### Our Esteemed Team:

Design Architect : Kunal Kuwadekar & Associates

Planning Architect : Pushkar Consultants

Liaisoning Architect : Anish & Associates

: Noesis Project Consultant MEP Consultant

Project Management : LYD Engineers

: Mahimtura Consultants Pvt. Ltd. RCC Consultant

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

Legal Advisor : Divya Shah & Associates

Landscape Consultant : Abhaas Landscapes



Email ID: sales@jkdevelopers.in

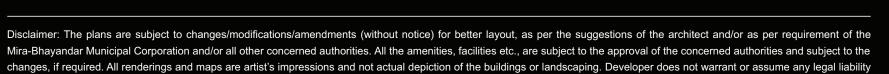
Contact: + 91 22 6590 0700 / + 91 22 6590 0600

Website: www.jkdevelopers.in

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

**Building Real Assets** 

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



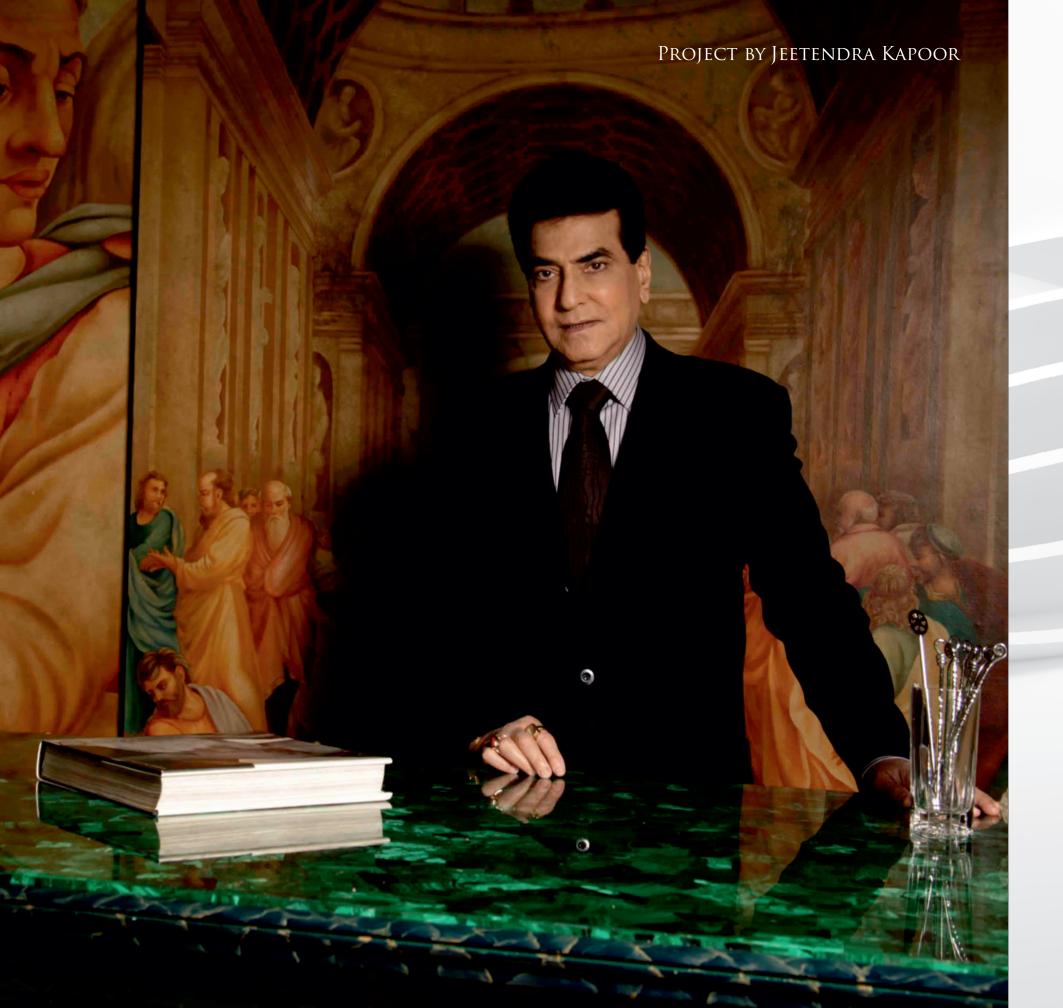
STRATEGIC PARTNER

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



### 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.



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



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

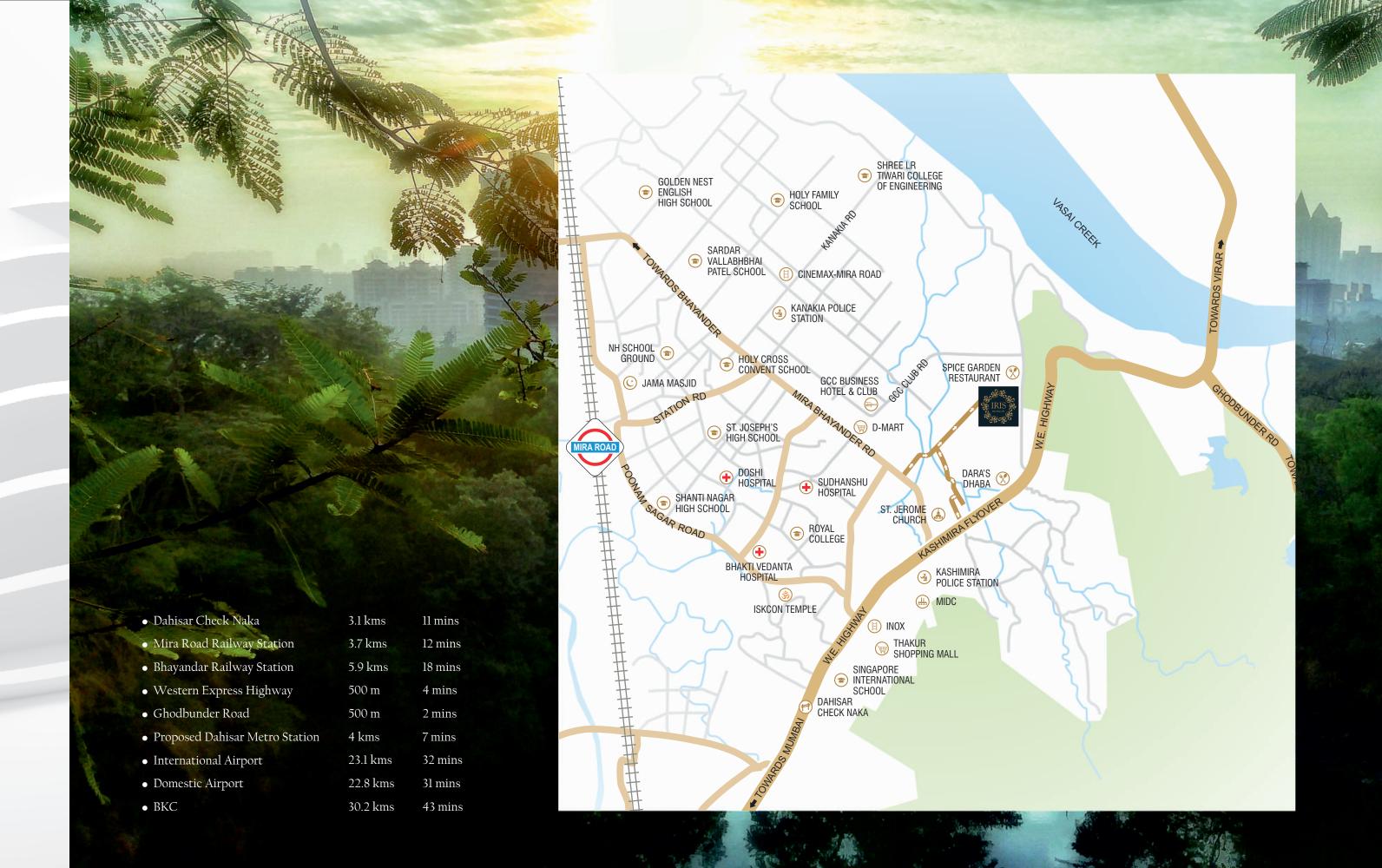
### Outdoor:

- Grand main entranceShrubs
- Swimming poolLawn
- Pool deckAvenue plants
- PergolaGazebo
- Jogging trackGarden paving
- Party lawnKids play area
- Lawn moundsAmple parking
  - Net Cricket
- Steps

Amphitheater

## 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.







### CENTRAL GARDEN SIDE VIEW





### EVERY DAY LIFE WILL BE NOTHING SHORT OF AN EVENT

- 1 Main Entrance
- 2 Garden Avenue
- 3 Commercial Block
- 4 Club House
- 5 Main Pool
- 6 Kids Pool
- 7 Lawn
- 8 Bench

- 9 Featured Wall
- 10 Plantation
- 11 Cabana
- 20 Walkway 12 Artificial Lawn
- 13 Sit out Area 21 Net Cricket
  - 22 Play Area

17 Podium

18 Bungalow

19 Water Turf

- 14 Fountain 15 Overflow Waterbody
- 16 Deck

