

aria



 **SKYi**
SONGBIRDS

BHUGAON, PAUD ROAD

Location Map



Songbirds has been designed in accordance with the forces of nature such that the sun shall illuminate and the wind shall blow through every home. Majestic towers and a large cluster of villas spread over a sprawling campus of over 42 acres with more than 70% of that space reserved as open or landscaped space.

Welcome to Aria at Songbirds.

The Residences

- A** ARIA : Studio, 1 BHK Apartments
- B** IRIS : 2 & 3 Bedroom Premium Apartments

The Neighbourhood

- M** The Bridge
- N** Ram Nadi Stream
- O** Farm Lands
- P** Four Seasons
- Q** NDA Forest
- R** Club

The Landscape

- C** Main Entrance Gate
- D** 4-Lane Internal Road
- E** Clock Tower
- F** Nest - 2 Acre Ecological Park
- G** Ecoponds at Nest and Riverside
- H** Secret Garden
- I** River Promenade
- J** Walking Track - 2 KM
- K** Cycling Track - 2 KM
- L** Childrens' Play Zone

Artist's Impression, Image not to scale



Nature Friendly

- Over 50 species of birds
- 4000 trees to be planted
- 2 acre Ecological Garden
- Sustainable Design
- Ecological Water bodies

Enriching Lifestyle

- Yoga & Meditation zone
- Amphitheatre
- 2 km Walking & Jogging Track
- 2 km Cycling Track
- Fitness Centre

Convenience

- Medical Facilities
- Retail Outlets
- Farm Fresh Store
- Salon
- Cafe

Thoughtful Planning

- High Lux Homes
- Higher Air Changes
- Multilayered Security
- Power Backup
- Wheelchair Friendly Campus



In true harmony with nature.

It's what my home at Songbirds will be.

*An abode that will be designed to let me live life just the way it should be.
It's where all of Mother Nature's creations will live in complete harmony,
and so will I.*

Deepika Padukone.

Deepika Padukone Brand Ambassador, SKYi



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Studio, 1 BHK Apartments

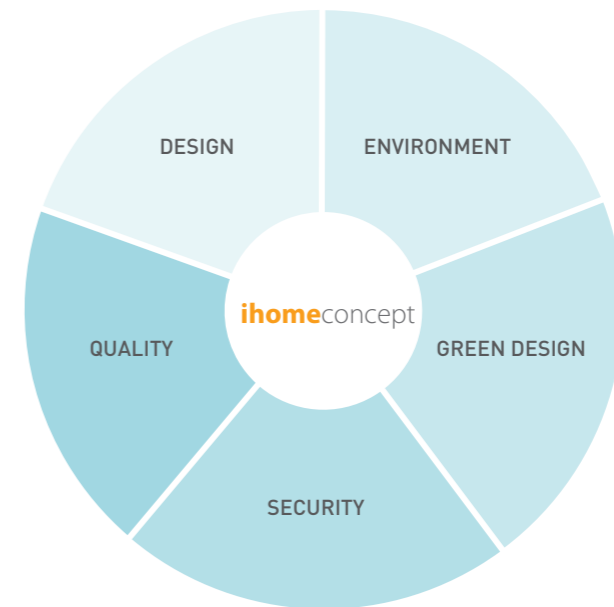


Homes that are just right.
Aria is all about perfectly planned
Studio & 1 BHK apartments.
Whether you're a family, a group of friends,
a student or a recently moved professional, Aria works just right.
Simple, and classy, the home's open canvas offers you plenty of
opportunities to express your personality through colors,
décor and more. Begin life on your own terms, at Aria.

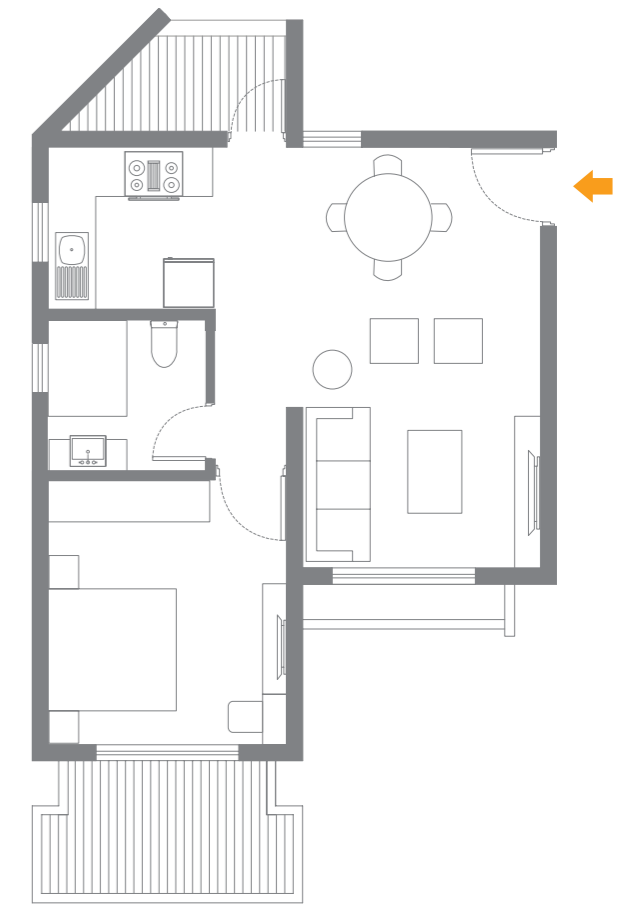


There are 5 design dimensions that constitute the iHome Concept of Development - world-class planning and design, care for the environment, eco-friendly design and development, state-of-the-art security and unmatched quality. Every development by SKYi adheres to the exacting standards of this concept of development. From being designed to live life to the fullest to being planned around natural flora and fauna, the iHome concept strikes the perfect balance between luxurious development and a sustainable, eco-friendly lifestyle.

**It's what your home at Songbirds will be.
An iHome.**



the
ihome concept
of development



Studio, 1 BHK Apartments

586 - 659 sq. ft.

- LIVING
- DINING
- KITCHEN
- BEDROOM
- DRY TERRACE AREA
- TERRACE

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
- 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

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
- 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

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

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

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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

The Developer

Enerrgia Skyi Developers

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