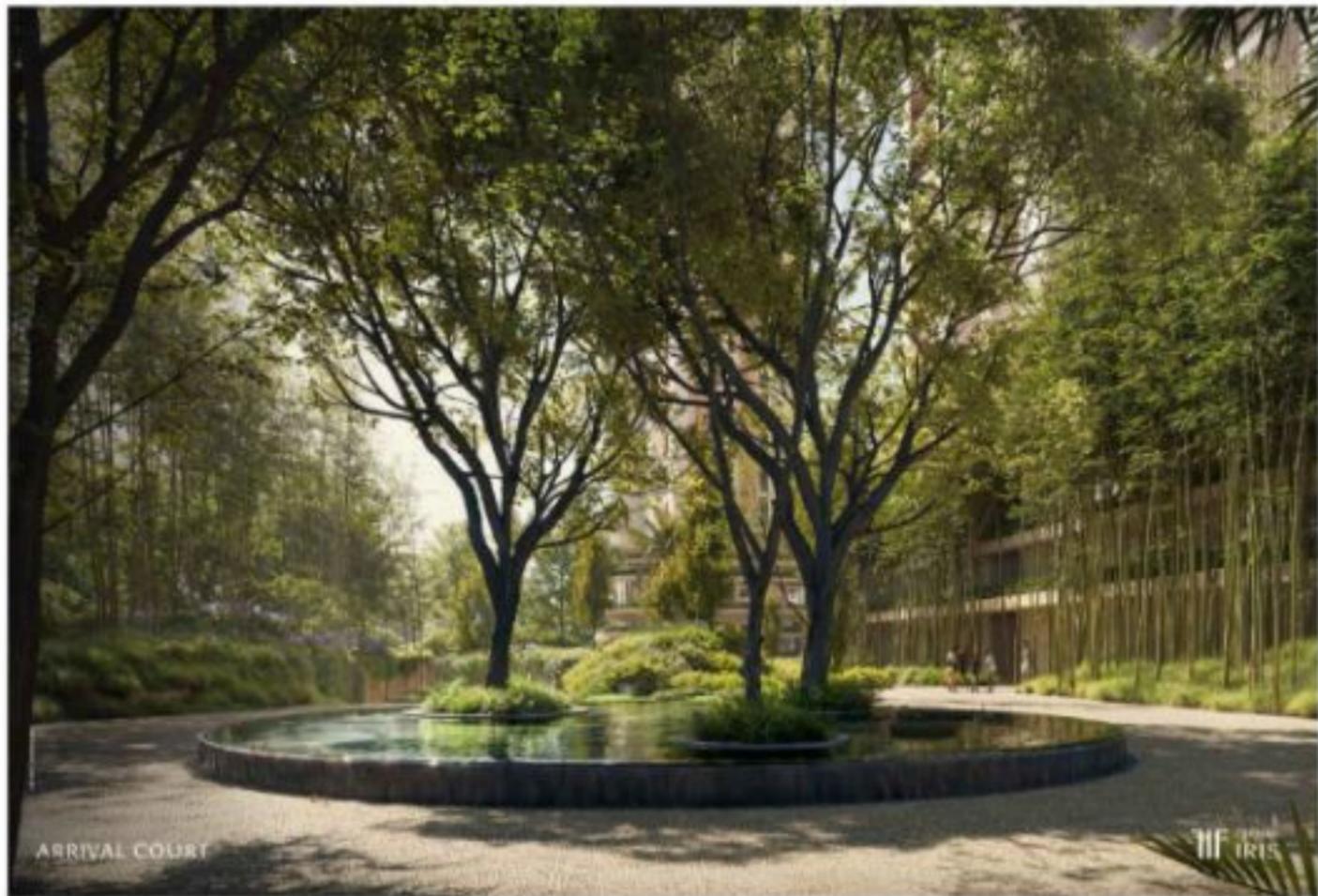


omãra

BY TREHAN IRIS





ARRIVAL COURT

11F  
THE IRIS



IT'S MORE THAN JUST A HOME.  
IT'S AN ECOSYSTEM THAT  
NURTURES WELLNESS AS A CULTURE.

Every brick, every inch, every detail of the property is created  
or reworked for the body, mind, and soul.

**110+**  
Amenities &  
Features  
for Holistic Wellness

**3,29,475+**  
Square Feet  
(33600 Sq. Meters)  
of Spacious Cabs

**3.5 & 4.5**  
BHK  
Golf-Facing  
Apartments

**50+**  
Longevity  
Programs

**320**  
Residences  
Created on Stability

**60%+**  
Green Area  
for Wellbeing



GOLF-FACING RESIDENCES

THE IRIS



## FEATURES OVERVIEW



### WELLNESS

---

- 100% COTTON FABRIC BLEND
- BREATHABLE AND SOFT TOUCH
- AVAILABLE IN 3 COLOURS
- 100% COTTON FABRIC BLEND
- BREATHABLE AND SOFT TOUCH
- AVAILABLE IN 3 COLOURS
- 100% COTTON FABRIC BLEND
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- BREATHABLE AND SOFT TOUCH
- AVAILABLE IN 3 COLOURS
- 100% COTTON FABRIC BLEND
- BREATHABLE AND SOFT TOUCH
- AVAILABLE IN 3 COLOURS





GYMNASIUM, MANAGED BY KNOX

IRIS



YOGA & MEDITATION HALL

THE  
IRIS



PILATES STUDIO

WILSON  
IRIS



PLUNGE POOL

THE  
IRIS





CULINARY SCHOOL

THE IRIS



FARM-TO-FORK MARKET

IRIS



FARM-TO-FORK MARKET

III  
CANTON  
IRIS



ALL-WEATHER SWIMMING POOL



RESTAURANT

WILSON  
IRIS



RESTAURANT

III  
SANTANA  
IRIS

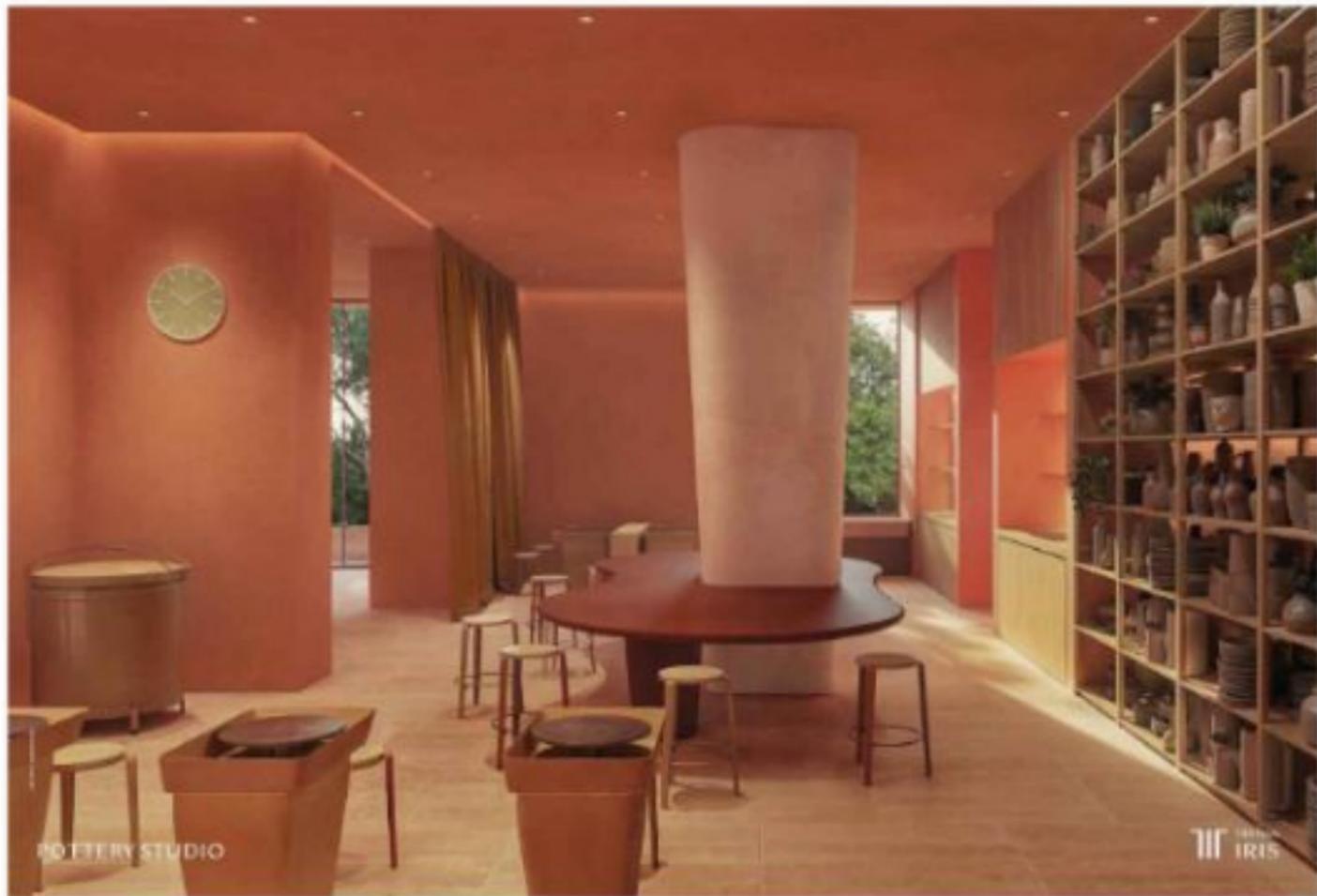


WINE CELLAR

III  
IRIS



BILLIARDS & SNOOKER LOUNGE



POTTERY STUDIO

IRIS



ART & CRAFT STUDIOS

III  
IRIS



GOLF SIMULATOR

WIR  
THE IRIS

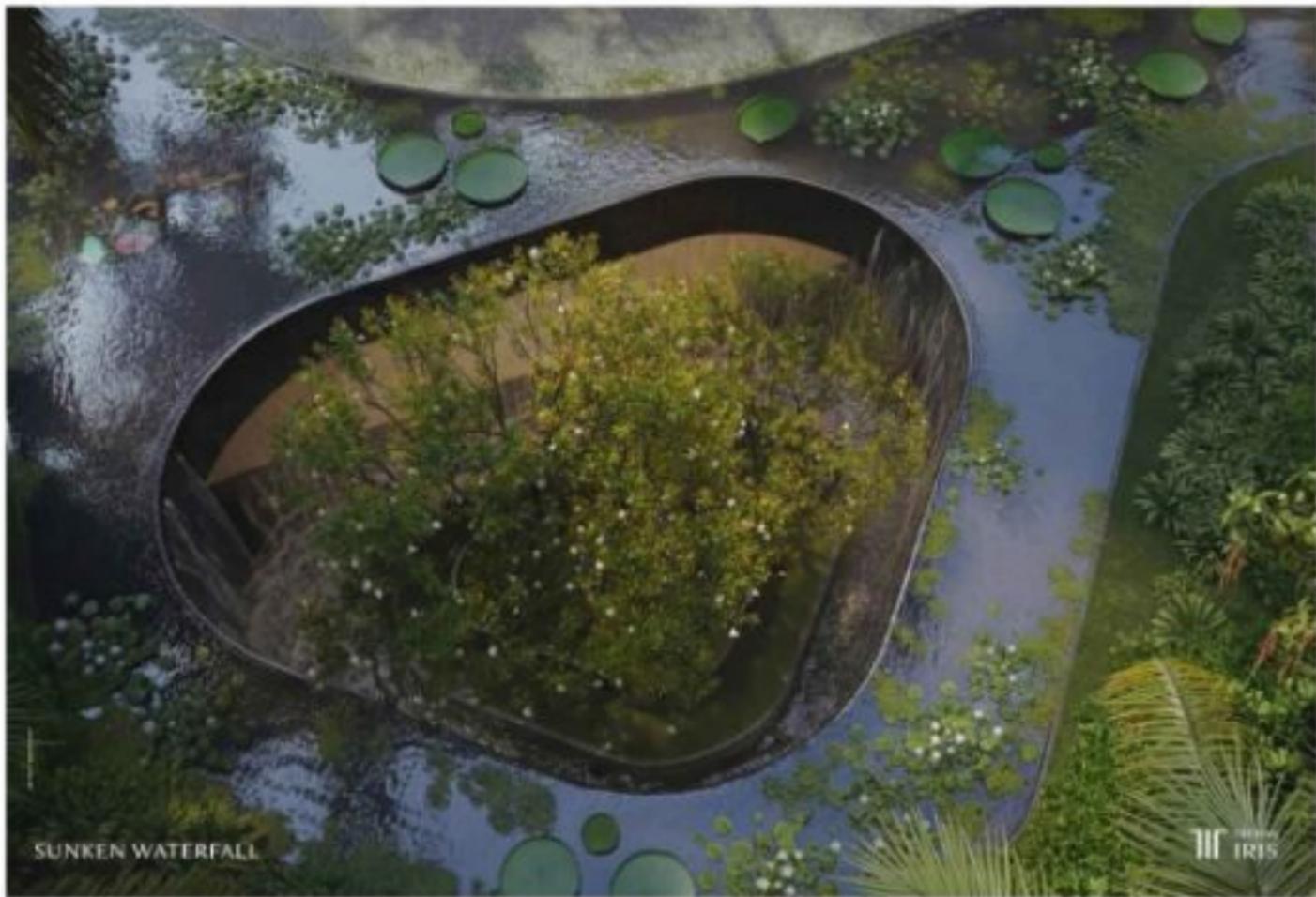






SUNKEN WATERFALL

THE IRIS



SUNKEN WATERFALL

111  
IRIS



JOGGING TRAILS & TRACKS

THE IRIS

## AMENITIES OVERVIEW



### SAFETY, SECURITY & INFRASTRUCTURE

- 24/7 SECURITY GUARD POSTS
- 24/7 SECURITY PATROLS
- 24/7 SECURITY CHECKPOINTS



## FEATURES OVERVIEW



### SAFETY, SECURITY & INFRASTRUCTURE

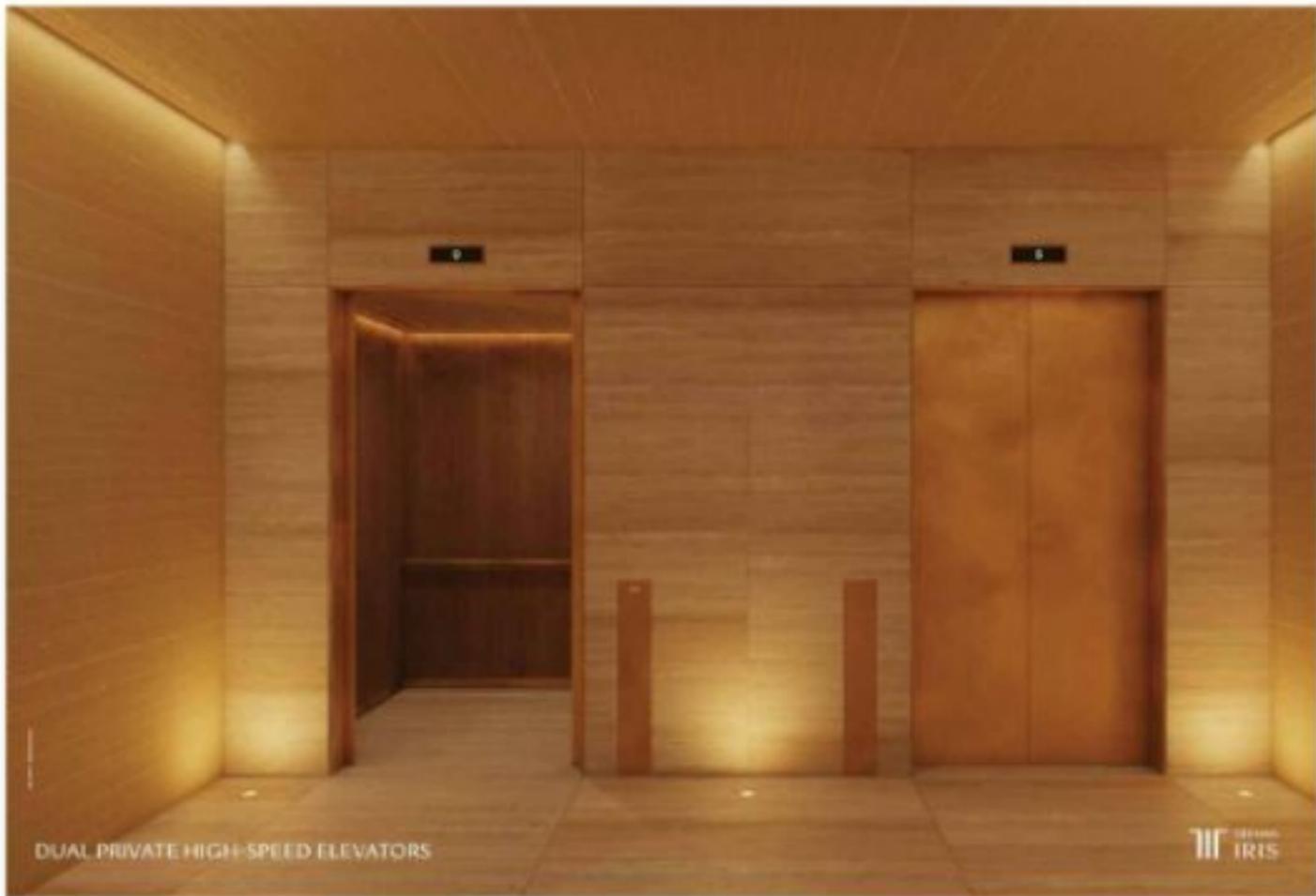
- 24/7 SECURITY MONITORING
- 24/7 SECURITY PATROL SERVICES
- 24/7 SECURITY RESPONSE
- 24/7 SECURITY INCIDENT RESPONSE
- 24/7 SECURITY INCIDENT INVESTIGATION
- 24/7 SECURITY INCIDENT REPORTING
- 24/7 SECURITY INCIDENT ANALYSIS
- 24/7 SECURITY INCIDENT PREVENTION





OUTDOOR SWIMMING POOL

THE IRIS



DUAL PRIVATE HIGH-SPEED ELEVATORS

III IRIS







## CLUBHOUSE AMENITIES GROUND FLOOR

### AMENITY

- Bar
- Barbecue
- BATT Theatre
- Bowling (Bowling)
- Fitness Room
- Game Court
- Hair Salon
- Health Treatment Suite 1
- Health Treatment Suite 2
- Hot Tub
- Hot Tub 2
- Hot Tub 3
- Hot Tub 4
- Hot Tub 5
- Hot Tub 6
- Hot Tub 7
- Hot Tub 8
- Hot Tub 9
- Hot Tub 10
- Hot Tub 11
- Hot Tub 12
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- Hot Tub 100

## CLUBHOUSE AMENITIES FIRST FLOOR

### AMENITY

- Lounge & Bar Lounge
- Wellness for Women & Children
- Wellness Reception
- Art Garden
- Health Treatment Suite & Massage
- Game Court 1
- Meeting Room
- Hot Tub 1
- Library
- Exercise Room 1
- Photo Booth
- Game Court 2
- Game Court 3
- Game Court 4
- Game Court 5
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- Game Court 98
- Game Court 99
- Game Court 100

# MASTER PLAN





## BASEMENT PLAN



## TOWER PLAN



## TOWER A 3.5 BEDROOM RESIDENCES

T1-T3 LAYOUT



## 3.5 BEDROOM RESIDENCES

### TOWER A 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft<sup>2</sup> | 301.93 m<sup>2</sup>

NET CARPET AREA: 1752.85 FT<sup>2</sup> | 162.82 M<sup>2</sup>

EXCLUSIVE AREA: 2707.61 FT<sup>2</sup> | 251.49 M<sup>2</sup>



## 3.5 BEDROOM RESIDENCES

### TOWER A 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft<sup>2</sup> | 301.93 m<sup>2</sup>

IRBA CARPET AREA: 1732.81 FT<sup>2</sup> | 161.41 M<sup>2</sup>

EXCLUSIVE AREA: 2707.04 FT<sup>2</sup> | 251.43 M<sup>2</sup>



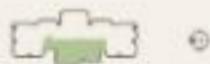
## 3.5 BEDROOM RESIDENCES

TOWER A 3-5-T3 LAYOUT

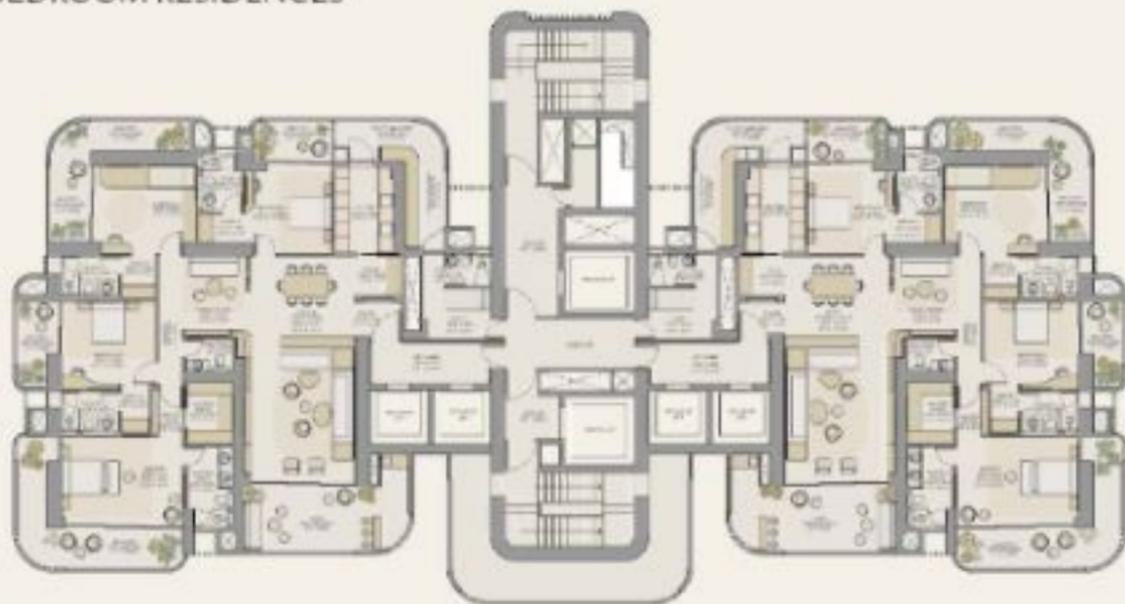
TOTAL AREA: 3090 ft<sup>2</sup> | 287.07 m<sup>2</sup>

HEBA CARPET AREA: 1762.91 FT<sup>2</sup> | 163.79M<sup>2</sup>

EXCLUSIVE AREA: 209.62 FT<sup>2</sup> | 19.54 M<sup>2</sup>



TOWER B  
4.5 BEDROOM RESIDENCES



## 4.5 BEDROOM RESIDENCES

### 4.5 LAYOUT

TOTAL AREA: 4100 FT<sup>2</sup> | 380.90 M<sup>2</sup>

FURN. CARPET AREA: 3206.75 FT<sup>2</sup> | 297.30 M<sup>2</sup>

EXCLUSIVE AREA: 1526.20 FT<sup>2</sup> | 141.02 M<sup>2</sup>



## 4.5 BEDROOM RESIDENCES

### 4.5 LAYOUT

TOTAL AREA: 4100 FT<sup>2</sup> | 380.90 M<sup>2</sup>

HEAVY CARPET AREA: 3200.76 FT<sup>2</sup> | 295.20 M<sup>2</sup>

EXCLUSIVE AREA: 1126.27 FT<sup>2</sup> | 104.50 M<sup>2</sup>



TOWER C  
3.5 BEDROOM RESIDENCES

T1-T2 LAYOUT



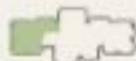
## 3.5 BEDROOM RESIDENCES

### TOWER C 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft<sup>2</sup> | 301.93 m<sup>2</sup>

NET CARPET AREA: 1733.05 FT<sup>2</sup> | 161.01 M<sup>2</sup>

EXCLUSIVE AREA: 2707.04 FT<sup>2</sup> | 251.40 M<sup>2</sup>



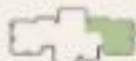
## 3.5 BEDROOM RESIDENCES

### TOWER C 3.5-T1 LAYOUT

TOTAL AREA: 3250 ft<sup>2</sup> | 301.93 m<sup>2</sup>

NETA CARPET AREA: 1735.00 FT<sup>2</sup> | 161.01 M<sup>2</sup>

EXCLUSIVE AREA: 2702.04 FT<sup>2</sup> | 251.40 M<sup>2</sup>



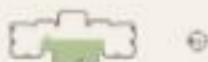
## 3.5 BEDROOM RESIDENCES

### TOWER C 3.5-T2 LAYOUT

TOTAL AREA: 3050 ft<sup>2</sup> | 283.35 m<sup>2</sup>

NET CARPET AREA: 1730.77 FT<sup>2</sup> | 160.76 M<sup>2</sup>

EXCLUSIVE AREA: 206.87 FT<sup>2</sup> | 19.16 M<sup>2</sup>



# MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
01.	FOYER/ LIVING/LOUNGE/ DINING /PUJA SPACE		
	• FLOORING & WALLING	ANTI-SLIP POLISHED	COLLECTION
	• WALLS	ACRYLIC EMULSION PAINT	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• CEILING	ACRYLIC EMULSION PAINT	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• FURNITURE & LIGHT	WATER PROOF LAMINATE	EMERALD/HEAVEN/AC/ONIDA/SHALINI
02.	POWDER ROOM		
	• FLOORING & WALLING	ANTI-SLIP POLISHED FLOOR	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• WALLS	ACRYLIC EMULSION PAINT	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• CEILING	ACRYLIC EMULSION PAINT (WATER PROOF)	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• COLUMN	ANTI-SLIP POLISHED (WATER PROOF)	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
• FURNITURE	BAWARR	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI	
03.	MASTER BED ROOM		
	• FLOORING & WALLING	ANTI-SLIP POLISHED FLOOR (WATER PROOF)	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• WALLS	ACRYLIC EMULSION PAINT	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• CEILING	ACRYLIC EMULSION PAINT	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• FURNITURE & LIGHT	WATER PROOF LAMINATE	EMERALD/HEAVEN/AC/ONIDA/SHALINI
04.	OTHER BED ROOM		
	• FLOORING & WALLING	ANTI-SLIP POLISHED FLOOR (WATER PROOF)	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• WALLS	ACRYLIC EMULSION PAINT	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• CEILING	ACRYLIC EMULSION PAINT	ARUN PARTS/SONACEL/DETTA/PRANCO/RELIANT/ONIDA/SHALINI
	• FURNITURE & LIGHT	WATER PROOF LAMINATE	EMERALD/HEAVEN/AC/ONIDA/SHALINI

# MATERIAL SPECIFICATION

S. NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
05.	<b>MASTER TOILET</b>		
	• FLOORING & SKIRTING	ANTI-SCRIP POLYURETHANE	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• WALLS	GT BRICK TILES	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• CEILING	ACRILIC EMULSION PAINT (ECONOMY) WOOD GRAIN FINISH (ECONOMY) COLOUR	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• COLUMNAS	ANTI-SCRIP POLYURETHANE	KAJIMA/COMANY/SHOHA DE GURU/ANT
• PARTIAL	BRICKS	ANTHUS/SHOHA DE GURU/ANT	
• SKIRTING/CLIP FLOORING	CLASSIFICATION 10/10/10/10	MEGLAY/SHOHA DE GURU/ANT	
06.	<b>OTHER TOILETS</b>		
	• FLOORING & SKIRTING	ANTI-SCRIP POLYURETHANE	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• WALLS	GT BRICK TILES	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• CEILING	ACRILIC EMULSION PAINT (ECONOMY) WOOD GRAIN FINISH (ECONOMY) COLOUR	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• COLUMNAS	ANTI-SCRIP POLYURETHANE	KAJIMA/COMANY/SHOHA DE GURU/ANT
• PARTIAL	BRICKS	ANTHUS/SHOHA DE GURU/ANT	
• SKIRTING/CLIP FLOORING	CLASSIFICATION 10/10/10/10	MEGLAY/SHOHA DE GURU/ANT	
07.	<b>TYPICAL FLOOR LIFT &amp; STAIRCASE LOBBY</b>		
	• FLOORING & SKIRTING	ANTI-SCRIP POLYURETHANE	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• WALLS	BRICKS/ANTI-SCRIP PAINT	KAJIMA/COMANY/SHOHA DE GURU/ANT
• CEILING	ACRILIC EMULSION PAINT	KAJIMA/COMANY/SHOHA DE GURU/ANT	
08.	<b>PRIVATE LIFT LOBBY</b>		
	• FLOORING & SKIRTING	ANTI-SCRIP POLYURETHANE	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• WALLS	BRICKS/ANTI-SCRIP PAINT	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• CEILING	ACRILIC EMULSION PAINT	KAJIMA/COMANY/SHOHA DE GURU/ANT
	• PARTIAL & LIFT	ANTI-SCRIP POLYURETHANE	KAJIMA/COMANY/SHOHA DE GURU/ANT