



# AERO VILLAS

LUXURY PERSONIFIED



## THE ESSENCE OF AMBITION

Guided by a deep desire to achieve greatness, you have always envisioned a life that not only fulfills your ambitions but also reflects your unique taste and appreciation for the extraordinary. Your journey is a testament to your dedication and perseverance. As your success has grown, so has your aspiration for a home that truly mirrors your accomplishments.

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WELCOME TO

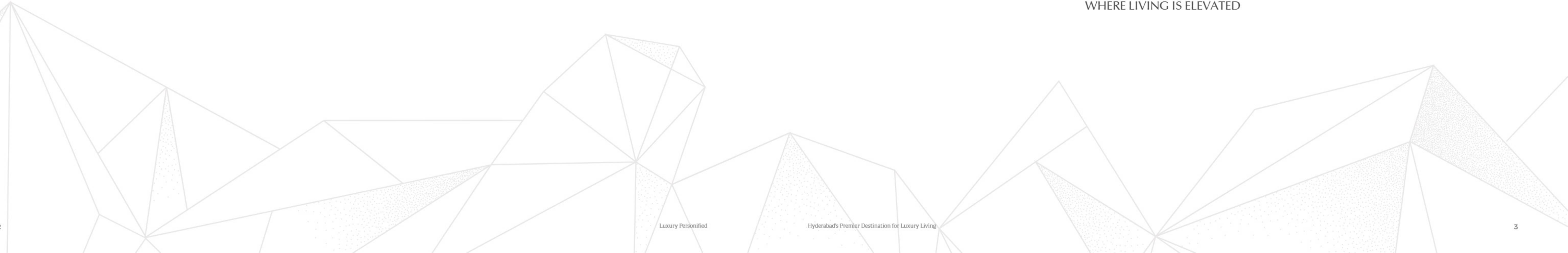
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# AERO VILLAS

BY

## AASRITHA INFRA PROJECTS

WHERE LIVING IS ELEVATED



Luxury Personified

Hyderabad's Premier Destination for Luxury Living

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## A DIAMOND-QUALITY LIFESTYLE

What makes a diamond timeless? Its rarity, brilliance, and ability to captivate generations. Aero Villas is crafted with the same ethos—where luxury isn't just a feature but a defining standard. These villas are not merely homes; they are a testament to your achievements, an enduring symbol of elegance and sophistication.

Just as a diamond shines with unmatched clarity, Aero Villas gleams with the perfect balance of beauty and functionality. Here, every detail is thoughtfully designed to reflect the brilliance of your aspirations.





The Concept of

## AERO VILLAS

A Haven of Luxury, Nature, and Timeless Living Awaits..

From the word 'Aer'



### LATIN FOR AIR

Symbolising the purity and freshness of open spaces, Aero Villas draws inspiration from the Latin word 'Aer,' celebrating the seamless harmony between luxury and nature.

From the word 'Roca'



### SPANISH FOR ROCK

'Ro' represents the diamond—rare, unbreakable, and timeless. Just as a diamond's brilliance stands unmatched, Aero Villas embodies strength, elegance, and enduring value. These diamond-quality villas are a testament to rarity, blending luxury, nature, and timeless design to create a living experience as precious and enduring as the gem itself.

# AERO VILLAS

"Aero" is born from the union of two rare elements: 'Ae,' symbolising the boundless freedom of air and the purity of natural living, and 'Ro,' reflecting the enduring strength and timeless allure of a diamond. This extraordinary fusion creates a harmonious balance, crafting a lifestyle that is both exceptional and deeply rooted in nature's elegance. Inspired by the rare beauty of untouched landscapes, Aero Villas stands as a masterpiece of design, offering a living experience as precious as a jewel.

## A MASTERPIECE OF MODERN LIVING

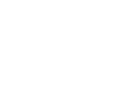
Aero Villas is an exclusive gated community located in Shamshabad, designed to offer a lifestyle of unmatched luxury and convenience. Spread across 41 acres, this premium development features over 360 meticulously crafted villas, blending contemporary designs with serene natural surroundings.

### PROJECT OVERVIEW

 **41 ACRES**  
Project Area

 **4 - 5 BHK**  
Villas

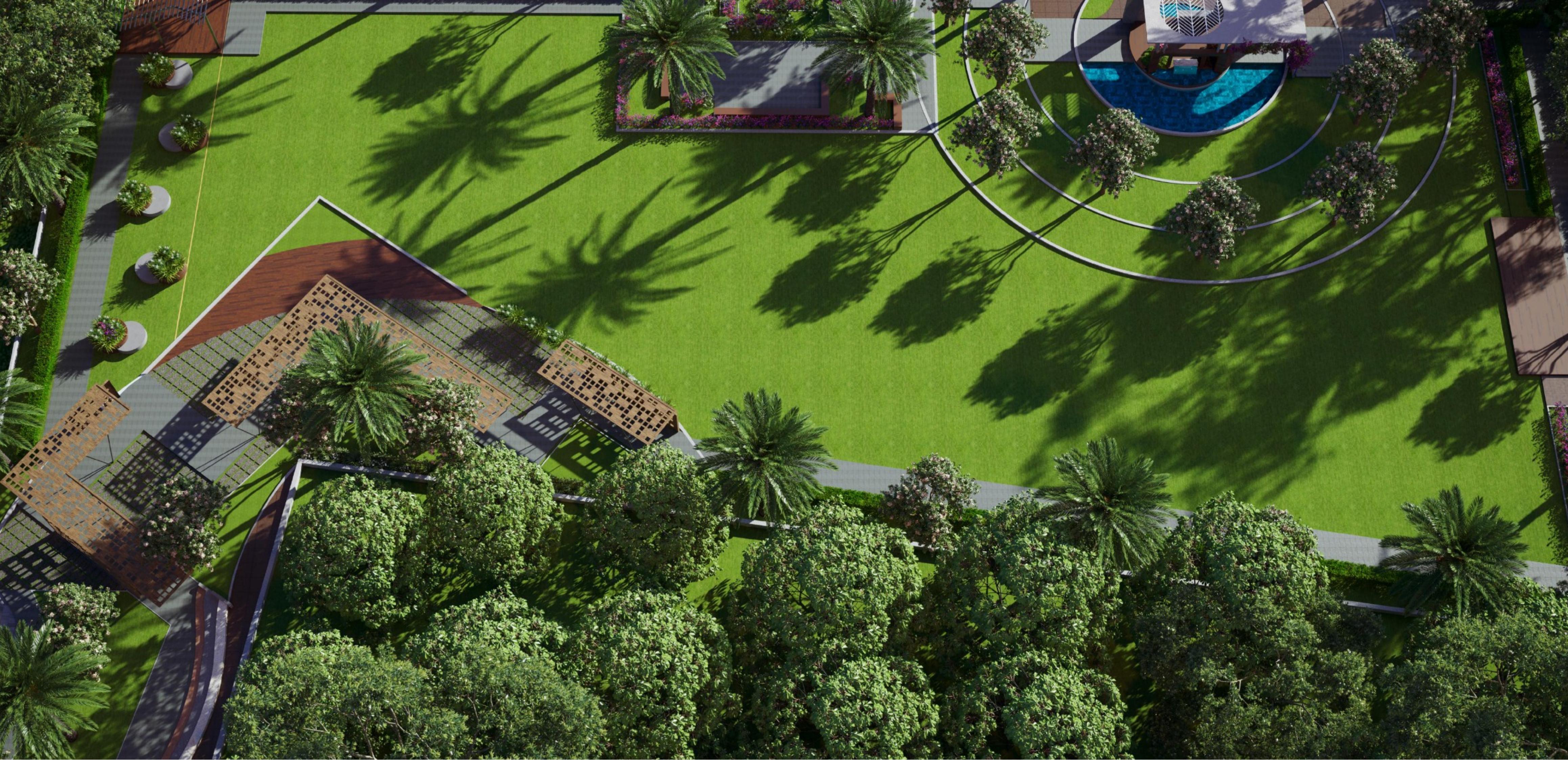
 **45,000+ SQ. FT.**  
Clubhouse

 **360+**  
Lavish Villas

 **4,800 - 8,100 SQ. FT.**  
Villa Sizes

 **ECO-FRIENDLY INITIATIVES**  
Solar Power and Rainwater Harvesting





## CRAFTED IN HARMONY WITH NATURE

At Aero Villas, nature takes center stage, blending sustainability with thoughtful design. Surrounded by lush greenery and equipped with eco-friendly features like solar energy systems and EV charging stations, Aero Villas creates a serene environment that nurtures both you and the planet. Here, every detail is designed to preserve and celebrate the beauty of the natural world while offering a lifestyle of unmatched elegance.

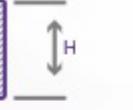


# The Regent - 267 CARAT

267 Sq. Yd. | 4,800 Sq. Ft.



9 x 5 ft. Veneer  
Main Door



Double-Height  
Living Room



18 ft. High Single  
Sliding Glass



Internal Courtyard  
& Sit-Outs



Indoor Skylight



Designer Staircase



Branded  
5 - Passenger Lift



9 x 18 ft. Dedicated  
Swimming Pool



Italian Marble  
Flooring



Jaguar High-End  
Sanitary Fittings



Home Theatre



Walk-in Closets



8 ft. Internal  
Doors



Servant Room  
with Toilet



2 Car Parks





EAST FACING

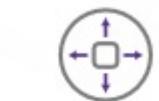


WEST FACING



## The Orlov - 567 CARAT

567 Sq. Yd. | 6,725 Sq. Ft.



20 ft. Surround Spaces  
Between Villas



Dedicated Home  
Office Space



Wet and Dry  
Kitchen



In-House  
Courtyard



10 x 18 ft. Private  
Swimming Pool



Lavish Outdoor  
Gardens



5 Bedrooms,  
3 Living Rooms



Double-Height Living  
and Swimming Pool  
Deck with Open Bar



3 Car Parks



Branded  
5-Passenger Lift



Balconies for  
Each Bedroom







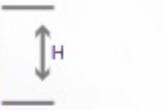


# The Cullinan - 600 CARAT

600 Sq. Yd. | 8,100 Sq. Ft.



20 ft. Height Main Door



Double-Height Living and Pooja Room



Reflective Pond at the Northeast Point



Italian Marble Flooring



12 x 23 ft. Massive Swimming Pool



Dedicated Driver and Servant Rooms with Toilet



Single Flight Staircase



In-House Courtyard



5 Bedrooms, 3 Living Rooms, 1 Home Theatre



3 Covered Car Parks



Dedicated Vanity Spaces in Toilets



Jacuzzi in Master Bedroom



Wet and Dry Kitchen



Balconies for Each Bedroom



Lavish Outdoor Gardens







## YOUR LEGACY OF LUXURY

Owning an Aero Villa is more than acquiring a home; it's about owning a piece of brilliance that stands the test of time. Like a diamond passed through generations, these villas are designed to grow in value and meaning. They represent your success, your taste, and your commitment to a life that shines beyond comparison.

## BRILLIANCE IN EVERY DETAIL

Step into a home that feels as exclusive as a flawless diamond. From Italian marble floors that sparkle under natural light to expansive courtyards designed for tranquillity, Aero Villas combines opulence with purpose. Each villa is a masterpiece, blending the timeless grace of classic architecture with the cutting-edge innovation of sustainable living.

The 45,000+ sq. ft. clubhouse takes this brilliance to new heights. Whether it's a swim in the sky-top infinity pool, or moments of zen in the lush green trails, every experience here is elevated to diamond-quality living.





## OWN THE BRILLIANCE

Much like a diamond that holds a story in every facet, Aero Villas holds the promise of a life that celebrates you. Experience luxury redefined, where every moment sparkles with brilliance. Aero Villas isn't just a home; it's your legacy waiting to be written.

Visit Aero Villas today and discover the diamond standard in living.





*Bird Eye View*

*Aero Villas*

## A LOCATION THAT KEEPS YOU CONNECTED

Nestled in the prime location of Shamshabad, at the heart of Telangana and centrally positioned within India. This thriving Shamshabad location is a Rapidly Growing Real Estate Stretch in Hyderabad by its excellent connectivity and expanding infrastructure. As Positioned in prime location, it is witnessing a significant development and making a promising destination for investment and modern living.

### EDUCATION

- Rockwell International School
- Basil Woods School
- Delhi Public School
- Brookfield International School

1 min

3 min

5 min

5 min

### HEALTHCARE:

- Sunrise Hospitals
- LIMS Hospital
- AIG Hospitals
- Star Hospital

5 min

5 min

22 min

20 min

### RETAIL & SHOPPING

- Metro Cash and Carry
- Reliance SMART Superstore
- D-Mart
- Mantra Mall
- Next Galleria Mall

4 min

4 min

10 min

15 min

25 min

### ENTERTAINMENT & RECREATION:

- Wonderla Waterpark
- Statue of Equality
- Nehru Zoological Park

8 min

15 min

23 min

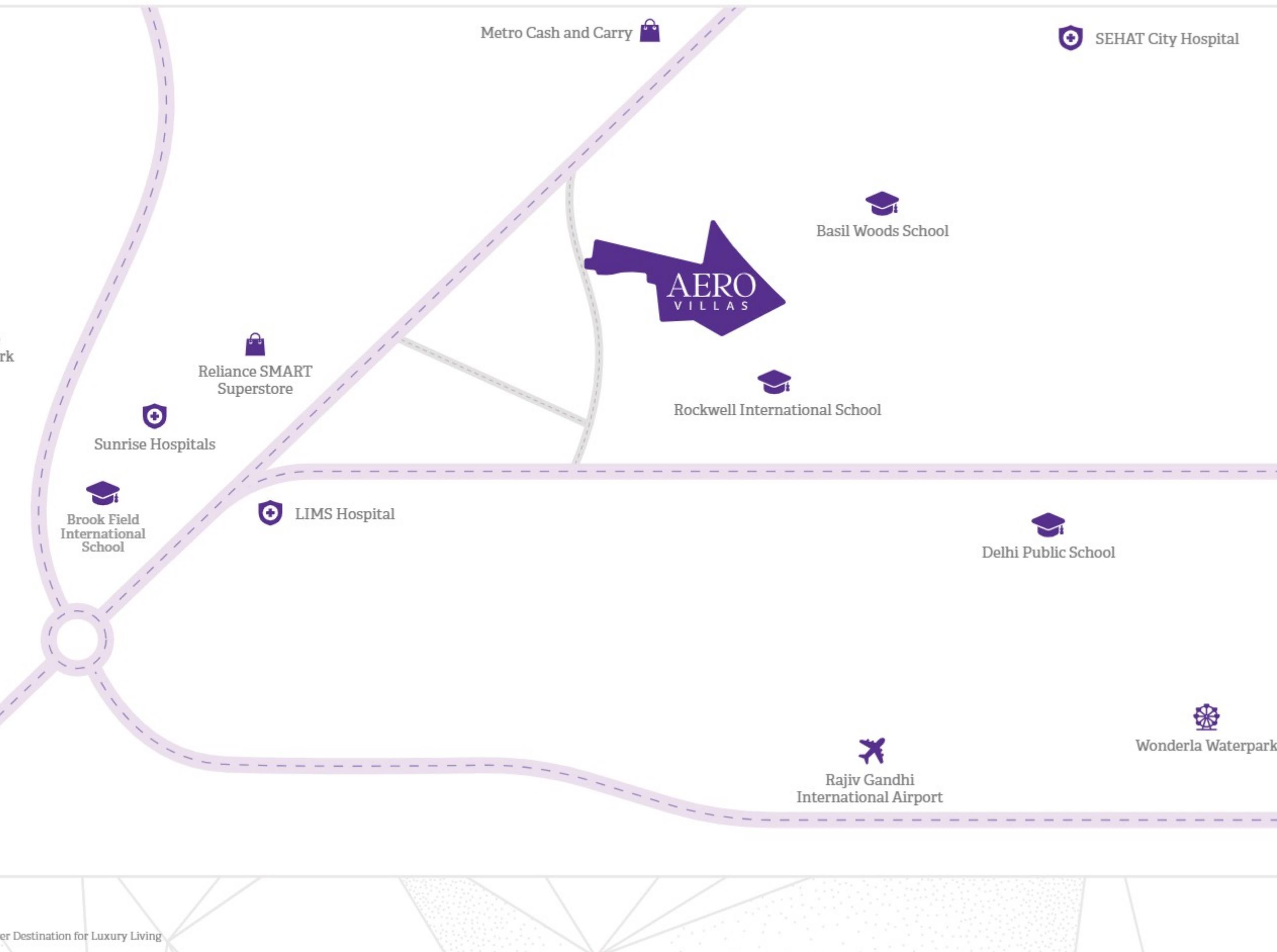
### BUSINESS HUBS:

- Nanakramguda IT Park
- Financial District

22 min

20 min

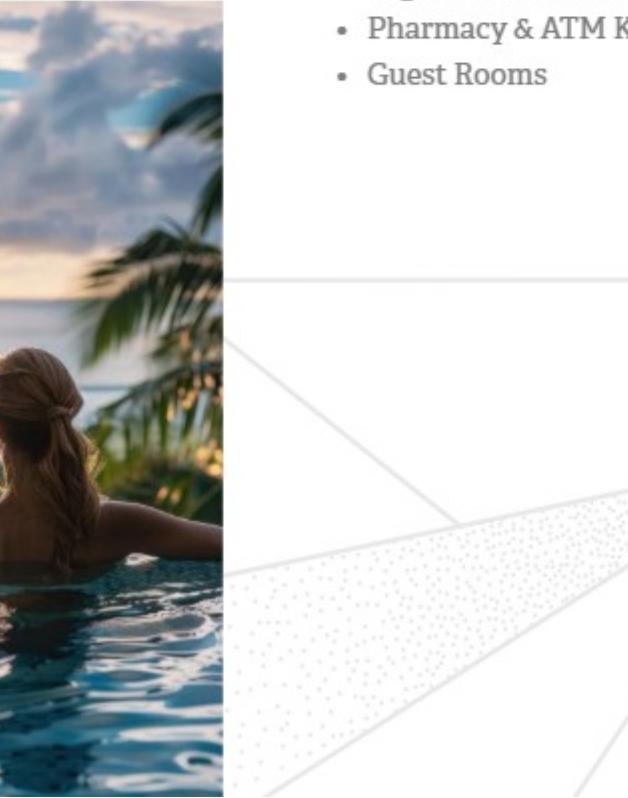
Scan to Get Directions





## THE CLUBHOUSE: LIFE'S BEST MOMENTS, ALL IN ONE PLACE

A space thoughtfully designed to bring people together, the Clubhouse is the heart of our community. Whether you seek fitness, recreation, relaxation, or celebration, this vibrant hub offers world-class amenities to suit every lifestyle.



### ↗ OUTDOOR INDULGENCE

- Cycling & Walking Tracks
- Lawn Tennis & Mini Turf Soccer
- Basketball & Cricket Nets
- Party Lawns & Pavilion
- Kids' Play Court
- Elderly Court & Private Garden Seating
- Pet Park

### ↗ INDOOR EXCLUSIVES

- Gymnasium, Spa & Salon
- Badminton & Squash Courts
- Swimming Pool with Kids' Pool
- Multi-Purpose Hall with Party Kitchen
- Cafeteria with Kitchen
- Indoor Games & Bowling Alley
- Business Centre & Senior Citizen Room
- Yoga & Aerobic Hall
- Pharmacy & ATM Kiosk
- Guest Rooms





## WORLD-CLASS AMENITIES FOR EVERY LIFESTYLE

Aero Villas offers a host of premium amenities designed to enrich your lifestyle. From state-of-the-art recreational facilities to serene wellness spaces, every feature is thoughtfully crafted to provide comfort, convenience, and leisure for all ages. Experience the perfect balance of luxury and functionality at Aero Villas, a lifestyle of unmatched luxury and convenience. Spread across 41 acres, this premium development features over 360 meticulously crafted villas, blending contemporary designs with serene natural surroundings.



### WHERE COMMUNITY THRIVES

#### » COMMUNITY SPACES

- Mini banquet hall for celebrations
- Beautiful lawn and well-appointed guest rooms

#### » HEALTH & WELLNESS

- Fully equipped gym, spa, and fitness studio
- Yoga and aerobics facilities for rejuvenation

#### » RECREATION FOR ALL AGES

- Indoor Games: Board games, badminton, and squash
- Outdoor Sports: Lawn tennis, basketball, box cricket, and football

#### » FAMILY-FRIENDLY FEATURES

- Safe and fun kids' play area
- Creche for busy parents' convenience

#### » RELAXATION & SOCIALIZING

- Coffee lounge and aroma garden for unwinding.
- Multipurpose lounge and party lawn for gatherings

#### » DAILY CONVENIENCES

- On-site supermarket, pharmacy, and ATM
- Dedicated pet park for furry companions



### SAFETY & SECURITY: PEACE OF MIND, ALWAYS

At Aero Villas, your safety is our top priority. We ensure peace of mind for you and your loved ones with

#### » 24/7 GATED SECURITY

- Constant vigilance with trained personnel

#### » CCTV SURVEILLANCE

- Comprehensive monitoring with advanced cameras

#### » INTERCOM SYSTEMS

- Secure and seamless community communication

#### » VISITOR MANAGEMENT

- Controlled access for a safe environment



### SUSTAINABILITY AT ITS CORE

Aero Villas is committed to sustainable living with eco-friendly features

#### » SOLAR POWER

- 6 KW setup to cut energy costs and reduce carbon footprint

#### » WATER EFFICIENCY

- Conservation-focused sanitary fittings

#### » EV CHARGING

- Ready with electric vehicle charging stations



## LUXURY THAT'S BUILT TO LAST

Aero Villas is designed with premium materials and advanced construction techniques to ensure durability and comfort. Key highlights include:

### ↗ FOUNDATION & STRUCTURE

- RCC-framed structure.

### ↗ FINISHES & PAINTS

- External: Premium textured emulsion paint.
- Internal: Low-VOC putty finishes for healthier spaces.

### ↗ DOORS & WINDOWS

- Teakwood main doors and aluminium windows for durability.

### ↗ FLOORING

- Italian marble flooring.
- Anti-skid vitrified tiles in bathrooms.

### ↗ BATHROOMS

- Premium fittings from Jaguar.
- Hydro-pneumatic water systems.

### ↗ AMENITIES

- 5-passenger lift
- Smart home
- 100% Digi-backup



## AN EXCLUSIVE COMMUNITY DESIGNED FOR MODERN LIVING

The Aero community is designed to offer an exceptional lifestyle, seamlessly blending luxury, convenience, and wellness for discerning residents.



### AERO HOMES

A modern residential haven designed for families who cherish luxury and vibrant living. Combining style, comfort, and functionality, it features:

- Premium amenities for elevated living
- Meticulously designed spaces
- A seamless blend of elegance and practicality for a refined lifestyle.



### AERO BIO RESORT

A sanctuary of wellness and tranquillity, Aero Bio Resort combines luxury with eco-friendly features. Designed for nature lovers and wellness enthusiasts, this resort offers:

- Top-notch leisure facilities
- Eco-conscious architecture
- A peaceful retreat where residents can rejuvenate their mind, body, and soul.



### AERO CONVENTION CENTER

A versatile, state-of-the-art venue perfect for hosting:

- Business Meetings & Conferences
- Social Gatherings & Celebrations

With modern facilities and expansive spaces, the Aero Convention Hall ensures every event is seamless, grand, and memorable for residents and their guests.

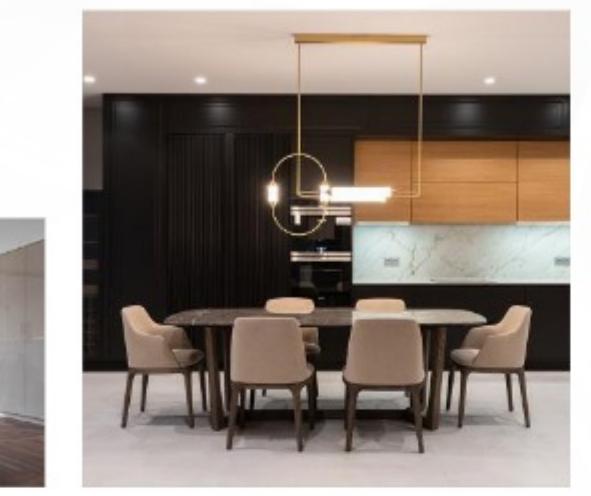
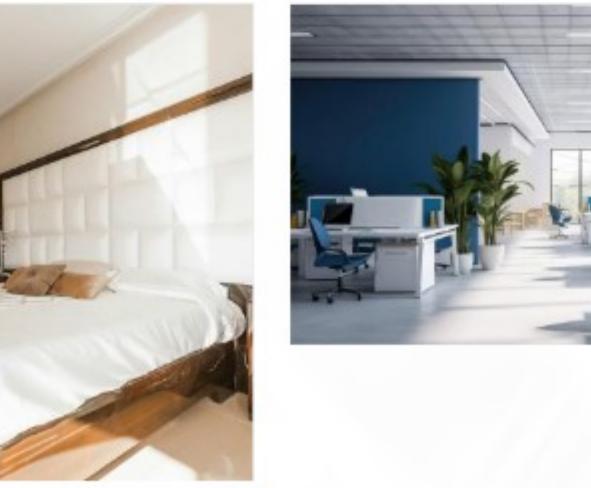
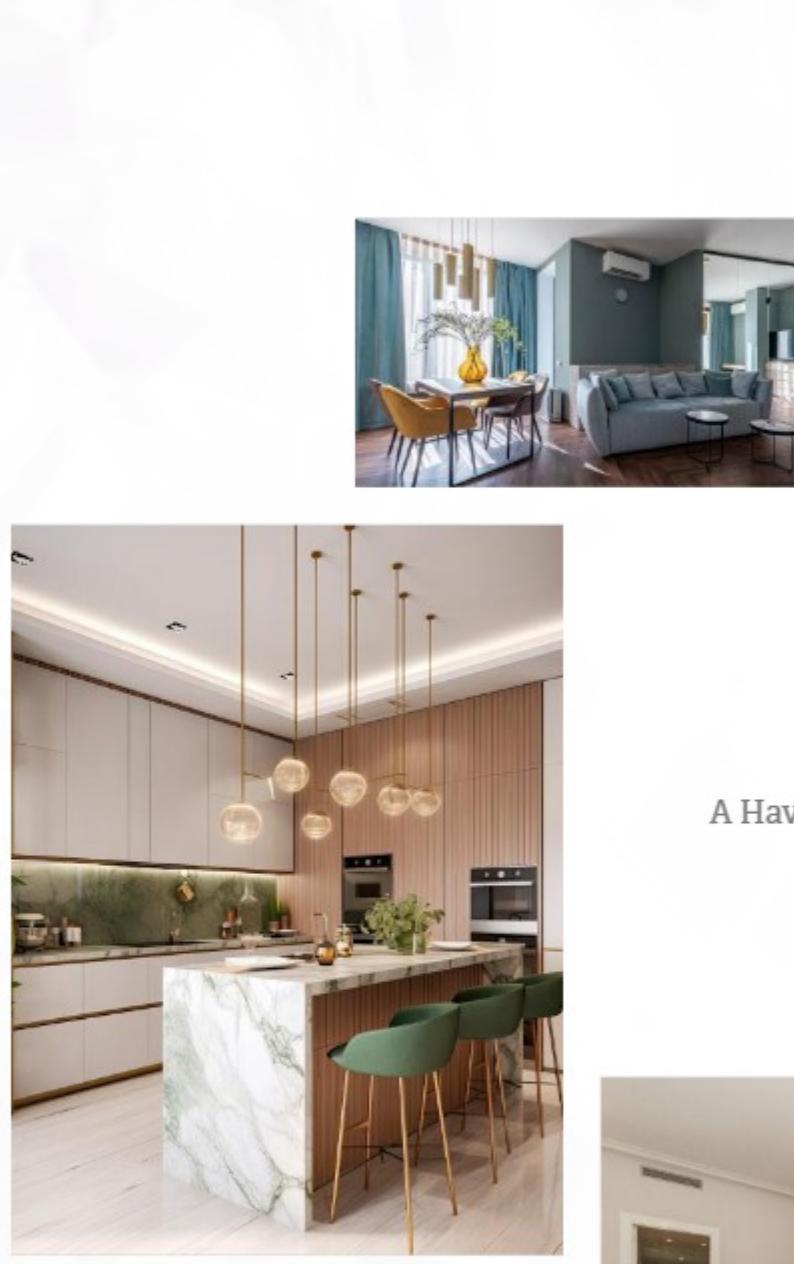


### AERO MANSIONS

The epitome of opulence and exclusivity, Aero Mansions offer:

- Ultra-luxury living spaces
- Unmatched comfort and privacy
- High-end amenities for an elite lifestyle

Designed for those who demand the finest, Aero Mansions redefine private and secure living, making every day feel extraordinary.



Our  
**PROJECTS**

A Haven of Luxury, Nature, and Timeless  
Living Awaits...



LUXURY VILLAS



HIGH-RISE BUILDINGS



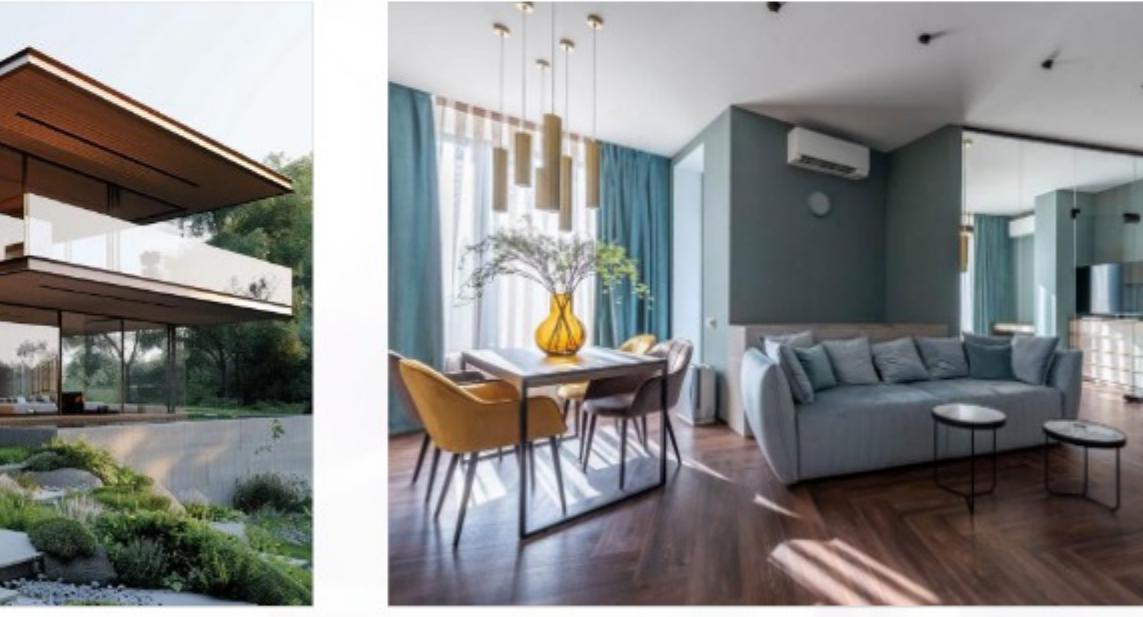
FARM HOUSES



RECREATION CENTERS



COMMERCIAL SPACES



RESIDENTIAL APARTMENTS

## FLOOR PLAN

Explore a world where space meets sophistication. Aero Villas are meticulously designed to offer expansive living areas, functional layouts, and a seamless blend of aesthetics and practicality.



## Floor Plan Insert



AASRITHA

**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:** +91 888-999-5255 | [sales@aasritha.in](mailto:sales@aasritha.in) | [www.aasritha.in](http://www.aasritha.in)

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SCAN FOR  
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