# IRIS CORP

**Crafted for Luxury, Designed for Life.**



**A rapidly growing brand in the city, Iris corp is known for providing premium quality houses at affordable prices for its consumers. With a consumer-centric approach, we aim to reach the pinnacle of the real estate sector, offering unparalleled value to our clients and contributing to the growth and vibrancy of the communities we serve.**

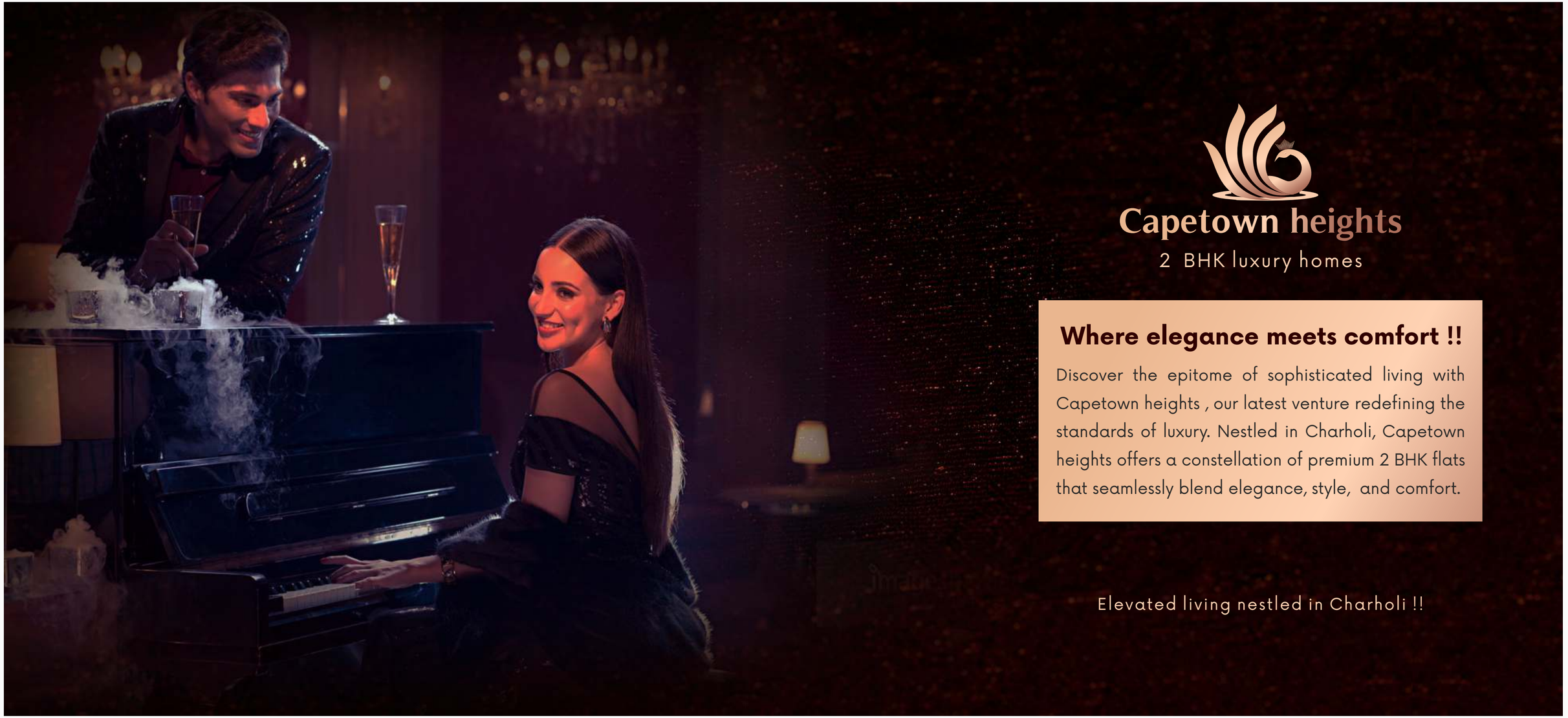
## Vision

To become the leading real estate company known for excellence, innovation, and integrity. The aim is to establish new industry benchmarks by creating exceptional spaces that not only elevate the quality of life for clients but also contribute to the sustainable development of communities.

## Mission

The mission is centered on surpassing client expectations through a customer-centric approach, leveraging cutting-edge technology, and employing a team of dedicated professionals. The company is committed to building lasting relationships, fostering continuous improvement, and making a positive impact on the communities it serves.Throughout growth, the company upholds values of transparency, reliability, and a deep-seated passion for crafting spaces that inspire and endure.

**values : Trust | Transparency | Innovation | Excellence**



# Capetown heights

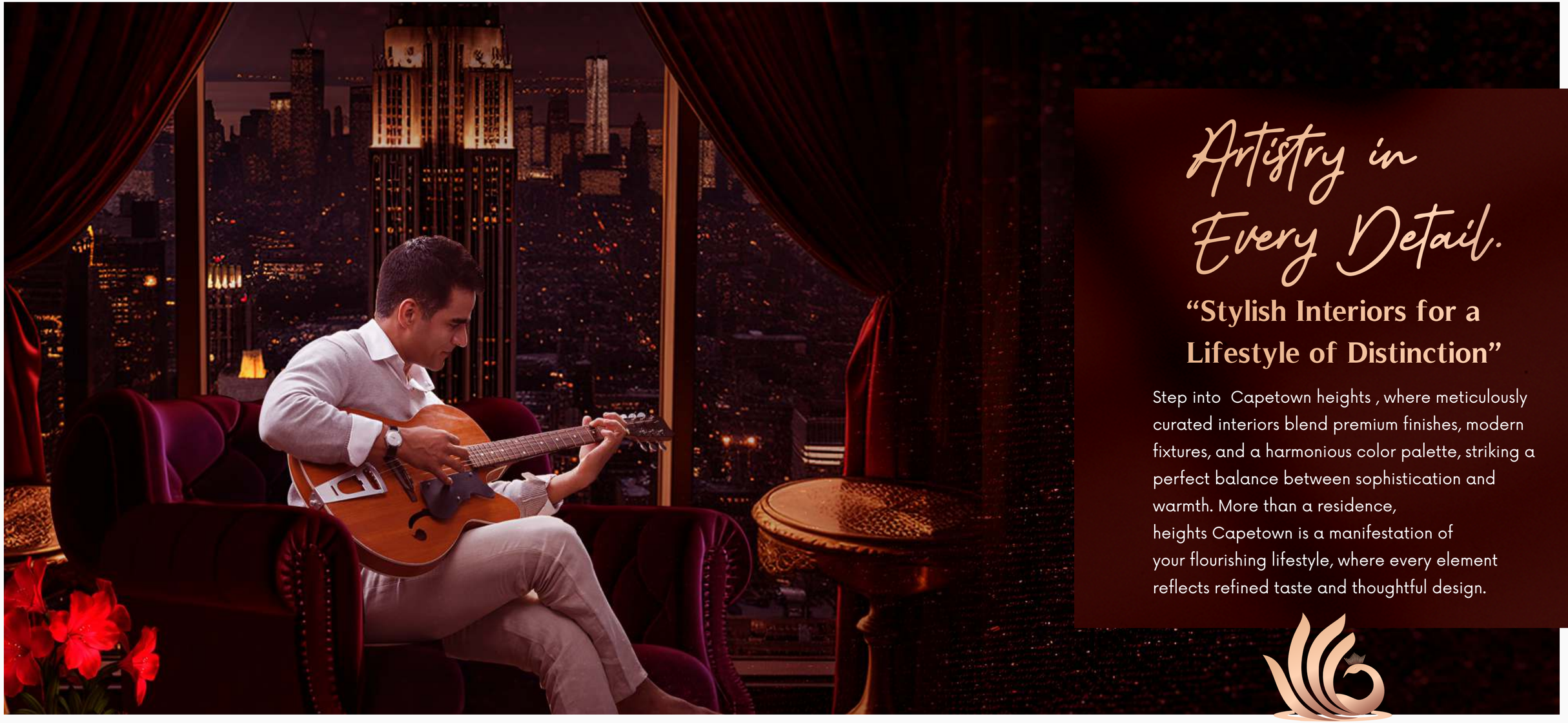
2 BHK luxury homes

## Where elegance meets comfort !!

Discover the epitome of sophisticated living with Capetown heights , our latest venture redefining the standards of luxury. Nestled in Charholi, Capetown heights offers a constellation of premium 2 BHK flats that seamlessly blend elegance, style, and comfort.

Elevated living nestled in Charholi !!


Elevated living nestled in Charholi !!



# Artistry in Every Detail.

## “Stylish Interiors for a Lifestyle of Distinction”

Step into  Capetown heights , where meticulously curated interiors blend premium finishes, modern fixtures, and a harmonious color palette, striking a perfect balance between sophistication and warmth. More than a residence,
heights Capetown is a manifestation of
your flourishing lifestyle, where every element reflects refined taste and thoughtful design.



# Beyond Luxury

## “Where Every Corner Whispers Comfort"

Experience the epitome of relaxation at Iris Capetown, where comfort becomes a lifestyle. Our meticulously crafted 2BHK flats offer spacious living areas designed for serene unwinding. Cocoon yourself in cozy bedrooms, designed for rejuvenation. Explore well-appointed kitchens where functionality harmonizes with aesthetics, providing a culinary haven for daily delight.

# Capetown heights

2 BHK luxury homes

*Discover the Reasons @ Capetown*

- 6 Towers
  10 Stories
- luxurious specifications
  2 BHK Abodes
- Located in Heart of
  wadmukhwadi - Charholi
- Dedicated
  Parking
- Vastu
  Compliant Homes
- Ample Sunlight
  & Well Ventilated
- Efficient
  Space Utilization
- Best in Segment- in
  the Vicinity
- Top-notch
  Connectivity
- Best in Class
  Amenities
- Doorstep
  Grocery & Shopping
- Excellent Proximity to Schools,
  Hospitals & Work places



# Capetown heights

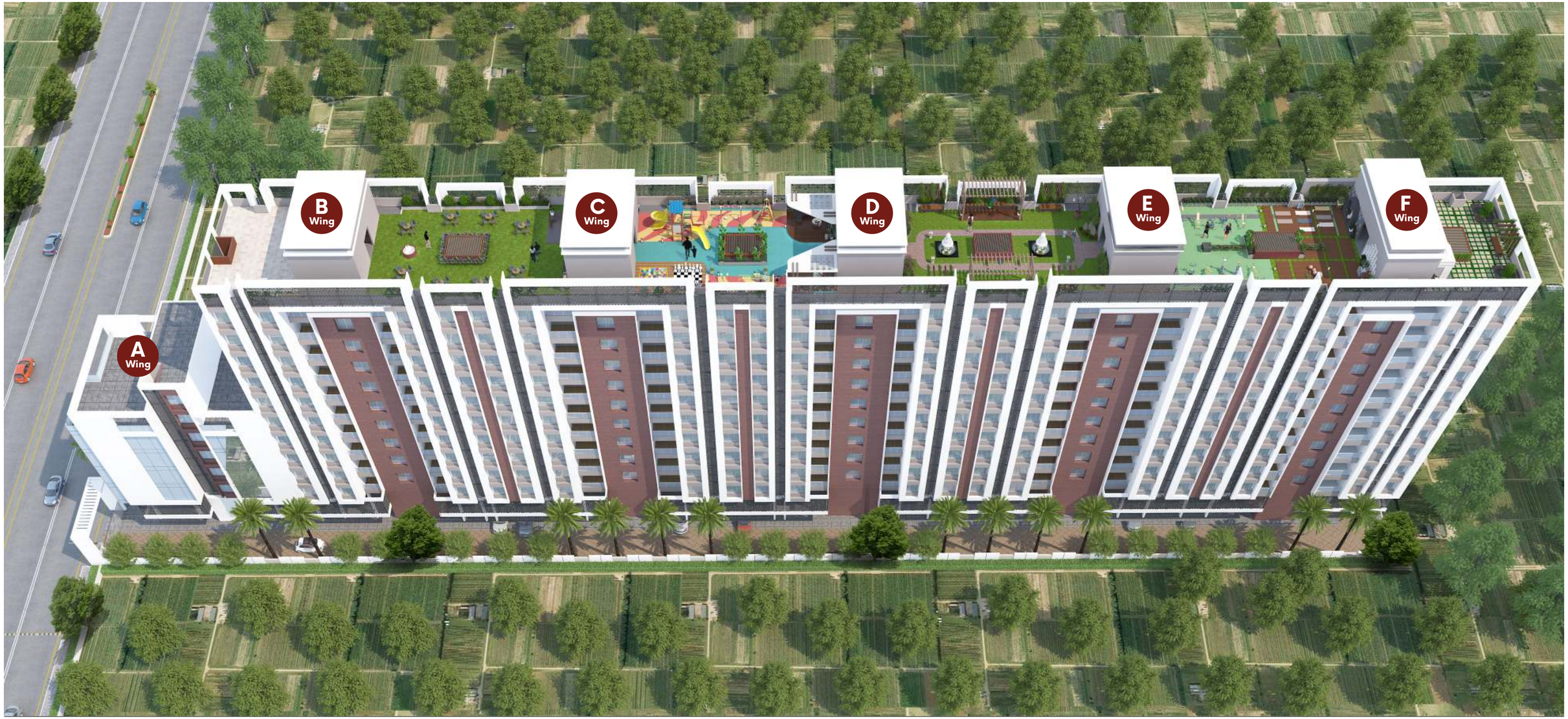
2 BHK luxury homes

The key to
Finding A path to a
*Luxurious*
*Lifestyle*

# Capetown heights

2 BHK luxury homes




A Wing
B Wing
C Wing
D Wing
E Wing
F Wing

# Ultramodern Rooftop Amenities:

Ascend to the pinnacle of luxury with Iris Capetown's expansive

## 21,000 Sq. Ft Rooftop Amenities.

From panoramic vistas to state-of-the-art recreational spaces, indulge in a lifestyle of unparalleled sophistication.

## Skywalk Serenity on 11th Floor:

Elevate your perspective with the breathtaking Skywalk on the 11th floor. Offering stunning panoramic views, it's the perfect spot to unwind and immerse yourself in the beauty of the city scape.


Yoga Zone


Walking


Children Play Equipment


Play Zone


Rooftop Park


Baby Play Zone

### CELEBRATION ZONE

- A Party Lawn
- B Leisure Sitting Chit Chat Zone
- C Stage
- D Birthday / Anniversary Celebration Area

### RELAX ZONE

- A Gazebo Area
- B Dedicated Senior Citizen Sit-out /

### KIDS ZONE

- C Baby care zone
- D Chess
- E Snakes and Ladders
- F Children Play Zone

### FAMILY ZONE

- A Couples sit-out area
- B Pergola sit-out
- C Sky walk

### HEALTH CARE ZONE

- A Yoga deck
- B Meditation Pavilion
- C Open air gym
- D Multipurpose area for Dance / Zumba / other Healthcare Activities.

### SPIRITUAL ZONE

- A Temple
- B Chant area
- C Relax sitting area




Artistic Impression


Capetown heights
2 BHK luxury homes
RELAX ZONE


CELEBRATION ZONE


Leisure Sitting Chit Chat Zone



KIDS ZONE









HEALTH CARE ZONE





SPIRITUAL ZONE



FAMILY ZONE




**CLUB HOUSE**
- Gymnasium.

**ROOFTOP GARDEN**
- Beautifully designed Landscaped Garden.
- Party Lawn.
- Activity Stage.
- Jogging Track.
- Kid's Play Area with Play Equipment's.

**ENTRY**
- Attractive Entrance with Security Cabin.
- Attractive & Pleasant Entrance Lobby.
- Name Plate on Main Door.
- Intercom Connection

**3 TIER SECURITY**
- 24x7 Security.
- CCTV surveillance camera at Parking Area, Garden & Main Gate.

**COMMON AMENITIES**
- Generator Back - Up For Elevators Common Lighting & Pumps of Fire-Fighting System.
- Fire Fighting System (As per norms).
- Letter Box.
- Energy Efficient Common Lighting.

**INTERNAL ROADS**
- Internal Roads with Trimix / Block Finish.
- Street Lights with LED / CFL Fittings.
- Chequered Tiles / Trimix in Covered Parking Area.

**ENVIRONMENTAL RESPONSIBILITY**
- Rainwater Harvesting.
- Solar Water System (As per norms).
- Sewage Treatment Plant (STP).
- Tree Plantation.

**OTHER**
- Driver room
- Baby Care Zone




## 2 BHK SMART

- A Entry
- B Living Room
- C Balcony
- D Kitchen
- E Master Bedroom 1
- F Attached Toilet & Bathroom
- G Bedroom 2
- H Common Toilet & Bathroom
- I Dry Area

## 2 BHK COMFORT

- A Entry
- B Living Room
- C Balcony
- D Kitchen
- E Master Bedroom 1
- F Attached Toilet & Bathroom
- G Bedroom 2
- H Common Toilet & Bathroom
- I Dry Balcony



# 2 BHK PREMIUM

- A Entry
- B Living Room
- C Balcony
- D Kitchen
- E Master Bedroom 1
- F Attached Toilet & Bathroom
- G Bedroom 2
- H Common Toilet & Bathroom
- I Dry Area










# FLOOR PLAN - E

2 BHK
Carpet 656 Sq.ft

2 BHK
Carpet 656 Sq.ft

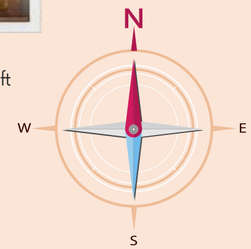



2 BHK
Carpet 656 Sq.ft

2 BHK
Carpet 656 Sq.ft

## E - WING

| TYPE | Flat No. | Carpet Area Sq. Mt | Open Balcony Area Sq. Mt | Total Carpet Area Sq. Mt | Total Carpet Area Sq. Ft |
|---|---|---|---|---|---|
| 2 BHK PREMIUM | 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001 | 55.60 | 5.37 | 60.97 | 656 |
| | 102, 202, 302, 402, 502, 602, 702, 802, 902, 102 | | | | |
| | 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003 | | | | |
| | 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004 | | | | |



# FLOOR PLAN - F

2 BHK
Carpet 584 Sq.ft

2 BHK
Carpet 629 Sq.ft

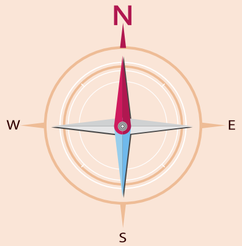



2 BHK
Carpet 584 Sq.ft

2 BHK
Carpet 629 Sq.ft

## F - WING

| TYPE | Flat No. | Carpet Area | Open Balcony Area | Total Carpet Area | Total Carpet Area |
|---|---|---|---|---|---|
| 2 BHK SMART | 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001<br>102, 202, 302, 402, 502, 602, 702, 802, 902, 102 | 52.75 SQ.M | 5.64 SQ.M | 58.39 SQ.M | 629 SQ.M |
| 2 BHK COMFORT | 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003<br>104, 204, 304, 404, 504, 604, 704, 804, 904, 1004 | 48.80 SQ.M | 5.46 SQ.M | 54.26 SQ.M | 584 SQ.M |




A Wing
B Wing
C Wing
D Wing
E Wing
F Wing
Proposed Building Plan
60ft
DP ROAD
60ft
DP ROAD

Pune Airport ----------10.7 Kms

Pune Station ----------17.7 Kms

Shivaji Nagar ----------20.8 Kms

Viman Nagar ----------12.4 Kms

Vishrantwadi ----------12.5 Kms

Nashik Phata ----------13.9 Kms

Nagar Road ----------15.7 Kms

Bhosari ----------8.8 Kms

Mumbai Pune Expressway ----------24 Kms

Big Bazaar, Vishrantwadi ----------13.1 Kms

Phoenix Market City ----------13.8 Kms

**HOSPITAL**

Deokar Hospital ----------0.5 Kms

Om Hospital ----------3.2 Kms

**MIDC AREA**

Bhosari MIDC ----------15 Kms

Chakan MIDC ----------26.4 Kms

**EDUCATION**

RKL School ----------3.4 Kms

Radcliffe School ----------3.5 Kms

D.Y. Patil Scool & College ----------5.5 Kms

AIT College ----------8.5 Kms

**IT HUBS**

Commerzone IT Park —-------14.1 Kms

EON-IT Park ----------17.6 Kms

Kalyani Nagar ----------15.1 Kms

Hinjewadi IT Park----------24.3 Kms

Talwade IT Park---------- 14.6 Kms

## LOCATION MAP

