

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 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



2

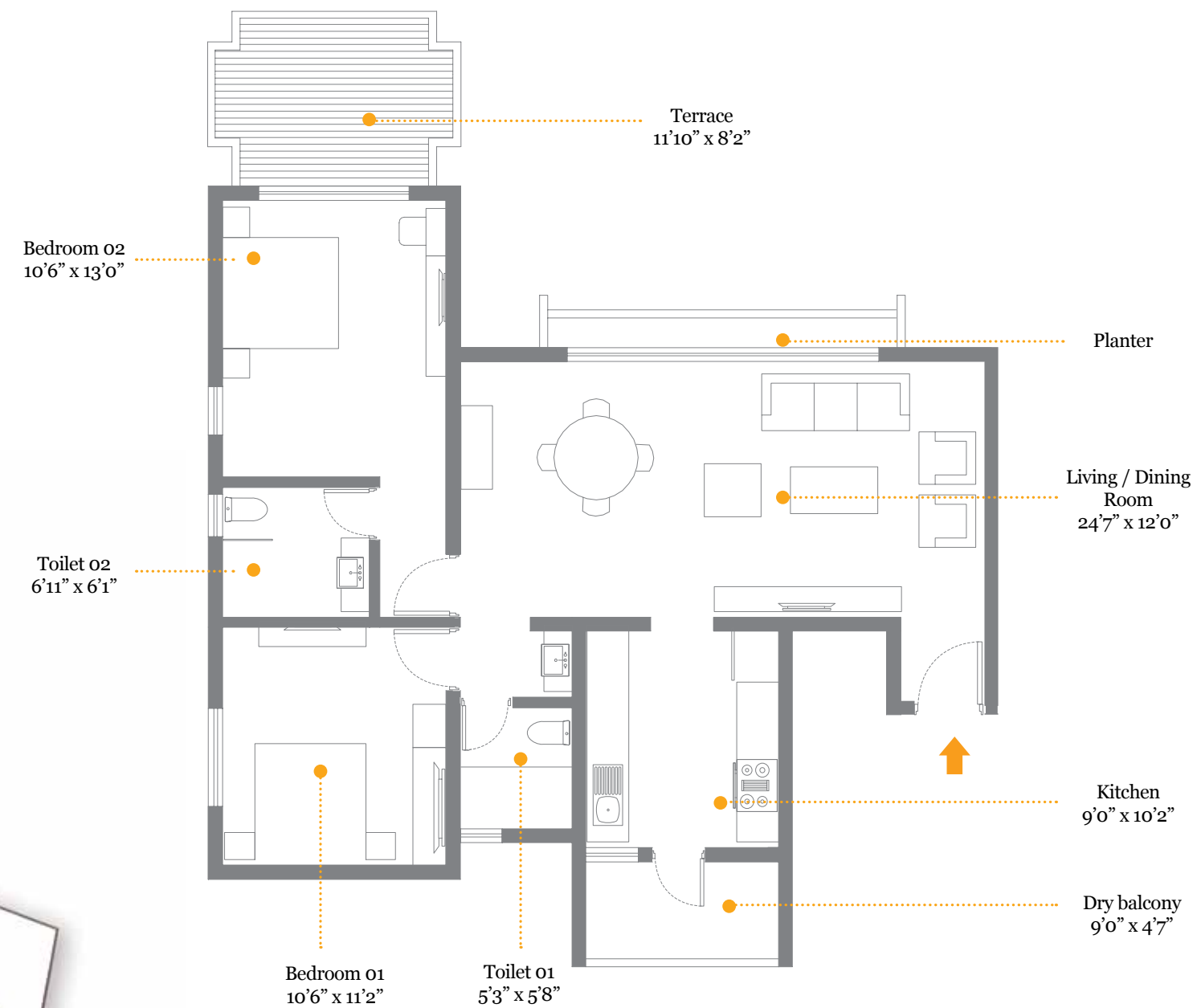
odd floors
1191 sq. ft.



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"

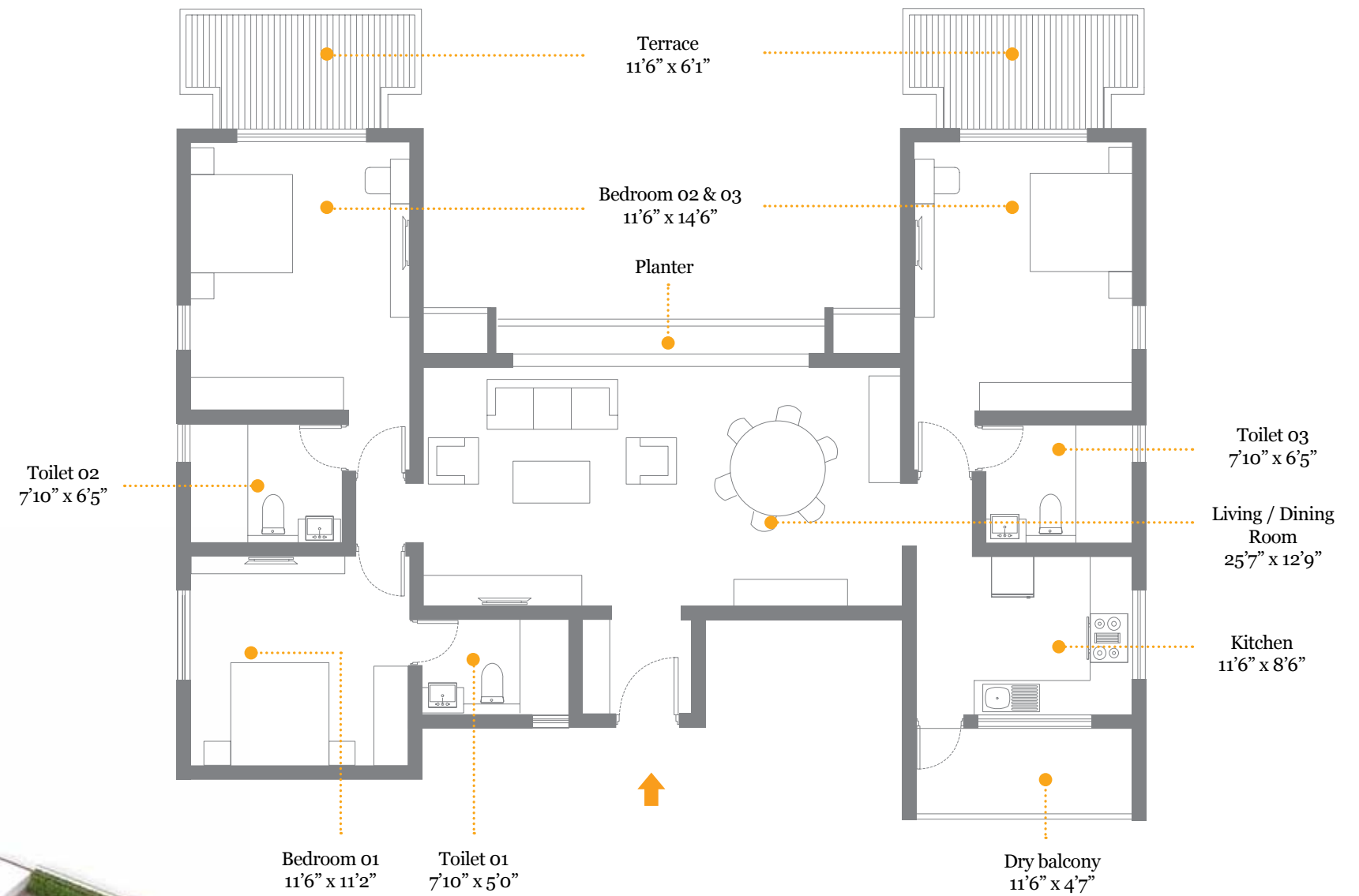
3

odd floors
1773 sq. ft.

CARPET AREA
1189 sq. ft.

TERRACE AREA
175 sq. ft.

CHARGEABLE AREA
1773 sq. ft.



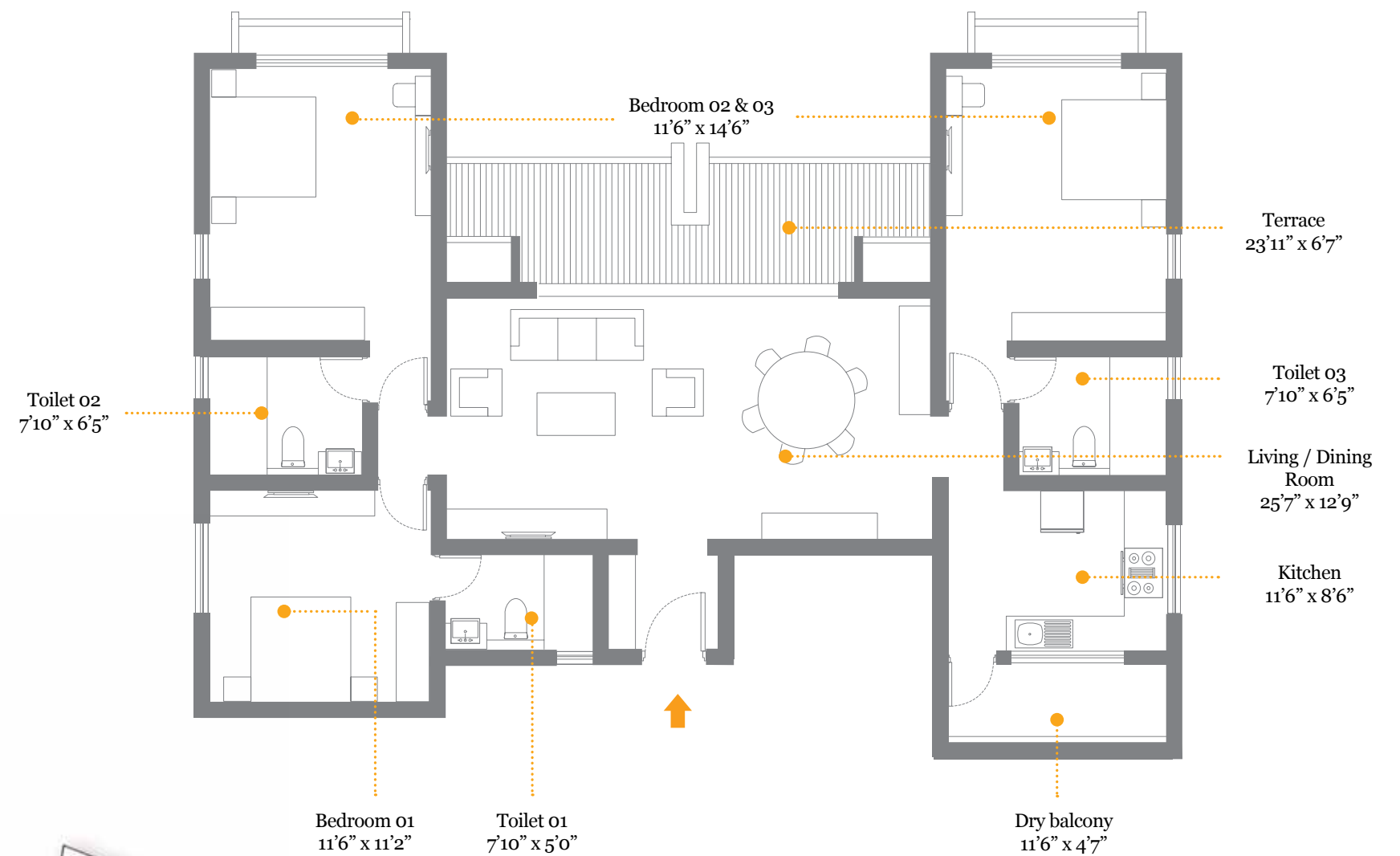
3

even floors
1725 sq. ft.

CARPET AREA
1186 sq. ft.

TERRACE AREA
141 sq. ft.

CHARGEABLE AREA
1725 sq. ft.



Tower
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.





River Side

2 BHK
205

2 BHK
206

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.

2 BHK
204

2 BHK
203

2 BHK
207

2 BHK
208



2 BHK
202

2 BHK
201

Garden Side

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.





River Side

3 BHK
404

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.

2 BHK
403

2 BHK
402

2 BHK
405

2 BHK
406

3 BHK
401

Garden Side



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.





River Side

3 BHK
604

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.

2 BHK
603

2 BHK
602

2 BHK
605

2 BHK
606

3 BHK
601

Garden Side



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.





River Side

3 BHK
804



Garden Side

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.





River Side

3 BHK
1004

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.

2 BHK
1003

2 BHK
1002

2 BHK
1005

2 BHK
1006

3 BHK
1001

Garden Side



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.

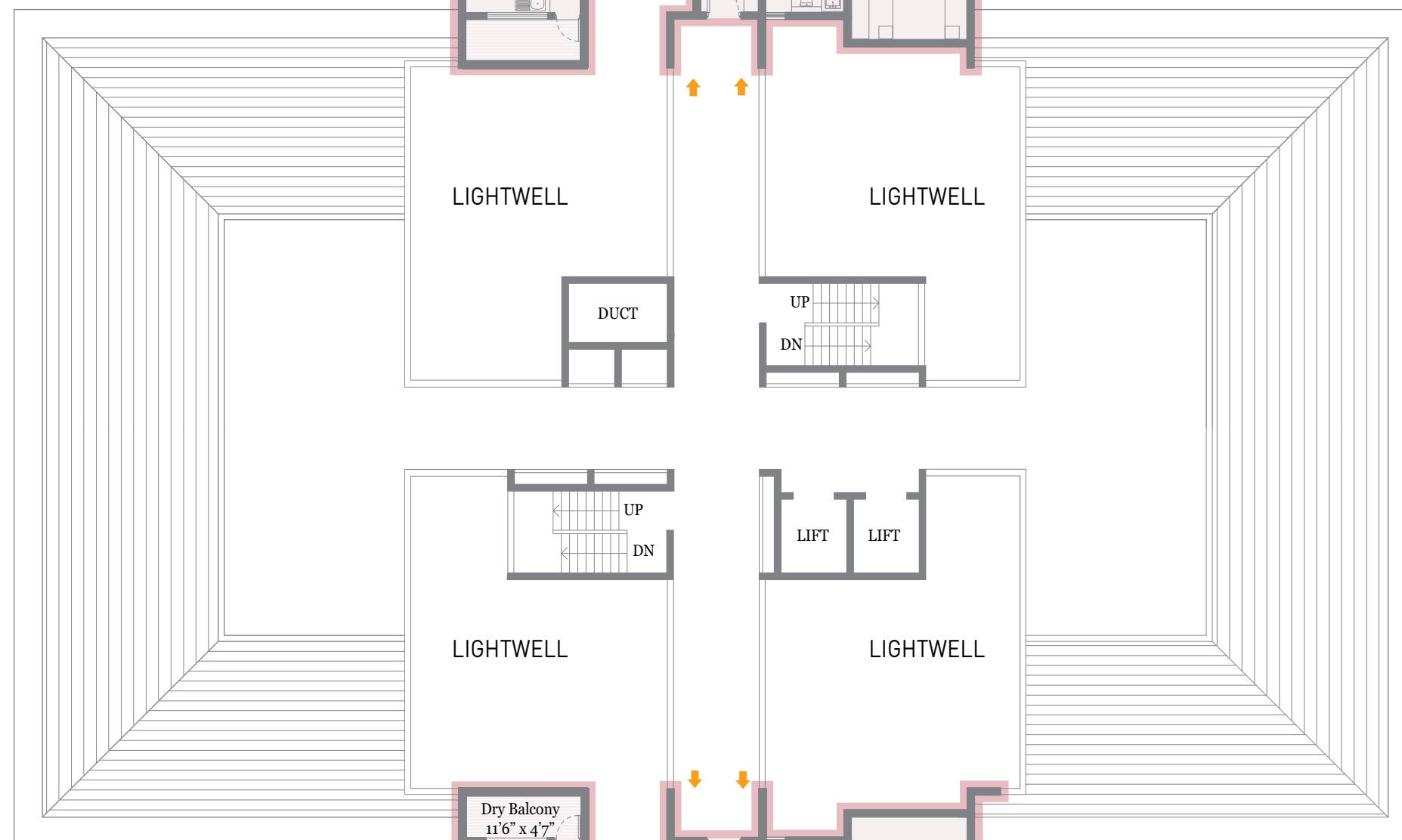
CHARGEABLE AREA
1773 sq. ft.





River Side

3 BHK
1202



LIGHTWELL

LIGHTWELL

DUCT

UP
DN

LIGHTWELL

LIGHTWELL

UP
DN

LIFT LIFT

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
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

*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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