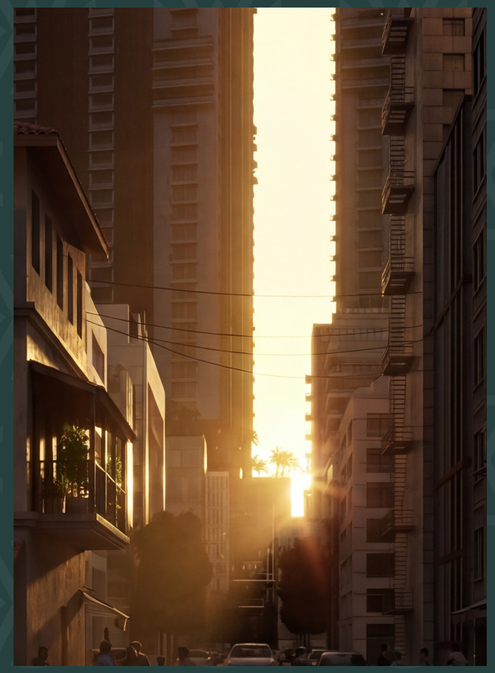
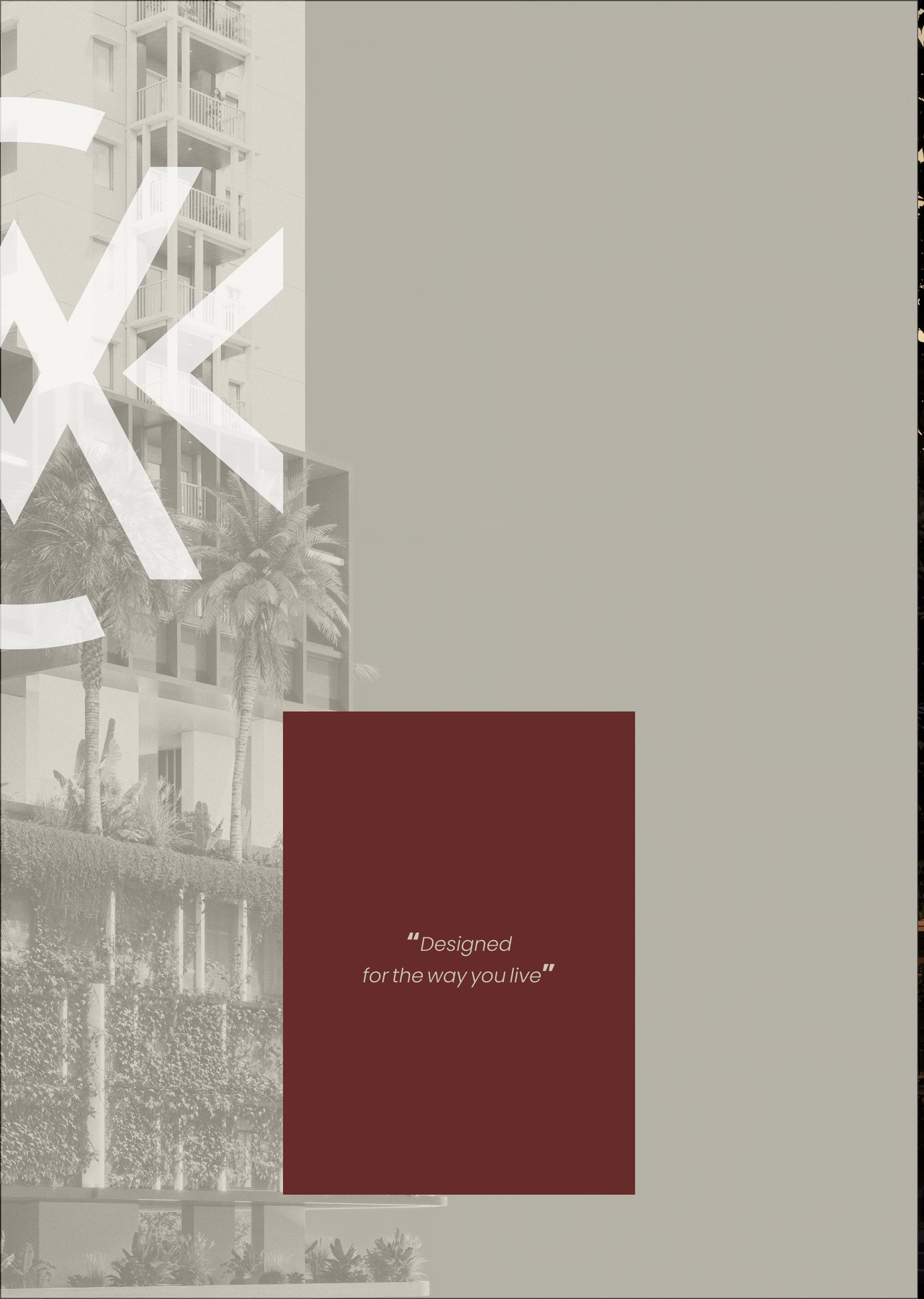
ICONIC LIVING

ARIA

ARIA

"Designed
for the way you live"





"Designed
for the way you live"

“Designed for the way you live”

ARIA

ARIA by **TEAM4** *Life Spaces*

ARIA rises as **Miyapur’s tallest residential address**, defined by open views, cleaner air, and space that feels truly elevated.

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

ARIA

Iconic Living

12+ acres

of curated expanse

Seven 7 towers

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

Gateway to an iconic living

ARIA

*Elevated **Everyday** Living*

Comfort

Luxury

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.

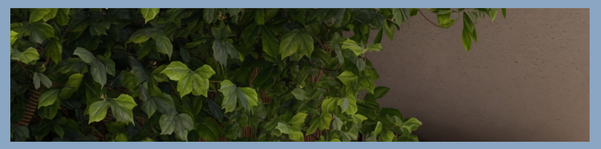
Elevated Living

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

A Double Height Canvas for *Everyday Moments*

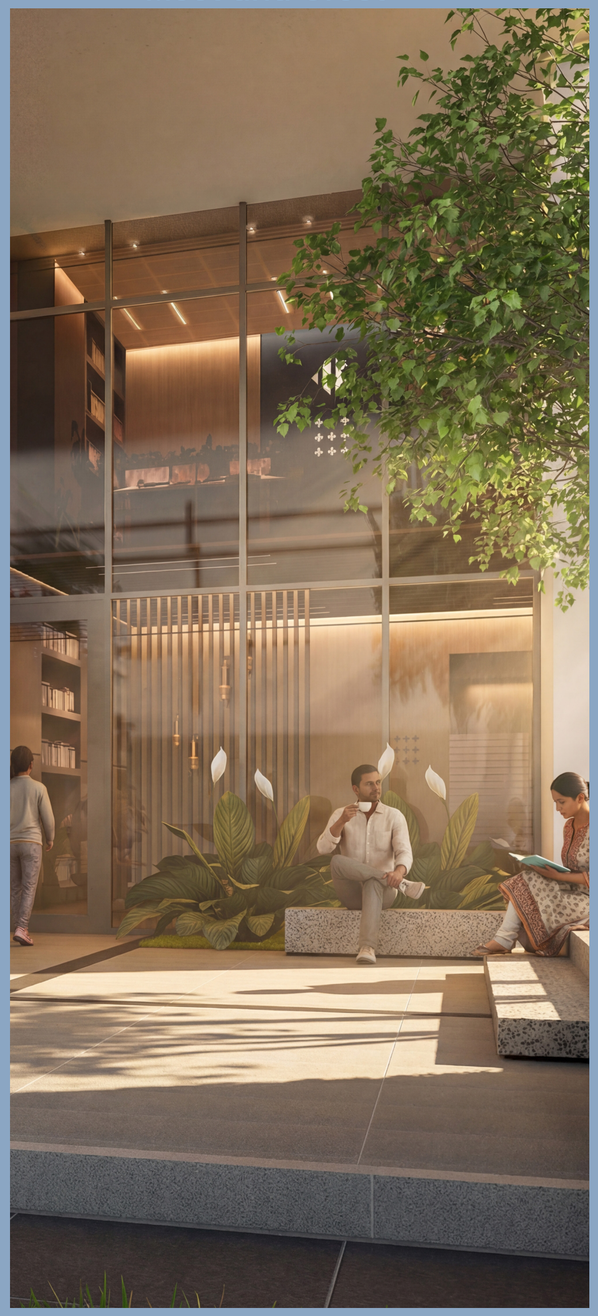
Meet and Greet

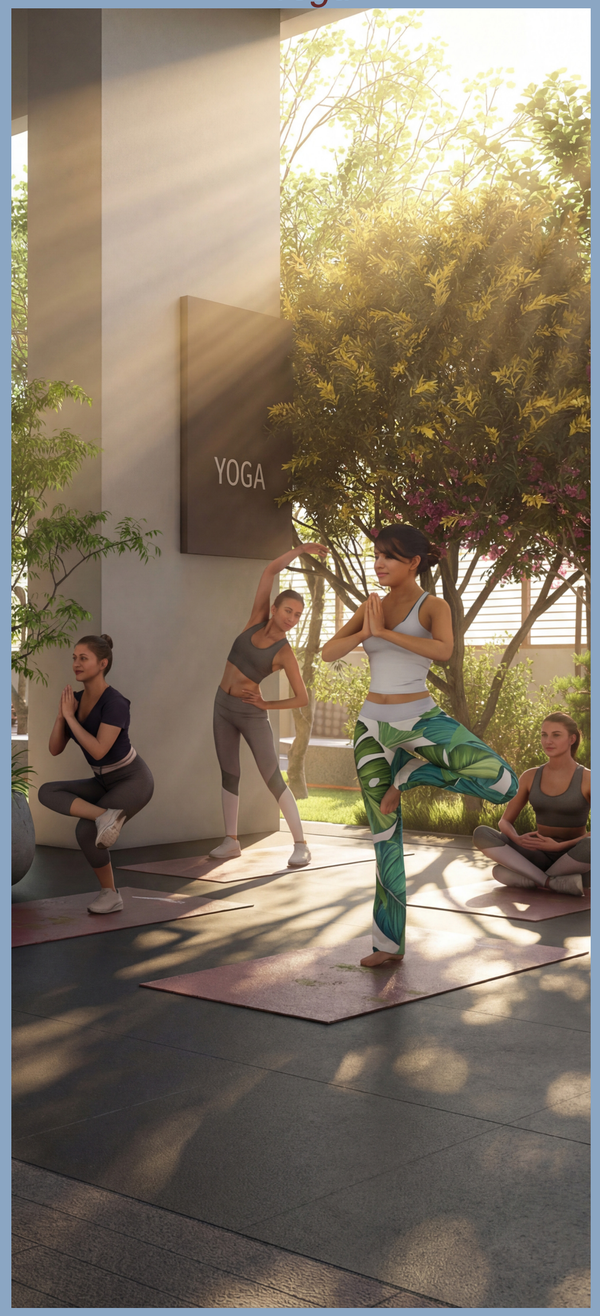
Yoga



Children Play Area

Community Center





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

PODIUM

PODUIM 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

FIRST FLOOR
- 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)

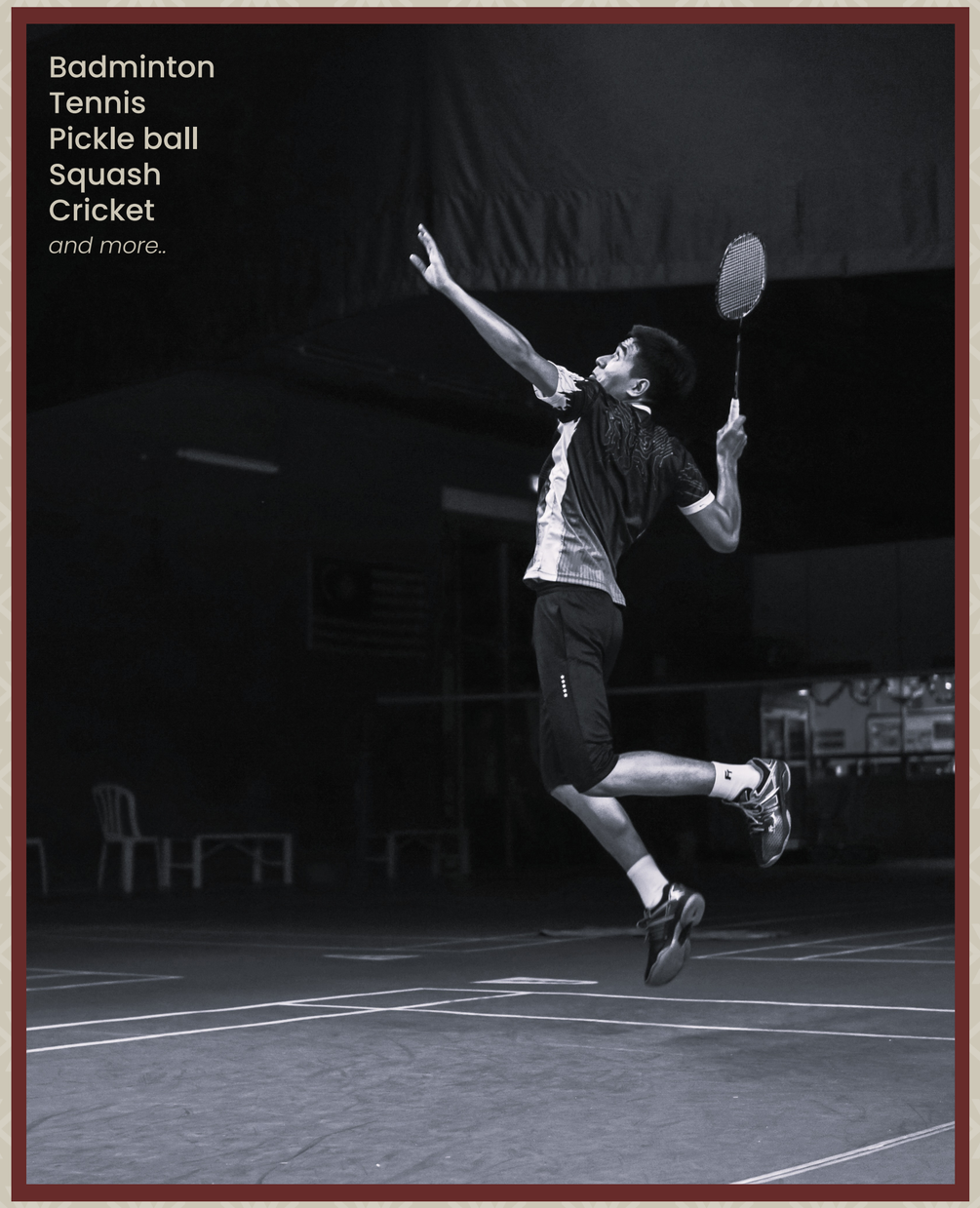
LEVEL 02
- Changing rooms
- Player support spaces

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

Between *Earth* and *Sky*



GET SET
SMASH!!

Where mornings begin with motion.
Evenings end in rhythm.

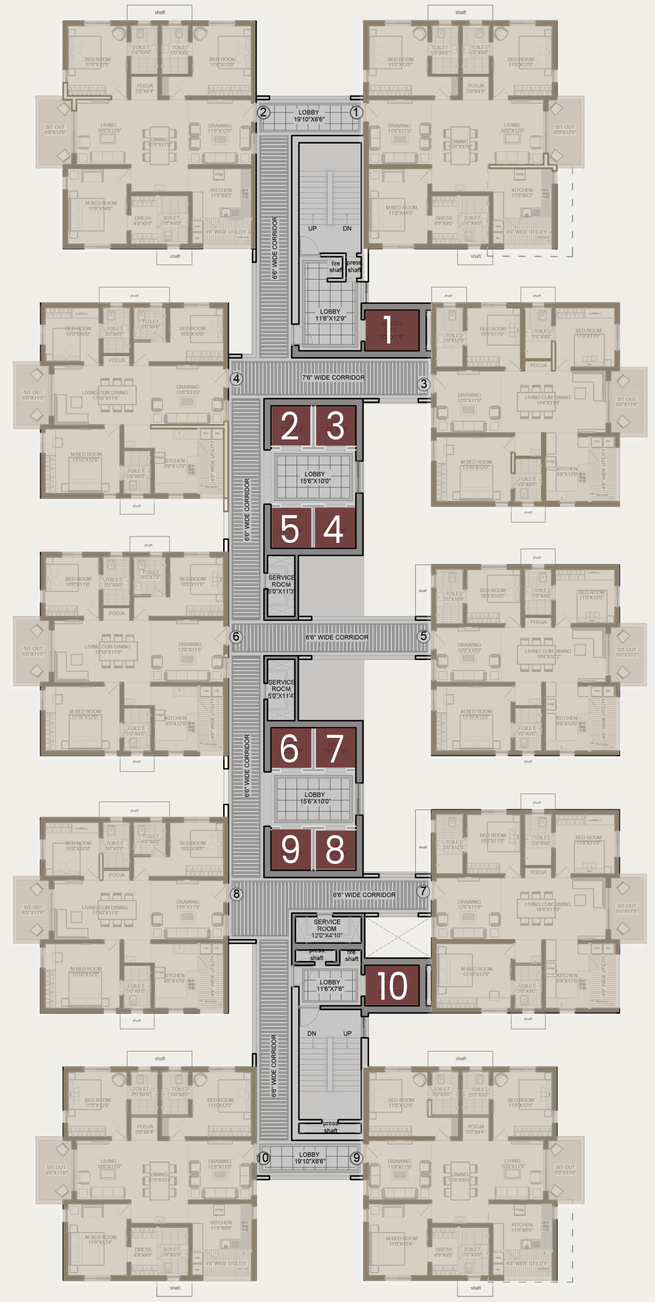
When a
12+ acre community
feels intuitively simple.

Live where the Skyline

Becomes yours

10 Lifts PER BLOCK

For just 10 units in each floor.



10 = 10

8 = 8

Number of Units = Number of Lifts

*Lift to flat ratio per floor **1:1***

"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

EXISTING ROAD
NG ROAD
NG ROAD
+ 589.2
TOWER A
2 2025 Sft / 2220 Sft
1 2025 Sft / 2220 Sft
4 1695 Sft
3 1765 Sft
6 1765 Sft
5 1655 Sft
8 1695 Sft
7 1765 Sft
10 1895 Sft / 2075 Sft
9 1895 Sft / 2075 Sft
FFL +5
TOWER B
8 1765 Sft
1 1765 Sft
7 2025 Sft / 2190 Sft
2 2025 Sft / 2190 Sft
6 2285 Sft / 2465 Sft
5 1830 Sft
4 1830 Sft
3 2285 Sft / 2465 Sft
TOWER C
2 1895 Sft / 2075 Sft
1 1895 Sft / 2075 Sft
4 1765 Sft
3 1695 Sft
6 1655 Sft
5 1765 Sft
8 1765 Sft
7 1695 Sft
10 1895 Sft / 2075 Sft
9 1895 Sft / 2075 Sft
AMENITIES BLOCK_1
5.1 M
5.0 M
7000 MM WIDE FIRE DRIVEWAY
7000 MM WIDE FIRE DRIVEWAY
FFL +587.8
FFL +588.3
+ 587.5
TOWER G
2 2450 Sft / 2650 Sft
1 2450 Sft / 2650 Sft
4 2025 Sft
3 2025 Sft
6 2025 Sft
5 2025 Sft
8 2285 Sft / 2485 Sft
7 2285 Sft / 2485 Sft
CLUB HOUSE
TOWER D
2 2025 Sft / 2220 Sft
1 2025 Sft / 2220 Sft
4 1695 Sft
3 1765 Sft
6 1765 Sft
5 1655 Sft
8 1695 Sft
7 1765 Sft
10 1895 Sft / 2075 Sft
9 1895 Sft / 2075 Sft
FFL +588.3
TOWER F
2 1895 Sft / 2075 Sft
1 1895 Sft / 2075 Sft
4 1765 Sft
3 1695 Sft
6 1655 Sft
5 1765 Sft
8 1765 Sft
7 1695 Sft
10 1895 Sft / 2075 Sft
9 1895 Sft / 2075 Sft
9.6 M
TOWER E
8 1765 Sft
1 1765 Sft
7 2025 Sft / 2190 Sft
2 2025 Sft / 2190 Sft
6 2285 Sft / 2465 Sft
5 1830 Sft
4 1830 Sft
3 2285 Sft / 2465 Sft
FFL +588.3
+ 583.2
FFL +588.3
+ 583.5
EXISTING ROAD 35.45m & PROPOSED ROAD 45M
Road Widening Area : 2641.66 Sq.Mts
NORTH

Master plan

GF-10th-13th- 15th-27th, 28th-32nd,33rd,41st - 44th Floors
(With Central Balconies)

Tower A & D

KEY PLAN

NORTH

16th–19th, 22th–25th, 34th–37th Floor
(With Full Balconies)

Tower A & D

KEY PLAN

NORTH

Tower B & E

(GF-10th, 13th-15th, 27th, 28th, 32nd,33rd, 41ST-44th)
(With Center Balconies)

KEY PLAN

NORTH

Tower B & E

16th–19th, 22nd–25th,
34th–37th Floors
(With Full Balconies)

KEY PLAN

NORTH

3- BHK (1895 sq ft)
3- BHK (1695 sq ft)
3- BHK (1765 sq ft)
3- BHK (1655 sq ft)
3- BHK (1695 sq ft)
3- BHK (1765 sq ft)
3- BHK (1895 sq ft)
67' WIDE CORRIDOR
LOBBY
FIRE STAIRCASE- 02
FIRE TOWER LOBBY- 02
FIRE STAIRCASE- 01
FIRE TOWER LOBBY- 01
FIRE/ GOODS LIFT
LIFT
LIFT LOBBY
ELE. SHAFT
ELE & COMM SHAFT
GARBAGE CHUTE
STR EX DUCT
DG DUCT
SHAFT
LIFT LOBBY
SHAFT
SHAFT
SHAFT

16th–19th, 22th–25th, 34th–37th Floor
(With Full Balconies)

Tower C & F

KEY PLAN

NORTH

GF-10th-13th- 15th-27th, 28th-32nd ,33rd,41st - 44th Floors
(With Central Balconies)

Tower G

KEY PLAN

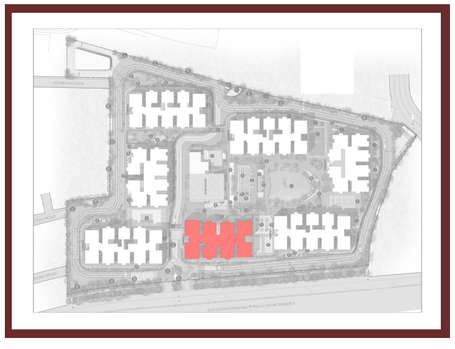
NORTH

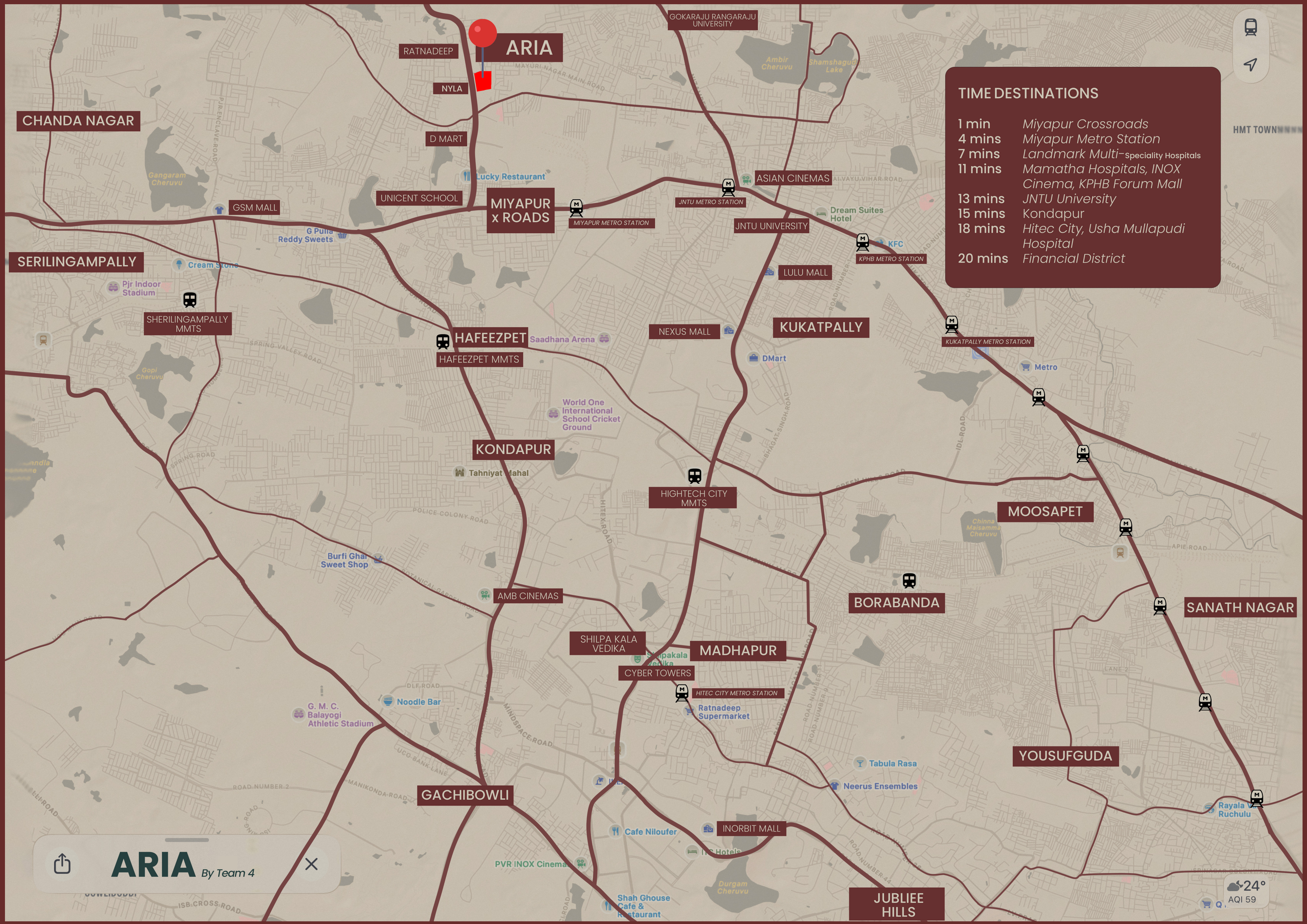
16th–19th, 22th–25th, 34th–37th Floor
(With Full Balconies)

Tower G

KEY PLAN

NORTH





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*

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.

Exquisite

Commanding the skyline.
Defining the city..

TG RERA No: *P02400010543*
Building Permit No: *2460/GHMC/SWBP/SLP1/2026*

TEAM4 LIFESPACES

SAINI CONSTRUCTIONS | PROSPER TOGETHER WITH INNOVATION | YULA CONSTRUCTIONS | MARCORUOS

ARCHITECTS

GENESIS vision.transform

GENESIS PLANNERS PVT LTD

MEP DESIGN CONSULTANT

SYNERGY infra CONSULTANTS PVT. LTD.

LANDSCAPE ARCHITECTS

ELEMENTS
LANDSCAPE ARCHITECTURE • URBAN DESIGN • PLANNING

STRUCTURAL CONSULTANT

Designtree Service Consultants Pvt Ltd

PMC

VIRTUREAL WORCON

Note : *This brochure is a conceptual presentation of the project and is not a legal offering.*
The promoters reserve the right to make changes in design, elevations, plans, facilities and specifications as deemed fit.

Brochure design by studio BACKYARD

ARIA

www.team4lifespaces.com

TEAM4
LIFESPACES

SAINI CONSTRUCTIONS | PROSPER TOGETHER WITH INNOVATION | YULA CONSTRUCTIONS | MARCORUOS

Brochure design by **BACKYARD** studio
info.studiobackyard@gmail.com