

A HOME IN THE HILLS

Presenting Aeria Birdsong, a minimally invasive villa project in Yercaud, TN.



Yercaud—pretty as a post card

Yercaud, also called the 'Jewel of the South' is located at an altitude of 1515 meters (4970 feet) above sea level in the green vistas of the Shevaroy hills. This tranquil, wooded and picturesque hill station with its breathtaking rolling hills in the Eastern Ghats is one of its kind in Northern Tamil Nadu with an abundance of coffee, orange and pear plantations. Yercaud is blessed with a salubrious climate. Never too hot during summers and neither too cold in winters, thereby providing excellent weather conditions the year around. Yercaud is close to Salem—only an hour away—giving you access to all facilities that a city provide.



Like the views, the returns are spectacular.

Hill stations, have long held forth the promise of great appreciation. Indians alert to the opportunity, have been snapping up property as much for their growing value, as for the joy of owning a picturesque home. So while the trend has been firmly established, it's important to invest now, while land prices are still in your favour



aeria
claremont
killiyur, yercaud

Villas that hug the earth



Completed



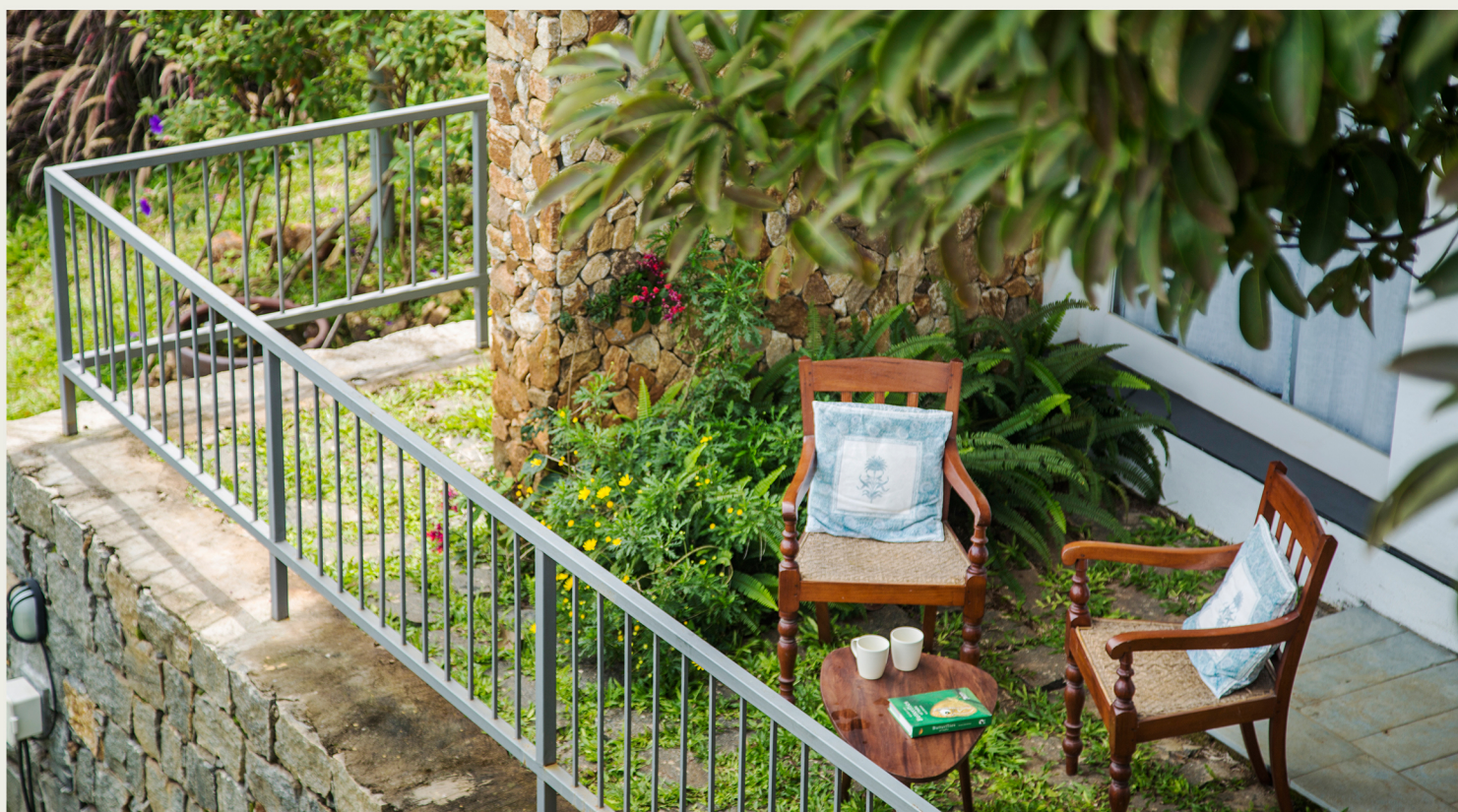
Extent of Land: 22,500 sq.ft.

No. of Villas - 6

Built area/villa - 1230 sq.ft.

No. of bedrooms - 2

Location - Killiyur Falls Road





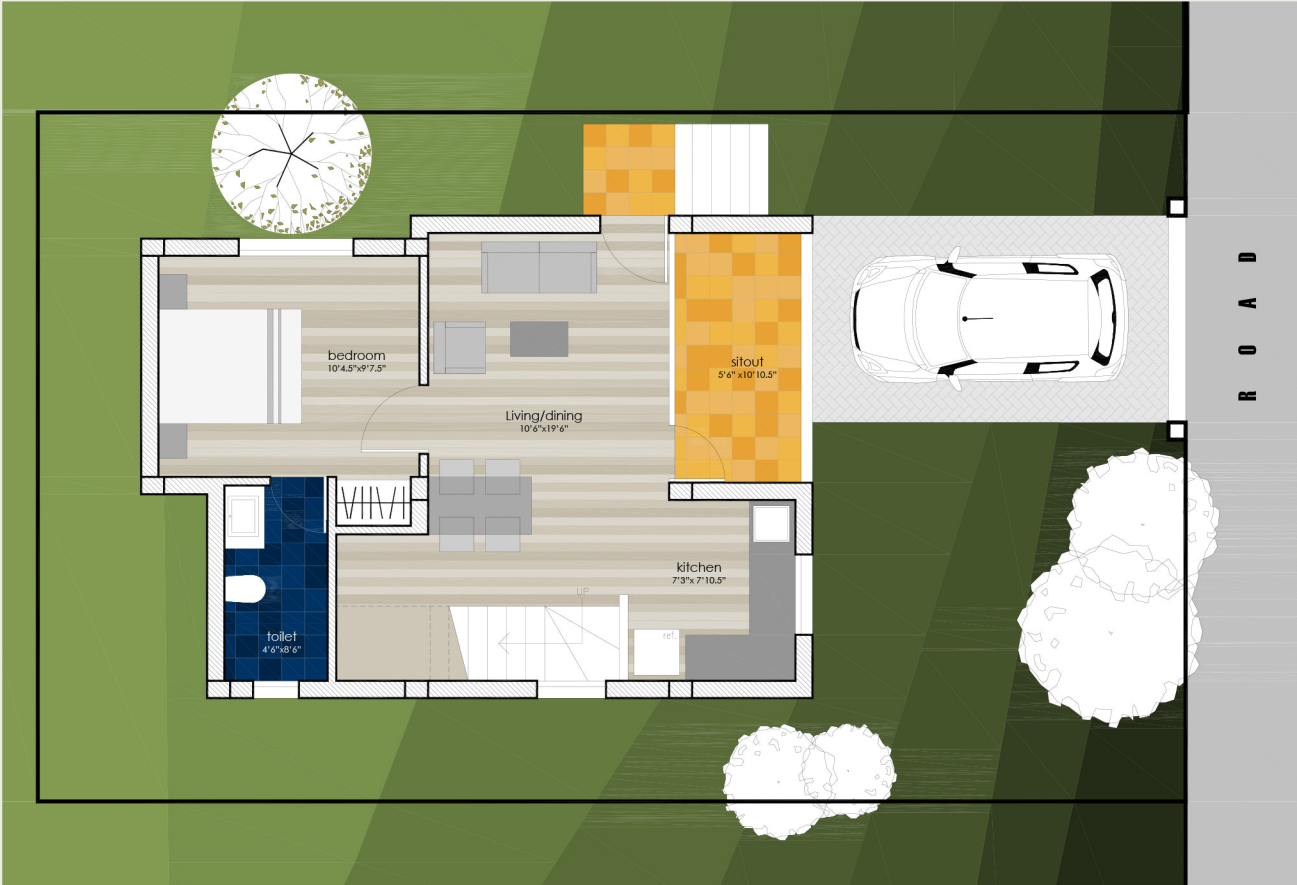


A Home in Paradise

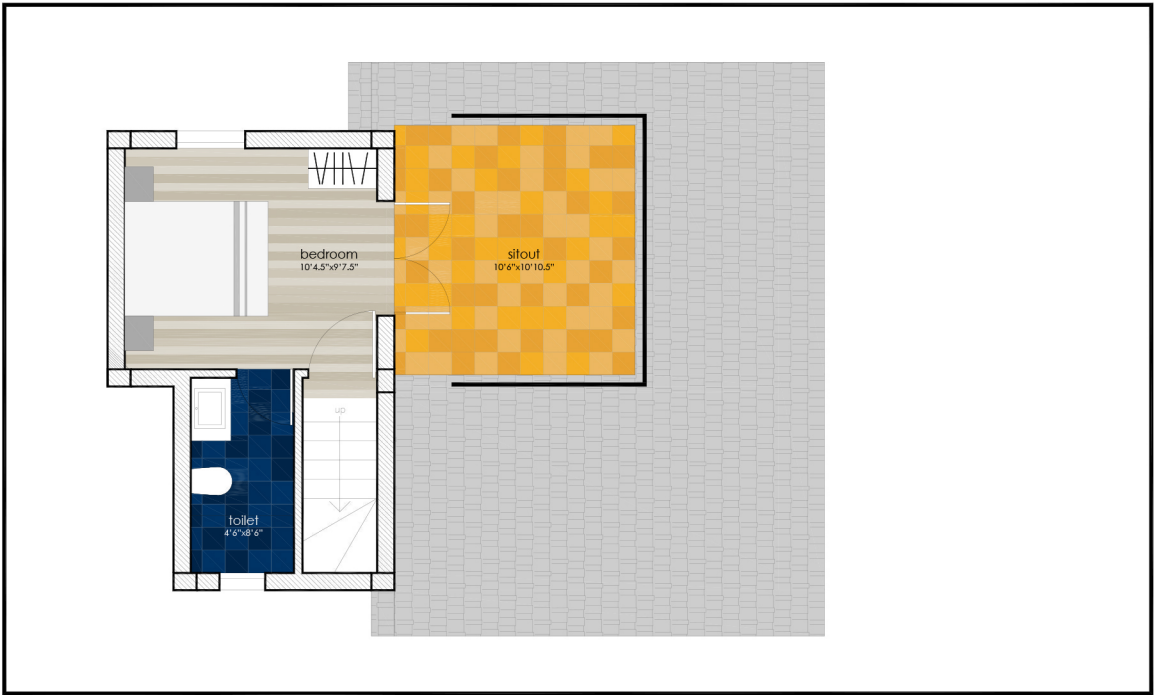
A birdsong villa at Patipadi has a built-up area of 1100 sq.ft. and is designed as a full-fledged 2 bedroom house. The total extent of land of 1500 sq.ft. (per unit) forms part of the saleable unit along with the built-up area. Each villa is designed at two levels with the upper bedroom boasting of a large sit-out with glorious views of the valley below. Quaint detailing using the locally available materials add to the charm of the villas and connect them to their environment.



LOWER-LEVEL PLAN



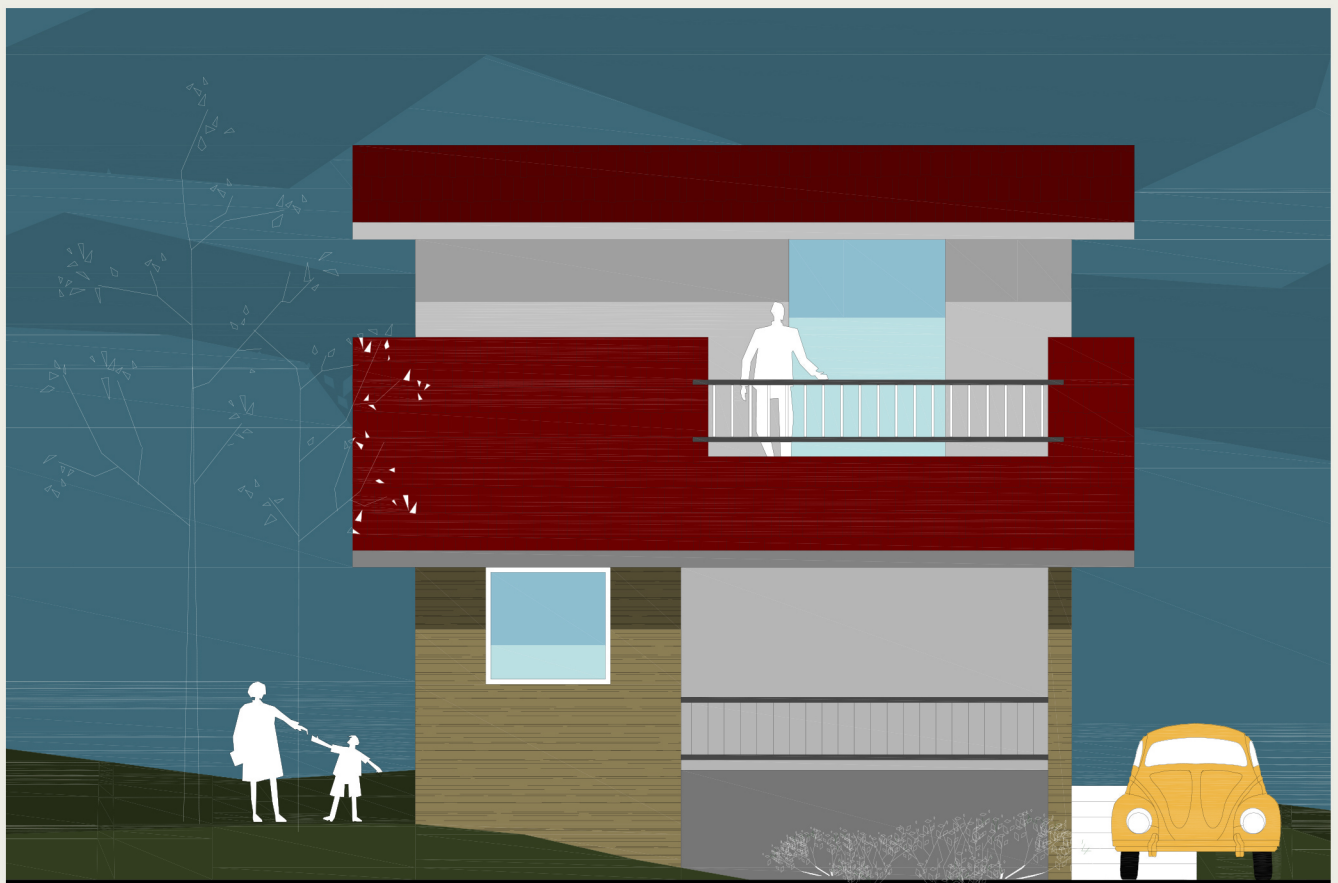
UPPER-LEVEL PLAN



SECTION



ELEVATION



LOCATION MAP

Key Distances

Distances of Property from:

Boat House at Yercaud lake	-	5.4 kms
Botanical Garden	-	3.3 kms
Raja Rajeshwari temple	-	2.5 kms
Salem	-	33 kms
Chennai	-	342 kms
Bangalore	-	220 kms



TESTIMONIALS



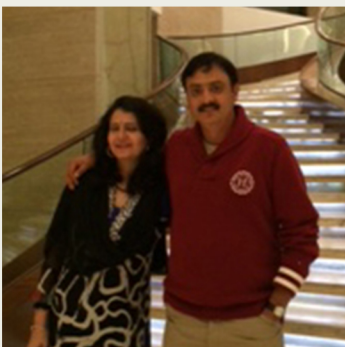
We have known Mr. Vivish , Mr. Rajiv and Ms. Ritu for quite some time now. **What they build cannot be different from the people they are.** With them at the helm, we are assured of – unhindered and transparent paper work, a solid foundation of trust, concrete unblemished walls and pristine interiors . In the idyllic surroundings, a rock solid structure with the fluidity of interiors and exteriors merging, **Arusha will be our 'far from the mad-ding crowd' haven.** Good luck with all your projects.

– Mr. Arijeet and Mrs. Vidhu, Exporters

Having wanted a holiday home in the hills, we went with Aeria as I found them professional and easy to deal with. From the initial enquiry to the present stage of nearing completion we have been kept informed about progress and status of the project through regular updates with photographs. **Very impressed with their quality and attention to detail, observed during site visits.**



– Mr. Vernon Saldanha, Airline Pilot



I am a Professor of Orthopaedic Surgery at St Johns Medical College, Bangalore. My wife is a dental surgeon. Our experience with Aeria group has been wonderful. We liked the concept and plan of the villas. The work has proceeded according to plan and time. The quality of construction has been very good and we get weekly updates with pictures. **Overall we are very glad to have met and chosen this group linked to this project.**

– Dr. Gaurav Sharma and Mrs. Monica Sharma, Doctors

TESTIMONIALS



It has indeed been a wonderful experience working with Aeria. Work is going on smoothly and we have regular updates with photos of progress. Their professionalism has exceeded our expectations. In fact I think they will hand over the villa before due date. **I will surely like to invest in their next project as everything about their work is fantastic**, right from paperwork to quality and delivery.


– **Mr. Tanseer Ahmed, Footwear business.**

I am a businessman dealing in shoes and leather for exports. I am very pleased with my dealings with Aeria. I have made several **investments in projects in the past and this is definitely one among the best**. Regular updates with photos and attention to details. Wish their team success and would like to be part of their future endeavors.



– **Mr. K. Zaid Ahmed, Leather Exports**





We live in a little box, get into a little box that drives us
to another little box. We think little boxed up thoughts
there, until it's time to leave to the other little box

AERIA-MAKING SPACE FOR LIFE

City living is uninspiring and repetitive. We may have grown to loathe it,
but frustratingly, not all of us have found the means to escape it.

aeria was founded as a response to the dehumanization caused by the
city living. we began by asking ourselves the most fundamental of exis-
tential questions-how should we live and where-and from there sprung
answers that serve as guidance for everything that we do.

AERIA LIVING SPACES PVT. LTD.

1/7, Parasu Pillai Street, Kilpauk, Chennai-600 010. Ph: + 91 87602 87602

Visit www.aeria.in for more details.

Call +91 87602 87602 or email aeria@aeria.in