



— IRIS —
RESIDENCES

Discover a World
of Great Facilities
and Convenience





IRIS
RESIDENCES

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ANANDTARA
INNOVATION ON A STRONG FOUNDATION

Welcome to Iris Residences,

Situated in Mundhwa, Pune, Iris Residences is an impressive residential compound consisting of three towers. This exceptional project offers a diverse range of facilities, including a verdant garden and a rooftop gym.

The homes available at Iris are in 3BHK & 2BHK layouts, providing a variety of spacious living options.



Elevating
Living
Experience





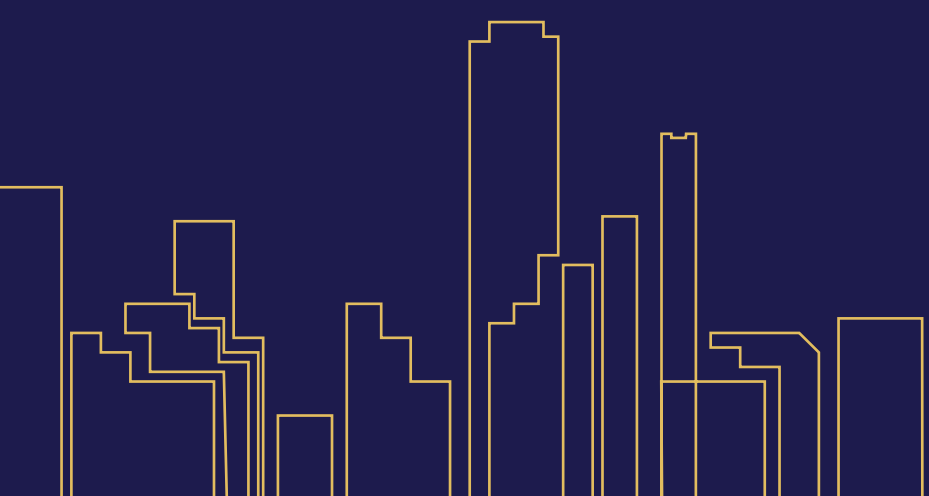
HIGH END
3BHK & 2BHK FLATS



SUPERIOR CRAFTSMANSHIP
& EXCELLENCE IN DETAIL



ADVANCED DESIGN
TECHNIQUES





 IT HUB	KHARADI MAGARPATTA
 GOOD CONNECTIVITY	AIRPORT RAILWAY STATION HOSPITALS SCHOOLS MALLS EATERIES
 HOSPITAL	MANIPAL HOSPITAL NOBLE HOSPITAL

“The best
of Pune is
right outside
your
doorstep”

RESIDE IN THE GROWING SECTOR OF PUNE CITY

Mundhwa, situated in the eastern part of Pune and adjacent to the Mula-Mutha River in the north, is evolving into a prospective hub for real estate. Its strategic location offers convenient connectivity and makes it an attractive destination for property development.

Key Connectivities:

Area	Highlights	Distance
Viman Nagar	Airport	6.7 km
Magarpatta	IT Hub	2.8 km
Koregaon Park	Cafes & Restaurants	5.0 km
Kharadi	IT Hub	3.4 km
Agarkar Nagar	Pune Junction	7.5 km





COFFEE SHOPS & DINING ESTABLISHMENTS



LOCATION HIGHLIGHTS

The property is surrounded by a public garden,
kid's play area, strolling path, and more.

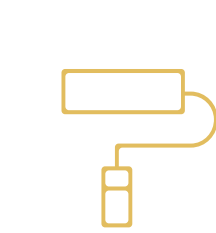
KIDS PLAYGROUND



PARKS & RECREATION

*Pictures shown are for illustration purpose only

EXTERNAL
SPECIFICATIONS



TEXTURE
PAINT



FIRE
FIGHTING
SYSTEM



CCTV
CAMERA



SPACIOUS
GYM

- **Full-length windows** stretching up to the lintel level, contributing to pleasing architectural aesthetics, abundant natural light, and ventilation
- **Spacious gym** and various recreational spaces located on the top floor, boasting a 4.50 meter high ceiling
- **Ground-floor children's play area** for the younger residents' enjoyment
- **Utilization of modern waterproofing technology** sourced from reputed manufacturers
- **High-speed automatic lifts** equipped with an automatic recovery mechanism, DG backup, and panic alarm





“Where homes
embrace tranquility
and convenience”

- **Underslung plumbing** with grid ceiling for washrooms and dry balcony
- **Aesthetically designed night illumination**
- **Independent STP** with treated water reusability
- **RCC structure** designed as per **earthquake-resistant norms**

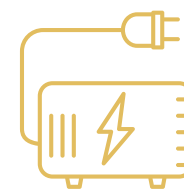
INTERNAL
SPECIFICATIONS



PROVISION
FOR WATER
PURIFIER



GRANITE
KITCHEN
PLATFORM



PROVISION
FOR INVERTER
BACKUP



DIGITAL
DOOR
LOCK

- **Video door phone**
- **SS railing** with glass for balconies
- **Ceramic flooring with wooden texture** for balconies
- **Vitrified flooring** for kitchen, living & bedrooms (excluding master bedroom)
- **Engineered wood flooring** for the master bedroom
- **Quartz kitchen sink** with single bowl & additional SS kitchen sink in dry balcony area with drain board (For 2BHKs & large 3BHKs only)
- **Provision for exhaust fan** in all bathrooms and kitchen
- **DG Back up** for common areas
- **AC electrical point provision** for all bedrooms and living room



“Excellent
facilities &
unparalleled
comfort”

- **External & internal walls** made of a combination of **AAC blocks** and **shear walls**
- **Wall mounted WC**
- **Contemporary hot & cold water mixers** for showers and spout with **aesthetically pleasing exposed SS pipes** for easy maintenance and hassle-free replacement after many years of use
- **Use of advanced flush valves** with easy press technology



TEXTURE PAINT

Texture paint provides a smooth finish to the external walls leaving no undulations on the surface & giving a much premium look to the structure.

TECHNICAL HIGHLIGHTS

ASK US ABOUT THIS

CHEMICAL WATERPROOFING

We are using a high-performance, hydrophobic & highly flexible waterproofing solution that provides a tough & durable waterproof membrane with a 150% elongation capacity to withstand heavy loads. Also, for wet areas, we are using tile spacers between tiles that will be filled with water-repellant and durable grout to maintain floor cleanliness & hygiene thus improving the aesthetics of the flooring along with providing a long-lasting waterproofing solutions. This procedure for tile application is widely in use in international markets.

OUTDOOR SOFFIT USE

We are using soffit to cover the exposed ceiling of each balcony. This enables a standard and aesthetically pleasing elevation of the building along with giving a much premium finish and feel to the individual flat owner.

UNDERSLUNG PLUMBING

Underslung plumbing lines provide for better accessibility & serviceability in case of any repair work along with being able to visually identify any damage/leaks and thereby allowing easy replacement. These lines are further covered by installing a false ceiling which in turn raises the aesthetics of the bathroom ceiling. It also provides a niche above the ceiling which may be utilised for the fitment of equipment such as water boilers, heaters, etc., hidden from sight. This also removes the dependency of having to deal with the neighbour living above in case of any leakage issue.



“Exceptional
Property Features”



HEALTH & WELLNESS

Gym

Weightlifting Area

Yoga Room

*Pictures shown are for illustration purpose only

YOGA ROOM



—

ENJOYMENT
&
LEISURE

Banquet Hall

Toddler's Room



PROJECT LAYOUT

A BUILDING
3 BHK FLATS

B BUILDING
2 BHK FLATS

C BUILDING
3 BHK FLATS

156
RESIDENCES

A
BUILDING

B
BUILDING

C
BUILDING





CUT SECTIONS



BUILDING A&C
3 BHK TYPE- 1&3

BUILDING B
2 BHK



BUILDING A&C
3 BHK TYPE- 2





TRUSTED BY THOUSANDS

Anandtara has a vision to change the skyline of Pune.
A vision to spread its wings and be the leading realty
developer in Pune.



TARABAI PARK



KESHAV NAGAR

64

FLATS



KALYANI NAGAR

114

FLATS

LA GLORIOSA



KESHAV NAGAR

140

FLATS



SAYAJIRAJE AVENUE



WAKAD

86

FLATS

OLIVE ORCHARD



KESHAV NAGAR

84

FLATS



AKANSHA 1 & 2



KONDHAWE-DHAWADE

256

FLATS

HARITARA





SILICON BAY-PH 1



KALYANI NAGAR

66

FLATS



KESHAV NAGAR

280

FLATS

WHITEFIELD
RESIDENCES



SILICON BAY-PH 2



KALYANI NAGAR

48

FLATS



KALYANI NAGAR

48

FLATS

SILICON BAY-PH 3



ATC 126
OLIVE ORCHARD



PIMPRI-CHINCHWAD

58

FLATS



KESHAV NAGAR

38

FLATS

ATC 32
COMMERCIAL



“Your Journey
to Home
Ownership,
Starts here”

HEAD OFFICE

ANANDTARA, WEST WING, 305:
AURORA TOWERS, CAMP, PUNE-411001

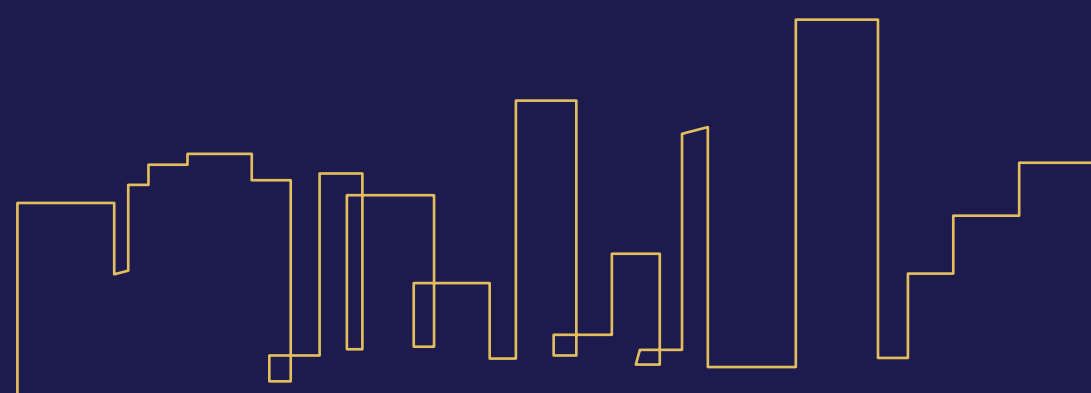
WWW.ANANDTARA.COM

SALES | 8863 800 800
7758 000 800

SALES@ANANDTARA.COM

MEMBER OF CREDAI





ANANDTARA PROJECTS

LA GLORIOSA • SILICON BAY 1&2 • ATC 32 • ATC 40 • AKANSHA PHASE 1&2
WHITEFIELD RESIDENCES • HARITARA • SAYAJIRAJE AVENUE • OLIVE ORCHARD 1&2 • TARABAI PARK

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