



5 Premium 3 & 4 BHK Apartments

SKYi
SONGBIRDS



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

Location Map



SKYi SONGBIRDS

The Residences

- Studio, 1 & 2 BHK Apartments
- 2 & 3 BHK Premium Apartments
- Premium Large Residences

The Landscape

- A Main Entrance Gate
- B 4-Lane Internal Road
- C Clock Tower
- D Nest - 2 Acre Ecological Park
- E Ecoponds at Nest and Riverside
- F Secret Garden
- G River Promenade
- H Walking Track - 2 KM

The Neighbourhood

- K The Bridge
- L Ram Nadi Stream
- M Farm Lands
- N Four Seasons
- O NDA Forest
- P Club

Artist's Impression, Image not to scale

Tower
18A



4 BHK

CARPET AREA
1536 sq. ft.

TERRACE AREA
235 sq. ft.

TOTAL AREA
2391 sq. ft.



3 BHK

CARPET AREA
1419 sq. ft.

TERRACE AREA
83 sq. ft.

TOTAL AREA
2028 sq. ft.



4 BHK

CARPET AREA
1678 sq. ft.

TERRACE AREA
233 sq. ft.

TOTAL AREA
2580 sq. ft.



Road Side

105, 205, 305, 405, 505, 605,
705, 805, 905, 1005

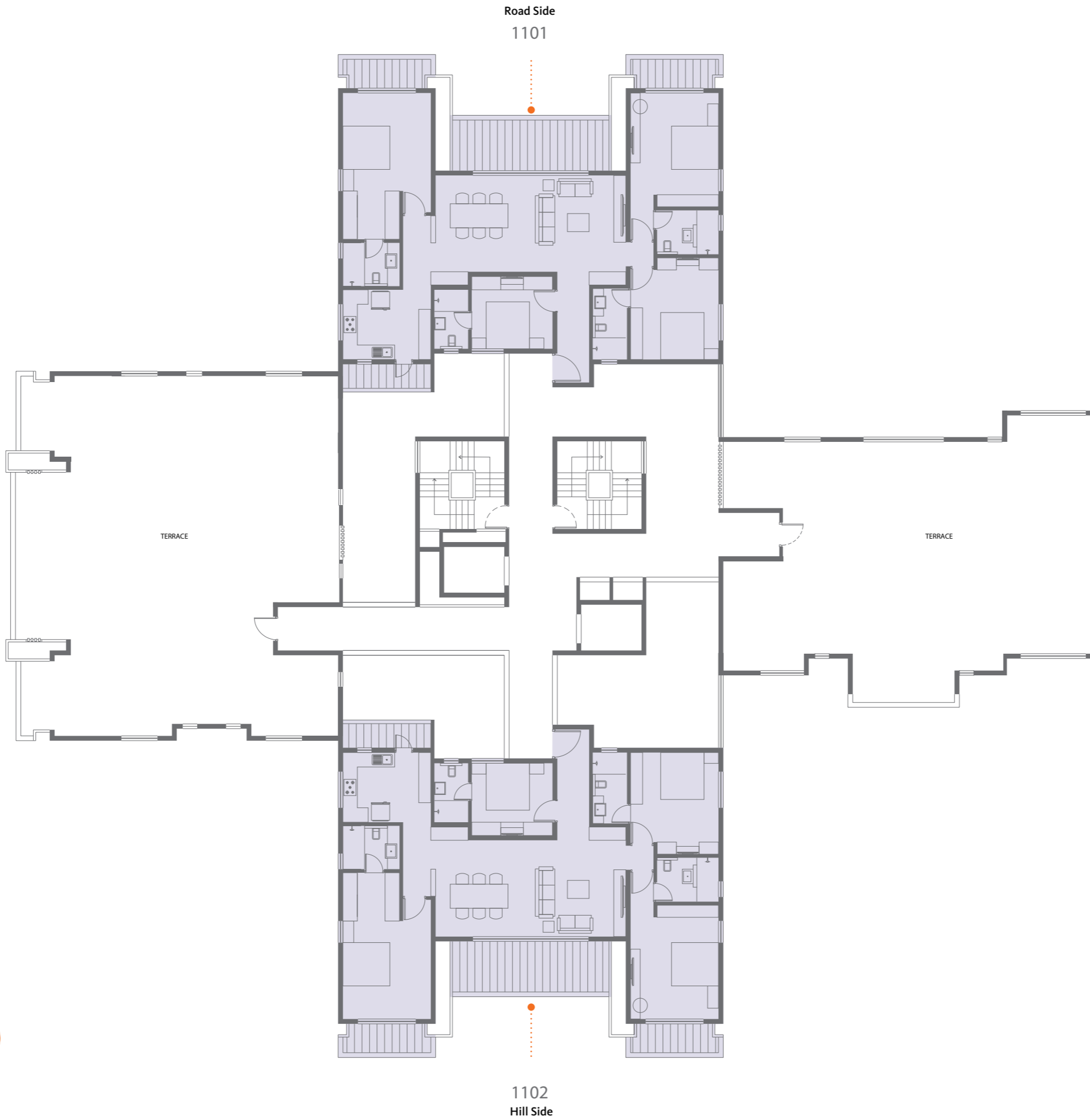
108, 208, 308, 408, 508,
608, 708, 808, 908, 1008
Garden Side

106, 206, 306, 406, 506,
606, 906, 1006

107, 207, 307, 407, 507, 607,
707, 807, 907, 1007

Hill Side





Tower
18A

ELEVENTH
FLOOR



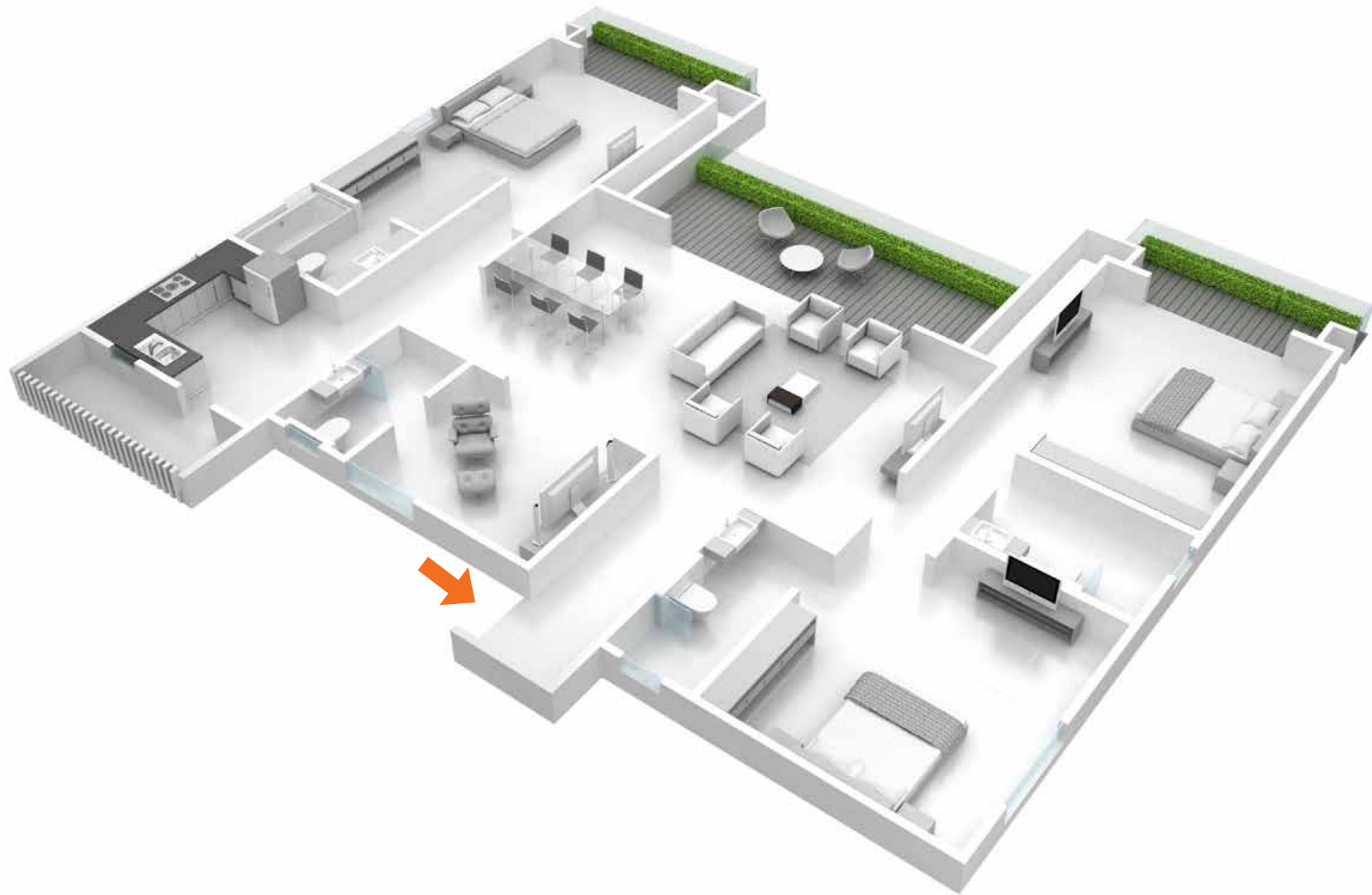
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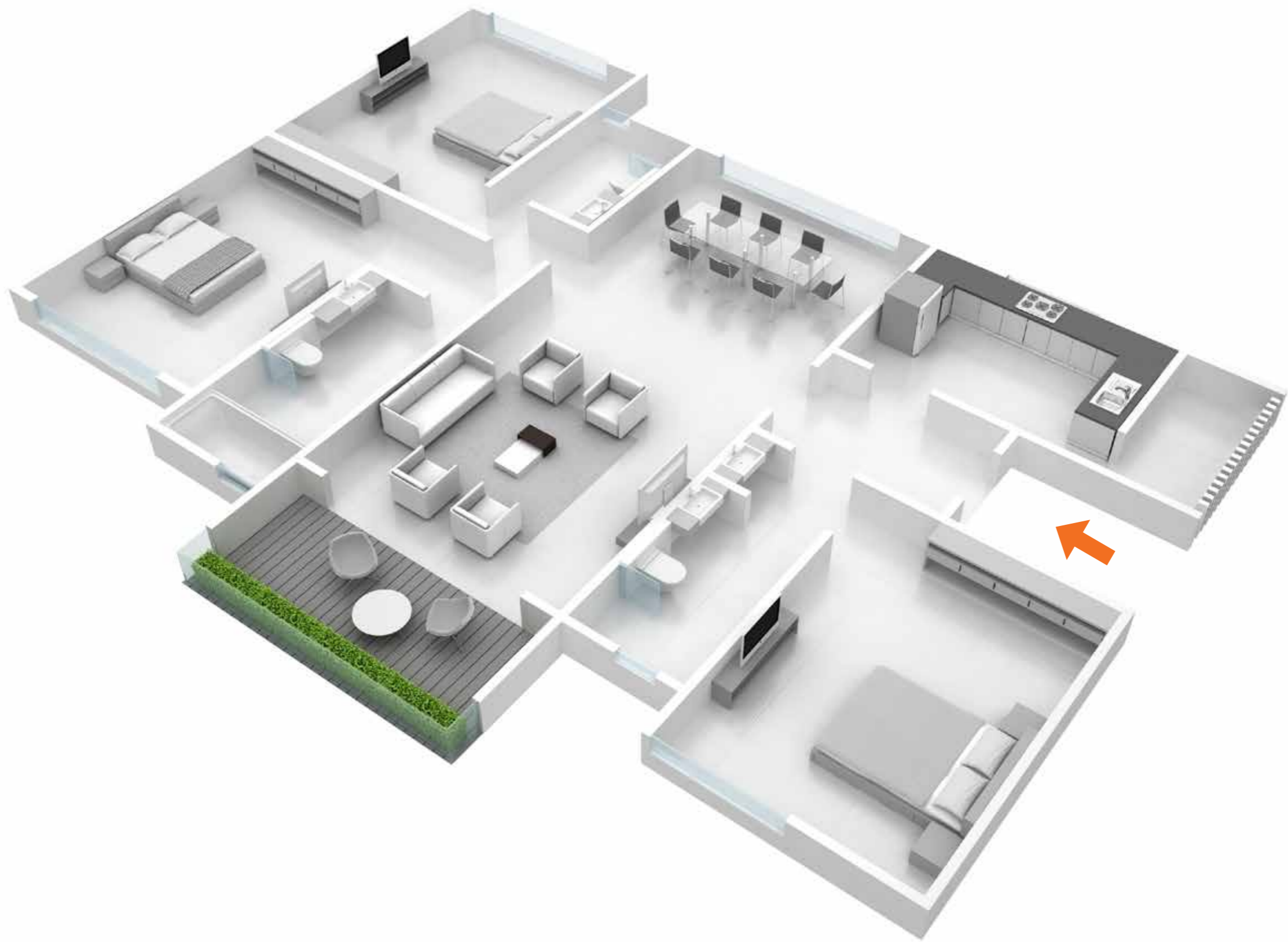
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5

Fact File

LIVING

- Elegant main door
- Video door phone
- Imported marble flooring in the living and dining area
- 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 bedroom
- Vitrified tiles in the other bedrooms
- TV and telephone points in the master bedroom
- Air condition system in all bedrooms

KITCHEN

- Modular kitchen cabinets below platform
- Cabinets above the platform
- Granite kitchen platform with stainless steel sink
- Hob & Chimney
- 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
- Gas leak detectors
- Smoke leak detectors

BATH ROOM

- Neat toilet designs for best space utilisation
- Glazed ceramic tiles upto 7 ft.
- Premium fittings & sanitary ware
- Single lever hot & cold mixer with overhead shower
- Pest prevention trap
- Provision for exhaust fan & geyser
- False ceiling in all bathrooms
- Glass partition in shower area

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

- 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



The Developer

Enerrgia Skyi Developers

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