



IRIN



AN OASIS OF LUXURY





IRIN

LUXURY PERFECTED

Welcome to IRIN, a one-of-a-kind luxury apartment complex that offers the ultimate in sophistication and style. Nestled in a prime location, our community offers a serene oasis in the heart of the city. With an array of top-notch amenities, our community provides the perfect escape from the hustle and bustle of everyday life. Our spacious and elegantly designed apartments feature high-end finishes, gourmet kitchens, and stunning views of the city. Whether you're seeking a quiet retreat or a vibrant social scene, IRIN offers the perfect balance of tranquility and excitement. Come experience the pinnacle of luxury living at IRIN.

With IRIN, you won't have to settle for anything less than the absolute best.





**CRAFTING RELIABLE SPACES TO
RENDER MEMORABLE EXPERIENCE!**

Undoubtedly one of Ahmednagar's most esteemed developers, Kamath Associates have a long and celebrated history of delivering luxurious residences that are unparalleled in their elegance and sophistication. With each new project, Kamath Associates continues to set new benchmarks for quality, dependability and luxury.



AN OASIS OF
STYLE



2nd,4th & 6th FLOOR PLAN

| FLAT NO. | TYPE | CARPET AREA |
|-------------|-------|-------------|
| 201,401,601 | 4 BHK | 1701 sq.ft. |
| 202,402,602 | 4 BHK | 1676 sq.ft. |





1st,3rd & 5th FLOOR PLAN

| FLAT NO. | TYPE | CARPET AREA |
|-------------|-------|-------------|
| 101,301,501 | 4 BHK | 1699 sq.ft. |
| 102,302,502 | 4 BHK | 1673 sq.ft. |





AMENITIES



4 ft stairs with Granite Finish



Decorative MS Railing



Reception lobby areas with Access Control



Video Door Phone



Non-pressured Solar Water Heater System



8 Passenger Auto-Door Elevator



Inverter Backup for lift, Common Lighting & Water Pump
(Kirloskar/Kohler/Cooper)



Drivers Toilet in Parking

SPECIFICATIONS

WALLS

- Red Bricks Masonry with POP/Sand finishes for Internal Walls & Ceiling
- External walls- 150 mm with Acrylic Paint (Asian Paints/Nerolac)
- Internal Walls- 125 mm or 100 mm with Plastic Emulsion Paint (Asian Paints/Nerolac)

CEILING

- RCC Slab with POP/Sand finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/Nerolac)

FLOORING

- 800 X 1600 mm Flooring
- Antiskid Tiles in Sit-out
- 600 X 1200 mm Wall Tiles

ELECTRIFICATION & POWER BACK-UP

- Concealed Electrical Piping
- 4 light points, 1 fan point, 2-5 Amp plug points in each room
- Invertor Power backup covering 1 light point & 1 fan point in all rooms & 1 light point in the toilet
- Cable/Wiring- (Polycab/Finolex)
- Switches- (Anchor/Legrand)

DOORS

- Pinewood door frames, Laminated Flush door shutters fitted with Mortise Lock (All internal doors 32mm Thick)
- Main door & safety door with Laminate, SS fittings & Night latch (Main door 35mm thick)
- Sliding/ Sliding Folding Doors to Sit-out

WINDOWS

- Powder Coated/ Anodised UPV Windows with approved Glass Thickness & Mosquito Nets along with MS Grills

KITCHEN & DRY BALCONY

- Granite Kitchen platform with Full Height Dado & SS sink
- Combination of Anti Skid/ Vitrified tiles and granite in Dry Balcony
- 15 Amp Point for Refrigerator & Mixer/ Microwave in Kitchen, Washing Machine & Dry Balcony
- Provision for exhaust
- Aqua guard for kitchen

BEDROOMS

- Vitrified tiles in all bedrooms
- Television & Telephone Point Provision
- 15 Amp Point for Air Conditioner
- One Air Conditioner for master bedroom

TOILETS

- Concealed Piping in all Toilets
- Provision for Hot water through the common solar heating system in all toilets
- Anti-skid Flooring& Dado tiles up to the ceiling in all toilets (Kajaria/Simpolo/Asian)
- Single Lever bath fittings in toilets (jaguar)
- Sanitary ware of Hindware/Cera. Wall hung EWC in all toilets
- 15 amp point for boiler/gyser
- Provision of exhaust



AN OASIS OF COMFORT



Site Address

S. no. 129/3, Plot no. 3 + 4, MSEB colony, Maniknagar, Chahurana budruk,
Burudgaon road, Ahmednagar 411 001

Office Address

Nandmihir Apartment, Near Renukamata mandir, Professor Colony, Savedi,
Ahmednagar 414003

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Disclaimer

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