unveiling *Luxury*

RANKA IRIS

BY

DRA

EXPERIENCE NICE

unveiling *Indiranagar*

Cafés | Pubs | Restaurants | Hotels | Parks

A sprawling metropolis.

The ideal setting for

restless overachievers... like you!

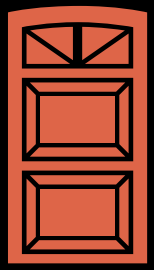










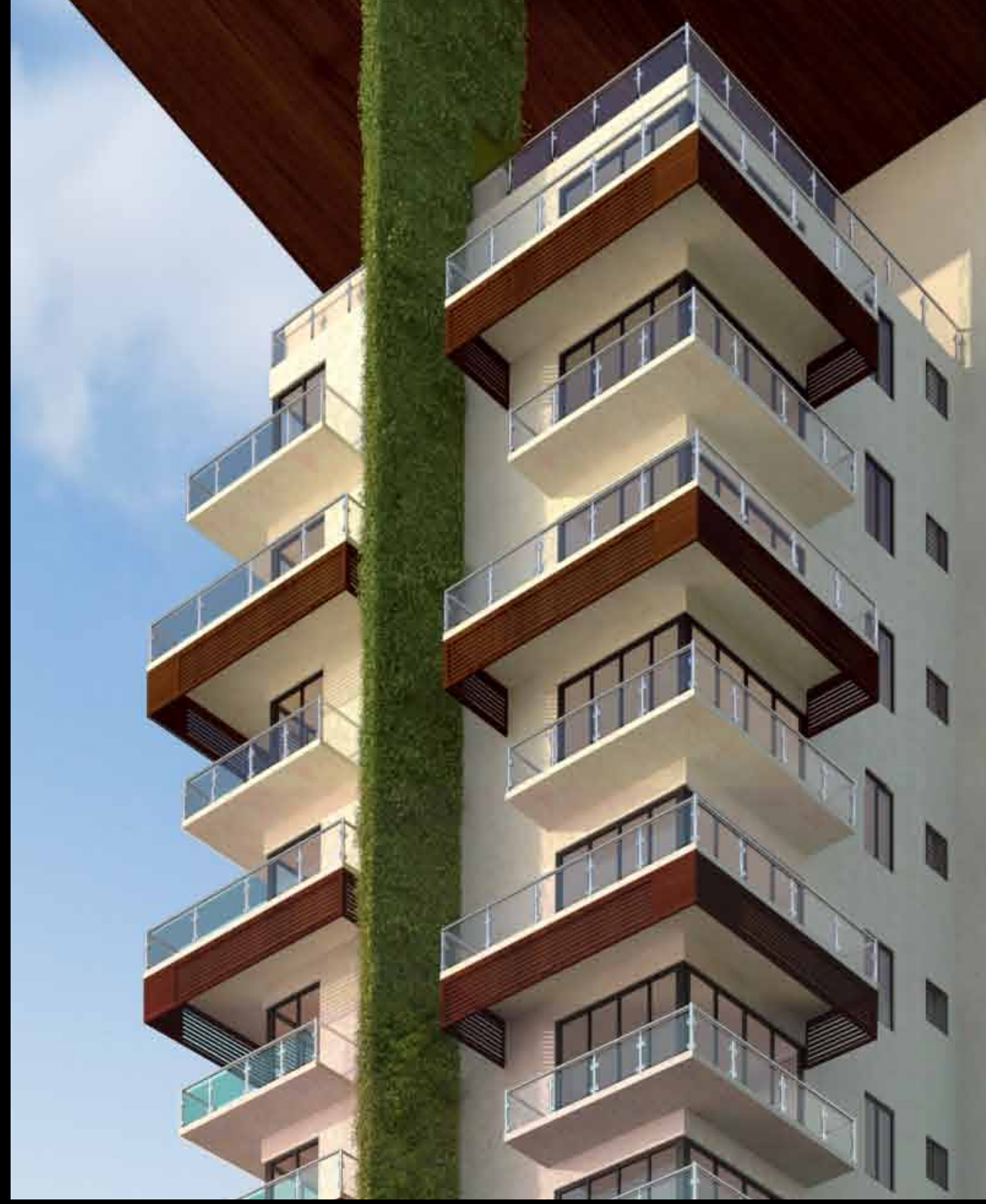
unveiling

Ranka Iris

We'll let you in on a secret.
They asked us to build a luxury housing complex for
"Bangalore's young overachievers"!
People just like you,
who think "GT **911**" when they think "car".
People who think"the speed master professional"
when they think "watch".

Here is our answer to ,
when you think "the house"!





unveiling

the Sky villa

| One **3,500** sq. foot flat per floor

- **11** foot high ceiling
- **13** flats in all

| Unhindered 360 degree view and ventilation.

Your exclusive sanctuary
on top of the world...
...the Iris Sky villa.











unveiling *Connectivity*

- Ten 5 star hotels
- 7 hospitals
- 20 premium spas & salons
- 3 golf courses
- 40 pubs
- 50 cafés
- 3 major tech parks
- Scores of tech companies
- MG and Brigade road -
  all within a 10 minute drive.











Ranka Iris
Ulsoor Lake
Toit Brewpub
Motherhood
Chinmaya Mission Hospital
Rashmi Hospital
The Hilton
Hermitage (DRA)
Hyatt Bangalore
The Oberoi
Taj Vivanta
Artillery Road
Ranka Court
Military Area
Trinity Church Road
ESI Hospital
Hundred Feet Road
Take 5 Lounge Bar
Axon Speciality Hospital
12th Main Road
G.G. Hospital
Double Road Park
Cirrus Restobar
Aura Thai Spa
Escape Hotel
Body Ragga Wellness Spa
National Public School
Logitech
Ranka Corner
ECHS Polyclinic
DCA Quarters
3rd Cross Road
Pratham Grand Appt.
Pro Cycle & Sports India Private Ltd.
Body Craft Salon
Golden Jubilee Air Force Officers Enclave
BDA Park
Indiranagar Double Road
Nandhini
Domlur Club
Command Hospital
Domlur Park
Bangalore International Centre
Muse Terrace Lounge
Barbeque Nation
NAL Cricket Ground
Ministry of Food
Old Airport Road
Domlur Bus Stand
YLG Salon
The Leela Palace
Diamond District
Sterling Mac Hotel
Manipal Hospital
Geofrey's
Ramada Encore
Fiat Caffe
Hotel Royal Orchid
Ranka Height
H30
Mercure
Dell International
Karnataka Golf Association
Army Area
Map not to scale.
N

unveiling

Green

- Solar powered water heaters and lighting
- Sensor based automated lighting
- 2,000+ sq. foot live green wall
- IGBC pre certified
  - 80% of natural light
  - 80% of natural ventilation
- 3,000+ acres of green area
- 1,000+ acres of vibrant lake
- 20+ parks



unveiling *Indulgence*

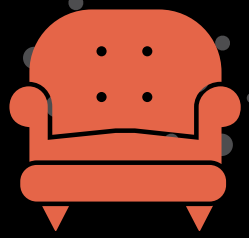
- 5 star entrance lobby
- Concierge desk
- Roof top barbeque & bar
- Business center
- 300 sq. foot guest lounge
- Private teak wood deck
- Signature elevation
- An all fiberglass squash court with 360 degree views
- Temperature controlled swimming pool on the top deck
- State-of-the-art gym, sauna & steam









unveiling *Opulence*

- Italian marble & imported hardwood flooring
- Marble wall cladding
- Floor to roof windows
- Double leaf main door
- Home automation
- Rain shower
- VRV air conditioning

- Dedicated cloud services
- Wi-Fi & fiber optic infrastructure
- Redundant bandwidth
- Dedicated portal
- Total integration & automation of all building systems













unveiling *your space*

3 BHK Sky villa

N



Proposed option 1

unveiling *your space*

3 BHK Sky villa

N



Proposed option 2

unveiling *your space*

3 BHK Sky villa

N



Proposed option 3



Ranka Iris – living Room



Ranka Iris – Bedroom



Ranka Iris – Dining Room



Ranka Iris – Kitchen



Ranka Iris – Balcony



Ranka Iris – Sky Club



Ranka Iris – lobby





At the highest echelons of society,
where the rarified air can be at once,
exhilarating and intoxicating, we
present to you...
The epitome of Bangalore's luxury...

Ranka

Iris

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rankairis@draas.com

RANKA IRIS

BY

DRA
EXPERIENCE NICE

Indiranagar, Bangalore.

www.draprojects.in

CREDAI

Indian Green Building Council