



EXPERIENCE LUXURY

@



MAGNUM

IRIS



2 & 3 BHK MARVELOUS HOMES

“MAGNUM IRIS @ KESHNAND WAGHOLI”



“
Life
around me
”

“Connected to the city, disconnected from its din. Close to conveniences, far away from chaos. More room to stretch, miles away from stress. A leafy neighbourhood, with amenities equally good. A community that's warm, in a gated estate that's claim. If you ever had to find the perfect balance, here it is. Magnum Iris, because it's all about life around you.”





—“—
Health
around me
—”—

Health always takes center stage in life, be it physical or mental. Magnum Iris elusive amenities ensure that fitness meets fun and you are home to good health.

CUT VIEWS

2 BHK FLOOR PLAN



3 BHK FLOOR PLAN





**Biggest carpet
@ lowest price.**



**Only 2 & 3 bhk
Gated Society.**

HIGHLIGHTS

**2 BHK flats @
1 BHK price.**



**Project near by to
the proposed on going
kesnand Kharadi Road.**



**All retails store available next to
doors to full-fill your daily needs.**



**In built-natural
source of water.**

**Fresh Air
throughout
the year.**



**Just 3 mins
from Wagholi
Highway Chowk.**



AMENITIES



Landscape Garden



Indoor Games



Gazebo



CCTV Camera in all common Areas



Play Area for kids



Water Harvesting



Gymnasium



STP



Multipurpose Hall

SPECIFICATION



Kitchen

- Granite Kitchen Platform
- Stainless Steel Sink & dado tiles up to 2 feet level
- Provision for Exhaust fan



Bathroom

- CP Fitting-or equivalent to jaguar sanitary fitting-as above.
- Provision for exhaust fan in each toilet
- Designer tiles up to lintel level in all toilets
- Table tap wash basin



Flooring & Wall finish

- Vitrified Flooring for entire Flat-600*600
- Antiskid Tiles in all toilets, attached terraces & balconies.



Windows

- Powder-Coated Aluminium sliding windows with mosquito mesh.
- M/S railings in terrace
- Granite window sill fow windows and bathroom door frames



Electrical

- Electrical Concealed wiring-Polycab or equivalent
- Switches, Sockets & DB-Legrand or equivalent
- AC points in master bedroom
- Generator Back-up for common lighting



Elevator

- Fully automatic passenger elevators-Schindler or equivalent
- Generator back-up for all elevators



Entrance Lobby

- Secured Entrance Lobby



Peripheral roads & parking

- Well illuminated internal concrete roads with pavers



Garden & Landscaping

- Professionally designed garden & Landscaping
- Children's play park with premium quality equipment



Security

- 24-Hours Security



COMPLETED PROJECT



MAGNUM LIFESTYLE @ Dhanori
Sr. No. 3



MAGNUM ATLANTIS CITY
Porwal road @ Lohegaon



MAGNUM
IRIS

2 & 3 BHK MARVELOUS HOMES



RCC Consultant
Nandkumar Patil

MEP Consultant
Subhash Patil

Architect
Jay Aeram

Site & Sales

Gat No 659, Opposite to Radhe Swami Ashram,
Wagholi Kesnand Road, Kesnand, Pune - 412207.

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