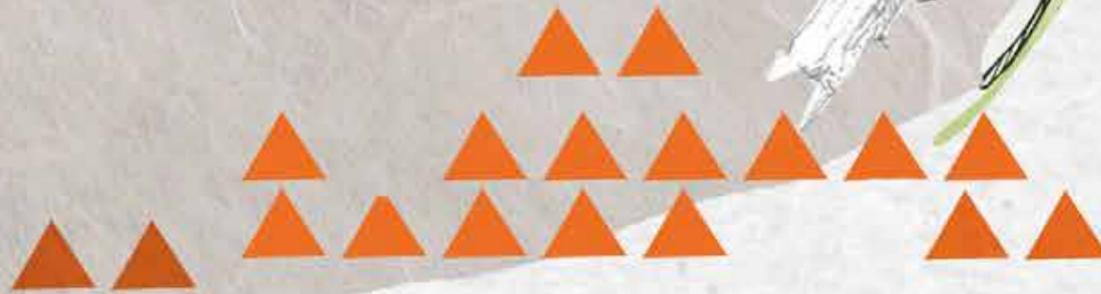




aria heights

skyi
songbirds





Computer generated image. Artist's impression, Image not to scale.



SKYi Songbirds – Welcome to Nature’s home.



Welcome to SKYi Songbirds, the place where nature feels at home. And here are three excellent reasons why we say so.

For starters, Songbirds sits at the foothills of the majestic Sahyadri range making this lush green community a singing address for over 51 different types of feathered friends. Enjoy the privilege of being woken up by chirps of the most exotic warblers who have chosen to make their nests here. In fact, birdwatching is so easy all you need to do is just walk over to your balcony to say a cute hi to your winged wonders.

Secondly, this township sprawls across 45 beautiful acres overlooking greenery on all sides. Whichever way your balcony opens out at Songbirds, you will be greeted by a verdant scene straight out of a nature documentary. There’s Four Seasons at cheek by jowl distance, just a tad closer than the glorious Sahyadris.

Thirdly, all SKYi Songbirds homes are well lit and well ventilated. That’s because, your township has 70% open space filled with parks, gardens and exotic birds, with cosy places to cherish them. You will find nature at its absolute best here. In short, here’s a place you will never feel locked down or hemmed in.

LAYOUT MAP



(K) FARMLAND

FD

FD

FD

FD

iris Prime

SB Bazaar

Estate

iris Hill Side Towers

aria heights

Songbirds Heights

FD

FD*

FD*

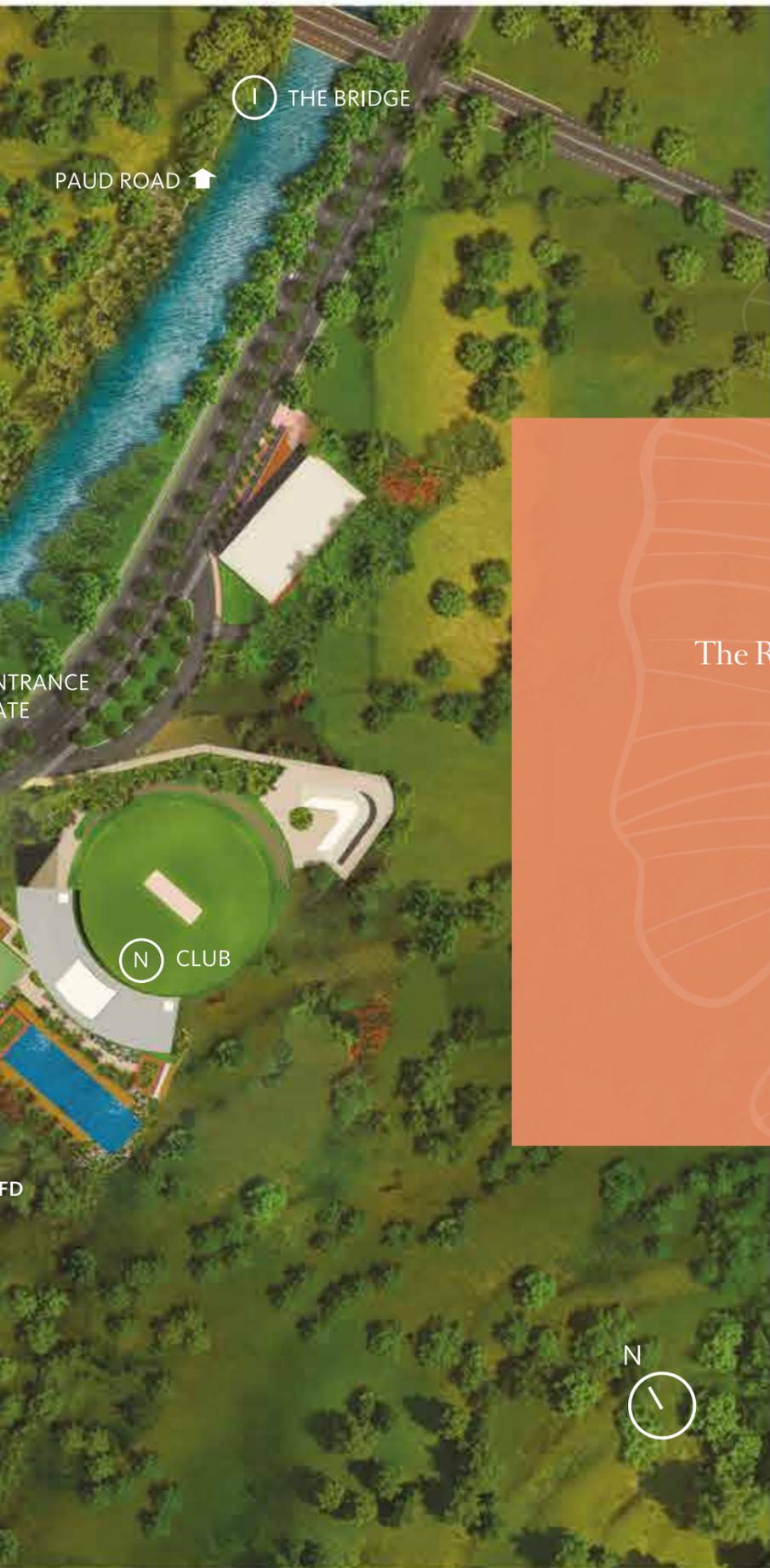
FOUR SEASONS HILL
A Farmhouse Project on 250 Acres

5 Ultra Premium Homes

iris Riverside Towers

NDA forest spread over 7000 Acres

MAIN EN
GA



The Residences

 *aria heights*

 5 Ultra Premium Homes

 iris Prime

 iris Hill & River Side Towers

The Landscape

 Main Entrance Gate

 Walking Track

 4-lane internal road

 Cycling Track

 Nest - Park/ Central Park

 Children's Play Zone

 River Promenade

 Utility

The Neighbourhood

 The Bridge

 Four Seasons

 Ram Nadi Stream

 NDA Forest

 Farm Lands

 The Poona Western Club

 Completed Towers

FD - Future Development Under Planning
Reserved For Proposed Bldg.



—THE POONA—
WESTERN CLUB

Life At The PWC

Relinquish stress.
Unravel life's pleasures.



The Poona Western Club is built to cherish the finer side of life. Here, a cosmopolitan community comes together to partake of the benefits of sports, arts, culture, and music. Unwind your day by tiring yourself out at the sports complex, indulge in one of the best restaurants in the city serving tastiest cuisines from all around the world and enjoy live performances by entrancing artistes within the PWC's own space. This is the place you want to be. Forget Stress. Embrace the zest of life at The PWC.



Computer generated image. Artist's impression. Image not to scale.

Clock Tower

Futsal

Gymkhana

- Tea House
- Lounge
- Library
- Dining Hall
- The Club Bar
- Private Garden

Maidan

Dugout

West Block





Computer generated image. Artist's impression. Image not to scale.

The Badminton House

Badminton Courts
Pool Tables
TT Courts
Indoor Games
Learning Center

Tennis Court

The Guest House

Gymnasium
The Chambers
Ball Room
Guest House

The Courtyard

Club Shops

Reception



—THE POONA
WESTERN CLUB



Shot at the project site



Shot at the project site



Shot at the project site



Shot at the project site



Shot at the project site



Shot at the project site



Shot at the project site



Shot at the project site



Shot at the project site



Artist's impression.



The world revolves
around you here.

Central Garden



At SKYi Songbirds, we have a central green patch that imbues you with a feeling of wholesomeness. Called the Central Garden, this space has something for everyone, be it a senior citizen, a kid full of life or just a seeker of fresh air. It has a wide walking track, a dedicated play area for toddlers and snug and homey spots for catching up with your friends.

Everything you need,
a green patch away.

The SB Bazaar



Forget having shops around you, there's a commercial complex lined up with a plethora of stores that will cater to each of your needs. It's called **The SB Bazaar!** Fresh veggies, delectable fruits, home essentials, you name it and The SB Bazaar has it. It's a marketplace built for a community that naturally expects everything to be within its bountiful bounds so they don't have to burn fuel for the smallest of needs.

Everything you would ever need is just a walk away and at SKYi Songbirds we do everything to even make that walk, a pleasure.





B4 MAN

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Artist's impression.



The Goodness of Green.



aria heights, the sleekest structure in the Songbirds nest truly towers over it all. Whichever direction the balcony opens up to, you will be greeted by the most soothing expanse of green. Here, you can virtually feast your eyes upon tastefully landscaped verdant patches on all sides; the sprawling 7000 acres of National Defence Academy on one, and the majestic Sahyadris on the other. Somewhere in the distance, there's also Manas Lake, casting its benign presence upon this gorgeous scenery. It's what we call the Goodness of Green as far as the eyes can see. And only the privileged few who would make their homes here will be able to experience it.





 *Four Seasons Hill*

Senior citizen seating

Children's play area

Play lawn

Songbirds Heights



aria heights

Gate

Multipurpose lawn



aria heights

The Master Plan

▲
aria heights, the most celebrated sector of the community, enjoys the highest place in the entire SKYi Songbirds precinct. By virtue of the privileged space it occupies within the entire project, there's a host of natural benefits that flow out of it without any man-made interventions whatsoever.

The serene breeziness of the setting itself on account of the altitude it enjoys means you are guaranteed cooler-than-average temperatures at all times. The towers are thoughtfully oriented towards the east-west direction assuring every home of ideal ventilation and maximum sunlight. A cleverly designed vehicle-free green zone offers an immediate relief from the bustle of the city traffic. Toddlers' play zone, walking track and a huge central garden; you can say green comes in all shapes and sizes here. For we know that's what makes you really happy. *aria heights* is the veritable crowning glory of SKYi Songbirds. A vantage point from where you get a bird's eye view of the magnificent 45-acre township in lifesize grandeur!







Computer generated image. Artist's impression, Image not to scale.

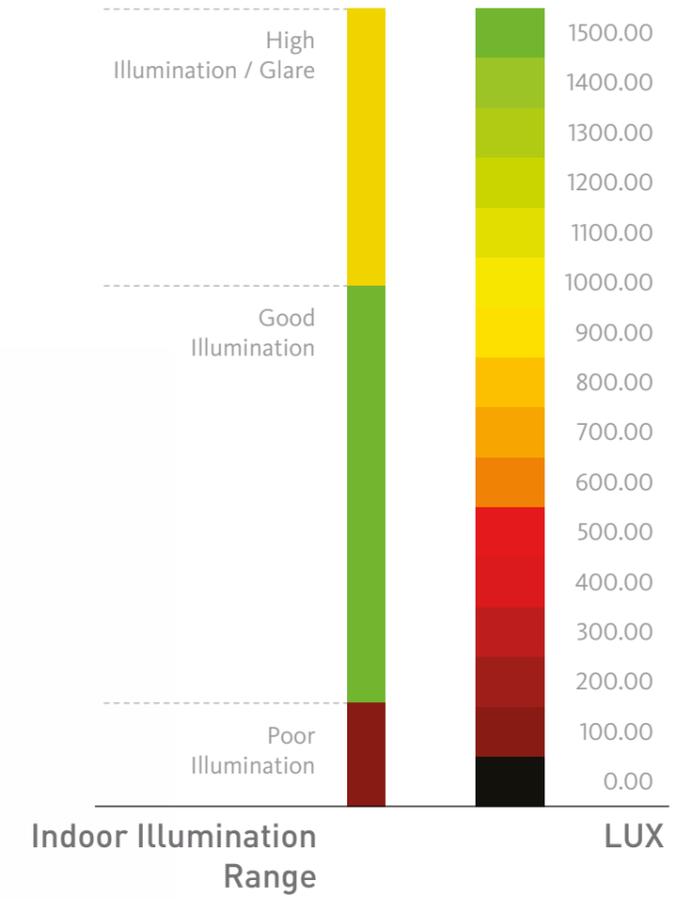


▲ We have designed energy efficient homes with optimum natural sunlight. We have studied and simulated ideal light conditions in every home and hence our homes come with the best LUX readings.

SKYi™ MAXLIGHT



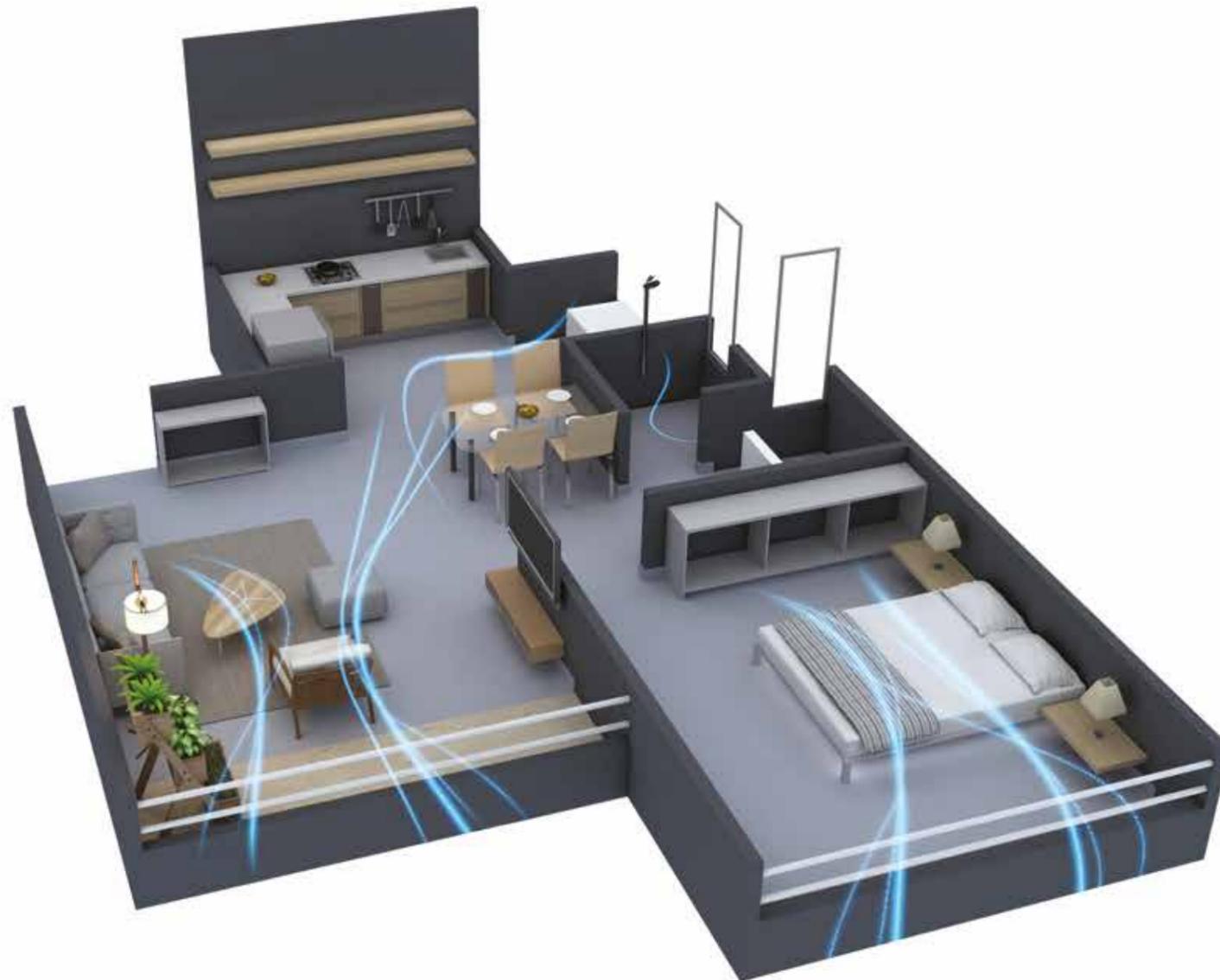
DAYLIGHT (LUX)



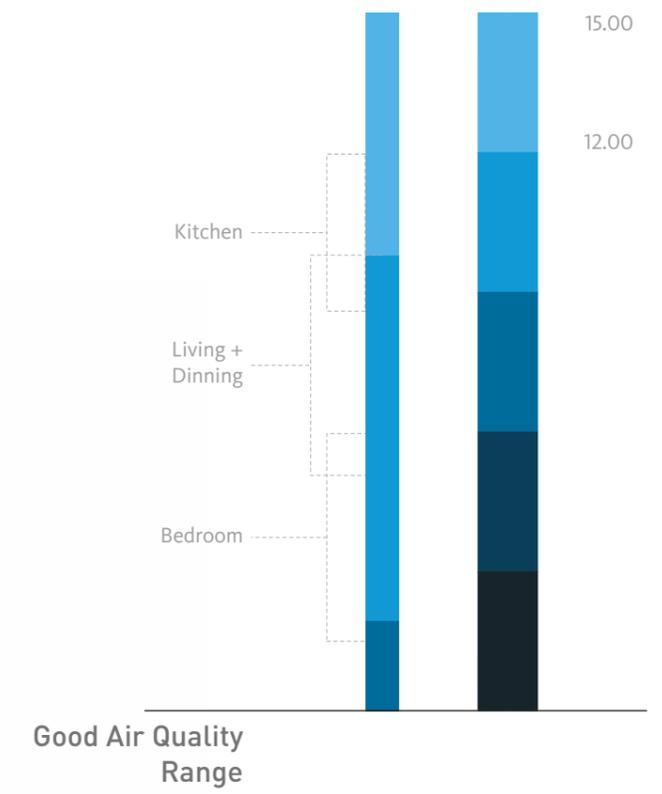


We have designed homes with the best air changes. We have studied and simulated the wind paths to design homes that are not only well ventilated but also have high ACH.

SKYi™ AIR TECH



AIR CHANGES PER HOUR (ACH)



Master Bedroom with provision for a Queen bed, TV & spacious wardrobe space with overhead storage

Wash Basin with Space for mirror storage cabinet

Toilet Seat space for toilet roll & cleaning equipments

Shower Room
- Space for Bath accessories

Dry Balcony/ Utility Space
Provision for
- Washing Machine/ Dryer Space
- Clothes Drying Line

Provision for fully equipped **Kitchen** with hob, chimney & modular kitchen cabinets for storage



Sun & Rain-proof overhead covered **Balcony**

Living Room with provision for comfortable seating & a designated space for your flat-screen TV

Dining to seat 4



In homes at *aria heights*, our focus is to keep your real needs and desires in mind and create spaces that would truly delight you time and again. Every space in your home has been thoughtfully designed to ensure you get the most from it. Multi-functional, spacious, private and well planned are the hallmarks of every home in *aria heights*.

Homes here are the doorway to Mother Nature and a fuller life for your entire family.



590 LARGE



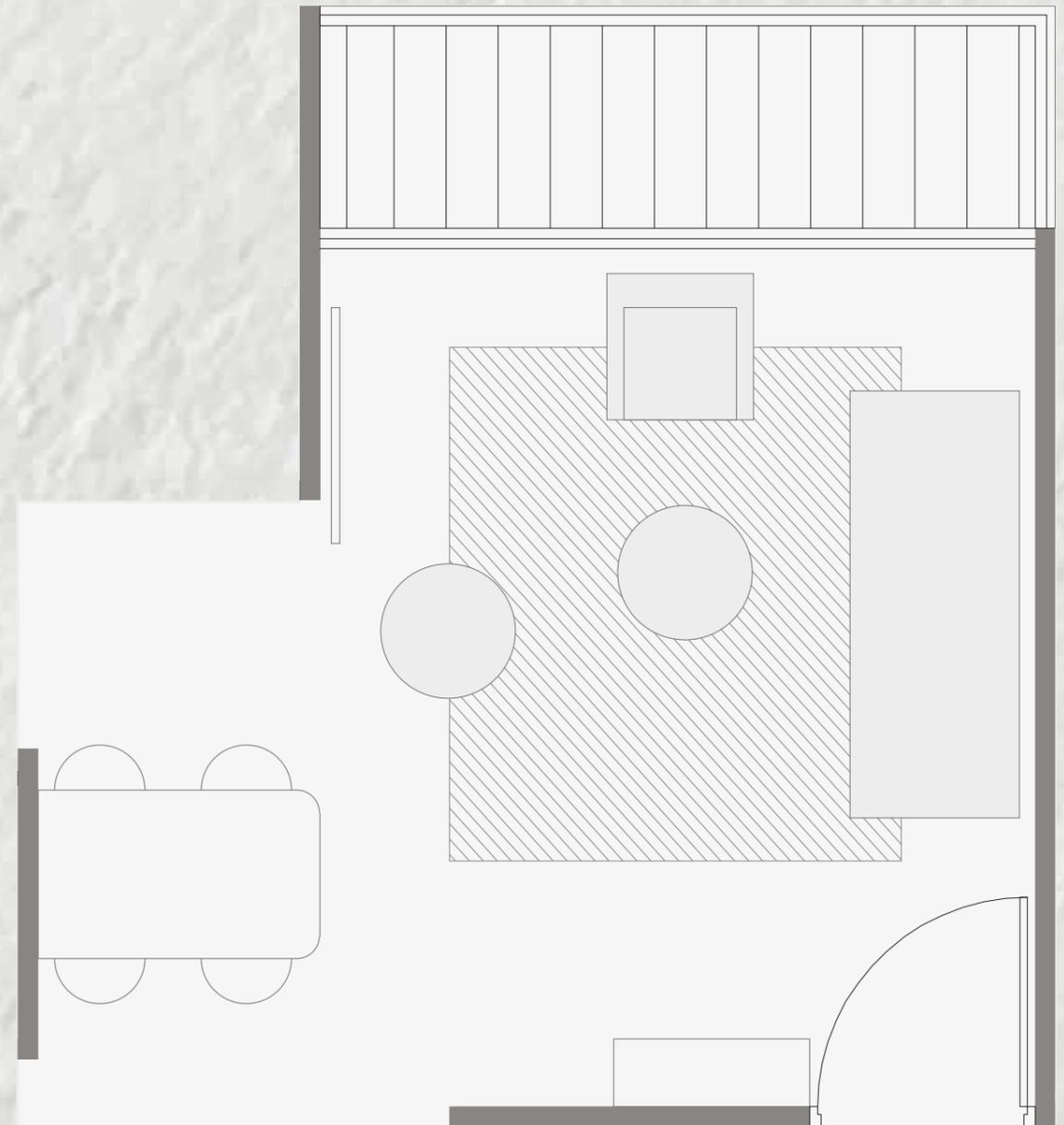
Living

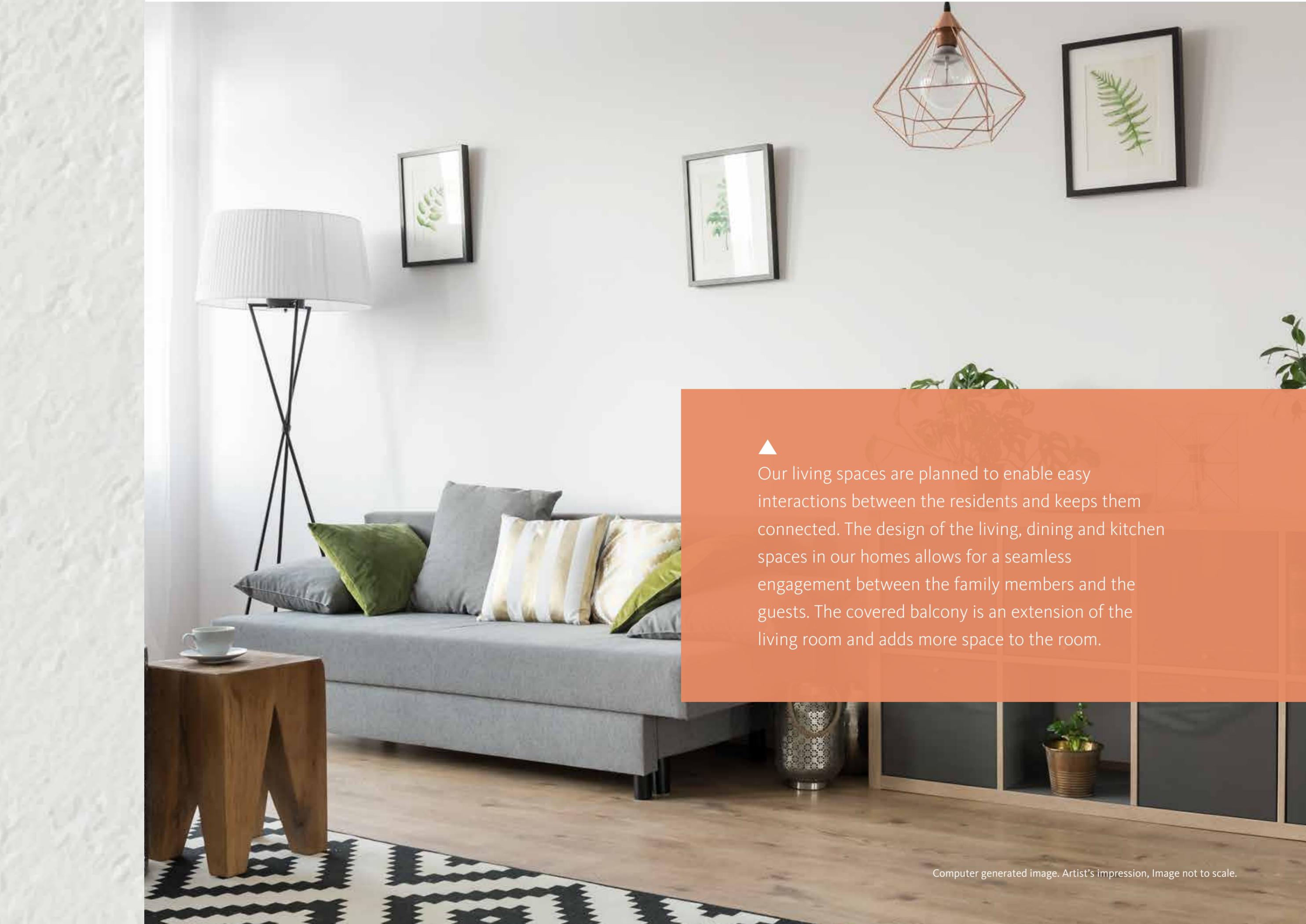


Dining

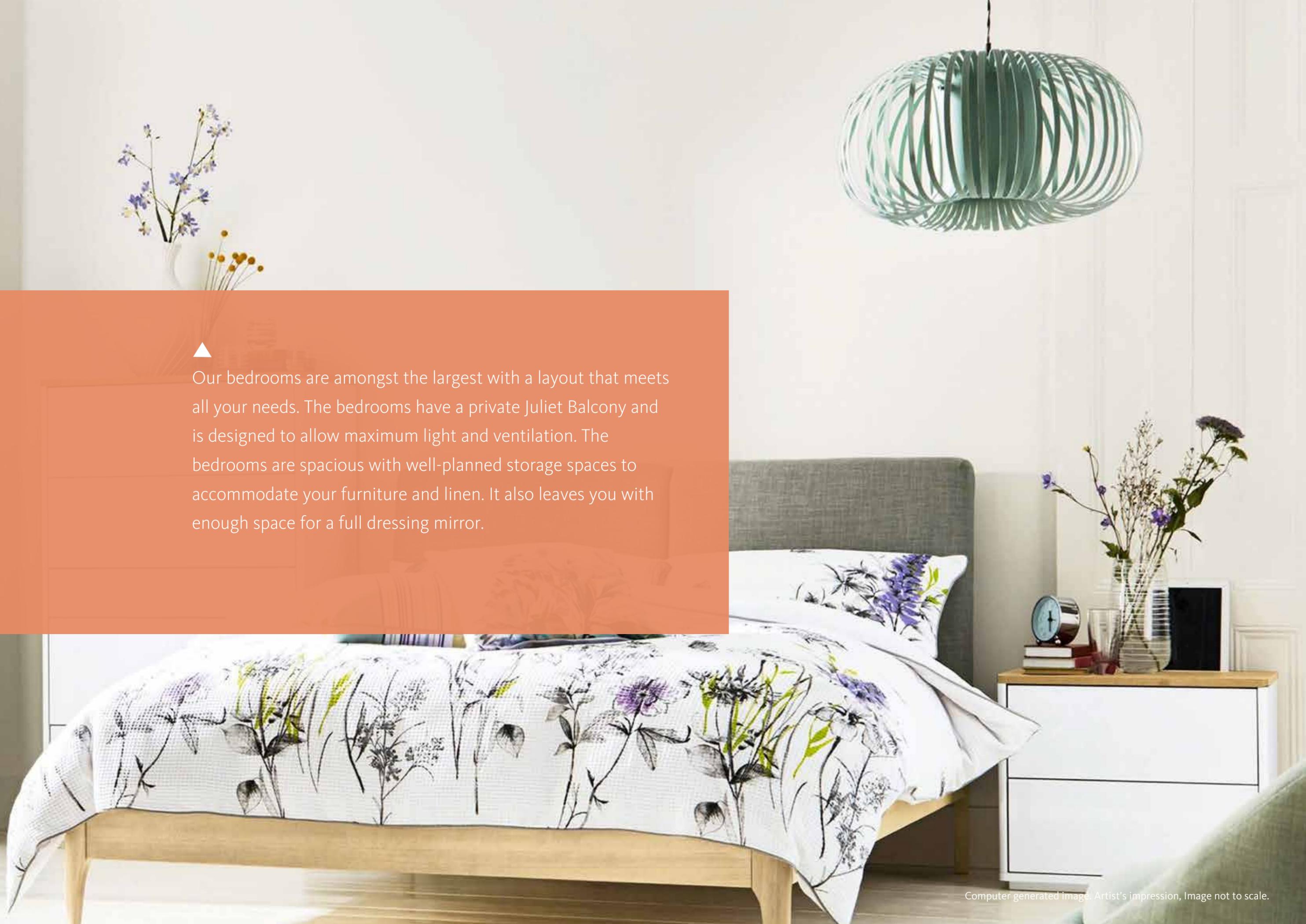


Private Balcony

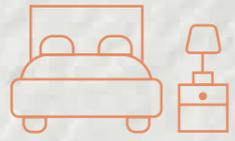
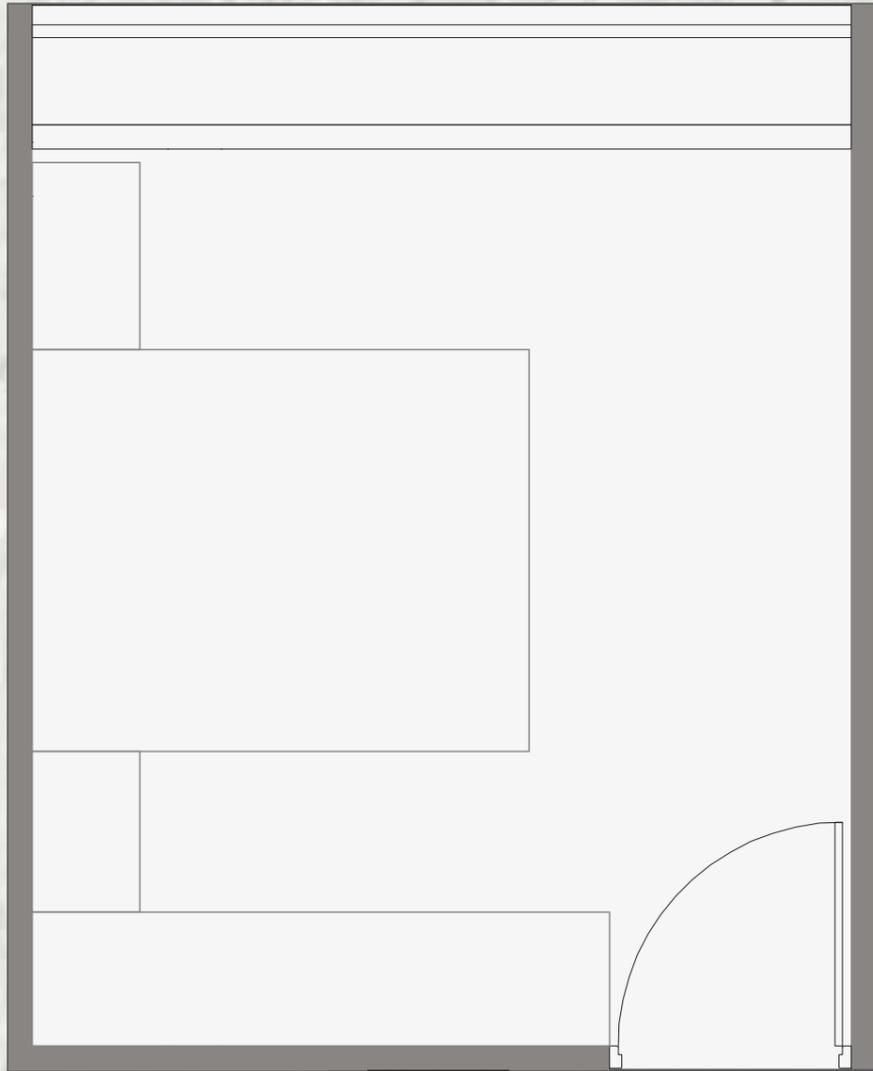




▲ Our living spaces are planned to enable easy interactions between the residents and keeps them connected. The design of the living, dining and kitchen spaces in our homes allows for a seamless engagement between the family members and the guests. The covered balcony is an extension of the living room and adds more space to the room.



▲ Our bedrooms are amongst the largest with a layout that meets all your needs. The bedrooms have a private Juliet Balcony and is designed to allow maximum light and ventilation. The bedrooms are spacious with well-planned storage spaces to accommodate your furniture and linen. It also leaves you with enough space for a full dressing mirror.



Bedroom





Kitchen

-  1 - Long kitchen ota
-  2 - Space for refrigerator
-  3 - Storage space
-  4 - Space for washing machine/dryer or dishwasher
-  5 - Space for sink & overhead water purifier

Water Purifier



Mixer



Microwave



3 Burner Hob



Chimney

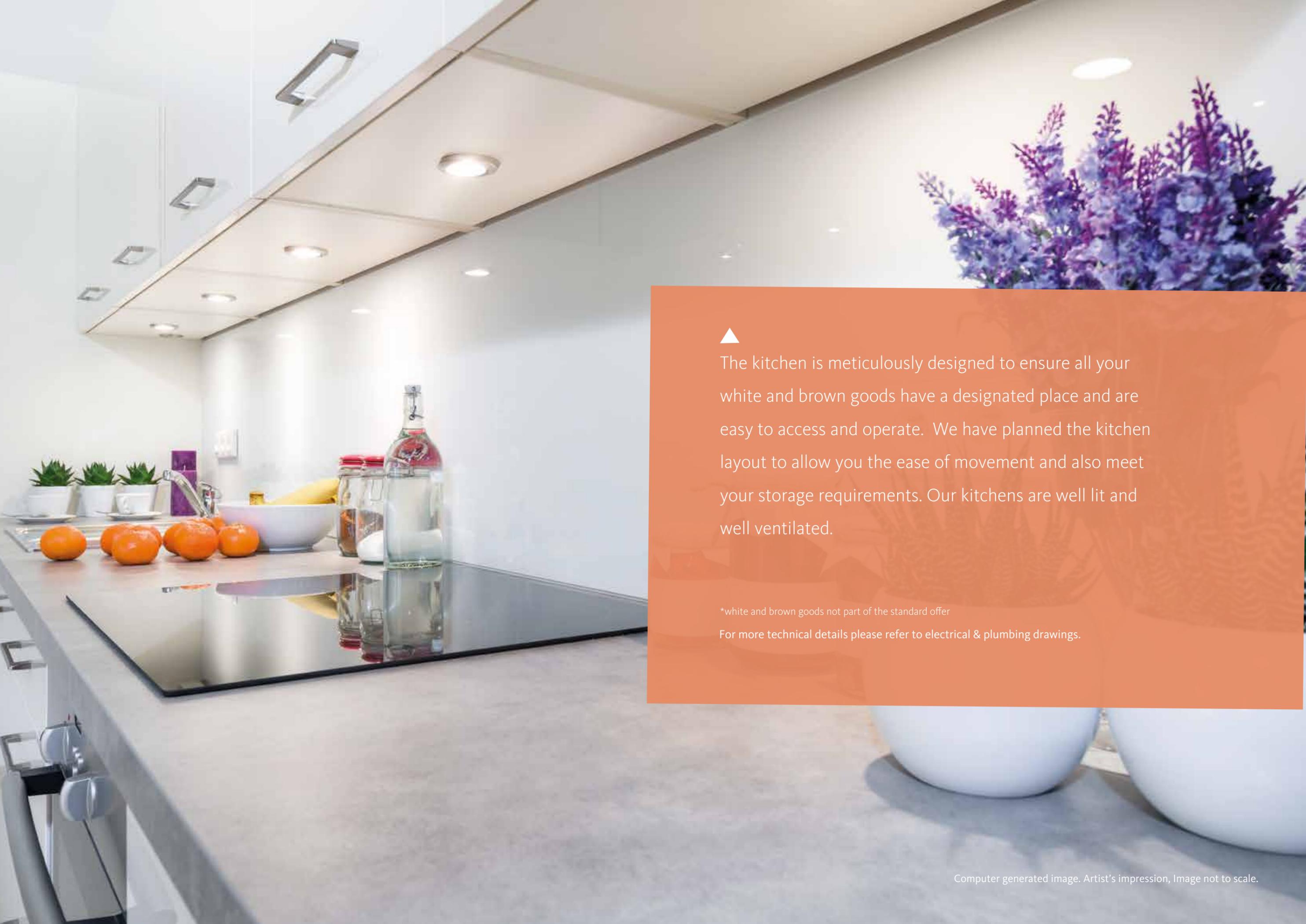


Double Door Fridge



Dishwasher/ Washing Machine/ Dryer





The kitchen is meticulously designed to ensure all your white and brown goods have a designated place and are easy to access and operate. We have planned the kitchen layout to allow you the ease of movement and also meet your storage requirements. Our kitchens are well lit and well ventilated.

*white and brown goods not part of the standard offer

For more technical details please refer to electrical & plumbing drawings.



We have planned the bath areas of the house to provide maximum flexibility and independence for the entire family. The bathroom, the WC and the wash basin are three distinct areas to allow for independent usage and reduce dependencies of common bath spaces.

Independent Bathrooms



TOILET POT

- Health faucet (hand spray)
- Provision for exhaust fan



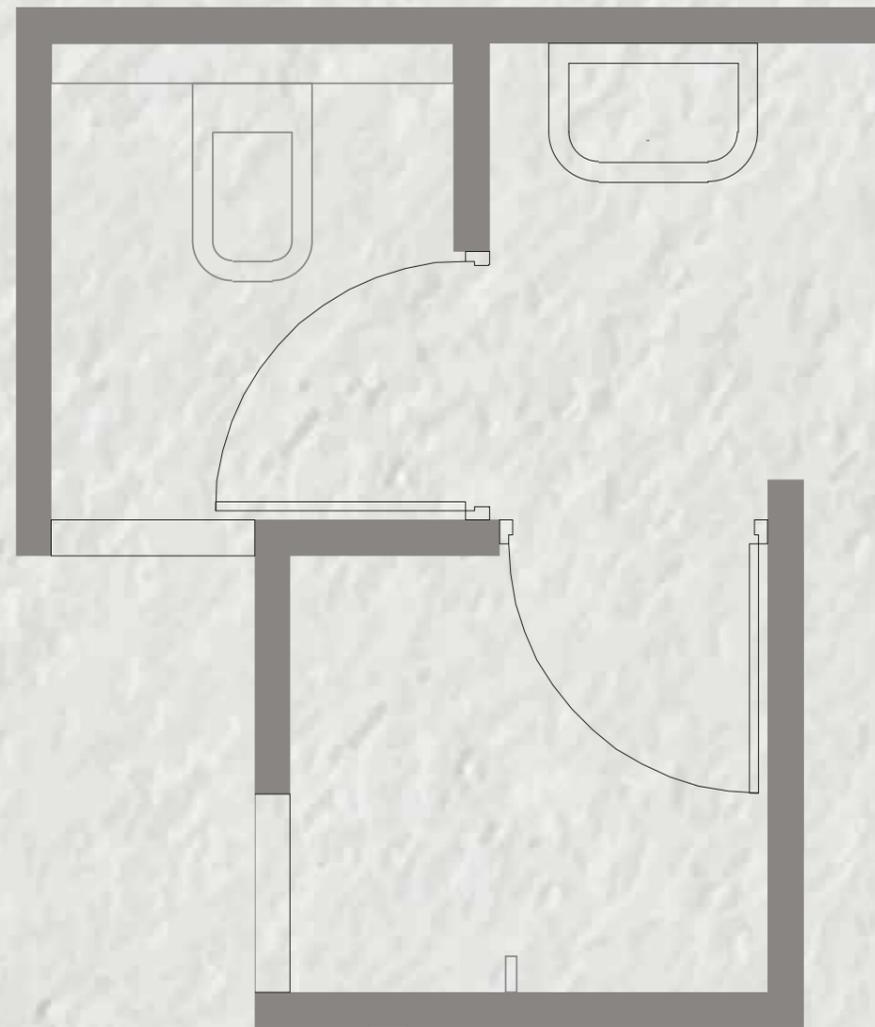
WASH BASIN

- Space for a make up mirror & toiletry cabinet
- Space for hand towel hanger



SHOWER AREA

- Hot & cold mixer with over head shower
- Provision for geyser





DIMENSION PLAN:
590 L

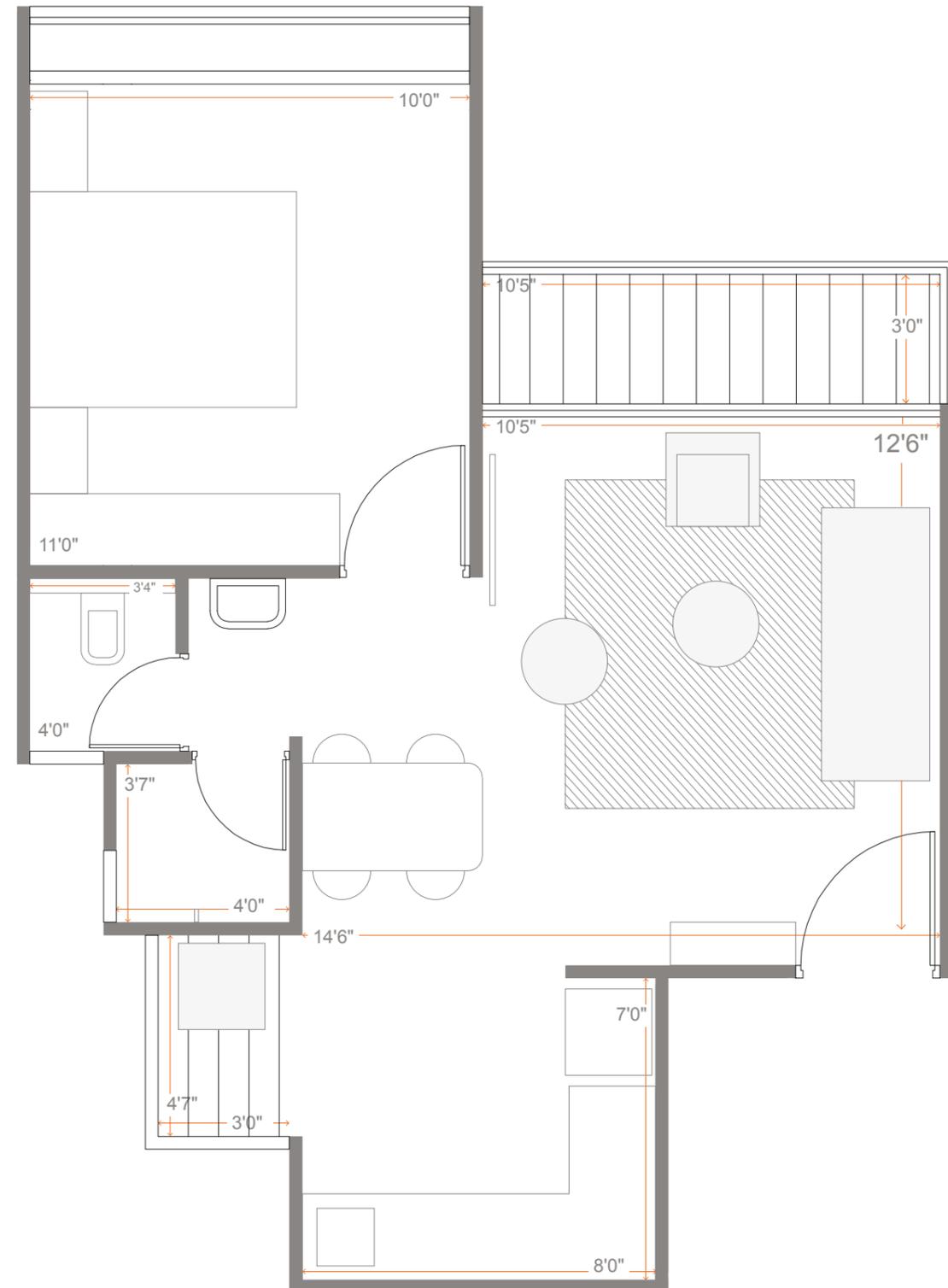
Thoughtfully designed homes with well planned layouts and spacious rooms provide you a best in class lifestyle.

PRODUCT CODE - 590 L

Usable Area = Carpet Area + Dry Balcony + Open Balcony

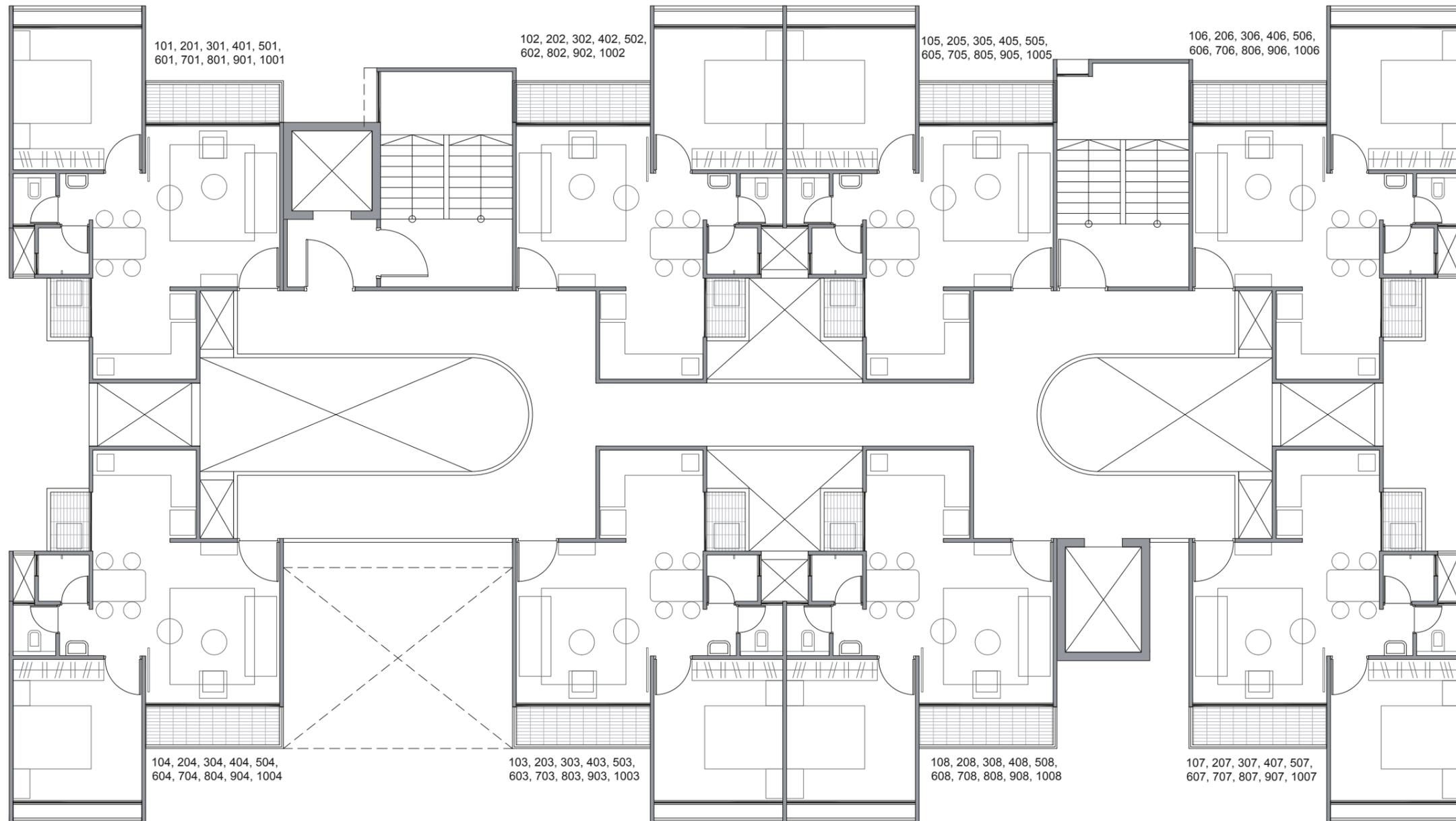
429 Sq.ft (39.85 Sq.mt) = 385 Sq.ft (35.73 Sq.mt) + 14 Sq.ft (1.27 Sq.mt) + 31 Sq.ft (2.85 Sq.mt)

* Includes Carpet area as per RERA & permissible enclosed balcony if any.



Tower - A

1ST - 10TH TYPICAL
FLOOR PLAN



aria heights TOWER-A



PHOTOS, VIDEOS & DOWNLOADS

📖 Ask our team for a print brochure or download the E-Brochure. 📄 Visit : www.songbirds.in

▲ Download & On Site



aria
Large Homes
Studio & 1 BHK



5
Ultra Luxurious XXL Homes
3, 4 & 4.5 BHK
(Tower 18, 18A)



MASTER BROCHURE
Project Brochure



IRIS PRIME
Luxurious XXL & XL Homes
2 & 3 BHK
(Tower 5, 6)



IRIS
Premium L Homes
2 BHK
(Tower 3, 4, 4A)



LEGALLY SPEAKING
Ask our team on site to take you through “Legally Speaking” Brochure & latest updates

▲ Ask Our Team On Site



SUSTAINABILITY STUDY
Read our report about Build Tech by “dbHMS”



QUALITY STANDARD
Know more details about the features & advantages of the brands we are using inside and outside of your home



ECOLOGICAL STUDY
Read the Songbirds Eco-system report by “Oikos”



LEGALLY SPEAKING
Ask our team on site to take you through “Legally Speaking” Brochure & latest updates



MAPS
Ring Road
Metro
Western Pune

Fact File

Green Design

- Rain Water Harvesting along with Recharge Pits
- Water Treatment Plant
- Sun Path Analysis for higher LUX
- Wind Pattern Analysis for better ventilation
- Over 200 Indigenous Trees
- Top Soil Retention
- CFL/ LED in common areas

Safety and Security

- Gated Community
- Seismic Resistant Design
- CCTV Cameras
- Safe 'No Climb' grill design for balcony

Features

- Impressive Main Entrance and Lobbies
- Sufficient lighting for parking, lobbies and passages
- Power back-up for essential common facilities
- Provisions for Inverter
- Provisions for Internet
- Provisions for DTH Sat. Cable
- Branded Elevators with power back-up for one
- Sufficient electrical points

Amenities

- 70% open space
- Adjacent to 7000 acres NDA forest
- 24 x 7 water supply
- Children's play area
- Multipurpose lawn
- Senior citizen seating

Living

- Elegant Main Door
- Flooring 2' X 2' Soluble Salt Vitrified Tiles
- Internal Walls With Smooth Finish
- TV And Telephone Points
- Sufficient Light Points
- Sliding Doors For Balcony
- Attached Covered Balcony

Bedroom

- 2' X 2' Soluble Salt Vitrified Tiles In All Bedrooms
- AC Point
- Aluminium Windows With Mosquito Mesh
- Safety Grills For Windows
- Internal Walls With Smooth Finish
- Wall-to-wall Wardrobe Space

Kitchen

- Black Granite Kitchen Platform
With Stainless Steel Sink
- 2' X 2' Soluble Salt Vitrified Tiles
- Kitchen Dado Up To 2 Ft. Height
Above The Platform
- Power Points For Refrigerator, Water Purifier
- Provision for Pipe Gas

Bathroom and Utilities

- Design For Multi-functional Use
- Dado Tiles Upto 7 Ft.
- Jaquar (Or Equivalent) CP And Sanitary Fittings
- Hot And Cold Mixer With Overhead Shower
- Pest Prevention Trap
- Provision For Exhaust Fan And Geyser
- Dedicated Utility Space For Washing Machine,
Clothes Drying Line etc.
- Power Point For Washing Machine

Terms and Conditions

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The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The Actual floor plan of a particular unit could be mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational/facade features, columns & beams etc. Allotee must check the actual floor plan of the unit he/she is intending to buy and the same is available at project sales office.

The furniture/Kitchen/Bathroom layout & accessories shown in the plan are only for the purposes of illustrating/indicating a possible furniture layout & the same is not a part of standard offering. Design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions and final approval of the respective authorities. Piped gas provision is built, managed, and maintained by MNGL. All applicable deposits, charges, T & C apply.

None of the objects/representations mentioned herein constitute a legally binding agreement or representation. Enerrgia SKYi Developers does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and Enerrgia SKYi Developers shall absolutely be governed by the agreement for Sale and other ancillary deeds and documents, as may be executed, between them and/or any third parties. The Purchaser is requested to appraise himself about the detailed description about the project, the unit purchaser is intending to purchase, terms and conditions contained therein with the help of an independent legal and tax advisor before making a purchase decision.

It may further be noted that the pricing of the flats/units quoted by Enerrgia SKYi Developers does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and/or otherwise. The brands and make of the material used in the flats/ units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time.

Purchaser is required to verify all the details, including but not limited to area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team and from the contents of agreement to sale prior to concluding any decision for buying any unit(s) in any of the said projects. It is the responsibility of the Purchaser to evaluate the accuracy, completeness and usefulness of any data, opinions, advice, services or other information provided herein or by the distributor(s) hereof. All information contained herein is distributed with the understanding that the authors, publishers, and distributors, assume no liability whatsoever in connection with its use.

Distance & time line are tentative and approximate, subject to traffic condition, road and infrastructure facilities to be provided by the appropriate authorities. Trees and green area shown are the representation purpose only. Layout for reference purpose only.

The Poona Western Club is a separate entity and is not part of the Songbirds layout. The applicant must apply independently for membership and pay joining fees, AMC, etc. as per the Club rules. T&C of the Club apply. The PWC is being developed in a phased manner.

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SKYi ARIA HEIGHTS - PHASE I

MahaRERA Registration No. : P52100028121

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and Mortgaged With

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