



platina IRIS

Welcome to your  
New Standard  
of Living





At Platina, we are dedicated to crafting spaces that enhance your daily life through thoughtful design and enduring quality. Our new offering, IRIS, brings together comfort and community to create a truly fulfilling living experience.

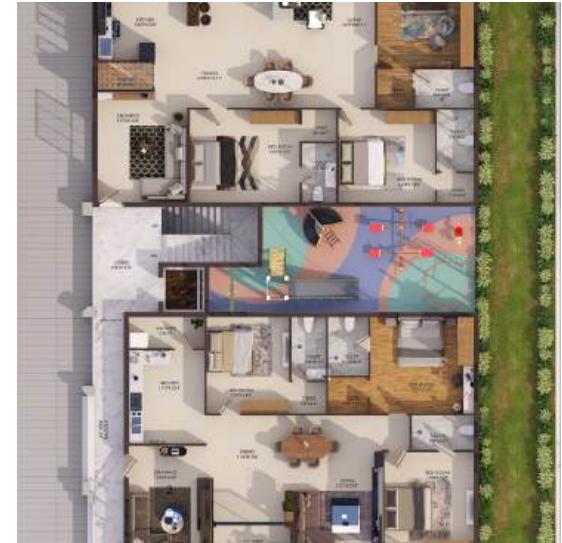
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Location

At Platina IRIS, we invite you to immerse yourself in the meticulously designed five-story apartment block with a well designed and spacious cellar.

Our thoughtfully planned homes boast the best views, overlooking the community park just across the road.

With only 10 exclusive 3 bedroom apartments available, residents can enjoy privacy and space tailored to their preferences.

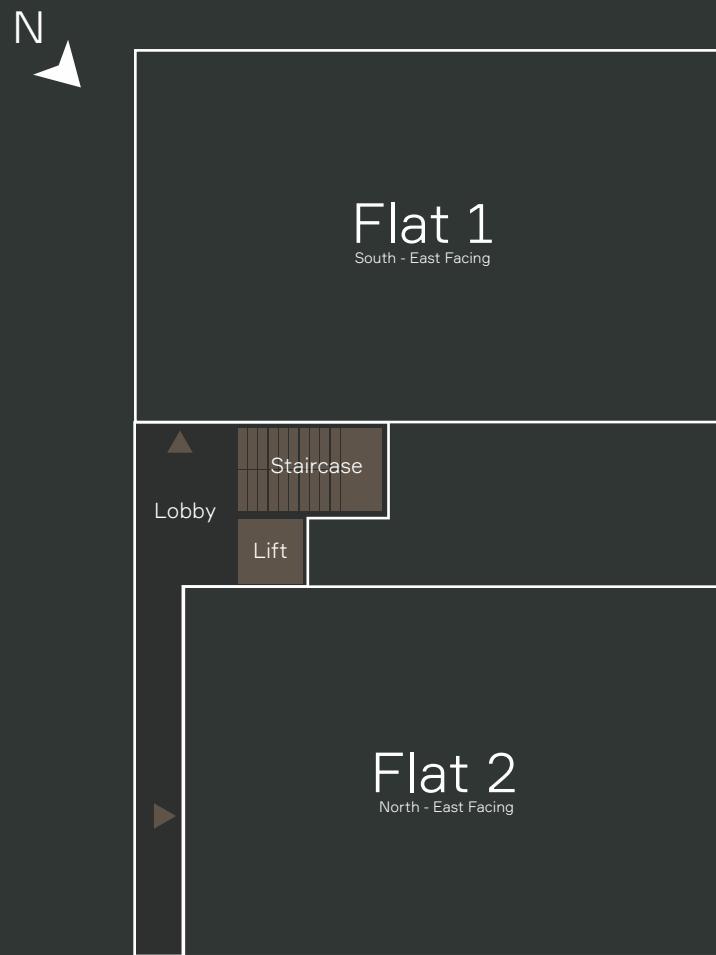


01

# Luxury living at the IRIS

In crafting the design of our apartments at Platina IRIS, we prioritise the play of space, ensuring that each residence offers a harmonious balance between openness and functionality. Clean lines and a neutral colour palette dominate the interior. We meticulously maximise natural light within each floor plate, allowing sunlight to flood the interiors and create an inviting atmosphere. Our design ethos can be characterised as minimalist modernism, marrying simplicity with elegance to achieve a timeless and understated aesthetic. Every detail, from the sleek fixtures to the sophisticated finishes, reflects our commitment to creating the ideal environment for modern living.

Choose from two well executed layouts in North-East & West Facing apartments.



3  
bhk units

Thoughtfully planned layouts that  
maximize comfort and functionality.

10  
apartments

Exclusive community to enjoy a  
close-knit, private living experience.

2600  
sq.ft per apartment

Expansive spaces giving you room to  
live, relax, and entertain effortlessly.



02

# Site Map

In the master plan, we seamlessly blend landscaping from the main entrance to each individual apartment, enhancing both community connections and individual privacy. Our distinct tower design incorporates natural elements into the facade, with planter boxes showcasing a variety of plant species. Every floor maintains a visual connection to the adjacent park, fostering a serene ambiance throughout the building.

All our Vastu-compliant three-bedroom apartments are meticulously crafted to optimise space and flow. The entry to each apartment seamlessly transitions into the spacious living area, which extends gracefully into a welcoming balcony.



03

# Apartment Unit

Main Block is tailored to host two apartments per floor, each thoughtfully designed to enhance the quality of space. The layout seamlessly connects the uninterrupted living room with the dining area and open kitchen, creating a spacious atmosphere. With the kitchen being thoughtfully given at the corner, the dining space feels even more expansive and well integrated. Balconies with ample space, complete with personal landscaping are seamlessly integrated into the layout, offering residents a private outdoor retreat.

The master bedroom exudes spaciousness and luxury, featuring a private dressing area for added convenience. Every bedroom is equipped with ample wardrobe space, carefully incorporated to ensure natural ventilation is maintained throughout.



04

# Floor Plan



# Flat - 1



N





# Flat - 2







Play Area

# Amenities

## **The best of both worlds**

With a limited number of apartments, the design ensures both privacy and a sense of community. The site's landscaping fosters connection and conversation, as does the apartment layout. With just two apartments per floor in either block, Platina IRIS offers the feel of independent living while ensuring the security and amenities of a larger community.

## **Kitchen**

The kitchen is where the magic happens. At Platina IRIS we provide high quality wall tiles which will match with any good modular fitting in the kitchen. We can provide a black granite slab if a regular kitchen fitting is preferred to a modular.

## **Bathrooms**

Our bathroom spaces feature water-saving technology and stylish German fittings, offering comfort and luxury to relax your mind, body, and soul.



# Amenities

## **Towards Sustainability**

Incorporating water-saving technologies and rainwater pits like on-site sumps, our focus is on both conservation and improved water circulation. This commitment ensures sustainable and efficient water management, adding significant value to our community.

## **Safety and Security**

With 24-hour CCTV surveillance and readily available security personnel, we ensure your home is meticulously designed for safety and security.

## **Convenient living**

A complete power backup and 24 hour water supply systems will be installed to meet the net requirement of the residents at all times.



# Landscape

## **On a Master Plan level**

Integrating lush tropical vegetation in and around the building creates a striking visual contrast with the colours and materials used in its finish. This approach at the master plan level ensures that the overall aesthetic of the community is enhanced by natural elements. The vertical landscaping softens the architectural impact and adds beauty to the exterior, creating a visually appealing environment for residents and visitors.

## **For each Apartment**

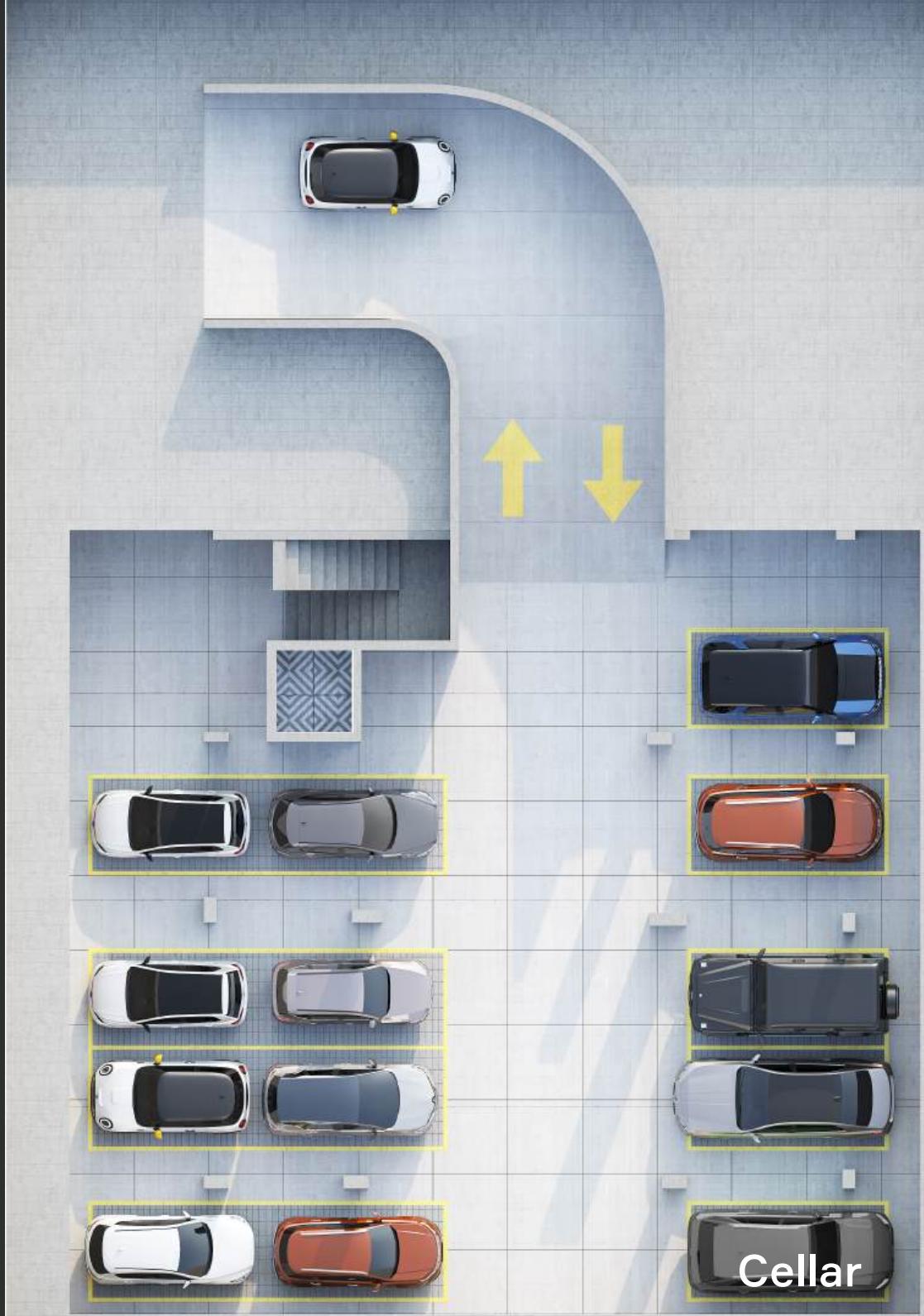
Planter boxes on every floor bring greenery and natural elements directly to the balconies, adding a refreshing touch of nature to every home. This design element brings a green aspect into every home. Additionally, residents can enjoy a terrace garden for growing fresh herbs and flowers, enriching their home with a vibrant connection to nature.



Gym

# Parking

2 spacious car parking per apartment will be provided as there is a Cellar + Stilt parking system.



# Specifications

## **Structure**

RCC framed structure to withstand wind and seismic loads.

SUPER STRUCTURE Clay Bricks and Plastering.

Internal Two coat cement plastering with sponge finish.

External Double coat cement plastering.

## **Windows**

UPVC Windows from Fenesta Aparna or equivalent with toughened glass along with provision of mosquito mesh.

## **Kitchen**

Polished granite kitchen platform in black granite and Dado upto 2 height with provision of sink with a drainer of reputed make with bore municipal water connection.

## **Doors**

### Maindoors

Teak Wood frames with flush doors of 2400mm height and thickness of 50 mm aesthetically designed with veneer and melamine polishing.

### Internal Doors

Teak Wood frame with flush doors of 2400mm height and thickness of 38 mm.

### Hardware

LABACHA or equivalent.  
Yale Digital door lock for main door

## **Flooring**

- Hall Dining 800 x 1600 size Vitrified Tiles from Qutone RAK or equivalent.
- Bed rooms 800 x 1600 size Vitrified Tiles from Qutone RAK or equivalent.
- Common Areas Staircase Granite flooring
- Toilets Best quality Acid resistant Anti skid tile, 600 x 600 in size.
- Parking Granite VDF

# Specifications

## **Painting**

External: Asian paints premium quality textured finish.

Internal: One coat primer and two coats of premium quality plastic emulsion paint over two coats of putty from Asian paints or equivalent make.

Parking Area: Oil bound distemper over two coats of putty.

## **Elevation**

Expensive and high quality cladding materials like Fundermax, MCM cladding or other similar finishes.

## **Lift**

V3F technology of Schindler / OTIS / Johnson for 8 persons capacity / for fully automated.

### **Toilets**

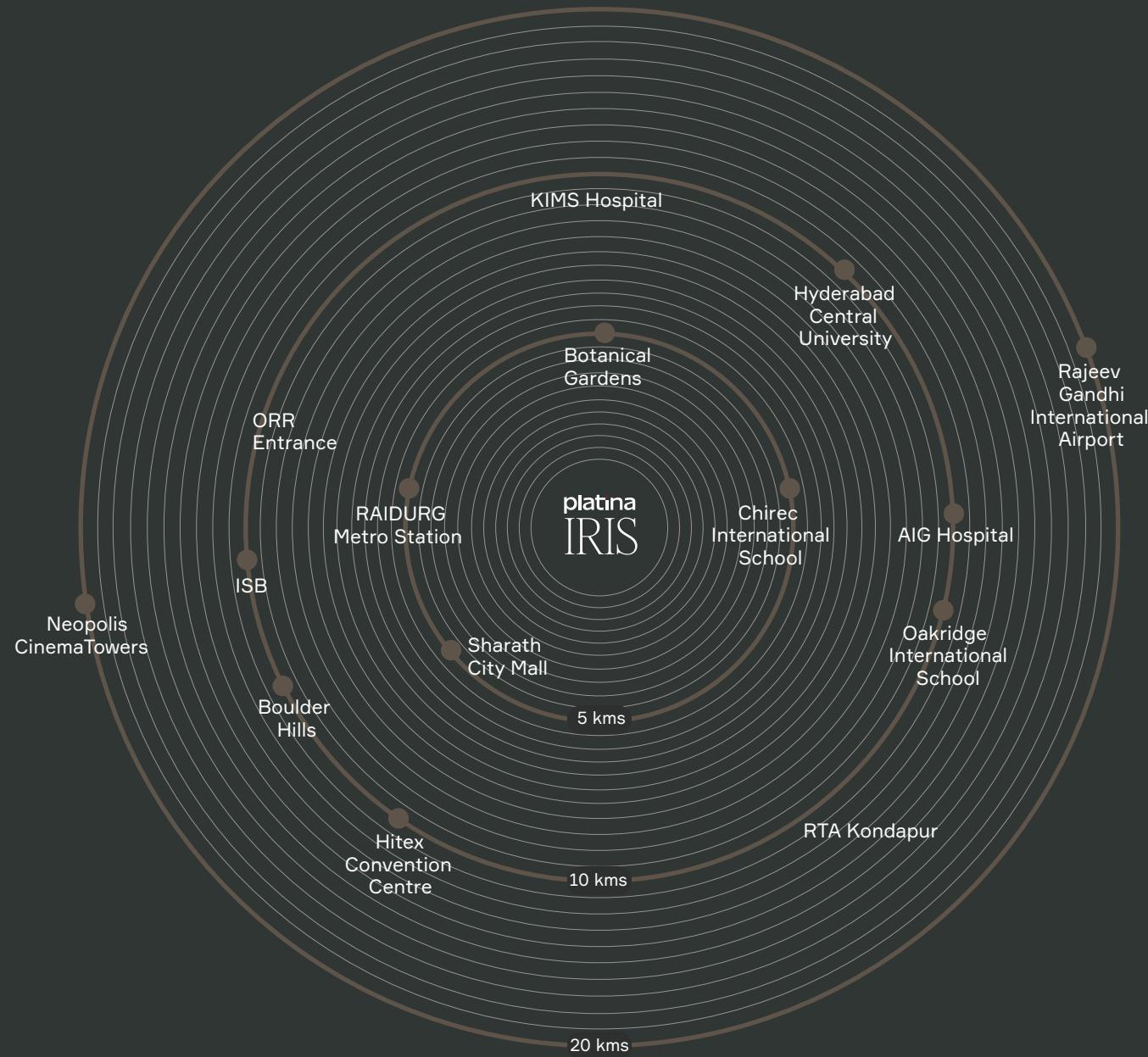
- Wedge: Walls with EWC and concealed flush tanks.
- Granite counters for wash basins.
- UPVC Ventilations along with exhausts for all toilets.
- CP Fittings Grohe or equivalent.
- Hot & Cold water mixer with shower, Sanitary fittings Grohe or equivalent.

### **Electricals**

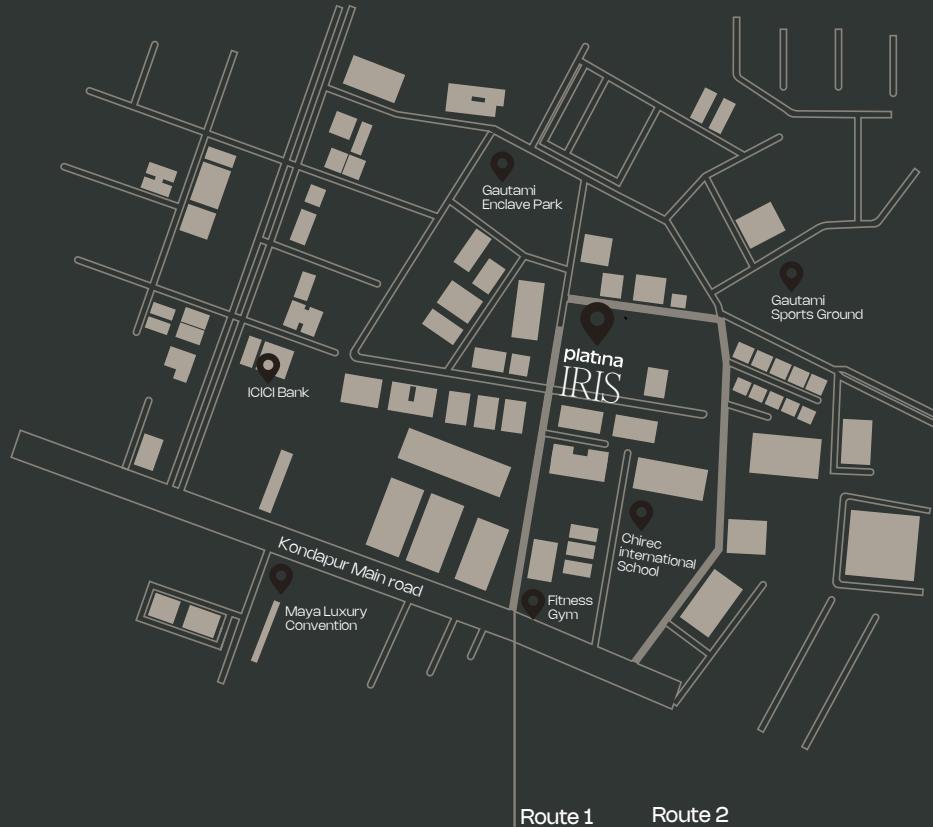
- Concealed copper wirings from Polycab or equivalent.
- Concealed wiring and drain outlets for ACs in all bedrooms.
- Power plugs to cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen.
- Power outlets for geysers in all Bathrooms. 3 phase supply for each unit.

### **Power Backup**

100% power backup with DG set from Kirloskar or equivalent.



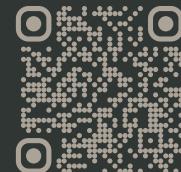
# Location



Our project is situated in one of Hyderabad's most sought-after locales Kondapur. Renowned for its blend of commercial and residential appeal, Kondapur's close proximity to the city's IT corridors makes it an ideal place to call home.

Located within the peaceful Gautami Enclave Society and directly across from a lush park, Platina IRIS offers a serene green environment, enhancing the tranquillity and quality of life for its residents.

Scan Me





# Our Team

## **Architects**

S Designs  
#404, A Block,  
Prabhath Signature,  
Kukatpally, Hyderabad,  
Telangana - 500072

## **Structural Consultants**

MAS Consulting Engineers  
5-10-188/2,Flat No. 203,  
Summit Apartment,  
HillFort Road, Saifabad,  
Hyderabad - 500004

**GHMC APPROVED**  
**RERA APPROVED**

## **Platina Developers**

Plot no. 28, Gautami Enclave, Lane  
behind Chirec International School,  
Kondapur, Hyderabad,  
Telangana - 500084

**Designed by Studio 318 India**