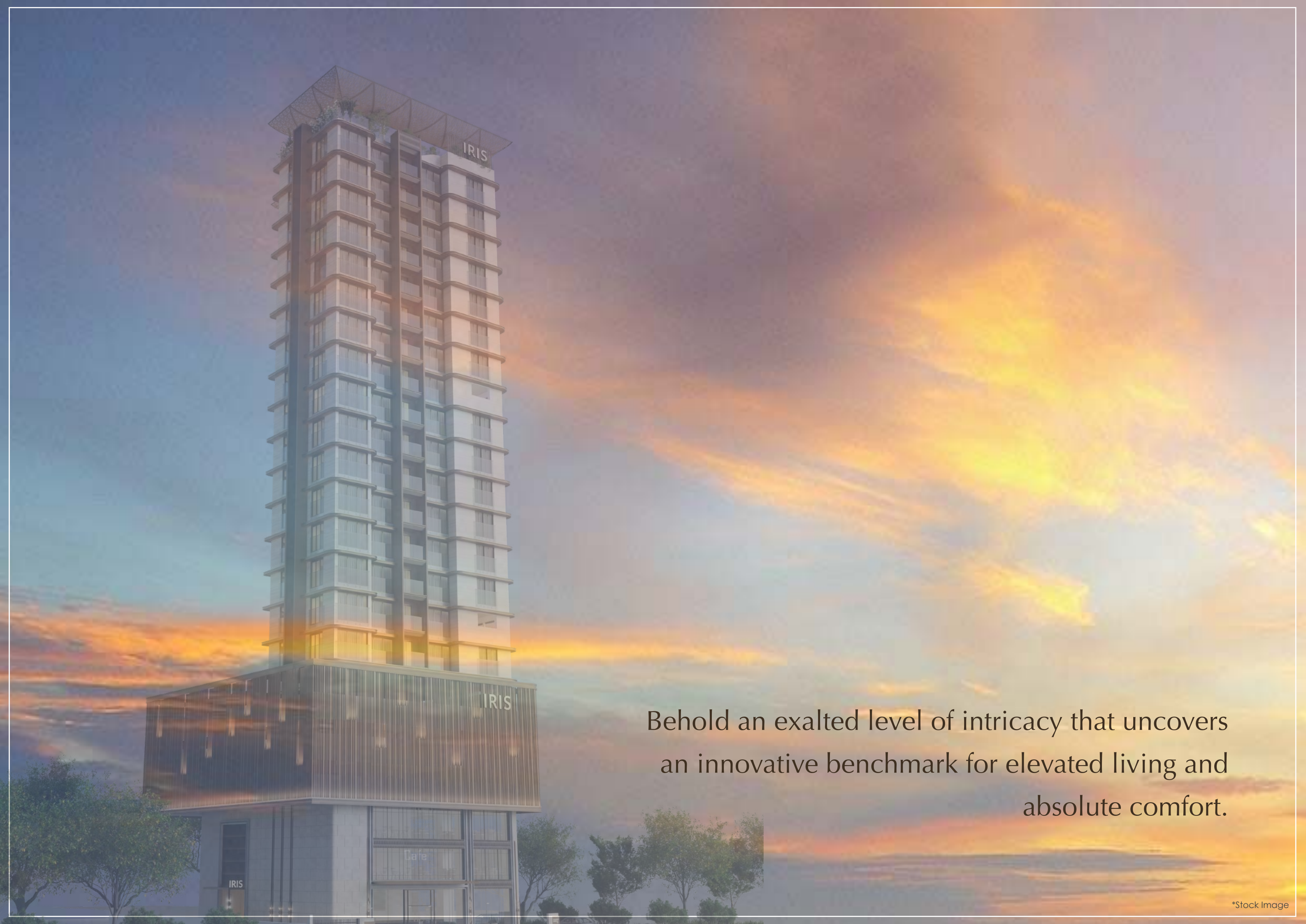




Behold an exalted level of intricacy that uncovers
an innovative benchmark for elevated living and
absolute comfort.

BUILDING YOUR TOMORROW

Introducing a new city centre icon, seamlessly blending neighbourhood charm with urban vitality. Experience the perfect fusion of accessibility, convenience, and luxurious interior design, setting a new standard in contemporary living

Adequate in size with attention to details and making it environment friendly.

Embrace a unique opportunity to reside in a home founded on the essence of exclusivity.

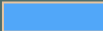
CONNECTIVITY

- 

CSM International Airport - 9.5 kms
Mumbai Domestic Airport - 8.4 kms
- 

Jogeshwari Station - 4.0 km
Andheri Station - 4.4 kms
Vile Parle Station - 4.9 kms
- 

Western Express Highway - 4.6 km



Versova Metro Station Line 1 - 2.9 kms

DEVELOPMENT

- 

International Schools - 2 to 5 kms
- 

Rajiv Gandhi Institute of Technology - 1.5 kms
Bhavan's College - 2.6 kms
International School of Design - 1.4 kms
- 

Kokilaben Dhirubhai Ambani Hospital - 400 m
Aashirwad Hospital - 1.3 kms
Sanghvi Hospital - 1.7 kms

RECREATION

- 

Gyan Kendra Cricket Ground - 70 m
Other Parks - within 500 m
- 

Gyms - Within 1 km
- 

Versova Beach - 1.8 kms
Juhu Beach - 5.5 kms

NEIGHBORHOOD

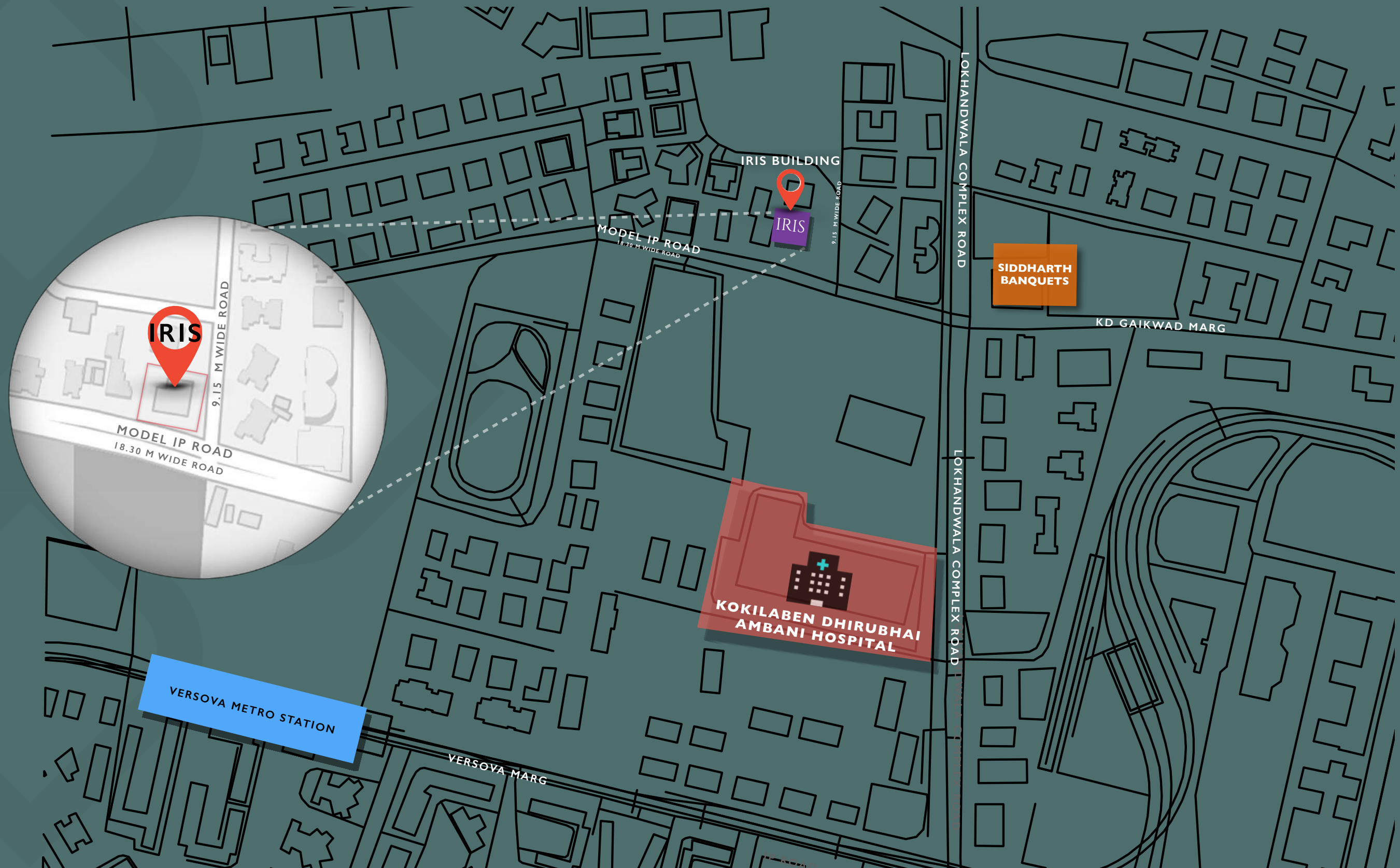
- 

Banks & ATM's - Within 1 km
- 

Multiplex Theatres - 1 to 3 kms
- 

Restaurants - Within 1 km

LOCATION



"BUILT TO INSTILL A SENSE OF *Reverence*."

"Iris is an architectural marvel that will leave an enduring impression on you. Its minimalist yet flamboyant architectural style, impeccable lines, captivating colours, and a perfect fusion of design and functionality make it a sight to remember. With every step you take at Iris, you'll experience this unique design philosophy seamlessly integrated into every amenity."

SOUTH WEST VIEW

*Artist Impression



*Artist Impression

* FOR PRESENTATION PURPOSE ONLY

"STRUCTURED TO INVOKE A SENSE OF *Astonishment.*"

The "Iris" residential complex is a remarkable testament to meticulous design, aiming to evoke a profound sense of wonder. Its exterior showcases a captivating and innovative architectural style, setting a remarkable tone from the moment you approach. Inside, you'll find a wealth of artistic elements thoughtfully integrated into the "Iris" building's design. Certain spaces offer breathtaking panoramic views, while carefully orchestrated lighting schemes create a captivating ambiance throughout. With its dedication to architectural excellence, the "Iris" residential complex continuously inspires astonishment and admiration among its inhabitants.

SOUTH EAST VIEW

*Artist Impression



* FOR PRESENTATION PURPOSE ONLY

"BUILT TO INSPIRE A LASTING SENSE OF *Grandeur.*"

Thoughtfully designed to evoke a lasting sense of grandeur, this structure showcases a striking exterior and luxurious interior spaces. Its spacious halls and exquisite detailing are attentively crafted to inspire awe and majesty. With a skilful manipulation of natural light, this building stands as a testament to the enduring power of architecture to in-still a sense of lasting grandeur, and it bears the name "Iris" with distinction.

SOUTH WEST VIEW



* FOR PRESENTATION PURPOSE ONLY

"CONCEIVED TO
PROVOKE A SENSE
OF *Transcendence*."

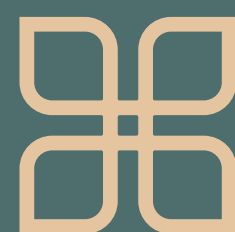
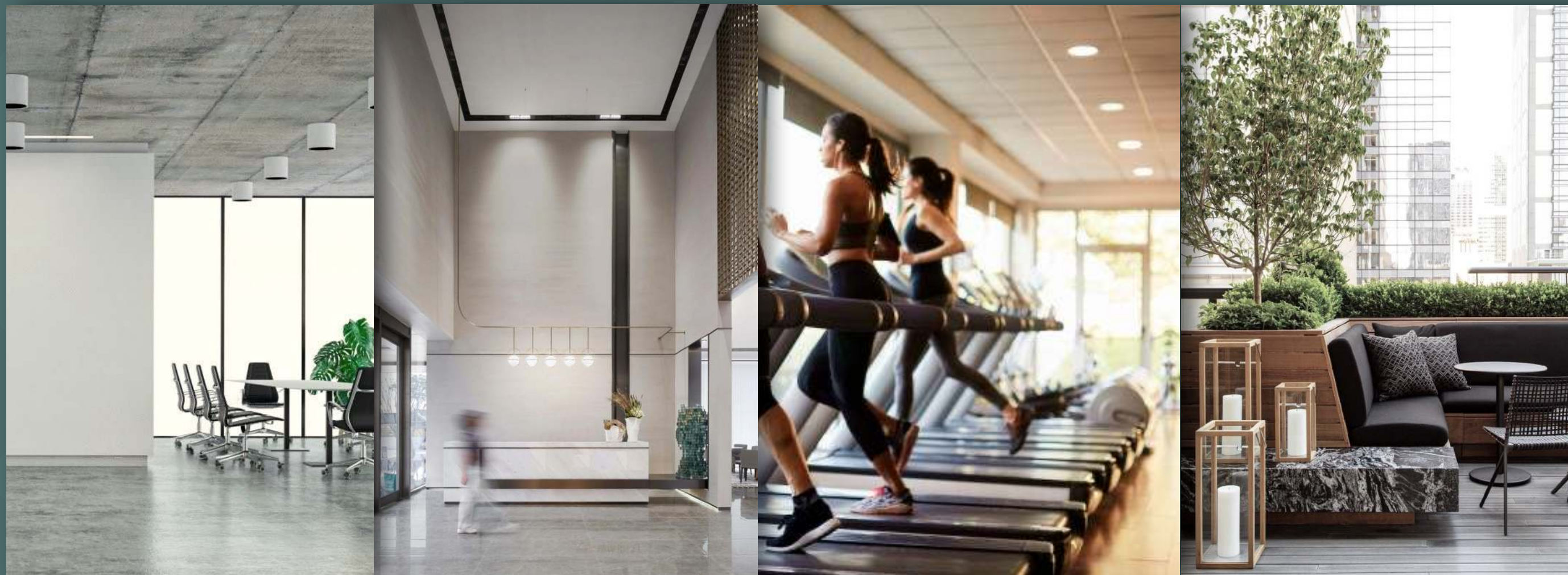
"Iris embodies an exceptional architectural creation, meticulously crafted to leave a profound impression. With its fusion of simplicity and elegance, characterised by flawless design elements and captivating colors, it presents a remarkable visual spectacle. As you explore Iris, you'll discern this unique design philosophy harmoniously integrated into every amenity, enhancing your experience throughout."

SOUTH EAST VIEW

*Artist Impression



* FOR PRESENTATION PURPOSE ONLY



AMENITIES

Far beyond a mere pleasant accommodation! Experience a breathtaking majestic setting, sophisticated Intermission, and an endless array of conveniences all within your reach at Iris.

It combines enjoyment, physical well-being, satisfaction all harmoniously integrated into a single destination.

Driveway | Commercial Space | Grand Lobby | Gymnasium | Rooftop Garden | Jogging Track

GRAND *Lobby*

Within our double-height building reception, our grand lobby exudes opulence. The marble flooring's exquisite patterns convey timeless luxury. Floor-to-ceiling glass glazing floods the space with natural light, blending modernity and elegance. It's the perfect setting to welcome guests and create lasting impressions.



*Stock Image

* FOR PRESENTATION PURPOSE ONLY

Fitness CENTER

Our residential building proudly offers a cutting-edge fitness centre as a premier amenity, meticulously designed to enhance residents' well-being. This state-of-the-art facility boasts modern exercise equipment, expertly trained staff, and a spacious layout that ensures convenience and motivation during workouts. It's not merely a gym; it's a vibrant community hub where residents can pursue their fitness goals, cultivate connections, and embrace a healthier lifestyle. With its contemporary design, ample natural light, and ventilation, it provides an inviting space for physical activity and overall wellness.



*Stock Image

* FOR PRESENTATION PURPOSE ONLY

Rooftop GARDEN

Experience urban serenity in our rooftop paradise, where you can relax, unwind, and enjoy leisurely weekends. This stylish haven offers tranquil surroundings and features a jogging/sprint track, allowing you to balance relaxation with fitness. Capture memorable moments against stunning panoramic vistas and lush greenery while maintaining your active lifestyle. Whether you seek solace or socialise with friends, our rooftop sanctuary with a jogging/sprint track is your quintessential oasis in the heart of the city.



*Stock Image

* FOR PRESENTATION PURPOSE ONLY

LIVING *Area*

This living area epitomises modern luxury, seamlessly blending sophistication and comfort. Its sleek, contemporary design and high-end materials create an opulent ambiance. State-of-the-art technology, stylish furnishings, and expansive windows enhance the experience. It's where you entertain, gather with family, and find your sanctuary—all in one. With every detail carefully considered, it's a space that defines a refined lifestyle.



*Artist Impression

* FOR PRESENTATION PURPOSE ONLY

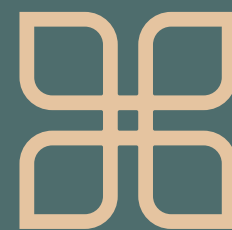
Luxurious BEDROOM

The modern luxury-themed bedroom is a haven of contemporary elegance and comfort. Its minimalist design blends seamlessly with sumptuous textures, creating a tranquil yet inviting atmosphere. A king-size bed with plush bedding is the centrepiece, complemented by expansive windows and smart home technology for ultimate convenience. This bedroom is not just a place to rest; it's a retreat that promises restful nights and rejuvenating mornings.



*Artist Impression

* FOR PRESENTATION PURPOSE ONLY



FLOOR PLANS

GROUND FLOOR PLAN



SHOWROOM AREA- 2642.00 SQ. FT.

1. Entrance Gate
2. Security Cabin
3. Outdoor Sit-Out
4. Car Lift
5. Entrance Lobby
6. Lift Lobby
7. Staircase Area
8. Lift
9. Parking Area
10. Showroom
11. Showroom Staircase
12. Toilet
13. Exit



*Terms & Conditions apply.

* FOR PRESENTATION PURPOSE ONLY

1ST & 2ND FLOOR PLAN



SHOWROOM AREA- 2642.00 SQ FT

1. Lift Lobby
2. Lift
3. Staircase Area
4. Showroom
5. Showroom Staircase
6. Toilet



3RD & 4TH PARKING FLOOR PLAN



1. Lift Lobby
2. Lift
3. Staircase Area
4. Car Lift
5. Driveway



TYPICAL FLOOR PLAN

COMMON AREA

CODE	AREA
1	Lift Lobby
2	Resident Lift
3	Service Lift
13	Staircase Area

FLAT 1- 780SQFT

CODE	AREA
4	Living Area Dining Area
5	Kitchen
7	Powder Bathroom
8	Bedroom 2
9	Bathroom 2
10	Bedroom 3
11	Bathroom 3

FLAT 2- 770 SQFT

CODE	AREA
4	Living Area Dining Area
5	Kitchen
6	Bedroom 1
7	Powder Bathroom
8	Bedroom 2
9	Bathroom 2

FLAT 3- 1100SQFT

CODE	AREA
4	Living Area Dining Area
5	Kitchen
6	Bedroom 1
7	Powder Bathroom
8	Bedroom 2
9	Bathroom 2
10	Bedroom 3
11	Bathroom 3
12	Walk In Wardrobe



7th & 14th REFUGE FLOOR PLAN



COMMON AREA

CODE	AREA
1	Lift Lobby
2	Resident Lift
3	Service Lift
13	Staircase Area
A	Refuge Area

FLAT 1- 710SQFT

CODE	AREA
4	Living Area Dining Area
5	Kitchen
6	Bedroom 1
7	Powder room 1
8	Bedroom 2
9	Bathroom 2
10	Bedroom 3
11	Bathroom 3

FLAT 2- 1000SQFT

CODE	AREA
4	Living Area Dining Area
5	Kitchen
6	Bedroom 1
7	Powder room 1
8	Bedroom 2
9	Bathroom 2
10	Bedroom 3
11	Bathroom 3
12	Walk in wardrobe



TERRACE FLOOR PLAN

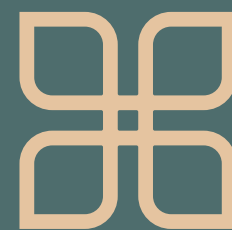
COMMON AREA

CODE	AREA
1	Lift Lobby
2	Resident Lift
3	Service Lift
13	Staircase Area

ROOFTOP GARDEN

CODE	AREA
5	Bar
6	Service Counter/Buffer Counter
7	Sprint Track
8	Gazebo
9	Deck
10	Seating





ISOMETRIC VIEWS

*Terms & Conditions apply.

*** FOR PRESENTATION PURPOSE ONLY**



2 BHK

CODE	AREA
4	Living Area Dining Area
5	Kitchen
6	Bedroom 1
7	Powder Bathroom
8	Bedroom 2
9	Bathroom 2

*Terms & Conditions apply.

*** FOR PRESENTATION PURPOSE ONLY**



3 BHK

CODE	AREA
4	Living Area Dining Area
5	Kitchen
6	Bedroom 1
7	Powder Bathroom
8	Bedroom 2
9	Bathroom 2
10	Bedroom 3
11	Bathroom 3
12	Walk In Wardrobe

*Terms & Conditions apply.

* FOR PRESENTATION PURPOSE ONLY

