

Tower  
08

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*



Tower  
08

IRIS

08

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River : Ram Nadi

Farmlands

4 Seasons Farm House Property

NDA Forest

Club

Songbirds Boundary



2

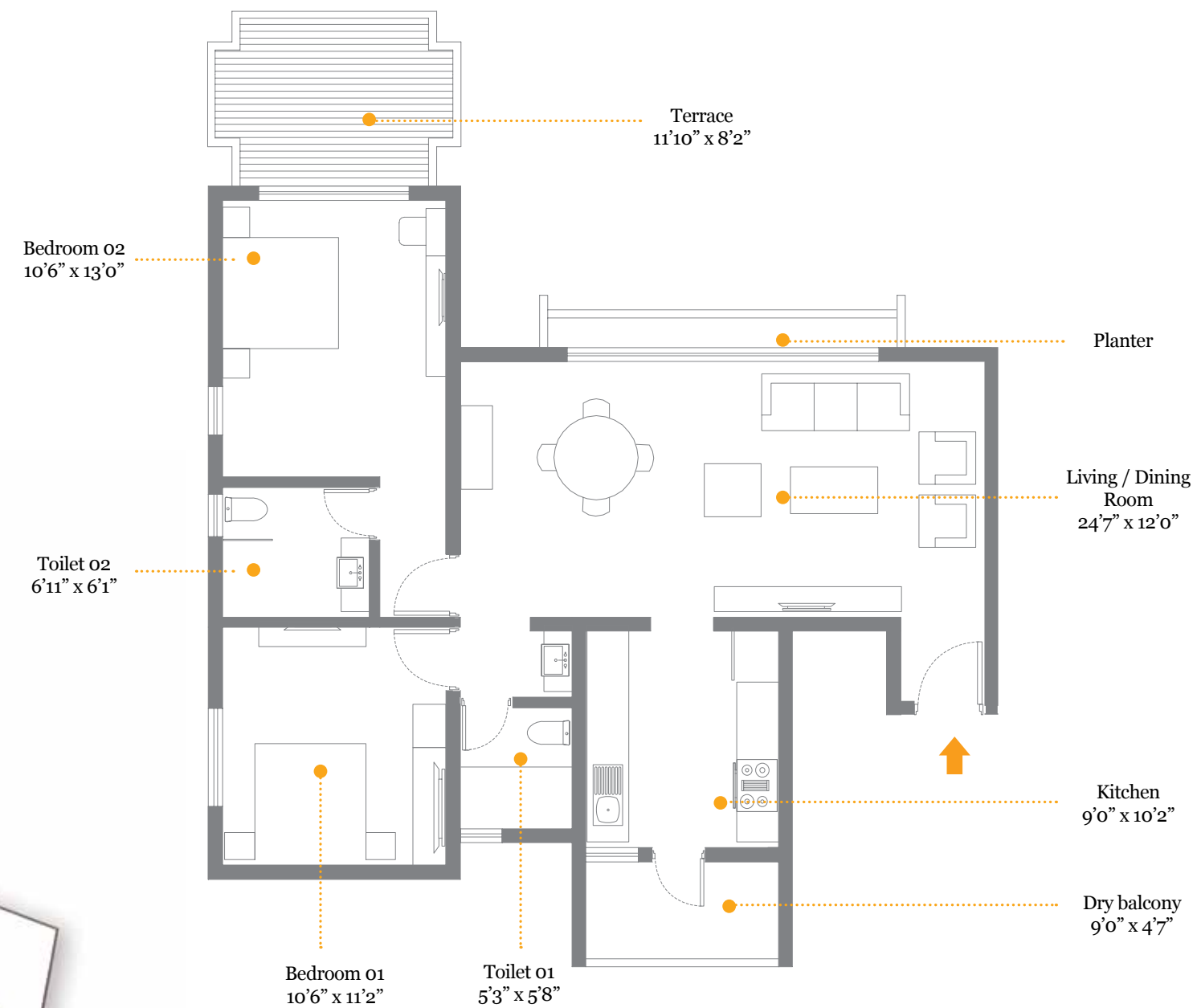
**odd floors**  
1191 sq. ft.



CARPET AREA  
825 sq. ft.

TERRACE AREA  
91 sq. ft.

CHARGEABLE AREA  
1191 sq. ft.



# 2

*even floors*  
1223 sq. ft.

CARPET AREA  
828 sq. ft.

TERRACE AREA  
113 sq. ft.

CHARGEABLE AREA  
1223 sq. ft.



Bedroom 02  
13'0" x 10'6"

Toilet 02  
6'1" x 6'11"

Bedroom 01  
11'2" x 10'6"

Toilet 01  
5'8" x 5'3"

Planter

Terrace  
22'0" x 5'5"

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

Kitchen  
10'2" x 9'0"

Dry balcony  
4'7" x 9'0"

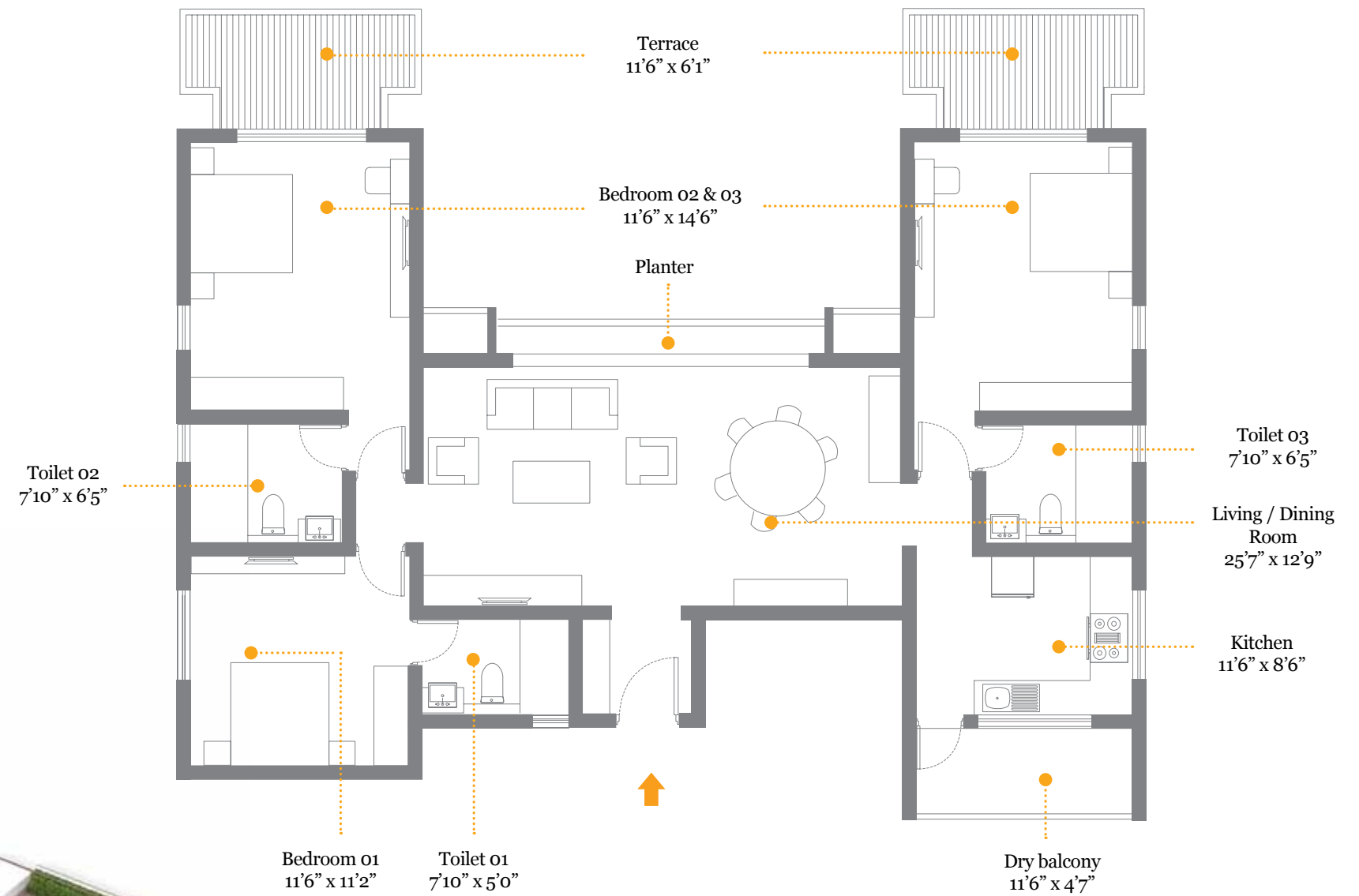
# 3

**odd floors**  
1773 sq. ft.

CARPET AREA  
1189 sq. ft.

TERRACE AREA  
175 sq. ft.

CHARGEABLE AREA  
1773 sq. ft.



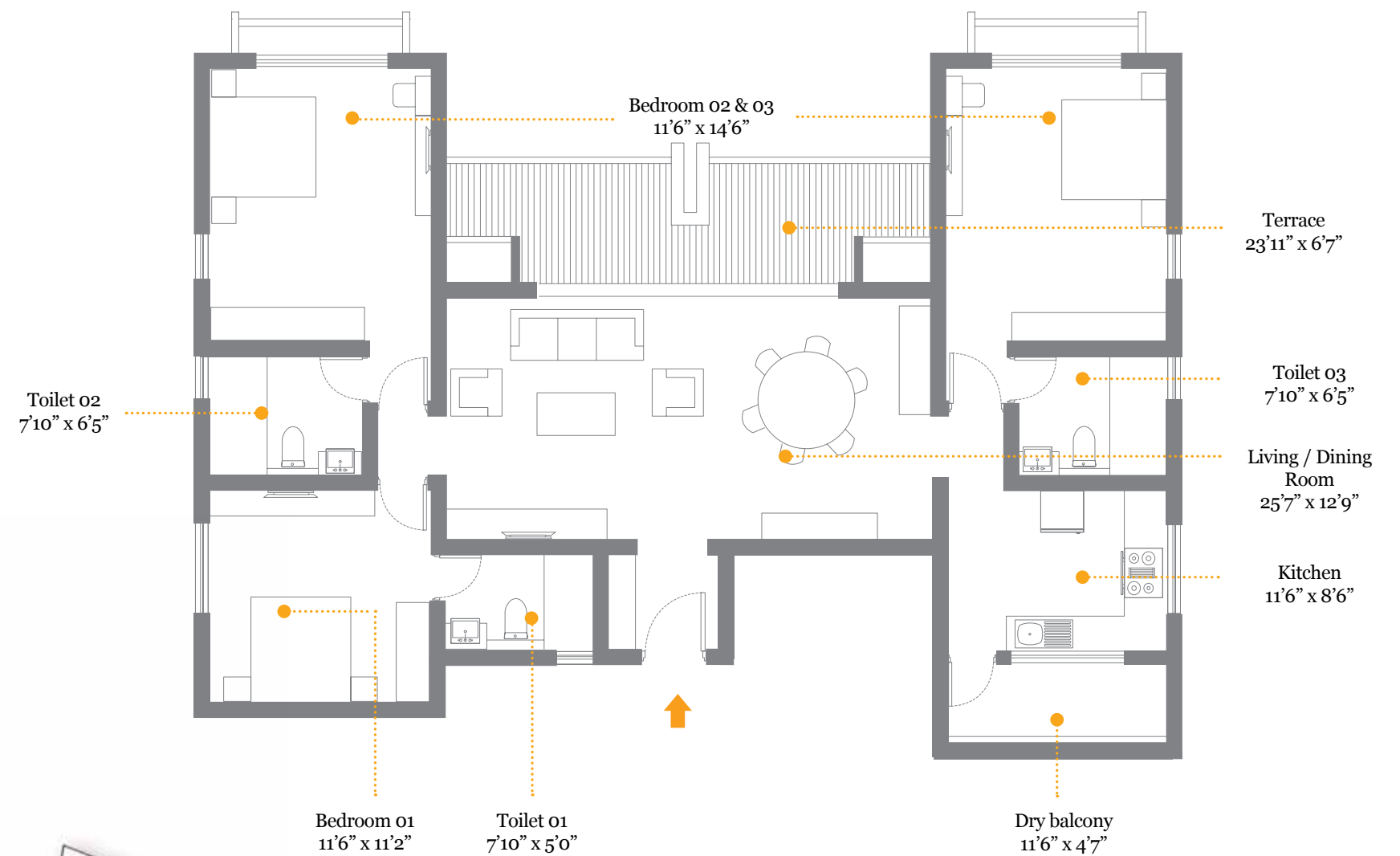
# 3

*even floors*  
1725 sq. ft.

CARPET AREA  
1186 sq. ft.

TERRACE AREA  
141 sq. ft.

CHARGEABLE AREA  
1725 sq. ft.





Tower  
**08**

**FIRST**  
FLOOR

**2 BHK**

Flats 101, 102, 103, 104,  
105, 106 107, 108

CARPET AREA  
**825 sq. ft.**

TERRACE AREA  
**91 sq. ft.**

CHARGEABLE AREA  
**1191 sq. ft.**







River Side

2 BHK  
205

2 BHK  
206

Tower  
**08**

**SECOND**  
FLOOR



**2 BHK**

Flats 201, 202, 203, 204,  
205, 206, 207, 208

CARPET AREA  
**828 sq. ft.**

TERRACE AREA  
**113 sq. ft.**

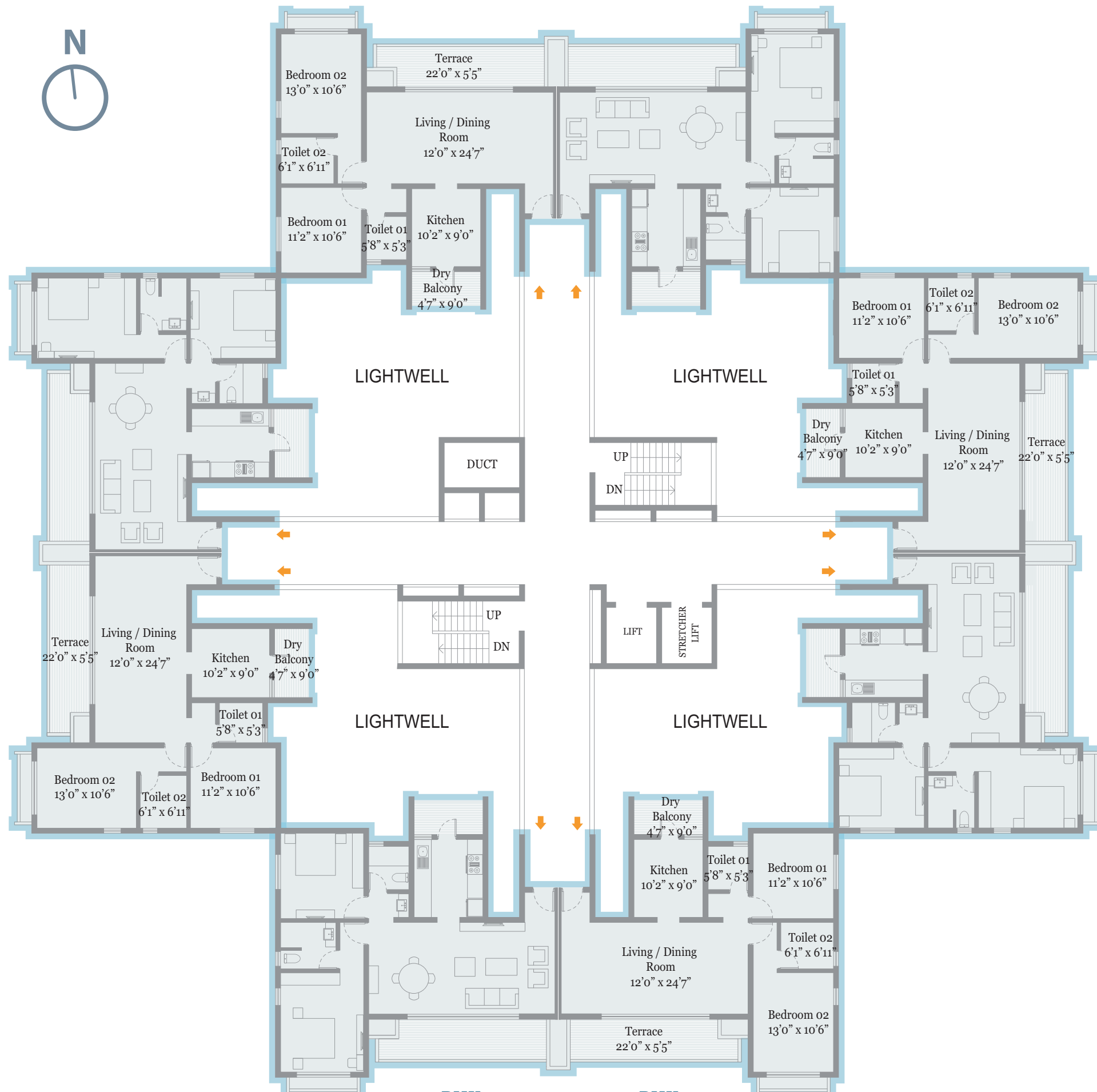
CHARGEABLE AREA  
**1223 sq. ft.**

2 BHK  
204

2 BHK  
203

2 BHK  
207

2 BHK  
208



2 BHK  
202

2 BHK  
201

Garden Side

Tower  
**08**

**THIRD**  
FLOOR

**2 BHK**

Flats 301, 302, 303, 304,  
305, 306, 307, 308

CARPET AREA  
**825 sq. ft.**

TERRACE AREA  
**91 sq. ft.**

CHARGEABLE AREA  
**1191 sq. ft.**







River Side

3 BHK  
404

Tower  
08

FOURTH  
FLOOR



2 BHK

Flats 402, 403, 405, 406

CARPET AREA  
828 sq. ft.

TERRACE AREA  
113 sq. ft.

CHARGEABLE AREA  
1223 sq. ft.



3 BHK

Flats 401, 404

CARPET AREA  
1198 sq. ft.

TERRACE AREA  
141 sq. ft.

CHARGEABLE AREA  
2081 sq. ft.

2 BHK  
403

2 BHK  
402

2 BHK  
405

2 BHK  
406

3 BHK  
401

Garden Side



Tower  
**08**

**FIFTH**  
FLOOR



**2 BHK**

Flats 502, 503, 505, 506

CARPET AREA  
**825 sq. ft.**

TERRACE AREA  
**91 sq. ft.**

CHARGEABLE AREA  
**1191 sq. ft.**



**3 BHK**

Flats 501, 504

CARPET AREA  
**1189 sq. ft.**

TERRACE AREA  
**175 sq. ft.**

CHARGEABLE AREA  
**1773 sq. ft.**







River Side

3 BHK  
604

Tower  
**08**

**SIXTH**  
FLOOR



**2 BHK**

Flats 602, 603, 605, 606

CARPET AREA  
**828 sq. ft.**

TERRACE AREA  
**113 sq. ft.**

CHARGEABLE AREA  
**1223 sq. ft.**



**3 BHK**

Flats 601, 604

CARPET AREA  
**1186 sq. ft.**

TERRACE AREA  
**141 sq. ft.**

CHARGEABLE AREA  
**1725 sq. ft.**

2 BHK  
603

2 BHK  
602

2 BHK  
605

2 BHK  
606

3 BHK  
601

Garden Side



Tower  
**08**

**SEVENTH**  
FLOOR



**2 BHK**

Flats 702, 703, 705, 706

CARPET AREA

**825 sq. ft.**

TERRACE AREA

**91 sq. ft.**

CHARGEABLE AREA

**1191 sq. ft.**



**3 BHK**

Flats 701, 704

CARPET AREA

**1189 sq. ft.**

TERRACE AREA

**175 sq. ft.**

CHARGEABLE AREA

**1773 sq. ft.**







River Side

3 BHK  
804

Tower  
08

EIGHTH  
FLOOR



2 BHK

Flats 805, 806

CARPET AREA  
828 sq. ft.

TERRACE AREA  
113 sq. ft.

CHARGEABLE AREA  
1223 sq. ft.



3 BHK

Flats 801, 804

CARPET AREA  
1186 sq. ft.

TERRACE AREA  
141 sq. ft.

CHARGEABLE AREA  
1725 sq. ft.



Garden Side

Tower  
**08**

**NINTH**  
FLOOR



**2 BHK**

Flats 902, 903, 905, 906

CARPET AREA

**825 sq. ft.**

TERRACE AREA

**91 sq. ft.**

CHARGEABLE AREA

**1191 sq. ft.**



**3 BHK**

Flats 901, 904

CARPET AREA

**1189 sq. ft.**

TERRACE AREA

**175 sq. ft.**

CHARGEABLE AREA

**1773 sq. ft.**







River Side

3 BHK  
1004

Tower  
**08**

**TENTH**  
FLOOR

**2 BHK**

Flats 802, 803, 805, 806

CARPET AREA  
**828 sq. ft.**

TERRACE AREA  
**113 sq. ft.**

CHARGEABLE AREA  
**1223 sq. ft.**

**3 BHK**

Flats 801, 804

CARPET AREA  
**1186 sq. ft.**

TERRACE AREA  
**141 sq. ft.**

CHARGEABLE AREA  
**1725 sq. ft.**

2 BHK  
1003

2 BHK  
1002

2 BHK  
1005

2 BHK  
1006

3 BHK  
1001

Garden Side



Tower  
**08**

**ELEVENTH**  
FLOOR



**2 BHK**

Flats 1102, 1103, 1105, 1106

CARPET AREA

**825 sq. ft.**

TERRACE AREA

**91 sq. ft.**

CHARGEABLE AREA

**1191 sq. ft.**



**3 BHK**

Flats 1101, 1104

CARPET AREA

**1189 sq. ft.**

TERRACE AREA

**175 sq. ft.**

CHARGEABLE AREA

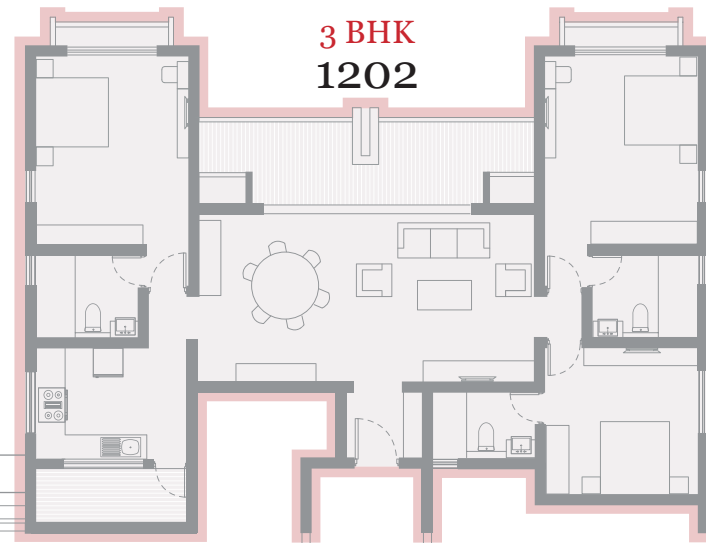
**1773 sq. ft.**





River Side

3 BHK  
1202



LIGHTWELL

LIGHTWELL

DUCT

UP  
DN

UP  
DN

LIFT

STRETCHER  
LIFT

LIGHTWELL

LIGHTWELL

Dry Balcony  
11'6" x 4'7"

Kitchen  
11'6" x 8'6"

Toilet 02  
7'10" x 6'5"

Bedroom 02  
11'6" x 14'6"

Toilet 01  
7'10" x 5'0"

Bedroom 01  
11'6" x 11'2"

Toilet 03  
7'10" x 6'5"

Bedroom 03  
11'6" x 14'6"

Living / Dining Room  
25'7" x 12'9"

Terrace  
23'11" x 6'7"

3 BHK  
1201

Garden Side

Tower  
08

TWELFTH  
FLOOR



3 BHK

Flats 1201, 1202

CARPET AREA  
1186 sq. ft.

TERRACE AREA  
141 sq. ft.

CHARGEABLE AREA  
1725 sq. ft.



# iris

## Fact File

### LIVING

- 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

### BEDROOM

- Laminated wooden flooring in the master bed room
- 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\*

### 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

- Separate safety door for added 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
- 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
- FTTH - 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 are artist impressions and not as per actual dimensions and offerings
- Map 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 be 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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Enerrgia Skyi Developers

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***skyi.com***

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