



NAMISHREE
INFRASTRUCTURE & PROJECTS PVT. LTD.

aria

CNR

BY NAMISHREE



Amidst the hustle and bustle of the city,
A residential project stands tall and pretty.
Namishree Aria, it boasts of landscapes so grand,
With greenery that's truly second to none in the land.

The lawns are lush and the flowers are bright,
Providing a beautiful, natural sight.
Trees of all kinds, tall and short,
Offer shade and beauty, in every sort.

The pathways are lined with shrubs and bushes,
Making every stroll a visual treat for us.
The pond and the fountain, they sparkle and shine,
Creating a serene ambiance that's truly divine.



DESIGN CONCEPT

Introducing **Aria** by Namishree, the 26 floor Residential Towers with forest views- our newest addition to luxury living in Nagole. These stunning towers offer residents the best of both world, breath-taking forest views and all the amenities of city living.

Bringing in the concept of living close to nature, the design of the towers responds to the forests located adjacent to the site.





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THE NEW LANDMARK

Overall, Aria by Namishree offers connected landscapes on the stilt floor that offer residents a unique and enjoyable living experience, while also promoting neighbourhood engagement and sustainability.

The landscape features a large connected central garden which is a continuation of the biodiversity that the forests offer. At the heart of the development giving all the apartments a central lung space to overlook.



SITE PLAN

LEGEND

- 1. ENTRY PORTAL
- 2. CLUBHOUSE
- 3. WALKING PATHWAY
- 4. CYCLING PATHWAY
- 5. PLAZA
- 6. POOL AREA
- 7. OUTDOOR EVENT SPACE
- 8. OUTDOOR SPORTS ARENA
- 9. AMPHITHEATRE
- 10. OUTDOOR SEATING
- 11. OUTDOOR KIDS PLAY
- 12. GARDEN WALK
- 13. INDOOR OAT



CLUB ARIA



Welcome to our exclusive clubhouse, where luxury meets relaxation! We are proud to offer our members a unique and exceptional experience.

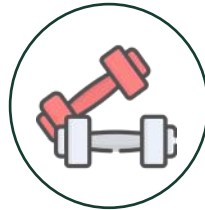
We strive to provide an unparalleled experience for families and children alike. We are excited to announce that we now offer a developer-run kids' preschool program, designed to provide a fun and nurturing learning environment for your little ones.



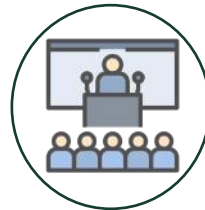
CLUB AMENITIES



CAFETERIA



GYM



BANQUET HALL



GUEST ROOMS



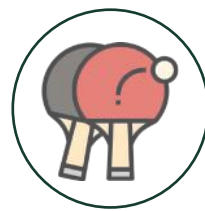
PHARMACY



THEATRE



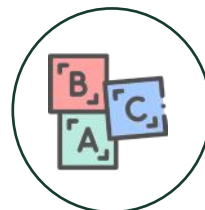
SUPERMARKET



INDOOR GAMES



AEROBICS & DANCE



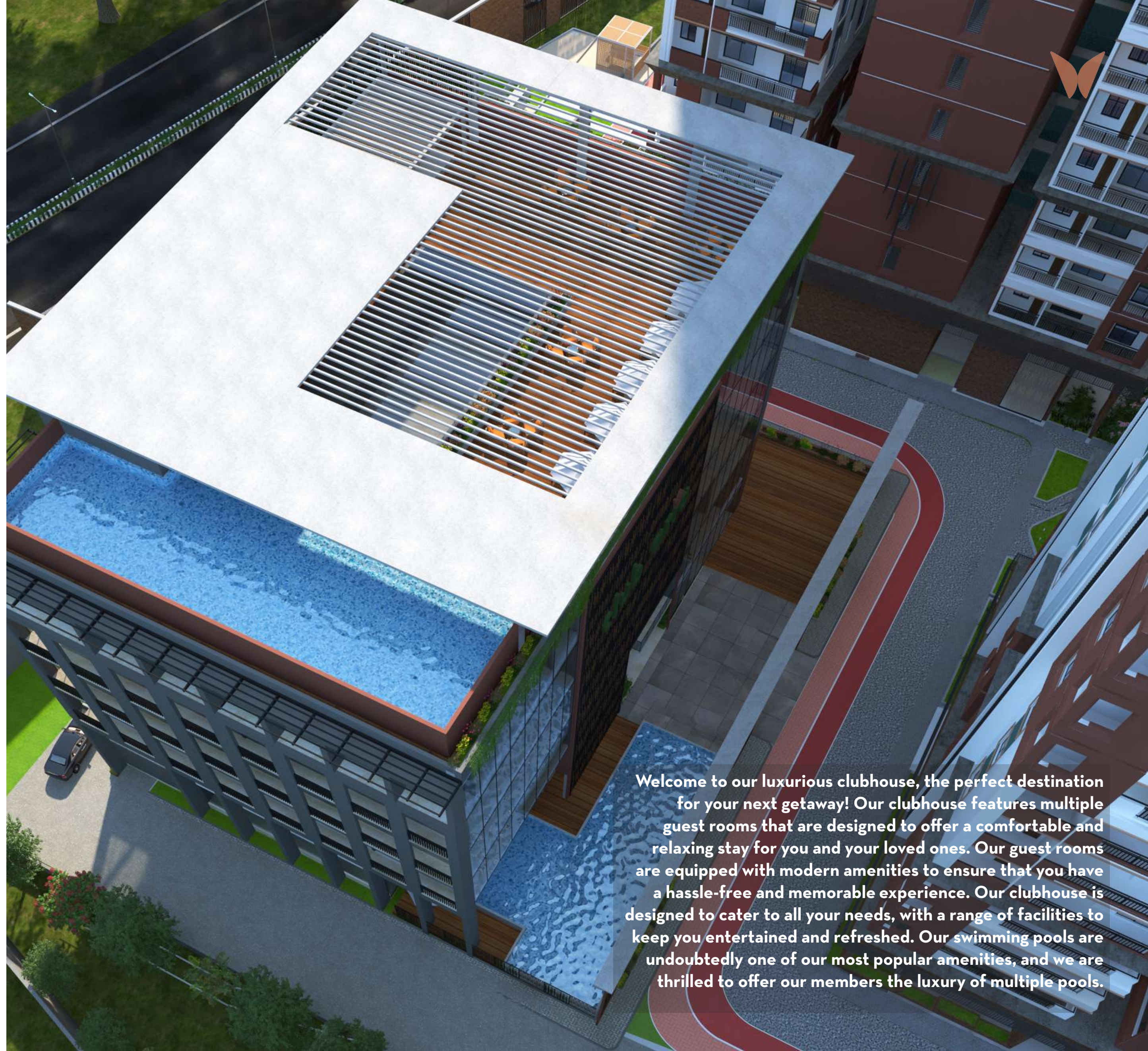
KIDS PRESCHOOL



BUSINESS LOUNGE



SWIMMING POOL



Welcome to our luxurious clubhouse, the perfect destination for your next getaway! Our clubhouse features multiple guest rooms that are designed to offer a comfortable and relaxing stay for you and your loved ones. Our guest rooms are equipped with modern amenities to ensure that you have a hassle-free and memorable experience. Our clubhouse is designed to cater to all your needs, with a range of facilities to keep you entertained and refreshed. Our swimming pools are undoubtedly one of our most popular amenities, and we are thrilled to offer our members the luxury of multiple pools.



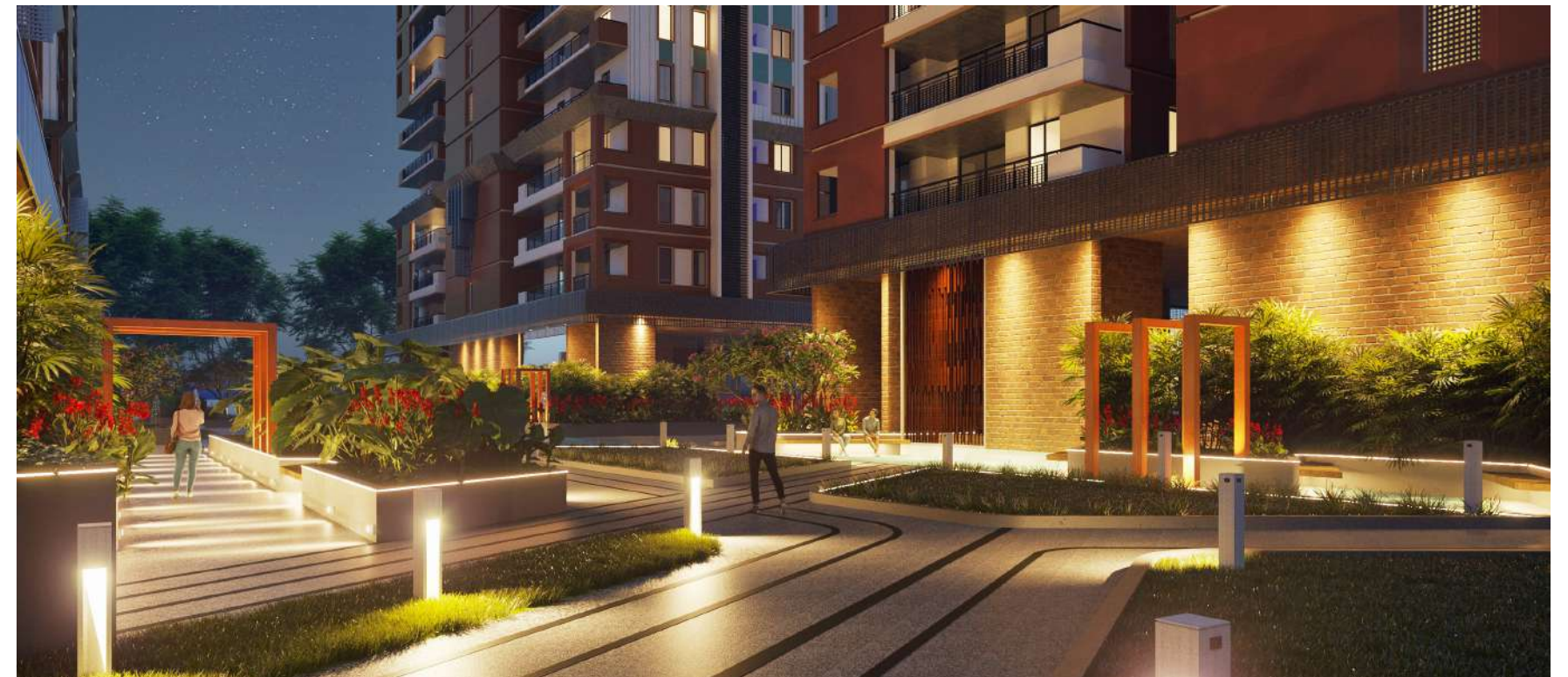
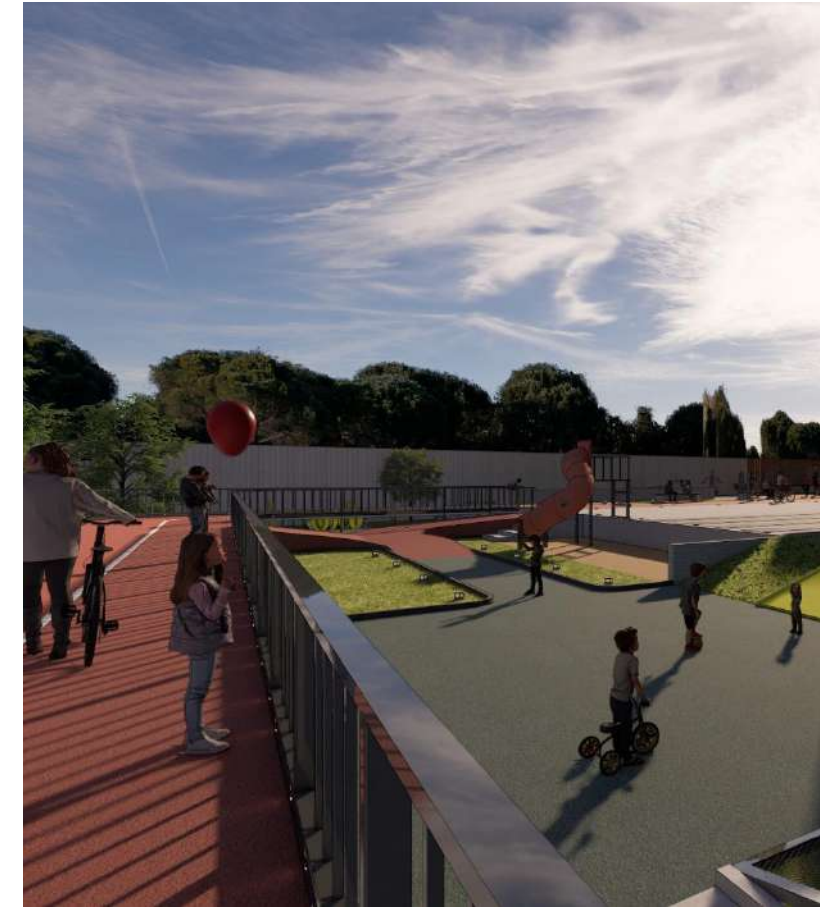
The project is “vehicle-free” and “pedestrian - friendly” with a focus on creating a community that is safe, convenient, and enjoyable for pedestrians- elderly and children. This leads to a healthier and more livable community, as well as a reduction in traffic congestion, air pollution, and carbon emissions.

Design features of the Master Plan create a neighbourhood that is more conducive to walking and biking, rather than one that is optimized for cars such as providing ramp access from the main roads alone to create a car-free surface within the site



LANDSCAPE FEATURES





UNIQUE FEATURES

- ✔ The residential towers are connected by landscaped walkways on the stilt floor, creating a network of green spaces for residents to enjoy.
- ✔ The stilt floor has a grand entry lobby to each tower, while also allowing ample green space and community space. The landscaped walkways connect the towers and provide residents with a variety of outdoor spaces to relax, play and socialize .
- ✔ The community boasts amenities such as playgrounds, community gardens, and outdoor fitness gym to encourage an active and healthy lifestyle for residents.
- ✔ Our clubhouse boasts multiple banquet halls that are thoughtfully designed to meet your every need. Our banquets come with state-of-the-art facilities that make your event an unforgettable experience. Whether you are planning a wedding reception, birthday party, or any other special occasion, we have the perfect banquet hall for you.



SPECIFICATIONS

▼ STRUCTURE

Foundation and structural frame: RCC foundation and RCC framed structure.
Super structure: Aluminum formwork and shear wall technology

▼ DOORS/WINDOWS/VENTILATOR

Main door: Modular wood frame with flush shutter fixed with reputed make SS hardware
Internal door: Engineered doors fixed with reputed make SS hardware
French doors: UPSV sliding door with glass
Windows: UPSV sliding doors with glass with provision for mesh shutter

▼ PAINTING

Internal: Gypsum plastering/smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer
External: Textured finish and two coats of weatherproof exterior emulsion paint of reputed make

▼ FLOORING

Living/dining : 600x600 mm size vitrified tile of reputed make
Master bedroom: 600x600 mm size vitrified tile of reputed make
Other bedrooms: 600x600 mm size vitrified tile of reputed make
Kitchen: 600x600 mm size vitrified tile of reputed make
Staircase, corridor's granite and vitrified tiles of reputed make
Bathrooms: Anti skid tiles of reputed make

ELECTRICAL

Miniature circuit breakers (MCB) for each distribution board of reputed make
Modular electrical switches of reputed make
Concealed conduit wiring with copper cables in all rooms for light, fan and plug points
Power points for indoor units of air conditioner in living/dining and all rooms
Sub meters for each apartment

KITCHEN

Utility area
Polished granite platform with stainless steel sink
Provision for dish washer and washing machine in the utility area provision

BATHROOMS

Wall hung wash basin/countertop
EWC with concealed flush valve of reputed make
Single lever fixtures with wall mixer cum shower
All CP fittings of reputed make
All sanitary wares of reputed make

▼ DADOING

Kitchen ceramic tiles dado up to 2' height above kitchen platform
Toilets well designed concept with designer tiles for walls and floor and dadoing up to 7' height
Utility glazed ceramic tiles up to 3' height neat the wash area

▼ TELECOM/ I-NET/ CABLE TV

Internet provision, DTH, telephone, intercom and video door phone

▼ EV CHARGING SYSTEM

20 EV charging points to be provided

▼ LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make dedicated lift for goods' service

▼ SECURITY, SURVEILLANCE

CC camera around the campus for surveillance

▼ WTP & STP

Water treated to potable water standards centrally
Sewage treatment plant with filtration as per norms, treated sewage water will be used for landscaping and flushing purpose
Rainwater harvesting pits as per norms for recharging ground water

▼ GENERATOR

Metering for each unit with auto mains failure feature

▼ PARKING

Every 2100 sqft 3 BHK shall be allotted 2 car parkings and 1650 sqft 3BHK shall be allotted 1 car parking.

▼ FIR SAFETY

Fire hydrant and fire sprinkler system in the basement as per the NOC norms
Fire alarm and public address system on all floors and parking areas(basements)
As per the NOC norms

▼ WATER SUPPLY

Hydro -pneumatic system

▼ CAR WASH FACILITY

Car wash facility will be provided at the parking floor levels

▼ FACILITY FOR DIFFERENTLY ABLED PEOPLE

Access ramps at all entrance shall be provided for differently abled

ABOUT THE DEVELOPER

PROJECT BY NAMISHREE GROUP



LOCATION HIGHLIGHTS

Sri Chaitanya E Techno School	600 M
Hdfc Bank	750 M
Andra Bank	800 M
Canara Bank	1.0 KM
Kennedy High School	1.1 KM
Page School	1.3 KM
Sri Devi Hospital	1.4 KM
Lb Nagar Metro Station	5.4 KM

The project is located in a prime location, with easy access to public transportation and all the shopping, dining, and entertainment options Hyderabad has to offer. Whether you're looking for a peaceful retreat or an exciting urban lifestyle, ARIA by Namishree has something for everyone.

ARCHITECT

Shilpa Architects Planners Designers

MEP CONSULTANTS

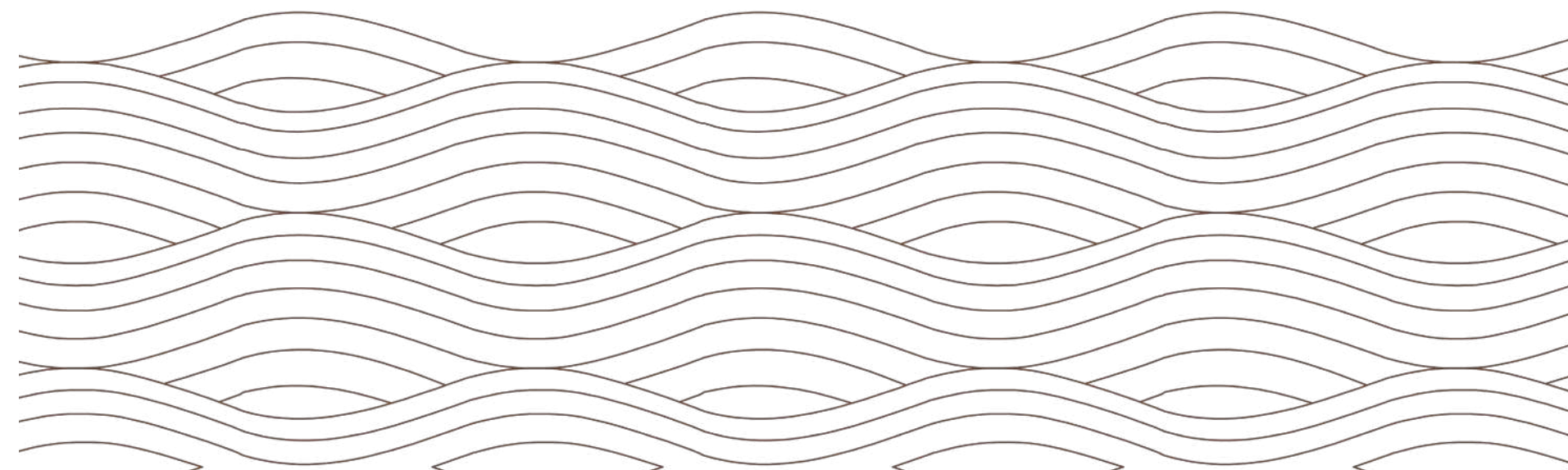
D-HUB

LANDSCAPE CONSULTANTS

Studio MN

STRUCTURAL CONSULTANTS

Optimization Consultants





SCAN FOR LOCATION

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CORPORATE OFFICE

Namishree Infrastructure Projects PVT. LTD.
15th Floor, T19 Towers, Ranigunj, Hyderabad - 500003.



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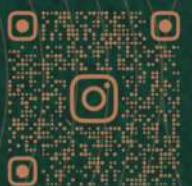


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SCAN FOR INSTAGRAM