

Our Esteemed Team :

Design Architect : Kunal Kuwadekar & Associates

Planning Architect : Pushkar Consultants

Liaisoning Architect : Anish & Associates

MEP Consultant : Noesis Project Consultant

Project Management : LYD Engineers

RCC Consultant : Mahimtura Consultants Pvt. Ltd.

Environment Consultant : Enviro Analyst & Engineers Pvt. Ltd. and Pristine Consultants

Legal Advisor : Divya Shah & Associates

Landscape Consultant : Abhaas Landscapes



Building Real Assets

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Project Sales Office : Plot Bearing S.No.21, H.No.1, S.No.24,

H.No.1 (Pt) of Village Ghodbunder, Near Vinay Nagar, Mira Road (East)-401107, Thane.

STRATEGIC PARTNER

JHA
HOMES

Disclaimer: The plans are subject to changes/modifications/amendments (without notice) for better layout, as per the suggestions of the architect and/or as per requirement of the Mira-Bhayandar Municipal Corporation and/or all other concerned authorities. All the amenities, facilities etc., are subject to the approval of the concerned authorities and subject to the changes, if required. All renderings and maps are artist's impressions and not actual depiction of the buildings or landscaping. Developer does not warrant or assume any legal liability or responsibility for the accuracy or completeness of any information disclosed. Images used in this brochure are for representation purpose only.

Maha Rera: P51700021045



AN OEUVRE OF THE
HIGH LIFE

PROJECT BY JEETENDRA KAPOOR

JEETENDRA KAPOOR

5 DECADES OF
CHASING EXCELLENCE
AND SETTING NEW
BENCHMARKS

- It all began with the silver screen where he broke every stereotype and went on to become the first evergreen romantic hero
- Balaji Telefilms Ltd., under his chairmanship has earned the distinction of being the finest content producer for small screens in India and beyond
- Balaji Motion Pictures Ltd has created a niche for itself in the ever-competitive cinema world under his astute guidance
- This legacy has formed the basis of J K Developers, now 30 years young
- Since then it has made luxury projects space its own by deep-rooted insights and inputs from finest minds in Architecture, RCC and Reality Luxury segments
- No wonder, mindful planning, artful execution and soulful living experience has become the hallmark of J K Developers



WELCOME TO THE
NEXT BIG THING IN
LUXURY LIVING SPACE...



Spread over 4.8 acres,
'IRIS' is a master plan with designer landscapes |
delivering the ultimate luxury lifestyle on a platter.

Splendid and magnificent in every way,
'IRIS' sets new standards in
well-defined lifestyles with its
1, 2 and 2.5 BHK Luxury Apartments.

MOVE IN FOR
A WHOLESOME EXPERIENCE
OF LUXURY..

- A sense of grandeur and indulgence becomes part of your everyday lifestyle
- Unparalleled views, inexplicable tranquility and un-confined spaces pamper your senses
- Opulent architecture and spacious landscaped driveway mirror international taste





A BLEND OF
SPACE, STYLE
AND SELF.

- Get ready to explore the artist within and surprise yourself
- Stay surrounded by positivity and cheer day in and day out
- The best from both India and the West for your home and soul



MOMENTS OF TOGETHERNESS SOAKED IN LOVE.

- Thrill and adventure shall make your everyday special
- There will be more to life to keep a dull moment at bay
- Impressed friends and happy family will be a regular affair

TRACKING FITNESS
THAT IS SHAPED
IN DELIGHT.

- Health conscious or otherwise, there would be inspiration all around
- Run, jog or walk, you will never feel like stopping
- Professional or amateur, sport facility will draw you for a game for sure





ABSOLUTE WELLNESS CHERISHED BY BODY AND SOUL.

- Fitness freak? You are in for a gala of a time
- Health-first mantra will find new avenues of accomplishment
- Work hard, flaunt harder with a whole new motivation



BEST OF TIMES
FOR MEMORABLE
CELEBRATIONS.

- A place to celebrate occasions, events and create memories
 - An opportunity to bond with friends
- A time to be the best of hosts for a long time to come



PLAYING AND GROWING LOADED WITH FUN AND JOY.

- Kids will make this space their own in no time
- They will play, learn, grow and create memories of a lifetime
- Parents shall also revisit their childhood all over again



HIGH CLASS LIFESTYLE AMENITIES



Standard:

- Rain water harvesting facility
- Earthquake resistant R.C.C. structure
- Anti-termite treatment



Indoor:

- Vaastu compliant layout
- Grand entrance lobby
- High speed elevators of reputed brand
- Vitrified flooring in entire home
- Provision for air-conditioning units
- Adequate concealed electrical points in all rooms
- Interior walls with smooth finish POP/Gypsum plaster
- Main door with heavy latch
- Cross-ventilation in all apartments
- Outer deck with full height french windows
- Imported sanitary fittings
- Piped gas in every kitchen
- Kitchen with dry area
- Spacious living room with dining area
- Bathroom finished with vitrified tiles
- Provision for geysers in all bathrooms
- CCTV monitoring of common areas
- Video door phone
- Integrated security management system
- Granite platform with stainless steel sink in kitchen
- Anodized aluminium sliding windows with glass



Outdoor:

- Grand main entrance
- Shrubs
- Swimming pool
- Lawn
- Pool deck
- Avenue plants
- Pergola
- Gazebo
- Jogging track
- Garden paving
- Party lawn
- Kids play area
- Lawn mounds
- Ample parking
- Amphitheater
- Net Cricket
- Steps



STAY COMFORTED WITH CONVENIENCE OF CONNECTIVITY

Located just off the Western Express Highway, behind Dara's Dhaba, 'IRIS' is conveniently located offering easy access to the Western and the Central suburbs.

- Dahisar Check Naka 3.1 kms 11 mins
- Mira Road Railway Station 3.7 kms 12 mins
- Bhayandar Railway Station 5.9 kms 18 mins
- Western Express Highway 500 m 4 mins
- Ghodbunder Road 500 m 2 mins
- Proposed Dahisar Metro Station 4 kms 7 mins
- International Airport 23.1 kms 32 mins
- Domestic Airport 22.8 kms 31 mins
- BKC 30.2 kms 43 mins





TYPICAL FLOOR PLAN - 2 BHK

CENTRAL GARDEN SIDE VIEW



REAR GARDEN SIDE VIEW



EVERY DAY
LIFE WILL BE
NOTHING SHORT
OF AN EVENT

- | | | |
|--------------------|-----------------------|----------------|
| 1 Main Entrance | 9 Featured Wall | 17 Podium |
| 2 Garden Avenue | 10 Plantation | 18 Bungalow |
| 3 Commercial Block | 11 Cabana | 19 Water Turf |
| 4 Club House | 12 Artificial Lawn | 20 Walkway |
| 5 Main Pool | 13 Sit out Area | 21 Net Cricket |
| 6 Kids Pool | 14 Fountain | 22 Play Area |
| 7 Lawn | 15 Overflow Waterbody | |
| 8 Bench | 16 Deck | |

