



AARAV URBANHOMES
PRIVATE LIMITED



— BY AARAV URBANHOMES —

ENRICH WITH TIMELESS LEGACY



Nestled in the heart of the city, Aquila offers an unparalleled blend of exclusivity and luxury. Each residence is meticulously crafted to ensure utmost privacy, complemented by thoughtful space planning and design. With a limited number of homes, residents can revel in the opulence of personalized spaces, an array of world-class amenities, and the unique indulgence of a sea-facing infinity swimming pool. Experience the epitome of urban luxury at Aquila.





Architect's Note

“ The elevation reflects subtle grandeur characterised by simplicity of geometric forms and richness of colour reminiscent of stately buildings. Contemporary architecture meets old world charm with the juxtaposition of large windows & blank walls and elaborate use of glass ”

– Architect Sharmila Sanjay - Cheralathan Associates

An ideal location with ideal accessibility.



Entertainment

- Shuttler Sports Complex
- Marina Beach
- Citi Centre
- Express avenue

School

- Shiv Nadar School
- St.Bedes A.I.Higher Secondary School
- Harisree Vidyalaya
- Akshar arbol international school

Hospitals

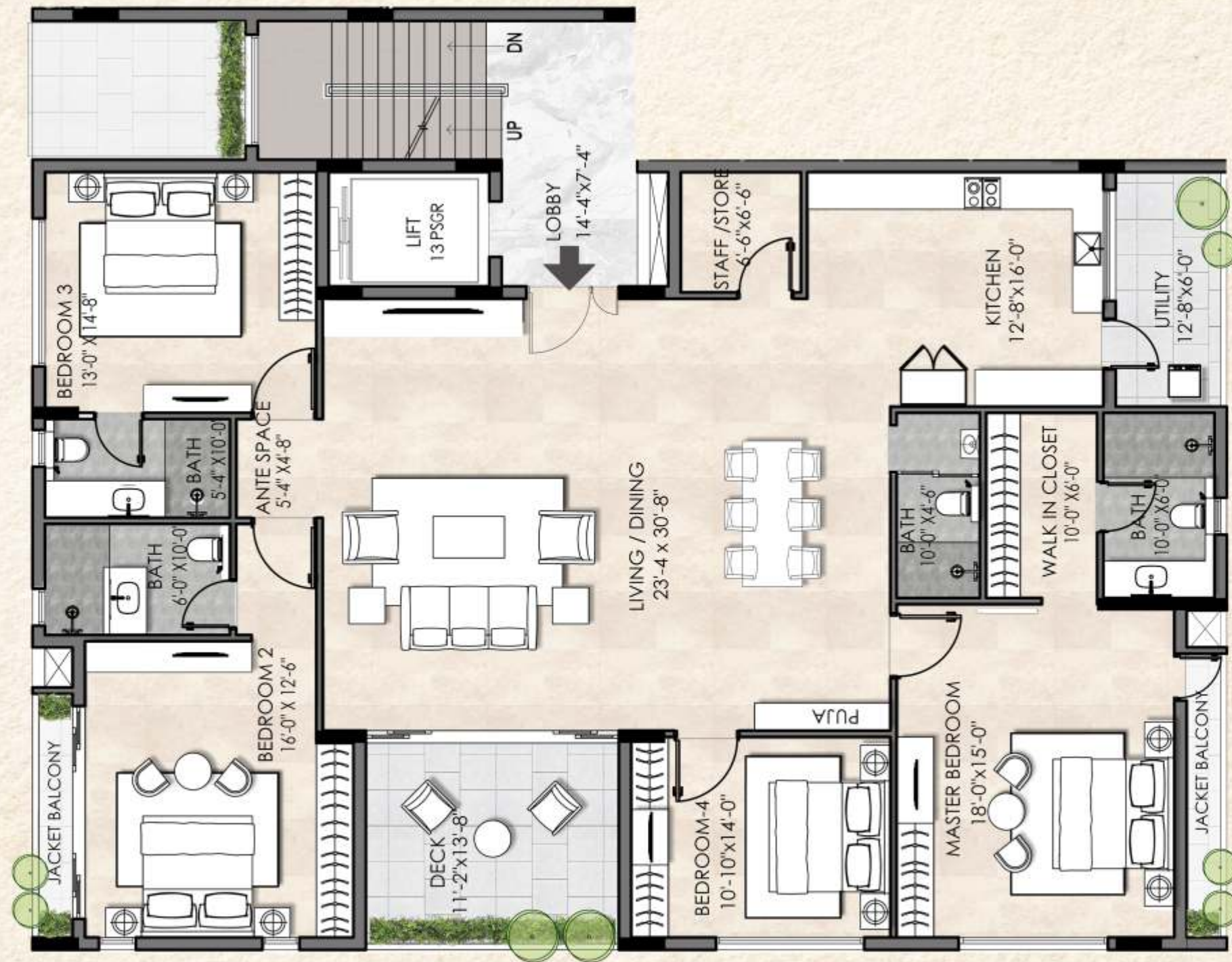
- Apollo Spectra Hospital
- Kauvery Hospital
- Chennai Meenakshi Multispeciality Hospital
- St. Isabel's Hospital

Hotels

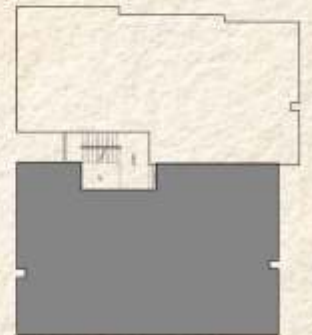
- Hyatt Regency
- The Park
- Leela Palace
- Somerset Greenways



- ★ Experience opulence with a grand 12 foot-high ceiling.
- ★ Indulge in a lavish roof-top infinity swimming pool offering 360 degree views of the expansive city
- ★ Experience the grandeur of a sumptuous terrace garden.
- ★ Elevate your outdoor experience on a sprawling 150 sq. ft. deck.
- ★ Savor the privilege of ample covered parking.
- ★ Enhance your life with nature through Multiple balconies across your home that epitomise elegance.
- ★ Experience unparalleled luxury and breathtaking views with our floor-to-ceiling windows.



Key Plan



4 BHK - East Facing

RERA CARPET AREA	2156 Sq. ft.
PLINTH AREA	2542 Sq. ft.
SUPER BUILD-UP AREA	3000 Sq. ft.
JACKET BALCONY	66 Sq. ft.
UDS AREA	1176 Sq. ft.

Apartments 1A & 2A

Apartments 1A & 2A





Key Plan



4 BHK - North Facing

RERA CARPET AREA	1862 Sq. ft.
PLINTH AREA	2218 Sq. ft.
SUPER BUILD-UP AREA	2620 Sq. ft.
JACKET BALCONY	82 Sq. ft.
UDS AREA	1026 Sq. ft.

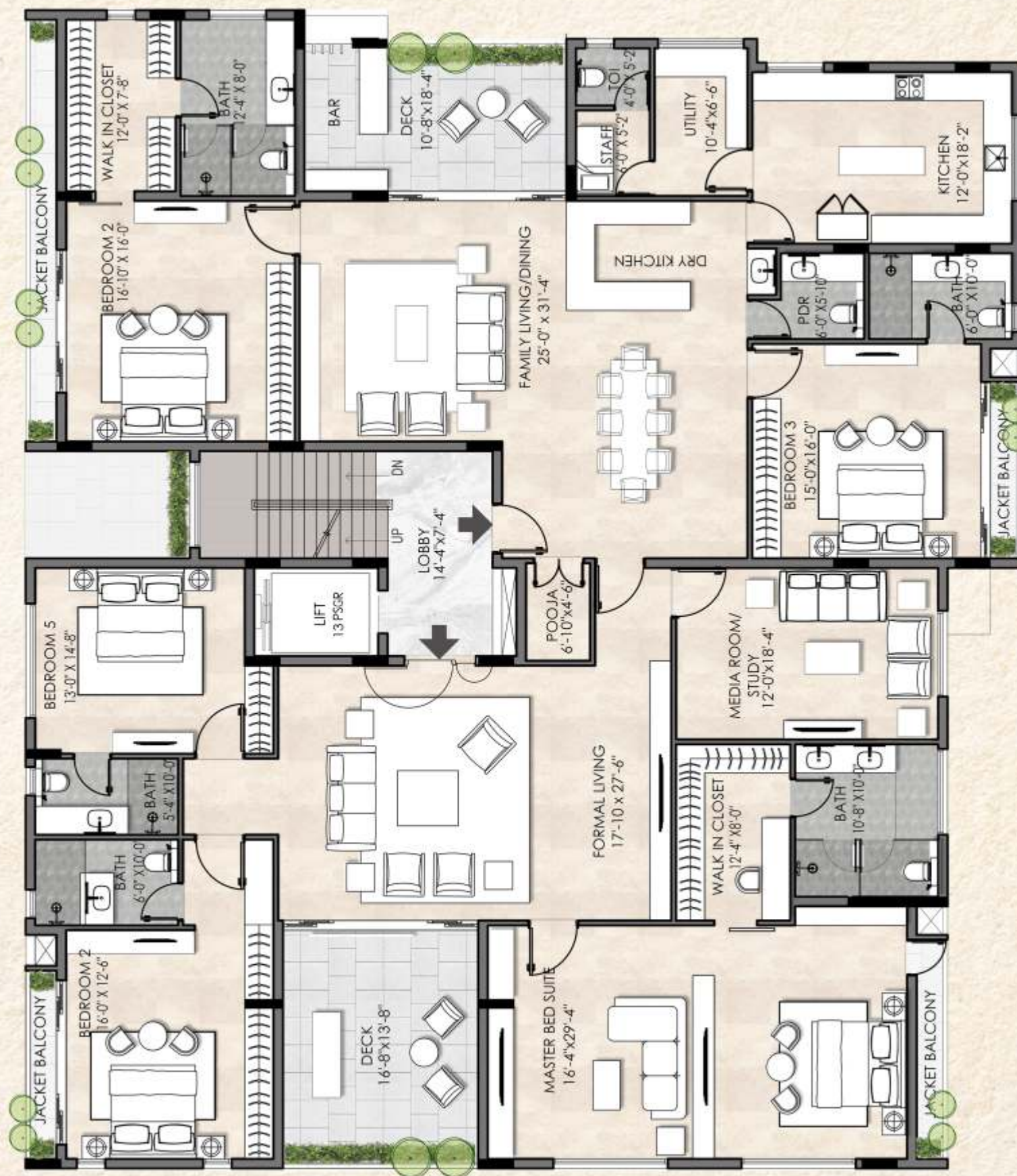
Apartments 1B & 2B

Apartments 1B & 2B



5 BHK + Media - East Facing

RERA CARPET AREA	4040 Sq. ft.
PLINTH AREA	4751 Sq. ft.
SUPER BUILD-UP AREA	5620 Sq. ft.
JACKET BALCONY	162 Sq. ft.
UDS AREA	2198 Sq. ft.



Apartments 3 & 4

Key Plan



Apartments 3 & 4



Lavish Infinity Swimming Pool





Roof Top

Lobby





Multipurpose Hall

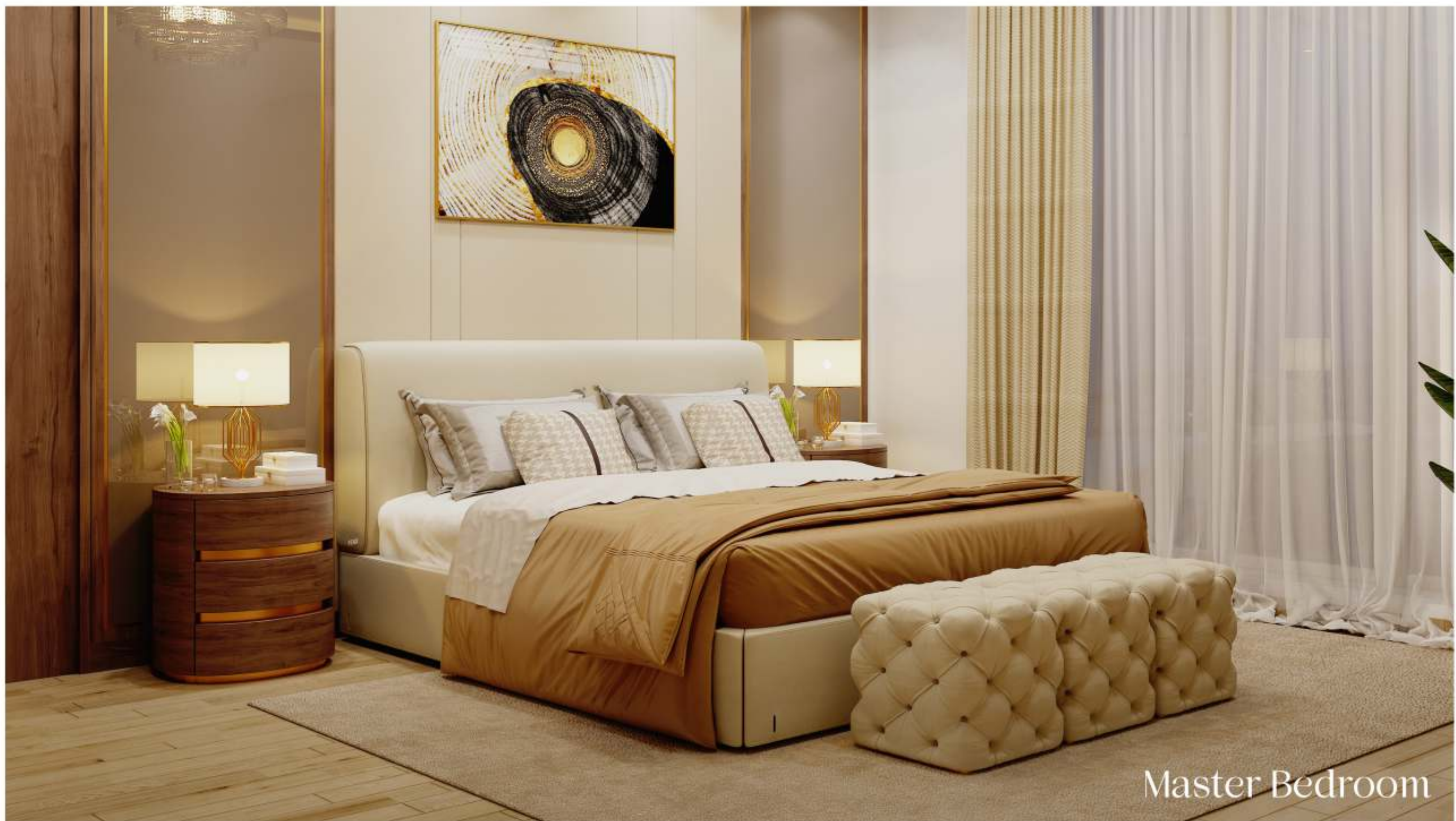
Gym



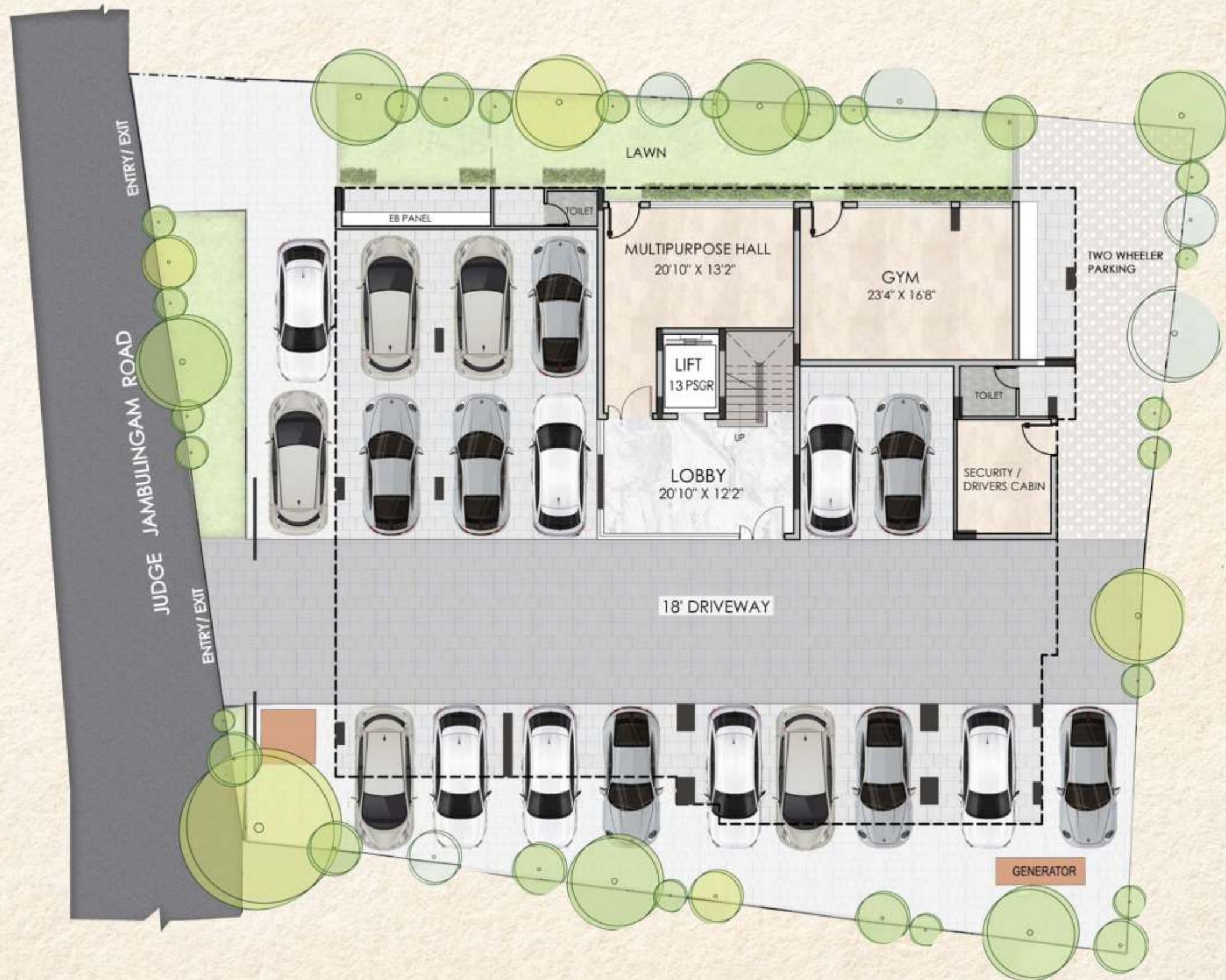


Spacious Living & Dining

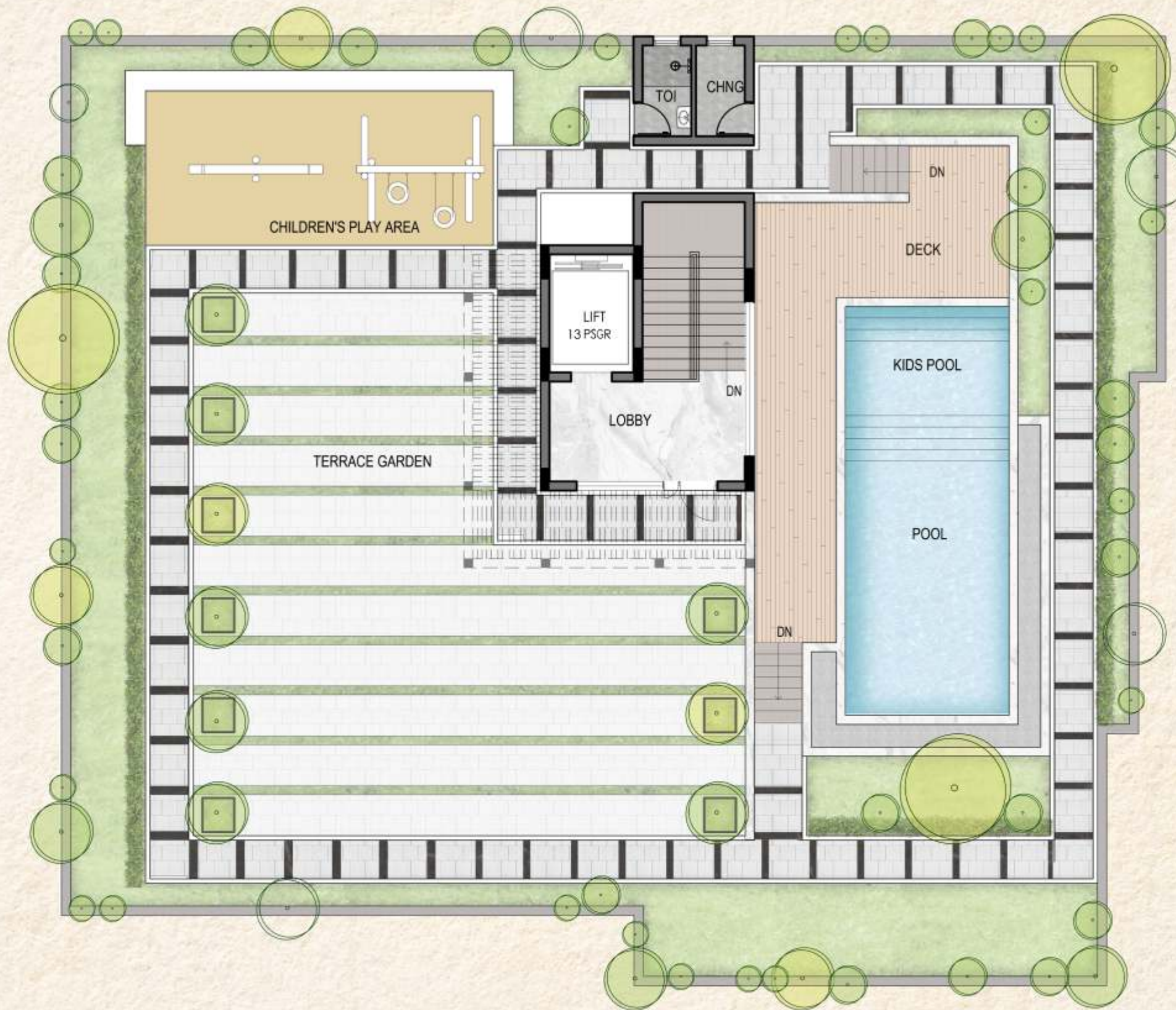




Master Bedroom



Stilt Floor Plan



Terrace Plan



Founded by Arunachalam Arumugam, with a successful career in Finance & Construction, both in the USA and India, backed by a family legacy of expertise in construction and interiors, Aarav Urban Homes is bringing aspiration luxury homes to Chennai. Make your dream of luxury living a reality with Aarav Urban Homes.



As a pioneering real estate and investment management firm, we unlock opportunities previously thought impossible and drive success. We have 14+ years of collective experience across residential, commercial, warehousing and asset management segments.



Specifications

Structure

- RCC framed Structure.
- Compliance-seismic zone -III & IS code 456.

Wall

- Solid block work.
- Internal & external plastered wall.

Flooring

- Imported marble in living & dining room.
- Engineered wood for master bedroom.
- Stone look tile for bedrooms
- Matt finish vitrified tile for toilets & kitchen.

Dadoing

- Vitrified tiles for toilet upto door height.
- 2' above counter in kitchen.

Doors

- Main entrance - 9' Height, Hardwood Frame with architrave, Veneered shutter with PU Wood Coating and Smart lock
- Bedrooms - 8' Height, Engineered Frame with architrave, Veneered shutter with PU Wood Coating
- Toilets & other areas - 8' Height, Engineered Frame with architrave, Panelled shutter with Veneer & PU Wood Coating on outside and Laminate on inside

Windows

- Floor to beam bottom-powder coated Aluminum framed glass windows.
- UPVC framed glass windows for toilet, utility & staff areas.

Cp Fitting & Sanitary

- Jaquar or equivalent Cp fittings.
- Kohler or equivalent sanitary wares.

Electrical

- 3 phase power supply.
- 100% generator back up.
- Schneider or equivalent modular switches.

Common Areas

- Mitsubishi or equivalent passenger lift.
- Marble finish flooring for entrance lobby.
- Stone finish lift wall.
- Natural stone finish for lobby & staircase.
- Porch & driveway with interlocking pavers.
- 24/7 CCTV surveillance.
- Motorized entry and exit gates.
- SS handrail on staircase.
- Automation & access control system for all common areas.
- Video door phone system.
- UG sump & OHT with Hydro-pneumatic plumbing system.
- Driver rest room and dining area.

Air conditioning

- Provision for VRV system.

Recreational Facilities

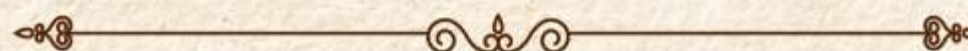
- Gymnasium with foam pad flooring.
- Landscaped terrace with walkway.
- Large Swimming pool for adult & kids.
- Kids play area at terrace.
- Multipurpose hall with vitrified flooring.
- Barbeque counter & Yoga deck at terrace.

Painting & Finishes

- Internal wall with 2 coats of Putty with Royal-Emulsion.
- Ceiling 2 coats of putty with premium emulsion.
- External-Textured Exterior grade finish for facade and outer wall areas.

False Ceiling

- 2'X2' grid false ceiling in all toilets.





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Site Office :

Judge Jambulingam Road, Jagadambal Colony,
Durgapuram, Mylapore, Chennai-4