



## Creating Vibrant Communities...

Enjoy life to the fullest  
by giving yourself and  
your family the space  
they deserve.





**iris**   
COURTYARD

# There is a complete **life waiting for you**

— Jp Nagar 7th Phase, Bengaluru

We've created a paradise for families and communities. Live life to the fullest and never compromise on things like space, fresh air, or family time.



Area: 23,600 Sqft



Floors: 4 | Flats: 40



BHK: 2 & 3

# Floor Plan - **Stilt Parking**



JP Nagar 7th Phase

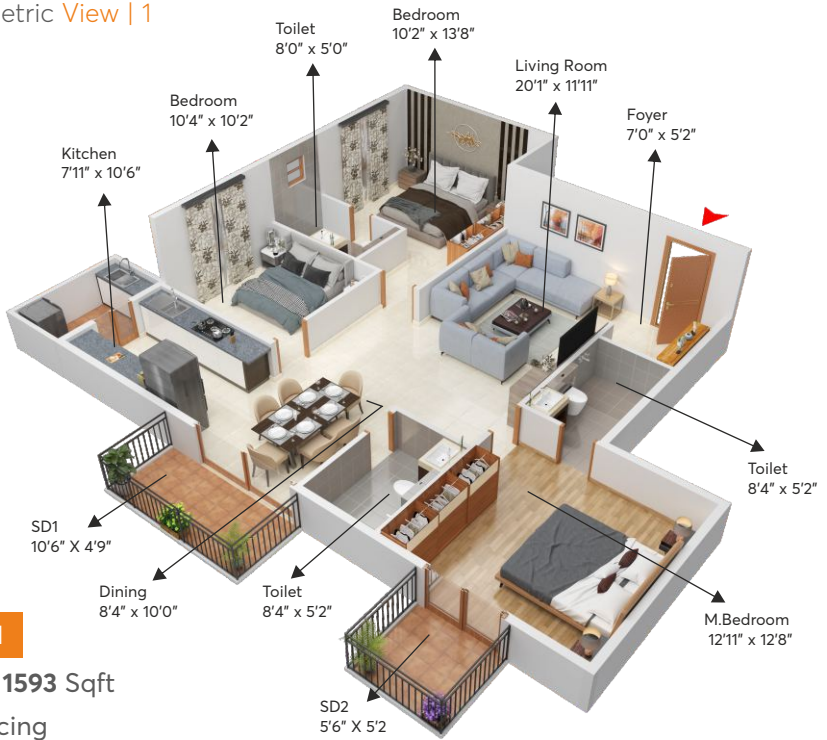


Covered Parking



Green Building

3D Isometric View | 1



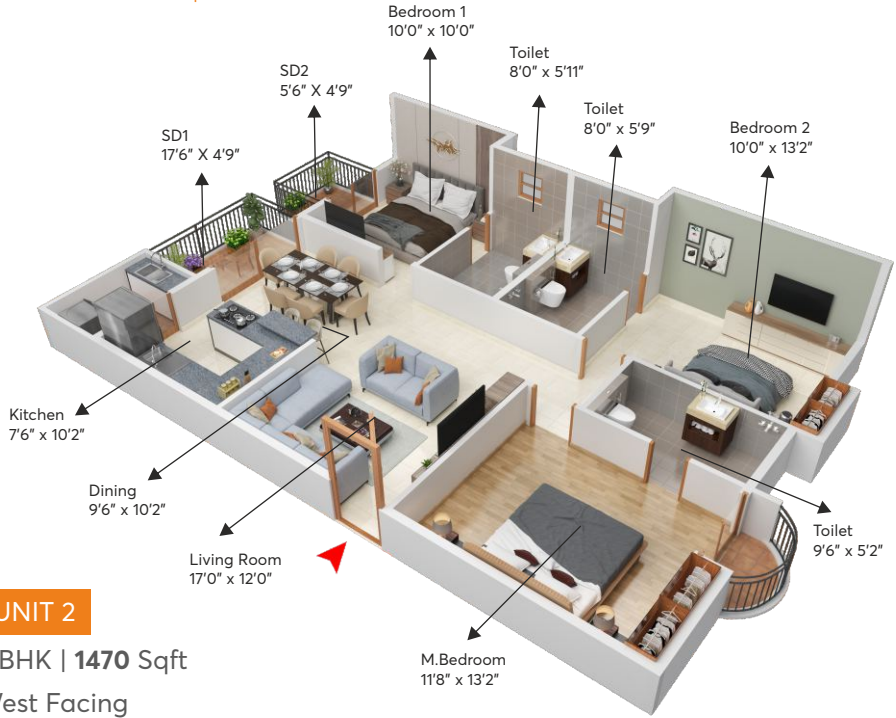
**UNIT 1**

**3 BHK | 1593 Sqft**

**East Facing**



# 3D Isometric View | 2



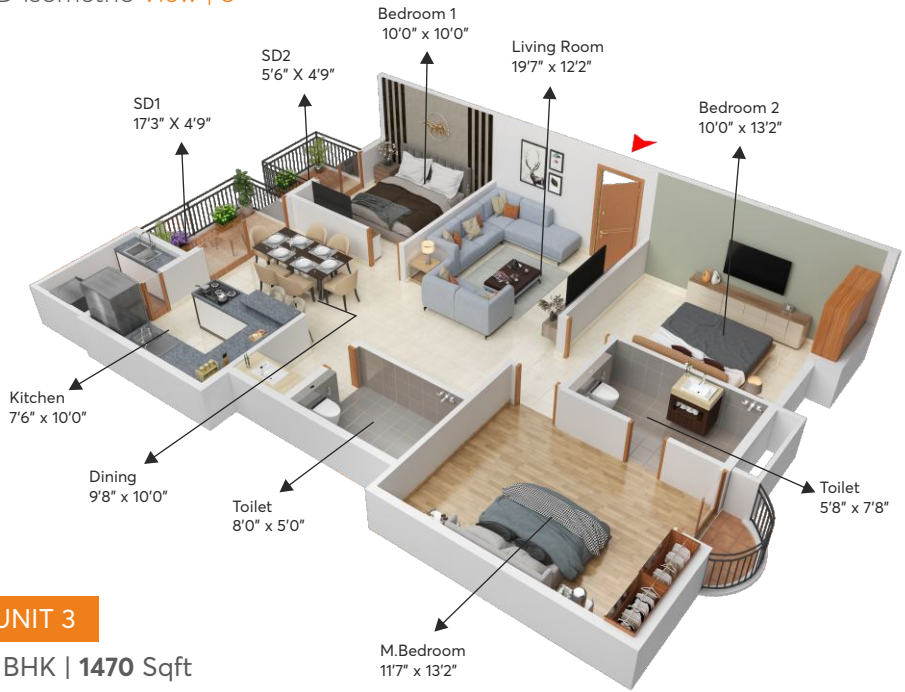
## UNIT 2

3 BHK | 1470 Sqft

West Facing



### 3D Isometric View | 3



**UNIT 3**  
**3 BHK | 1470 Sqft**  
East Facing

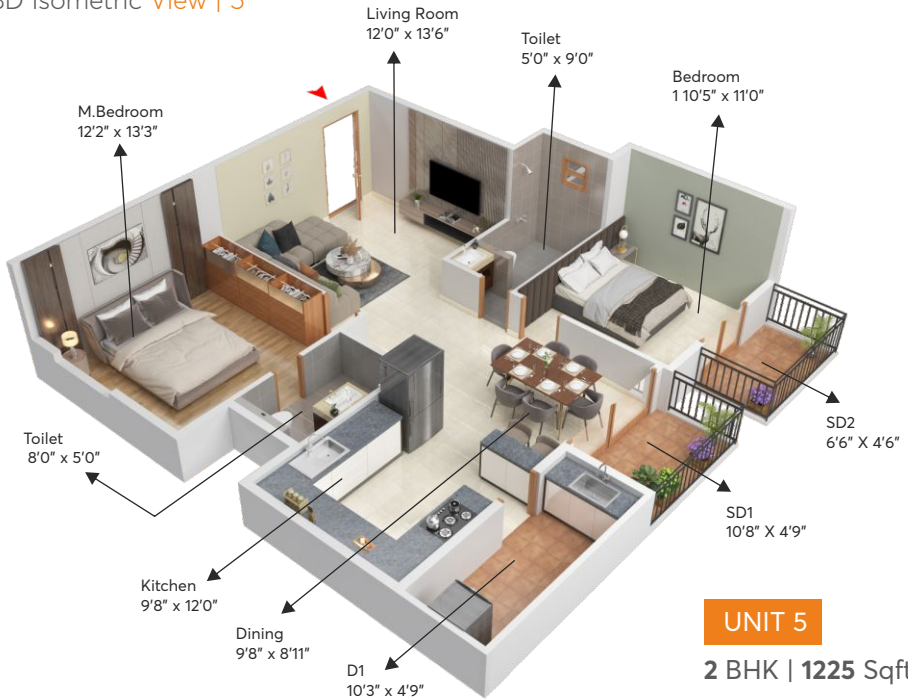


# 3D Isometric View | 4





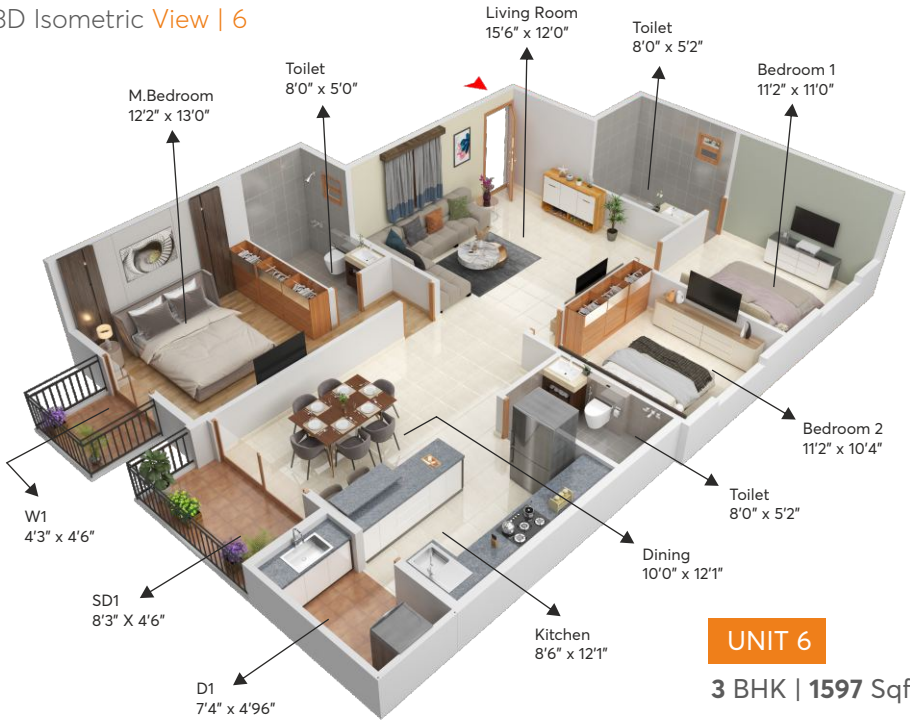
3D Isometric View | 5



**UNIT 5**  
**2 BHK | 1225 Sqft**  
**West Facing**



3D Isometric View | 6



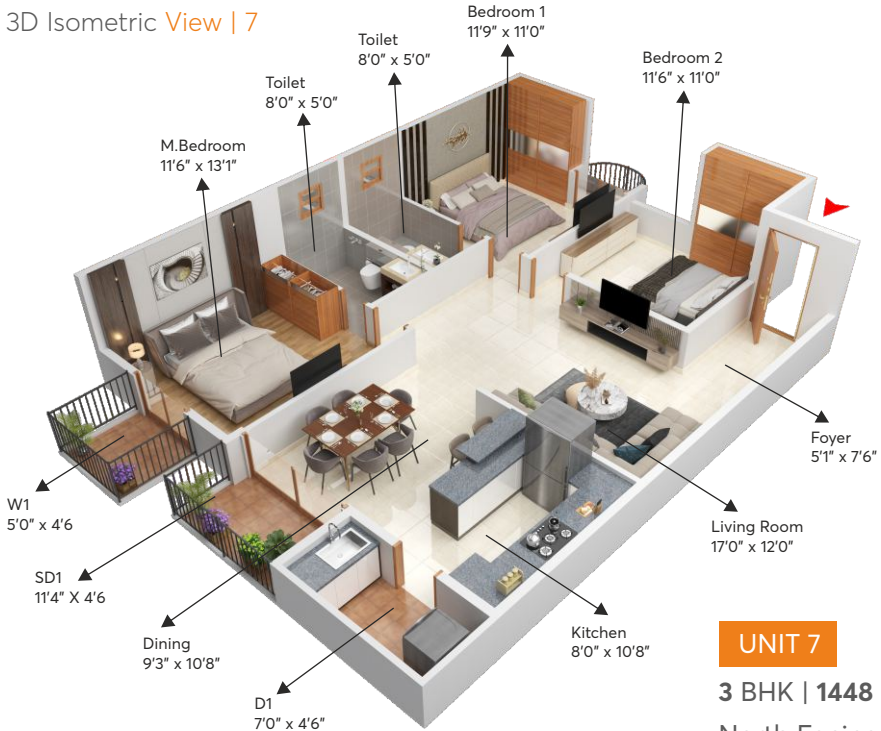
**UNIT 6**

**3 BHK | 1597 Sqft**

**West Facing**



3D Isometric View | 7



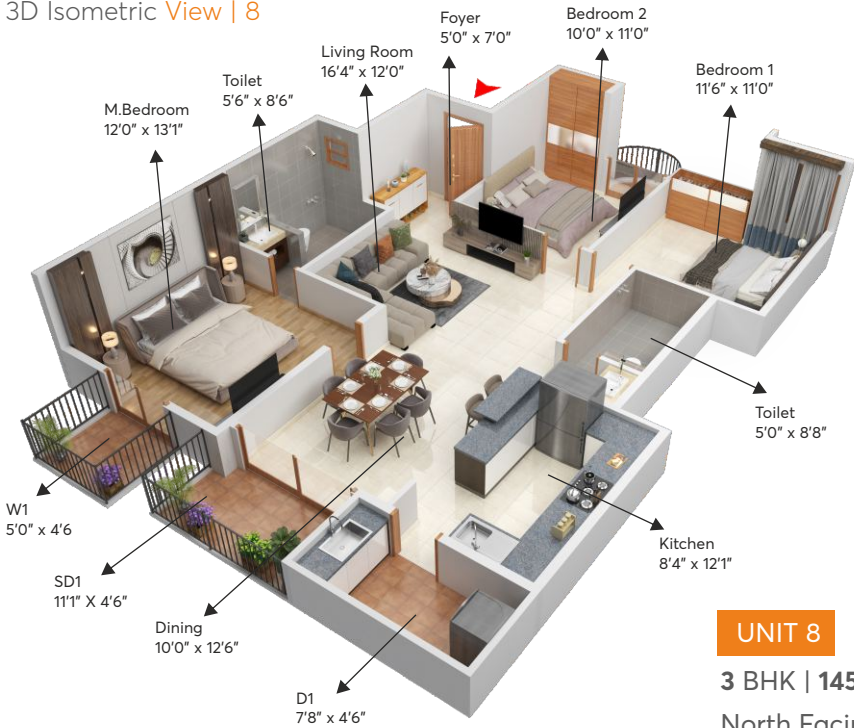
**UNIT 7**

**3 BHK | 1448 Sqft**

**North Facing**



### 3D Isometric View | 8



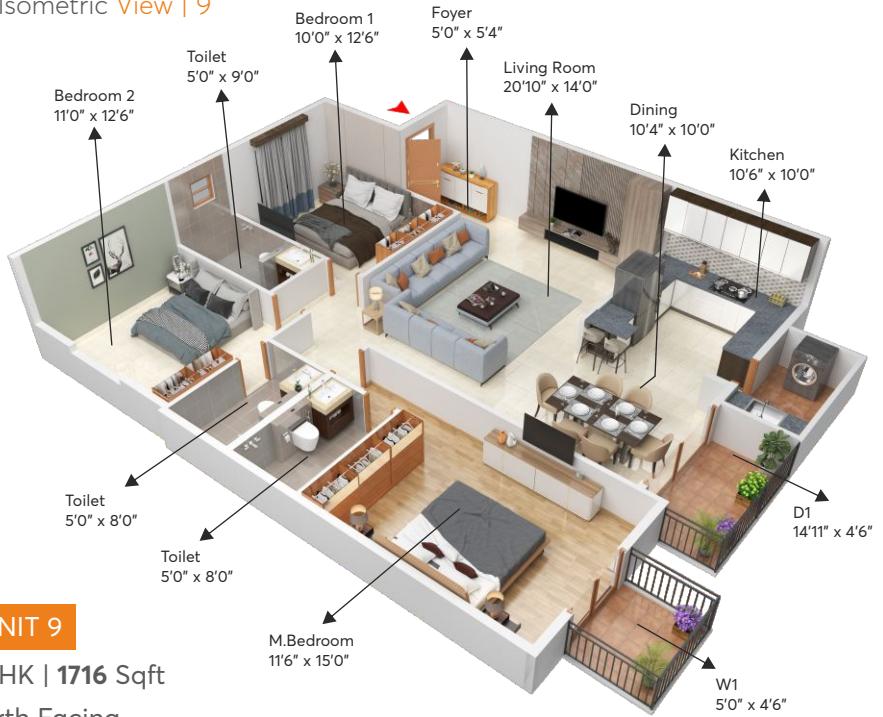
**UNIT 8**

**3 BHK | 1452 Sqft**

**North Facing**



### 3D Isometric View | 9



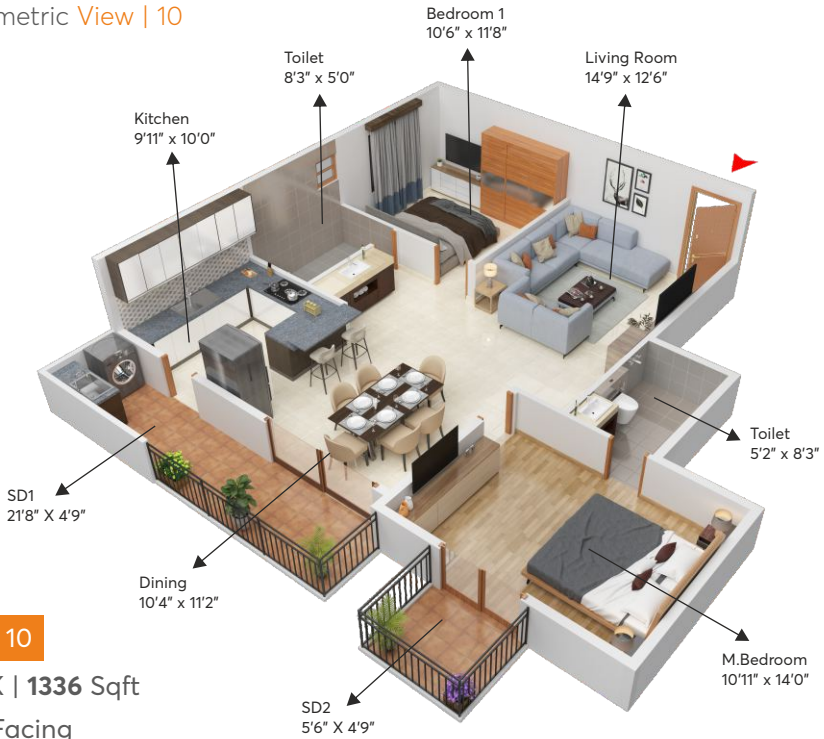
### UNIT 9

3 BHK | 1716 Sqft

North Facing



3D Isometric View | 10



**UNIT 10**

**2 BHK | 1336 Sqft**

**East Facing**



## Specifications



**Doors :** Main Door : Honne wood frame  
**Internal doors :** Sal wood frame with veneer finish flush shutters.  
**Toilet doors :** Sal wood frame with veneer finish flush shutters.



**Windows & Ventilators :** UPVC sliding window with mosquito net.



**Lift Facility:** Fully Automated 8 passengers capacity lift Johnson / Kone or any other equivalent brand.



**Foundation & Super Structure :** RCC footings with framed structure. Internal/external walls: solid concrete block masonry.  
**Roof slab:** reinforced cement concrete slab with waterproofing



**Dadoing**  
**Toilets:** ceramic glazed tiles dado upto ceiling height.  
**Utility :** Ceramic tiles upto 4 feet height.



**Water Supply :** Sufficient Borewell & Kaveri Water supply.



**Painting :** Interior walls and ceilings : Asian Premium Emulsion paint.  
Exterior walls : Asian Apex weather proof paint.



**Finishes / Floorings :** Living /Bedrooms / Dining / Kitchen/ : Vitrified tile flooring  
**Master bedroom:** Laminated wooden flooring  
**Toilets :** Anti skid designer ceramic tiles.  
**Balcony :** Anti skid ceramic tiles.  
**Common areas:** Granite Flooring



**Sanitary & Bathroom Fixtures :**  
Wall mounted western commode in all toilets.  
Jaguar fixtures for all toilets.  
Health faucet for all toilets.  
Shower in all toilets.  
Provision for geyser and exhaust fan.



**Paintings :** Asian Premium emulsion to all internal plastered surfaces & Asian Apex for Exterior Walls.



**Kitchen :** Granite top platform with Caryl sink and 4 feet height glazed tiles above platform  
Consolidated Gas pipe lining for each house.



**Electrical Work :** Concealed copper wiring with adequate light, Fan and Power points, Telephone and T.V. Points in living and master bed room with A.C. provision for living and all bedrooms. Wi-fi connection provision for living & Master bedroom.



**Generator Backup:** Sound proof generator with 1 kva electricity backup for all flats & common area



**Car Parking :** Covered Car parking in basement, for each flat



**Re-cycling & Energy Saving Features :** Rainwater Harvesting, Provision for Solar Water Heaters, Energy Saving LED lights for common areas.



**Electric Vehicle Chargers :** Common Electrical Vehicle Charging Point (EV Station) in the Parking area.



**Safety Surveillance :**  
Round the clock security.  
CCTV Surveillance at common areas.



### Distance from Iris Landscape, JP Nagar

#### Schools & University

- Cambridge School - 270m
- EuroKids Pre-School - 290m
- Narayana E-Techno School - 1.0 km
- Aradhana Academy - 1.1 km
- The Brigade School - 1.2 km
- Orchids International School - 1.5 km
- Skolvi International School - 1.7 km
- AECS Magnolia Public School - 1.8 km
- Jain Public School - 2.1 km
- Christ University Campus - 2.8km
- IIM Bangalore - 4.7km

#### Hospitals

- T R Hospital - 1.3km
- Fortis Hospital - 2.4km
- Apollo Hospitals - 2.7km
- Sri Sairam Hospital - 2.8km
- Rainbow Children's Hospital - 3.4km
- Vivekananda Hospital - 4.4km
- Sagar Hospitals - 5km

#### Bus Stops

- Gaurav Nagar - 550m
- R.B.I Layout, Kothnur - 750m
- Brigade Millenium - 900m

#### Metro

- Yelachenahalli - 3km
- Jaya Prakash Nagar - 3.7km

#### Grocery Stores

- Texts Mart - 1.2km
- Metro Cash & Carry - 3.3km
- DMart Hongasandra - 5.2km








#### Shopping

- Centro Mall - 1.9km
- Forum Falcon Mall - 3.3km
- Vega City Mall - 4.2km
- Decathlon 4.2km




#### Offices

- Futura - 2.3km
- Kalyani Magnum - 3.4km
- VM ware - 3.9km
- SJR Towers - 4.8km
- Oracle Tech Park - 7.2km

### AMENITIES

 Yoga	 Children's Play Area	 Children's Pool	 Pergola Seating
 Ganesha Temple	 Indoor Games	 Open Air Party Area	

### CLUB HOUSE AMENITIES

 Barbeque Area	 Board Games	 Indoor Gym
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## Our projects

SHRI SAI  
*Royal*



iris  
*Serenity*



OAK'S  
*Paradise*



iris  
MARVELL



SHRI SAI  
PARADISE



iris  
SURYA



iris  
PRIDE



iris  
PRISTINE



iris  
Lifescapes

### Office:

No.3, Arvind Layout, Silver Oak Street,  
Vinayakanagar, J.P. Nagar 7th Phase,  
Bangalore - 560078. +91 8175 42469

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COURTYARD

### Site:

124, 3rd Main Rd, BOB Colony, JP  
Nagar 7th Phase, Bengaluru,  
Karnataka - 560078.