

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*



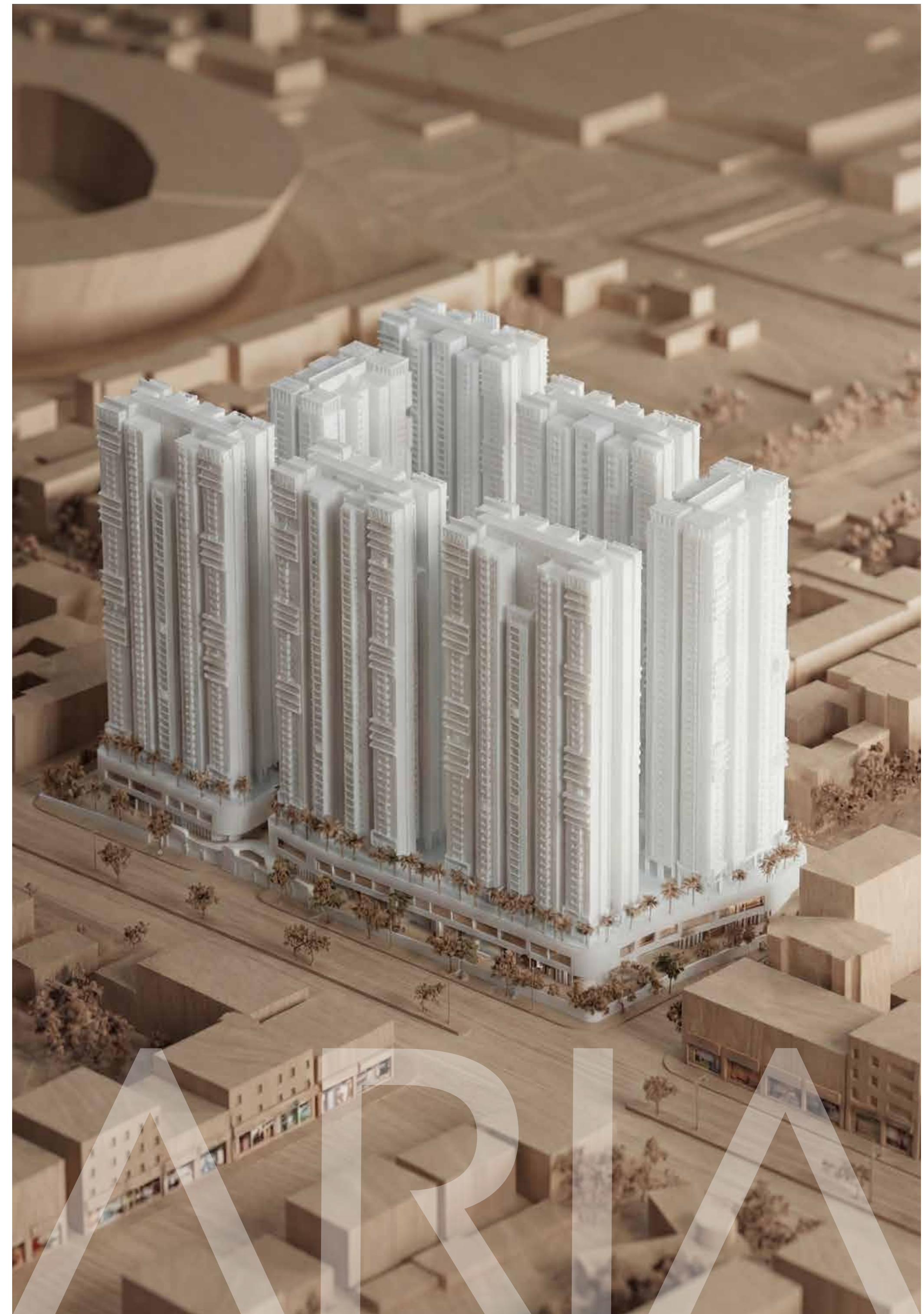
Gateway to an iconic living



*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



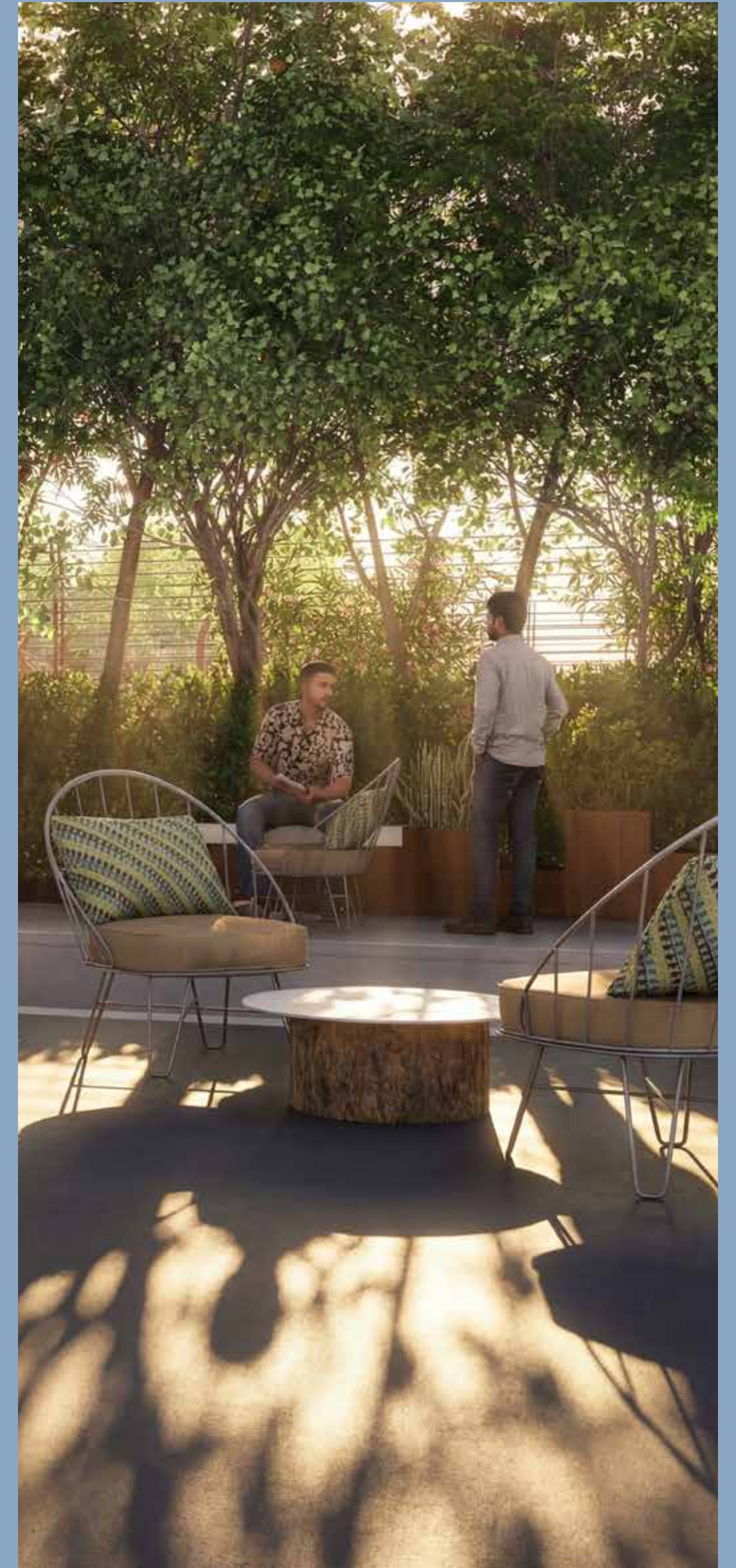
Yoga



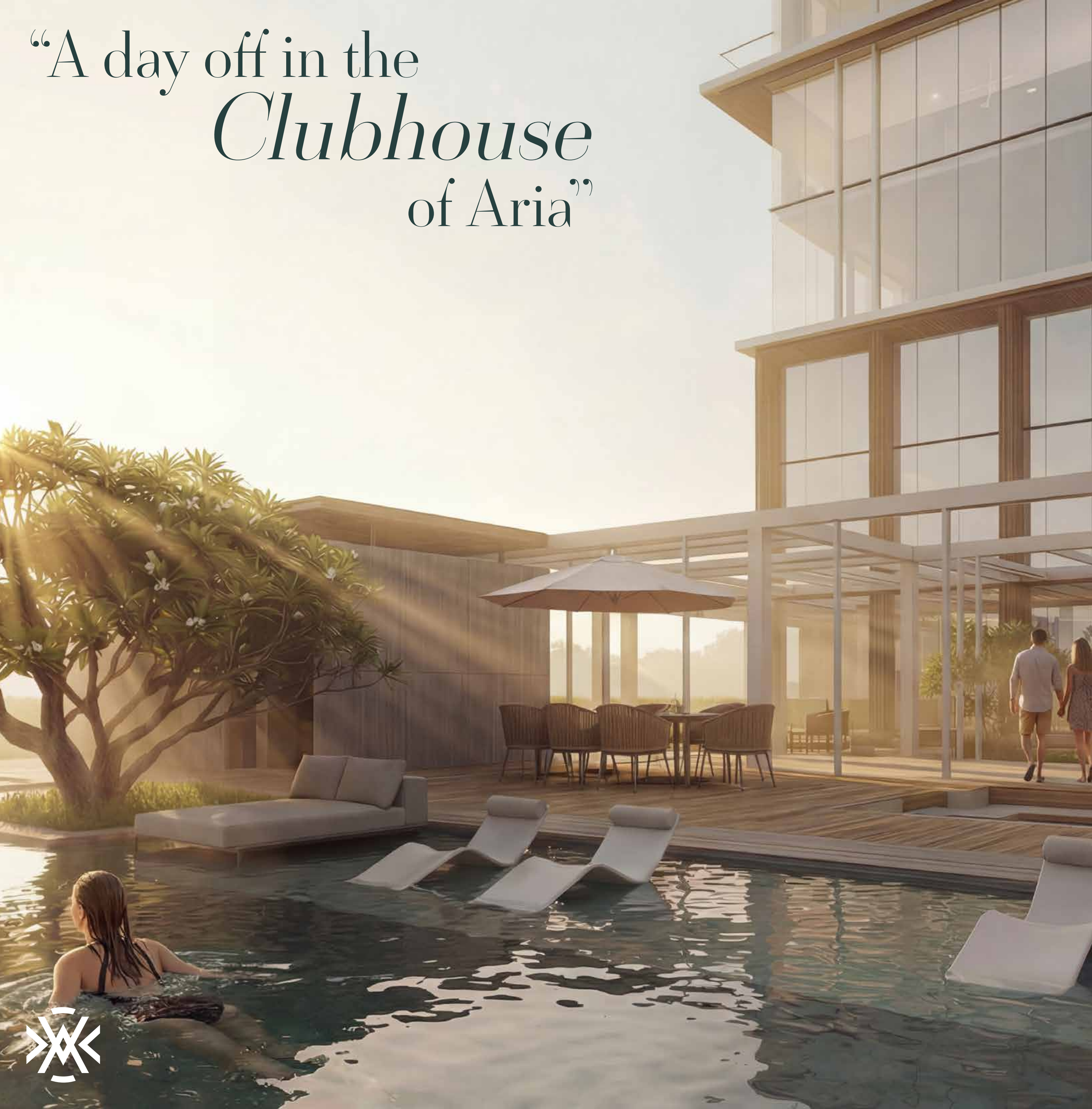
Children Play Area



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*”



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

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

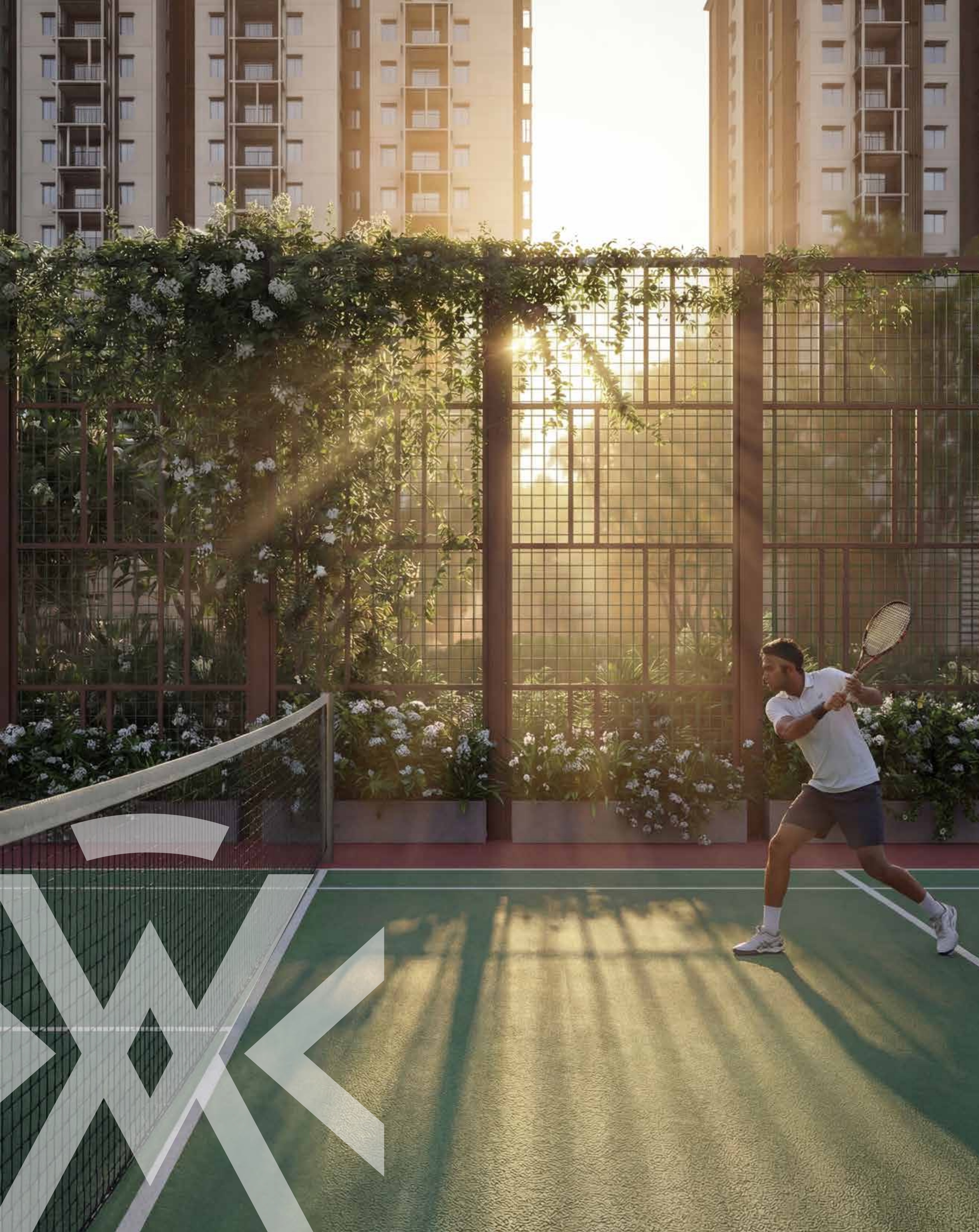
- Community dining hall
- Badminton court with viewing gallery

LEVEL 04

- Community kitchen
- Service and support areas

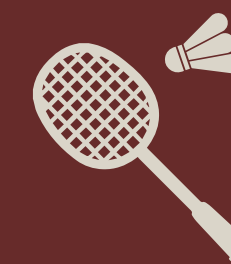
TERRACE

- Landscaped seating
- Recreation and entertainment area



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*



ICONIC

"Designed for the way you live"



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



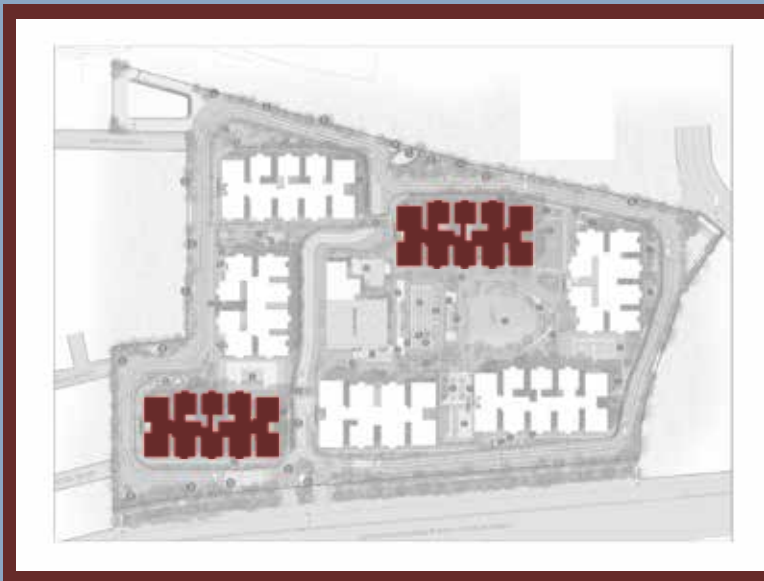
Master plan



Tower A & D

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

KEY PLAN

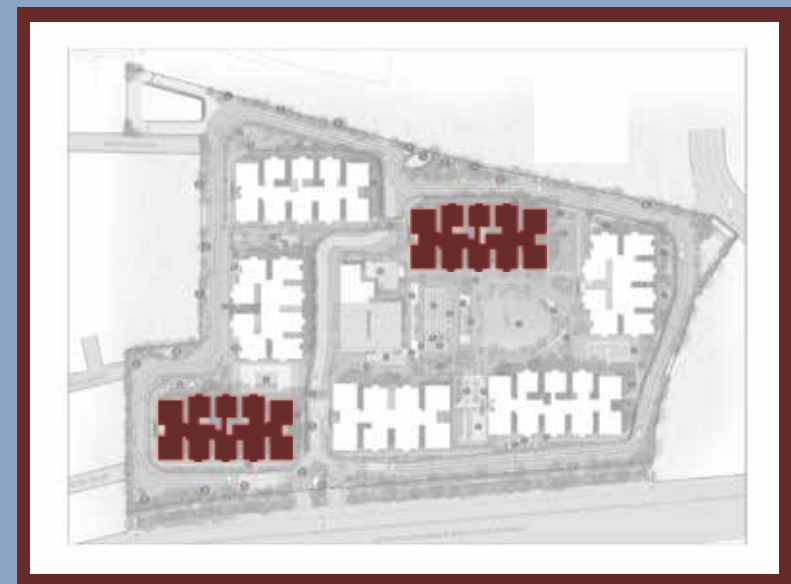




Tower A & D

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

KEY PLAN





Tower B & E

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

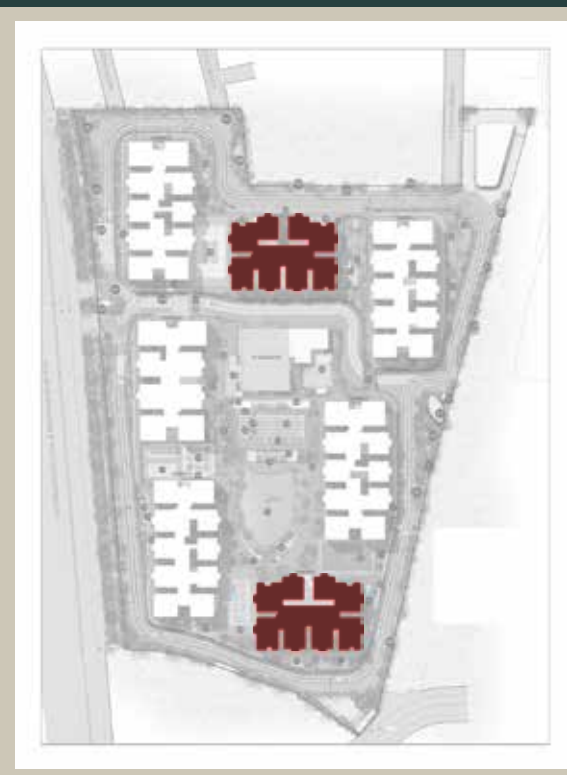


KEY PLAN





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

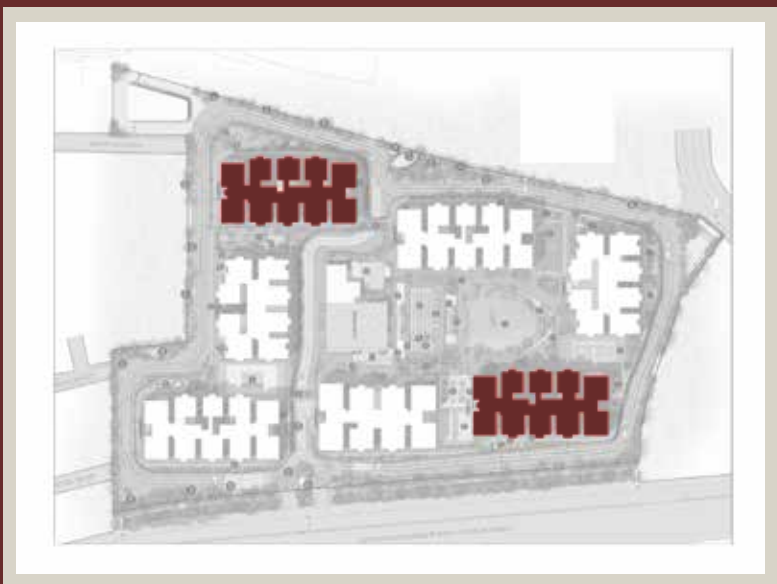




Tower C & F

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

KEY PLAN

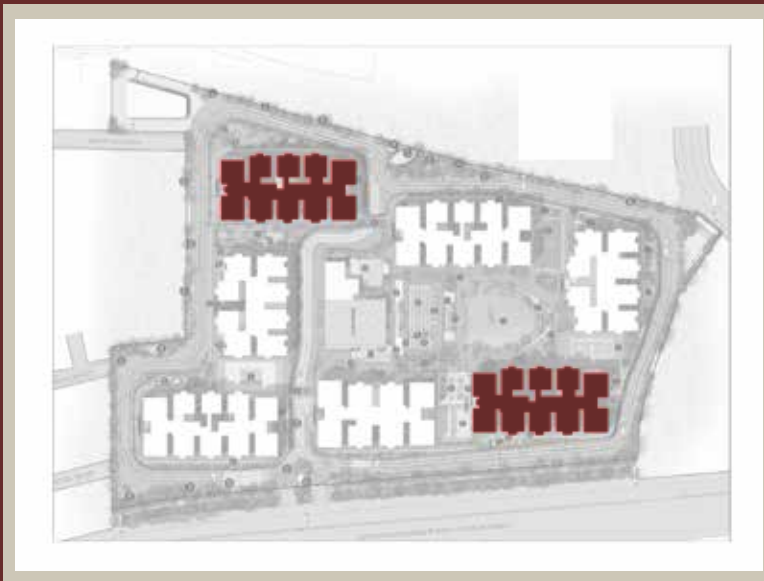




Tower C & F

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

KEY PLAN



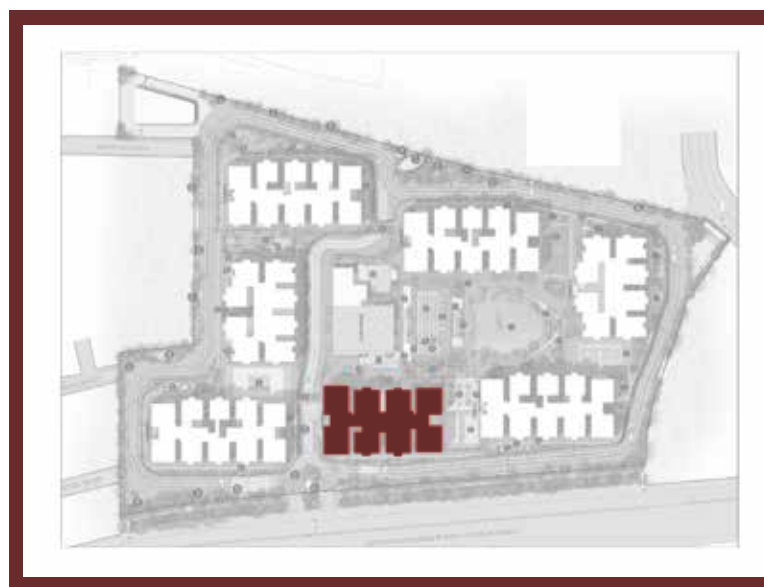
Tower G

Central Balconies Floors

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



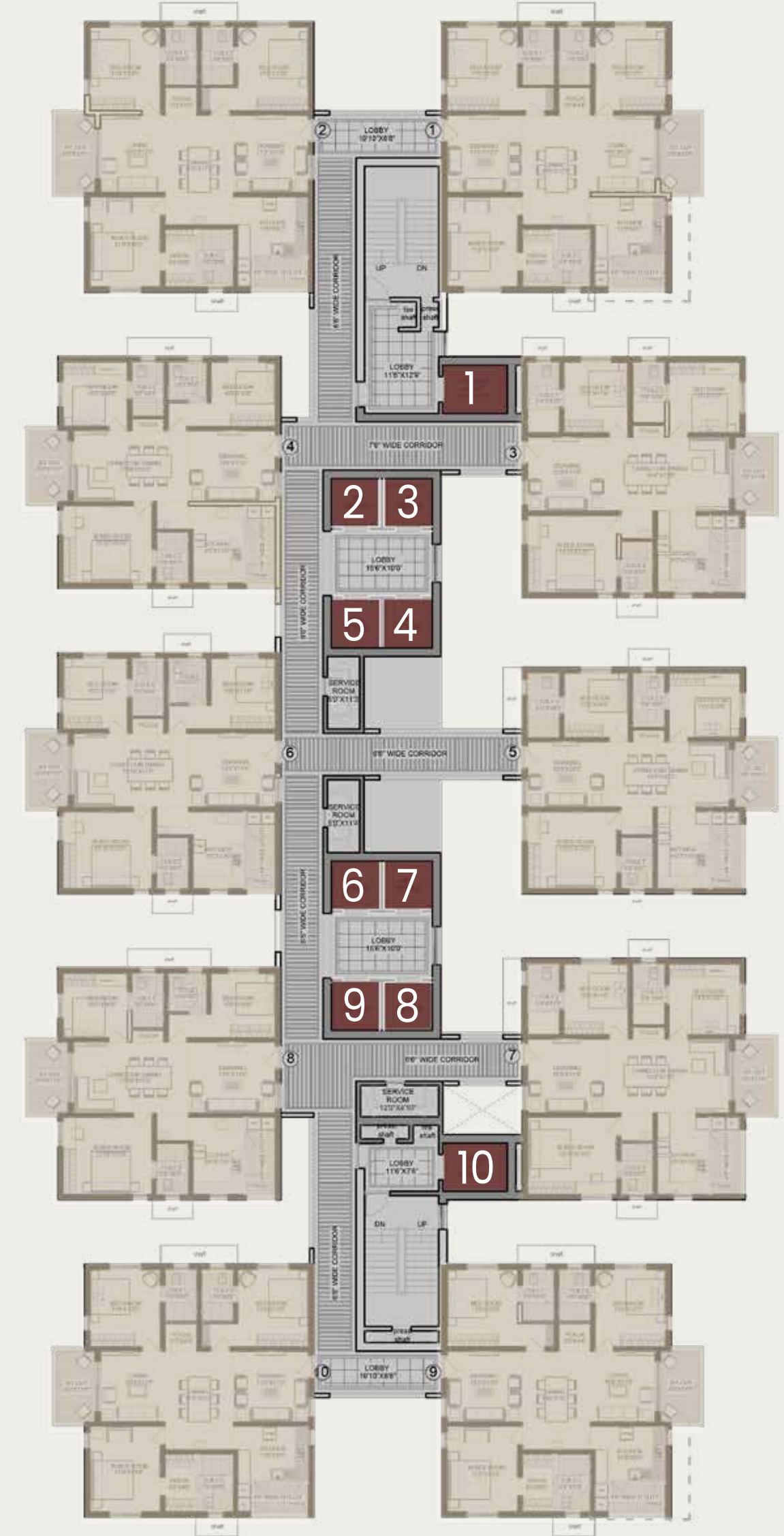
KEY PLAN





10 Lifts PER BLOCK

For just 10 units per floor.



10	=	10		8	=	8
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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

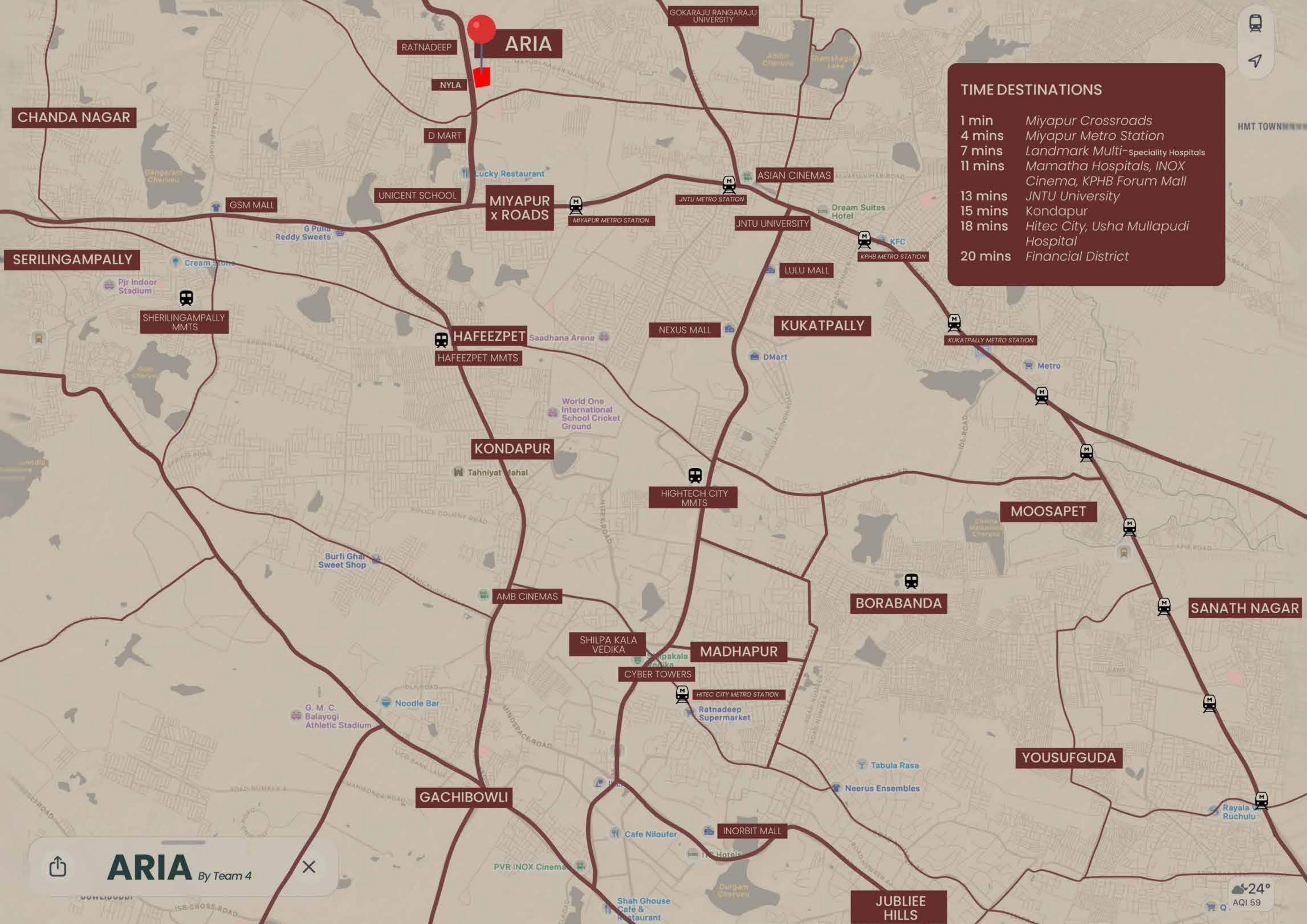
Kondapur

18 mins

Hitec City, Usha Mullapudi Hospital

20 mins

Financial District



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.



ARCHITECTS



GENESIS PLANNERS PVT LTD

MEP DESIGN CONSULTANT

LANDSCAPE ARCHITECTS

STRUCTURAL CONSULTANT

PMC



SITE OFFICE

TEAM4 ARIA
201 and 204, Madeenaguda to Miyapur Road, Miyapur,
Hyderabad, Telangana 500049

Email: Info@team4lifespaces.com
www.team4lifespaces.com



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