



Your Private Paradise Awaits

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The Crown of Aston Villa

Prestigious Aston Villa -
A Landmark
Address in Chennai

Nestled in the upscale neighborhood of Kanathur along Chennai's East Coast Road (ECR), Aston Villa by Arima Builders stands as a beacon of luxury and exclusivity. Surrounded by elegant bungalows and offering panoramic terrace sea views with direct beach access, this enclave epitomizes serene coastal living. Aston Villa is more than just a residence; it's a lifestyle choice. The area boasts lush natural surroundings, proximity to esteemed educational institutions, vibrant lifestyle amenities, and a rich tapestry of culinary and cultural experiences. With seamless connectivity to Chennai's IT corridors and entertainment hubs, residents enjoy the perfect balance of tranquility and urban convenience. Experience the pinnacle of sophisticated living at Aston Villa, where every detail is crafted to offer unparalleled comfort and elegance.





Aston Villa - New Project



Posh Villa



Chiron Villa



Luxus Villa

**Luxury
Masterpieces
by
Arima Builders**

Arima Builders presents a distinguished collection of freehold luxury villas, each a testament to our commitment to excellence and innovation. Our journey through Chennai's East Coast Road (ECR) showcases a legacy of architectural brilliance:

- Luxus Villa** in Injambakkam: A harmonious blend of modern design and serene surroundings.
- Posh Villa** in Vettuvankeni: Redefining opulence with contemporary aesthetics.
- Chiron Villa** in Kanathur: Crafted with meticulous attention to detail, offering unparalleled luxury.
- Aston Villa** in Kanathur: Our latest endeavor, epitomizing sophistication and comfort.

Each project embodies a new chapter in Arima's luxury narrative, capitalizing on the natural beauty of the ECR coastline. With a focus on light, ventilation, privacy, and Vaastu compliance, our villas are designed to offer an elevated living experience.

Discover the epitome of luxury living with Arima Builders, where every villa is a masterpiece.





Legacy

Legacy isn't built in a day, nor is it a product of chance. It's forged through a continuous journey of moments, memories, and milestones. By steadfastly upholding our values and making deliberate choices, we craft the narrative of our future in the present.

At the heart of legacy lies the preservation of family. It's about creating a timeless home where relationships flourish, a sanctuary where we connect deeply with ourselves, and a haven that harmonizes with the world around us.

Aston Villa embodies this philosophy, offering not just a residence, but a space where your family's legacy can thrive for generations to come.



There's nothing better than a home that feels like you...

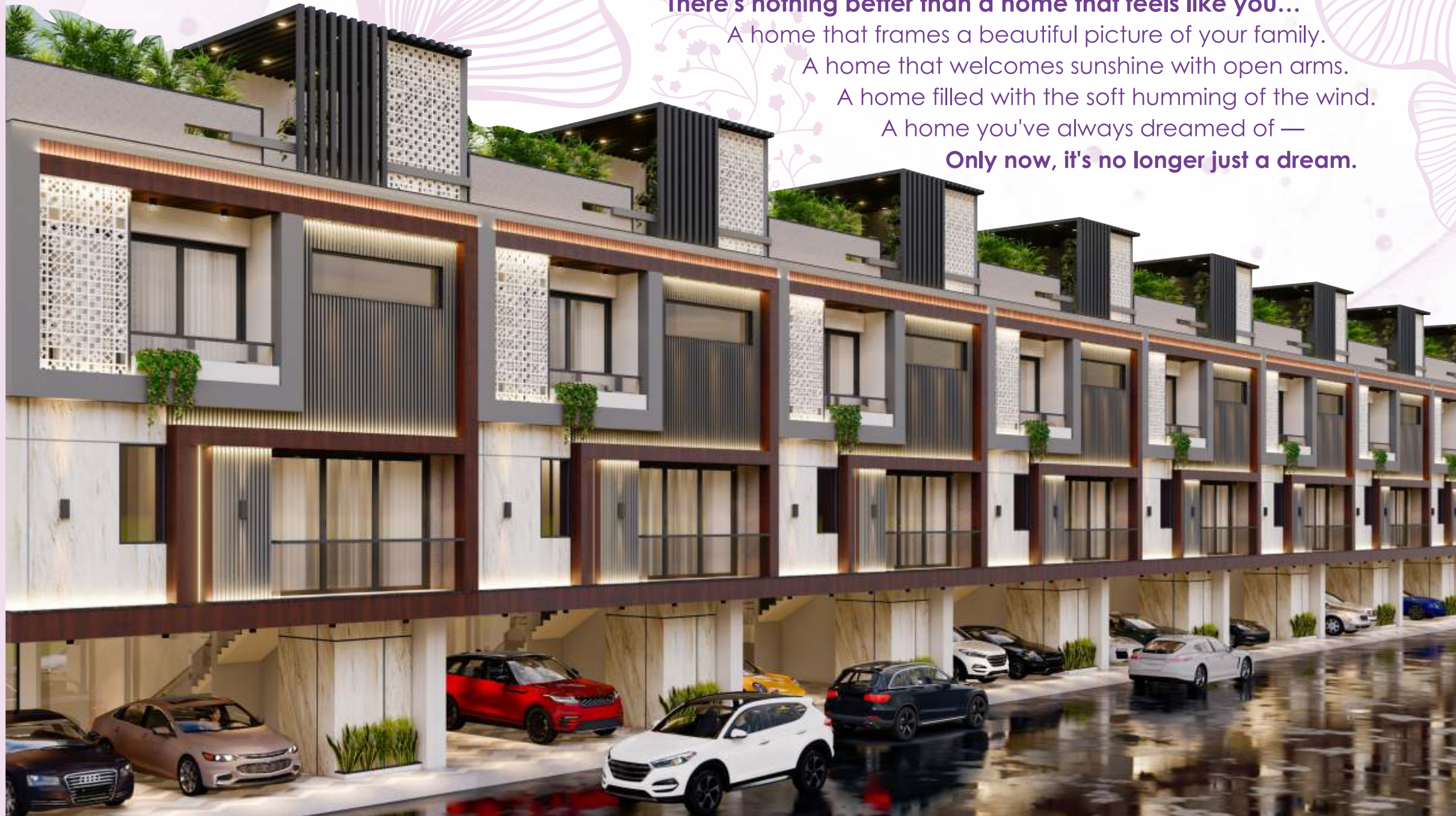
A home that frames a beautiful picture of your family.

A home that welcomes sunshine with open arms.

A home filled with the soft humming of the wind.

A home you've always dreamed of —




Only now, it's no longer just a dream.



Ground Floor

Exclusivity Redefined - Your 4
Pool, Gym, Lift and Parking
Awaits, Ground Floor.








-  Car Parking : 15'-9"X 21'-3"
-  Lap Pool : 17'-3"x 6'-0"
-  Gym : 10'-3"x 7'-3"



First Floor

Elegant Living Open Kitchen,
Spacious Living Room,
Cozy Power Room,
and a Refreshing Balcony
All on the First Floor.







-  Open Kitchen : 8'-9" x 10'-6"
-  Living Room : 25'-0" x 14'-8"
-  Dining Room : 8'-9" x 9'-5"
-  Balcony
-  Lift Access



Second Floor

A Perfect Floor For Family
Comfort -
Specious Bedrooms
and Private Bathrooms

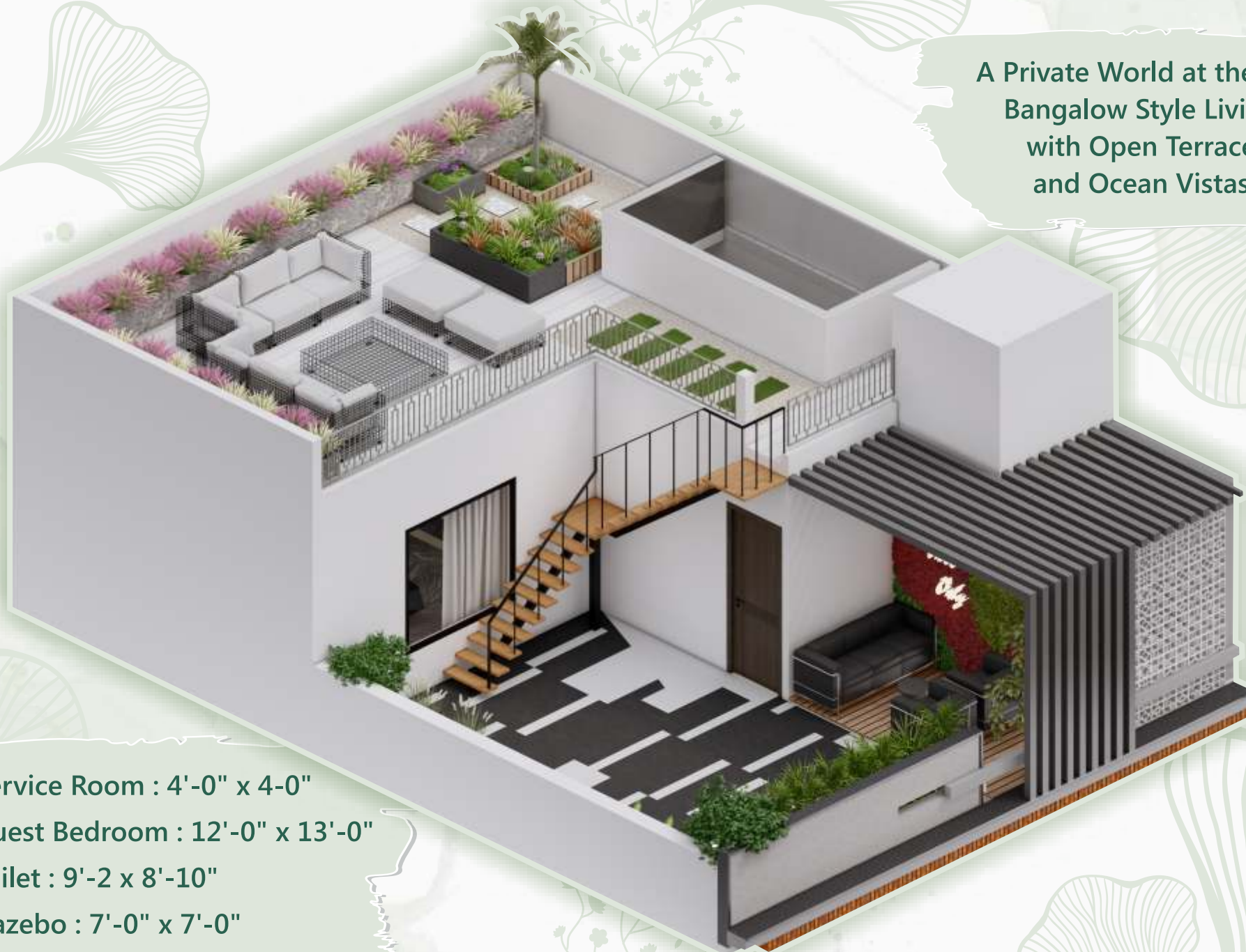






-  Master Suit : 12'-0"x18'-4"
-  Kids Bedroom : 12'-0"x 15'-6"
-  K. Toilet : 4'-6" x 10'-8"
-  M. Toilet : 9'-2" x 6'-0"



Terrace Floor

A Private World at the top
Bangalow Style Living
with Open Terrace
and Ocean Vistas



-  Service Room : 4'-0" x 4'-0"
-  Guest Bedroom : 12'-0" x 13'-0"
-  Toilet : 9'-2 x 8'-10"
-  Gazebo : 7'-0" x 7'-0"



Two car park & Lift Lobby



Private Pool

Swim any time you want, in any season you want as you don't have to deal with the timings of the public pool. Our private pools, specially designed for you, are perfect for swimming according to your needs and desires.



Private Gym and Steam Room

The gym, spa, pool, Jacuzzi or outdoor sports, ensure that you get the royal treatment you deserve.



Greet Living Room

Lavish living room with courtyard and wall fountain features are certain to make your guests feel like royalty upon arrival.





Make your culinary experience more magical in the modular kitchen with the most innovative designs for comfort and ease, to prepare a meal fit for royalty.



Have Your Home Your Way

Aston now lets you design the home of your dreams.
Choose from a range of preset interior options according
to your taste and move into a home you can truly call yours.





Master Bedroom

Bedroom for a royal treatment for your loved ones deserve





A Great Place to Grow

Encouraging development growth in a
loving and secure enviroment





Make you guest feel like comfortable and royal





Terrace Floor

Bar Table, BBQ & Sitting Area



Grand Deck

Every emperor needs a view of his kingdom. The grand balcony gives you a panoramic view of the sea the city. Giving you the luxury of enjoying your own personal sunrise and sunset.



Villa Model A,B



North Facing Entrance



Ground Floor



First Floor



Second Floor



Terrace Floor





First Floor - Unit A, B





Terrace Floor - Unit A,B



Villa Model C,D



North Facing Entrance



Ground Floor



First Floor

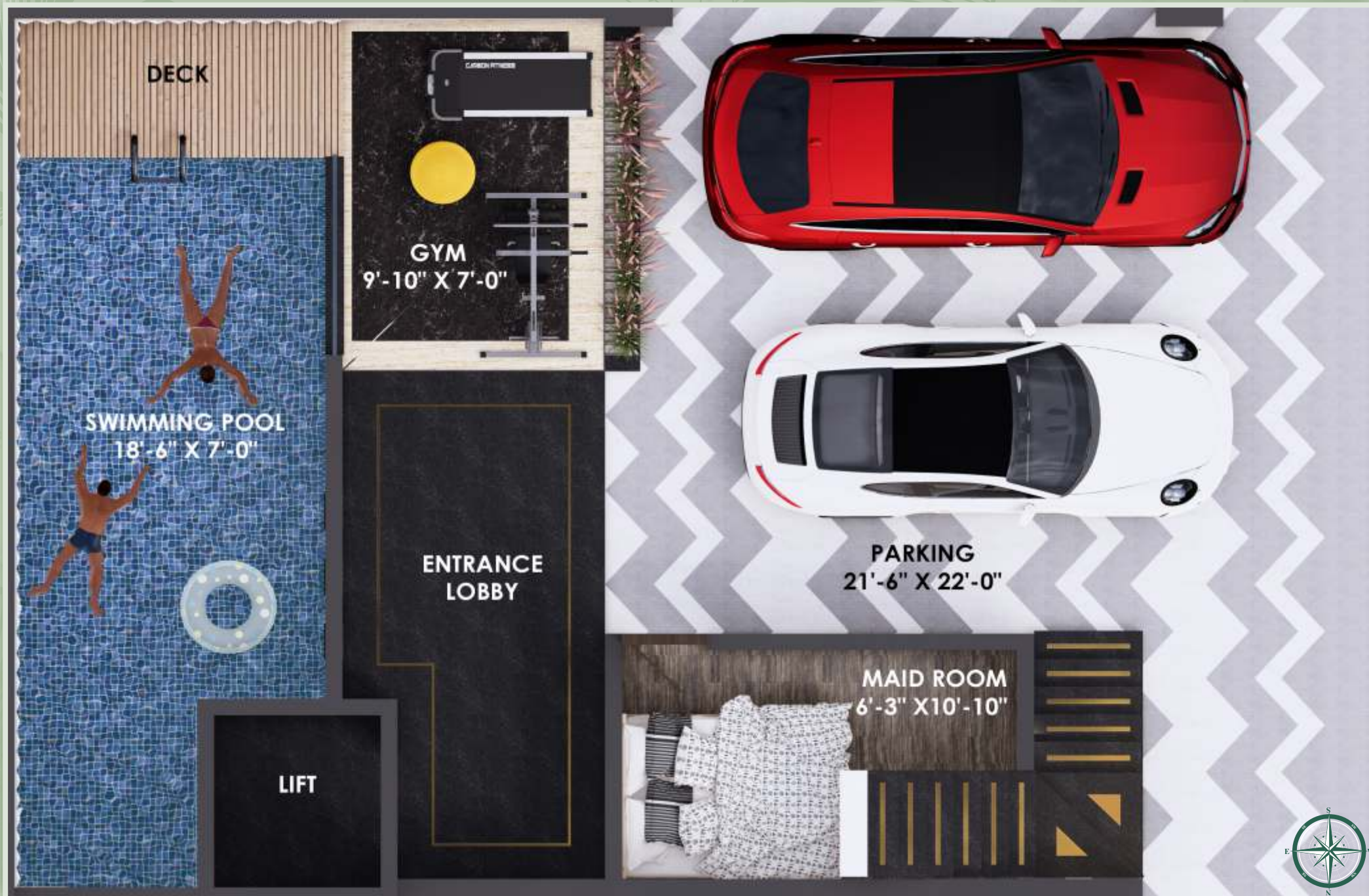


Second Floor



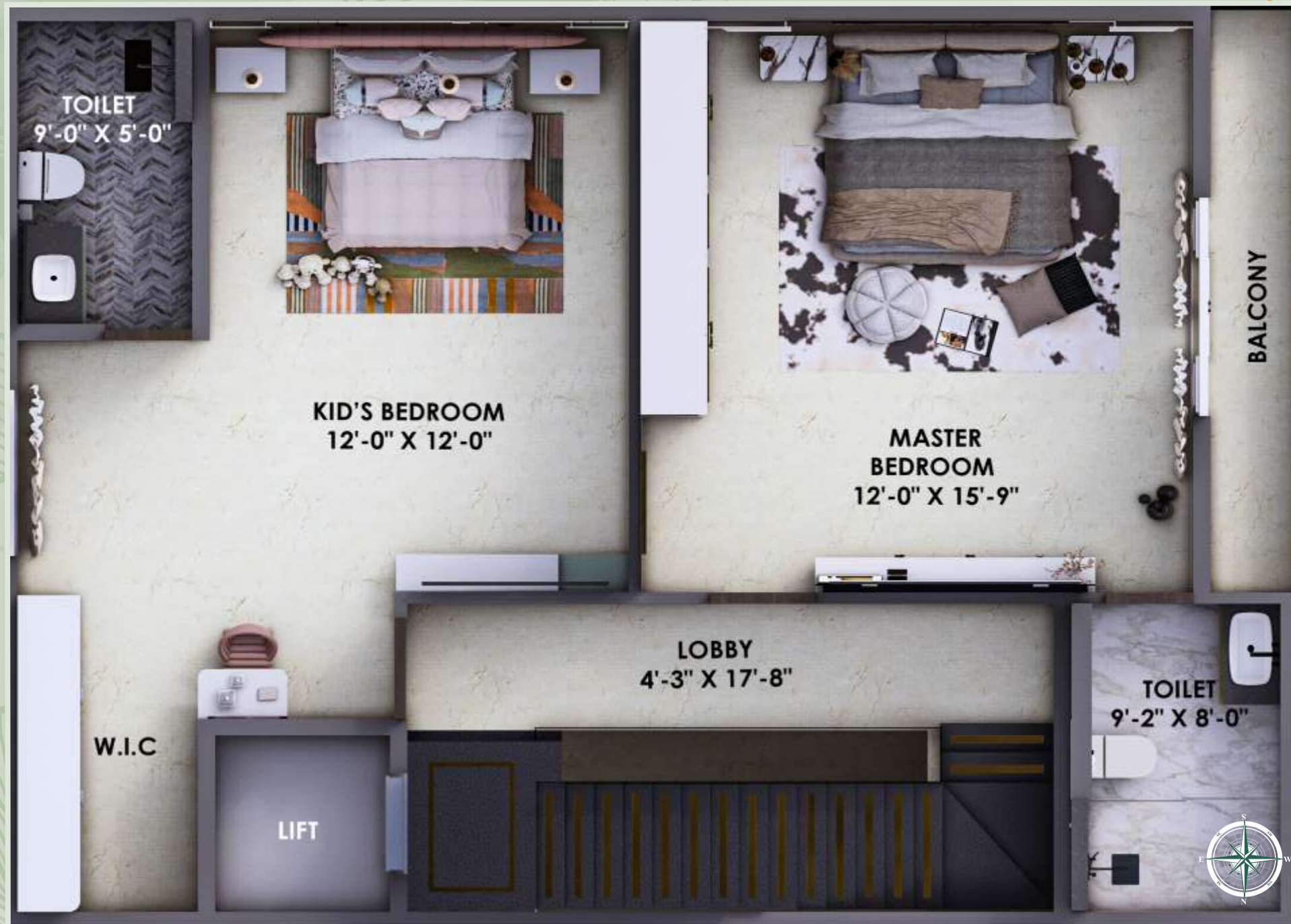
Terrace Floor







Second Floor - Unit C,D





BHK	Unit Type	Land Area	Built-up Area	Main Entrance
5 BHK	Unit A, B	1053 Sqft.	3126 Sqft.	North
5 BHK	Unit C,D	1053 Sqft.	3126 Sqft.	North



Aston Villa : Arima Builders , Plot 10, Sri Sathya Sai Ave Rd,
Kanathur Reddykuppam, Chennai, 603103

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SPECIFICATIONS

ARCHITECTURE



- RCC framed structure.
- Anti termite treatment.
- Ventilation & daylight design.
- Designed seismic resistant structure Zone.
- 6 AAC block for the outer wall and 4" AAC block for internal partition wall.
- Minimum common walls for maximum natural light and ventilation.

WALL FINISHES



- Internal wall in the living, dining, bedrooms, kitchen & lobby will be finished with 2 coats of putty, 1 coat of primer & royal emulsion finish.
- Ceiling will be finished with 2 coats of putty and emulsion.
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace/Ape/Exterior Emulsion as per Architect's specification).
- Utility & toilets will be finished double glazed vitrified tiles upto ceiling height.

KITCHEN



- Kitchen with plumbing provision and space will be left to adapt modular kitchen.
- Provision for chimney.
- Provision for water purifier.
- CP fittings will be Kohler/Roca/jaguar/or equivalent.

FLOORING



- Living, dining, foyer and kitchen will have Italian marble, granite or imported tiles.
- Other bedrooms will have vitrified tiles.
- Bathrooms will have vitrified tiles.
- Balconies & utility will have matt finish vitrified tiles/ natural stone.
- Servant room will have vitrified tiles.
- Car parking areas will have outdoor tiles flooring.
- Staircase will have Italian marble/ granite with SS railings.
- Terrace will have matt finish vitrified tiles.

BEDROOM DOORS



- Premium quality door fixtures & fittings with Godrej or equivalent locks, thumb turn with key door stopper etc.

WINDOWS



- Superior Quality Sliding UPVC windows & Long-life bearing for all sliding doors and windows.

ENTRANCE DOORS



- Main door is of teak wood frame and doors with Godrej or equivalent locks tower bolts, safety latch, door stopper etc.

TOILET DOORS



- Chemically treated door.
- MS grills will be foxed on the inner side windows.

BATHROOMS



- Polished marble slab/granite with counter top basin Kohler/Roca/jaguar in the all toilets.
- Concealed wall mixer in all bathrooms & rain shower.
- Concealed wall mixer in master bedroom with dancing led rain shower.
- Wall mounted W/C with concealed cistern and health fauces.
- Sanitary fitting will be Kohler/Roca/jaguar or equivalent brand.
- CP fittings will be Kohler / Roca or equivalent brand.
- Servant bathroom will have sanitary and CP fittings of Ecco or equivalent.
- Provision for geyser will be provided in all toilets.
- Shower partition in master bathrooms & provision in all other bathrooms.

ELECTRICAL FITTINGS



- Finolex or equivalent cables and wiring.
- Switches and sockets will be latest modular design.
- Telephone and DTH points will be provided in all bedrooms and living rooms.
- Spit air conditioner points will be provided for all bedrooms and living rooms.
- Modular plate switches, MCB and ELCB.
- USB charging port as a part of switch in the master bedroom and living room.

OTHERS



- Hand railings in balcony as per architect's design.
- French doors to access sit outs and balconies.
- Rain water harvesting.

COMMON AREAS



- Garden fails for common areas.
- Surveillance camera in all common area.
- Visitor tracking system (software will be provided).

POWER SUPPLY



- 3-Phase power supply will be provided for all villas.
- Invertor and provision will be provided.

GENERAL FEATURES



- Under ground sump with concrete work.
- Over head tank.
- Individual bore well.
- Individual septic tank.
- Individual sump & chambers.
- Path ways will be paved using tiles.
- Compound wall in outer periphery with gates.
- Landscaping as per architect details.
- Granite steps for the staircase.
- Individual swimming pool (villa model a only).
- Individual gym-single station multi gym, and (Treadmills or Elliptical).
- Individual steam option and 4 person lift as per client request with additional cost.



A Place Close to City Coupled With Excellent



PROXIMITY MAP



**Aston Villa : Arima Builders,
Plot 10, Sri Sathya Sai Ave Rd,
Kanathur Reddykuppam, Chennai, 603103**

Bay of Bengal







DEVELOPED BY

ARIMA BUILDERS & TECHNOLOGIES PVT LTD



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Structural Design: B.Srinivasan, BE, AMIE, Chartered Engineer, CMDA No – 19/08/152 , GCC No -200752019

3D Modelling : Morphe Studio, Ar. Karan Bhardwaj B. Arch & Team

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