

## A LEGACY BUILT ON EXCELLENCE.

For over two decades, Nahar Foundations has been at the forefront of building exceptional homes that go beyond brick and mortar – creating spaces that offer comfort, style, and enduring value.

Established in 2003, Nahar has delivered over 80 prestigious residential projects, each thoughtfully designed to enhance urban living.

With a commitment to quality craftsmanship, aesthetic design, and timely delivery, Nahar has become a trusted name in Chennai's real estate landscape.

From luxury apartments to premium row houses and bespoke villas, every Nahar project reflects a passion for excellence and a deep understanding of what makes a house feel like home.

Choosing a Nahar home means choosing clear legal titles, impeccable design, and timely possession- ensuring complete peace of mind for every homeowner.

At Nahar Arista, we continue this legacy by offering you the pinnacle of bespoke living, crafted with precision, care, and an unwavering commitment to quality.



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◆ Crafted For Those Who Aspire For The Best ◆

“LUXURY IS NOT ABOUT OPULENCE.  
IT’S ABOUT LIVING IN A PLACE THAT  
RESONATES WITH YOUR LIFESTYLE,  
WHERE ELEGANCE MEETS COMFORT,  
AND EVERY DAY FEELS LIKE AN  
UPGRADE.”

## WELCOME TO ARISTA THE PINNACLE OF LIVING.

Derived from the Greek word meaning 'The Best', Arista represents a coveted life curated with the most indulgent luxuries, thoughtful designs, and a strategic location that places you at the heart of convenience & connectivity.

Here, every detail is a celebration of the finest in bespoke living-from meticulously designed apartments to private penthouses with expansive terraces.

At Arista, you don't just own a home; you own a rare piece of perfection.

## WHERE LUXURY FINDS ITS ADDRESS.

Nahar Arista is a prized abode for those with a penchant for nothing but the best. With just 32 premium apartments and 4 exclusive penthouses with private terraces, Arista offers space, comfort, and indulgence like never before.

Located in Perungudi, Chennai, just behind the iconic World Trade Center, Arista places you in the heart of the IT corridor- with the best of the city, right at your doorstep.

Here, life doesn't just feel good. It feels exceptional.



## AN EXPRESSION OF FINE LIVING.

Crafted to inspire. Built to impress.  
The facade of Nahar Arista speaks  
volumes about architectural  
excellence and contemporary design.

NAHAR  
ARISTA



## BESPOKE RESIDENCES DESIGNED AROUND YOU.

Arista has been envisioned to offer a life of exclusivity. With only 32 apartments and 4 signature penthouses, privacy and space come naturally. The architectural design complements the modern lifestyle while ensuring your home feels like a tranquil retreat.

## KEY HIGHLIGHTS:

Spacious homes ranging from 1579 to 1784 sq. ft.

Premium Penthouses with Private Terraces

State-of-the-art amenities including Gym, CCTV, and Power Backup

Sleek Elevators and Modern Architectural Design

Arista is not just a residence; it's where the best features and the best craftsmanship come together to create an exceptional way of life.



Location Map  
(Not to scale)



## LIVE WHERE LIFE HAPPENS.

What sets Nahar Arista apart is its truly unbeatable location. Tucked just behind the World Trade Center, Perungudi, it offers:

### A WALKABLE LIFESTYLE

Most major IT parks and companies are within walking distance.

### PROXIMITY TO HEALTHCARE

Close to Apollo Proton Cancer Centre, Apollo Multi-speciality, and Iswarya Hospitals.

### EFFORTLESS CONNECTIVITY

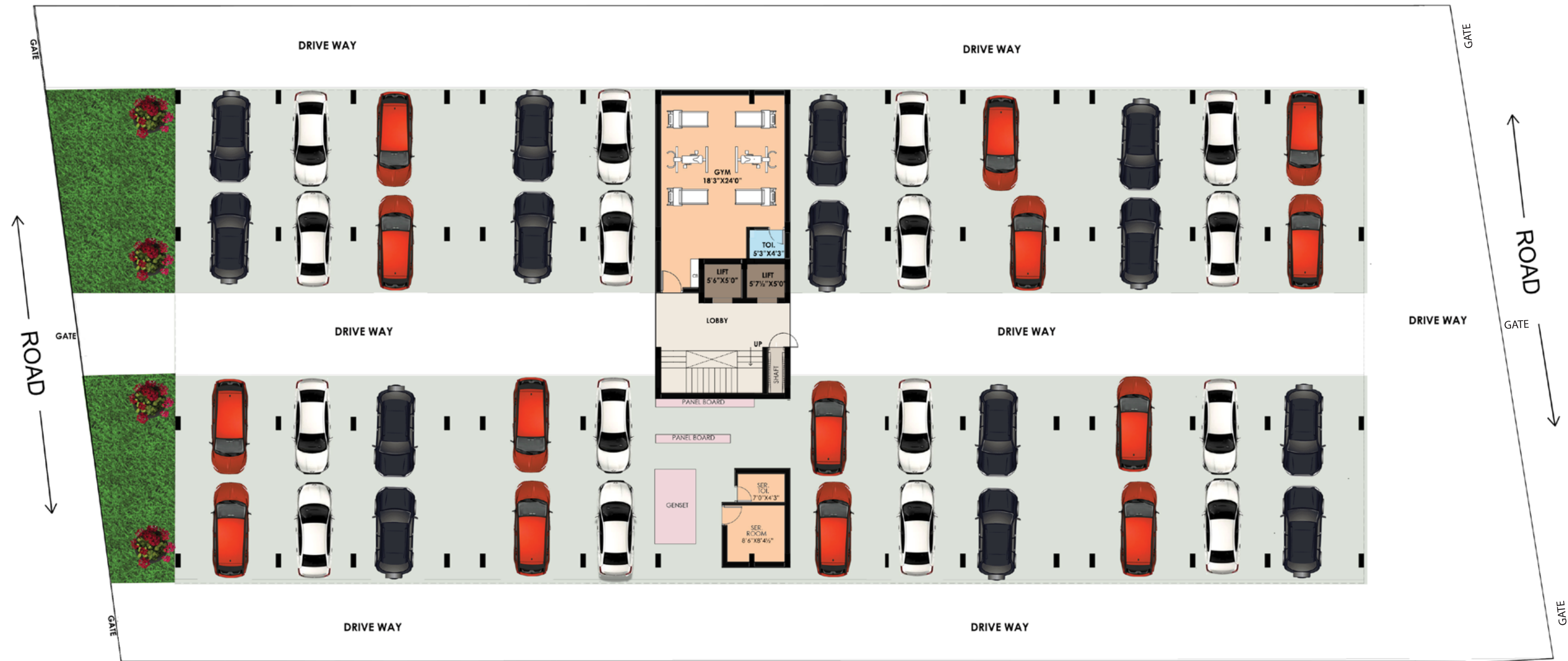
Quick access to Adyar, Thiruvannmiyur, Velachery, and OMR Expressway.

### UNMATCHED RENTAL YIELDS

High demand from IT professionals ensures great investment potential.

Location. Convenience. Growth. It all comes together at Arista.

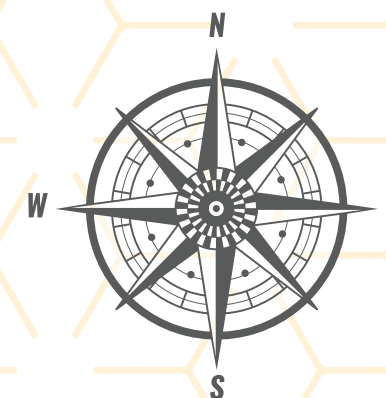
# STILT FLOOR PLAN







# FIRST FLOOR PLAN





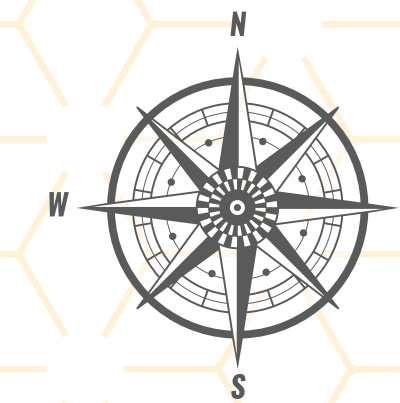
SECOND  
TO  
FOURTH  
FLOOR  
PLAN







# FIFTH FLOOR PLAN



# SPECIFICATION

## TYPE OF CONSTRUCTION

- Framed structure with RCC columns & beams (as per soil report) over masonry clay wire cut brick walls of 9 inches and 4.5 inches walls plastered and paint finished.
- Ceiling height will be 9'-6" feet approximately except in the toilet where it will be 8'-6".

## FLOORING

- Living, dining and bedroom area will be finished with 4' \* 2' vitrified tiles with 4" matching skirting tiles as per design.
- Toilets will be finished with antiskid ceramic flooring and glazed wall tiles up to 7 feet height.
- Balconies will be finished with matt finished 1' \* 1' anitskid tiles.

## PLUMBING AND SANITARY

- Concealed CPVC/ Open UPVC plumbing lines from the overhead tank.
- Closets and Washbasins will be White in colour.
- Provision in plumbing for connecting one geyser in each toilet.
- Hot and cold wall mixer for shower area.
- C.P. fittings will be provided in Bathrooms & Kitchen.

## DOORS

- Main doorframe will be of teak and door shutter will be of teak skin, finished with lacquer varnish.
- Other doors will be wood frames and flush doors laminated on both sides.
- All door fittings will be of aluminium excepting the front main door, which will have brass fittings.
- Main door will be provided with Mortise lock, door eye & door stopper.
- Doors to the bedrooms will be provided with cylindrical locks.
- Door and frame will not be provided for the kitchen.

## WINDOWS AND VENTILATORS

- Windows will be of UPVC quality (sliding shutters) with 4 mm clear glass panels will be provided.
- Ventilators will be of UPVC quality
- Grill will not be provided.

## KITCHEN

- Kitchen platform will be polished granite with a single bowl stainless steel sink and glazed tiles dado of 2'0" feet above the kitchen platform, 3'0" feet dado in utility area (if provided).

## LOFT

- One in the kitchen only.

## PAINTING

- Acrylic putti will be applied on the ceiling and the walls of flats to have smooth surface and finally finished with one coat of acrylic primer.
- All wooden frames and shutters will be finished with enamel paint.
- Building exterior including balconies will be finished with cement plaster & exterior emulsion paint.
- The staircase area will be finished with cement plaster & acrylic emulsion.

## ELECTRICAL

- Concealed copper wiring suitable for three-phase supply, will be of ISI quality.
- Switches & sockets with adequate points for light, fan and power supply.
- Separate meter for lighting in common areas and the pumps.
- Three phase electricity supply for each flat.
- One calling bell point.
- Provision for Split Air Conditioner in all bedrooms.

## WATER SUPPLY

- One common bore well and one sump.
- One submersible pump for sump and one jet motor for bore.

## GENERAL

- a. Anti-termite treatment at the foundation stage - ground floor only
- b. Aqua guard point in kitchen.
- c. Automatic water level controller for pumps.
- d. Concealed PVC pipes for TV antenna in the living room.
- e. A common junction near the entrance to the building for incoming telephone line, with provision for concealed wiring from this board to points in each flat in the living room.
- f. Rainwater harvesting.

## AMENITIES

- a. Generator Backup for lift, motors, lights in common area and lights, fans & 5 amps points in the apartments.
- b. Elevator/ Lift.
- c. CCTV at the ground floor only for Security.
- d. Granite Flooring & stainless-steel handrails for Staircase.
- e. Gym with basic equipments.

Note: All products and materials used in the project will be branded and of the builder's choice.