



IRIS *by*  **SRIVEN**
A SPACE FILLED WITH LIFE

A BEAUTIFUL HOME.
A FRAGRANT LIFESTYLE.
A NEW YOU!



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AT NARSINGI, HYDERABAD

YOUR LIFE. YOUR SPACE.

The final destination of movers & shakers. An iconic address in a coveted location connected to every part of the city. Indulge your senses in Iris. There are only 47 limited edition villas on offer, and honestly, they are just as special as you are.



Sriven - The name of Sriven brings some very practical qualities into your nature. By creating strength and determination, this name gives you the character to stand firm in convictions and belief. At sriven, we believe that you deserve the finest and it is this conviction that makes us go that extra mile.



A PLACE TO NOURISH, NURTURE AND FLOURISH

SPACIOUS HOMES FOR THE DISTINGUISHED

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Inspired by the quest for everlasting happiness out of living in well designed spaces IRIS SRIVEN, is a step to achieve a holistic living environment where joys flourish. A gated community of 47 exclusive designer villas, is taking shape to transport living to a different level of excellence. Every detail worked out, nature hand held in sync with design, as a tribute to the spirit of exploration of life, laughter and joys.



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Experience it. The exclusive designer homes, inspired by the quest of freedom in you. An exploration of nature, sun light, and breeze. The whole concept is one of seamless flowing spaces using interconnecting multi-levels so that you can look out to experience a life within making your home much larger than the mere square feet!



FILL YOUR LIFE WITH SPACE

HOMES THAT HOUSE HAPPINESS

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Make the moments come alive with life. Move away from the mundane of the boxed walls living, and set yourself free to experience a lifestyle that weaved around the collage of intricate spaces and details. Explore a life filled with happiness, in an environment that responds to your needs and aspirations.





Lose your heart to the lavish living room with its streaming sunshine and fresh breeze. Spend the quieter moments in the cozy cocoon of the bedrooms or have a mini picnic on the sprawling sit-outs and terrace garden. These are homes that spell class.

MY SPACE, MY MOMENTS



- Clubhouse
- Villas
- Layout
- Specifications
- Villa Interior
- Gallery
- Location

IMAGE WILL BE REPLACED



OPEN UP TO THE ELEMENTS



PRIVACY BY DESIGN

There is sync at every step. The outdoor greens flow right inside. As you open the main door, you are welcome to the charm of green sky-lit courtyards, the visual relief and the attachment with nature. We call it the fluidity by design.

Central Courtyard



SPACE FOR EVERYONE

The villa designs are central to your privacy, where activities are laid out in a way that you enjoy varied moments to the full. Entertain your group of friends at the beautiful laid out deck that spills to the living room and becomes a vibrant social area. The privacy of kitchen and family area ensures the total exclusivity for your loved ones at home even when you greet and gather with your buddies and friends.



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LARGE OPENINGS THAT CREATE A PLAY OF LIGHT



SPECIAL HOME NEEDS SPECIAL ATTENTION

The artificial light is no match to sunshine. The architectural process skillfully integrates the sunlight in design process. The villa is strategically porous to sunshine. At every corner of home you will find sunshine streaming in that is enabled by special inlets. The villa designs optimize on natural sunshine and keep the electricity bills low.

SUNLIGHT

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HAPPINESS IS... STEPPING INTO OUTDOORS





OUTDOORS

SPECIAL HOME NEEDS SPECIAL ATTENTION

At Iris you get the best of both worlds – expansive living and proximity. Right on the growth corridor of outer ring road, Iris keeps you close to heart of the action. And once you enter the grand drive-through, the quiet takes over. Open spaces enrich body and mind to give you a happier, longer, more fruitful life. At Iris, every walk from your villa takes you through green pathways, landscaped gardens and rich amenities. And when you drive from your villa, life is bustling within minutes for you.

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DISCOVER DELIGHTFUL MOMENTS

IRIS CLUB AMENITIES

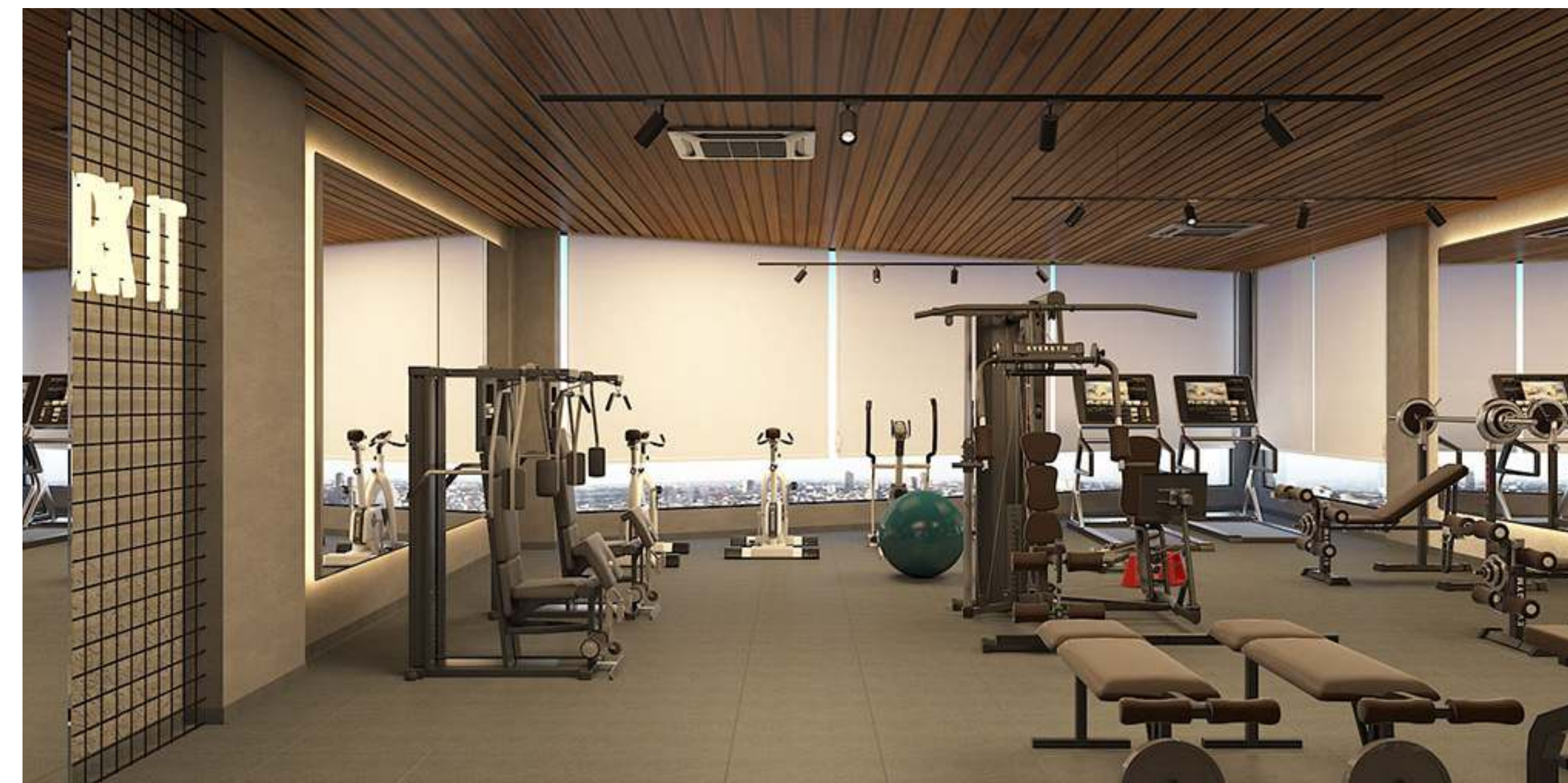
- Indoor Games Room
- Office
- Gym
- Yoga Room
- Guest Suites
- Roof top swimming pool
- Multi-purpose hall

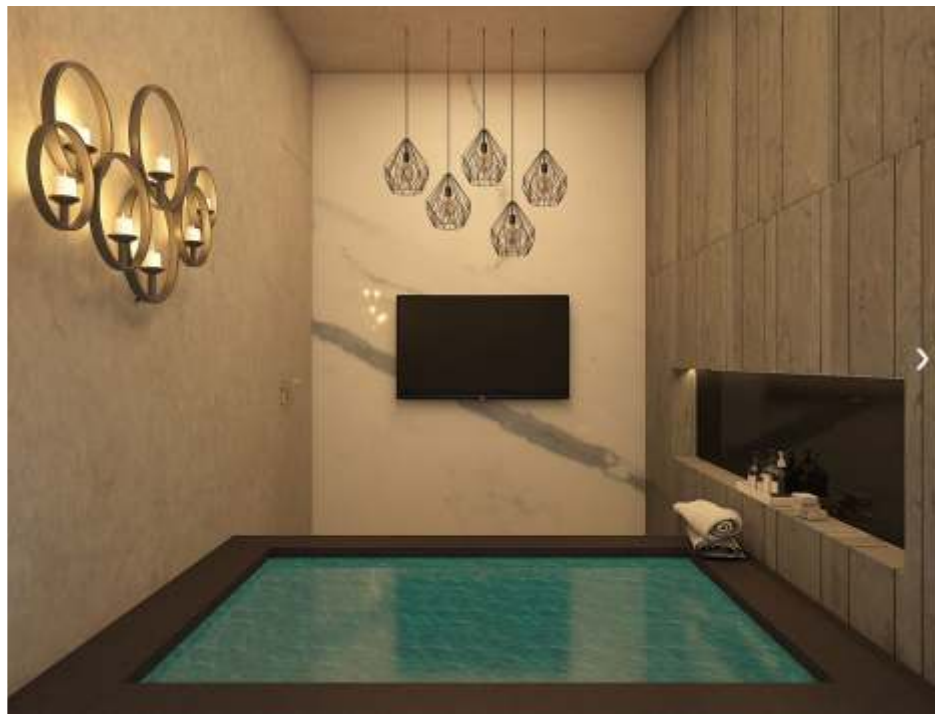
You have more reasons than one to come back home. The warmth of clubhouse is inviting as it spreads out a variety of recreation options. Choose to enjoy social life or just focus on your physical fitness at gymnasium and meditate for peace of mind. Attend parties at well appointed multi-purpose hall with lawn and stay connected with distinguished neighbors.

THE IRIS CLUB



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WELCOME LIFE!

COMMUNITY

- Round-the-clock security
- CC Camera at the entrance
- Landscaped Gardens
- Tree Lined Avenues
- Sewerage Treatment Plant
- Water Treatment & Purification
- Underground Cabling
- All-around Solar Fencing
- Visitor's parking area
- 100 % power back up
- Post-sale Property Management

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MASTER PLAN



LEGEND

- | | |
|--------------------------------------|--------------------------------------|
| 01. GRANITE PAVING | 12. STEPPING STONES |
| 02. GRANITE PAVING AND WASH CONCRETE | 13. SEATING |
| 03. MINIATURE GOLF COURT | 14. FITNESS STATION |
| 04. CHILDREN PLAY AREA | 15. FEATURE WALL WITH WATER BODY |
| 05. SEATING UNDER TREE | 16. LAWN |
| 06. WOODEN DECK | 17. 5'-0" WIDE JOGGING TRACK |
| 07. HALF BASKET BALL COURT | 18. SPECIMEN PALM |
| 08. SEATING PLAZA | 19. DECK UNDER PERGOLA |
| 09. VISITORS CAR PARKING | 20. 8'X8' MACHINE CUT COBBLES |
| 10. TENNIS COURT | 21. WASH CONCRETE |
| 11. CRICKET PITCH | 22. V.D.F FLOORING WITH BROOM FINISH |



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EAST FACING

Plot Area: 344 Sq. yds. | Total Built-up Area: 5200 Sft.



Second Floor Plan

First Floor Plan

Ground Floor Plan

WEST FACING

Plot Area: 350 Sq. yds. | Total Built-up Area: 5090 Sft.



Second Floor Plan

First Floor Plan

Ground Floor Plan

SPECIFICATIONS

STRUCTURE

Earth quake resistant RCC framed structure with cement block masonry

FLOORING AND DADO

Drawing room, living room, dining room, dry kitchen & common areas: Italian marble flooring

STAIRCASE: Italian marble as per approved design

MASTER BEDROOM: Hardwood flooring
All other bedrooms and multi-purpose room: Engineered wooden flooring

KITCHEN: Italian Marble / antiskid vitrified flooring

BALCONIES: Anti skid superior quality vitrified tiles

DECK ON GROUND FLOOR: Antiskid superior quality vitrified tiles.

ALL TOILET & POWDER ROOM: Best quality antiskid vitrified tiles on floor and walls



BATHROOMS

SANITARY WARE: CATALANO or equivalent counter top wash basin and wall hung EWC with concealed flush tank of GEBERIT or equivalent make in all toilets

FAUCETS: HANSGROHE with thermostatic control in all bathrooms and with select function in master bathroom



COUNTER: Granite or imported marble counter in all toilets

BATHROOM ACCESSORIES: Towel ring, toilet paper holder, towel rod and soap dish in all toilets

HOME AUTOMATION

YALE LOCK WITH INTEGRATED LEGRAND VIDEO DOOR PHONE KIT

Yale digital door locks with keyless convenience to unlock your door. The latest in digital door locking technology - fingerprint, smart card or keypad - to open your door. Each offers an immediate door opening solution and adds simplicity to your lifestyle.



Legrand Video door phone kit with indoor interactive screening to communicate with the visitors and with the convenience to unlock the main door automatically from the screen itself.



GAS LEAK DETECTOR IN KITCHEN

DOORS & WINDOWS

MAIN DOOR: Polished weather proof finger jointed seasonal and treated hand frame and hand wood shutters

INTERNAL DOORS: Polished weather proof finger jointed seasonal and treated hand frame and hand wood shutters

DOOR HARDWARE: Hafele/ Yale or equivalent

WINDOWS & FRENCH DOORS: Powder coated aluminium frame with toughened glass sliding and fixed shutters or SHUECO or equivalent make. All sliding windows with mosquito mesh shutter



SCHÜCO

PAINT

EXTERNAL: Two coats of acrylic exterior emulsion paint with texture finish as per approved design

INTERNAL: Two coats of acrylic emulsion paint over smooth putty finish

ELECTRICAL FIXTURES

WIRES: Concealed copper wiring of Finolex or equivalent

SWITCHES: Schneider or equivalent

AIR CONDITIONING

Concealed AC copper wiring and drain pipe all bedrooms and living areas.

LANDSCAPING

Professionally planned and executed landscape in all the common areas and clubhouse

UTILITY AREA

Granite counter with stainless steel sink
2 feet vitrified tile dado above granite counter

TELEPHONE & NETWORK

Telephone points in all bedrooms and living areas

Intercom facility throughout the property (Residences/ Security/ Amenities/ Community Services)

Provision for broadband in all bedrooms, living areas and multipurpose room inside the villa
Wi-fi in clubhouse with broadband connection
DTH provision in all bedrooms, living areas and multipurpose room

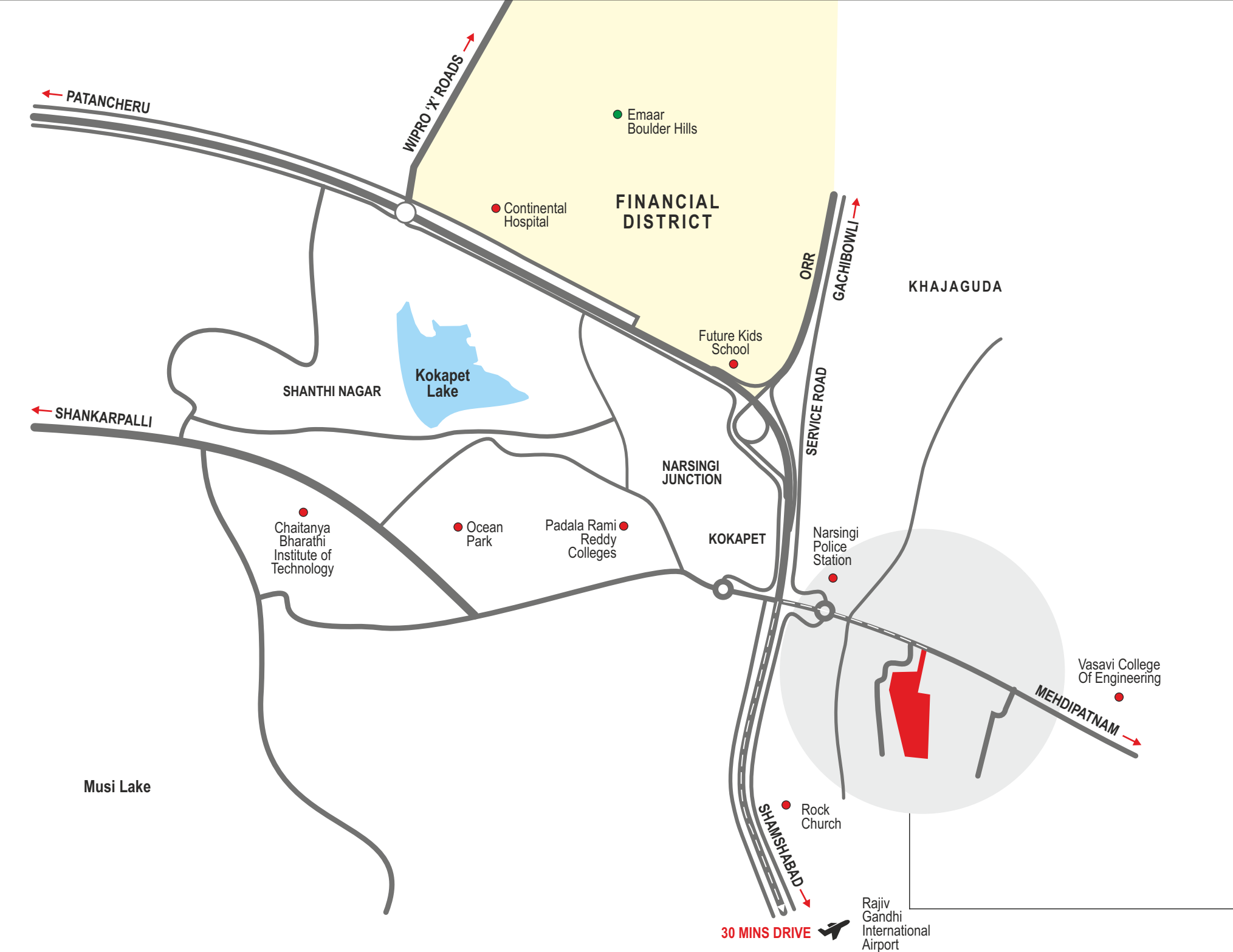
UTILITIES & SERVICES

100% DG power backup
Dual meter for billing of backup power consumption
Hydro pneumatic water supply for entire project
Rainwater harvesting facilities
Sewage treatment plant for reuse of water for landscape needs
CC cameras in common areas



CONVENIENCE & CONNECTIVITY

Iris is located in the middle of the IT belt and in close proximity to malls and swank office complexes, the location of Narsingi near Gachibowli is a premium lifestyle hub. There are very few villa projects in this area, making Iris a unique destination. Every part of the city is within reach and easily connected. Developed and well inhabited, this is the locale of the future.



Less Than 5 Mins to Outer Ring Road

- | | |
|---|-------------------|
| WORK | Less Than 10 Mins |
| Financial District, Gachibowli | |
| HOSPITALS | |
| Continental Hospital | |
| Prerana Hospital | |
| EDUCATION | |
| DPS and Oakridge School | |
| Future Kids School | |
| Glendale Academy & Srinidhi International | |

Less Than 30 Mins

- | | |
|--|-------------------|
| WORK | Less Than 30 Mins |
| HITEC City | |
| LEISURE & ENTERTAINMENT ACCESS | |
| Jubilee Hills, Banjara Hills, Inorbit mall | |
| TRAVEL | |
| Rajiv Gandhi International Airport | |

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P R O M O T E R S



ARCHITECTS



LANDSCAPE



CLUBHOUSE/ MODEL VILLA



HP Lakhani Associates

PMC



SRIVEN AVENUES PRIVATE LIMITED

H.No. 1-88/5/A, Plot No.274, Kavuri Hills, Guttala Begumpet, Serilingampally Mandal, Madhapur, Hyderabad, Telangana, INDIA 500081

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.