



ARIA Fact Sheet

KITCHEN TOP:

– **Quartz** (Artificial stone with better resistance to heat and high tolerance for scratches and absorption of kitchen chemicals)

KITCHEN CABINETS:

– MDF (Medium Density Fiberboard) – Turkish/Equivalent

MDF consists of thin panels made from **wood** fiber, resin and wax. When it comes to engineered **wood**, **MDF** is often considered a level above plywood. It is denser, stronger and more **durable**. For these reasons, it has almost as many applications as solid **wood**.

WHITE GOODS: (Fridge , Oven, Gas stove, Microwave, Hood, Washing machine.)

– Brands: Midea/Electrolux/Equivalent – with 2-year warranty, onsite.

SANITARY WARE:

– Jaguar/Equivalent with 10-year warranty, onsite.

TILES:

- Porcelain Tiles for full apartment and bathrooms – India/Equivalent

OTHERS:

1. Cove lighting standard in bath & powder rooms.
2. Glass backsplash in Kitchen
3. AC- LG VRF system with Wi-Fi mobile control – Ac is available on BMS and any repair or maintenance activity can be tracked before the problem escalades.
4. Fire rated Doors- Halspan/Equivalent - German
5. Non Fire Rated Doors – Solid Wood Doors- German
6. Door frames- Beach wood
7. Flush Tank- Vitra/Equivalent

8. Ironmongery- Devon/Equivalent brand hinges on doors
9. Door Handles - Oro & Oro/ Equivalent
10. 2 Elevators

JACUZZI:

- Length: 2 m (6 feet 74 inches)
- Breadth:1. 2m (3 feet 11.2 inches)

GREEN BUILDING:

- Irrigation water is being used from water discharged from AC (recycled water)
- Full building has high quality LED lights
- VRF AC technology is being used in building.
- To reduce heating inside the unit, double glazed glass is used in full building
- High efficient FAHU is being used to supply more than 75% fresh air in the building.
- All sealants and paints used are approved as per green building guidelines.
- All common areas in the building have lighting control system.
- Sufficient open spaces in the building to provide natural light
- Swimming pool has ozone filtration system approved under green code.
- Special parking provision for low energy consumption vehicles. (We are in provision to get an electric car charging station)
- Building complying minimum energy consumption requirements

FLOOR -CEILING HEIGHT:

- Ground Floor – 4.2 Meters (13 feet 1.48 inches)
- 1st floor - 3.18 meter (10 feet 5.19inches) (Same as Show apartment)
- 2nd floor - 3.18 meter (Same as Show apartment)
- 3rd floor - 3.15 meter (10 feet 4 inches)
- 4rd floor - 3.14 meter (10 feet 3.62 inches)

SWIMMING POOL:

- Temperature controlled
- Length: 15.65 m (51 feet 4 inches)
- Breadth: 6 m (19 feet 8.22 inches)
- Depth: upto 1.2 m (3 feet 11.2 inches)

JOGGING TRACK:

- Rooftop
- 150 m (492 feet 1.5 inches)

LOW RISE BUILDING BENEFITS:

- Safer Escape in Emergency Situations. A tall building has a higher density of people which becomes an issue in emergency/hazard situations.
- Higher Resale Value.
- Less Maintenance Cost.
- More resistant to natural impacts.
- Balanced Temperature & Less **Energy** Consumption.
- Community living.

LOCATION:

- Golf clubs-2.3 km (Els Golf Club ;Montgomerie golf club; Jumeirah Golf estates)
- Miracle Garden 3.7km
- REEL Cinema 1.7 km
- Living at the junction of the Sheikh Zayed highway and Al Khail Road more or less anywhere in Dubai is within easy reach provided you have a car
- SCHOOLS- Sunmarke School (750m); Arcadia School (1.7km); Dubai British School(3.2km); Nord Anglia Int. (3.4 km); JSS INT (2.6 KM)
- DUBAI CRICKET STADIUM- 1.9 KM
- NAKHEEL MALL, CIRCLE MALL (2.9KM)

TOTAL ENTRY -EXIT: 4 for now , 8 EXPECTED