

live
elevated



The background of the image is a soft, painterly illustration of a mountain range. The mountains are covered in lush green vegetation and are partially shrouded in a thick, white mist or fog. In the upper right portion of the image, a flock of approximately 15-20 birds is shown in flight, their silhouettes dark against the pale sky. The overall color palette is muted, featuring greens, greys, and off-whites, creating a serene and ethereal atmosphere.

A SANCTUARY
ABOVE THE
O R D I N A R Y



45years

of Building Distinction

Established in 1981, Maxheights has shaped a legacy rooted in trust, craftsmanship, and enduring excellence across Delhi-NCR. With a philosophy that goes beyond construction, every development is envisioned as a refined living experience, thoughtfully designed around the way people aspire to live, connect, and belong.

Driven by timeless design, elevated standards, and a forward-thinking vision, Maxheights continues to craft landmark communities that embody sophistication, sustainability, and lasting value.



INTRODUCING

ARAVALI ONE

ELEVATED LIVING NESTLED IN THE ARAVALIS

Set amidst the timeless Aravali range, Aravali One offers a rarer expression of luxury - one where refinement exists in harmony with nature.

A meticulously envisioned gated address in the South of South Delhi, featuring 3 & 4 BHK premium residences crafted for those who seek space, serenity, and understated prestige. Every detail is thoughtfully curated to balance magnificence with purpose, creating homes that feel effortlessly luxurious and deeply livable.



HEIGHTS OF EXCEPTIONAL
LIVING

THE FINEST GHTS

Harmonious Low-Density Living

A space designed for less hassle and more living, offering ample open space and privacy.

Exquisite Spacious Homes

Generous 3 & 4 BHK layouts with double-height ceilings, to bid adieu to matchbox living rooms.

Inviting Aravali Views

Serene green surroundings and refreshing hill views, so you breathe and live better.

Grand Amenities

World-class amenities, including a swimming pool, gymnasium, a grand clubhouse, and more.

High-End Premium Finishes

Thoughtfully crafted with Italian marble, modular kitchen, & superior interiors.

Thoughtful Vastu-Compliant Design

Carefully planned layouts for positive energy and harmonious living.

Strategic Connectivity

A Well-connected yet peaceful address, to make your life easy in every sense.

A photograph of a modern, double-height lobby. The space features wood-paneled walls and ceiling, large windows on the right side, and a polished floor. A large, circular, leafy plant hangs from the ceiling. In the background, a curved desk and a modern light fixture are visible. The text "DOUBLE HEIGHT LOBBY" is overlaid on the left side of the image.

DOUBLE HEIGHT LOBBY

With soaring ceilings and generous proportions, the double-height living areas make every home feel remarkably open. They create a striking first impression while offering an elevated setting for everyday life and special occasions alike.

Image Used For Representation Purpose Only

NO SHARED WALLS

Every residence stands independent, with no unit sharing a wall with another. This conscious design choice delivers enhanced privacy, reduced noise transfer, and a quieter living environment — giving every family a true sense of personal space, comfort, and exclusivity

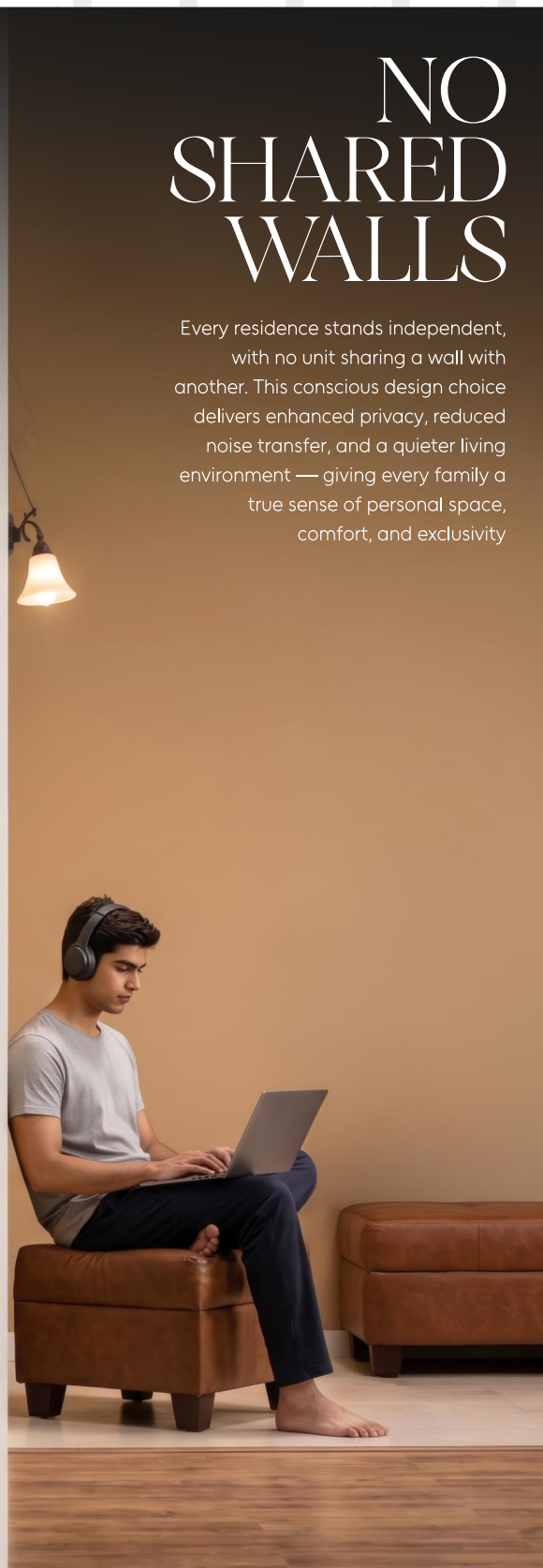


Image Used For Representation Purpose Only

A FRONT-ROW SEAT TO THE ARAVALIS

Some views are reserved for weekends. Others become part of your everyday.

At Aravali One, the timeless Aravali range forms the backdrop to daily life, bringing a rare sense of openness, perspective, and calm. A reminder that the finest luxury is not always created. Sometimes, it is preserved.





Pickleball Court



Community & Wellness



Kids Play Area



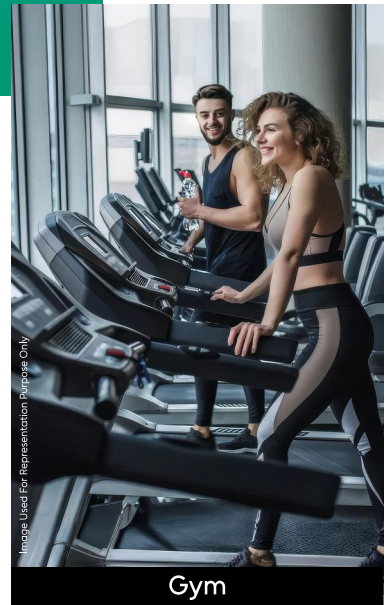
Security & Privacy



High Speed Elevators



Swimming Pool



Gym



App Integration

A **WORLD** WITH
MORE TO **OFFER**



Artistic Impression

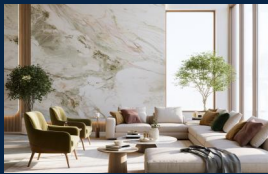
Spaces THAT BRING LIFE ALIVE

Life here extends far beyond your residence. Gymnasium, yoga & aerobics spaces, designated swimming pools for kids & adults, pickleball & basketball courts, elegant banquet, children's play areas, and thoughtfully designed social spaces come together to create a lifestyle where every day offers something extraordinary.

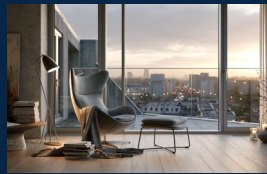
One BEYOND THE ORDINARY

At Aravali One, sustainability is seamlessly integrated into your everyday life. From rainwater harvesting and wastewater recycling systems to organized waste management and thoughtfully planned green spaces, every initiative reflects a commitment to responsible luxury and future-conscious living.

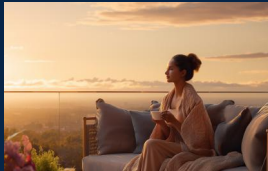
SIGNATURE HIGHLIGHTS



DOUBLE-HEIGHT
LIVING AREAS



SPACIOUS 3 SIDE
OPEN HOMES



EXPANSIVE BALCONIES



ELEGANT BEDROOMS
WITH NATURAL LIGHT



IMPORTED ITALIAN
MARBLE FLOORING

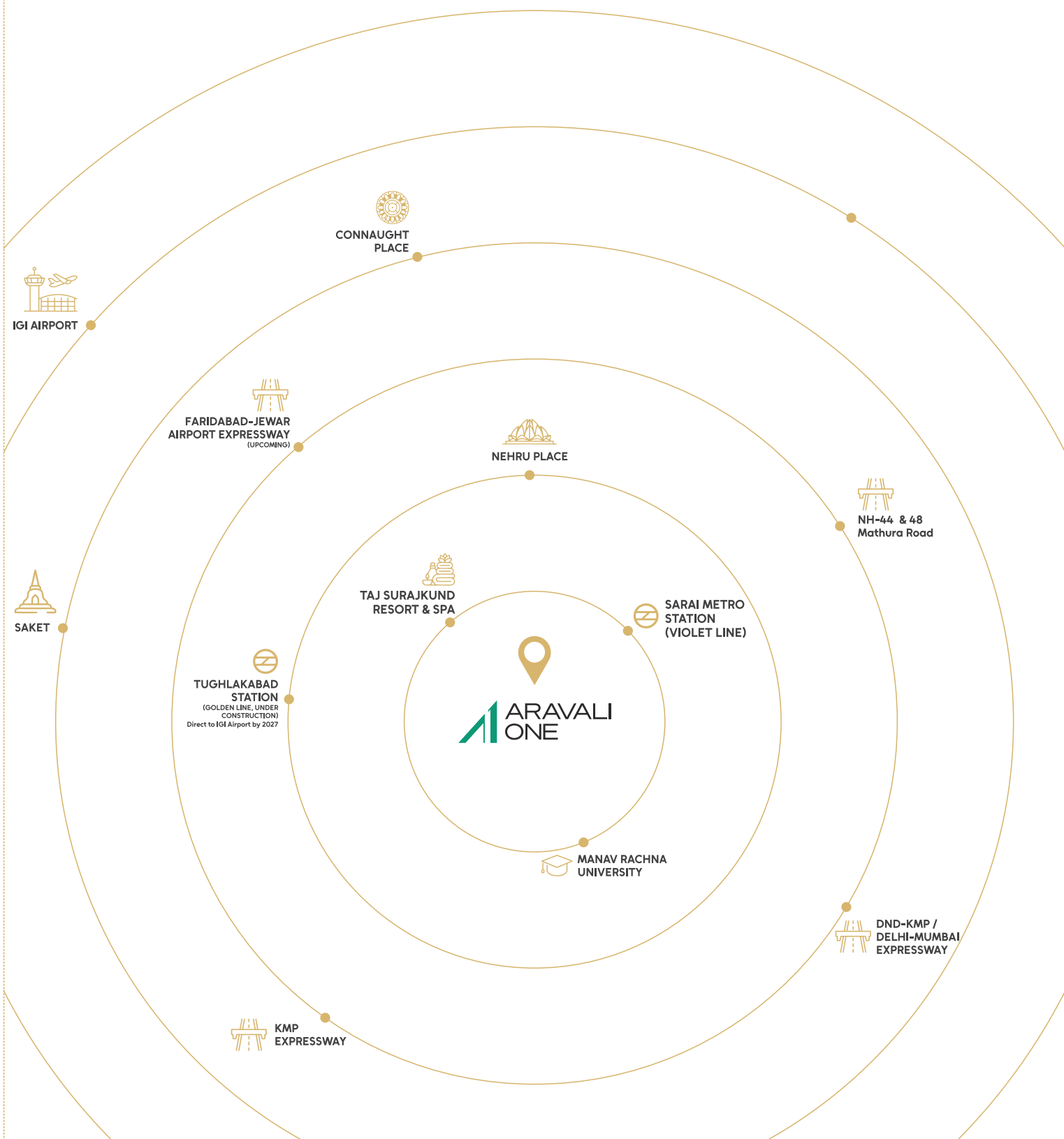


MODULAR KITCHEN



MODULAR WARDROBES

UNPRECEDENTED LOCATION



UNPRECEDENTED LOCATION

HOSPITALITY

Taj Surajkund Resort & Spa : 2 min

EDUCATION

Manav Rachna University : 5 Mins

METRO

Sarai Metro Station (Violet Line) : 5 min

Tughlakabad Station (Golden Line, Under construction) : 10 min
Direct Connectivity to IGI Airport by 2027

KEY DESTINATIONS

Nehru Place : 20 min

Saket : 25 min

Connaught Place : 30 min

IGI Airport : 40 min

HIGHWAYS & EXPRESSWAYS

NH-44 & 48 Mathura Road : 5 min

DND-KMP / Delhi-Mumbai Expressway : 10 min

KMP Expressway : 20 min

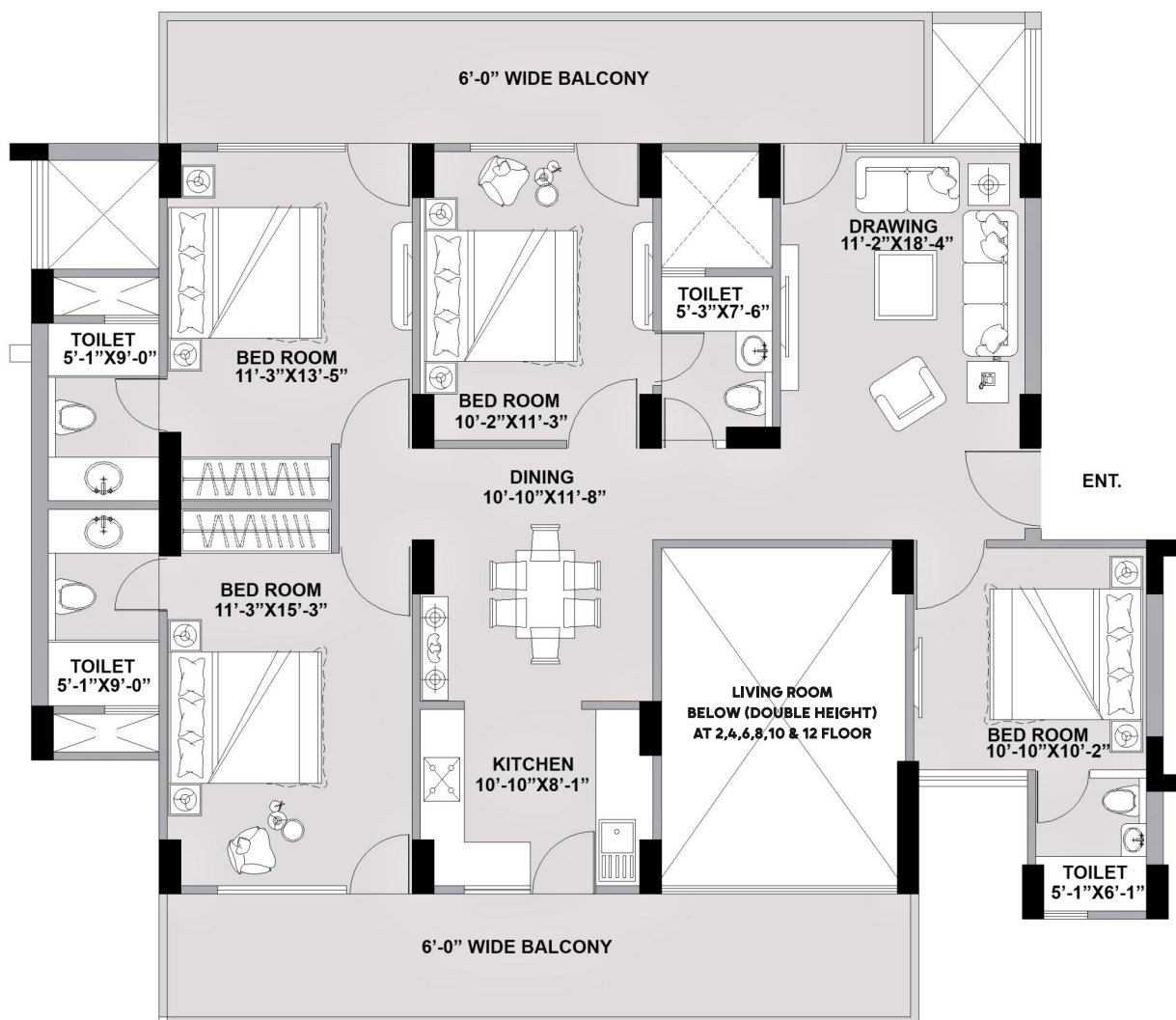
Faridabad-Jewar Airport Expressway (upcoming) : 20 min

FLOOR PLAN

BLOCK - A

TYPICAL UNIT PLAN

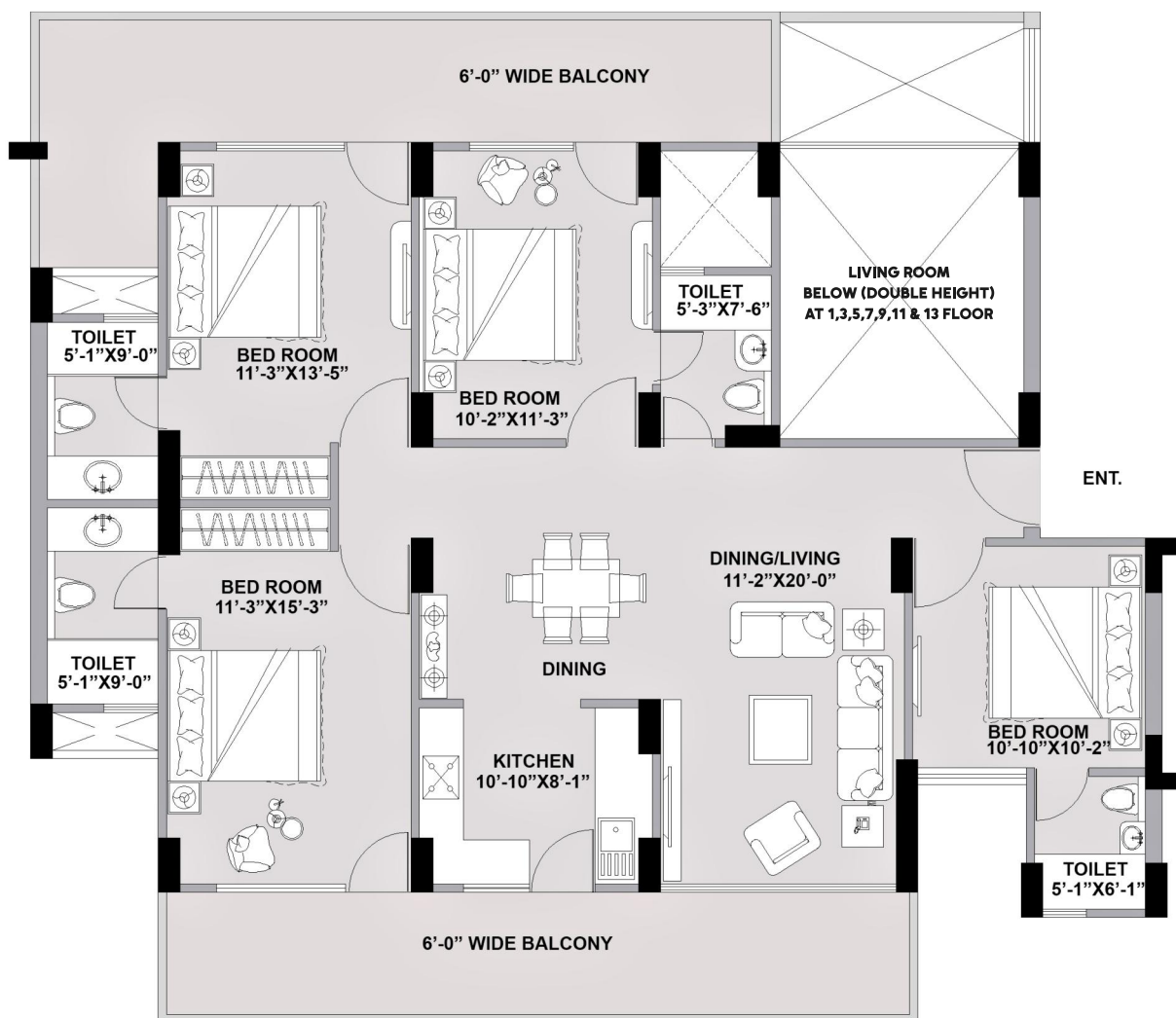
4 BHK + 4 T & DOUBLE HEIGHT LIVING



Rera Carpet 1236 sq. ft. + Balcony 434 sq. ft. + Common Area 740 sq. ft. = **Total Builtup 2410 sq. ft.**

BLOCK - A TYPICAL UNIT PLAN

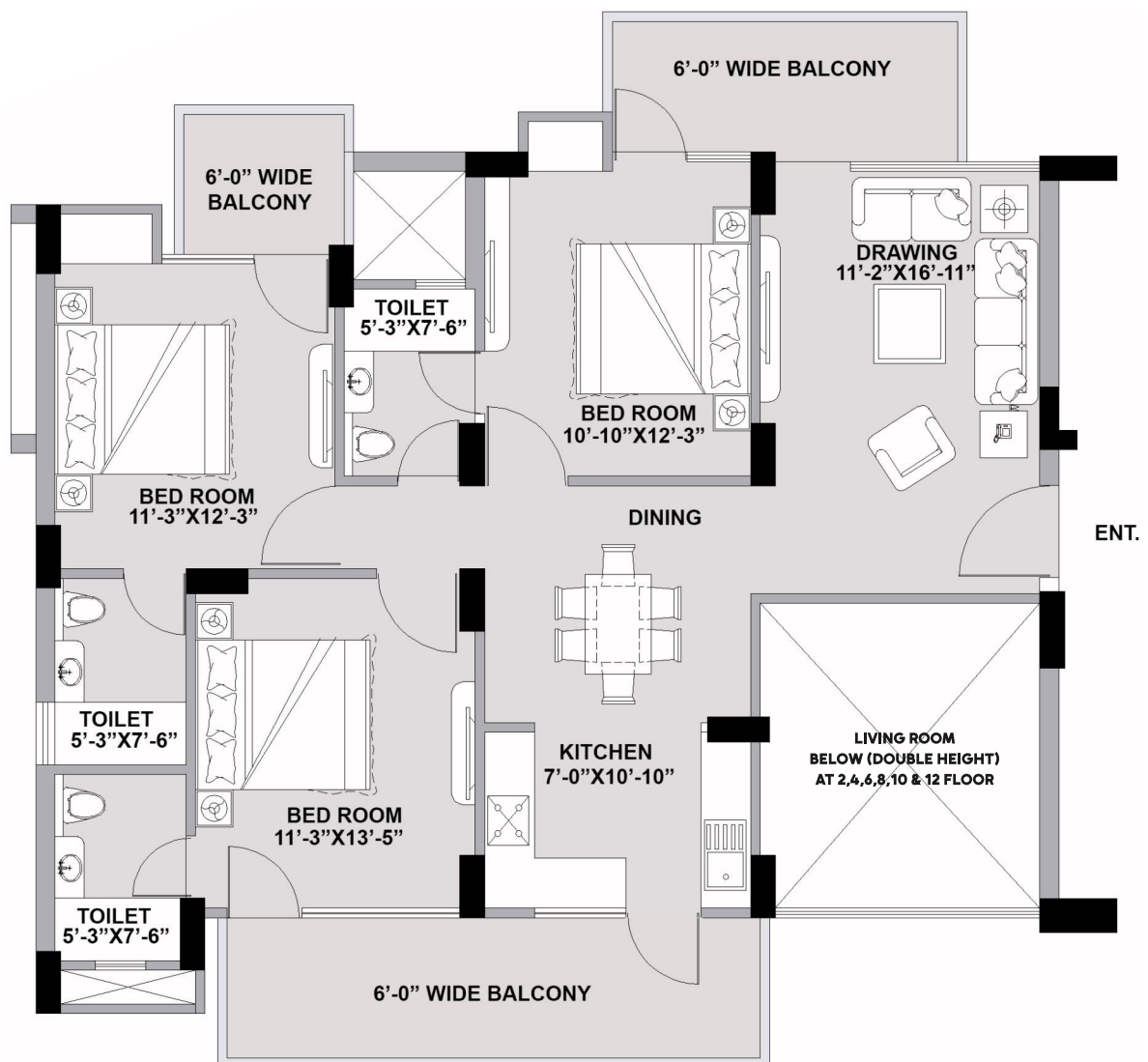
4 BHK + 4 T & DOUBLE HEIGHT LIVING



Rera Carpet	+	Balcony	+	Common Area	=	Total Builtup
1236 sq. ft.		434 sq. ft.		740 sq. ft.		2410 sq. ft.

BLOCK - B TYPICAL UNIT PLAN

3 BHK + 3 T & DOUBLE HEIGHT LIVING

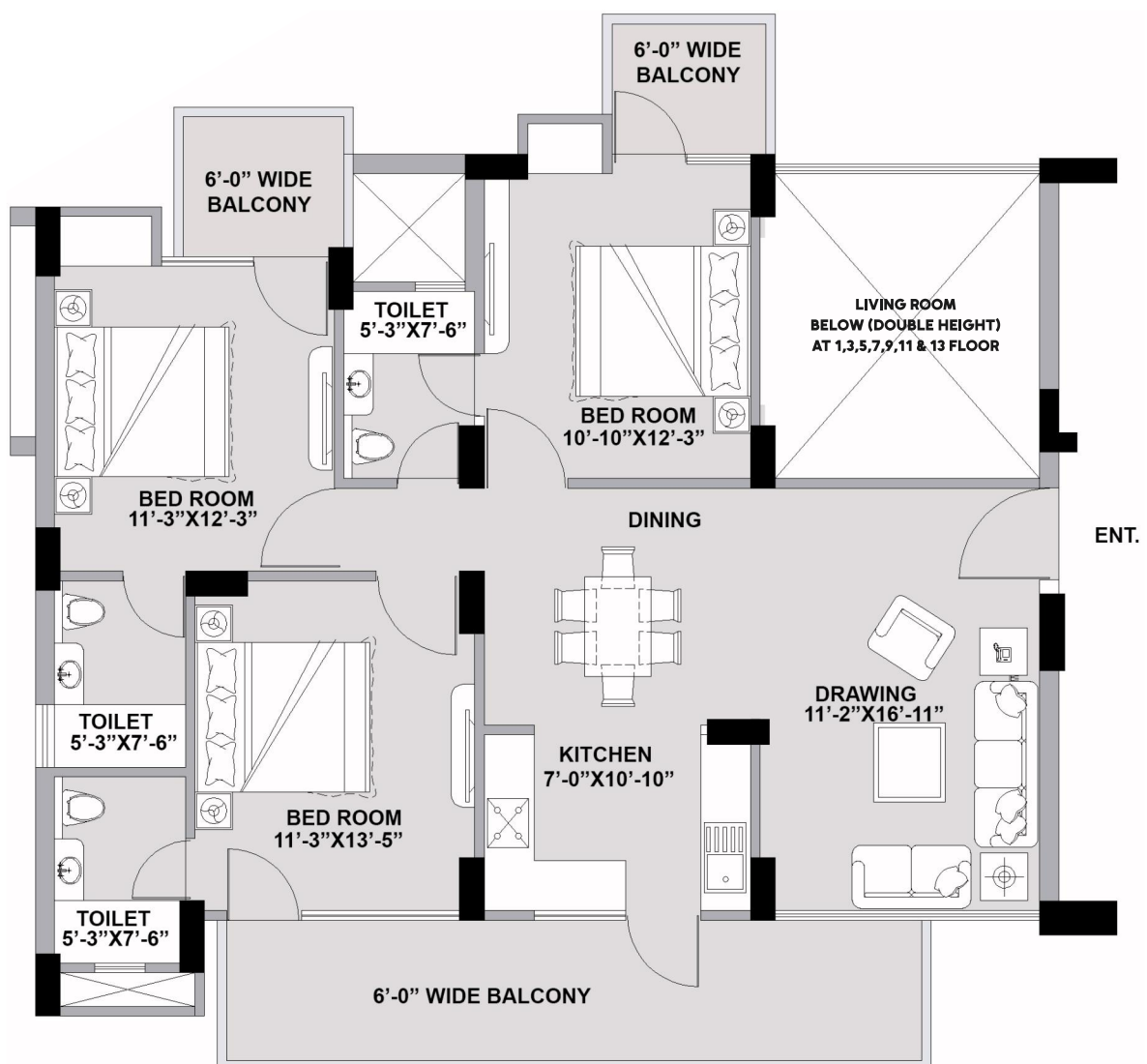


Rera Carpet	+	Balcony	+	Common Area	=	Total Builtup
946 sq. ft.		254 sq. ft.		760 sq. ft.		1960 sq. ft.

BLOCK - B

TYPICAL UNIT PLAN

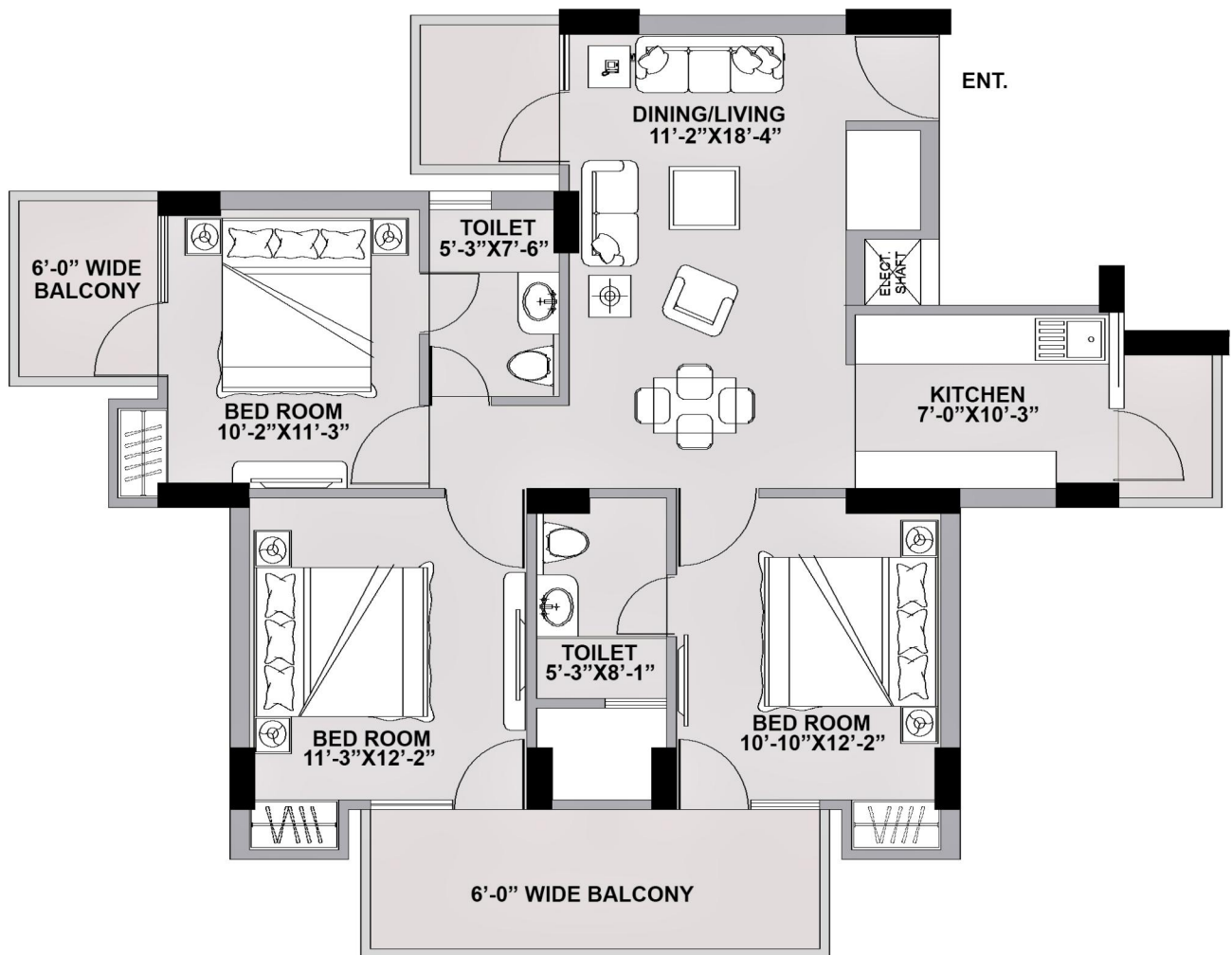
3 BHK + 3 T & DOUBLE HEIGHT LIVING



Rera Carpet	+	Balcony	+	Common Area	=	Total Builtup
946 sq. ft.		254 sq. ft.		760 sq. ft.		1960 sq. ft.

BLOCK - C TYPICAL UNIT PLAN

3 BHK + 2 T



Rera Carpet 791 sq. ft. + Balcony 37 sq. ft. + Common Area 681 sq. ft. = **Total Builtup 1510 sq. ft.**



MASTER LAYOUT

- | | | |
|---------------------|-----------------------|----------------------------------|
| 1. Entrance | 7. Basketball court | 13. EPDM cushioned jogging track |
| 2. 6M wide driveway | 8. Garden Deck | 14. Kids playground |
| 3. Swimming pool | 9. Open banquet area | 15. Senior recreational area |
| 4. Kids pool | 10. Parking ramp | 16. Tower A entrance lobby |
| 5. Kids play area | 11. Recreational area | 17. Tower B entrance lobby |
| 6. Pickleball court | 12. Gymnasium | 18. Tower C entrance lobby |

SPECIFICATIONS OF APARTMENTS

ENTRANCE LOBBY

Air-conditioned entrance lobby at ground floor with security system, Italian marble flooring and sofas for waiting.

EXTERIOR

Premium quality texture paint on the exterior

FLOORING DETAILS IN VARIOUS PARTS OF THE APARTMENT

Italian marble in the drawing, dining, & kitchen areas; and ceramic tiles in the bedrooms, balconies, & bathrooms.

WALL FINISHING DETAIL

Asian Premium or similar make paint

KITCHEN DETAILS

Semi modular kitchen with PU finish and vitrified tiles upto 2 ft on splashback

BATHROOM FITTINGS

Equipped with Jaquar/Hindware or equivalent divertors and WB mixers, Geberit make concealed tanks and full height ceramic tiles

WOOD WORKS

Door frames finished with enamel paint with fine quality Marandi wood.

WINDOWS

Aluminium windows with toughened glass for all exterior windows

ELECTRICAL FITTINGS

As per ISI code with L&T/similar make modular switches

POP

Designer POP ceiling in drawing, dining, kitchen and all rooms, with gypsum ceiling tiles in toilets

LIGHTS

Mix of modern COB and panel lighting as per ISI standard shall be provided

CUPBOARD DETAILS

Semi modular cupboards in PU/glass finish

DOORS

Flush doors with designer laminates

SPLIT AC CONDUITING

Yes

PROVISION OF WIFI AND BROADBAND FACILITY

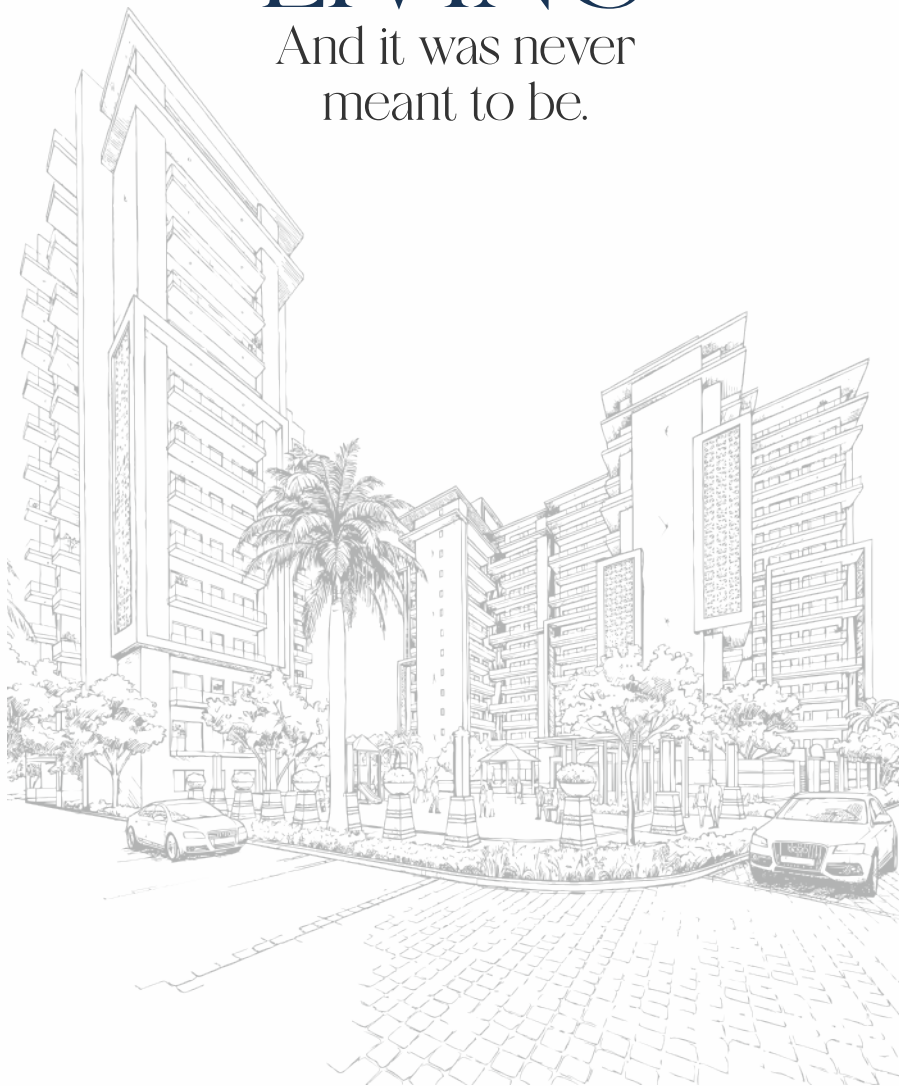
Yes

PNG PIPE LINE

Yes

THIS IS NOT
**ORDINARY
LIVING**

And it was never
meant to be.





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