



FAIRMOUNT
BUILDERS

Creating Strong Foundations

 **ARIA**
BY FAIRMOUNT

AN ADDRESS THAT WILL PARTNER
YOUR BUSINESS PROGRESS

MAKE A MOVE THAT IS DISTINCTIVE AND DIFFERENT.

It's time to leave to old and embrace the new. A new way of working. A new way of collaborating. A new way of doing great business. A new way of changing the world, one business decision at a time. It's time to set your sights beyond the sky for beyond it lies infinite possibilities.





A TALE OF EXCEPTIONAL LOCALE

Fairmount Aria will be the new destination for transforming the way we understand and do business. It is strategically located within the precinct of other multinational companies such as Google, Microsoft, Infosys, Amazon, Capgemini and Cognizant amongst others.



Flanked on the west side of Hyderabad, overlooking vast and open landscapes of the city, Fairmount Aria is an imposing symbol of Hyderabad's change and development. Fairmount Aria is being created and designed to convey a seriousness of intention and a determination of purpose. With an enviable location, that is both easily identifiable and accessible, Fairmount Aria is the answer for what changes to make, how to make those changes and when to make those changes that create more opportunities and fulfill bigger dreams.



Wider Roads & easily accessible by ORR &
Upcoming Metro



Advantage for strong rental yield and
Faster Capital Value Appreciation



Proximity to Mid & High end
Residential Projects



Extension of Hitec City & Recognized
as a popular
IT-ITeS and BFSI Destination



PROJECT HIGHLIGHTS

04

ACRES PLOT AREA

04

CELLARS

14

FLOORS

24

HIGH SPEED ELEVATORS

11

FEET CEILING HEIGHT
OFFICE SPACES

16

MILLION SQ.FT.
BUILT UP AREA

05

LAKHS SQ.FT.
OFFICE SPACES

11

LAKHS SQ.FT.
COMMERCIAL SPACES

36

FEET HIGH CEILING
LOBBY

51

METERS
TOWER HEIGHT



A LOBBY OF LOFTY IDEALS

Walking through the lobby of Fairmount Aria, you will experience a seriousness of intent with muted tones and high columns. The Grandness of the Lobby exudes a feeling of pride and admiration.





LIFTS THAT SUPER FAST LIFT YOU TO YOUR SPACES.

The 24 elevators at Fairmount Aria certainly will not cramp your style. The high speed lifts will take you up or down before a thought ends in your mind.





ONE LEVEL UP

Fairmount Aria's commitment to fostering a holistic work environment but also encourages individuals to prioritize their health and vitality with state of the art gym and health spa.





4 LEVEL PARKING WITH
24x7 SECURITY SURVEILLANCE





EXCLUSIVE LUXURY RETAIL SHOPPING LEVELS





FOSTERING FRIENDLY FEASTING AREAS

A grand **cafeteria** meticulously designed to cater to the diverse needs of its bustling workforce will be made available at Fairmount Aria. More than just a dining space, this expansive cafeteria serves as a dynamic hub for employees to **recharge, connect, and indulge in culinary delights.** With a capacity to accommodate a substantial number of individuals, it fosters an inclusive atmosphere that encourages collaboration and cross-functional interactions.





WELL DESIGNED & WELL SPACED
BRANDED SERVICE APARTMENTS





HIGH-END JEWELRY STORES





CONCEPTUAL ENTERTAINMENT SCREENS
WITH GOURMET DELIGHTS





HI-TECH ENABLED CONFERENCE ROOMS



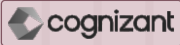


SPORTY GAMING & FRIEND ZONES



LOCATION MAP

not to scale



Emaar MGF Boulder Hills



FINANCIAL DISTRICT

Nehru Outer Ring Road

Nehru Outer Ring Road

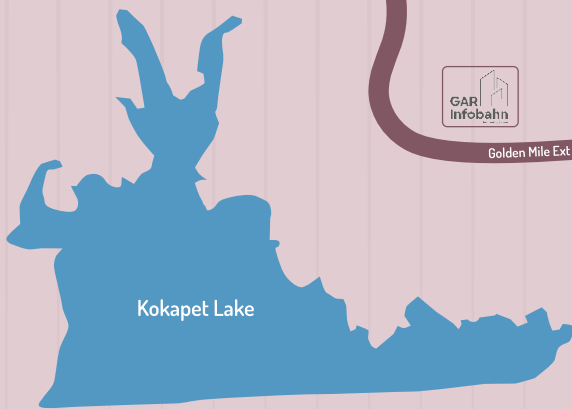
Nehru Outer Ring Road



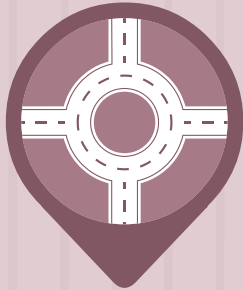
Golden Mile Ext Rd



Golden Mile Ext Rd



THE BEST PART OF LOCATION



02 MINUTES

Drive to Kokapet Entry /
Exit connecting ORR



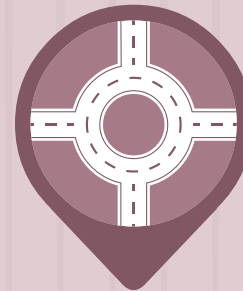
05 MINUTES

Drive to Financial District



05 MINUTES

Drive to Continental Hospital



05 MINUTES

Drive to Wipro Junction



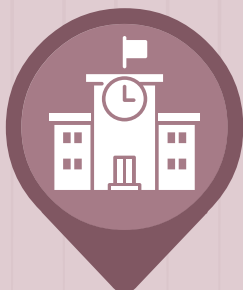
05 MINUTES

Drive to Choice of Star Hotels



05 MINUTES

Drive to ISB Campus



10 MINUTES

Drive to Major International
Schools



25 MINUTES

Drive to Rajiv Gandhi
International Airport



SPECIFICATIONS



FOUNDATION & STRUCTURE

- R.C.C Framed Structure to withstand seismic loads and wind.
- Light weight brick masonry in cement mortar.



PLASTERING

- Internal 12mm thick coat cement plaster smooth finishing.
- External 18mm thick double coat sand faced cement plastering.



DOORS:

Toilets

Laminated doors with standard hard ware.

Fire

Doors Fire rated steel doors (as per norms).

Service Shaft Door

Pressed metal framed/flush doors shall be of 1.2mm galvanized. sheet of 1 hour fire rated for service areas/ ducts/shafts.

Shutters for retail (G+1)

Motorized perforated (small holes) shutter for all unit of reputed make with 12mm toughened spider glazing Glass walls and designer hardware of reputed make.

Internal Doors For Commercial

Indian BT or African Teak wood frame with designer flush shutter with two sides Veneer with melamine polishing and reputed hardware fittings powder coated aluminum shutters

Windows

Window system with single glazing with specially designed extruded. Aluminum sections with powder coating and system designed, water tightness and heat proof. (or) UPVC Windows.

External Painting

Texture paint containing synthetic plaster chemicals, having very mild keys finish in three coats.

Glazing

Glazing as per glazing design.

Service areas

Two coats of Acrylic OBD over one coat of primer.





FLOORING:

Main Entrance Lobby

Granite/Italian marble slabs

Upper floors entrance lobby

Granite Slabs.

Toilets

Separate urinal blocks and toilet blocks for men and women are provided with first quality sanitary and CP fittings non skid tile flooring and cladding partition walls and counters in granite and toilet blocks.

Staircase Flooring

Granite stones for main staircases and Kota stones for fire staircases

Parking Area

VDF Flooring

Drive way

VDF Flooring

Lift walls

Granite/Italian marble slabs



FOSTERING PROGRESS CREATING MILESTONES



Meticulously designed and thoughtfully curated to provide an inspiring working environment, the Fairmount Downtown complex is the place where young minds can be in their innovative best. Entering the portals of Fairmount Downtown there is an evident sense of purpose and a shared determination to think big and achieve success. The place offers every reason to work towards building a better future for everyone concerned. The high-quality construction, combined with modern amenities and state-of-the-art infrastructure, forms the groundwork for businesses to reach new heights. The aura of professionalism and possibility permeates every corner, inspiring entrepreneurs and visionaries to push their boundaries and strive for excellence. At Fairmount Downtown, a strong foundation is not just a concept – it is the cornerstone for every business journey.



SAHIL NOORANI
Founder & COO



SHAHAZIM HAMEED
Founder & CEO



SARFARAZ LAKHANI
Founder & CFO





ARIA
BY FAIRMOUNT

Site Address: Sy No. 109 & 114 at Kokapet Village, Narsingi, Gandipet, Rangareddy, 500001, Hyderabad, Telangana
Corporate Address: 8-2-686, K/1, 4th Floor, Kimtee Square, Road No.12, Banjara Hills, Hyderabad, 500034, Telangana

Call: 9 000 000 432 | E-Mail: info@fairmountbuilders.com | Website: fairmountbuilders.com