



Maxheights  
*Aravali One*  
LUXURY LIVING IN THE LAP OF NATURE  
ULTRA LUXURY APARTMENTS

PLANET SURAJ KUND  
SOUTH OF SOUTH DELHI



[www.aravalione.com](http://www.aravalione.com)





## LUXURIES

AN OASIS OF EXTRAVAGANCE. AN ISLAND OF PEACE.

Luxury features at your home, combine size and style into a single design, synonymous with sumptuous living to support an affluent lifestyle. Aravali One reflects your success and ensures that you enjoy it.

We have reinvented the paradigms of privileged living with lavish specs like separate guest suites, spacious double height living rooms, home entertainment rooms, garden settings, and water features intended to provide the ultimate in personal comfort, convenience, and pleasure.

In fact, any feature your mind can conjure, chances are, it will be here.



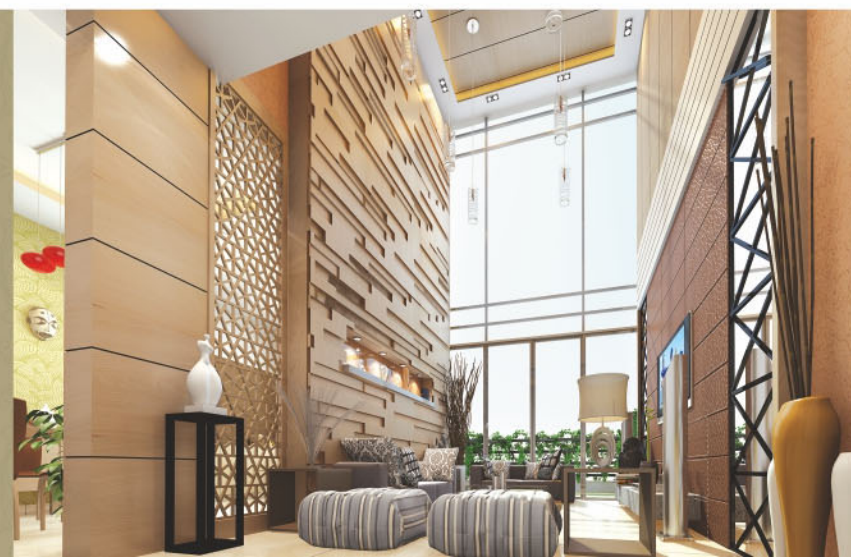
## STUNNING

VIEWS FROM THE ROOFTOP OF LUXURIES.

The balconies at Aravali One are planned as Double Height Balconies. Now you can feast on unobtrusive views of the starlit skies at night or marvel at the miracles of sunrise on balmy mornings. What's more, their spacious expanse allows you to enjoy your balcony as a complete home terrace.

Rooftop terraces are a sought-after commodity these days and those with stunning views offer an unforgettable experience. Nothing can really take your breath away, but Aravali One comes pretty close. At your grand terrace balcony, you'll find spectacular views of this brightly lit city and beyond.

Surajkund is a breathtakingly photogenic neighborhood. Its grand balconies, offer panoramic views of a sprawling cityscape that reaches beyond the impenetrable green of the Borghese Gardens. The best time to enjoy it is at sunset, after a gloriously bright day, when the sky seems to be illuminated from behind a deep blue scrim. Relax, have a glass of wine, and be glad you've found paradise.



## DOUBLE HEIGHT

LIVING WITH DOUBLE HEIGHT CEILING.

Bid adieu to claustrophobic, matchbox living. Instead, warm up to a roomier and grander lifestyle. At Aravali One, our apartments are considered to be one of the largest and most opulent in NCR.

Living room is planned with a double height ceiling. This not only adds to the space at your command, it un-cramps your home into a mega home with mega living standards.

The rooms are particularly generous providing 5 Star living every step of the way. While perfect for those who love the finer things in life, Aravali One homes offer an oasis of peace and calm when required, boasting luxurious amenities and features.



## INTERIORS

LARGER THAN LIFE.

The interiors at Aravali One, welcome you to a world of expansive proportions. Right from the fixtures and finishes to Italian/ imported Marble on the floor, to the large spacious rooms, everything is conceived larger than life, to give you extra space to luxuriate, live, work and play.

In fact, your family townhouse or simply, much more than just a place to stay. Yes! It's your own haven of privileges, in every sense of the word.

Suited to those at the top of their game, these apartments are perfect for those, who require something unique, something not found anywhere else.



## AUTOMATION

A HOME WHICH THINKS AND WORKS FOR YOU.

Beautiful interiors, nice balconies, arches and new designs, these are not the only prerequisites, which define your Aravali One home. We have gone beyond these primary essentials with homes that not only look good, but also are high-tech. Homes, which can be controlled through hand-held devices and secured by technology.

Here, with a mere flick of the finger, you can control lighting, geysers, doors etc, by your smart phone. Having the entire control of the house in your hand relieves you of the fuss and bother of managing a luxury abode. What's more, you no longer need to run around to switches, to turn the lights/fans/ACs on or off.

"Sit back and relax in a world of unprecedented luxuries, and let your automated home, do the hard work for you".

- Break the speed barrier with hi-speed broadband up to 100 mbps
- Up to 6 IP TV connectivity per home
- Hi-tech security surveillance
- Wi Fi connectivity
- Fire alarm system
- Boom barriers

Optical Fibre equipped homes have provision for:

- Digital locking systems at home
- Upgrade your intercom to Video Intercom & Conferencing
- Vo IP - Make ISD calls at local rate
- Single remote for all equipments
- Digital home monitoring from office
- Usage of PC/Mobile/Touch Screen for home controls



## FREEDOM

OUR PERSONALIZED PRIVACY BUBBLE.  
ALL APARTMENTS ARE 3 SIDE CORNER.

The elegant 3 & 4 bedroom apartments at Aravali One, offer all the charm of a stately home or grand townhouse, right in the heart of NCR. Each spacious apartment exudes quality, blending traditional craftsmanship with discrete service and the utmost level of privacy.

In fact, at Aravali One, your privacy is our prime concern. Each home here is three cornered with no common walls between neighbours.

What this means is that you own the rights to your personal world and no other person is allowed to break into your bubble of privileges.





DESIGNER MODULAR KITCHEN



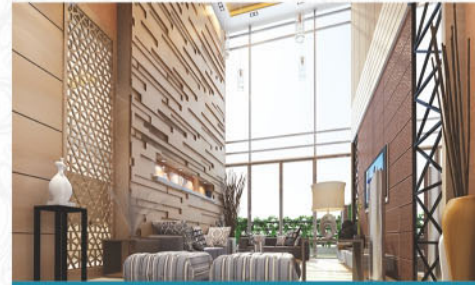
ALL APARTMENTS 3 SIDE CORNER WITH PRIVATE BALCONIES



NO COMMON WALLS



FULLY AIR CONDITIONED



DOUBLE HEIGHT LIVING ROOM



METRO CONNECTIVITY



SPACIOUS BALCONIES



ITALIAN / IMPORTED MARBLE



24X7 MAINTENANCE STAFF



RAIN WATER HARVESTING



CUTTING EDGE SECURITY



YOGA AND MEDITAION



CAR WASH



RECYCLE OF WASTE WATER



TV LOUNGE



MULTIPURPOSE BASKET BALL & TENNIS COURT



MULTIPURPOSE CLUB HOUSE



HIGH SPEED ELEVATORS



CONVENIENCE STORE



SWIMMING POOL WITH JACUZZI



INTERCOM FACILITY



WI-FI ENABLED COMPLEX



SYSTEMATIC WASTE DISPOSAL



GREEN BUILDING

# FEATURES

NESTLED BY NATURE. LOADED WITH FEATURES.

Aravali One assures you to a life of grandeur. Its feature-loaded apartments offer a lifestyle which coordinate with your luxurious whims and fancies. In fact, Aravali One is a fully loaded address inviting you to a no-compromise lifestyle.







# CLUB HOUSE

RECREATION ZONE FOR THE ELITE.

The club house at Aravali One is a canvas of upper crust living. It carries a restaurant to sample gourmet dining, a swimming pool to beat the heat, jacuzzi, steam baths, sauna, a spa and gym to rejuvenate the body, mind and spirit. For recreation there is an indoor activity room, pool tables, card / carrom / chess room and much more. The club recreates the splendor of convivial gatherings for fun and recreation on the lines of 5 star Club Houses.

In fact, after just one visit, it's got to be Club Aravali One, or nowhere else. Because the club house isn't your typical, community club. Instead there will be several unique themed events proposed. In a nutshell, here, you're bound to have a great time.







## REVISIED LAYOUT PLAN

### LEGEND

1. Entry
2. Exit
3. 6.0 M Wide Driveway
4. 1.5 M Wide Pathway
5. Main Pool
6. Kids Pool
7. Water Body
8. Club Entry
9. Ramp Down
10. Ramp Up
11. Sunken Deck with Tensile Cover
12. Massage Bed
13. Alternate Planting Bed
14. Mound
15. Sandpit
16. Pool Deck
17. Guard Room
18. Pergola above Deck/Pathway
19. Main Lawn
20. Kids Swing Zone
21. Yoga Palm Court
22. Amphitheatre

## BLOCK - A TYPICAL UNIT PLAN 4 BHK

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## BLOCK - A TYPICAL UNIT PLAN 4 BHK



Saleable Area - 2410 sq.ft.  
4 Bedrooms + 4 Toilets + Double Height Living



Saleable Area - 2410 sq.ft.  
4 Bedrooms + 4 Toilets + Double Height Living



**BLOCK - B**  
**TYPICAL UNIT PLAN 3 BHK**  
 Typical Floor Plan : 2, 4, 6, 8, 10 & 12



Saleable Area - 1960 sq.ft.  
 3 Bedrooms + 3 Toilets + Double Height Living

**BLOCK - B**  
**TYPICAL UNIT PLAN 3 BHK**  
 Typical Floor Plan : 1, 3, 5, 7, 9, 11 & 13



Saleable Area - 1960 sq.ft.  
 3 Bedrooms + 3 Toilets + Double Height Living

**BLOCK - C**  
**TYPICAL UNIT PLAN 3 BHK**



Saleable Area - 1510 sq.ft.  
 3 Bedrooms + 2 Toilets + Living & Dining

## SPECIFICATIONS

Great specs and features underline your exclusive address at Aravali One. You will have to see it to believe it, but we assure you, what you see here is what you will get.

### ENTRANCE LOBBY

Air conditioned entrance lobby at ground floor with security system and Italian/ Imported marbles flooring and sofas for waiting, Lobby shall be equipped with wheel chair, trolley for carrying bags.

### AIR CONDITIONING

Fully Air Conditioned Ultra-Luxury Apartments.

### WARDROBE

All rooms to have built in wardrobes finished in pleasing shades of laminates.

### FLOORING

Italian/Imported Marble in living room & dining, Laminated wooden flooring in master bedroom, kitchen and bedroom vitrified tiles anti-skid /ceramic tiles for flooring in the bathroom and balconies.

### PAINT

All interior walls with plastic emulsion paint.

### STRUCTURE

Earthquake resistant RCC framed structure as per IS code.

### KITCHEN

Designer modular kitchen with pleasing shades of laminates, granite counter top and designer tiles over the counter with stainless steel accessories.

### EXTERIOR

Permanent finished / textured paint.

### DOORS & WINDOWS

Entrance & Internal doors of Seasoned Hardwood frames with Flush / Masonite door shutters with enamel paint/polish as per required shade. UPVC/Powder coated aluminium windows & exterior doors.

### BATHROOMS

Wash basin and WC of reputed brands, Single Liver CP Fitting Jaquar or similar range, Granite Vanity Counter, Glass partition in all bathrooms.

### ELECTRICAL

Copper concealed wiring as per ISI code with modular switches and provision for decorative lights. Circuits with MCBs of approved standard make. TV and telephone points in every room.



The Aravali One project is prestigiously located in the plush green neighbourhood of Suraj Kund. The location is South of South Delhi, and well connected to all major marketing, business and entertainment hubs of the Delhi NCR.

5 Min. Drive from Badarpur Border | 2 Min. Drive from Taj Vivanta Suraj Kund  
 2 Min. Drive from Proposed Suraj Kund Metro Station | 2 Min. Drive from NHPC Metro Station  
 5 Min. Drive from GK II | 10 Min. Drive from Nehru Place | 30 Min. Drive from CP



**Aravali One**  
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**UNMATCHED LOCATION**  
 IN NCR'S PRESTIGIOUS NEIGHBOURHOOD

# OUR PROJECT

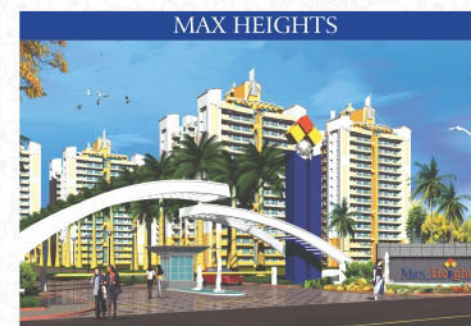
## DELIVERED PROJECTS



NN MALL



METRO VIEW



MAX HEIGHTS



NN TOWER

## ONGOING PROJECTS



MY FLOOR



DREAM HOME - AFFORDABLE HOUSING, KUNDLI

**MAXHEIGHTS INFRASTRUCTURE LIMITED**

PROMOTER OF ICON REALCON PVT LTD.



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