



iris

RIVER SIDE TOWER 12

SKYi
SONGBIRDS



1481 XXL

DIMENSION PLAN

Thoughtfully designed homes with well planned layouts and spacious rooms provide you a best in class lifestyle.



PRODUCT CODE 1481 XXL
Usable Area + Carpet Area* + Terrace/ Balcony
1043 sq.ft. (96.89 sq.mt.) + 980 sq.ft. (91.04 sq.mt.) + 63 sq.ft. (5.85 sq.mt.)

* Terrace/ Carpet area is per RERA & government approved layout plan.

1508 XXL

DIMENSION PLAN

Thoughtfully designed homes with well planned layouts and spacious rooms provide you a best in class lifestyle.



PRODUCT CODE 1508 XXL
Usable Area + Carpet Area* + Terrace/ Balcony
1501 sq.ft. (139.57 sq.mt.) + 998 sq.ft. (92.22 sq.mt.) + 63 sq.ft. (5.85 sq.mt.)

* Terrace/ Carpet area is per RERA & government approved layout plan.

QUAD BATHROOM

IN MASTER BEDROOM

1 SHOWER AREA

- Single lever premium fittings
- Defined area for shower curtain or glass partition
- Provision for geyser

2 WASH BASIN

- Space for a make up mirror & toiletry cabinet
- Space for hand towel hanger
- Points for hair dryer & shaver



3 TOILET POT

- Branded sanitary ware
- Health faucet (wash spray) with tap
- Provision for exhaust fan
- Provision for toilet hanger

4 DRY AREA

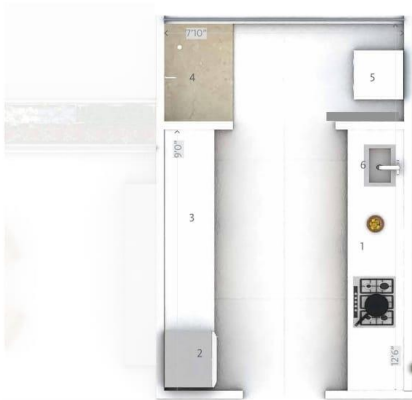
- Space for drying & changing
- Clothes hanger behind the door
- Space for full size mirror



Our 'Quad designed' bathrooms are multifunctional. They provide 4 distinct areas that are a mix of dry and wet spaces. Each bathroom has space for hanging clothes and has optimum storage space. We work with the best in class brands of sanitary ware.

Computer generated image. All rights reserved. Image not to scale.

KITCHEN



1. Long kitchen otta

2. Space for large refrigerator/ wine cellar

3. Work counter with a provision of under & above the counter storage system
4. Utility space & wash area

5. Space for washing machine/ dryer or dishwasher

6. Space for sink & overhead water purifier



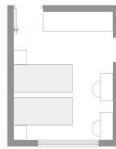
For more technical details please refer to electrical & plumbing drawings.

*white and brown goods not part of the standard offer

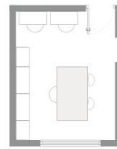
BEDROOMS

BEDROOM 02/ GUEST BEDROOM

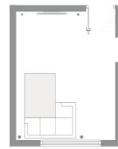
STANDARD
LAYOUT



KIDS BED
CONFIGURATION

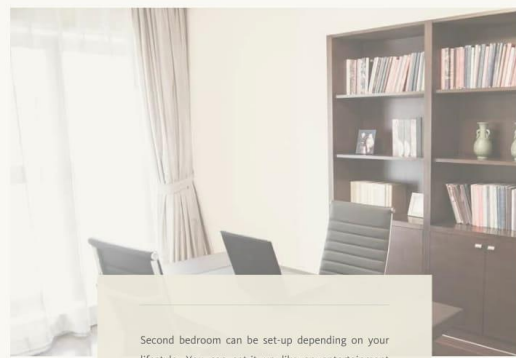


STUDY/ OFFICE SPACE
CONFIGURATION



ENTERTAINMENT + BED
CONFIGURATION

* Other configurations are subject to approval & at an additional cost

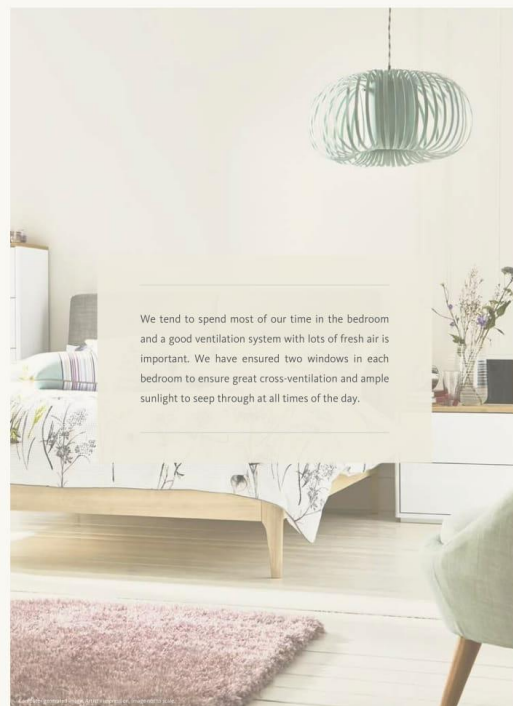


Second bedroom can be set-up depending on your lifestyle. You can set-it up like an entertainment room, a study or just an additional guest bedroom.



BEDROOMS

MASTER BEDROOM 01 & 03



**LIVING +
DINING +
PRIVATE BALCONY**



We have well defined living and dining spaces in our homes that open up to great views. The layout ensures you have two distinct areas to entertain guests and yet not compromise on personal spaces. The covered balconies are an extension of your living and dining area, thereby giving you more usable space.



1508 XXL

3 BEDROOM

Planter Space

Dining to seat 6 to 8

Third Bedroom with provision for a Queen size bed, spacious wardrobe space with overhead storage, two windows on opposite sides for better ventilation and sunlight

3 piece **Common Toilet** with a Wash Basin, W.C. & Shower

Attached 3 piece **Toilet** with a Wash Basin, W.C. & Shower

Master Bedroom with provision for a King size bed, TV & spacious wardrobe space with overhead storage, two windows on opposite sides for better ventilation and sunlight

Juliet Balcony



Living Room with provision for comfortable seating & a designated space for your flat-screen TV

Dry Balcony/ Utility Space Provision for
· Washing Machine/ Dryer Space
· Clothes Drying Line
· Space for Ironing Board & Stackable Chairs

Provision for fully equipped **Kitchen** with hob, chimney & modular kitchen cabinets for storage

Entrance Lobby for privacy & a smart space for Shoe Rack & Key Holder

Attached 3 piece **Toilet** with a Wash Basin, W.C. & Shower

Second Bedroom with provision for a Queen size bed & spacious wardrobe space with overhead storage

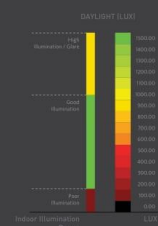
Sun & Rain-proof overhead covered **Private Balcony** with sliding doors

1508 XXL
3 BEDROOM



Computer-generated image. Actual appearance may vary.

SKYi™ MAX LIGHT



In order to maximize natural light in the rooms we have provided two windows in the Master Bedroom and the Third Bedroom each.



We have worked with dbHMS Chicago to design energy efficient homes with optimum natural sunlight. We have studied and simulated ideal light conditions in every home and with SKYi Max Light our homes come with the best LUX readings.

Technical study Computer Aided Design & Simulation done by
dbHMS | Chicago, USA

iris

RIVER SIDE TOWER 12



songbirds in



1508 XXL & 1481 XXL

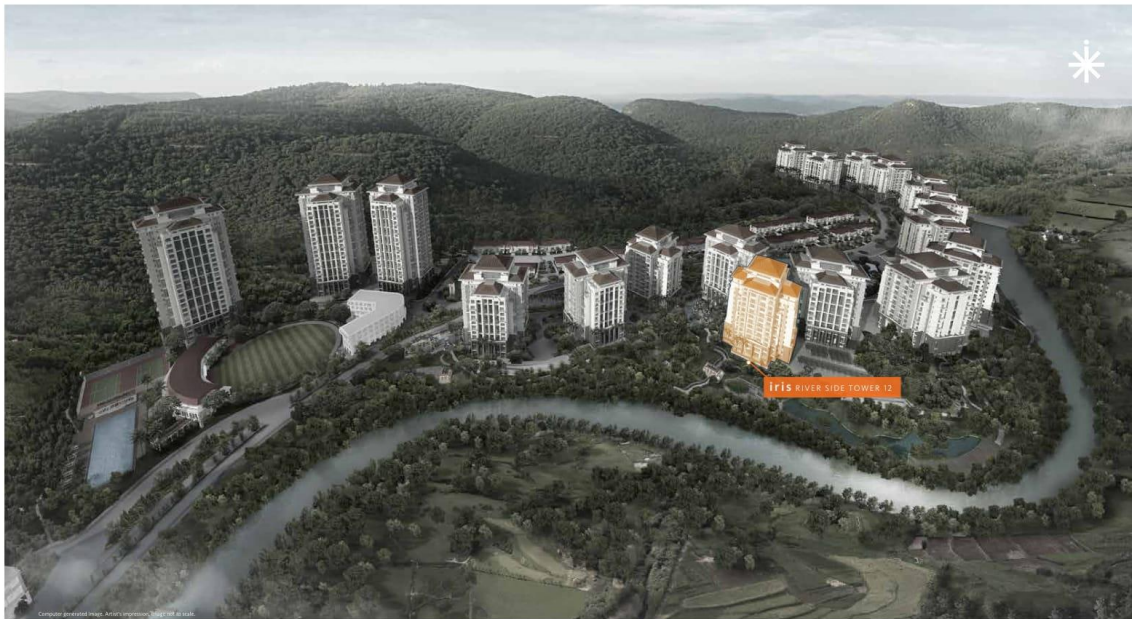
Homes in Iris are unique.

Every home has a living and dining room that opens up to great views. 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 as per the sun path, as it rises from east to west, ensuring ample natural light and great ventilation throughout the day. The southwest winds ensure each of these homes have the best air ventilation.





SKYi
SONGBIRDS

thoughtfully designed homes™



unique thoughtful design™

GREAT VIEWS FROM EVERY HOME



UNIQUE "OPEN DESIGN" PLAN



INDEPENDENT ALL SIDE OPEN HOME



- 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