anyone on campus.*

For the actively inclined, there are a host of sports and other activities that one can indulge in. From walking circuits, jogging tracks, children's area to indoor game rooms and more, Songbirds caters to everyone's needs.

Activities

- Billiards / Pool room
- Video Gaming
- Toddler Play Area
- Jogging Track
- Cycling Track

There are zones and spaces of absolute peace and calm that have been created at Songbirds. Put your feet up and just relax at one of the many resting decks that are built across the campus or give expression to your creative side in one of the Music and Art rooms.

Tranquility

- | | |
|--------------------------|------------------------|
| • Eco Pond | • Music / Art Rooms |
| • Rain Garden | • Reading Rooms |
| • Bird House | • Floating Garden |
| • Yoga / Meditation Lawn | • Amphitheater |
| • Resting Decks | • Art Gallery |
| • Pedestrian Trail | • Eco-observation Deck |

A life of convenience is yours for the living at Songbirds and it begins with being sensitive. The neighbourhood will have medical clinic, grocery store, public library and a plethora of other facilities & services for your convenience.

Neighbourhood

- | | |
|------------------|---------------------|
| • Medical clinic | • Cafes |
| • Medical store | • BBQ |
| • Grocery store | • Laundry service |
| • Internet Cafe | • Banks / ATMs |
| • Public library | • Parlours & Salons |



Fact File

Iris at Songbirds comprises premium 2-BHK, and 3-BHK apartments spread across a number of towers standing on over 42 acres of sprawling landscape designed using the iHome concept. Every aspect of design at Iris reflects meticulous planning and precise implementation upholding your interests at every step.

Project Features

Iris is a seismic resistant, termite resistant structure that has been constructed with the best that technology offers. All towers at Iris will be subjected to stringent third party checks by Quality Consultants. Materials being used in this project are inspected by professional laboratories. This project has been approved by major banks for easy facilitation of home loans.

Green Design

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

Safety & Security

- Separate safety door for added security
- Video door phone
- Safety grills for windows
- Alarms for LPG leakage
- Firefighting equipment
- Seismic resistant design
- CCTV surveillance
- Access control at lobby level of the tower
- 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 essential common facilities
- Garbage chutes
- Broadband and DTH Setup
- Anti-termite treatment
- Impressive main entrance & lobbies
- 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



Enter the world of SKYi

A name that has redefined the very essence of fine living in Maharashtra with projects that turn into benchmarks, one after the other. SKYi's consistent successes over 10 years are testimony to their commitment towards quality construction, customer satisfaction, an aesthetic approach and innovative, passionate building.

SKYi's system & process-driven business model involves urban development of commercial spaces and premium residential properties that range from condominiums, luxurious duplexes, townhouses and more.

Their thoughtful design and development is inspired on a simple

belief of not just constructing a house that a consumer purchases, but creating a home that a family lives within. After over 1 million square feet of developed homes that house over 1,500 families, and over 5 million square feet proposed area under development, the team drives itself in the only direction they have ever known. Skywards.

5 _Baner

5 at Baner is a residential tower of 9 exclusive ultra-luxurious, fully-automated 4 BHK apartments. Each apartment with an area of 3300 sq.ft. is centrally air-conditioned, comes with a spa pool, best-in-class kitchen appliances, a Bose 5.1 Surround System and much more.



Iris _Baner

Iris at Baner is a residential complex of two towers with 132 apartments, covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and extremely well lit.



Iris _Bavdhan

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres. The tower complex consist of 4 wings of 2- BHK, 3- BHK Compact & 3- BHK apartments.



Seher _Baner

Seher at Baner is a community of 90 three-bedroom split level open homes spread over 2,65,000 sq.ft. Each Seher home admeasures 2500 sq.ft. of creatively utilized space. Seher boasts of private gardens on the ground floor and landscaped terrace gardens too.



Nilay _Aundh

Nilay at Aundh is an award-winning project spread over 5 acres having 370 apartments covering 4,00,000 sq.ft. of area at Aundh. A complex of apartments built in a scenic setting at Aundh with the philosophy of "no common walls".



Aquila _Baner

Aquila at Baner is a complex of 18 townhouses covering 60,000 sq.ft. of developed land, all set in a row within Survey No. 39 of Baner, also known as Yogi Park. Each Aquila home is a three bedroom split-level townhouse with a beautiful central courtyard inside the home.



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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

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