LOCATION PLAN (NOT TO SCALE)



Builders & Developers

SUNSHINE BUILDERS

Near Lanco Hills, Behind New Sampoorna Super Market,
Manikonda, Hyderabad, Telangana State - 500 089.

Call: **+91 9515119338, 9618881444, 9985557343, 9703200876.**

Architects

INSTORE
. architecture . interiors . landscape .

103, Burhan Manzil, Minister Quarters Road,
Road No.12, Banjara Hills, Hyderabad.
Ph: 040 - 23310971, 9866540971.

Structural

ZAKI ASSOCIATES
4th Floor, Anasuya Complex, Liberty
Junction, Himayathnagar, Hyderabad.
Ph: 040 - 23224772, 66613497

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation, as deemed fit.

A Project of

SUNSHINE BUILDERS

Sunshine iris

Where everyday's new

MAKE LIFE A VIBRANT OCCASION

Magnificent 2 & 3 BHK Luxury Apartments, Manikonda



Artifice +91 9885253570

FOR A LIFESTYLE THAT DAZZLES

Sunshine Iris is a gated-community with features that complement your sophisticated lifestyle along with the requisites of modern day living. It's got features that are much more than what you'll find in most communities in these times. Whether you're someone who seeks an active social life or someone who lives a life that's active and fit – there are spaces meant for all.









UNIQUE FEATURES

- Gated community
- Strategic location near to IT Hub
- Ample parking with wide drive ways
- Drivers lounge
- Drip irrigation for landscape garden
- HMDA-approved
- 100% vaastu compliant
- No common walls
- Excellent ventilation from all sides
- Round-the-clock security
- CCTV Surveillance
- Security office
- Solar-fencing
- Intercom
- Grand Entrance gate way
- Beautifully landscaped garden
- Rainwater harvesting system
- Generator Power Backup
- Water Softener

LUXURY AMENITIES

- Swimming pool
- A/C Gym
- Multipurpose party hall
- Children's play area
- Badminton court
- Outdoor fitness station
- Party lawn
- Cricket net
- Indoor games

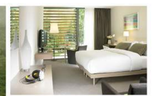


Sunshine iris
Where everyday's new

ADD A NEW BRILLIANCE TO LIFE

Give innocence a place to grow. Let freedom welcome happiness. Open up vast spaces such that they become the playground of joys. Turn every moment of life of your special ones into occasions you will celebrate. Because a home at Sunshine Iris, has so many things to light up the smiles of your special ones.











SPECIFICATIONS

STRUCTURE	:	R.C.C. framed structure to with stand Seismic loads.
SUPER STRUCTURE	:	9" external walls & 4½" internal walls with Red Bricks.
PAINTING	:	Internal: Smooth Luppam (JK/ASIAN) finish with acrylic emulsion paint. External: Combination of textured / smooth Luppam finish for all external walls.
FLOORING	:	Drawing, Living, Dining: Vitrified tiles of size 2.6 x 2.6 Bedrooms & Kitchen: Tiles of size 2x2 ASIAN / JOHNSON or equivalent make. Common area, corridors, lobbies and staircase are granite / marble flooring.
DOORS	:	Main Door: Teak wood frame with aesthetically designed door with melamine polishing & designer hardware of reputed make. Internal Doors: Teak wood frame & both sides painted flush doors with reputed make hardware fittings. Balcony Doors: UPVC sliding shutter with float glass panels.
KITCHEN	:	Granite platform with stainless steel sink with both municipal and bore water connection and provision for fixing of water purifier.
TOILETS	:	Wash basin in all toilets and dining area. All bathrooms W.C. with flush tank. Hot & cold wall mixer / wall diverter with shower. Provision for geysers in all bathrooms. All toilets with anti-skid tile flooring and wall cladding with glazed tiles up to door height. C.P. fittings are chrome plated of Jaqar make or equivalent.
WINDOWS	:	Float glass UPVC window system with safety M.S. grill.
PLUMBING	:	All internal & external waterline of PPR / CPVC. All drainage fittings and linos are of P.V.C. Ashirvad or equivalent make. Water-proofing for all toilets, wash area and entire terrace.
ELECTRICAL	:	Concealed copper wiring of POLYCAB make and modular switches of PHILIPS or equivalent make. Power outlets for air conditioners in all Bedrooms. Power outlets for geysers and exhaust fans in all bathrooms. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen. Washing machine and dishwasher in utility area. Miniature Circuit Breakers (MCB) of reputed make for each distribution board.
COMMUNICATION	:	Internet, telephone points in living & M. bedroom. Cable TV provision for M. bedroom and living room.
LIFT	:	6-passenger lift of Kone or equivalent make with front marble cladding.
POWER BACK UP	:	100% DG Setup for common areas (Lifts, Corridors, lighting etc). 5 points in each flat (Living: fan&light, Master bedroom: fan&light, Kitchen: light).
NOTE	:	a) Flat will be handed over for woodwork / Interiors after receiving 100% payment only. b) Shelves, chajjas, lofts, arches or any kind of modifications / alterations are extra cost. c) VAT, Registration and Service Tax applicable as per Govt. norms.





WATCH YOUR HAPPINESS SHIMMER







3 BHK 3D VIEW
(WEST FACING)

Sunshine iris
Where everyday's new

LUXURY THAT SPARKLES ALOUD

Sunshine Iris has been created exclusively for those who are pleased by nothing less than magnanimous amounts of space around them. Discover the luxury and lifestyle of living in a home that's anywhere between a moderate 1215 sft or a super-luxurious 2052 sft. Whichever space you choose, you will be surrounded by a bundle of beautiful amenities in a layout that's built on a vast piece of land. Come experience this sparkling community for yourself.

TYPICAL FLOOR PLAN

AREA STATEMENT

F No.	Facing	Type	Area in Sft.
1	EAST	2BHK	1309
2	EAST	2BHK	1215
3	EAST	2BHK	1215
4	EAST	2BHK	1309
5	WEST	3BHK	1858
6	WEST	2BHK	1244
7	WEST	3BHK	2052
8	EAST	3BHK	1379
9	EAST	3BHK	2050
10	WEST	3BHK	1937
11	WEST	3BHK	1765
12	EAST	3BHK	1842
13	EAST	3BHK	1656
14	EAST	3BHK	2030
15	NORTH	3BHK	1851
16	EAST	2BHK	1143
17	WEST	2BHK	1296
18	EAST	3BHK	1776
19	WEST	3BHK	1653



2 BHK 3D VIEW
(EAST FACING)