



Terrace Garden.



Full height windows



Gym



Double Car Parking



Multipurpose Hall

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 pioneer in 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.



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 multipurpose hall. 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



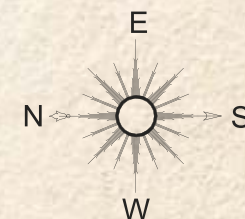
4 BHK - East Facing

Saleable Area - 2725 Sq.Ft.

Plinth Area - 2370 Sq.Ft.

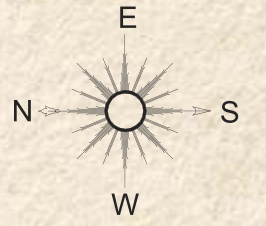
Carpet Area - 2095 Sq.Ft.

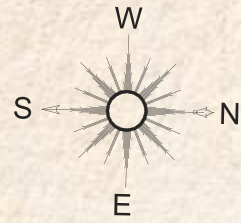
UDS - 945 Sq.Ft.



Judge Jambulingam Road

Apartment 1A, 2A & 3A





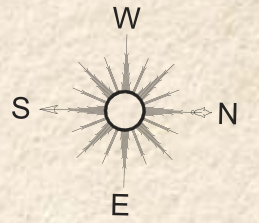
Apartment 1B, 2B & 3B

4 BHK - North Facing

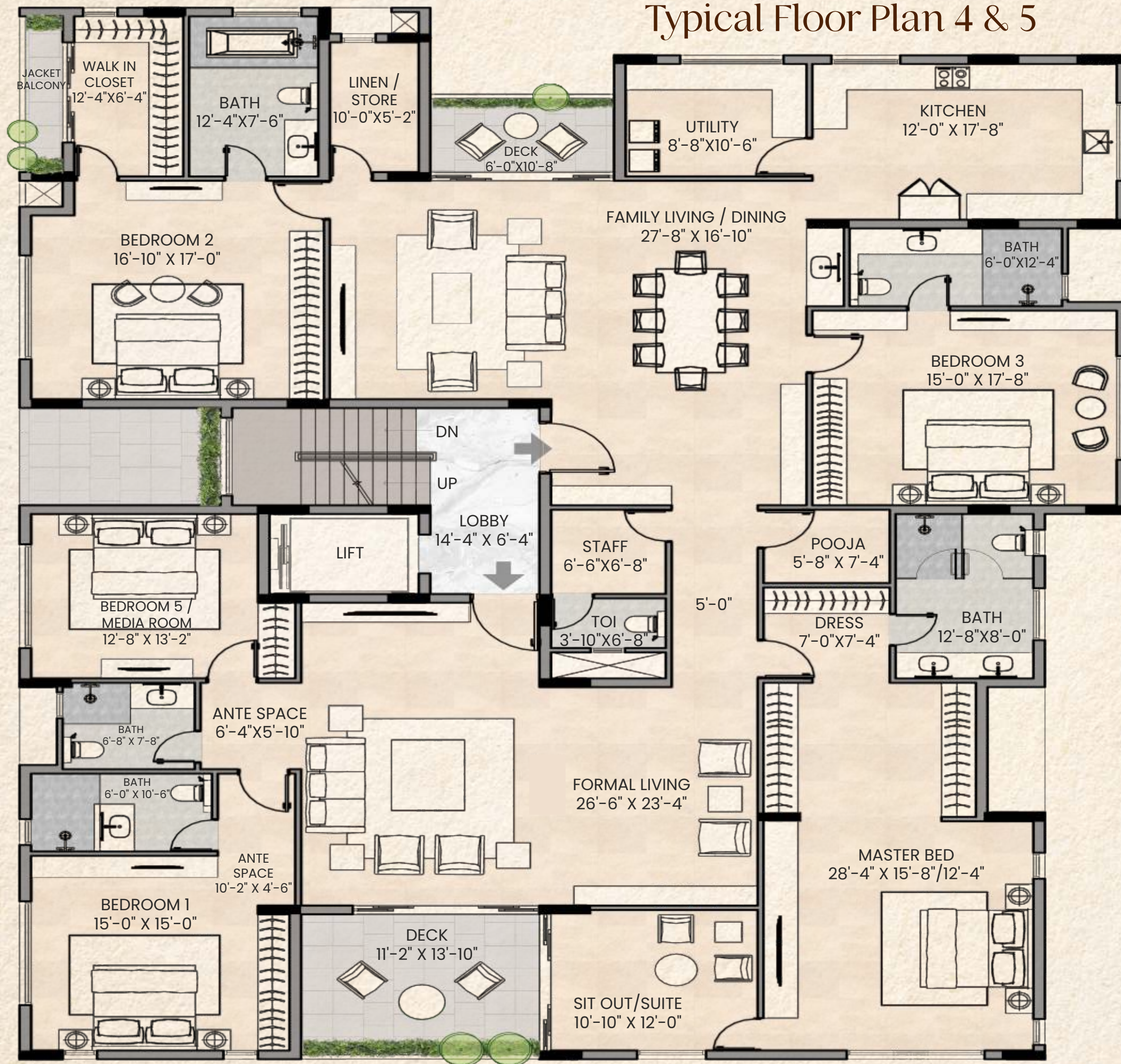
Saleable Area - 2332 Sq.Ft.
Plinth Area - 2000 Sq.Ft.
Carpet Area - 1829 Sq.Ft.
UDS - 810 Sq.Ft.



Apartment 1B, 2B & 3B



Typical Floor Plan 4 & 5



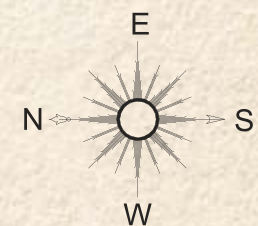
5 BHK - N/E Facing

Saleable Area - 5061 Sq.Ft.

Plinth Area - 4373 Sq.Ft.

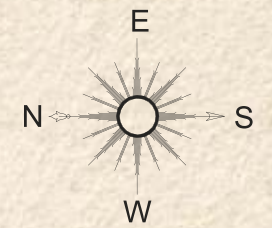
Carpet Area - 4134 Sq.Ft.

UDS - 1755 Sq.Ft.



Judge Jambulingam Road

Apartment 4 & 5

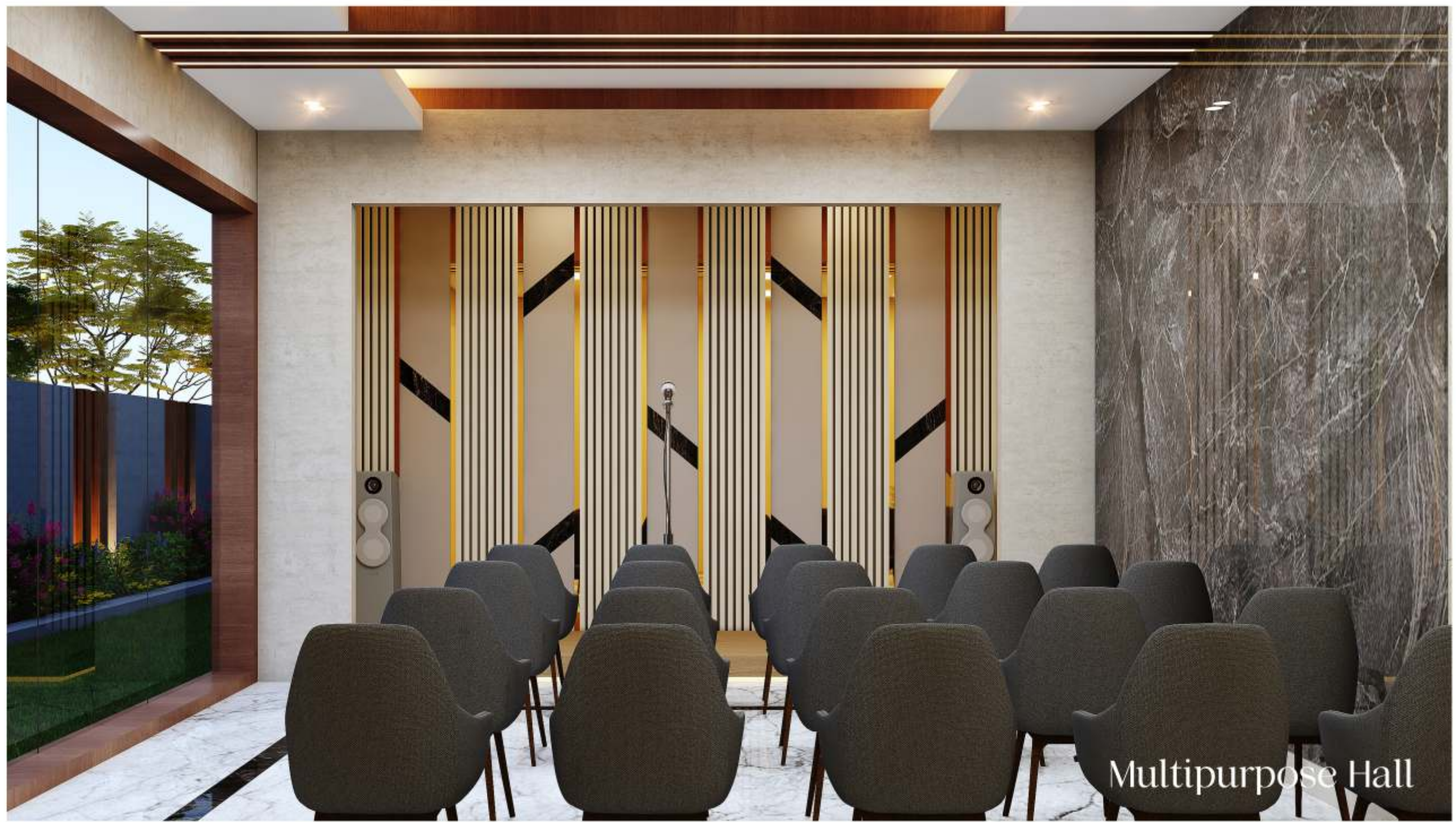




Roof Top

Lobby





Multipurpose Hall

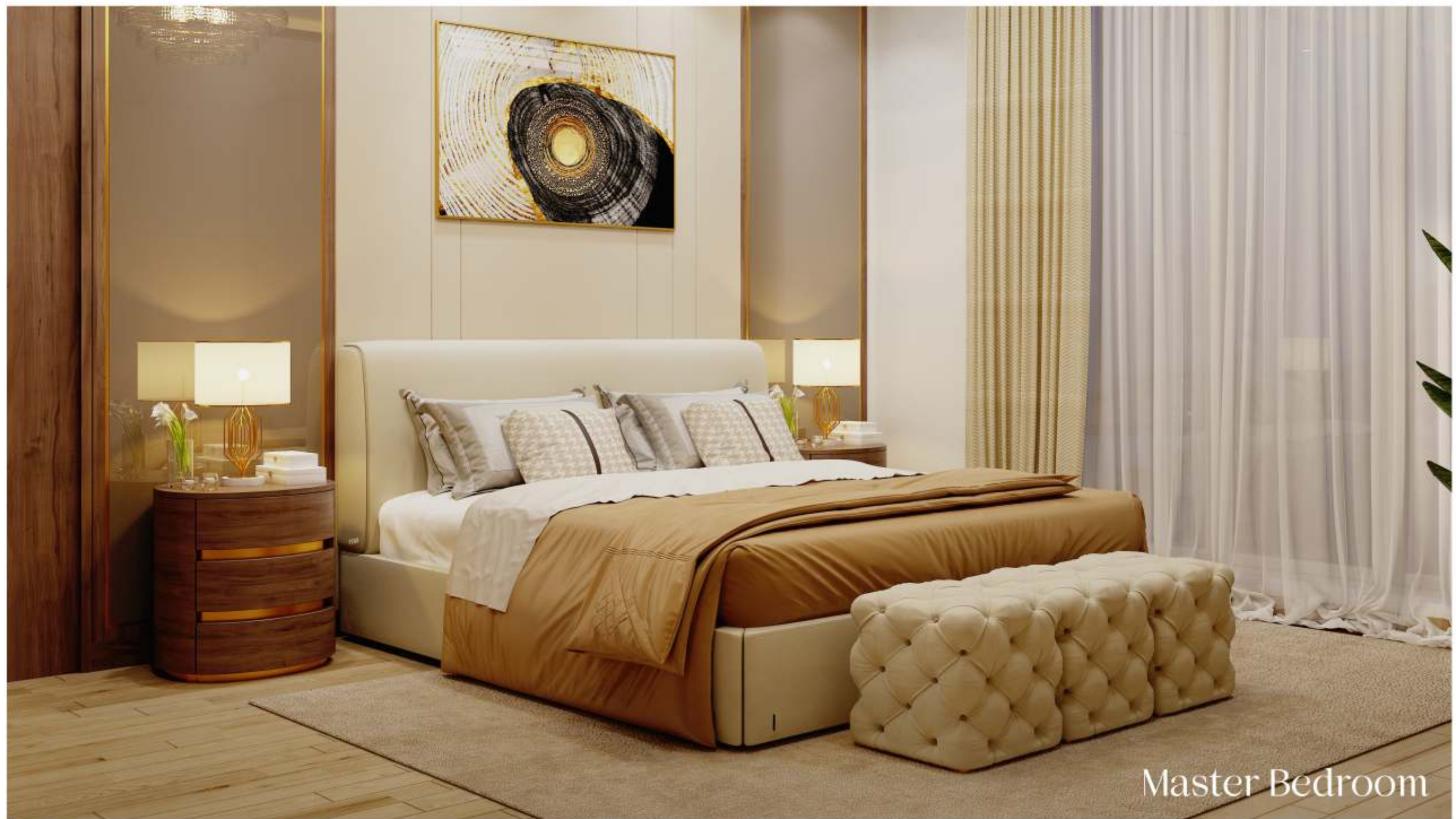
Gym





Spacious Living & Dining





Master Bedroom



Stilt Floor Plan



Terrace Plan

Specifications

Structure:

- RCC framed structure
- Compliance: Seismic zone – III & IS Code 456

Flooring:

- 5x2 Stone-look Vitrified Slab-tiles in Living & Dining
- Engineered / laminated Wood flooring in Master Bedroom
- 4x2 Stone-look Vitrified tiles in Bedroom & Kitchen
- 2x2 Anti-skid Stone-look Vitrified tiles in Balcony & Utility

Toilet:

- 4x2 Anti-skid Stone-look Vitrified tiles on Wall up to ceiling
- 2x2 Anti-skid Stone-look Vitrified tiles on Floor
- Kohler or equivalent Sanitary wares
- Jaguar or equivalent CP fittings
- 2x2 Grid false-ceiling

Wall & Paint:

- Solid Block work
- Internal and external plastered walls
- Internal wall putty with Royal-emulsion finish
- Ceiling putty with Premium-emulsion finish
- Façade & External wall textured with exterior-grade paint finish and groove-work

Recreational Facilities:

- Gymnasium with Foam-pad flooring
- Landscaped Terrace with Walkway and Kids Play area
- Multi-purpose Hall in the Terrace level
- Yoga Deck & Barbeque counter

Electrical:

- 3-Phase Power supply with Power back-up
- Schneider or equivalent modular switches
- Concealed fire-retardant wiring

Doors & Windows:

- Main Door: 8' Height, Framed with Architraves, Veneered Wood
- Shutter with PU Wood Coating and Smart Lock system
- Bedroom Doors: 8' Height, Framed with Architraves, PU Painted Shutter
- Balcony Doors: Floor-to-Ceiling UPVC framed Glass Doors
- Windows: Floor-to-Ceiling UPVC framed Glass windows
- Toilet & Utility Doors : 7' Height, Framed with Architraves, PU Painted finish on front and laminate on rear
- Kitchen Door: 8' Height, Framed with Architraves, PU Painted finish on front and laminate on rear

Common Areas:

- 13 Passenger Elevator Lift
- Marble finished flooring in Entrance Lobby with Glass wall facade
- Matching Stone-look tiles on Lift Wall
- Leathered Granite flooring for all other Lobby and Stairs
- Porch & Driveway with Grano flooring & offset areas with inter-locking Pavers
- 24x7 CCTV surveillance
- SS rails on Staircase with wood finish handle
- Automation & Access control systems
- Video door phone systems for entry access
- Pressurized pumping system from OHT
- Driver restroom and Dining area

An Ideal location with ideal accessibility



Entertainment

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

School

- ▶ Shiv Nadar
- ▶ St.Bedes A.I.Higher Secondary
- ▶ Harisree Vidyalyaya
- ▶ Akshar arbol international

Hospitals

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

Hotels

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