

Tower  
**11**

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 Baudhan, 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*





2

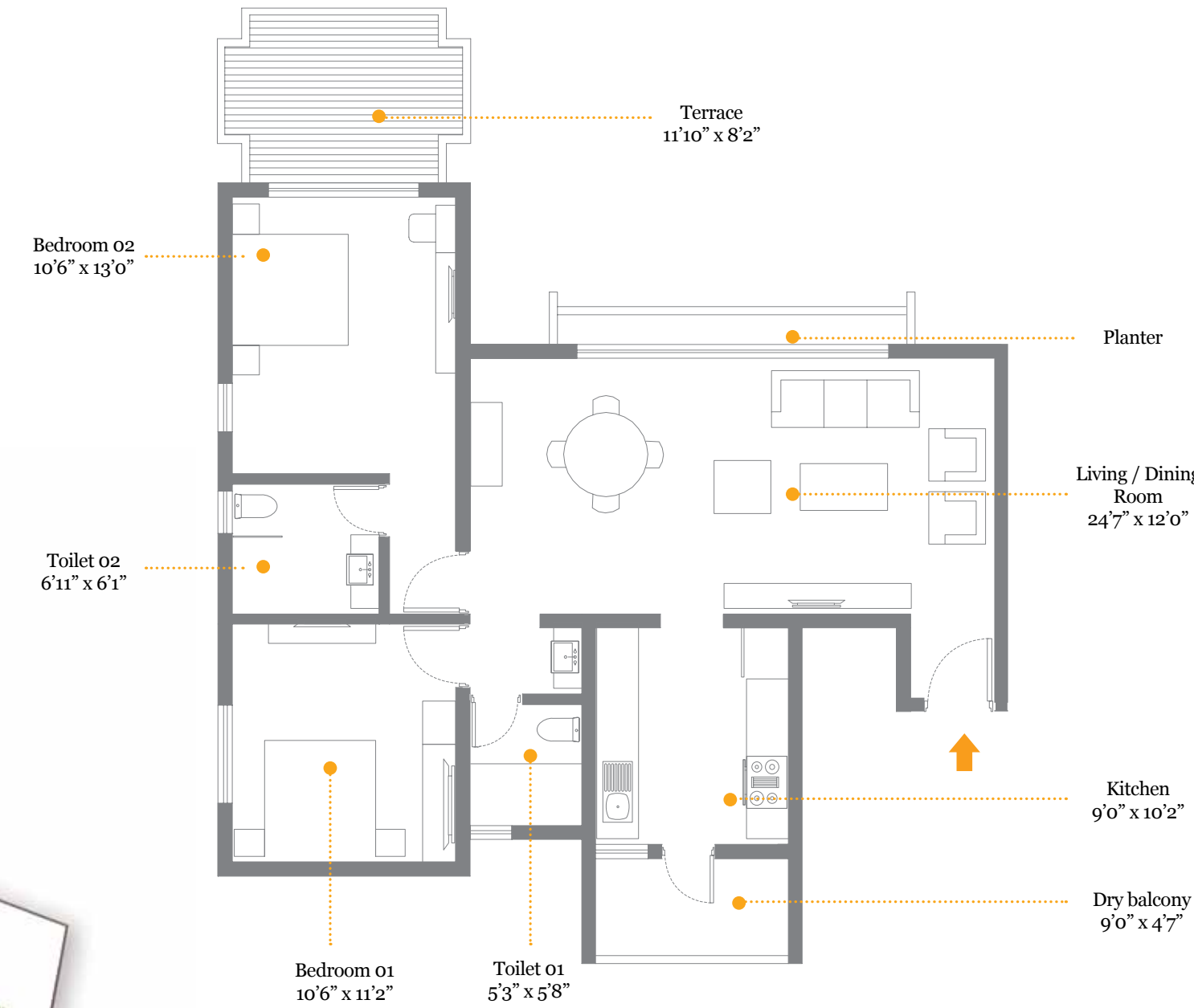
**odd floors**  
1191 sq. ft.



CARPET AREA  
825 sq. ft.

TERRACE AREA  
91 sq. ft.

CHARGEABLE AREA  
1191 sq. ft.



2

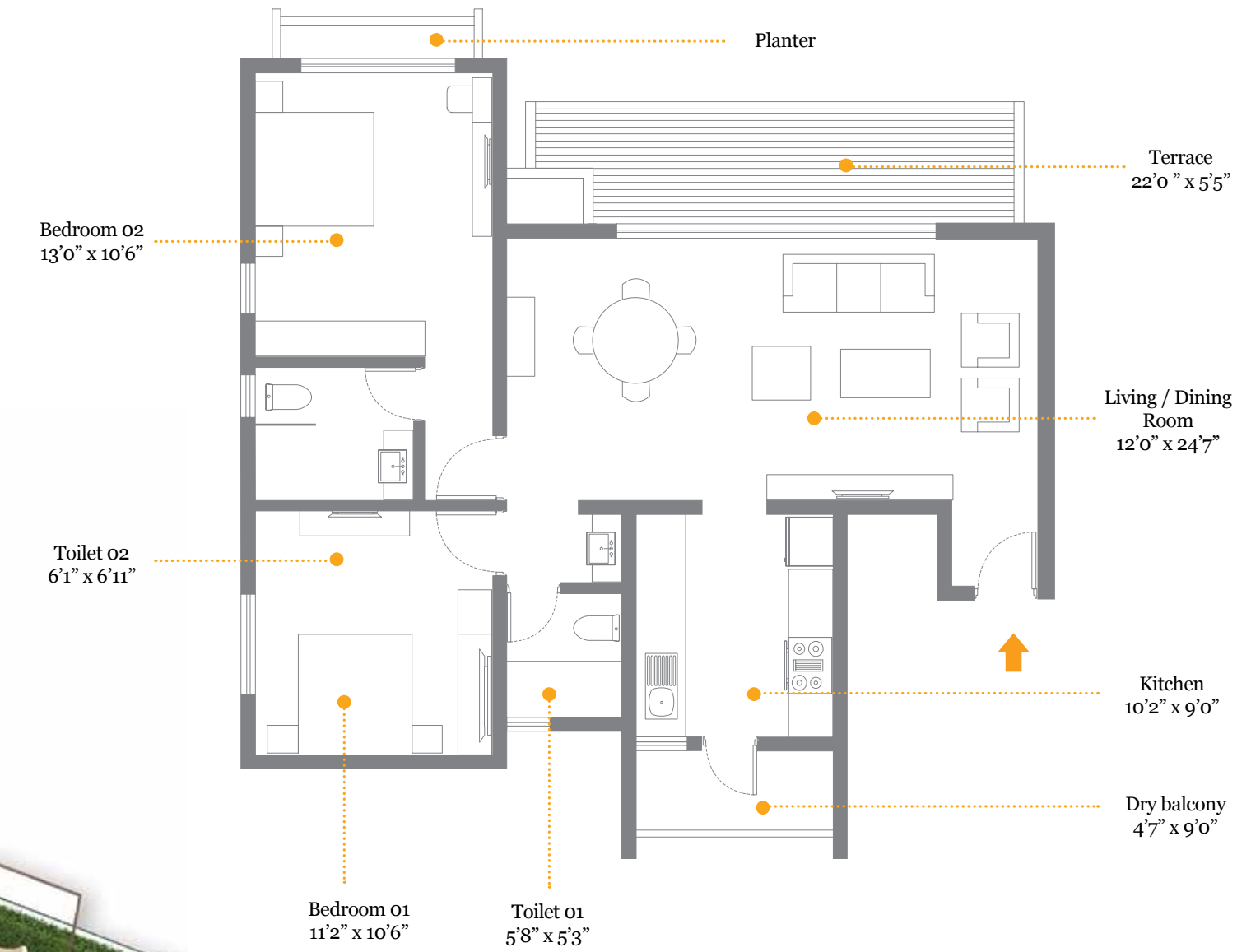
**even floors**  
1223 sq. ft.



CARPET AREA  
828 sq. ft.

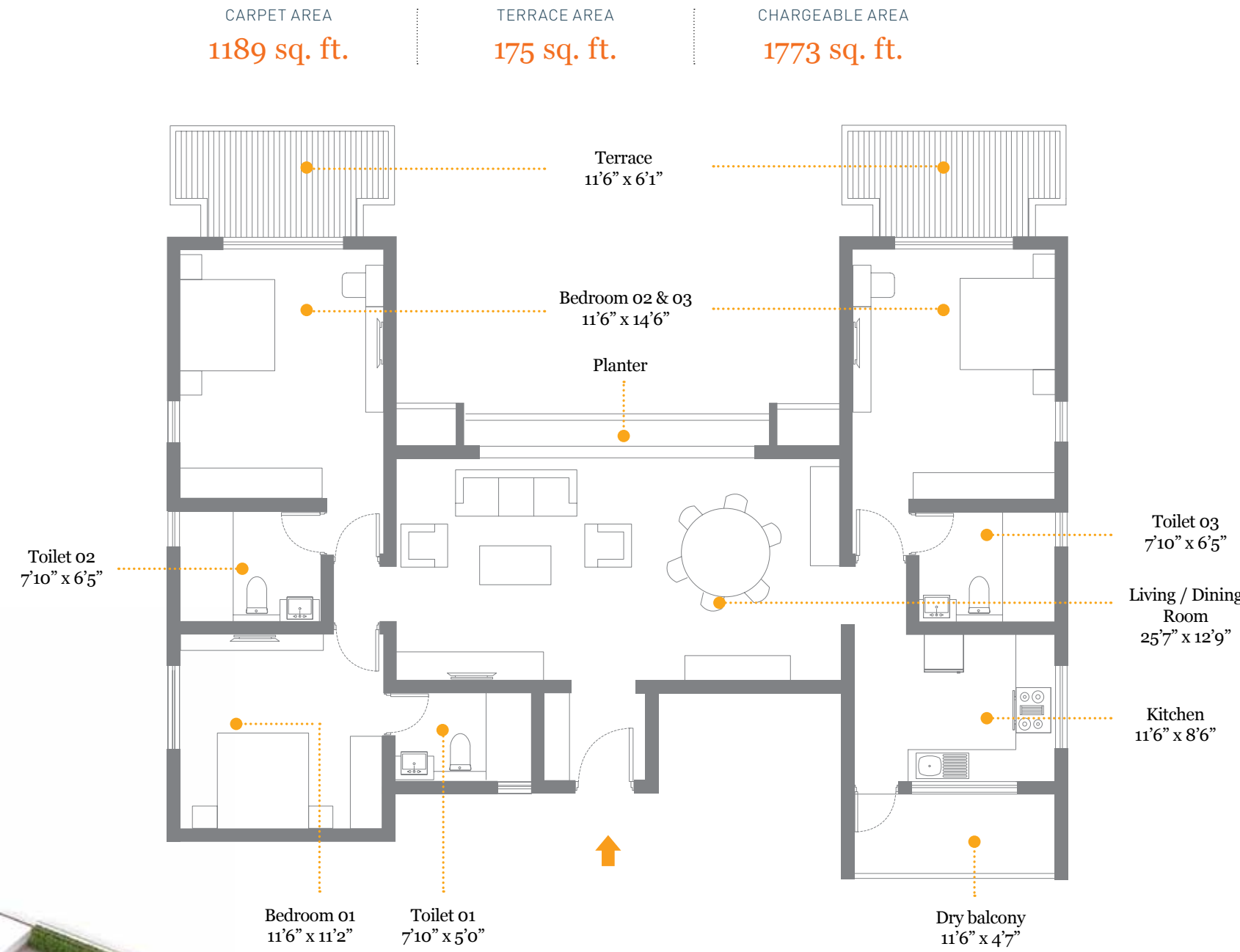
TERRACE AREA  
113 sq. ft.

CHARGEABLE AREA  
1223 sq. ft.



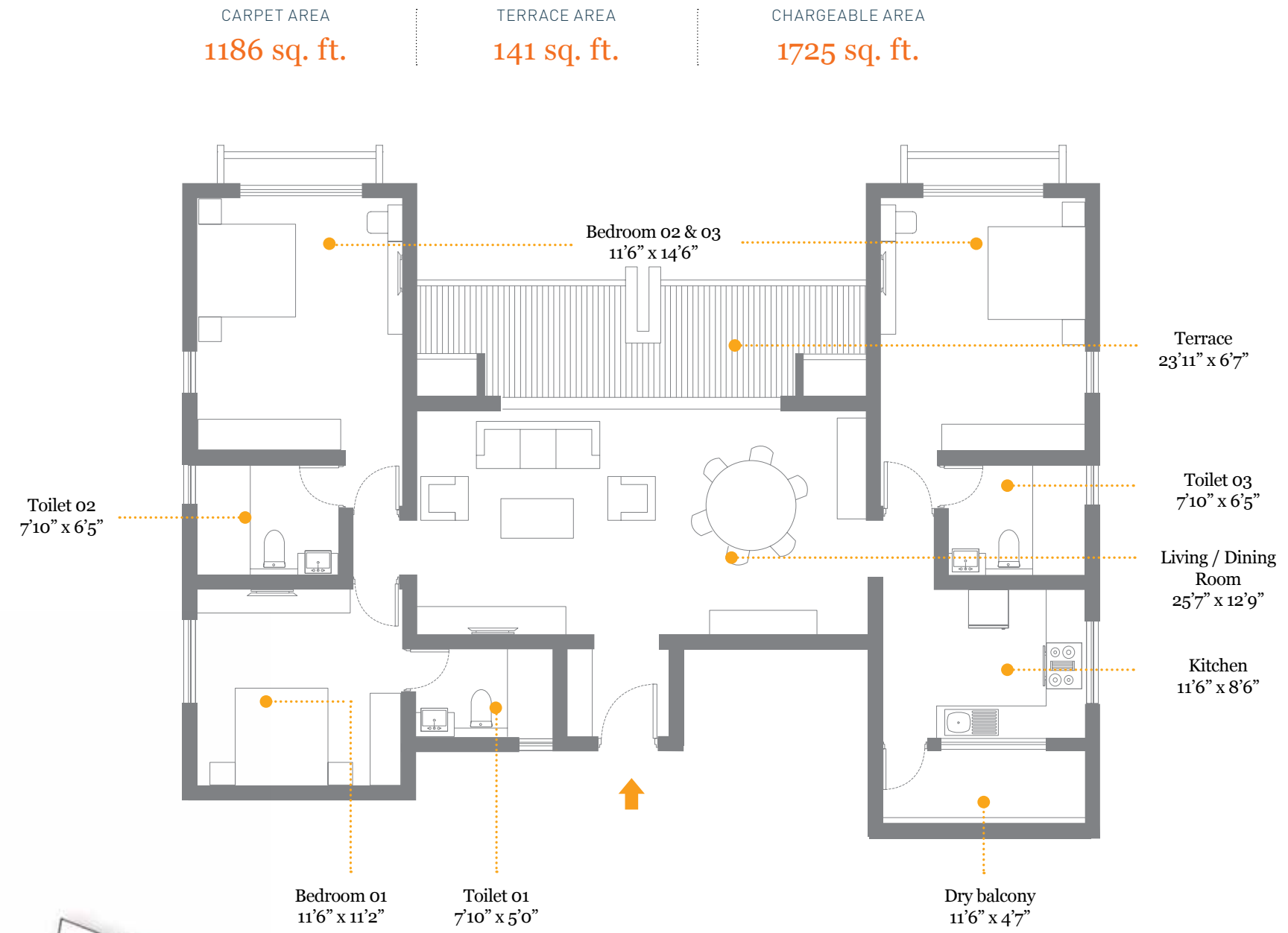
3

**odd floors**  
1773 sq. ft.



3

**even floors**  
1725 sq. ft.





Tower  
**11**  
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.**



Tower  
**11**  
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.**



Tower  
**11**  
THIRD  
FLOOR

**2 BHK**  
Flats 301, 302, 303, 304,  
305, 306, 307, 308

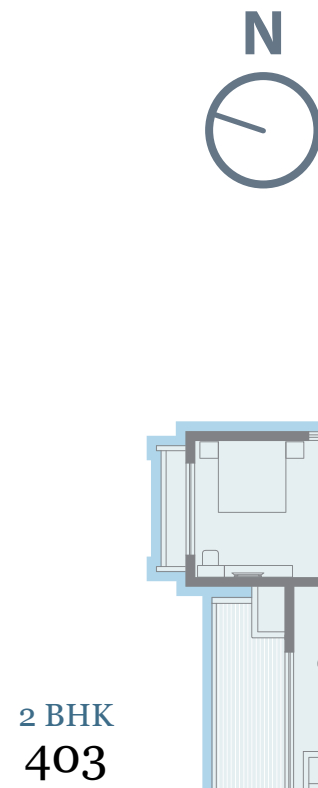
CARPET AREA  
**825 sq. ft.**

TERRACE AREA  
**91 sq. ft.**

CHARGEABLE AREA  
**1191 sq. ft.**

**2 BHK**  
**304**

**2 BHK**  
**303**



**2 BHK**  
**402**

**2 BHK**  
**403**

**2 BHK**  
**405**

**2 BHK**  
**406**

Tower  
**11**  
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.**

Tower  
**11**  
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.**



Tower  
**11**  
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.**



Tower  
**11**  
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.**



Tower  
**11**  
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.**



Tower  
**11**  
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.**



Tower  
**11**  
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.**



Tower  
**11**  
.....  
**ELEVENTH**  
FLOOR

■  
**2 BHK**  
.....  
Flats 1102, 1103, 1105, 1106

CARPET AREA  
**825 sq. ft.**

TERRACE AREA  
**91 sq. ft.**

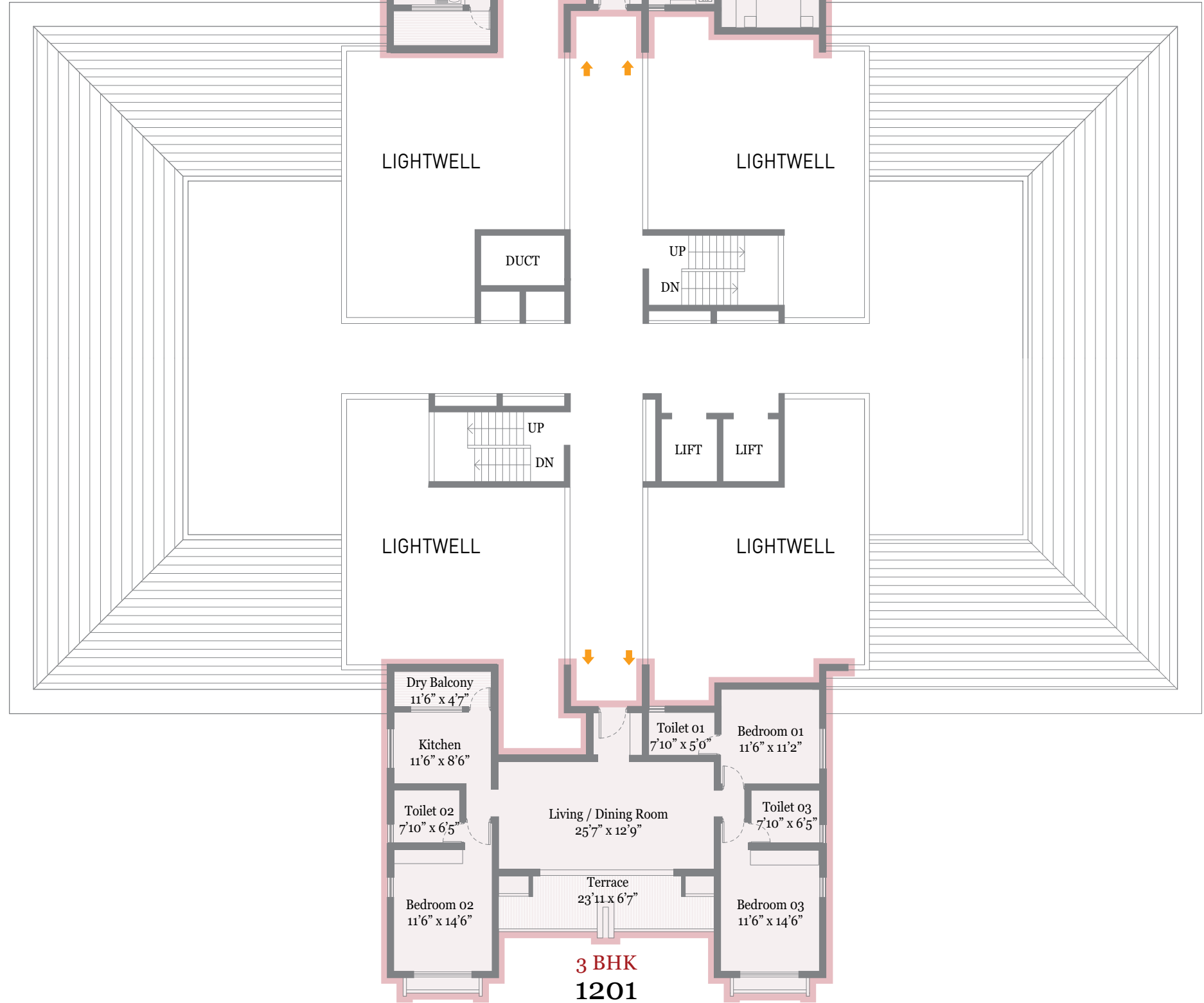
CHARGEABLE AREA  
**1191 sq. ft.**

■  
**3 BHK**  
.....  
Flats 1101, 1104

CARPET AREA  
**1189 sq. ft.**

TERRACE AREA  
**175 sq. ft.**

CHARGEABLE AREA  
**1773 sq. ft.**



Tower  
**11**  
.....  
**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

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- 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**

\* Premium Plus package only

# 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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