

Enjoy Life in Full Bloom...

IRIS HEIGHTS

2 & 3 BHK PREMIUM HOMES

Bhavanjali Nagar, Off. Shankar Nagar, Gangapur Road, Nashik.



Feeling of Joy...

The 'Time' we know is Finite. But the Joy of Memories of time well spent is infinite. And at **Iris Heights**, it's just that. Same time but better 'quality of Time'. Whether for a better lifestyle, More time with Family, Quality Weekends or Time for Health & Wellness.

Iris Heights is designed to bring you a Feeling of Joy just as you use your Time to create those quality memories.

IRIS HEIGHTS



Artist's Impression



A Shelter For Your Independence...

Iris Heights is your gateway to an opulent lifestyle. It consists of luxurious 2 & 3 BHK Apartments offering a serene experience with refreshing views & the Natural Bliss Surrounding it. Iris Heights is designed to be the perfect place to grow & explore your potential as you celebrate the joy of living.

IRIS HEIGHTS



Artist's Impression

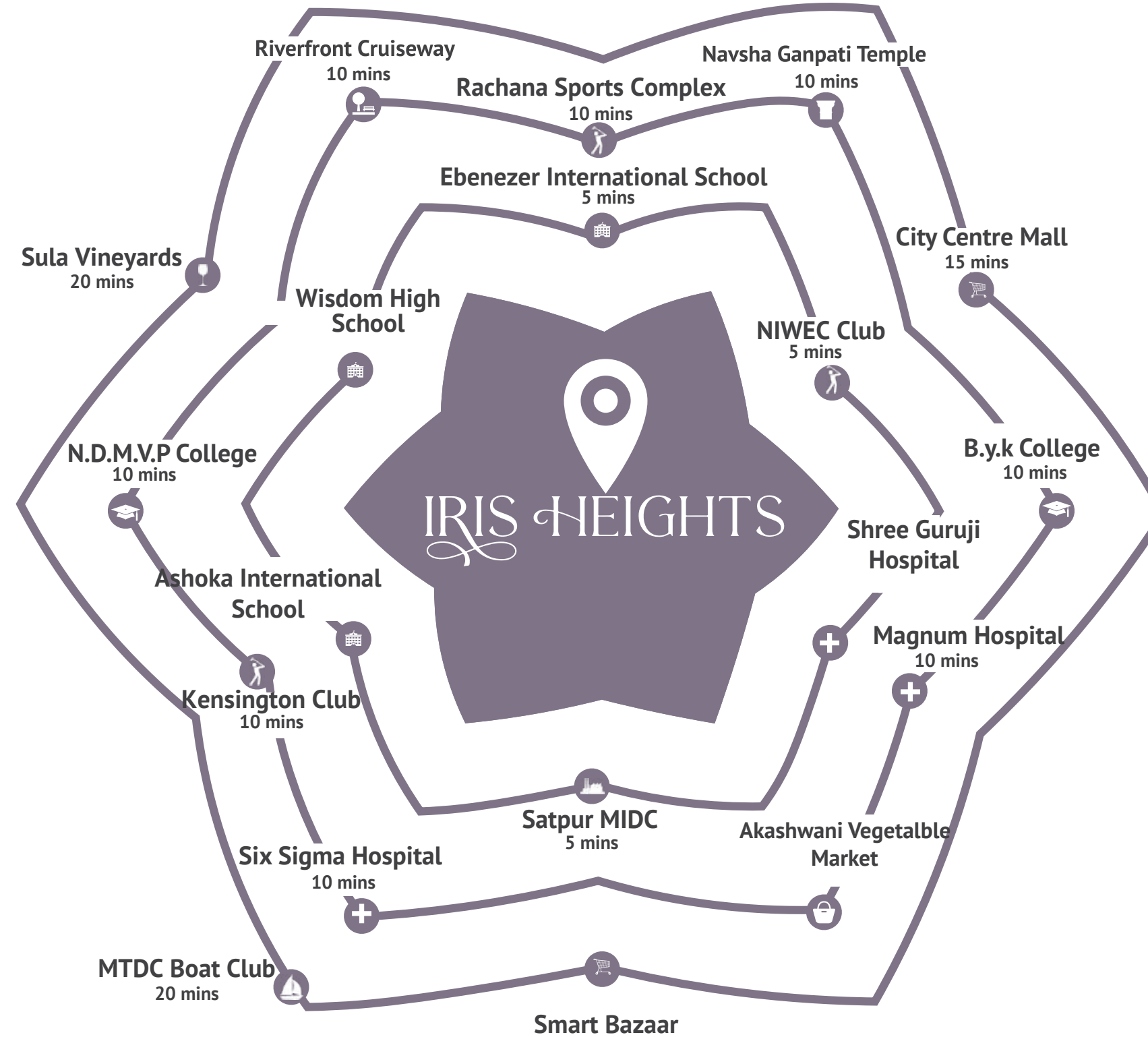
Shankar Nagar - a destination fueled by progress

Located at Shankar Nagar, known as the Latest Residential Hub of Nashik city, Iris Heights is well connected to important landmarks across the city. Located amidst the prime commercial & residential areas of Nashik, the area is undergoing massive development as many large integrated projects are taking shape in the region.

IRIS HEIGHTS



Easy accessibility to major landmarks



-  Schools
-  Hospitals
-  Colleges
-  Markets
-  Highways
-  Shopping Mall
-  Parks
-  Bus stops

SPECIFICATIONS

Kitchen

- Kitchen with granite top
- Anti-Scratch SS Sink
- Exclusive balcony for washing, drying
- Provision for gas cylinder storage and gas pipe to hob.
- exhaust electric point.

Electrification

- Modular sockets and switches
- TV & AC Points in Living & Master Bedroom
- Sufficient points for refrigerator, washing machine, mixer etc. in Kitchen
- Geyser points in toilets.
- Good quality modular switches with copper concealed wiring.
- Inverter point provision in every flat.

Doors & Windows

- Large size main door with lamination on both sides.
- Molded flush door with PVC laureate lamination on both sides.
- Three tracked Powder coated aluminum sliding windows with mosquito nets.
- French doors with guarded bars for balcony.
- All window frames in granite fixed with MS Grill for safety.

Flooring

- Vitrified tiles in Living room.
- Anti-Skid ceramic tiles in Dry Balcony.
- Full height dado for all toilets and bathroom.
- Kitchen dado unto 7ft/lintel level with designer tiles.

Plumbing

- Concealed corrosion resistance Plumbing with PVC material.
- Fittings & Fixtures of standard quality.
- Hot & Cold Water Mixer Valve with branded fittings with step cock provision in each bathroom.

Connectivity / Media

- TV cabling in Living, Master Bedroom.
- Telephone point in Living Room.
- Internet Cable provision in Living Room.

IRIS HEIGHTS





Typical 1st to 7th Floor Plan



Area Statement

Flat No.	Flat Type	Carpet Area	Saleable area
101-701	3 BHK	975	1466
102-702	2 BHK Luxe	802	1172
103-703	2 BHK Smart	671	990
104-704	2 BHK Pano	747	1096
105-705	2 BHK Comfort	763	1118
106-706	3 BHK	957	1439



IRIS HEIGHTS



2BHK Isometric view



2BHK Isometric view

IRIS HEIGHTS



3BHK Isometric view

Artist's Impression



Gazebo

Multi-Purpose Area

Yoga Area

Gym Area

Jogging Track

Pavillion Sitout

Chess Area

Childrens Play Area

River View Point

Sitting Area

Rooftop Amenities

- Gazebo
- Jogging Track
- Pavillion Sitout
- Senior Citizens sitting Area
- Gym Area
- Chess Area
- Multi-Purpose Area
- Childrens play area
- Yoga Area



Artist's Impression

COMMON FACILITIES

- RCC Earthquake resistant structure
- External brickwork 6” thick and internal brickwork 4” thick.
- External double coat sand faced plaster and single coat internal sand faced plaster with gypsum and POP Finish.
- Double coat apex paint for exterior and emulsion paint for interior.
- Campus flooring with Pavered blocks and checkered tiles.
- Power back up for common area & Lift with Generator DG Set.
- CCTV arrangement, Security cabin and Gate.
- Electrical Power Point for electrical vehicle (EV) in parking floor.
- Grand entrance lobby and beautification of each floor lobby.
- 2 Nos. of lifts of standard make.
- Building Elevation Treatment.
- Balcony ceiling treated for beautification.
- Intercom facility from lobby to each unit.
- Water supply with overhead water tank and underground water tank.
- Solar Powered Panels for electricity supply with Net metre provision for common areas.
- Door phones video for each unit.
- Mechanical Stack Parking Provision.

MAIN HIGHLIGHTS



24 x 7
CCTV Surveillance



Electric Vehicle
Charging Point



Elegant Entrance
Lobby



Video Door
Phone



Mechanical Stack
Parking



Solar Power Backup
For Common Areas



2 Nos. of lift with
Power Back up



Rooftop Gazebo /
Party Area



Rooftop Yoga
Area



Multi Purpose
Hall



Jogging Tack



Gym Area



Childrens Play Area



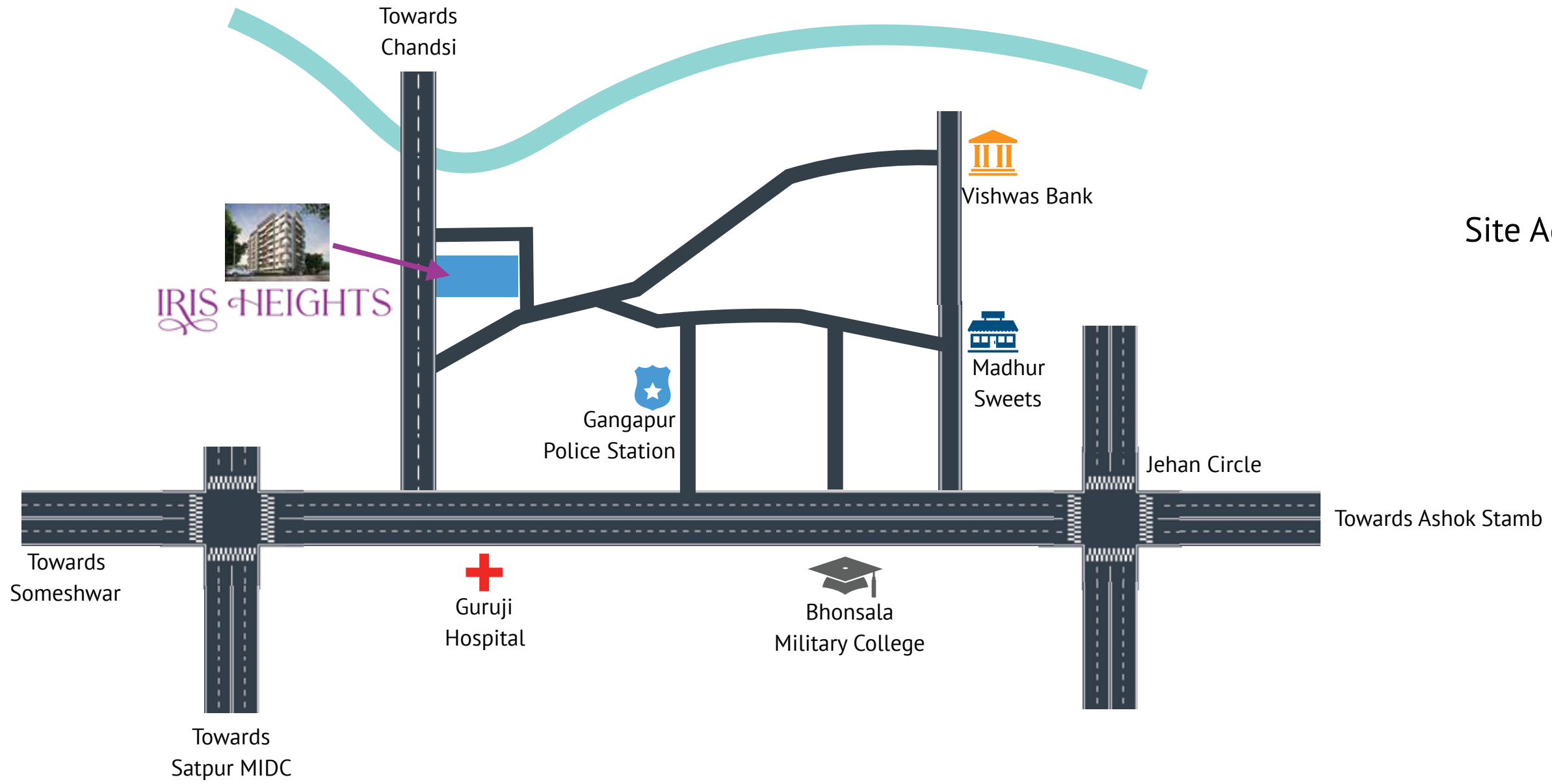
Elegant Entrance
Lobby



Rooftop Senior Citizens
Sitting Area



River View Point



IRIS HEIGHTS

Site Address :Plot No. 21 + 22, Sr.No. 1/1B, Anandwali Shivar, Bhavanjali Nagar,
Off. Shankar Nagar, Gangapur Road, Nashik.

 mahaRERA No. P51600034535

Structural Engineer
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OFFICE ADDRESS

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