

ARABELLA

PRIVATE, HILL-VIEW VILLAS

Highlights

- ❑ Thought – Arabella is inspired by the ridge pattern seen on the Aravalis. The entire landscape is shaped as a ridge.
- ❑ 4&5 BHK Villas nestled amidst the hills.
- ❑ First Luxury gated-community development in Sohna
- ❑ Every imaginable amenity provided for.



Arabella - The Design Aspect

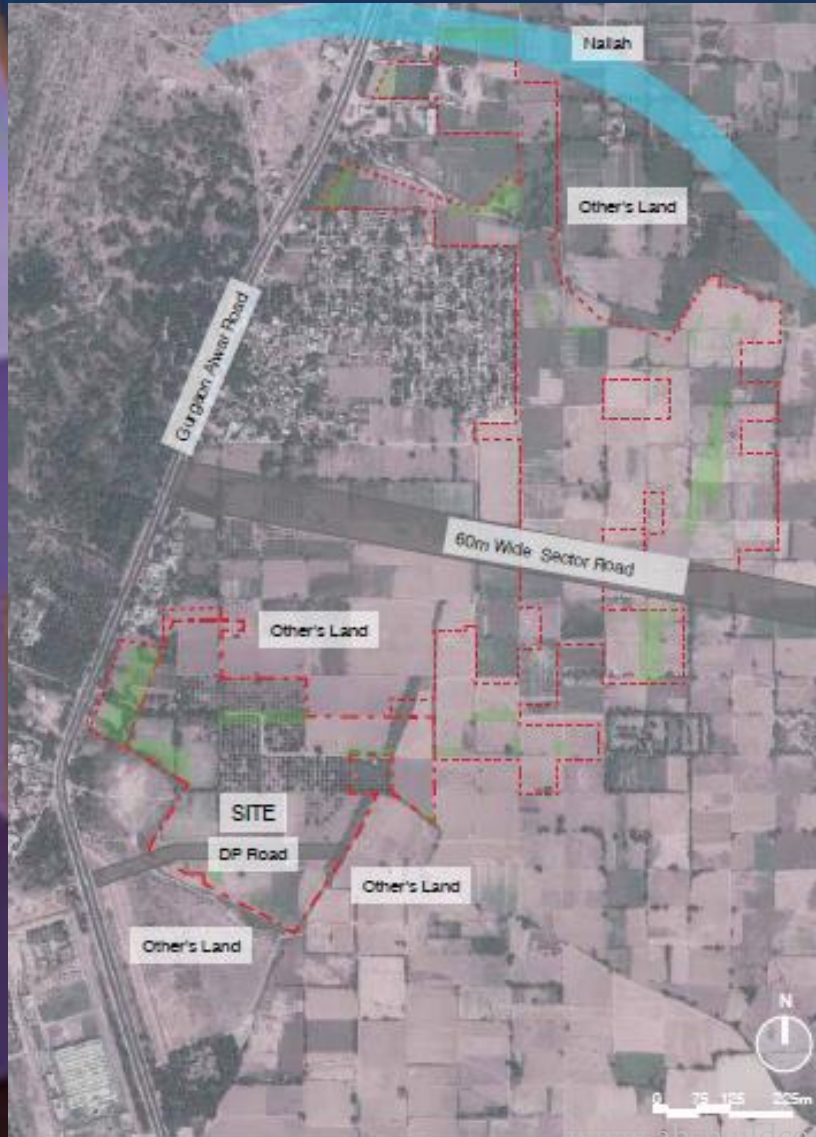
Design Scheme – Guiding Principles

1. Create a multi-functional landscape with a specific mix of programmed spaces which balance passive and active uses.
2. Create an integrated landscape which acts as a cohesive fabric for the entire development from the arrival experience to landscaped spaces.
3. Respond to existing site features and surrounding context to promote sustainability.
4. Create a comfortable outdoor environment by responding to climatic influences.

ARABELLA

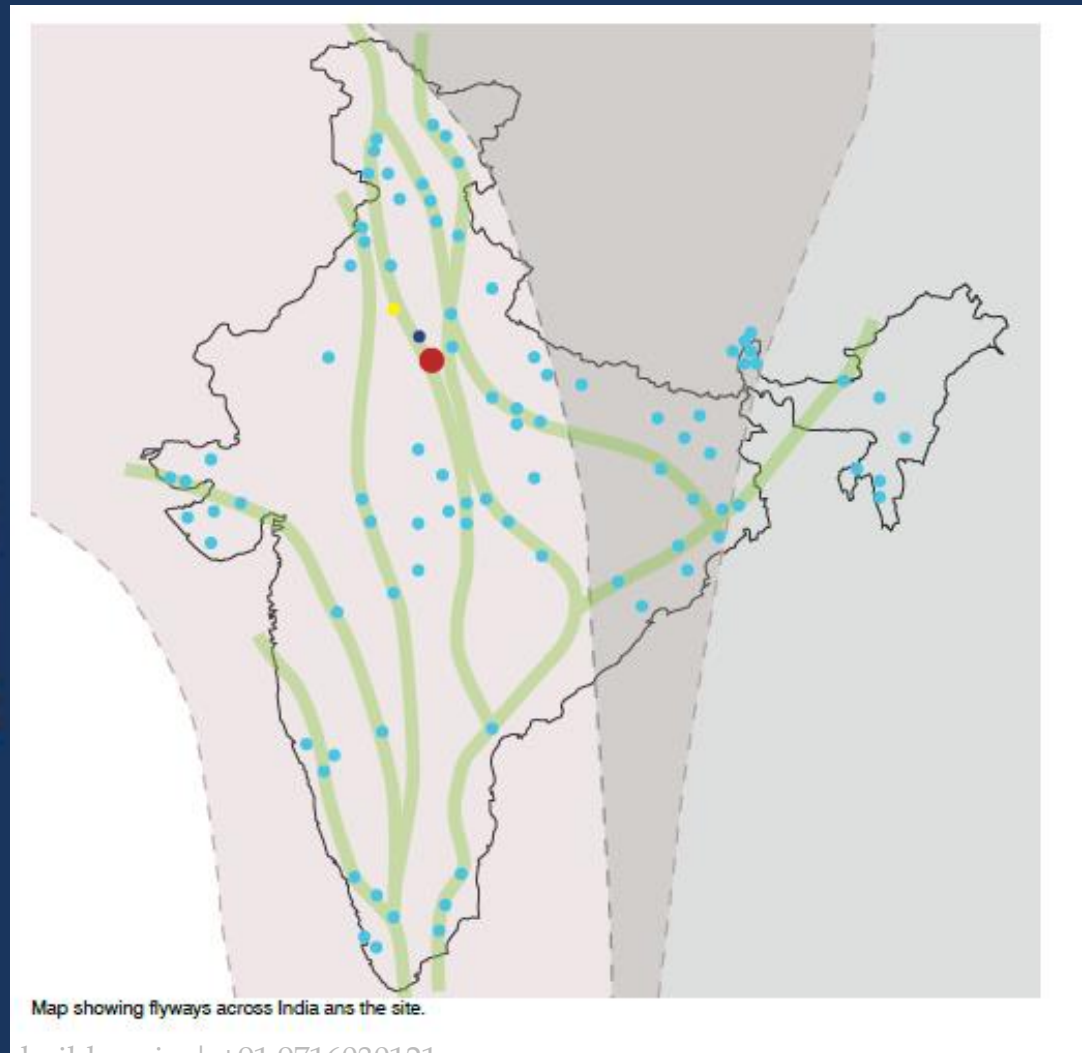
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The Site



Local Bird Sanctuary - Birds Habitat

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Map showing flyways across India and the site.

MASTERPLAN

MASTER PLAN



- 5 BHK TYPE A: Large, 8 Units
- 5 BHK TYPE B: Large, 7 Units
- 4 BHK TYPE A: Large, 20 Units
- 4 BHK TYPE B: Large, 18 Units
- 4 BHK TYPE A: Compact, 15 Units
- 4 BHK TYPE B: Compact, 12 Units
- 4 BHK TYPE A: Attached, 52 Units
- 4 BHK TYPE B: Attached, 36 Units
- 4 BHK TYPE A: Small, 12 Units
- 4 BHK TYPE B: Small, 12 Units

Clubhouse (15,000 sft)



Key Plan

Amphitheatre seating capacity: 90 ppl

Amphitheatre standing capacity: 180 ppl



Dining



Events



Gatherings



Relaxation



Yoga



Sunbathing



Web surfing /
Reading



0 10 20 40 m

- Dense shrub foliage wrapping pool area
- Poolside Lounge
- Buffer Planting
- Sun Deck
- Water feature wall
- Swimming pool
- Amphitheatre and events pavilion
- Juice bar
- Pool side dining
- Pool Seating
- Splash pool



Amenities Snapshot

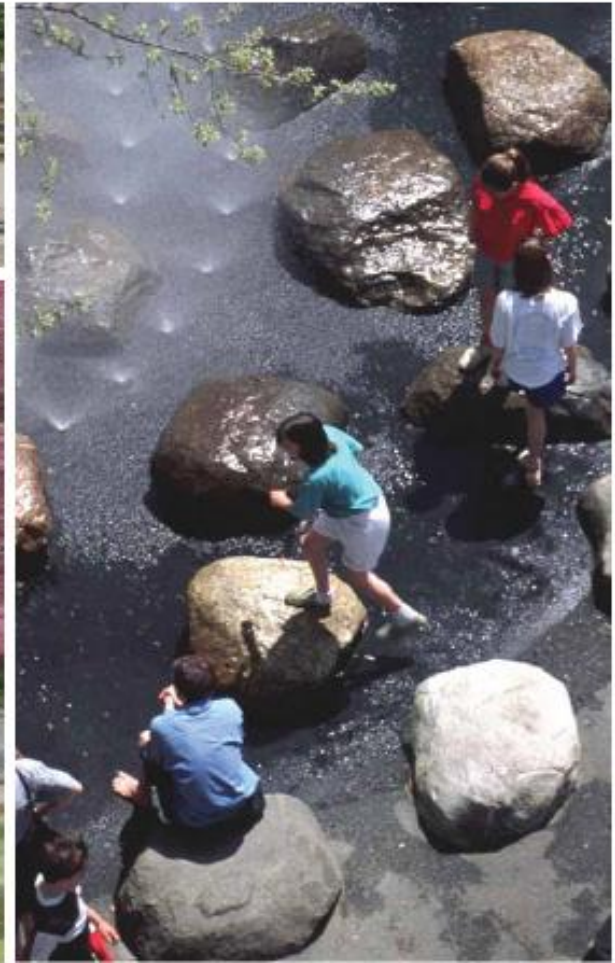


Natural Pond



Rock Gardens

A great place for children to learn about the Aravallis- world's oldest hills; from the natural rocks that they could touch, climb or jump from. Come here to escape the summers, read a book or just nap under the trees with the cool mist to soothe your senses....



THE PRODUCT – Top 5 USPs

□ Top 5 USPs

- Views – Every Villa enjoys uninterrupted Aravalli views
- Typologies – A villa for every need. Plethora of sizes available.
- Amenities – Unique amenities
- Gated Community
- Bare Shell Option (For select units, First pitch to always be of a Finished Villa. Bare shell to be offered only as a pricing option.)



Villas' Unique Features

The following unique features / amenities form a part of one or more of the Villa typologies on offer:

1. Open / Closed Courtyard
2. Elevated Courtyard
3. Elevated Sun / Sky Decks
4. Open Shower (open to the sky)
5. Roof BBQ area
6. Master Bedroom with attached lounge (Master suite)
7. Splash pool
8. Steam / Spa facility


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Project Unique Features

The following unique features / amenities form a part of the integrated development

1. Natural Pond area
2. Rock Gardens
3. Central Lawns
4. Organic Farming in Backyard
5. Community Vegetable Gardens (Community Farming)
6. Activity Zones – Active Social Life

The logo for 'ARABELLA' is a rectangular box with a double-line border. The word 'ARABELLA' is written in a bold, sans-serif font across the top. Below it, in a smaller font, is the text 'PRIVATE, HILL-VIEW VILLAS'.

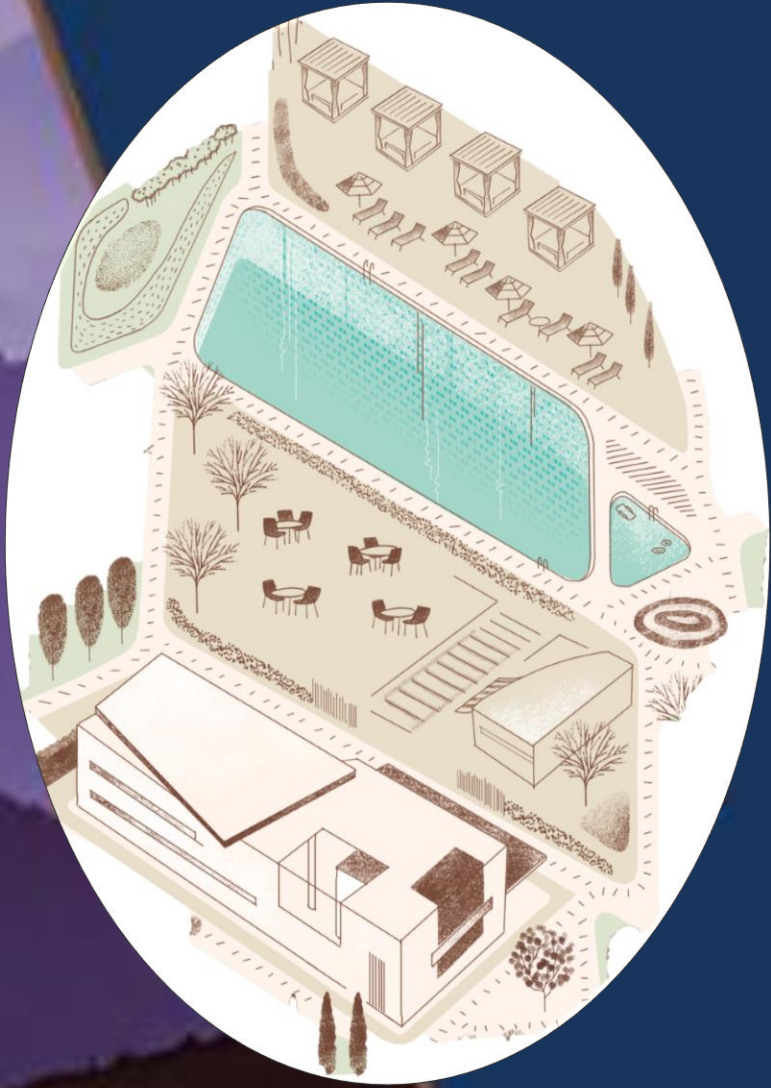
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THE PRODUCT – Area Ready Reckoner

Typology	Code	Carpet Area (Sq.ft.)	Plot Area (Sq.Yd.)	Saleable Area (Sq.ft.)	Saleable Area (Sq.Yd.)
4 BHK Small A	4SA	2293.59	287	3567	396
4 BHK Small B	4SB	2485.3	287	3849	428
4 BHK Attached A	4AA	3127.16	344	5010	557
4 BHK Attached B	4AB	3352.88	344	5133	570
4 BHK Compact A	4CA	3526.72	431	5859	651
4 BHK Compact B	4CB	3671.17	431	5988	665
4 BHK Large A	4LA	4409.58	538	7071	786
4 BHK Large B	4LB	4493.43	538	7131	792
5 BHK Type A	5LA	6039.9	710	9403	1045
5 BHK Type B	5LB	5609.77	710	8929	992

AMENITIES



- 15,000 Sq.ft. central Clubhouse with Pool
- Poolside Cabanas and Restaurant
- Greens inspired by the Aravalli ridges

AMENITIES



- Community Organic Farming area
- Natural Pond for migratory birds



- Rock Garden
- Kid's Play Area

AN ALTERNATIVE – SEMI FINISHED

- ▣ Semi – Finished Villas with lower specifications
- ▣ Available on select units
- ▣ Price differential available



Contact:

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