



SKYi

SONGBIRDS

BHUGAON, PAUD ROAD

Tower 5

2 & 3 Bhk Apartments



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

PAUD ROAD ↑

(K) THE BRIDGE

(M) FARMLAND

Songbirds Boundary

MAIN ENTRANCE GATE

(P) CLUB

Songbirds Boundary

(N) FOUR SEASONS HILL
A Farmhouse Project on 250 Acres

(O) NATIONAL DEFENCE ACADEMY
NDA forest spread over 4000 Acres

Artist's Impression, Image not to scale

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

- (I) Cycling Track - 2 KM
- (J) Children's Play Zone

The Neighbourhood

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

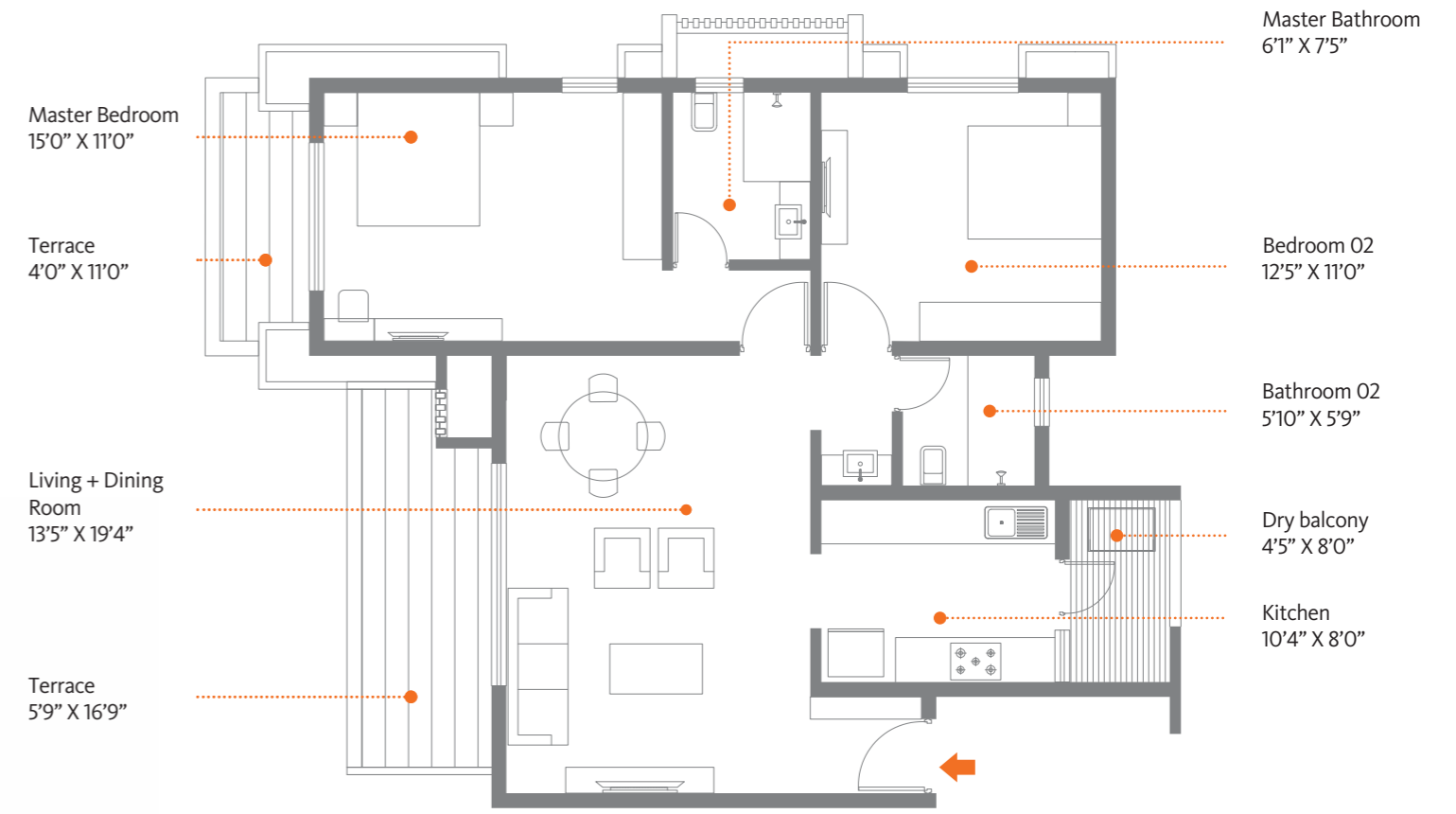
2

ODD FLOOR
1311 sq. ft.

CARPET AREA
842 sq. ft.

TERRACE AREA
129 sq. ft.

CHARGEABLE AREA
1311 sq. ft.



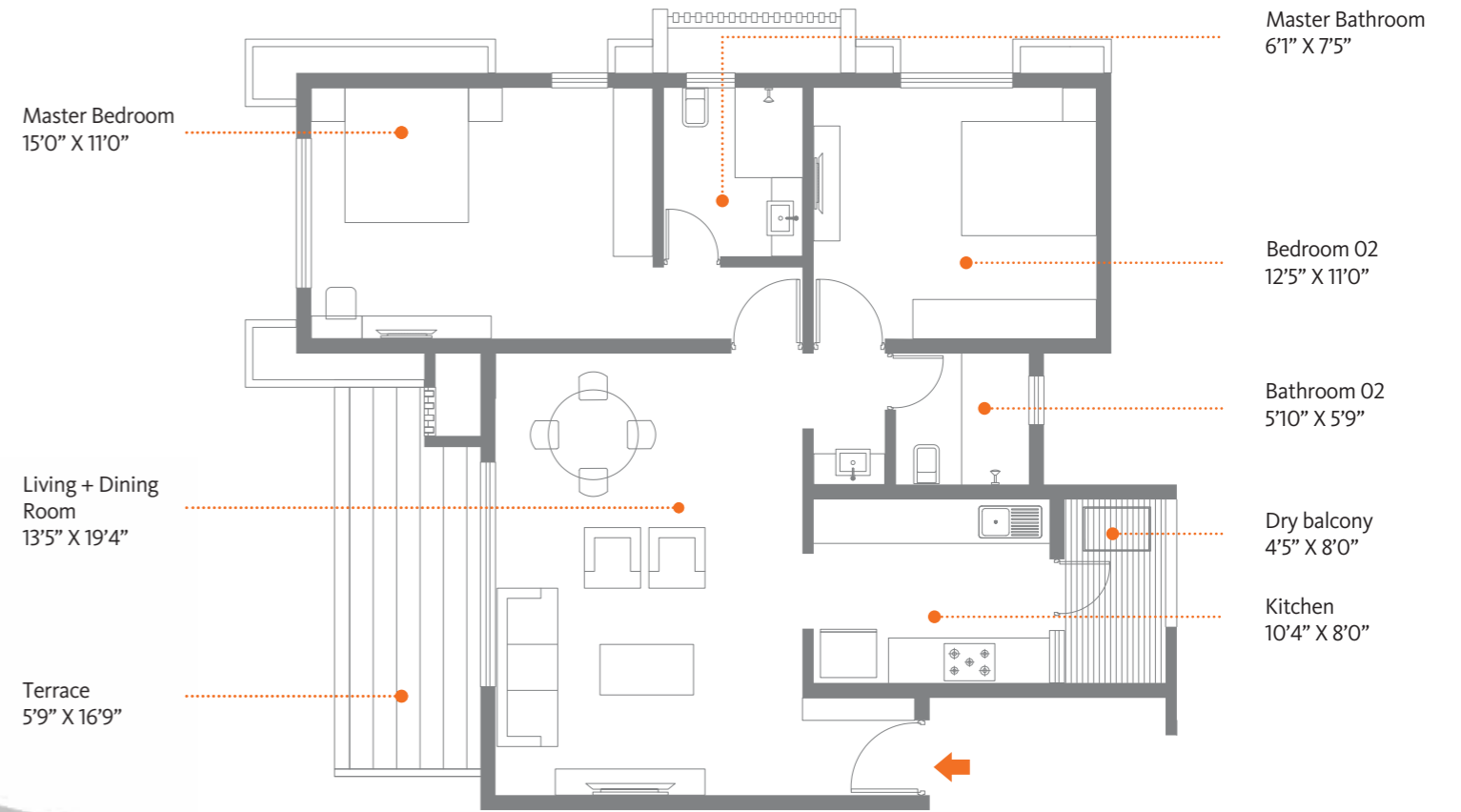
2

EVEN FLOOR
1251 sq. ft.

CARPET AREA
837 sq. ft.

TERRACE AREA
90 sq. ft.

CHARGEABLE AREA
1251 sq. ft.



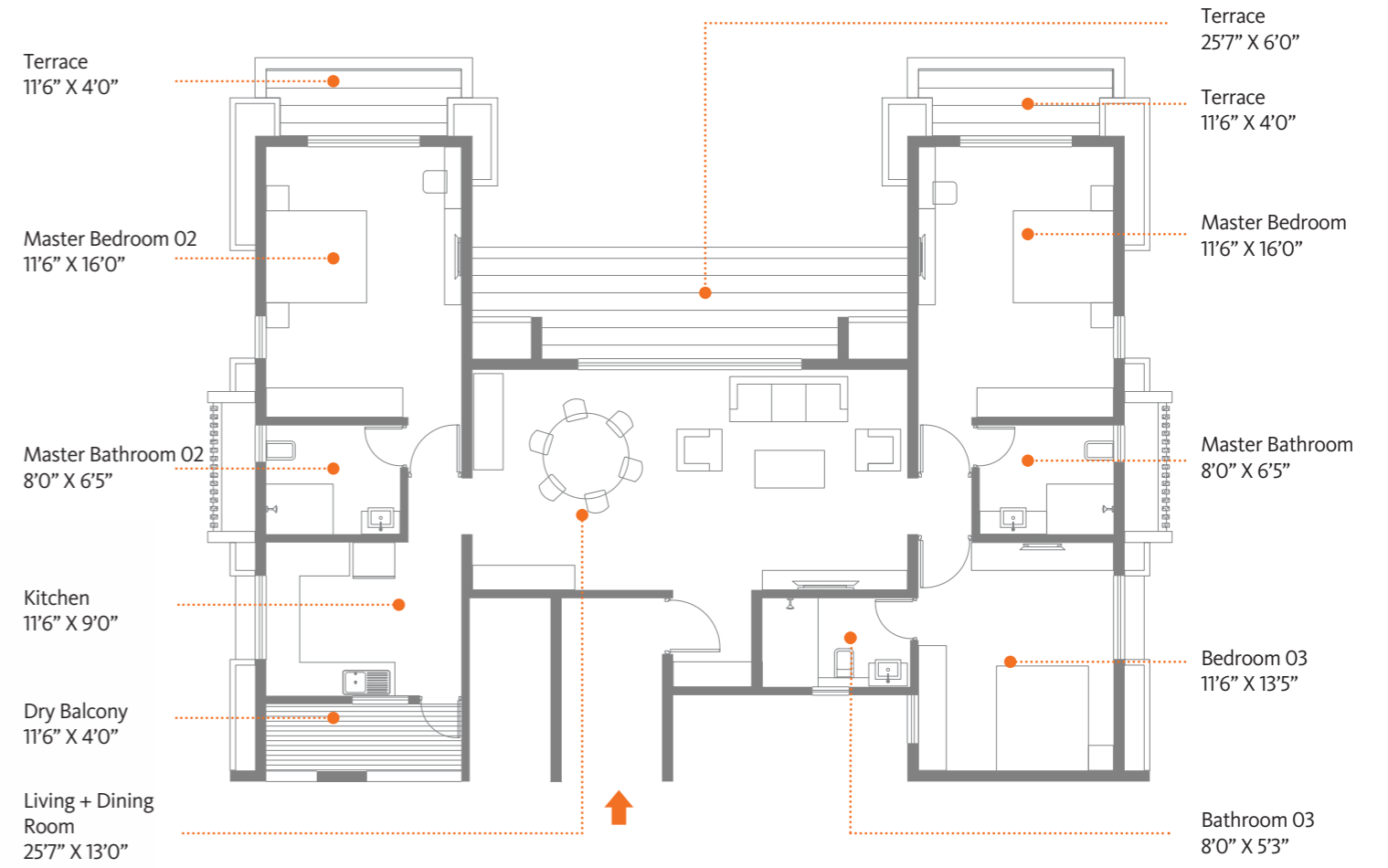
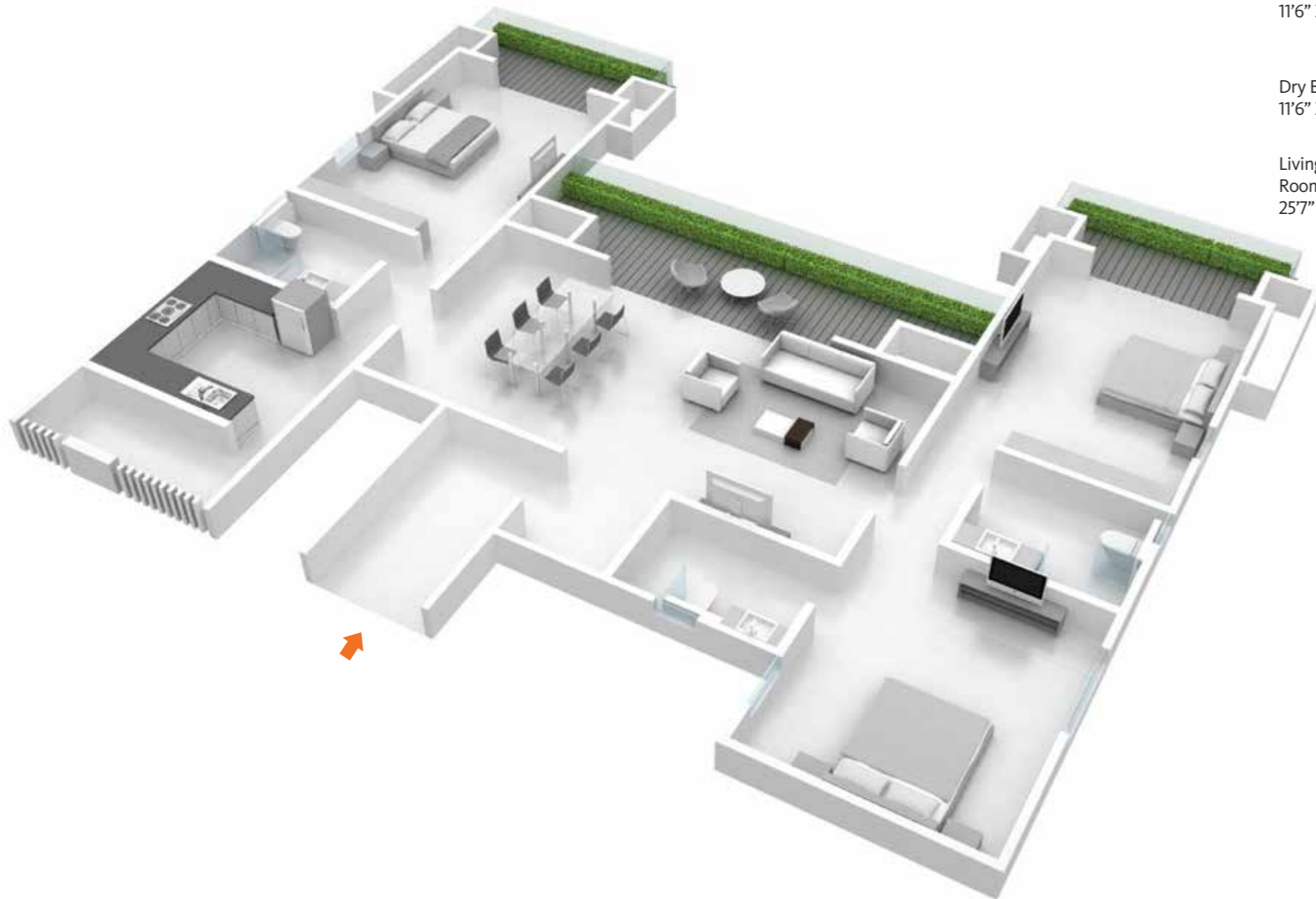
3

ODD FLOOR
1972 sq. ft.

CARPET AREA
1247 sq. ft.

TERRACE AREA
214 sq. ft.

CHARGEABLE AREA
1972 sq. ft.



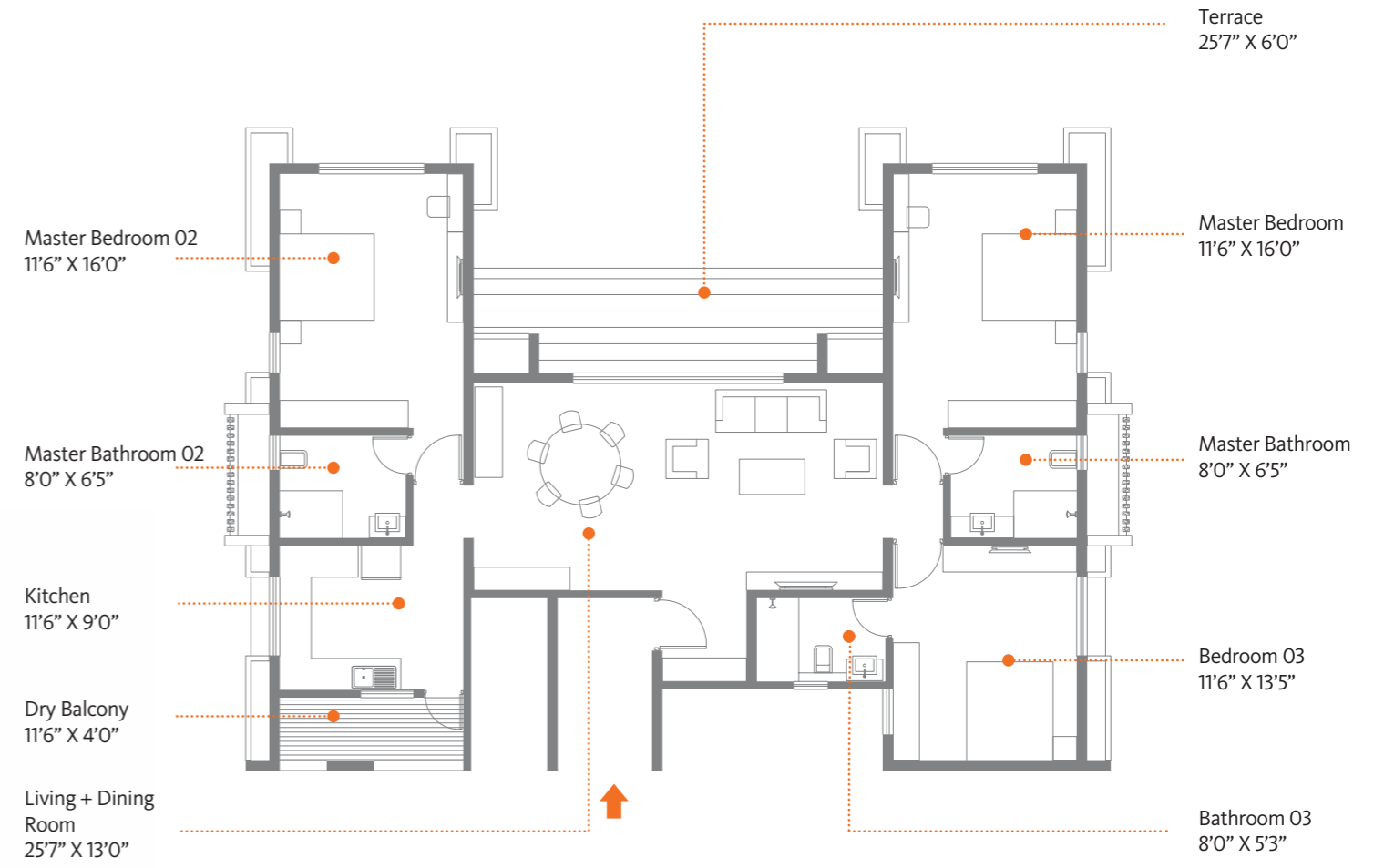
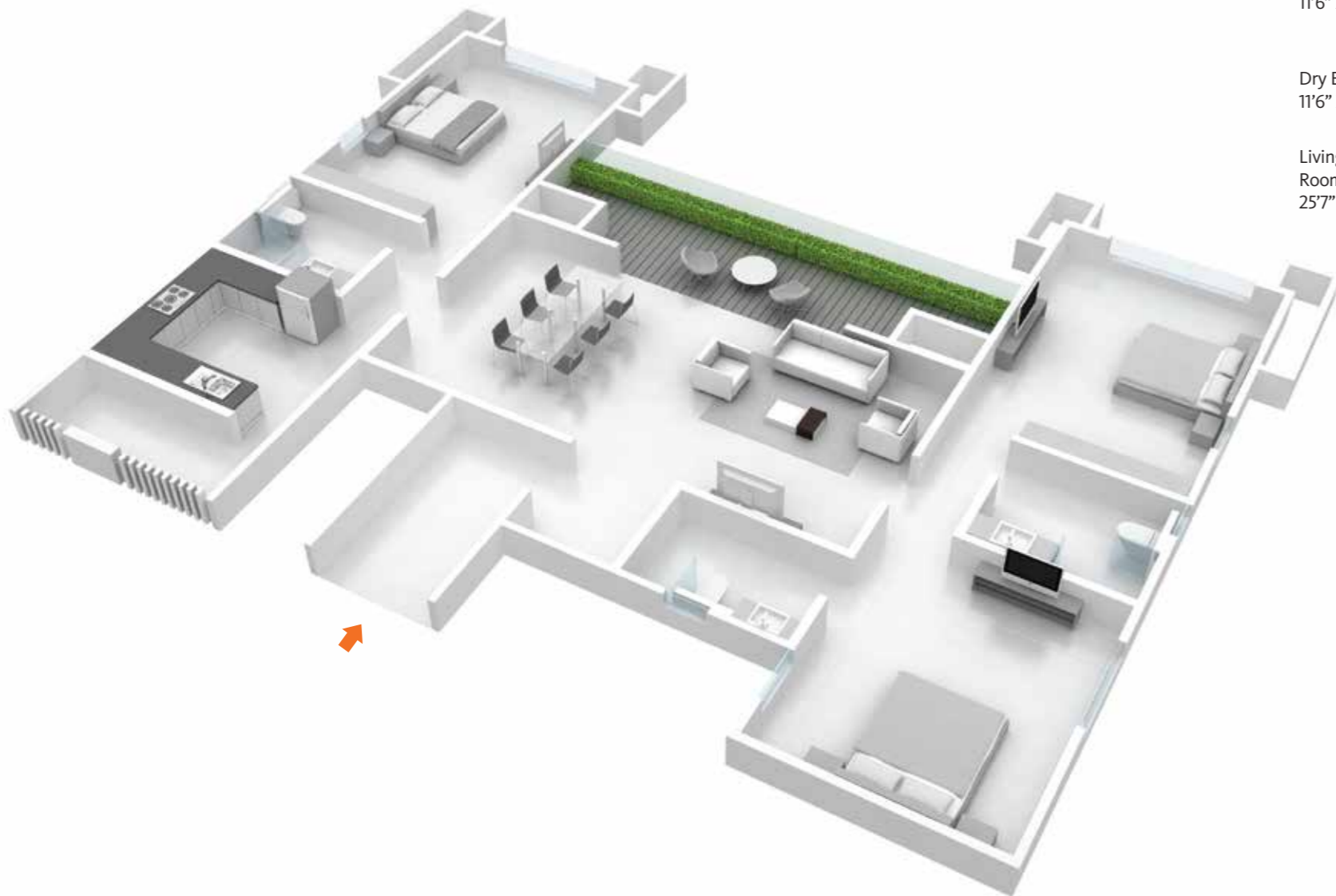
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EVEN FLOOR
1848 sq. ft.

CARPET AREA
1238 sq. ft.

TERRACE AREA
131 sq. ft.

CHARGEABLE AREA
1848 sq. ft.



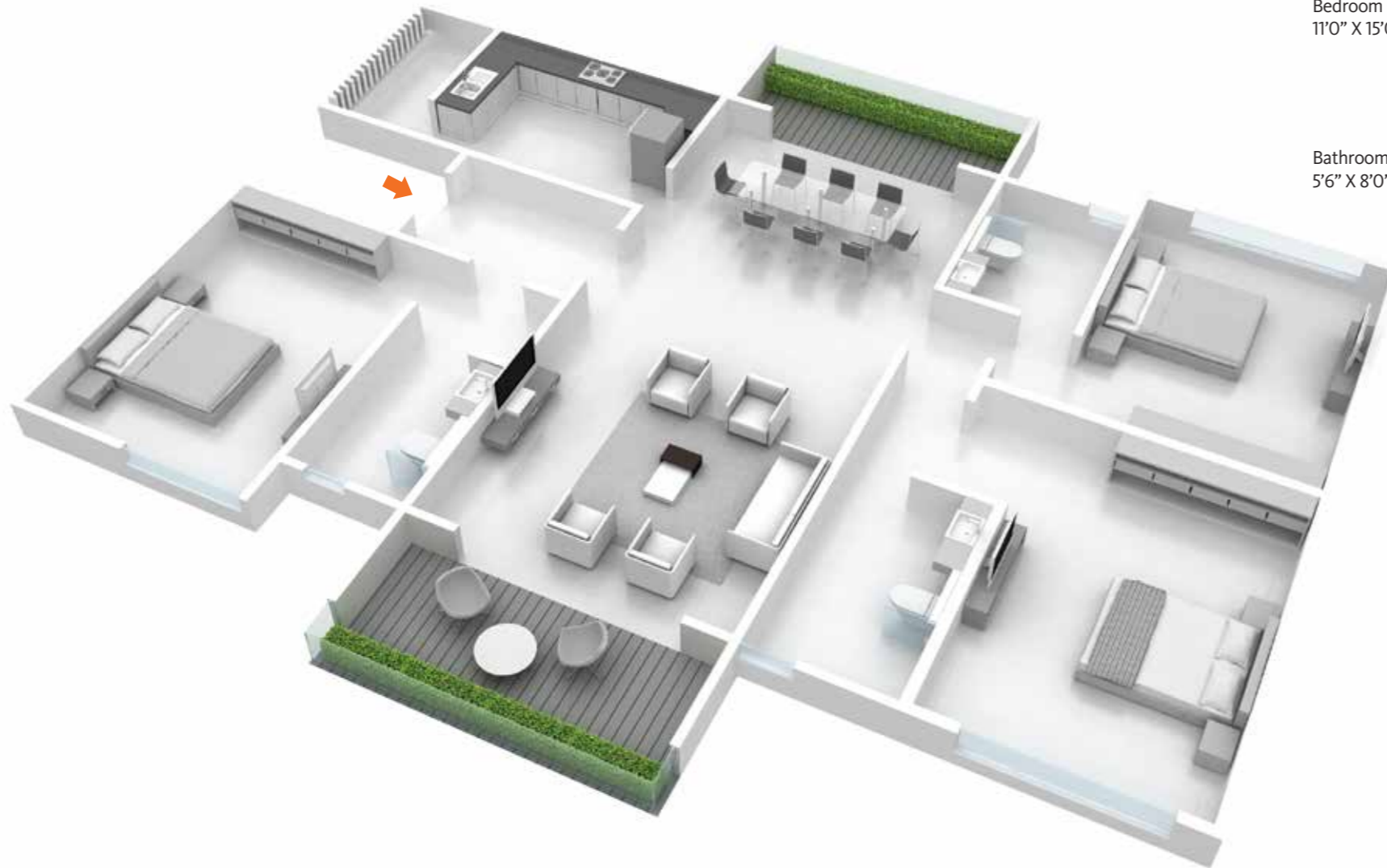
3

ODD & EVEN FLOOR
2012 sq. ft.

CARPET AREA
1352 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
2012 sq. ft.



Kitchen
12'5" X 9'0"

Dry Balcony
4'0" X 9'0"

Living + Dining
Room
14'0" X 29'0"

Bedroom 02
11'0" X 15'0"

Bathroom 02
5'6" X 8'0"

Terrace
14'0" X 4'0"

Bathroom 03
6'0" X 8'0"

Bedroom 03
11'0" X 14'0"

Master Bedroom
11'0" X 16'0"

Master Bathroom
6'0" X 9'10"

Terrace
14'0" X 6'0"



River Side



Tower
5

ODD
FLOOR



2 BHK

CARPET AREA
842 sq. ft.

TERRACE AREA
129 sq. ft.

CHARGEABLE AREA
1311 sq. ft.



3 BHK

CARPET AREA
1352 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
2012 sq. ft.



3 BHK

CARPET AREA
1247 sq. ft.

TERRACE AREA
214 sq. ft.

CHARGEABLE AREA
1972 sq. ft.

3 BHK
104, 304,
504, 904, 1104



Hill Side View

River Side



3 BHK
204, 404,
604, 804, 1004

2 BHK
203, 403,
603, 803, 1003

2 BHK
202, 402,
602, 802, 1002

3 BHK
205, 405,
605, 805, 1005

3 BHK
201, 401,
601, 801, 1001

Hill Side View

Tower
5

EVEN
FLOOR



2 BHK

CARPET AREA
837 sq. ft.

TERRACE AREA
90 sq. ft.

CHARGEABLE AREA
1251 sq. ft.



3 BHK

CARPET AREA
1352 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
2012 sq. ft.



3 BHK

CARPET AREA
1238 sq. ft.

TERRACE AREA
131 sq. ft.

CHARGEABLE AREA
1848 sq. ft.



River Side

Tower
5

SEVENTH
FLOOR



2 BHK

CARPET AREA
842 sq. ft.

TERRACE AREA
129 sq. ft.

CHARGEABLE AREA
1311 sq. ft.



3 BHK

CARPET AREA
1247 sq. ft.

TERRACE AREA
214 sq. ft.

CHARGEABLE AREA
1972 sq. ft.



Hill Side View

River Side

3 BHK
1202



Tower
5

TWELFTH
FLOOR

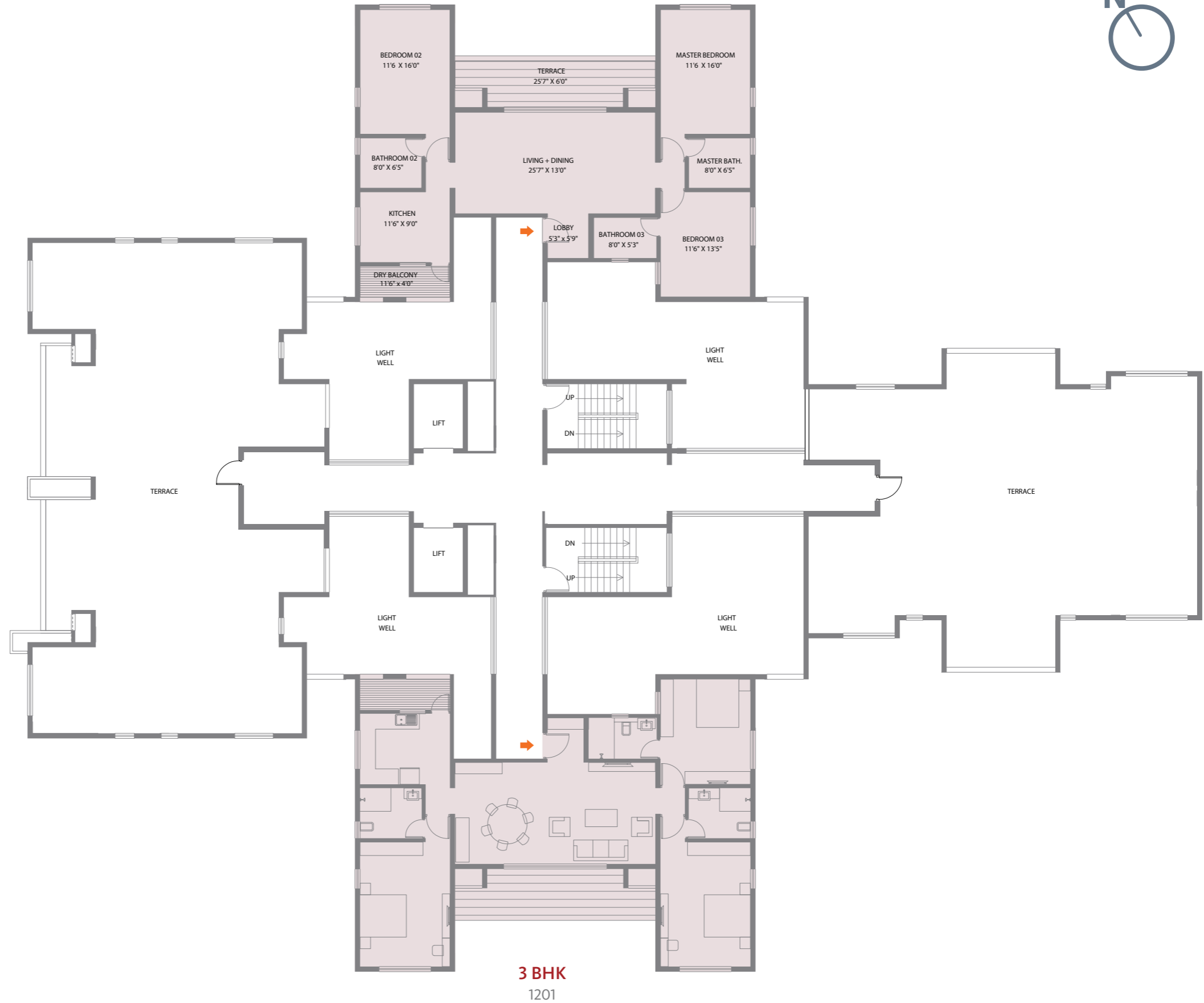


3 BHK

CARPET AREA
1193 sq. ft.

TERRACE AREA
176 sq. ft.

CHARGEABLE AREA
1848 sq. ft.



3 BHK
1201

Hill Side View

Fact File

LIVING

- 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

- Vitrified tile flooring
- TV and telephone points in the master bedroom

KITCHEN

- Modular kitchen unit with cabinets below*
- Granite kitchen platform with stainless steel sink
- Kitchen accessories*
 - Hob
 - Chimney
- 2' x 2' 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 bathroom 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
- Alarm for LPG leakage and smoke & fire detector in the apartment
- Firefighting equipment
- Seismic resistant design
- CCTV surveillance

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

* Premium plus package

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The Developer

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