



★ ★ ★

FINEST 1 & 2 BHK HOMES

B.A.
IRIS

Baif Road, Wagholi

From the brand that is on its way to deliver
1000 flats in Wagholi



EMBARK ON A FUTURISTIC LIFE!

Wagholi- the eastern corridor of Pune is a veritable home to IT industry and is growing by leaps and bounds. It enjoys excellent connectivity to Airport, Koregaon Park and the entire MIDC area above Wagholi. Add to it the easy access to Eon IT Park and Kharadi commercial hub; and the connectivity gets enhanced further! Besides, it's a preferred location for people having their base in Aurangabad, Ahmednagar, Jalgaon and Jalna due to its excellent accessibility to their respective hometowns.

Baif road- the urban Wagholi

Everybody looking for a home in Wagholi aims at Baif road, as it has risen to the status of the most premium area in Wagholi with shopping and other conveniences in the close vicinity. Hardly any wonder then that 5,000 families have been already residing here! Well, now the good news is, finding just your kind of home at this most sought after locale at an equally desirable price through a jungle of options has become **so easy!**





A home that offers 'your kind of' life!

Disclaimer - View as per completion of phase 1 & proposed phase 2.



 Behold the marvel

Disclaimer - View as per completion of phase 1 & proposed phase 2.



 **Breathe free. Breathe pure.**



Disclaimer - View as per completion of phase 1 & proposed phase 2.

 Enjoy the open space!



Disclaimer - View as per completion of phase 1 & proposed phase 2.



Where the kids will jump, skip and hop!



Disclaimer - View as per completion of phase 1 & proposed phase 2



The art of detailing

Even the tiniest element at B.A. Iris is created with scrupulous attention. So, what you get is unparalleled finesse!

SPECIFICATIONS



RCC

- Earthquake resistant RCC framed structure
- 4" brickwork for internal walls and 5" for external walls



Plaster

- Gypsum plaster internally
- Double coat sand faced externally



Paint

- Oil bound distemper to internal walls
- Semi acrylic paint to external walls



Flooring

- Vitrified 2' x 2' tiles in complete apartment
- Designer anti-skid tiles in bathrooms & sit outs



Kitchen

- Black granite kitchen platform
- Dado ceramic tiles up to lintel level above platform
- Stainless steel sink
- Provision for exhaust fan and water purifier



Bathrooms

- Designer wall tiles up to lintel level
- Upto 4 ft. high wall tiles in isolated WC
- C.P. fittings
- Sanitary fittings
- Concealed dual flush valves
- Provision for exhaust fan



Doors & Windows

- Designer laminated main door
- Internal laminated flush doors
- Door fittings
- Granite/ Marble door frames to bathrooms
- 3 track powder coated aluminium sliding windows
- 3 track powder coated aluminium sliding doors
- Granite/ Marble sill for all windows
- Safety grills for all windows except bathrooms
- Designer M.S. railing to sit out



Plumbing

- Piping – concealed UPVC & CPVC
- Piping arrangement for washing machine in dry balcony



Electrification

- Concealed copper wiring with circuit breaker
- Single phase connection to all apartments
- Adequate electrical points in all rooms
- Premium quality modular switches
- Ceiling light point in sit out
- Points for fridge, water purifier, micro wave in kitchen
- Provision for inverter back up
- Provision for telephone & TV point in living room
- Provision for water heater in bathrooms

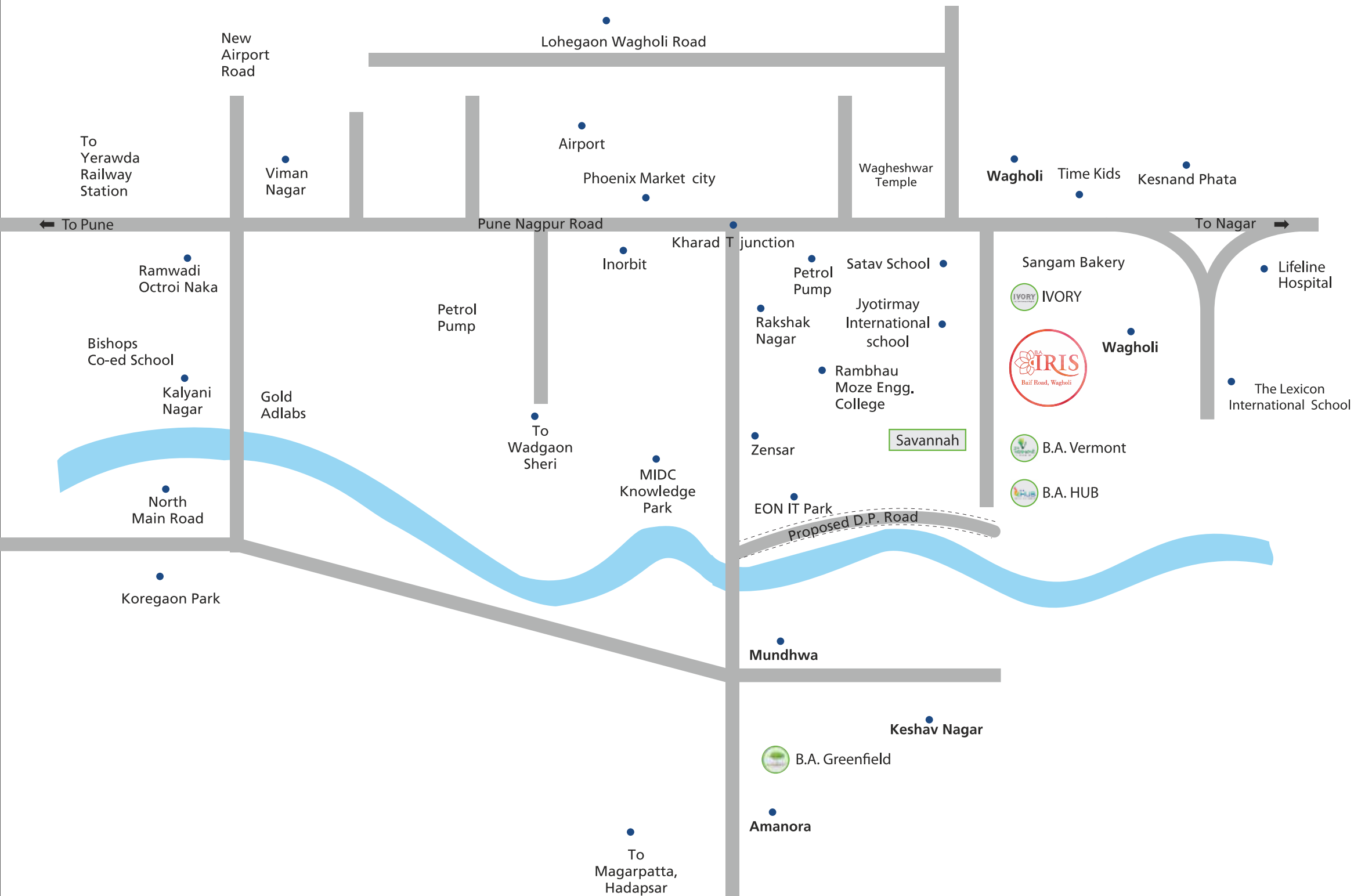


Conveniences

- Signage and letter box for each apartment
- Paved / concrete internal roads
- Grand entrance gate with security cabin
- Genset back up for lifts, pumps and common areas
- Elegant compound wall
- Children's play area
- Automatic elevators
- Rain water harvesting
- Fire fighting systems
- Sewage treatment plant with water recycling for flushing
- Video door phone for each apartment

Wagholi is set to get 1,000 homes better!

Enriching Wagholi and consequently lives of almost thousands of families has enriched us in return. When it comes to choosing a home at this preferred destination, people invariably rely on the B. A. tag, as they know that their home comes from the brand that's on its way to deliver 1,000 flats in Wagholi.



CONNECTIVITY & ACCESSIBILITY



SCHOOLS & COLLEGES

- GH Rasoni College of Engineering - 1.2 kms
- GH Rasoni Institute of Management - 1.4 kms
- Amanora School - 6.3 kms
- Lexicon School - 7 kms



HOSPITALS

- Vandana Child Clinic - 400 Mtrs
- Nawale Hospital - 1 km
- Kolte Hospital - 1.3 kms
- Imax Multispeciality Hospital - 1.7 kms
- Lifeline Hospital - 1.8 kms
- Sushrusa Hospital - 2.1 kms



MALLS

- Inorbit Mall - 7.2 kms
- Phoenix Market City - 8.4 kms
- Reliance Fresh - 3.0 kms



PLACES

- Magarpatta City - 4.8 kms
- Viman Nagar - 9.4 kms
- Amanora Park Town - 5 kms
- Hadapsar - 5.6 kms
- Koregaon Park - 7 kms



HOTEL

- Hotel Sahara - 1.2 kms
- Hotel Kaveri - 4.0 kms
- Maple Adhwryou - 4.2 kms
- Hyatt Hotel - 8.1 kms



Ahmednagar-Pune Highway
- 700 mtrs



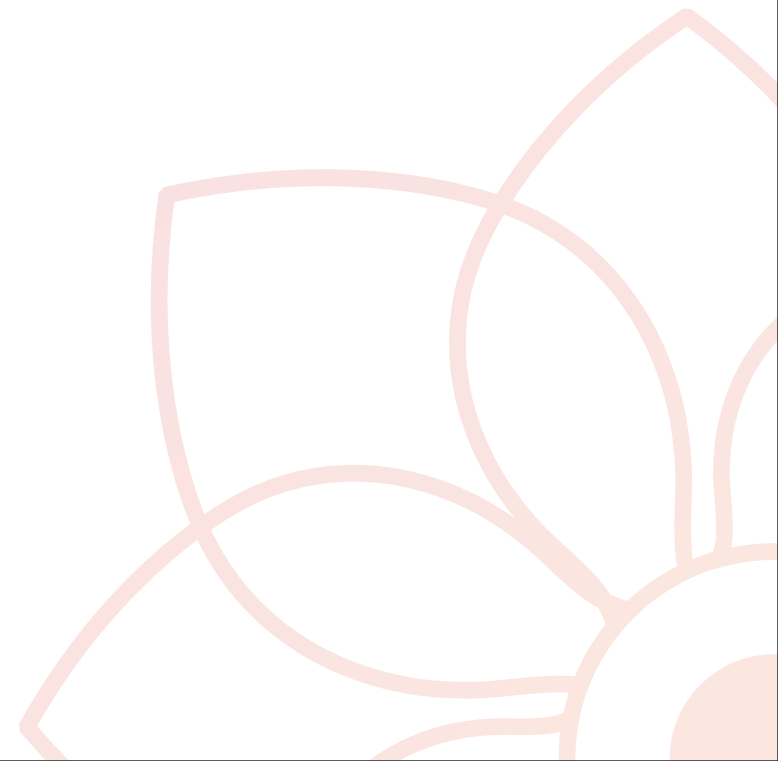
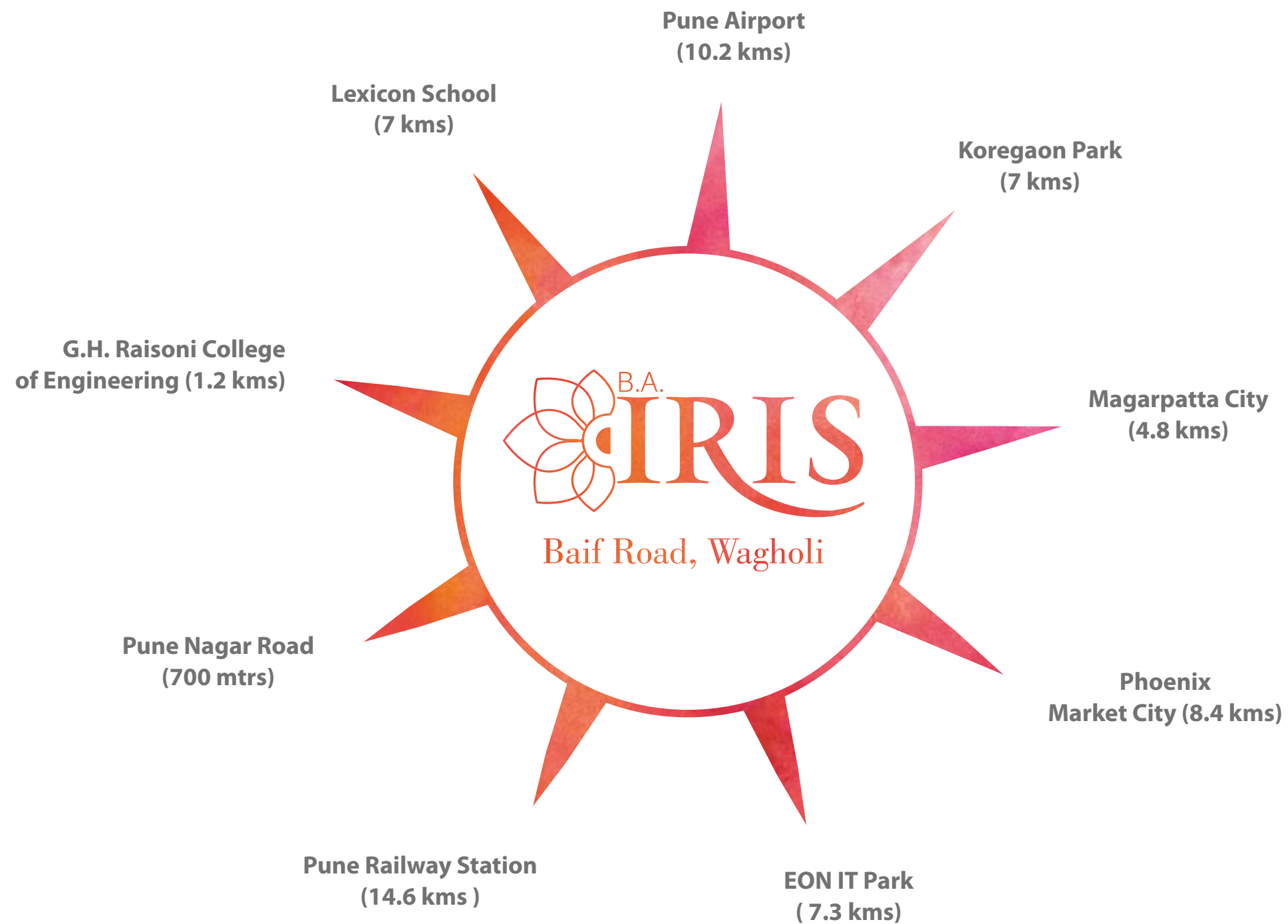
Pune- Railway Station
- 14.6 kms



Pune- Airport
- 10.2 kms

LOCATION MAP

 **Live at the centre of convenience**



Typical Floor Plan - Building A & B



BUILDING - A - WING - A1

TYPE	SERIES	METRIC	CARPET AREA	BALCONY	CUB BOARD	DRY BALC.	SIT OUT	TOTAL
1 RHK	1	Sq.Mtr	32.79	251	0.39	2.60	458	42.87
		Sq.Ft.	352.95	27.02	4.20	27.99	49.30	461.45
2 RHK	2	Sq.Mtr	48.15	7.34	1.17	2.76	459	64.01
		Sq.Ft.	518.29	79.01	12.59	29.71	49.41	689.00
1 RHK	3	Sq.Mtr	37.10		0.31	2.22	4.64	44.27
		Sq.Ft.	399.34		3.34	23.90	49.94	476.52
2 RHK	4	Sq.Mtr	48.16	7.34	1.17	2.76	459	64.02
		Sq.Ft.	518.39	79.01	12.59	29.71	49.41	689.11
1 RHK	5	Sq.Mtr	34.91	2.51	0.39	2.60	458	44.99
		Sq.Ft.	375.77	27.02	4.20	27.99	49.30	484.27

BUILDING - A - WING - A2

TYPE	SERIES	METRIC	CARPET AREA	BALCONY	CUB BOARD	DRY BALC.	SIT OUT	TOTAL
1 RHK	1	Sq.Mtr	34.91	2.51	0.39	2.60	458	44.99
		Sq.Ft.	375.77	27.02	4.20	27.99	49.30	484.27
2 RHK	2	Sq.Mtr	48.16	7.34	1.17	2.76	459	64.02
		Sq.Ft.	518.39	79.01	12.59	29.71	49.41	689.11
1 RHK	3	Sq.Mtr	37.10		0.31	2.22	4.64	44.27
		Sq.Ft.	399.34		3.34	23.90	49.94	476.52
2 RHK	4	Sq.Mtr	48.15	7.34	1.17	2.76	459	64.01
		Sq.Ft.	518.29	79.01	12.59	29.71	49.41	689.00
1 RHK	5	Sq.Mtr	32.79	2.51	0.39	2.60	458	42.87
		Sq.Ft.	352.95	27.02	4.20	27.99	49.30	461.45

Baif Road, Wagholi

MAHARERA REG. NO. - P52100013967
 Available at website <http://www.maharera.mahaonline.gov.in>



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