

Tower
15

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

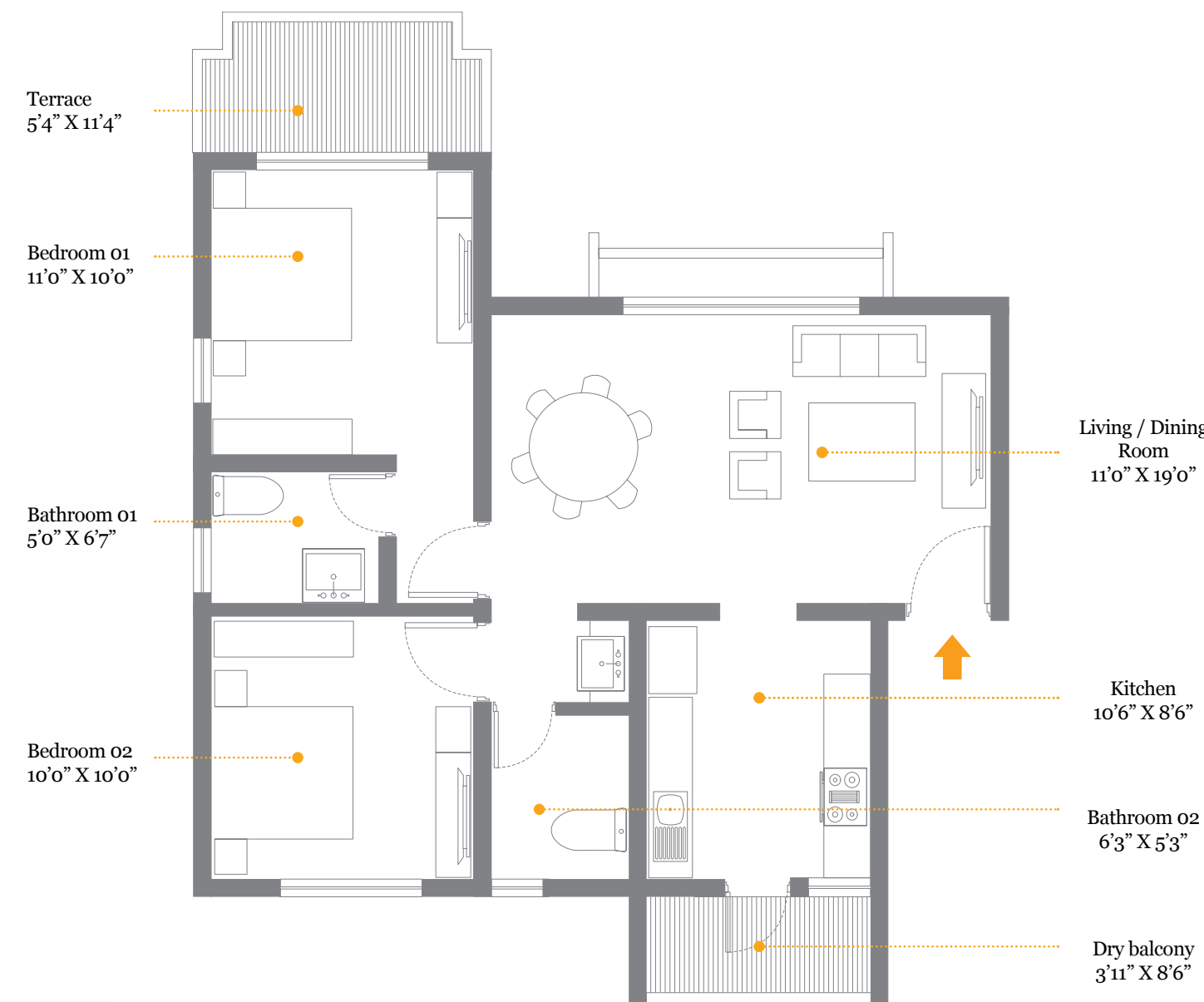
odd floors
919 sq. ft.



CARPET AREA
657 sq. ft.

TERRACE AREA
50 sq. ft.

CHARGEABLE AREA
919 sq. ft.



2

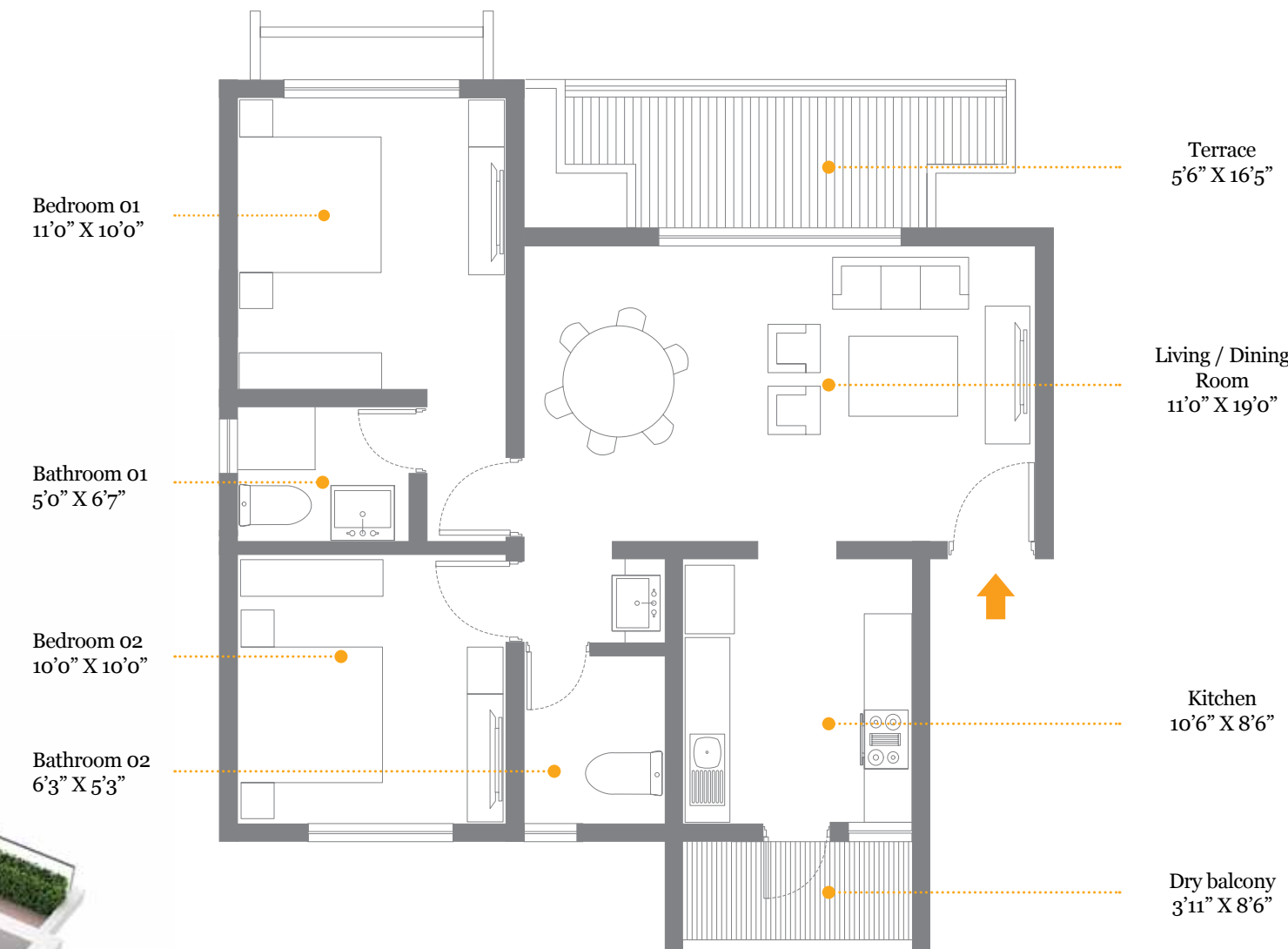
even floors
954 sq. ft.



CARPET AREA
658 sq. ft.

TERRACE AREA
76 sq. ft.

CHARGEABLE AREA
954 sq. ft.



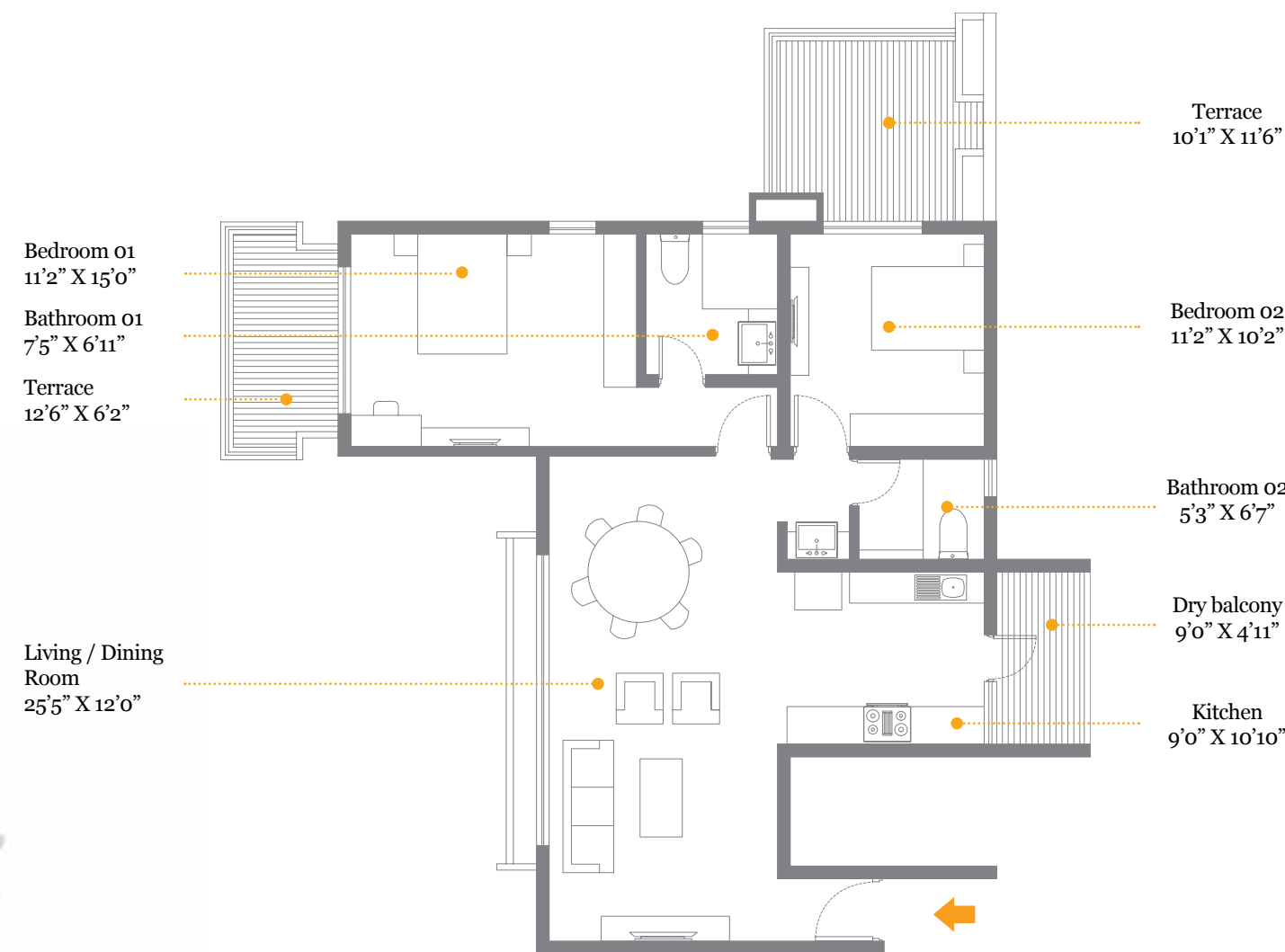
2

odd floors
1375 sq. ft.

CARPET AREA
888 sq. ft.

TERRACE AREA
170 sq. ft.

CHARGEABLE AREA
1375 sq. ft.



2

even floors
1329 sq. ft.

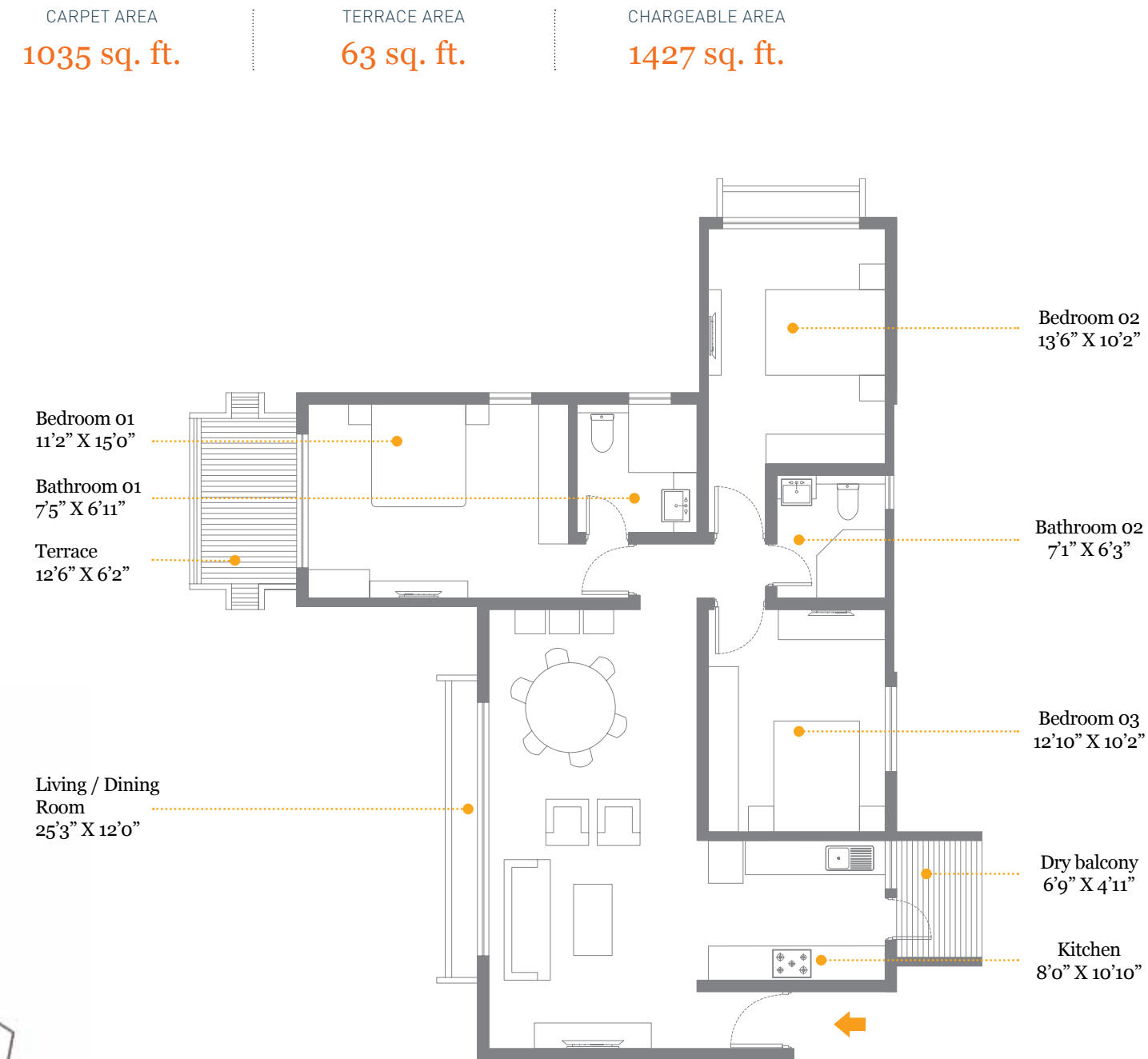
CARPET AREA
890 sq. ft.

TERRACE AREA
132 sq. ft.

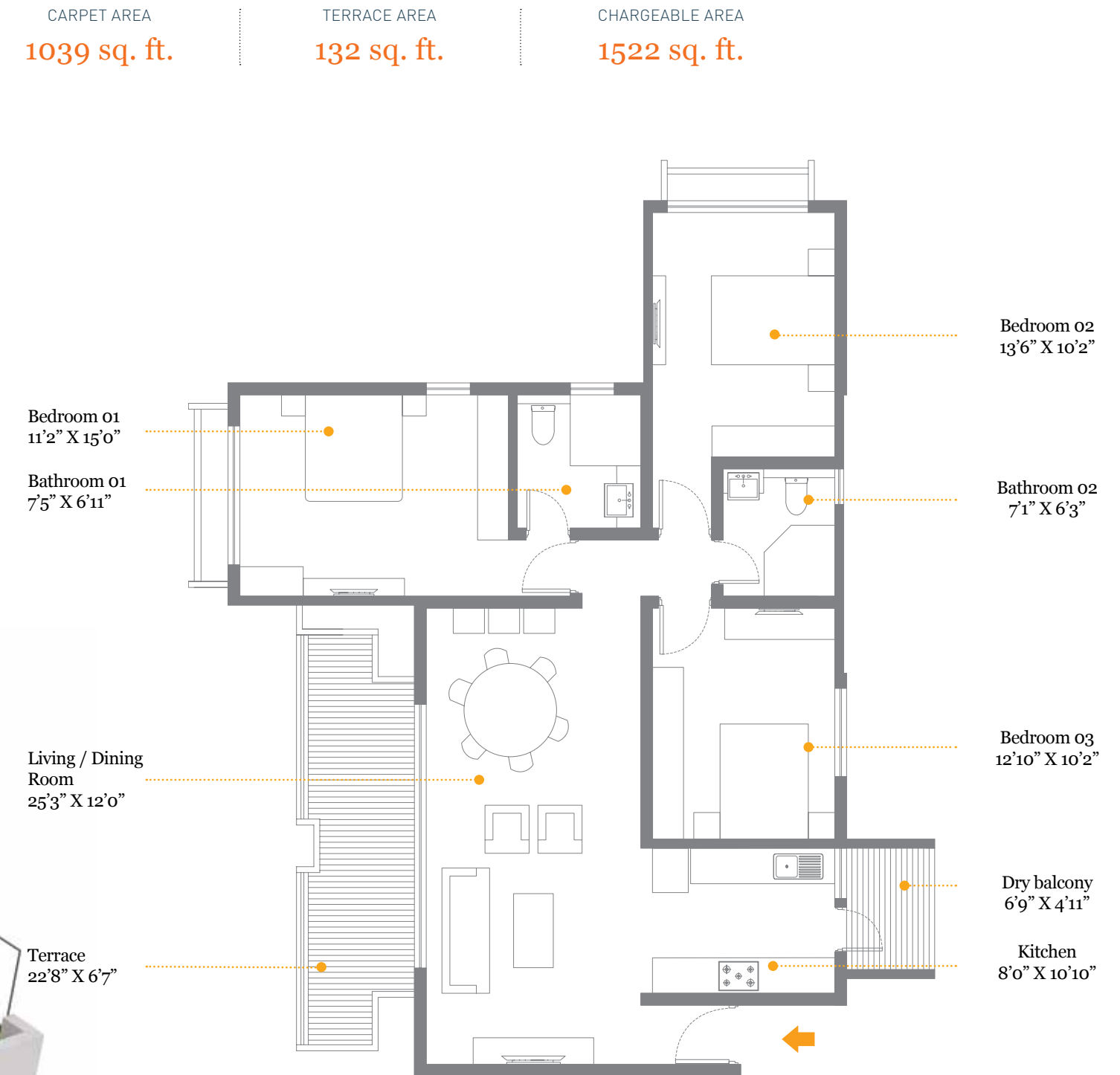
CHARGEABLE AREA
1329 sq. ft.



3 *odd floors*
1427 sq. ft.



3 *even floors*
1522 sq. ft.



iris

2 & 3 BHK Apartments



Tower
15
FIRST
FLOOR

2 BHK
Flats 103, 104, 107, 108

CARPET AREA
657 sq. ft.

TERRACE AREA
50 sq. ft.

CHARGEABLE AREA
919 sq. ft.

3 BHK
Flats 101, 102, 105, 106

CARPET AREA
1035 sq. ft.

TERRACE AREA
63 sq. ft.

CHARGEABLE AREA
1427 sq. ft.

2 BHK
104

The Secret
Garden View

2 BHK
103



2 BHK
204

The Secret
Garden View

2 BHK
203



Tower
15
SECOND
FLOOR

2 BHK
Flats 203, 204, 207, 208

CARPET AREA
658 sq. ft.

TERRACE AREA
76 sq. ft.

CHARGEABLE AREA
954 sq. ft.

3 BHK
Flats 201, 202, 205, 206

CARPET AREA
1039 sq. ft.

TERRACE AREA
132 sq. ft.

CHARGEABLE AREA
1522 sq. ft.

Tower
15
THIRD
FLOOR

2 BHK
Flats 303, 304, 307, 308

CARPET AREA
657 sq. ft.

TERRACE AREA
50 sq. ft.

CHARGEABLE AREA
919 sq. ft.

3 BHK
Flats 301, 302, 305, 306

CARPET AREA
1035 sq. ft.

TERRACE AREA
63 sq. ft.

CHARGEABLE AREA
1427 sq. ft.

2 BHK
304

The Secret
Garden View

2 BHK
303



Tower
15
FOURTH
FLOOR

2 BHK
Flats 403, 404, 407, 408

CARPET AREA
658 sq. ft.

TERRACE AREA
76 sq. ft.

CHARGEABLE AREA
954 sq. ft.

3 BHK
Flats 401, 402, 405, 406

CARPET AREA
1039 sq. ft.

TERRACE AREA
132 sq. ft.

CHARGEABLE AREA
1522 sq. ft.

2 BHK
404

The Secret
Garden View

2 BHK
403



Tower
15
FIFTH
FLOOR

2 BHK
Flats 503, 504, 507, 508

CARPET AREA
657 sq. ft.

TERRACE AREA
50 sq. ft.

CHARGEABLE AREA
919 sq. ft.

3 BHK
Flats 501, 502, 505, 506

CARPET AREA
1035 sq. ft.

TERRACE AREA
63 sq. ft.

CHARGEABLE AREA
1427 sq. ft.

2 BHK
504

The Secret
Garden View

2 BHK
503



2 BHK
604

The Secret
Garden View

2 BHK
603



Tower
15
SIXTH
FLOOR

2 BHK
Flats 603, 604, 607, 608

CARPET AREA
658 sq. ft.

TERRACE AREA
76 sq. ft.

CHARGEABLE AREA
954 sq. ft.

3 BHK
Flats 601, 602, 605, 606

CARPET AREA
1039 sq. ft.

TERRACE AREA
132 sq. ft.

CHARGEABLE AREA
1522 sq. ft.

Tower
15
SEVENTH
FLOOR

2 BHK
Flats 703, 704, 707, 708

CARPET AREA
657 sq. ft.

TERRACE AREA
50 sq. ft.

CHARGEABLE AREA
919 sq. ft.

3 BHK
Flats 701, 702, 705, 706

CARPET AREA
1035 sq. ft.

TERRACE AREA
63 sq. ft.

CHARGEABLE AREA
1427 sq. ft.

2 BHK
704

The Secret
Garden View

2 BHK
703



2 BHK
804

The Secret
Garden View

2 BHK
803



Tower
15
EIGHTH
FLOOR

2 BHK
Flats 803, 804, 807, 808

CARPET AREA
658 sq. ft.

TERRACE AREA
76 sq. ft.

CHARGEABLE AREA
954 sq. ft.

3 BHK
Flats 805, 806

CARPET AREA
1039 sq. ft.

TERRACE AREA
132 sq. ft.

CHARGEABLE AREA
1522 sq. ft.

Tower
15
NINTH
FLOOR

2 BHK
Flats 903, 904, 907, 908

CARPET AREA
657 sq. ft.
TERRACE AREA
50 sq. ft.
CHARGEABLE AREA
919 sq. ft.

2 BHK
Flats 901, 902, 905, 906

CARPET AREA
888 sq. ft.
TERRACE AREA
170 sq. ft.
CHARGEABLE AREA
1375 sq. ft.

2 BHK
904
The Secret
Garden View

2 BHK
903



2 BHK
1004
The Secret
Garden View

2 BHK
1003



Tower
15
TENTH
FLOOR

2 BHK
Flats 1003, 1004, 1007, 1008

CARPET AREA
658 sq. ft.
TERRACE AREA
76 sq. ft.
CHARGEABLE AREA
954 sq. ft.

2 BHK
Flats 1001, 1002, 1005, 1006,

CARPET AREA
890 sq. ft.
TERRACE AREA
132 sq. ft.
CHARGEABLE AREA
1329 sq. ft.

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

- Laminated wooden flooring in the master bed room
- Vitrified tiles in the other bedrooms
- TV and telephone points in the master bedroom
- Air condition 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
- 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

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
- 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 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

* 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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The Developer

Enerrgia Skyi Developers

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