



PREOPENING PRIVILEGES





## SKYi Manas Lake is a conversation in design.

Some of it is drawn up as an architect's blueprint. Some of it, dreamt about. Some are even borrowed from what God himself put on earth, like the trees lakes and the morning view for a beautiful backdrop.

Thanks to the construction's higher LUX rating that lets in more sunlight, and superior wind channeling which enables over 22 air re-circulations per hour, the residents will never have to flick on the lights in their apartments until after sundown and an open window here will almost always make way for a gentle breeze.

These thoughtful design principles don't just hold true for the residences. Every square inch of this 50 acre property has been designed with the understanding that it's always better to build around nature rather than over it. Which is why a detailed environmental audit has meticulously accounted for all the native wildlife, species of trees, natural topographical features and just about everything else inherited from Mother Nature before the project even took seed.

After all, it's only when good design collaborates with nature that the place makes you feel cared for, thought about, and at home.



The Residences

IRIS: 2 &3 BHK Premium Apartments

• • • • Phase 1

SKYi

**MANAS LAKE** 

- Main Access Road
  - 4 Lane Internal Road
- Wetland Park

Multi Purpose Ground

Family Seating Area

Bird Watching Pod

- Main Entrance Gate
- Proposed 4 Lane Road

Central Park

- Picnic Lawn
- Sports Facilities · Tennis Court · Futsal Court · Basketball Court

Walking / Jogging Track

Future Development

- Family Pavillion
- **P** Toddler Play Area

\* Terms & Conditions apply



## **Amenities**

## **Enriching Lifestyle**

- Multipurpose Central Park
- · Yoga and Meditation Zones
- Jogging & Cycling Track
- · Toddler Play Area

## Thoughtful Planning

- Multi Layered Security
- · High Lux Homes
- · High Air Changes
- Dedicated Spaces for Senior Citizens Art Exhibition Centre
- Children's Day Care Centre

## Art and Culture

- Amphitheatre
- Music Room
- Fine Art and Sculpture Studio

## Club \*

- Swimming Pool
- Indoor and Outdoor Sport Facilities
- Gym and Fitness Centre
- Community Centre
- · Canteen/Café
- Spa

## Convenience

- Retail Store
- Medical Facilities
- Cafes
- Salons

\* Terms & Conditions apply

TERRACE AREA CHARGEABLE AREA

689 sq. ft. 87 sq. ft. 1009 sq. ft.





APARTMENT NO.



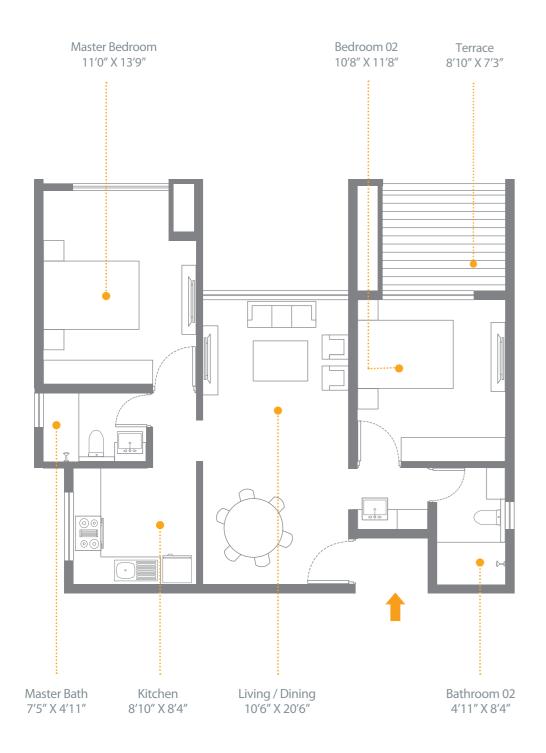
# 2 BHK | ODD FLOORS 1009 sq. ft.



TERRACE AREA

CHARGEABLE AREA

686 sq. ft. 64 sq. ft. 975 sq. ft.



## TOWER NO. 1

APARTMENT NO.



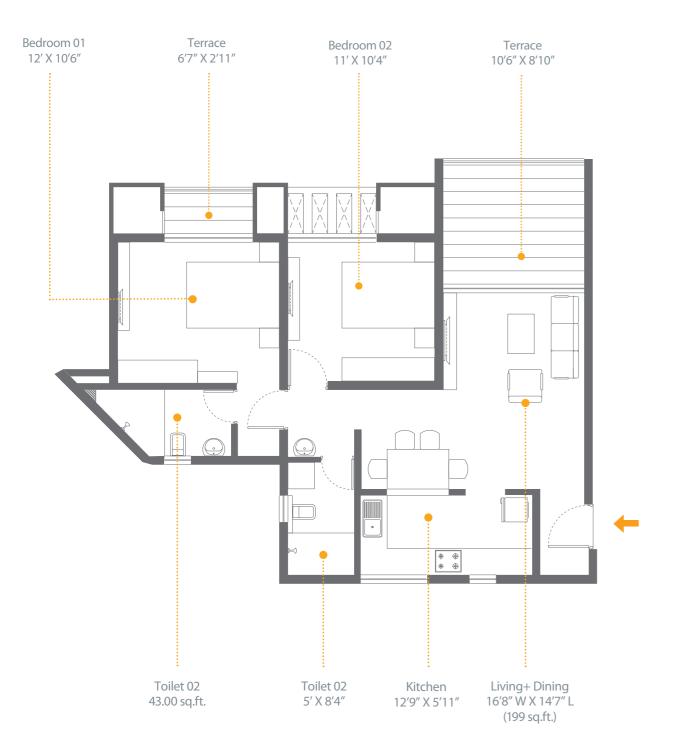
# 2 BHK | EVEN FLOORS 975 sq. ft.

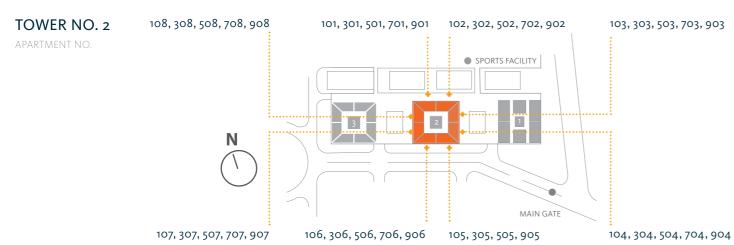


TERRACE AREA

A CHARGEABLE AREA

684 sq. ft. 112 sq. ft. 1035 sq. ft.





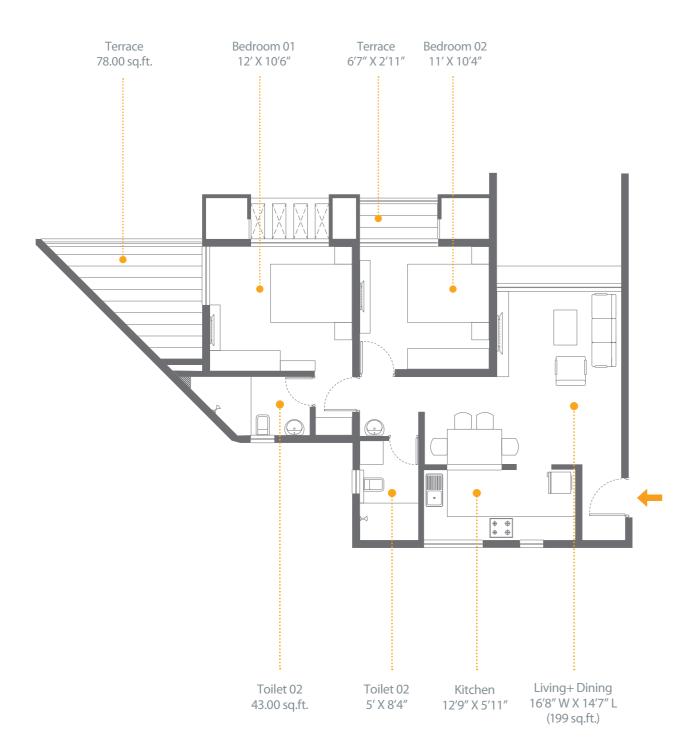
# 2 BHK | ODD FLOORS 1035 sq. ft.

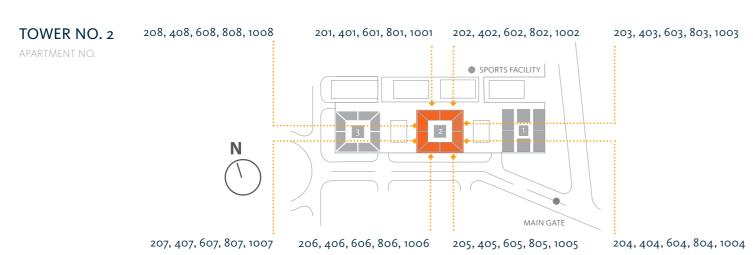


TERRACE AREA

REA CHARGEABLE ARE

677 sq. ft. 97 sq. ft. 1006 sq. ft.



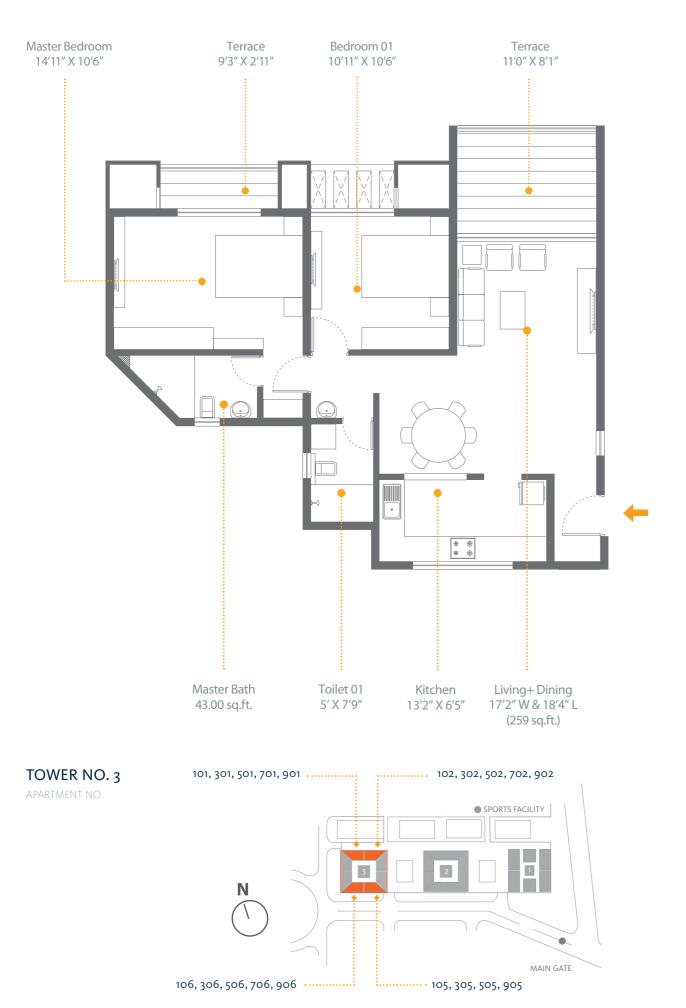


2 BHK | EVEN FLOORS 1006 sq. ft.



TERRACE AREA CHARGEABLE AREA

115 sq. ft. 781 sq. ft. 1165 sq. ft.



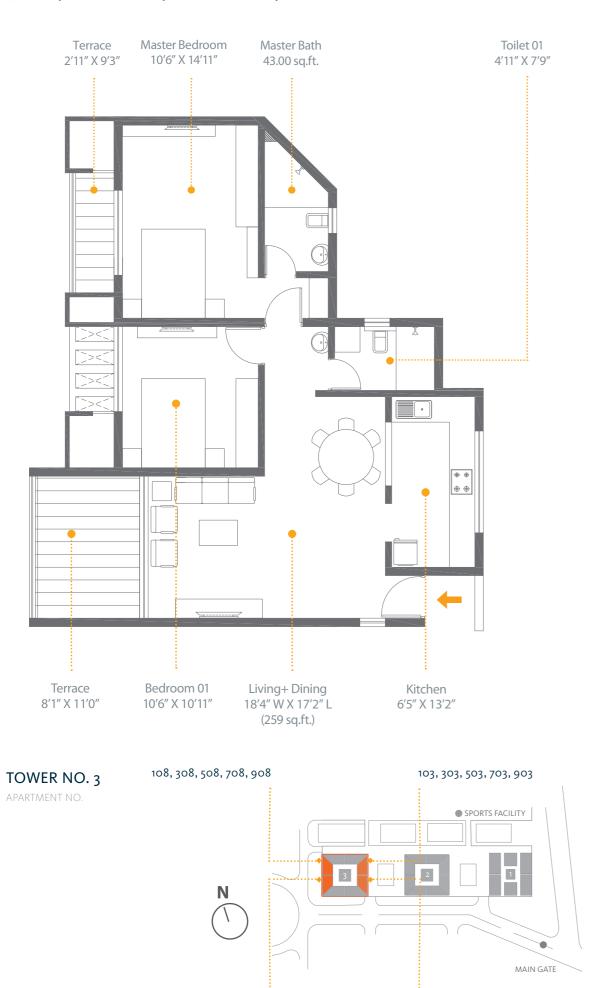
# 2 BHK | ODD FLOORS 1165 sq. ft.



TERRACE AREA

CHARGEABLE AREA

766 sq. ft. 115 sq. ft. 1145 sq. ft.



107, 307, 507, 707, 907

104, 304, 504, 704, 904

# 2 BHK | ODD FLOORS 1145 sq. ft.



TERRACE AREA

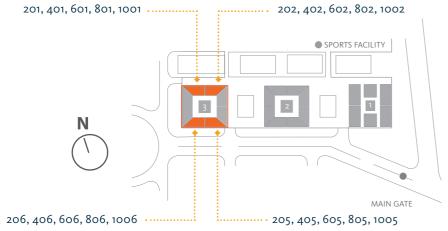
CHARGEABLE AREA

777 sq. ft.

79 sq. ft. 1113 sq. ft.



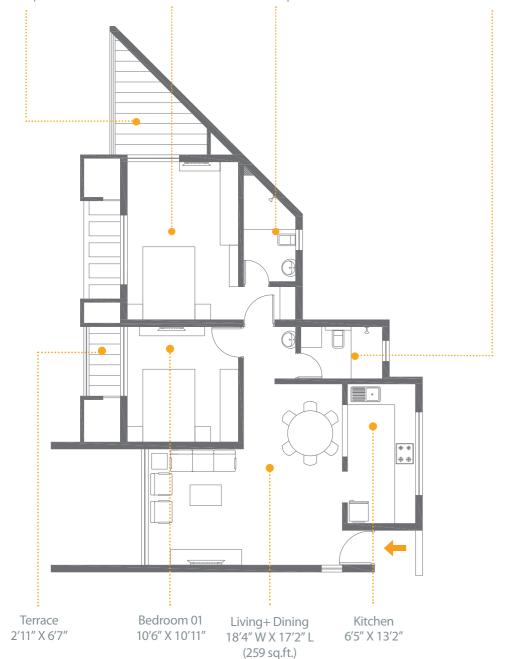
# TOWER NO. 3 APARTMENT NO.

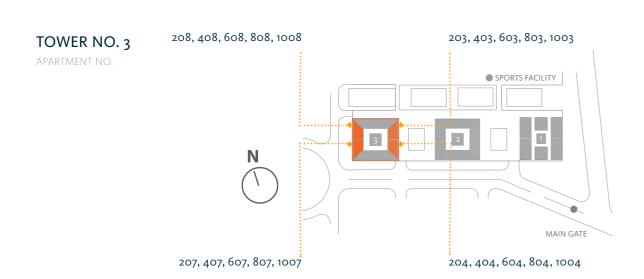


# 2 BHK | EVEN FLOORS 1113 sq. ft.



79 sq. ft. 1093 sq. ft. 762 sq. ft. Terrace 60.00 sq.ft. Master Bedroom 10'6" X 14'11" Master Bath 43.00 sq.ft. Toilet 01 7′9″ X 4′11″





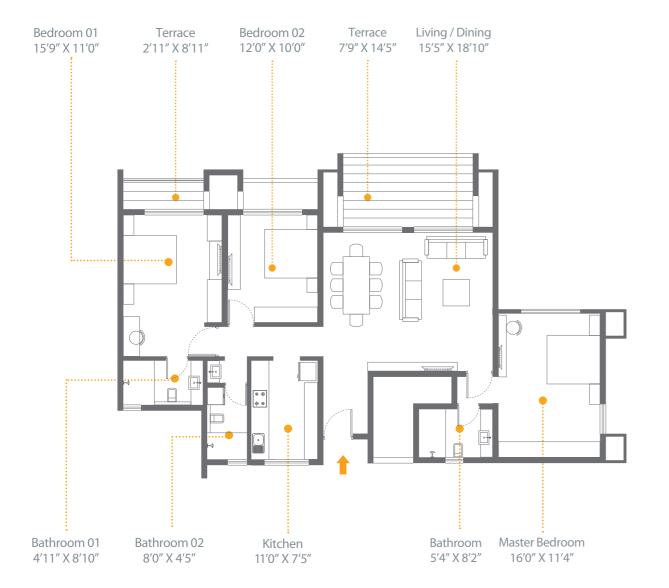
2 BHK | EVEN FLOORS 1093 sq. ft.

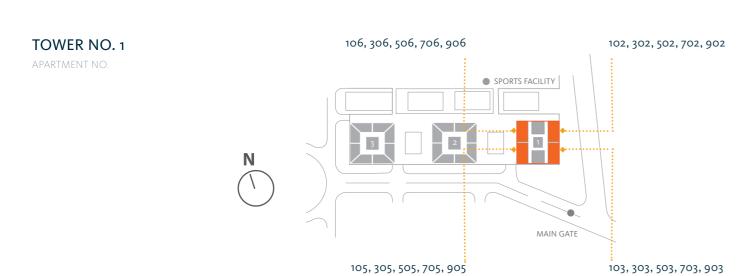


TERRACE AREA

CHARGEARIE AREA

1084 sq. ft. 138 sq. ft. 1589 sq. ft.



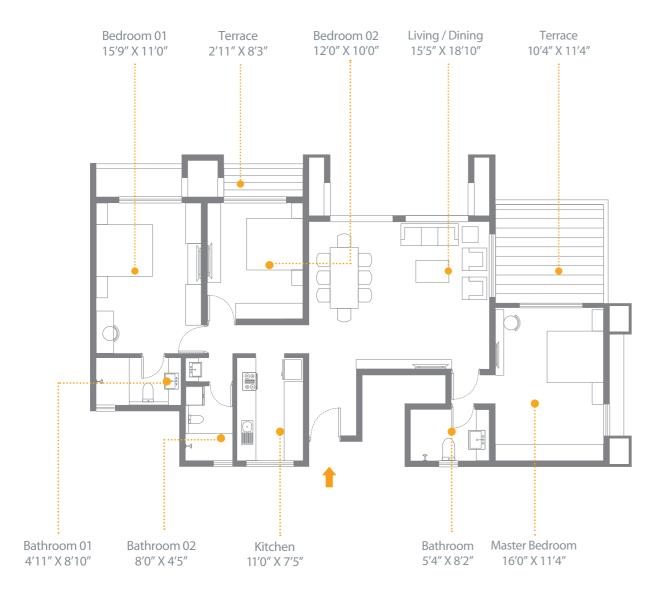


# 3 BHK ODD FLOORS 1589 sq. ft.



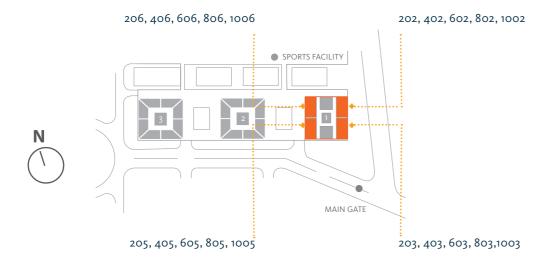
TERRACE AREA CHARGEABLE AREA

1084 sq. ft. 141 sq. ft. 1593 sq. ft.











## Fact File

### LIVINO

- Elegant main door
- Flooring of 2' x 2' vitrified tiles wit skirting
- Internal walls with smooth POP finish and high quality plastic paint
- TV and telephone points
- Sufficient light points
- Powder coated sliding doors and windows with safety grills and mosquito nets
- Ceramic tiles for terraces
- Glass railings
- · Light and plug points in terrace

## ATHROOM

- Glazed ceramic tiles up to 7 feet
- Marble stone fascia for door openings
- · Premium fittings and sanitary wares
- Single lever hot and cold mixer with
- Hot and cold water mixer for maste bedroom wash basin
- Pest prevention trap
- Provision for exhaust fan and goveer

## FEATURES/UTILITIES

- Power backup of 1 KVA for each unit
- Power backup for all essential common facilities
- Garbage chutes on every floor
- · Anti-termite treatmen
- Impressive main entrance & lobbies
- Ample parking space for residents 8 visitors
- Sanitation facility for drivers a servants
- Automatic speed elevators with power backup
- Concealed copper wiring with branded modular electrical fittings
- Sufficient electrical point
- Powder coated aluminum sliding
   windows
- Mosquito mesh for windows and sliding doors

### **BEDROOM**

- 2 x 2 vitrified tiles with skirting
- TV point in master bedroom
- Sliding windows with safety grills and mosquito nets
- Internal walls with smooth POP finish and high quality plastic paint
- MS grill railings

### KITCHEN

- Granite kitchen platform with stainless steel sink
- 2' x 2' vitrified tiles with skirting
- Glazed ceramic tiles up to 2 feet above the platform
- Additional electrical points for appliances

## SIGNI

- Water treatment plant
- Sewage treatment plant
- · Organic waste converter
- Rain water harvesting
- Water recycling
- Energy saving fittings for common areas
- . Wall lit and vantilated apartment
- Use of solar energy for common are
- Ontimum flow water fittings

### SAFETY & SECURITY

- Gated Community
- Video door phone
- Safety grills for windows
- Firefighting equipment
- CCTV surveillance
- Intercom facility to access security
- Security personnel at key entry and exit points
- Stretcher Lift
- Fire staircase and refuge area for emergency
- Seismic resistant design

# Terms and Conditions

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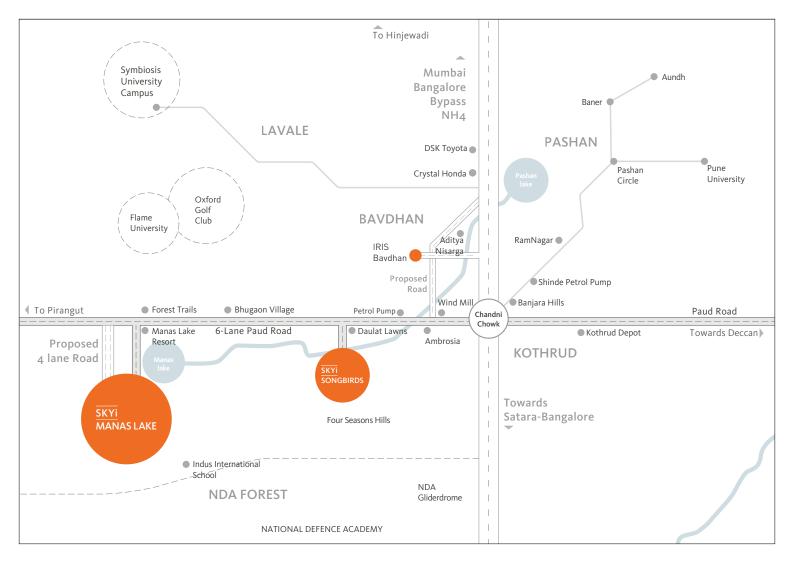
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