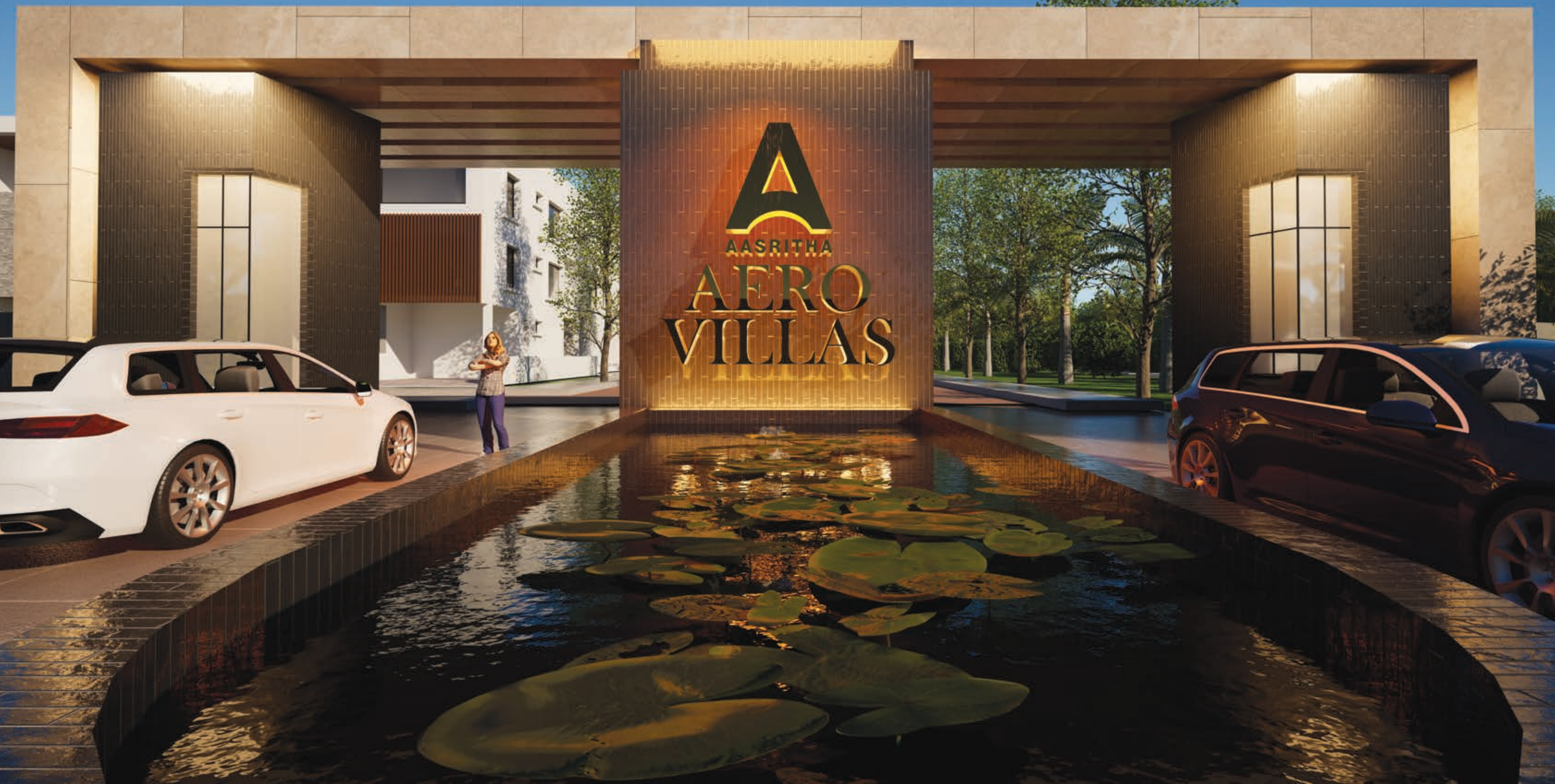


AERO
AASRITHA VILLAS



AASRITHA
INFRA PROJECTS

MOMENTS OF BEST CREATION



EXQUISITE LIVING — TIMELESS ELEGANCE

Welcome to **Aero Villas**, a home of unmatched comfort and luxury, located in Shamshabad, Hyderabad. This exclusive villa project is designed to provide residents with a lifestyle that seamlessly blends opulence, comfort, and serenity.

It's all about the details

Premium Property of

41 Acres

Premium Villas

360+ Lavish Villas

Choose from a premium plot size of

267 to 600 SQ.YDS

A setting that's akin

To a Marvel of Ambience

Line in your choice of spaces

4,000 to 6,000 SQ.FT

Site Plan

Choose Your Luxurious Paradise Here



266.66 SQYDS



366.66 SQYDS



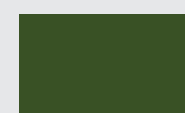
400.00 SQYDS



600.00 SQYDS



Club House



Tot - Lot

Ascending Horizons

Welcome to a world where every detail is designed to exceed your expectations and elevate your living experience to new heights.



EAST VILLA

“On these Beams we build your Dreams”



East Facing
267 SQ.YDS
4100 SQ.FT.



Ground Floor Plan



First Floor Plan



Second Floor Plan

Design Matters

A private pool for each villa truly exemplifies
the pinnacle of luxury and exclusivity.



Home That Meant For You

Beyond Walls and Roofs, these are Stories Of Life



WEST VILLA

“Make Your Dreams of Luxury Living a Reality”



West Facing
267 SQ.YDS
4100 SQ.FT.



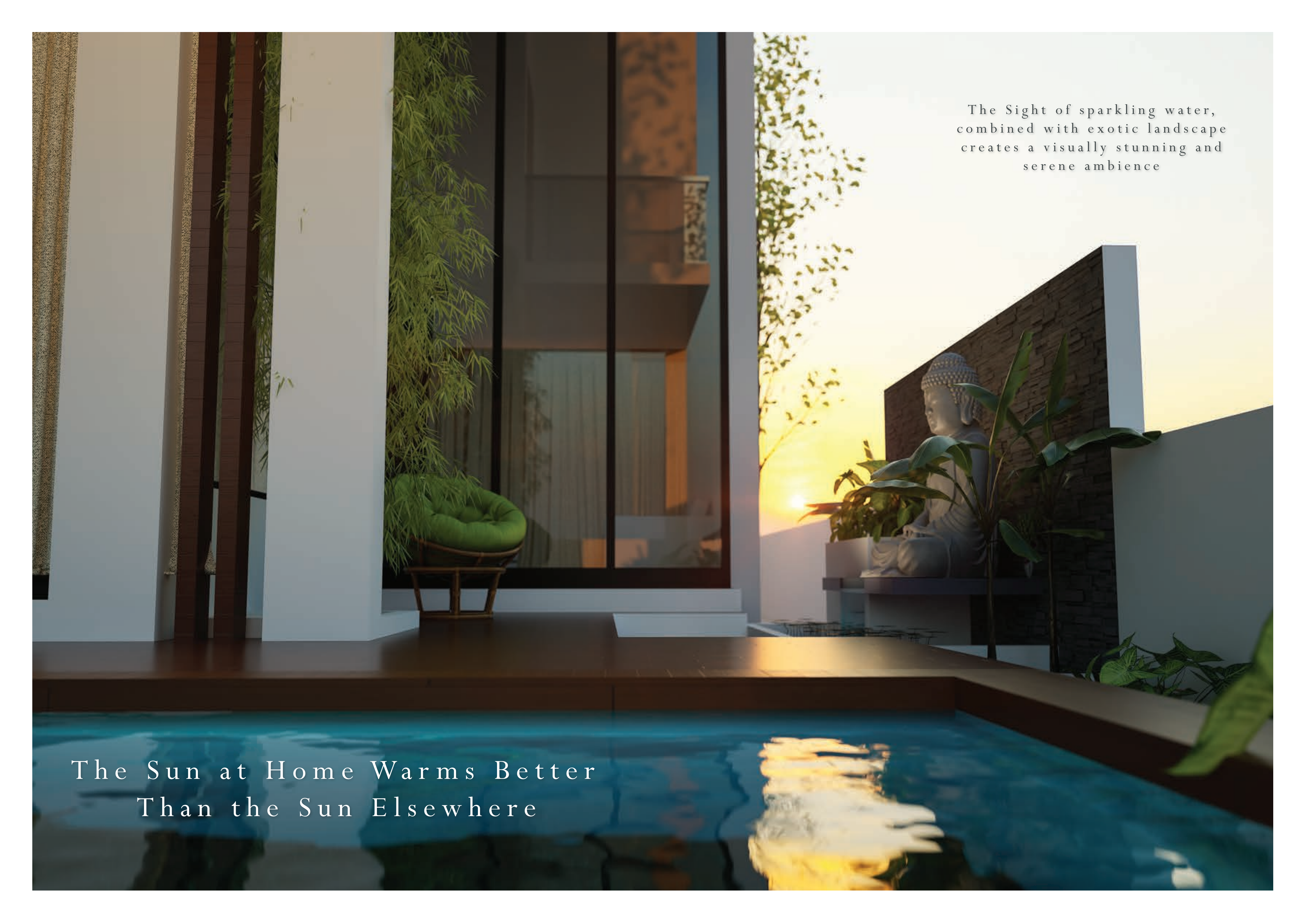
Ground Floor Plan



First Floor Plan



Second Floor Plan

A modern architectural courtyard featuring a swimming pool in the foreground. In the background, a large glass window reflects the interior. To the right, a Buddha statue sits on a stone ledge, surrounded by tropical plants. The sun is setting behind a wall, casting a warm glow. The overall atmosphere is serene and luxurious.

The Sight of sparkling water,
combined with exotic landscape
creates a visually stunning and
serene ambience

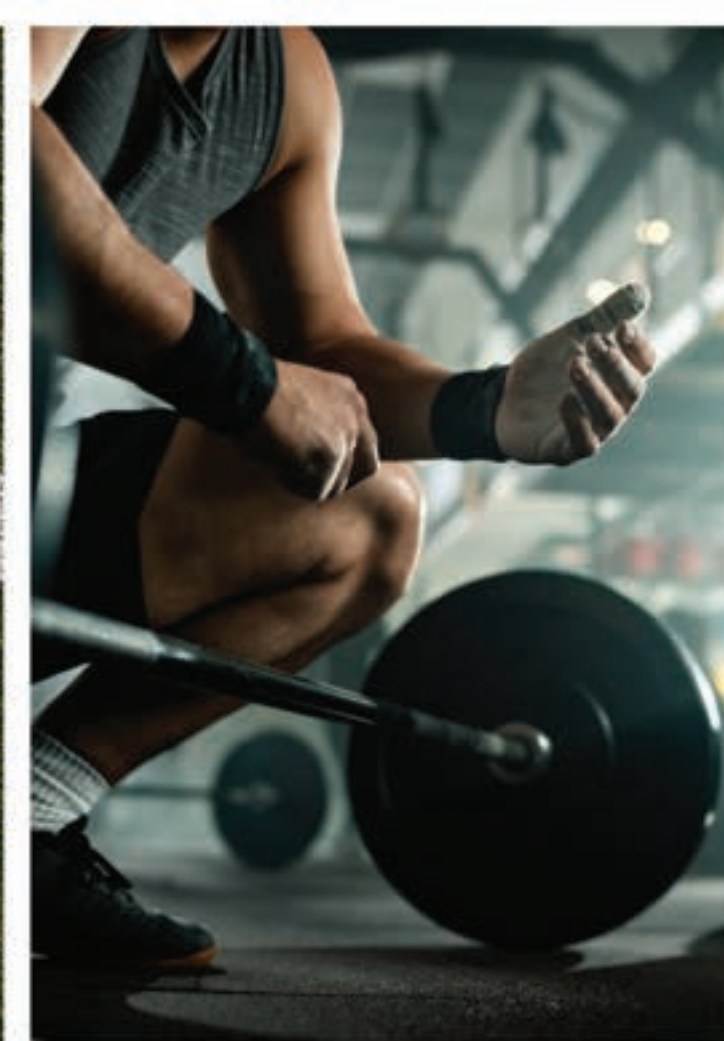
The Sun at Home Warms Better
Than the Sun Elsewhere

Your Weekend Getaways are
Now Your Daily Stays



AMENITIES

- Mini banquet hall & lawn with guest rooms.
- Swimming pool with pool side lawn.
- Supermart, Pharmacy and ATM.
- Creche for kids.
- Gym, spa and fitness studio (yoga, aerobics).
- Coffee lounge.
- Indoor - Board Games, Badminton, Squash
- Outdoor - Long tennis, Basket ball,
- Box cricket & Foot ball.
- Kids play area.
- Jogging Track.
- Aroma & Ergonomic Garden.
- Multipurpose Lounge.
- Pet Park.
- Party Lawn.



SPECIFICATIONS

FOUNDATION AND STRUCTURE

RCC Framed Structure to withstand wind and seismic loads in conformity to IS Code.

SUPERSTRUCTURE

First-class lightweight, table moulded clay brick masonry in cement mortar.

PLASTERING

20mm thick sponge-finished plastering in cement mortar.

ELECTRICAL

Concealed wiring with PVC insulated copper wires (FRLS) of reputed make.

Modular switches of reputed make.

Sufficient power outlets and light points.

Individual earthing system for every villa.

PAINTING

EXTERNAL - Tectured finish and/or two coats of exterior emulsion paint of best brands.

INTERNAL - Smooth putty finish with two coats of premium acrylic emulsion, Low Volatile Organic Compund (VOC) paints are used for internal coatings and sealants to ensure a healthy indoor environment.

DOORS & WINDOWS

MAIN DOOR

Frame: Teak Wood frame with a threshold of size 300mm 62mm (50mm Teak wood + 12mm Plywood) with veneer and PU polish.

Architrave: Teak Wood architrave with PU polish.

Shutter: 70mm thick shutter with solid wood styles and rails.

INTERNAL DOORS

Frame: Teak Wood frame with a threshold of size 150mm 62mm (50mm Teakwood + 12mm Plywood) with veneer & PU polished.

Architrave: Teak Wood architrave of size on the outside and on the inside with PU polish on the inside.

Shutter: 50mm/40mm thick shutter with solid wood styles and rails.

WINDOWS

Powder-coated aluminium windows/sliding door/ ventilators of Schuco German Systems/IWIN S with 24mm DGU/12mm thick, clear and toughened glass.

TOILETS

Wall-hung water closets, wash basins, and all CP fittings of US/German make, American Standard/ Grohe or equivalent.

Hydro-pneumatic water supply system ensures sufficient water pressure for toilets and kitchen.

Water-efficient sanitaryware and CP fittings to ensure the saving of treated water.

Provision for exhaust fan.

FLOORING & CLADDING

Italian marble flooring in Drawing, Living, Dining Staircase and Lobbies.

Vinyl wooden flooring ("Stone Polymer Composition"-SPC) for Multipurpose Hall, Master and Guest Bedrooms.

Vitrified tiles of Qutone / Kajaria / Aparna make or equivalent in the master bedroom and children's bed room.

Anti-skid / Mat finished vitrified tiles for the kitchen, Balconies, and Toilets.

Vitrified/ceramic tiles cladding up to lintel height in the kitchen and Toilets.

Toilets with granite/quartz stone counters.

SERVICES

Uninterrupted power supply with 100% DG backup.

Cabling network in all rooms for Internet services.

Round-the-clock Security.

Water Treatment Plant.

Provision for Wi-Fi connectivity.

6 KW solar power for every house.

Swimming pool/Jacuzzi for every house.

EV charging stations for every house.

3-4 persons lift for every house.



OUR PROJECTS

LUXURY VILLAS



Shamshabad
Alwal

HIGHRISE BUILDINGS



Mokila

COMMERCIAL SPACES



Karimnagar
Warangal

RECREATION CENTERS



Tirupathi

FARM HOUSES

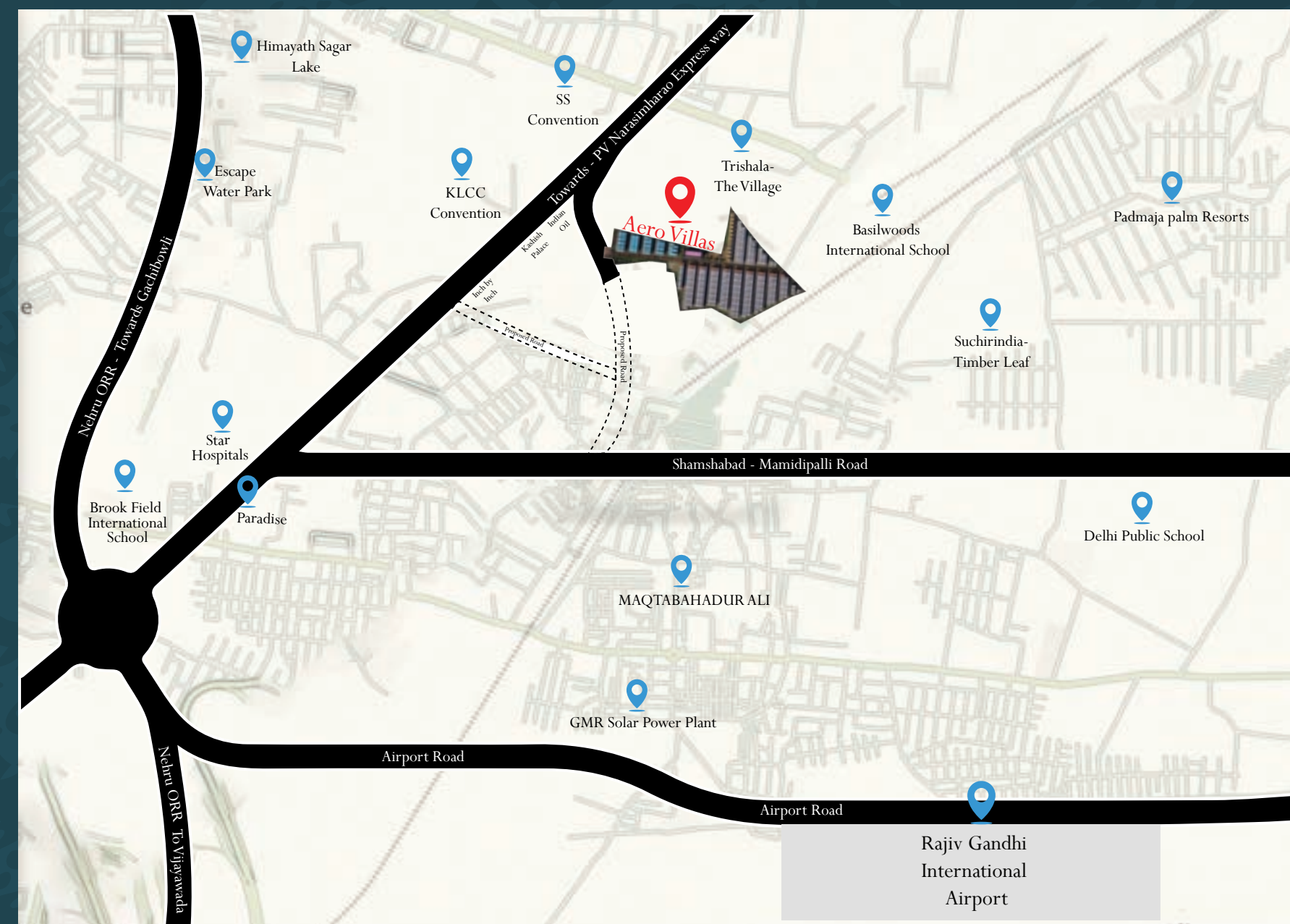


Yacharam

RESIDENTIAL APARTMENTS



Visakhapatnam
Bangalore



Thank you for visiting **Aero Villas**, a luxurious gated community near SHAMSHABAD INTERNATIONAL AIRPORT, close to schools, colleges, hospitals, business parks & entertainment hubs.

- 5km from Rajiv Gandhi International Airport
- 4km from Nehru ORR
- 20mins from Nanakramguda IT Park
- 7km from Wonderla Waterpark
- 15mins from Sri Ramanuja Sahasrabdi
- 10mins from Himayat Sagar lake

Building a Better Future...



AASRITHA INFRA PROJECTS

Corporate Office:

2nd floor, Plot no.265, Trendz inspire, Kavuri hills road,
CBI colony, Madhapur, Hyderabad-500033.

Site Office:

Neha Hills, Satamrai Colony,
Shamshabad, Telangana- 501218

Contact us:

888 999 5255

aasrithainfraprojects@gmail.com

www.aarsritha.in



Site Location