

ICONIC LIVING



ARIA

A passionate offering by *TEAM 4 LIFESPACES*



*“Designed
for the way you live”*



This isn't just **height**,
This is **perspective**,
This is **ARIA**.



Iconic Living

12+ acres

of curated expanse

Seven
Towers

Each rising **G+48** levels above stilt



12+
Acres

**PRIME
LOCATION**
with
Bang on
150' wide road

3.5+
acres of
open space
with **Central
courtyard**

10
Badminton
Courts

2
Club houses
+
Double height
stilt

850 feet
Road
frontage

3 Pools
Olympic Sized,
Temperature
Controlled &
Kids Pool

1:1
ratio
lifts : residences
per floor

3.15 m
Ceiling heights
FFL to FFL

8FT
High grand
main Doors



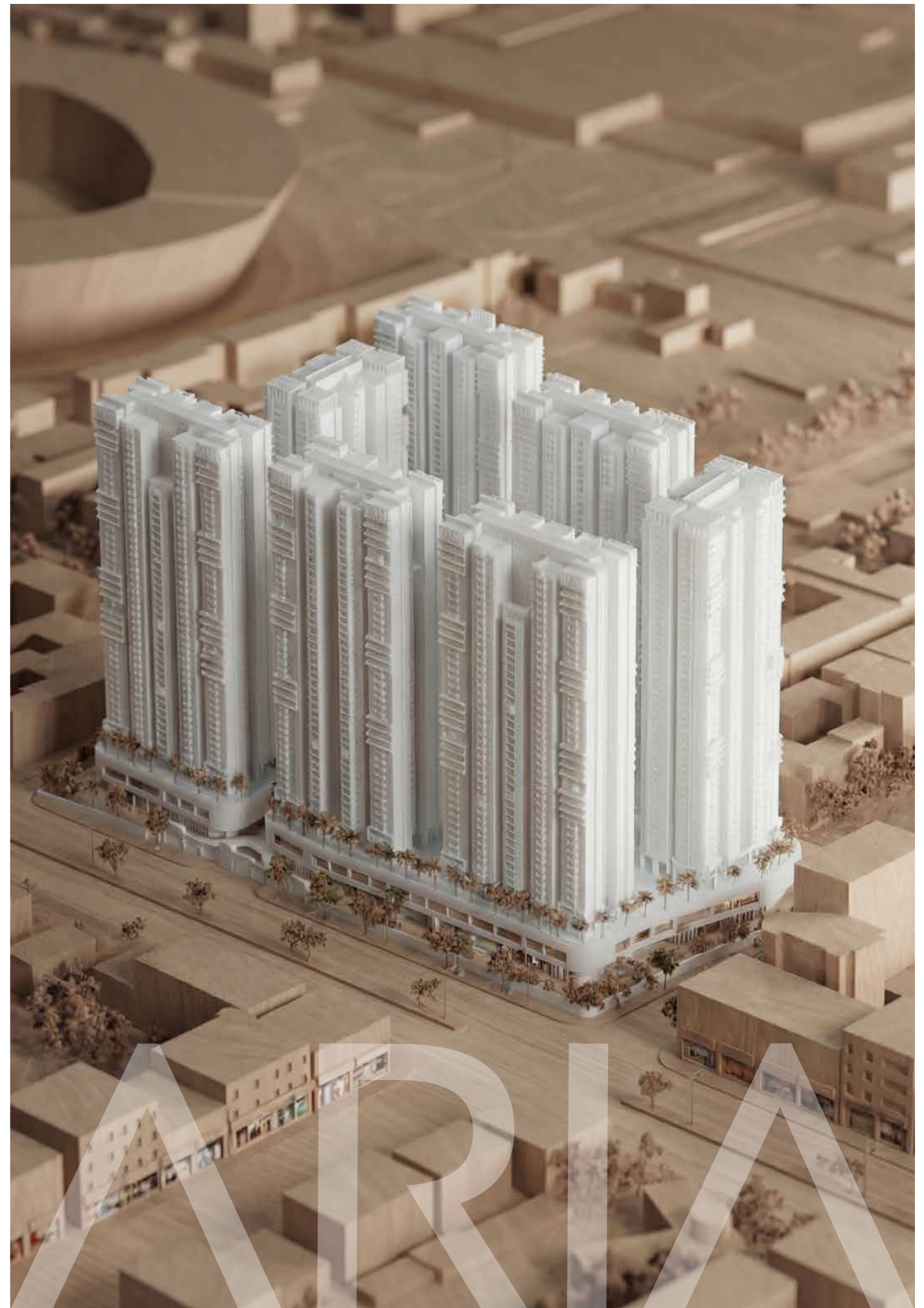
Gateway to an iconic living



Elevated Everyday Living

Comfort

Luxury





Elevated Living

*Elevated from the very 1st Level,
Life begins at Level 9.*



3.5+ Acres of
"Let's go downstairs"
Moments



A grand green sanctuary with pet-friendly landscapes and the luxury of a private park at your doorstep, complemented by exclusive tower wise gyms and intimate stilt-level gathering spaces.

A Double Height Canvas for *Everyday Moments*



Meet and Greet



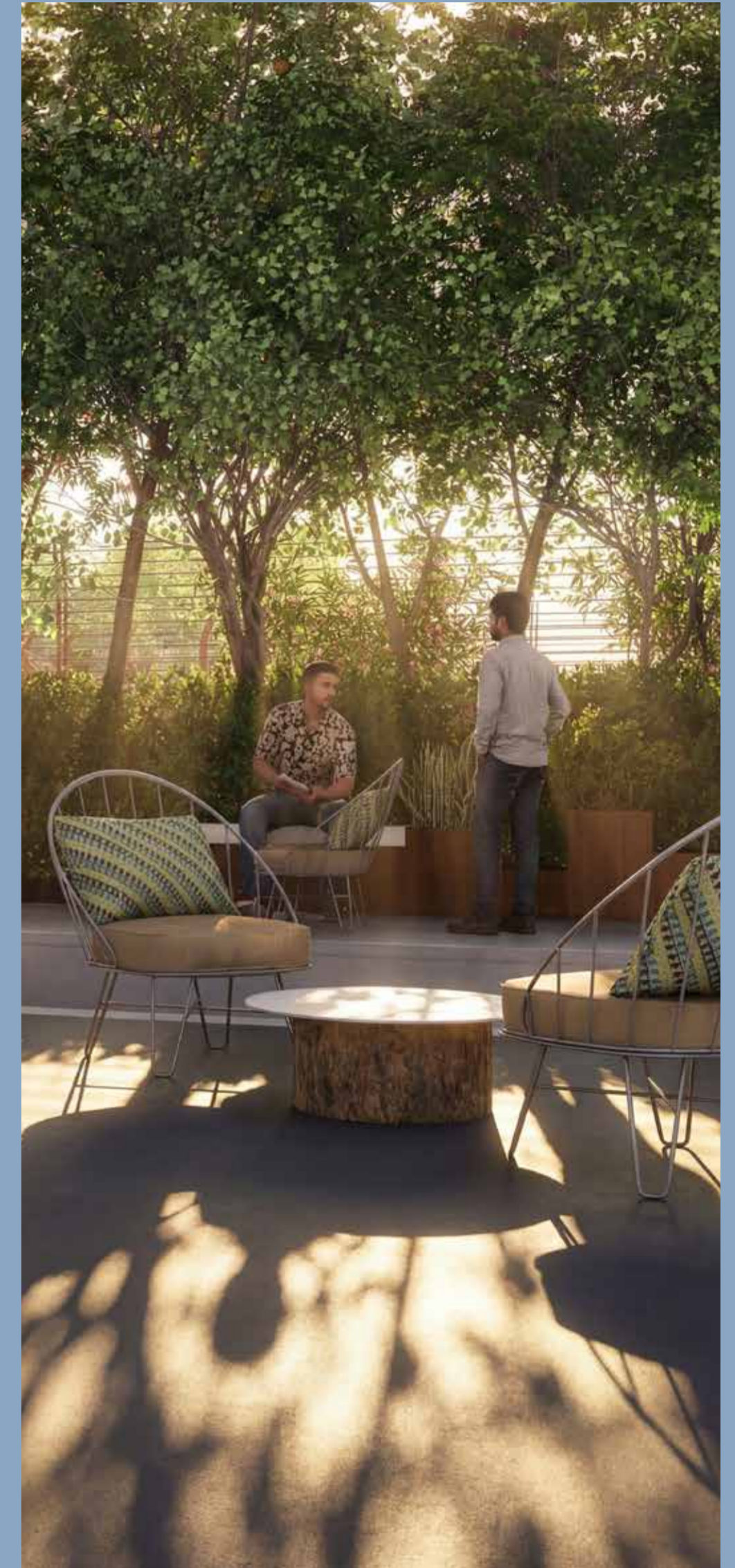
Yoga



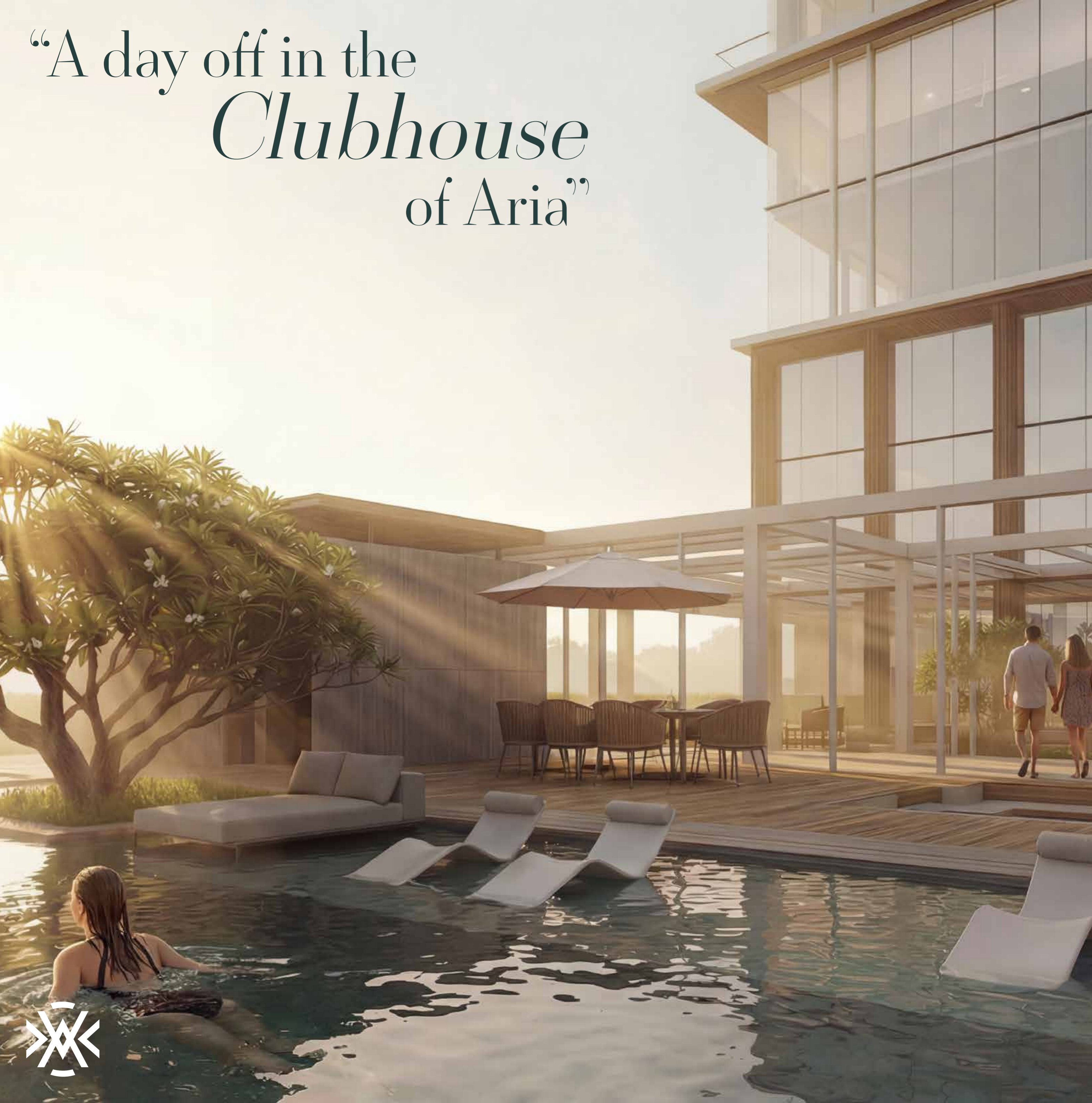
Children Play Area



Community Center



“A day off in the *Clubhouse* of Aria”



PODIUM

PODIUM LEVEL 0-5

- Dedicated sports lounges on all podium levels
- Badminton courts
- Pickleball courts
- Squash courts

CLUB LEVELS

GROUND FLOOR

- Multipurpose hall
- Café
- Reading lounge
- Exhibition lounge
- Guest rooms

SECOND FLOOR

- Gaming zone
- Guest rooms
- Toddler play area
- Billiards lounge

THIRD FLOOR

- Spa
- Preview theatre
- Banquet hall

FOURTH FLOOR

- Salon and spa
- Preview theatre
- Music and dance studio
- Multipurpose hall
- Reading hall

FIFTH FLOOR

- Gymnasium
- Cardio fitness area
- Aerobics / Zumba studio
- Senior citizens' lounge

SIXTH FLOOR

- Yoga and meditation hall
- Physiotherapy room

TERRACE

- Swimming pool
- Kids' pool
- Temperature controlled pool
- Pool deck
- BBQ area



“Where *leisure* meets
momentum in *Aria*”



SPORTS COMPLEX

GROUND FLOOR

- Convenience retail
- Daily needs store

LEVEL 01

- Badminton courts (double height)
- Squash court (double height)

LEVEL 02

- Changing rooms
- Player support spaces

LEVEL 03

- Community dining hall
- Badminton court with viewing gallery

LEVEL 04

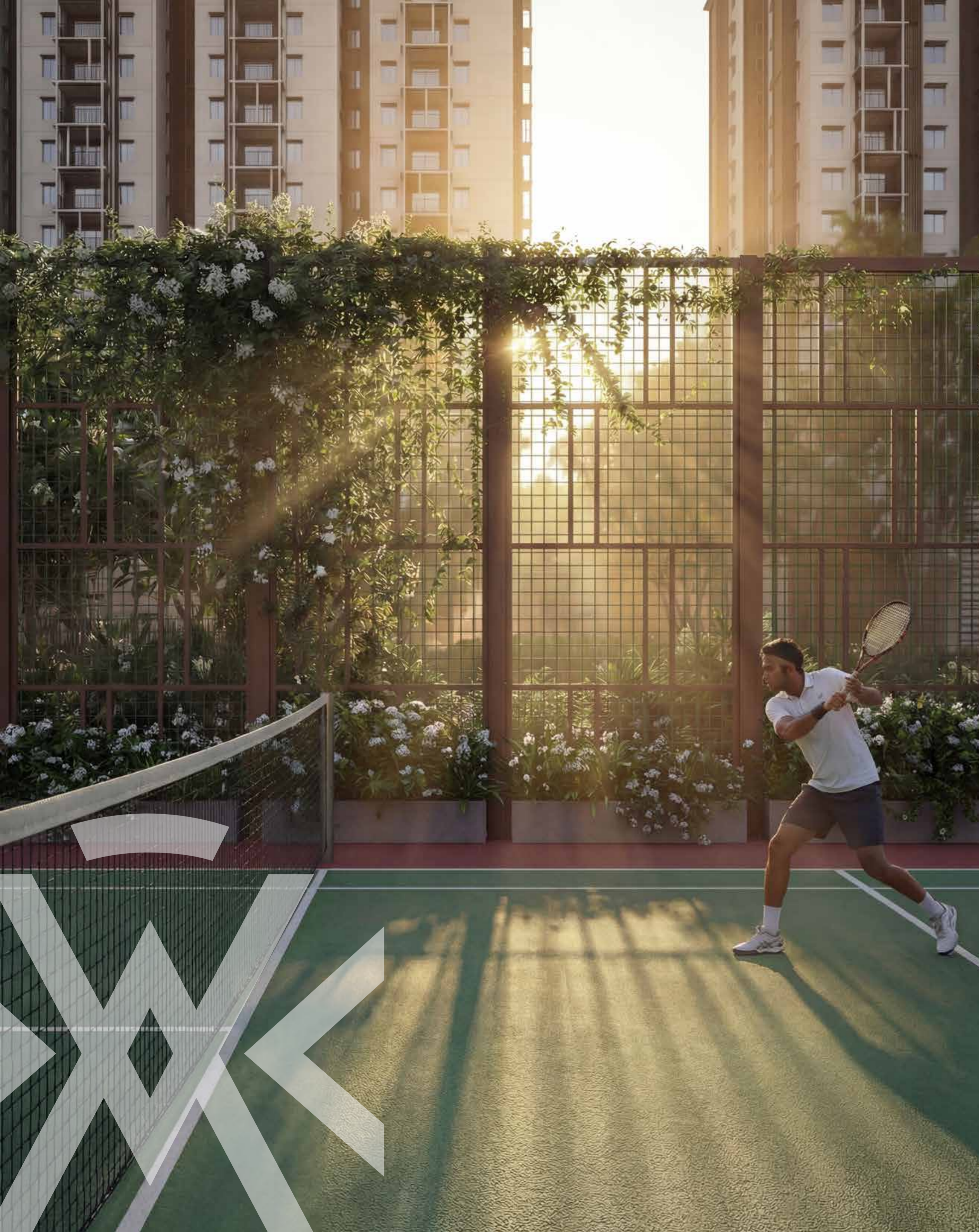
- Community kitchen
- Service and support areas

TERRACE

- Landscaped seating
- Recreation and entertainment area



ARIA's second clubhouse at the ground level
is designed to be a sports centre
with multiple facilities.



GET SET **SMASH!!**

*Where mornings begin with motion.
Evenings end in rhythm.*



Badminton



Tennis



Pickle Ball



Squash



Cricket

and more...

Between *Earth* and *Sky*

ARIA

TEAM4



Live where the Skyline
*Becomes
yours*



"Designed for the way you live"

ICONIC



LifeStyle

ARIA, Iconic Presence, Perfected.

Miyapur, Hyderabad



Podium plan

LEGEND

- 1 Connecting bridge
- 2 Pedestrian pathway
- 3 Jogging track (800m)
- 4 Informal seating with lawn
- 5 Tennis / basketball court (18m x 36m) with retractable fence
- 6 Lawn
- 7 Leisure seating
- 8 Informal seating
- 9 Co-working with shade structure
- 10 Mini soccer (30m x 18m) with retractable fence
- 11 Gallery seating
- 12 Kids play area
- 13 Lawn with pebble seating
- 14 Tennis court (18m x 36m) with retractable fence
- 15 Extended plaza
- 16 Stepped seating
- 17 Event lawn
- 18 Stage with screening wall
- 19 Pickle ball court (10m x 20m) with retractable fence
- 20 Feature wall with water cascade & sculpture
- 21 Pocket Park with informal seating
- 22 Plaza with seating area
- 23 Splash court
- 24 Community plaza with feature wall
- 25 Extended party lawn with feature wall

SWIMMING POOL AMENITIES

- 26 Changing rooms
- 27 Deck
- 28 Stepping stone
- 29 Kids swimming pool with water cascade
- 30 Main pool
- 31 Lazy pool with tree cut-outs
- 32 Cafe with shade structure



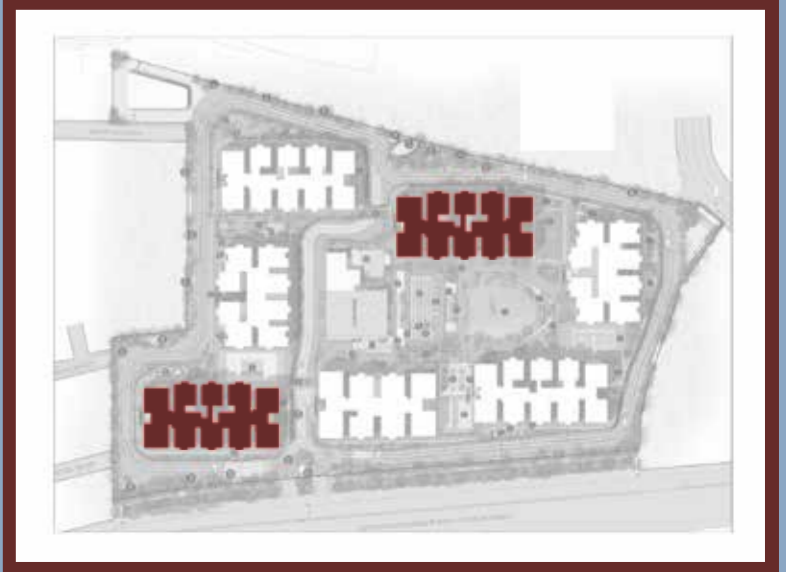
Master plan

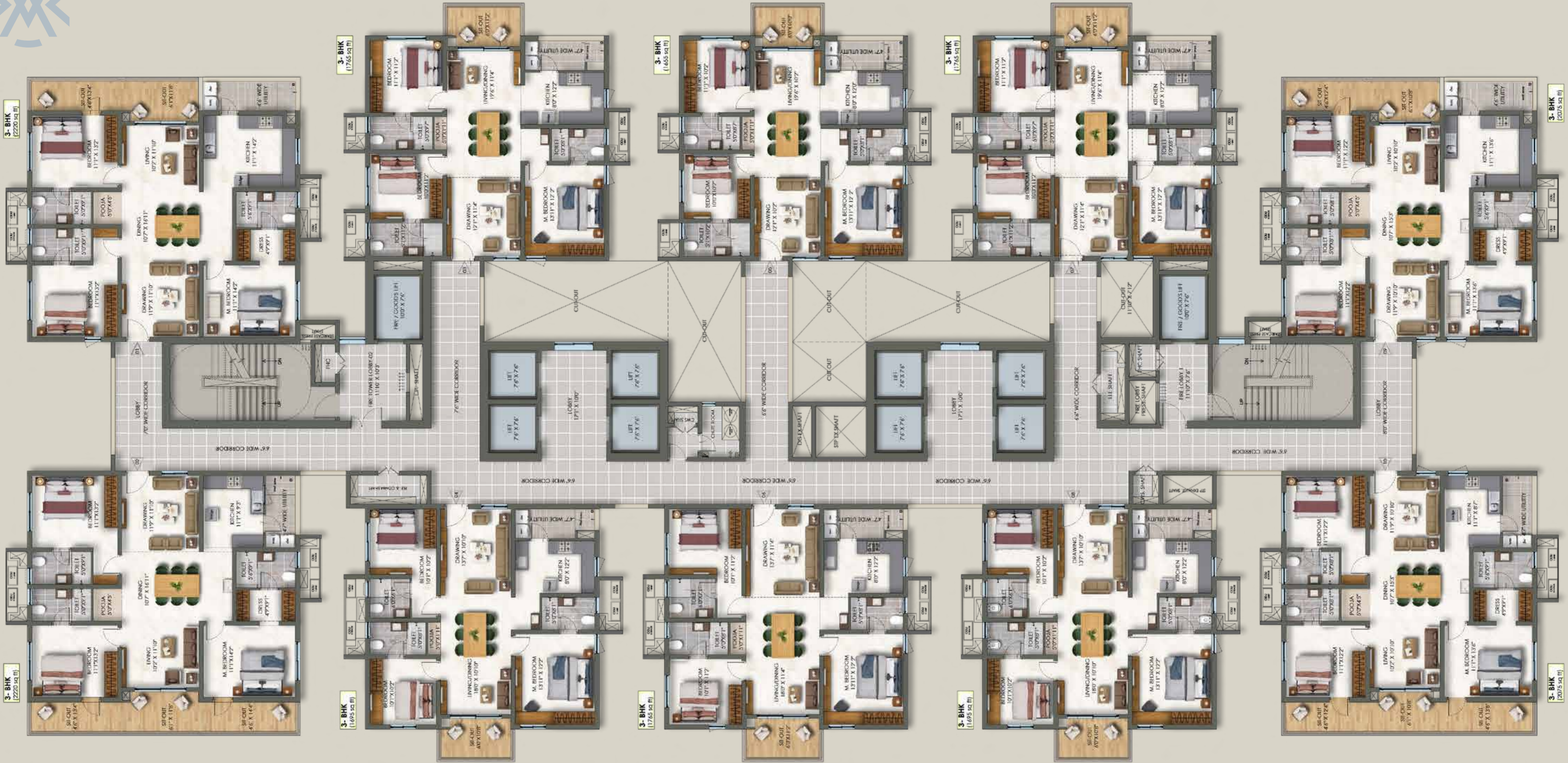


Tower A & D

Central Balconies Floors
 GF-15th, 20th- 21st, 26th-33rd, 38th - 44th

KEY PLAN

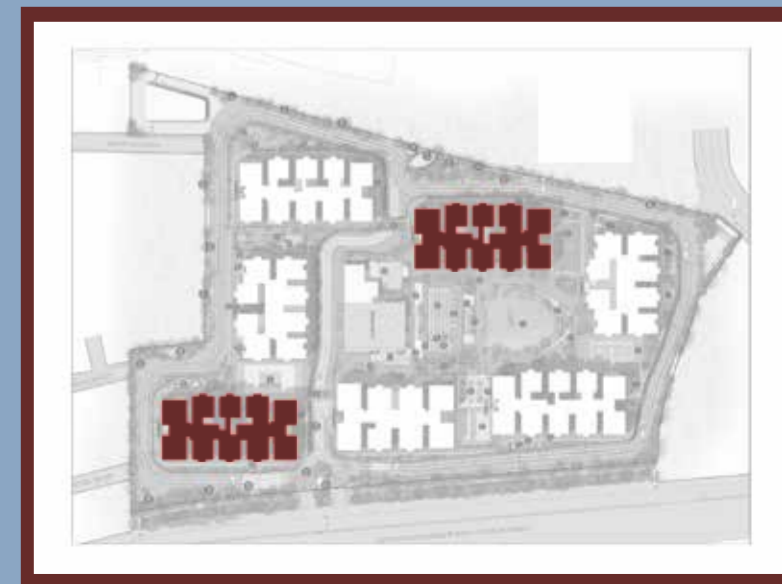




Tower A & D

Full Balconies Floors
16th-19th, 22nd-25th, 34th-37th, 45th-48th

KEY PLAN





Tower B & E

Full Balconies Floors
16th-19th, 28th-31st,
39th-42nd, 45th-48th



KEY PLAN

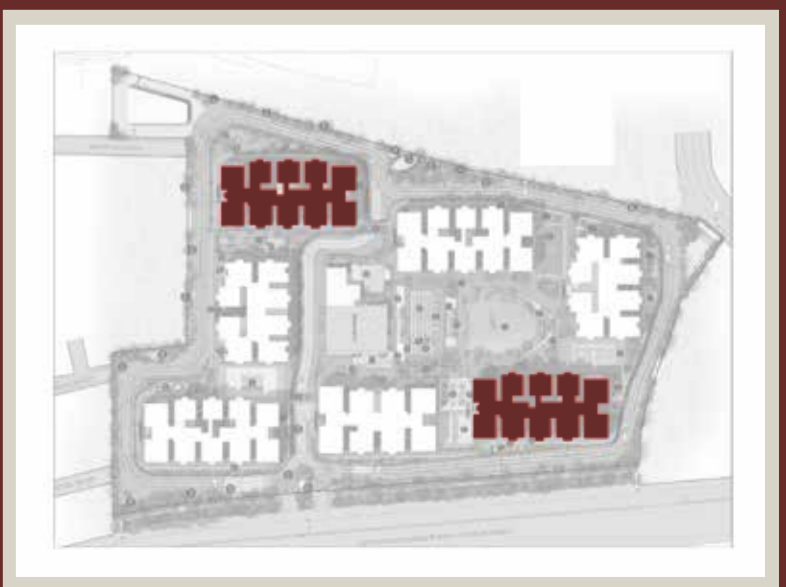




Tower C & F

Central Balconies Floors
GF-15th, 20th, 21st, 26th-33rd, 38th-44th

KEY PLAN

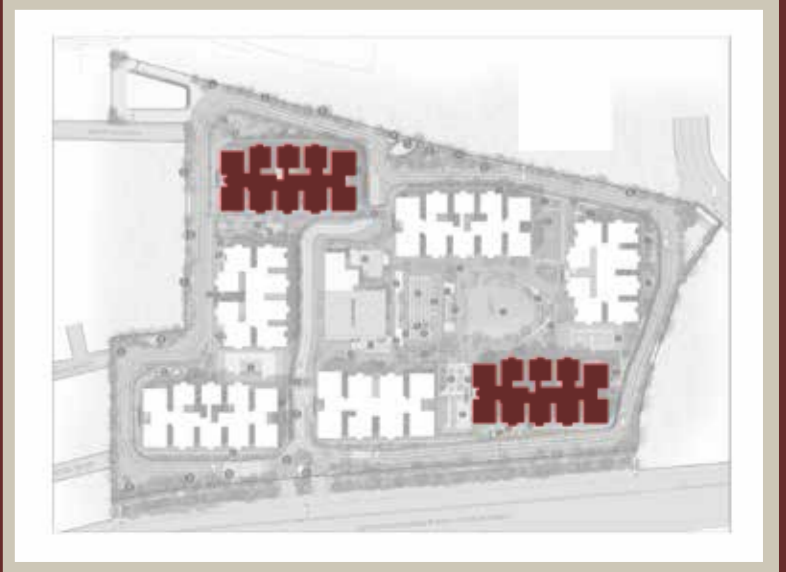




Tower C & F

Full Balconies Floors
16th-19th, 22nd-25th, 34th-37th, 45th-48th

KEY PLAN

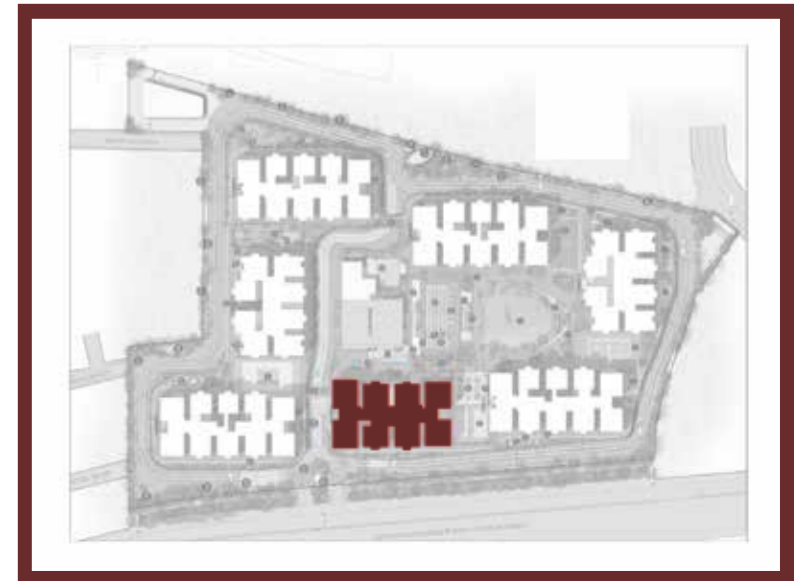




Tower G

Central Balconies Floors
 GF-15th, 20th-27th, 32nd-38th, 43rd & 44th

KEY PLAN



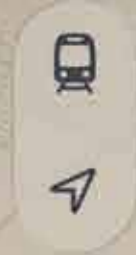


10 Lifts PER BLOCK

For just 10 units per floor.

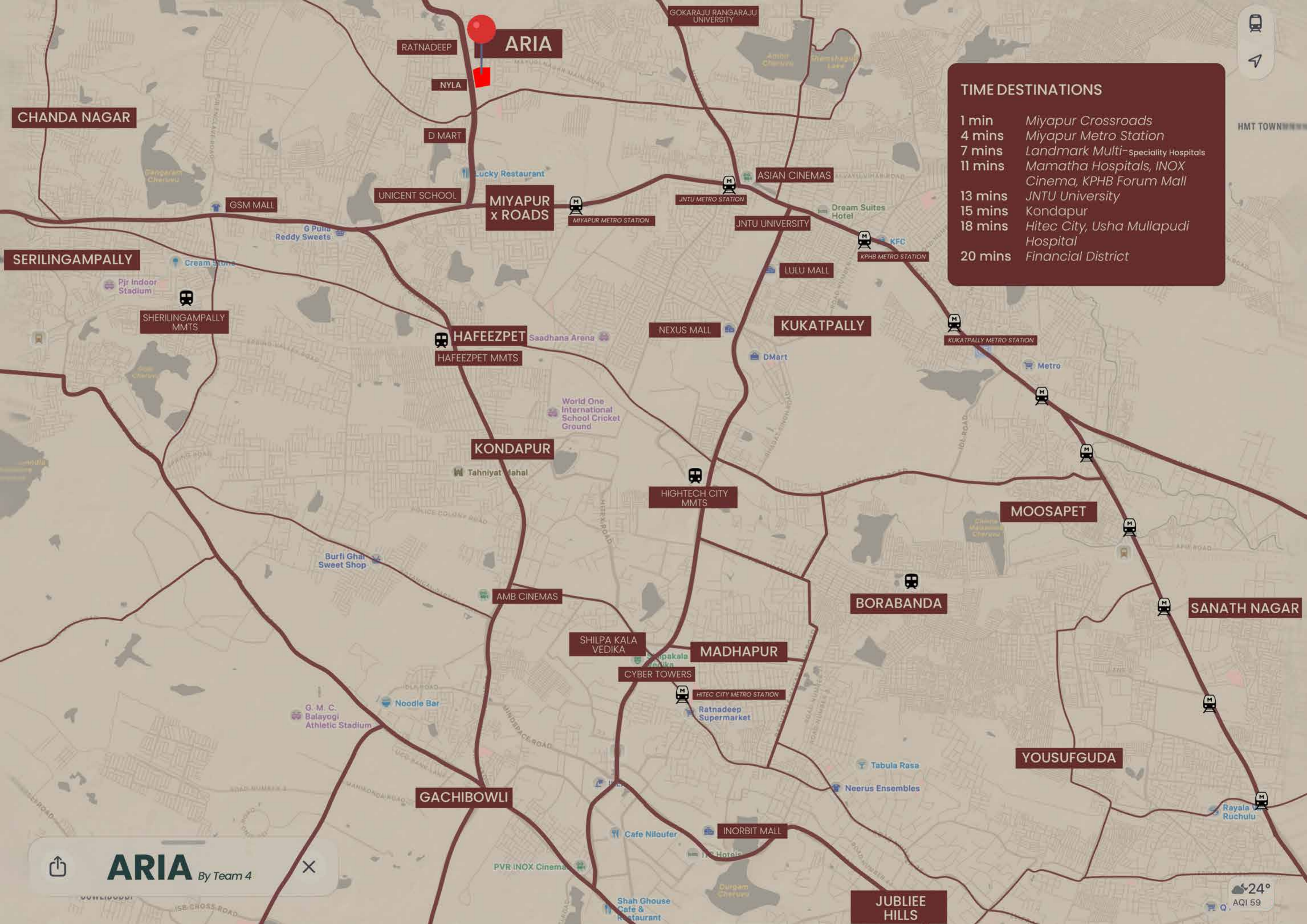


1:1
No of residences per floor = No.of lifts




TIME DESTINATIONS

- 1 min Miyapur Crossroads
- 4 mins Miyapur Metro Station
- 7 mins Landmark Multi-Speciality Hospitals
- 11 mins Mamatha Hospitals, INOX Cinema, KPHB Forum Mall
- 13 mins JNTU University
- 15 mins Kondapur
- 18 mins Hitec City, Usha Mullapudi Hospital
- 20 mins Financial District



 **ARIA** By Team 4 

 24°
AQI 59

Specifications



STRUCTURE

- RCC framed structure designed to withstand wind and seismic loads.
- RCC shear wall system for enhanced structural stability and safety.
- Concrete block masonry for all non-structural walls.

PLASTERING/PAINTING/FINISHING



Internal

- Two coats of premium emulsion paint over putty-finished surface with primer.

External

- Combination of texture finish and weatherproof exterior emulsion paint, as per architectural design.

FLOORING

Living, Drawing, Dining, Bedrooms & Kitchen

- Vitrified tiles.



Bathrooms

- Acid-resistant, anti-skid vitrified tiles.

Balconies & Utility

- Anti-skid ceramic tiles.

Corridors

- Premium vitrified tile flooring.



LIFTS

- Automatic passenger and service elevators of reputed make.

DOORS & WINDOWS

Main Door

- 8' ft high manufactured teak wood frame with veneered flush shutter of melamine polish.



Internal Doors

- Engineered hardwood frames with laminated flush shutters and reputed hardware.

French Doors

- UPVC sliding doors with 3-track system and provision for mosquito mesh.

Windows

- UPVC windows as per architectural design.



KITCHEN

- Provision for municipal and borewell water connection.
- Provision for water purifier, chimney & dishwasher.

UTILITY AREA

- Provision for washing machine.
- Glazed ceramic tile dado up to 3 feet height.



BATHROOMS

- Wash basin, EWC with concealed flushing system.
- Single-lever CP fittings of reputed make.
- Provision for geysers.
- Glazed vitrified tile dado up to 7 feet height.



ELECTRICAL

- Concealed wiring with fire-retardant PVC insulated copper wires.
- Modular switches and sockets of reputed make.
- Adequate light and fan points in all rooms.
- Power outlets for kitchen appliances including chimney, microwave, dishwasher, refrigerator, and mixer.
- Provision for washing machine in utility.
- Exhaust fan provision in bathrooms.
- Provision for split air-conditioners in all bedrooms.
- Separate metering for normal and DG power supply.
- 3-phase power supply for each apartment.
- Earthing as per standard safety norms.
- Copper piping for AC and gas pipeline charged extra as per actuals.



FIRE SAFETY & GAS

- Piped gas connection (subject to feasibility).
- Fire safety systems as per fire department norms.



TELECOM, INTERNET & CABLE TV

- Telephone point in living room.
- Intercom facility in all apartments.
- Cable TV provision in living room and all bedrooms.
- Internet provision in living room.



WATER MANAGEMENT (WTP : Treated water provision)

- Sewage Treatment Plant as per statutory norms.
- Treated water reused for landscaping and flushing.
- Centralized water softening and purification system.



SECURITY & BMS (BUILDING MANAGEMENT SOFTWARE)

- Solar-powered security fencing along compound wall.
- 24/7 trained security personnel.
- CCTV surveillance at entrance, common areas, and clubhouses.



POWER BACKUP

- 100% DG power backup with acoustic enclosure and AMF panel.

TEAM4

L I F E S P A C E S

SAINI
CONSTRUCTIONS

PROSPER
TOGETHER WITH INNOVATION

YULA
YOU MATTER

mirana
BUILDING LEGACY!

ARCHITECTS



GENESIS PLANNERS PVT LTD

MEP DESIGN CONSULTANT

LANDSCAPE ARCHITECTS

STRUCTURAL CONSULTANT

PMC



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