

iris

river side

skyi
songbirds

iris

river side



SKYi Songbirds, Paud Rd, Pune.



THE POONA
WESTERN CLUB

iris

river side tower 12

skyi
songbirds



Homes in iris are unique.

Every home has a living and dining room that opens up to a covered balcony. It does two things amongst many very effectively; firstly, adds more weatherproof space to your home and secondly opens it up to panoramic views.

iris homes are spacious with big and efficient layouts. The bedroom sizes are one of the biggest in its category and all rooms have invisible column walls.

The homes are oriented in the east west direction giving them great natural light. The southwest winds ensure each of these homes have the best air ventilation.

air tech™

by SKYi®

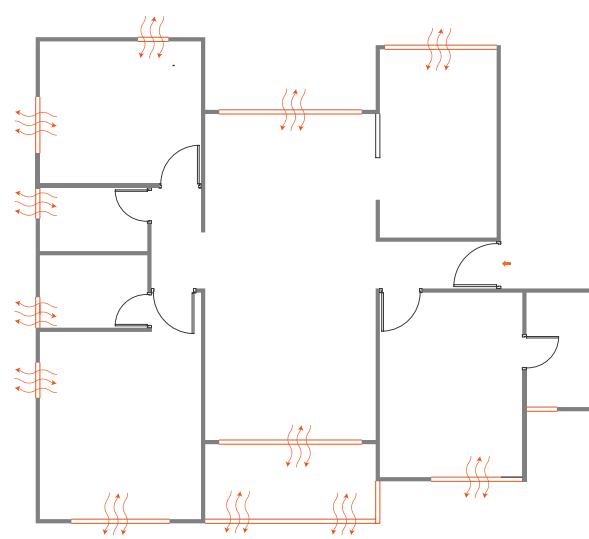
a proprietary technique of skyi.
air tech by skyi is a registered trade mark.



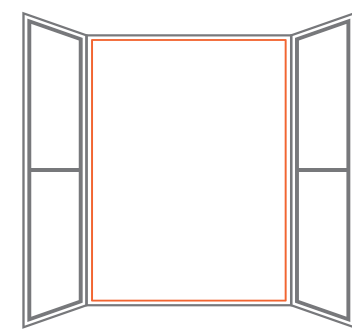
Wind Path
Oriented Homes



More Air Changes
per Hour (ACH)



Large Windows
& Balconies



thoughtfully designed™
by SKYi®

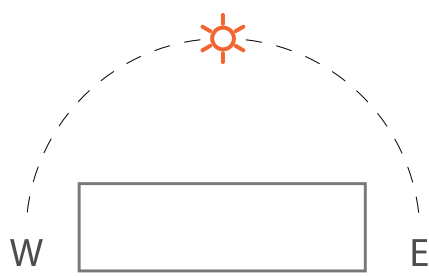
max light

by SKYi®

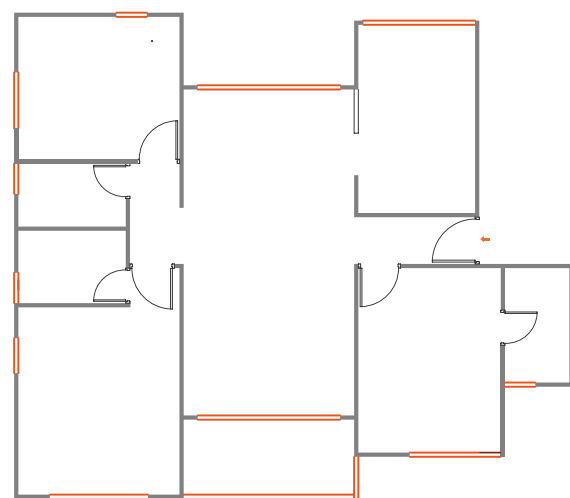
a proprietary technique of skyi.
max light by skyi is a registered trade mark.



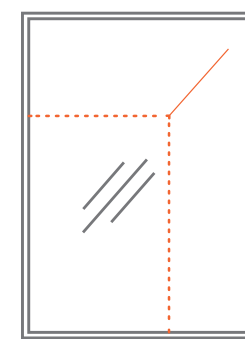
Sun Path
Aligned Homes



Less Heat,
More Natural Light



Larger Shaded
Windows & Balconies



thoughtfully designed™
by SKYi®

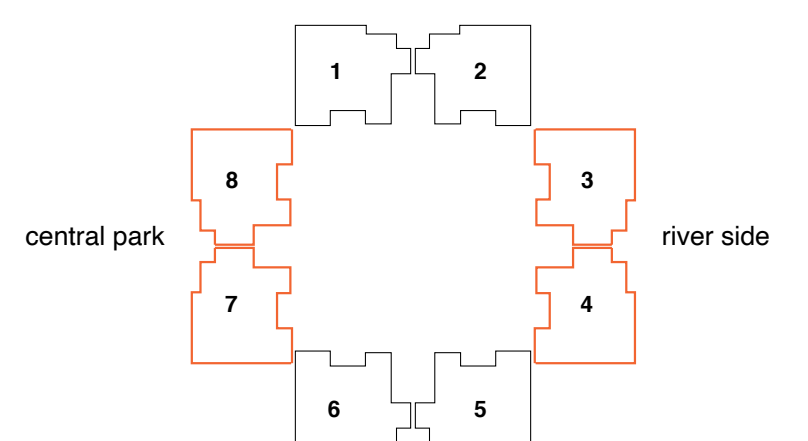
3 bhk

1508 xxi

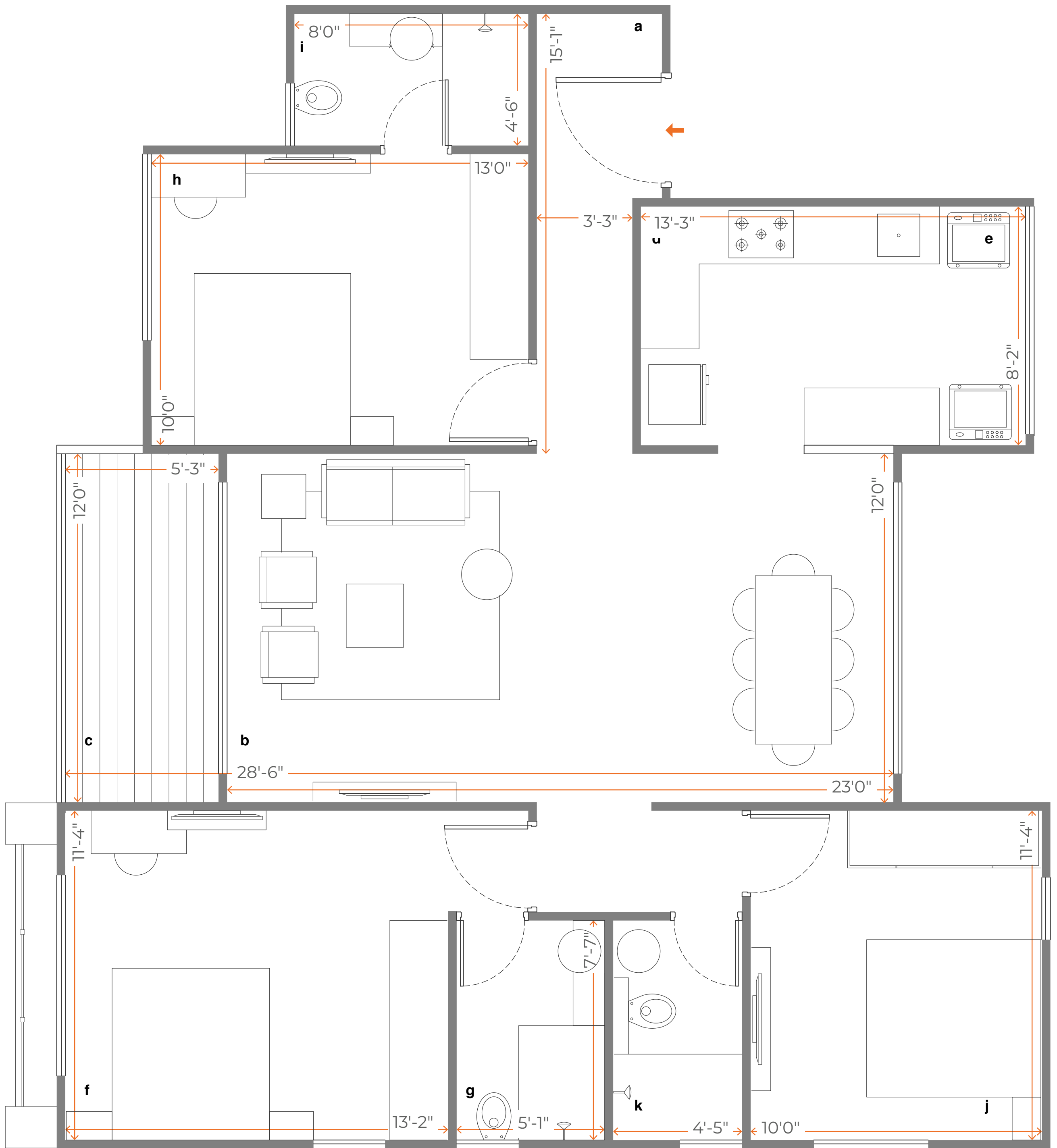


i

Three
Bedroom
Luxury homes



1508 xxi



Three
Bedroom
Luxury homes

3

3 bhk

1508 xxl

living space	in sq.ft.
a lobby	3'3" X 15'1"
b living + dining	23'0" X 12'0"
c all season's deck	5'-3" X 12'0"
kitchen space	in sq.ft.
d master kitchen	10'3" X 8'2"
e utility area	3'0" X 8'-2"
bedrooms	in sq.ft.
f master suite 1	13'-2" X 11'-4"
g master suite 1 toilet	7'-7" X 5'-1"
h master suite 2	13'0" X 10'0"
i master suite 2 toilet	8'0" X 4'-6"
j bedroom 3	10'0" X 11'-4"
k common toilet	7'-7" X 4'-5"
usable area	1061 sq.ft.
product code	1508 xxl

usable area = carpet area*+ open balcony

1061 SQ.FT. (98.57 SQ.MT.)= 998 SQ.FT. (92.72 SQ.MT.) + 63 SQ.FT. (5.85 SQ.MT.)

*includes carpet area as per rera & permissible enclosed balcony if any.

• the floor space efficiency of homes is 70%

note : We believe in complete transparency.

• the sale agreement will have the carpet areas mentioned along with the car parking. • the carpet area is calculated as per statutory guidelines laid out by the competent authority. • all dimensions shown are from unfinished wall to unfinished wall • furniture & fittings in plans are indicative & are not part of the offer • this is a typical plan. the orientation & openings may vary. • there will be offsets on account of columns and beams in actual constructed home.

Three
Bedroom
Luxury homes

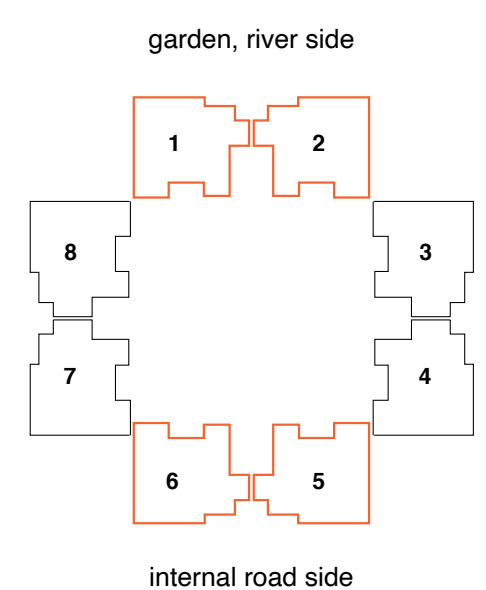
3

3 bhk

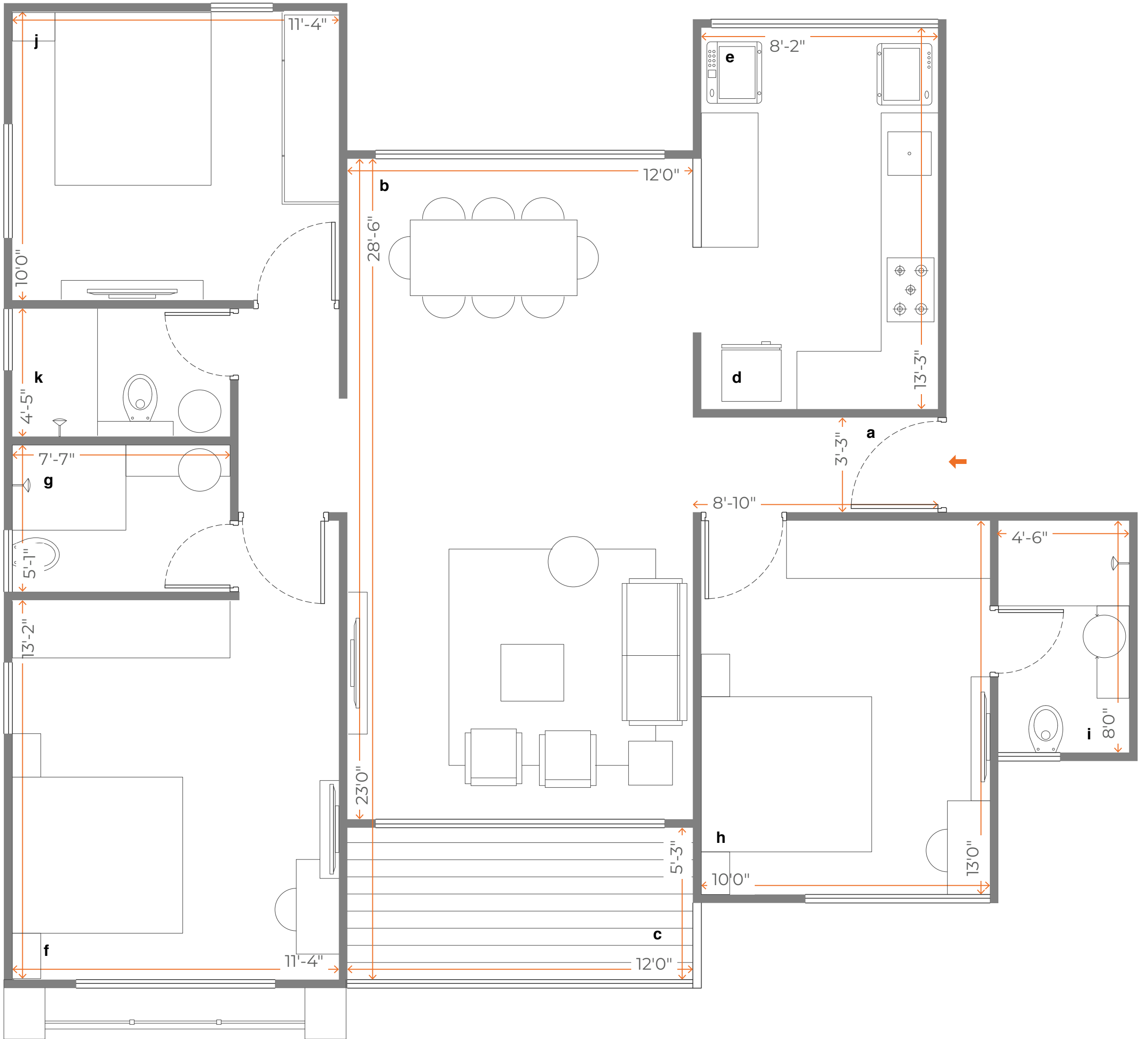
1481 xxi



Three
Bedroom
Luxury homes



1481 xxi



Three
Bedroom
Luxury homes

3

3 bhk

1481 xxl

living space	in sq.ft.
a lobby	8'10" X 3'3"
b living + dining	12'0" X 23'0"
c all season's deck	12'0" X 5'-3"
kitchen space	in sq.ft.
d master kitchen	8'2" X 10'3"
e utility area	8'-2" X 3'0"
bedrooms	in sq.ft.
f master suite 1	11'-4" X 13'-2"
g master suite 1 toilet	7'-7" X 5'-1"
h master suite 2	10'0" X 13'0"
i master suite 2 toilet	4'-6" X 8'0"
j bedroom 3	11'-4" X 10'0"
k common toilet	7'-7" X 4'-5"
usable area	1043 sq.ft.
product code	1481 xxl

usable area = carpet area*+ open balcony

1043 SQ.FT. (96.89 SQ.MT.)= 980 SQ.FT. (91.04 SQ.MT.) + 63 SQ.FT. (5.85 SQ.MT.)

*includes carpet area as per rera & permissible enclosed balcony if any.

• the floor space efficiency of homes is 70%

note : We believe in complete transparency.

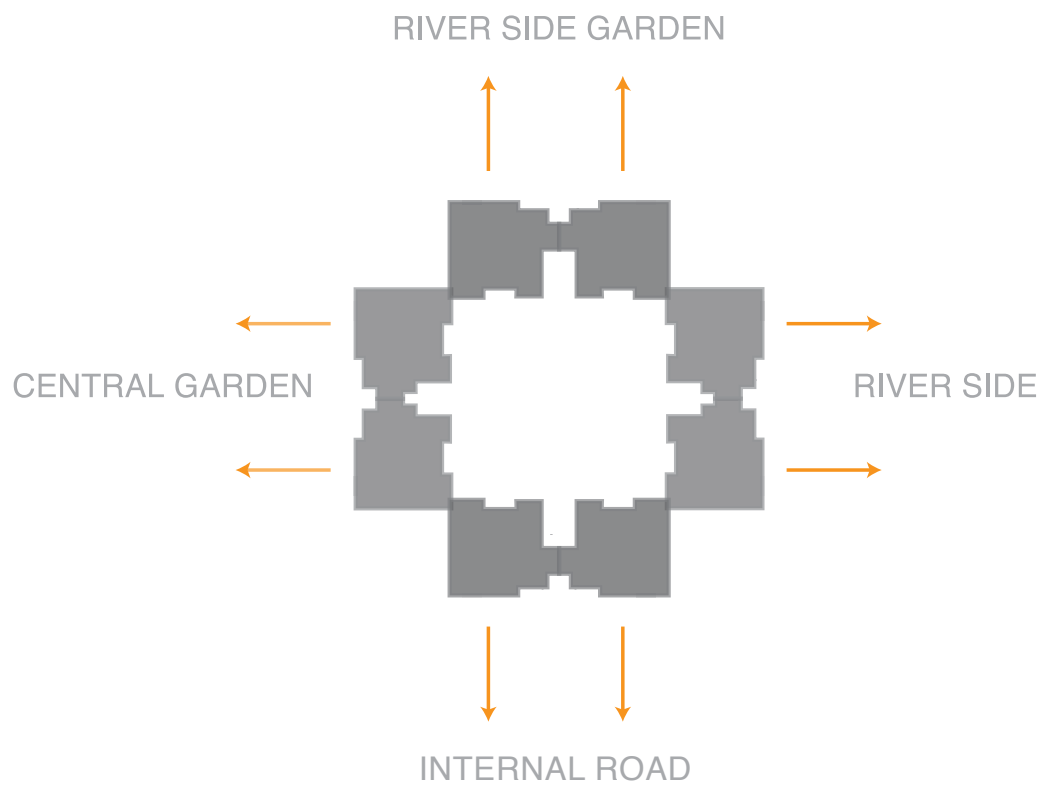
• the sale agreement will have the carpet areas mentioned along with the car parking. • the carpet area is calculated as per statutory guidelines laid out by the competent authority. • all dimensions shown are from unfinished wall to unfinished wall • furniture & fittings in plans are indicative & are not part of the offer • this is a typical plan. the orientation & openings may vary. • there will be offsets on account of columns and beams in actual constructed home.

Three
Bedroom
Luxury homes

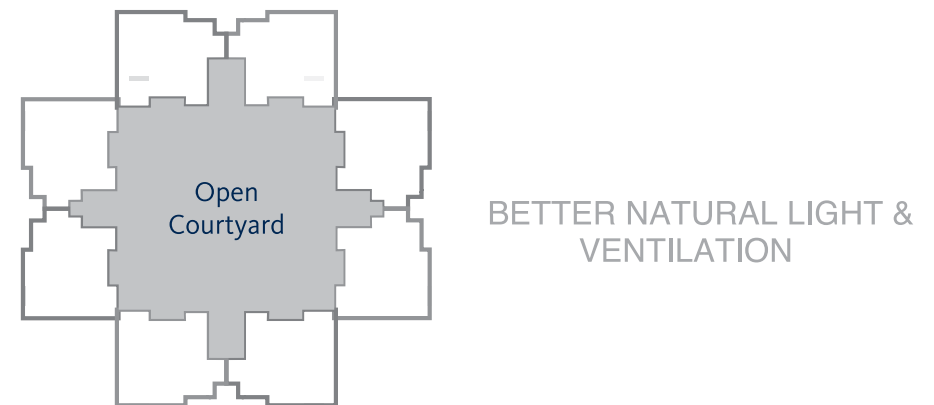
3

unique thoughtful design™

great views from every home



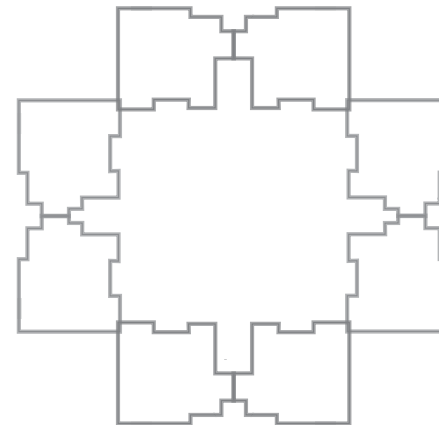
unique “open design” plan



independent all side open home



homes with grand entrance & 100% privacy



- . Homes are oriented as per the sun path, ensuring ample natural light and great ventilation
- . One of the best 3 bed home design in our portfolio
- . Enjoy east side sunlight in bedrooms & get great quality light till sunset in Living + Dining + Balcony space

typical floor plan

101, 201, 301, 401,
501, 601, 801, 901,
1001, 1101
01 1481xxl | 3 bhk

102, 202, 302, 402,
502, 602, 802, 902,
1002, 1102
02 1481xxl | 3 bhk

108, 208, 308, 408,
508, 608, 808, 908,
1008, 1108
08 1508xxl | 3 bhk

103, 203, 303, 403,
503, 603, 803, 903,
1003, 1103
03 1508xxl | 3 bhk



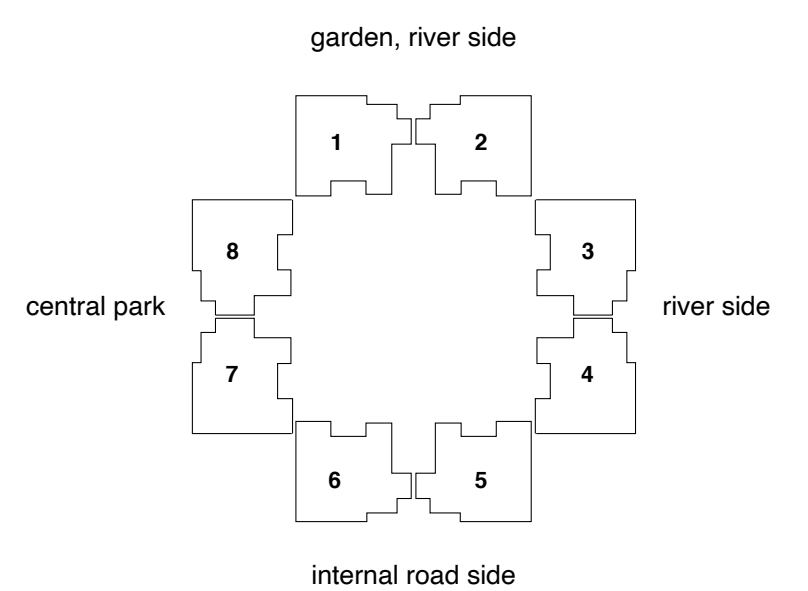
107, 207, 307, 407,
507, 607, 807, 907,
1007, 1107
07 1508xxl | 3 bhk

104, 204, 304, 404,
504, 604, 804, 904,
1004, 1104
04 1508xxl | 3 bhk

106, 206, 306, 406,
506, 606, 806, 906,
1006, 1106
06 1481xxl | 3 bhk

105, 205, 305, 405,
505, 605, 805, 905,
1005, 1105
05 1481xxl | 3 bhk

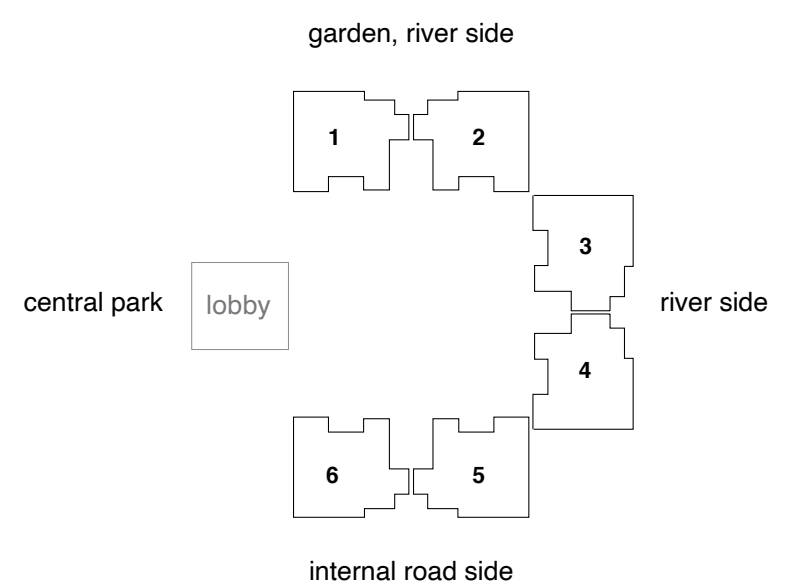
4 x wings 8 x apartments 3 x lifts 2 x staircase



podium floor plan



4 x wings 8 x apartments 3 x lifts 2 x staircase



Terms & Conditions

This Brochure is purely conceptual and not a legal offering. Enerrgia SKYi Developers reserve the right to add, delete or alter any details and/or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in the brochure are indicative purposes only and same are not to the scale.

The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The Actual floor plan of a particular unit could be mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational/facade features, columns & beams etc. Allotee must check the actual floor plan of the unit he/she is intending to buy and the same is available at project sales office.

The furniture/Kitchen/Bathroom layout & accessories shown in the plan are only for the purposes of illustrating/indicating a possible furniture layout & the same is not a part of standard offering. Design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions and final approval of the respective authorities.

None of the objects/representations mentioned herein constitute a legally binding agreement or representation. Enerrgia SKYi Developers does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and Enerrgia SKYi Developers shall absolutely be governed by the agreement for Sale and other ancillary deeds and documents, as may be executed, between them and/or any third parties. The Purchaser is requested to appraise himself about the detailed description about the project, the unit purchaser is intending to purchase, terms and conditions contained therein with the help of an independent legal and tax advisor before making a purchase decision.

It may further be noted that the pricing of the flats/units quoted

by Enerrgia SKYi Developers does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and/or otherwise. The brands and make of the material used in the flats/ units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time.

Purchaser is required to verify all the details, including but not limited to area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team and from the contents of agreement to sale prior to concluding any decision for buying any unit(s) in any of the said projects. It is the responsibility of the Purchaser to evaluate the accuracy, completeness and usefulness of any data, opinions, advice, services or other information provided herein or by the distributor(s) hereof. All information contained herein is distributed with the understanding that the authors, publishers, and distributors, assume no liability whatsoever in connection with its use.

Distance & time line are tentative and approximate, subject to traffic condition, road and infrastructure facilities to be provided by the appropriate authorities. Trees and green area shown are the representation purpose only. Layout for reference purpose only.

All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of Enerrgia SKYi Developers.

Piped gas provision is built, managed, and maintained by MNGL. All applicable deposits, charges, T & C apply.

The Poona Western Club (PWC) is a separate entity and is not part of the Songbirds layout. The applicant must apply independently for membership and pay joining fees, AMC, etc. as per the Club rules. T&C of the Club apply. The PWC is being developed in a phased manner.

DISCLAIMER

The general information provided in the brochure is taken from trusted sources and is subject to change without any notice and at the sole discretion of the developer. The developer under no circumstances guarantees or warranty that this brochure reflects the latest changes/ amendments pertaining to the information at all times and at any time. All plans, specifications, designs, features, facilities, and services provided in the brochure indicate the kind of development proposed for respective projects for only representational purposes. No person can copy, use, modify, display or create derivative works or database, or transmit, exploit, sell or distribute the same. The viewer holds the responsibility of evaluating the accuracy and/or completeness of the information provided in the brochure.

Stock Image

Stock image for indicative purpose only.

Maps

All distances are indicative and not actual. Map not to scale.

Artist Impression (3D Render)

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

Drawings

We are offering, for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions/ column/finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space-planning purpose only.

iris

river side



Connect With Us

The Developer

Enerrgia SKYi Developers

Corporate Office

The Poona Western Club

SKYi Songbirds

Four Seasons, Paud Road,

Behind Daulat Lawns,

Bhugaon, Pune - 412 115

Site Office

SKYi Songbirds

Four Seasons, Paud Road,

Behind Daulat Lawns,

Bhugaon, Pune - 412 115

Connect

+91 020-68683838

MahaRERA Registration No.

Skyi Iris, Songbirds

P52100019348



skyi.com

Videos

SONGBIRDS

LOCATION



skyi
songbirds

songbirds.in