

# AARRA SPRINGS – FAQ'S

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## **1. What is the concept of Aarra Springs?**

**Aarra Springs** is a retirement community meant to pamper to the “young at heart” seniors in the golden years of their life, and is a fitting culmination for the years of hard work in pursuit of professional excellence and fulfillment of family responsibilities.

In short, **Aarra Springs** is designed to ensure that you, as an independent senior live in comfort and security, as we create more opportunities for you to enjoy these golden years. So you can focus on what matters the most- celebrating life. Instead of worrying about maids, maintenance and medical access, spend your day on hobbies and other interests, surrounded by like-minded people.

## **2. Where is Aarra Springs located?**

The project is superbly located on NH 207, just a kilometer before the devotional center of Chikka Tirupathi, in a calm and serene environment, where one is truly in the lap of nature and can relax and spend many fulfilling and contended hours.

**Aarra Springs** offers easy access to Whitefield, Hope Farm Junction, Old Madras Road and Sarjapur Road, besides easy connectivity to Hospitals such as Columbia Asia, Manipal Hospital, Vydehi, and Satya Sai Hospital. Shopping, leisure and entertainment facilities in both the Whitefield and Sajapur road belts are within easy reach. And the key transport hubs of BIAL and the K.R. Puram/Whitefield/Carmelaram railway stations are just 30 to 45 minutes drive time away.

The Chikka Tirupathi temple is just 500 mts away, while a new Golf Resort is coming up 5 minutes away on NH 207.

## **3. What are the apartment options available at Aarra Springs?**

The project offers a selection of studio, one and two bedroom apartments ranging from 707 to 1693 square feet. Whereas the studio apartments come in three variations – compact, with balcony and regular, the one and two bedroom units provide a choice of regular and with balcony.

The design is ideally suited for senior living as it offers easy movement within the unit and makes maintenance very efficient. All apartments open out into a wide corridor of about 6 feet with close access to lifts and communal seating areas.

#### **4. What is the extent of the project?**

**Aarra Springs** is generously spread across 1.5 acres with an abundance of greenery both within the project and in the surroundings. The project has been designed with plentiful open spaces to give a feeling of a resort like ambience.

#### **5. How many units are part of the project?**

**Aaara Springs** has just 140 units spread across 5 blocks designed in a low rise concept. Besides, a large central courtyard with a host of unique features lends a unique ambience and feel to the project.

#### **6. What are the other “senior friendly” features of the project?**

**Aaara Springs** offers its residents a host of thoughtful “senior friendly” design elements including:

- Senior gymnasium
- Emergency call systems
- Best-in-class “Senior friendly” Internal specs
- Grab rails and other aids in common areas
- Hospital bed elevators
- GP visitations
- Private nurses and therapists
- Wheelchair accessibility within the unit
- An open living area, bedroom and kitchen for ease of movement, safety & promoting independent living.
- Apartments feature non-slip toilet floors with walk-in showers, shower chairs and safety bars. Showers are flush with the floor for easy access.
- In the kitchen, everything is positioned for optimum ease and economy of movement.
- Private assistants
- Catering, laundry and housekeeping services
- Activity coordinators

## **7. What other amenities and facilities does the project offer?**

Besides the above features, **Aarra Springs** also offers:

- Indoor recreation and common facilities (20,000 sq. ft. area)
- Landscaped patio and communal seating areas including an in-house theatre (30,000 sq. ft. area)
- Communal seating areas on each floor to encourage interaction and bonding between neighbours, thus contributing to a community environment.
- Ancillary facilities such as craft rooms, a clinic, multi-purpose & recreation halls, business & travel centre, multi-faith worship rooms, library, kitchen & dining facilities, laundry facilities, quiet lounges and well being suites, all of which are designed to practically support independent living and personal satisfaction in one's surroundings.
- Wide & sky-lit corridors with non-slip flooring; Handrails and grab rails for ease of movement and personal safety.
- Provision of five Hospital Bed Elevators in the building.
- Skylights along corridors provide good light and ventilation to central corridors in addition to providing privacy to the adjoining units.
- Use of CCTV cameras to entrance areas for security purposes
- Reading room/library and games room
- Medical centre
- Worship areas
- Food and beverage outlets
- Travel and business centre
- Round the clock Security

## **8. What are the ownership options available at Aarra Springs?**

At the present moment, the project offers the sale/ outright purchase option only.

Sale options start at Rs.18.75 Lakhs (exclusive of cost of car park, utility levies, applicable deposits, statutory levies, and registration fees & stamp duties).

## 9. What is the current status of the project and what is the proposed timeline for completion and handing over?

Work at the **Aarra Springs** project has already commenced and is proceeding at a brisk pace. The project is scheduled for completion by end 2018.

## 10. What will the proposed charges for the various services at Aarra Springs?

The intention is to keep the costs low while maintaining high quality and service, and are as indicated below:

	<i>Item</i>	<i>Optional/ Mandatory</i>	<i>Unit</i>	<i>Rs/month</i>	<i>Remarks</i>
1	Maintenance	Mandatory	Per unit	2000	Maintenance of common areas
2	Unit Maintenance	Optional	Per unit	2500	Maintenance of internal unit
3	Laundry	Optional	Per unit	3000	Provision of laundry service
4	Catering	Optional	Per person	7000	Vegetarian/Non Vegetarian - Buffet breakfast, lunch and dinner, with tea and coffee available in the morning and evening
5	Private Nursing	Optional	Per person	TBA	Dedicated nurse provision
6	Private Assistants	Optional	Per person	TBA	Dedicated assistant provision

*Only item 1 is mandatory, as in any residential complex, all other services are optional.*

## 11. I am interested in visiting the site and knowing more about the project – will you be able to facilitate a site visit?

We would be delighted to organize a site visit and provide an in depth understanding of the project – please do get in touch with us on [goldenyears@aarra.in](mailto:goldenyears@aarra.in) or call us on 080-69990150/ 91482-56160.

## **12. I am interested in booking a unit in Aarra Springs – please advise on the next steps.**

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In order to formalize the booking of your unit in **Aarra Springs**, the booking form shared by our sales team would need to be filled out and submitted, along with payment of the prescribed booking amount in favor of AARRA COMMUNITIES, payable at Bangalore. Subsequently, agreements would need to be executed and would supersede the booking form, with the milestone/ project progress related payments as laid out therein to be paid on the given dates.

## **13. I am interested in buying a unit in Aarra Springs but will be able to occupy only after a few years**

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We will lease back the units from buyers at an attractive rental as we have many enquiries for short term rental packages too. When you decide to retire or move to Aarra Springs you can occupy it yourself. Please do get in touch with us on [goldenyears@arra.in](mailto:goldenyears@arra.in) or call us on 080-69990150/ 91482-56160.