



Discover...
Your beautiful world within the world

Sahadeo IRIS

Enviably location...
Baner-Pashan Link Road, Pashan

Being in the close vicinity of work and commercial places, living at Sahadeo Iris reduces your travel time and thus permits more personal time, enhancing your quality of living.

The top IT parks like Hinjewadi, Aundh, Baner and Pashan, are within 1 to 7 kilometres. An ideal place for IT company employees to live. Ease of renting out your place to the IT work force.

Sahadeo Iris is situated at Baner Pashan link road which is one of the premium areas of Pune city. The famed Pune University, Mumbai-Bangalore highway, famous Shopping malls fall nearby, The Shivajinagar Railway Station is at a distance of just 7 kilometres.

Grand & Decorated Entrance Lobby



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Amenities

- Grand & Decorated Entrance Lobby
- Roof Top Terrace Garden.
- Two Fast Elevators
- 24 Hour generator back up for Lifts & Common Areas.
- Entrance Gate With Security Cabin
- Round Clock Security With CCTV Surveillance System.
- Video Door Phone.
- Solar System.
- Rainwater Harvesting.
- Fire Fighting System.



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Enhance... The quality of life

Specifications

STRUCTURAL

R.C.C Framed Earthquake Resistant Structure
External/Internal walls in Brick/Block work of required thickness

PLASTER

Sand Faced External Plaster & POP
Finish Internal Plaster.

PAINTING

Internal OILD or Semi Acrylic Paint,
External Apex Paint.

DOORS

Decorative Main Door with
Melamine Finish

WINDOWS

Aluminum Powder Coated Sliding
with Mosquito net.

ELECTRIFICATION

Concealed copper wiring standard ISI
marked switches T.V points &
Telephone points in living room each
flat with ELCB

FLOORING & DADO

24" x 24" Vitrified/Porceleno tiles
with Skirting in all rooms. Antiskid
Ceramic tile flooring for attached
terrace. Antiskid Ceramic tile flooring
with glazed tile dado upto 7' height
for all toilets.

KITCHEN

Granite platform with SS sink
Provision for Exhaust Fan & Water
Purifier.

SANITARY & PLUMBING

Branded Sanitary Ware Fittings.
Provision for Exhaust Fan. Standard
ISI Marked C.P Fittings for Toilets Hot
& Cold Mixers for Bath Area.

Enviably...
Rooftop garden

The huge terrace space can be utilized for creating a serene environment on the rooftop.

The rooftop space can be utilized as an activity space where people of all age groups can indulge in activities of their choice, as they enjoy the fresh air, the surrounding lush green nature and the beautiful sky. This space offers you your own place in nature.

There can be an open air yoga space, an open air gymnasium, the rooftop space can be utilized as a beautiful children's play area or party lawn. The possibilities are as many as you can imagine.



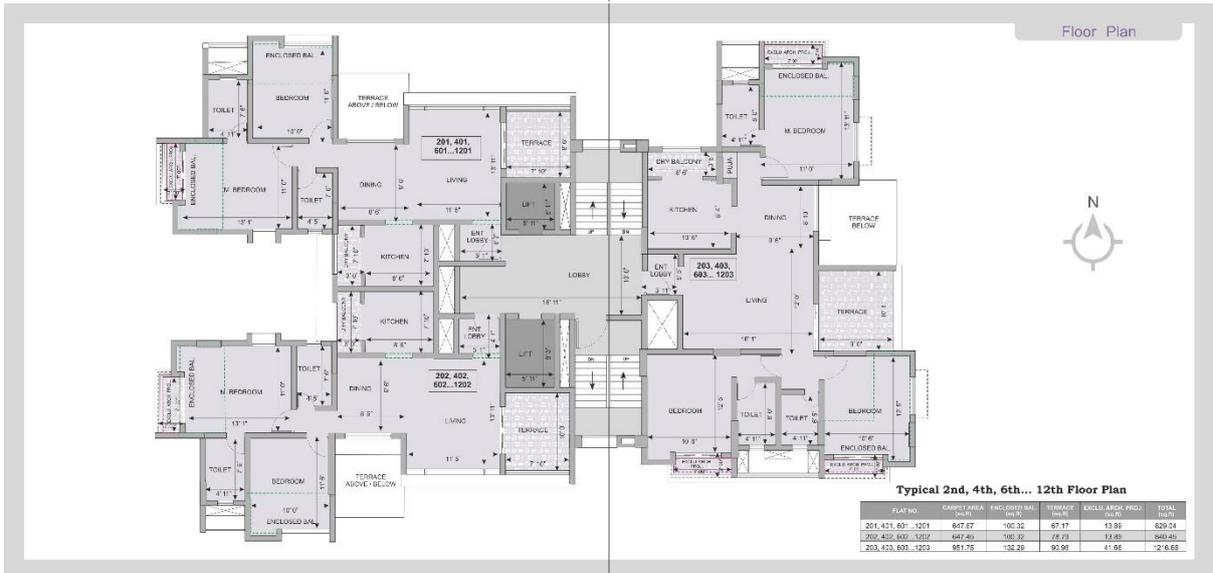
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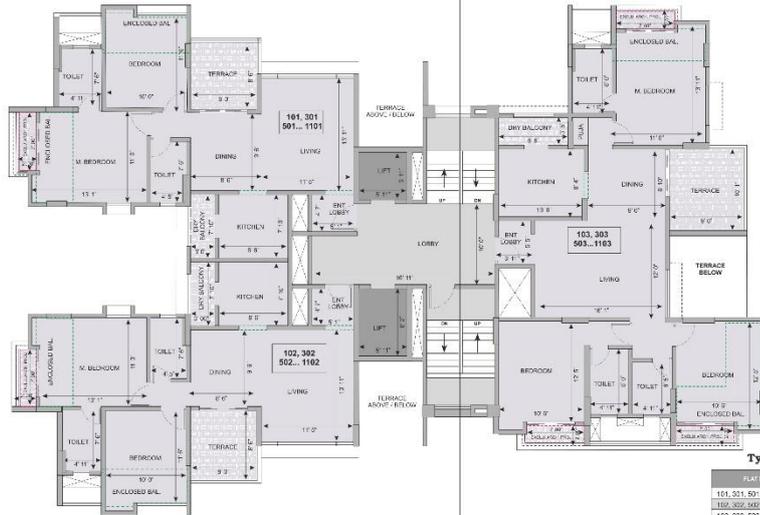
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N
Enviably...
Rooftop Garden

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Typical 1st, 3rd, 5th...11th Floor Plan

FLAT NO.	CARPET AREA (SQ.M)	ENCLOSURE BAL. (SQ.M)	TERRACE (SQ.M)	EXCL. AREA PROJ. (SQ.M)	TOTAL (SQ.M)
101.301, 501...1101	652.82	101.07	68.57	13.89	836.35
102.302, 502...1102	652.82	101.07	68.57	13.89	836.35
103.303, 503...1103	849.60	131.21	93.95	41.85	1075.41

2 BHK

3 BHK



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Experience

The moment of peace and contentment

Your home at Sahadeo Iris is designed to spread cheer. It brings a smile to the face and a twinkle in the eyes! Welcome your guests with open arms as you celebrate every moment in your house with family and friends.

More greenery and less concrete is the real beauty of Sahadeo Iris. Rejuvenate yourself as you smell the clean fresh air. Even the birds land and linger here as they fly over Sahadeo Iris to enjoy the serenity. Vast open spaces and uncluttered homes is the highlight of Sahadeo Iris.



Lavish living...

A home that lives up to your dreams!

Three lavish apartments on one floor. Two flats of 2 BHK and one 3 BHK flat per floor. Each flat is provided with Juliet Balconies & Terrace, making your home a Beautiful and Adorable abode.

The use of space is optimum and the Column-free design of the living and dining rooms offers flexibility in interior design to suit individual.



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Actual site view

| Greens all around

| Tranquil atmosphere

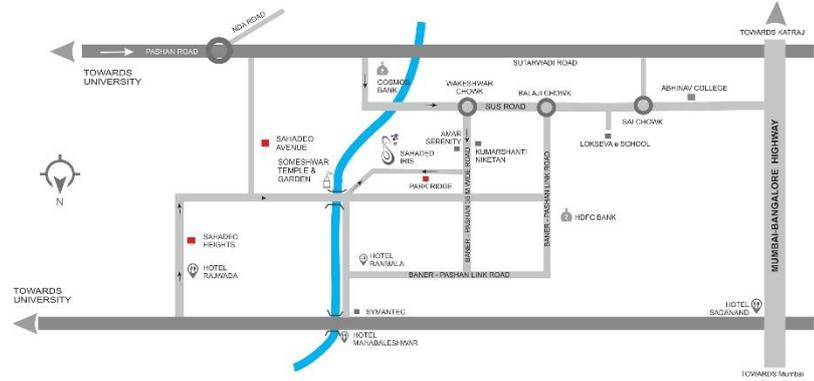
| More nature, less concrete



Sahadeo
IRIS

A Project By
JK GROUP
Real Estate & Development

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Ease of living....

The Prime Location facilitates easy movement and our scheme is easily reachable from any corner. The nearest landmarks are:

- Historic Someshwar Temple 0.3 Km.
- Fatoush Gram Sanskriti Udyan 0.3 Km.

■ Well known Schools 1.5 to 6 Kms

- St. Joseph High School (Girls)
- Loyola High School & Junior College
- D.A.V. Public School
- Spicer Higher Secondary School
- Lokseva e School & Junior College

■ IT companies 1 to 7 Km radius

- Mumbai-Bangalore Highway 3.5 Km
- Savitribai Phule Pune University 5 Km
- Shivajinagar Railway Station 7 Km
- Shopping Malls 1 Km