

**ALIENS**  
**SPACE STATION<sup>TM</sup> 1**  
GACHIBOWLI - TELLAPUR, HYDERABAD

EXPERIENCE 30 FLOORS OF INTELLIGENT LIVING

ALIENS  
SPACE STATION<sup>TM</sup> 1



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GACHIBOWLI - TELLAPUR, HYDERABAD

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**London, Singapore, New York, Chicago, Los Angeles** - cities that define "urban living" in the world's consciousness. The attitude, the urbanism, the pace of life and the need for high-class living make them civilised society's highest aspirations. And what better than experiencing such innovation, intelligence and the ultimate lifestyle in your living space right here in Hyderabad?

Yes, it's quite possible at Aliens Space Station.1 - Tellapur. 30 floors of Intelligent living, the ambience of a five star hotel, features that help you maintain peace in everyday chaos, home automation that lets you spend more quality time with your family/loved ones and dazzling lifestyle of a true cosmopolitan living make Space Station.1 - Tellapur, the forward thinker's living perch.









## LIVING IN A NEW WORLD

Space Station is a world in its own. A world which blends the need of being in the middle of it as much as getting away from it all. It collaborates the efforts of International architects and project management consultants to create stunning apartments balanced with functional and intelligent design to suit any modern life style.

Contemporary design with maximised glass usage and glass facades give Space Station the 21st century touch. An entrance lobby with two hi-speed glass elevators add more glamour to the apartments bringing it all the more closer to the ambience of a plush hotel.



- 1 Driving Range
- 2 Amphitheater
- 3 Lake
- 4 Skating Rink
- 5 Jogging / Bicycle Track
- 6 Natural Lake View
- 7 Mall & Multiplex
- 8 Clubhouse
- 9 Infinity Pool
- 10 Plaza / Playground
- 11 Tennis Courts
- 12 Putting Green





RESIDENCES.  
SHOPPING MALL.  
OFFICE SPACES  
CLUB HOUSE.  
SPORTS AND LEISURE ZONE.

Total land coverage:

Open Area:	80%
No of Towers:	13
No of Floors:	30
No of Apartments / Floor:	06

Apartment options:

Two Bedroom:	1200+
Three Bedroom:	1300+
	1500+
	1800+
	2000+
	2200+
	& more
Duplex and Penthouse:	3000 - 6000+





# INSPIRATION IS OFTEN A FUNCTION OF LOCATION

Where space gets lateral and residual, Space Station-Tellapur stands inspired from its enviable presence in the heart of new Hyderabad. Surrounded by IT hubs, financial district, world renowned schools and colleges and the outer ring road connecting you in just a few minutes to the newer developments, Space Station-Tellapur is a home for the progressive buyer who lives life with nothing but the best around him.

## IN THE HEART OF NEW HYDERABAD

Space Station-Tellapur is well served by road, rail and air connectivity, yielding access to the country and beyond. As the development progresses, both the Outer ring Road and 100 feet road will improve access to generate a thriving community that's always within reach.

Major MNCs such as **WIPRO**, **INFOSYS**, **ISB**, **MICROSOFT** are in close proximity making Space Station the most desirable location for residents and business alike. The ORR's presence of being just 2 KMs away from Space Station will bring in the proximity to all that's new and vibrant in Hyderabad.

- Easy distance to the heart of the Financial district centre
- Immediately adjacent to the new IT centre
- Easy access of public transport
- Excellent location for living and investment









## SMART LIFE AND A SMART HOME.

Space Station.1 - Tellapur provides you the home of the future. Homes that adapt to technology rather than being controlled by technology. Each living space at Space Station embraces the usefulness and advantages of hi-tech features such as biometric security, home automation, wi-fi accessibility, touch pad electrical switches etc to benefit the present day living standards.

The apartments are fitted with automation facilities that set the lights, temperature, and music, to the individual's preferences automatically using the biometric system. Adding more value to such hi-tech features is the presence of an elevator switch within your home that saves your waiting period in the corridor for elevators. The residents can also view and keep a check on the parking lot or the children's playground from their homes via CCTVs to ensure the safety of their family.

The apartments are modern and contemporary in their design with maximum glass usage and French glass windows, air-conditioning (3 fitted split ACs for 2 BHK and 4 for 3 BHK apartments), 100% power back up to give you uninterrupted home comfort, complete light and exhaust fittings, centralised LPG connection, bathrooms with accessories and laundry services at your doorstep.

Bringing convenience further to your doorstep is the option of customised interiors from the services of the interior design team and the care team to make your moving to the new house as easy as taking the possession of the key!

MAXIMISE THE SPACE TO A MAXIMUM YOU







## LIVING ROOM

The living space is designed and inspired by modern architecture, creating it as contemporary and supremely liveable. Expansive and open, the living room creates a fresh and innovative style that balance light and space.

### Features

- Abundant glass usage
- French windows
- Balconies with spectacular views
- Touch pad switches
- Split Air-conditioning
- Vitrified tiles flooring

STYLISH, PERSONABLE AND PRIVATE







# BEDROOM

Comfort is essential when so much of life is spent in and around the bedroom. You want space, easy access, relaxing lighting and generous designer wardrobes. Using careful design, the bedrooms at Space Station have been created keeping total relaxation in mind.

## Features

- Remote controlled switches
- Free Split ACs
- TV points and telephone in the master bedroom
- World space Subscription for 5 years
- Generous windows often leading to individual balconies

**YOUR KITCHEN IS NOT OFF THE RACK**







## KITCHEN

At Space Station we want your space to be just the way you want it. Keeping that in mind, we choose colours and fittings that shape the individual distinctiveness of each individual home. As each apartment differs in size, fittings are set perfectly in high quality modular designer kitchens with centralised LPG cooking gas connections.

### Features

- Stainless steel under slung sink twinbowl and stainless steel mixer tap
- Granite platform along with wall cladding up to 2` ft above platform
- Vitrified Tiled flooring Polished granite work-top
- Wall cladding upto 2' above platform with Bell or Equivalent tiles
- Wet area for washing utensils
- Doorframes of Teak or internal flush frame

# FORM BEFRIENDS FUNCTION







## BATHROOM

Bathrooms have been fully specified with the fixtures and fittings that today's discerning buyer's demand. High quality tiling, marble surfaces, luxury fixtures, and some stunning extras have been included to pamper your senses.

### Features

- False ceiling
- Jaquar / Parryware / ESSESS or equivalent shower & bath fittings
- Separate bath with glazed shower screen
- Polished granite shelf above hand basin
- Mirrored and shelved cabinet with shaver socket & pelmet lighting
- Bath accessories with Soap & Brush holder
- Low voltage ceiling downlighters
- Stainless steel towel rails as standard
- Solar water heaters with small geysers for backup

# 'PENTHOUSE / SKY VILLA'







# 'WITH-INTERIORS' APARTMENT







## INTERIOR PACKAGE

A key and your home is ready to move in. The 'with-interiors' package has it all. The designer touch, the elegance, the sheer sensation of a contemporary and slick home make living otherwise superficial.

The expertise of our experienced interior design panel and the support of our care team to co-ordinate and execute the work progress leaves you completely hassle-free from looking into the executions.

Interior package option includes:

- Interior Design planning to Execution
- False Ceiling with designer lights
- Modular Kitchen with Electric Chimney & Hob
- Wardrobes and cupboards
- Wooden Flooring in Bed Room or as per design.
- Texture paint on walls according or as per design option
- Dishwasher, Front-loading Washing machine and Dryer for 3 Bedroom apartments

**'NATURAL OPTION'**



# LIVING ROOM



# BEDROOM





# KITCHEN



# BATHROOM





PENTHOUSE / SKY VILLA



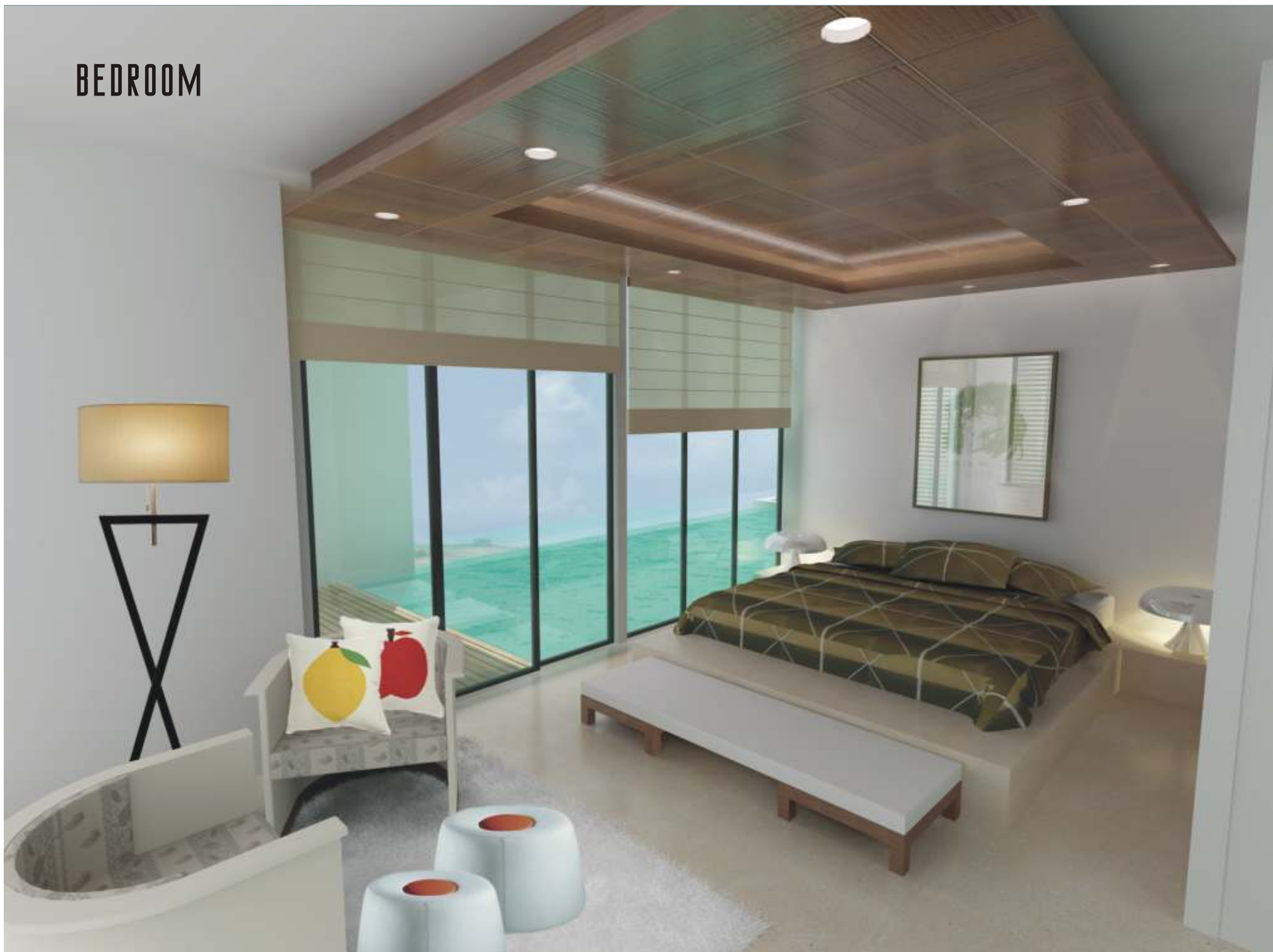
**'BESPOKE OPTION'**



# LIVING ROOM



# BEDROOM





# KITCHEN



# BATHROOM





PENTHOUSE / SKY VILLA



**'CONTEMPORARY OPTION'**



# LIVING ROOM



# BEDROOM

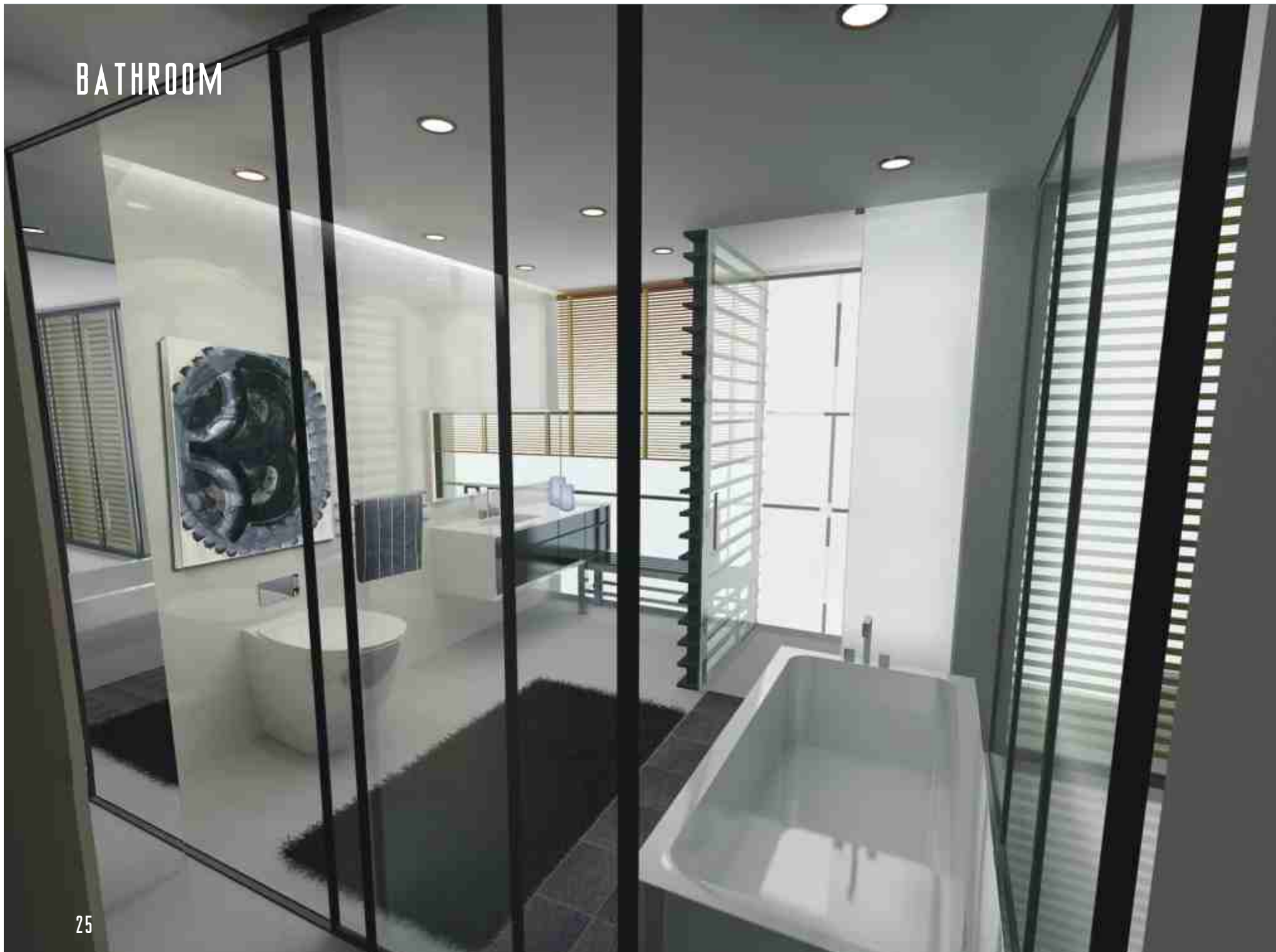




# KITCHEN



# BATHROOM





PENTHOUSE / SKY VILLA









# LIVING EXTRAORDINAIRE!

Hot on the heels of the apartments is the outside ambience seamlessly blending the modernism of the apartments to the rest of the community. Sky-bridges, a tower helipad, skillful modern architecture with an eye towards open and green spaces, splendid city views, a lobby lounge in each tower with hi-speed glass elevators sync-in the entire township into one single entity from inside-out.

And yet, what is complete without the harmony of the body, mind and soul. Space Station.1 offers a complete package for the sports aficionados including swimming pool, club house, mini golf driving range, tennis court, squash court, cricket ground, indoor basket ball court, jogging track around township, Spa, 24 hrs air-conditioned gym and meditation hall.

An evening in splendour can unravel a host of activities. Hop into the shopping mall for a shopping spree or plan a movie at the multiplex. In case you prefer to have it quiet, head to the clubhouse and unwind with a book of your choice from the library or a game of billiards or table tennis. Coffee lounge, restaurants, nightclubs makes the atmosphere eclectic and vibrant giving you an entire city within an easy reach.

Air-conditioned guest rooms for visitors, departmental stores for conveniences, banks/ ATMs and 360-degree services of Care, Support and Finance Team drive your comfort and ease your living.

Space Station.1 also relieves you from the mundane activities such as monthly bill payments, society maintenance and other hassles of upkeep through its property management and building management services. A five-year community maintenance is also provided by the Aliens Property Management Team.





Split ACs

DETAILS CREATE DESIGNS  
AND DESIGNS CREATE HOMES.

### AUTOMATION SYSTEM:

- Lift Button within each apartment (Saves Waiting Period for lift @ Lift Lobby)
- CCTVs in the Playground / Car Parking visible from the apartment
- Bio-Metric Lock for programming switches of Specific Lights & Music System
- Remote Controlled Electrical switch (Touch pad)

Vitrified Tiles Flooring



**EXTENSIVE  
GLASS USAGE**



**MODERN  
TAPS & SINKS**



**FRENCH WINDOWS  
FOR BALCONY**



**EN-SUITE  
SHOWER CUBICLE**

## **FITTINGS AND FINISHES**

Each contemporary apartment is set in with fittings and finishes that are modern and sleek. Care is taken to ensure unprecedented quality standards are maintained equivalent to the overall Space Station.1's development. Attention to detailing and riveting it with the rest of the ambience to create absoluteness in the environment is the highest priority to give the residents a complete satisfactory experience.



**LIFT SWITCH WITHIN  
THE APARTMENT**



**VIDEO SECURITY**



**HOME AUTOMATION**



**BIO-METRIC ACCESS**









# CLUB HOUSE

From sports, relaxation, to fun the club house makes it all alive.

A Yoga and Meditation Hall, AC service room for guests, business center are some of the exclusive features.

For those with a barbeque zing, head to the terrace party area on one of the towers. There is a Banquet and Multipurpose Hall to cater get-togethers and other occasions.

A library and Child care creche service is also available to Space Station.1 residents.

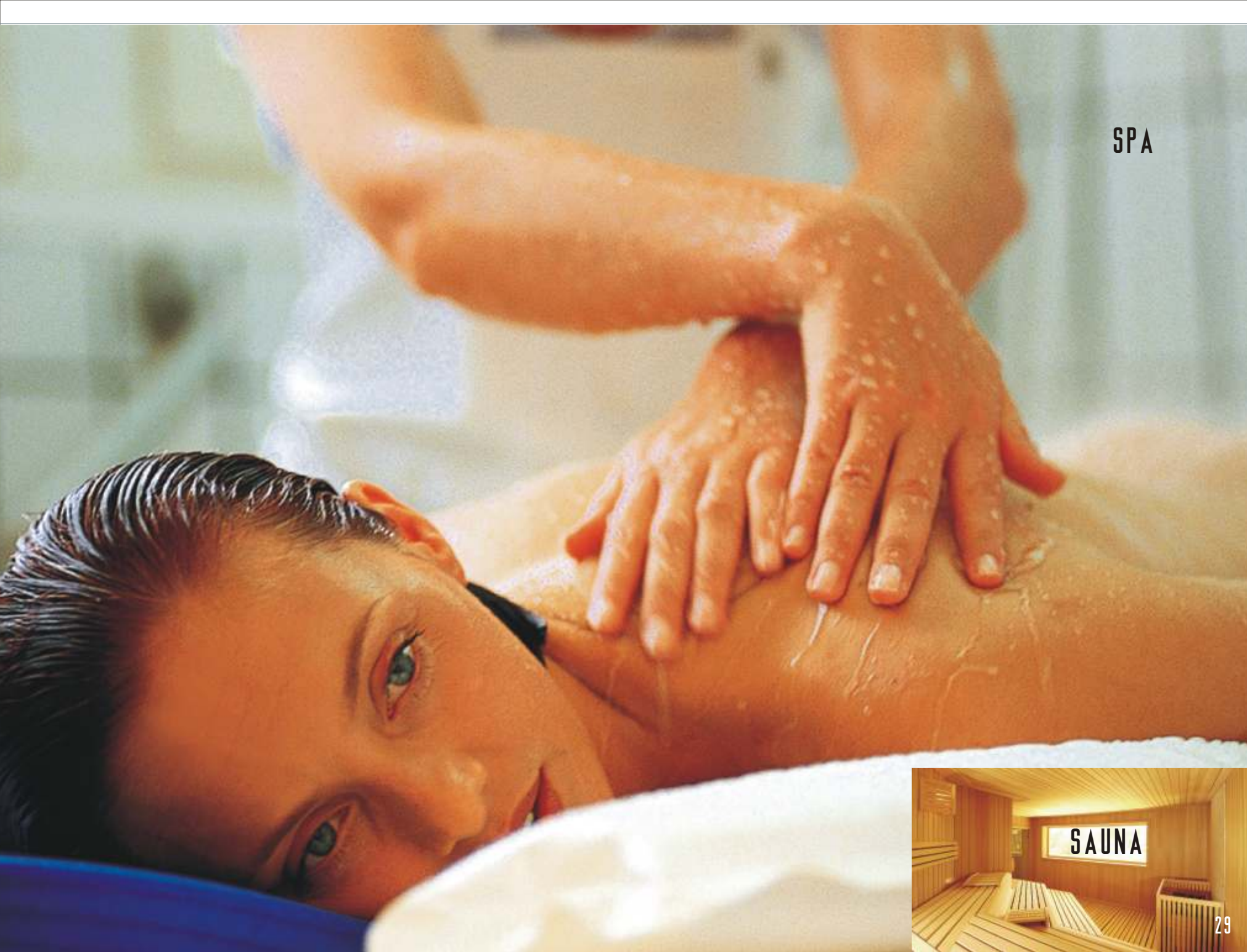
JACUZZI



REJUVENATE



SPA





## OUTDOOR

- Mini-Golf driving range
- Cricket Ground
- Basket Ball Court
- Kids Fun Pool
- Kids Play Area
- Skating Rink
- Jogging Track

DESIGNER LANDSCAPING  
AND JOGGING TRACK  
AROUND TOWNSHIP



TENNIS COURTS



MINI GOLF DRIVING RANGE



SKATING RINK

## KIDS POOL



## OUTDOOR SWIMMING POOL





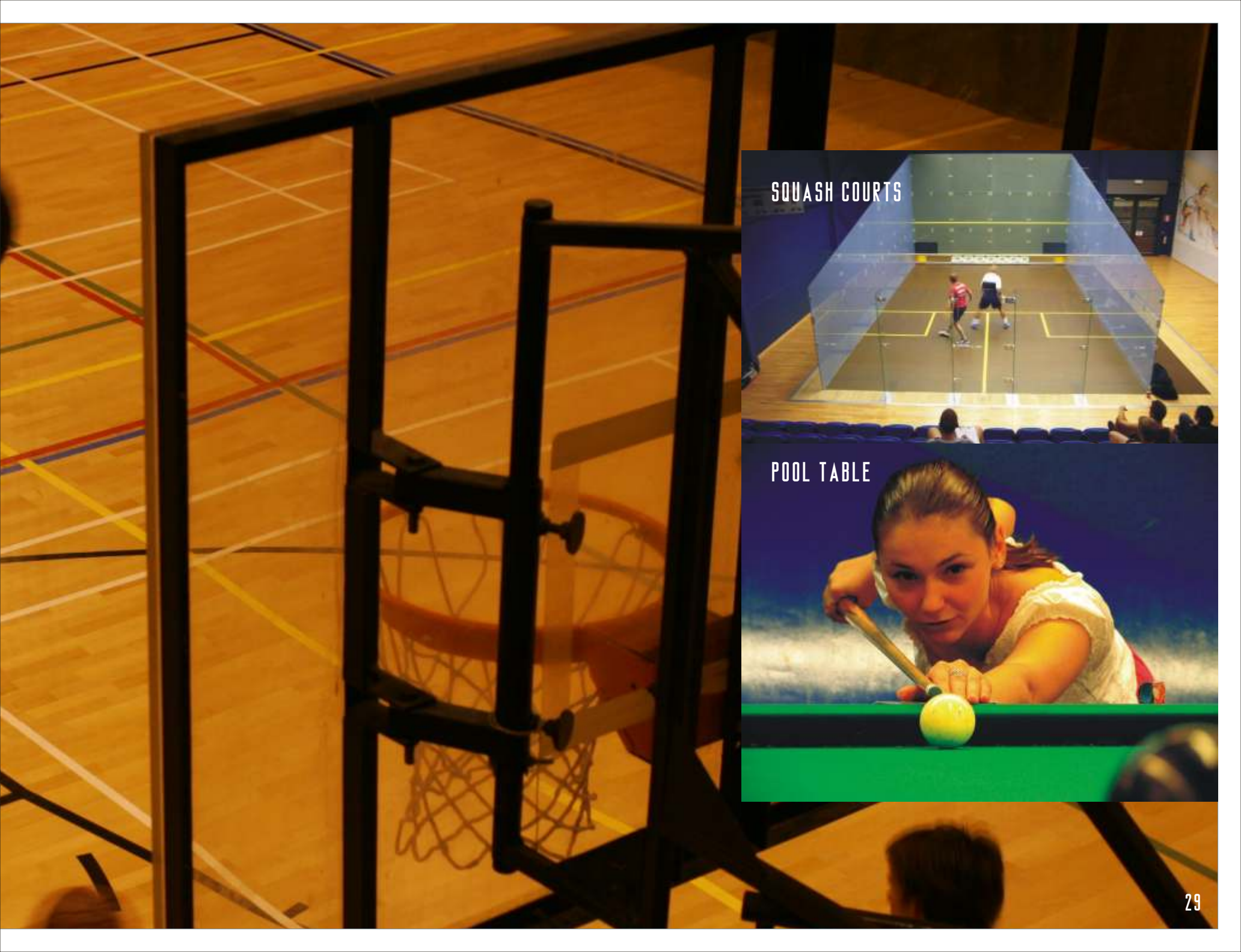
A high-angle photograph of an indoor basketball court. The wooden floor is marked with various colored lines (white, yellow, blue, red, green) for different sports. In the foreground, a person in a white t-shirt is jumping with their arms raised. In the middle ground, two women are standing and talking; one is wearing a white t-shirt with a logo and dark shorts, and the other is wearing a dark t-shirt and dark pants. In the background, another person in a black jersey is visible, and a basketball is in motion on the right side of the frame.

## INDOOR

- Table Tennis
- Shuttle Court
- Carrom Board Game
- 24 hrs Ac GYM
- Yoga/ Meditation center
- Indoor Pool Table
- Indoor Basketball court
- Indoor Swimming Pool

## INDOOR BASKETBALL COURT

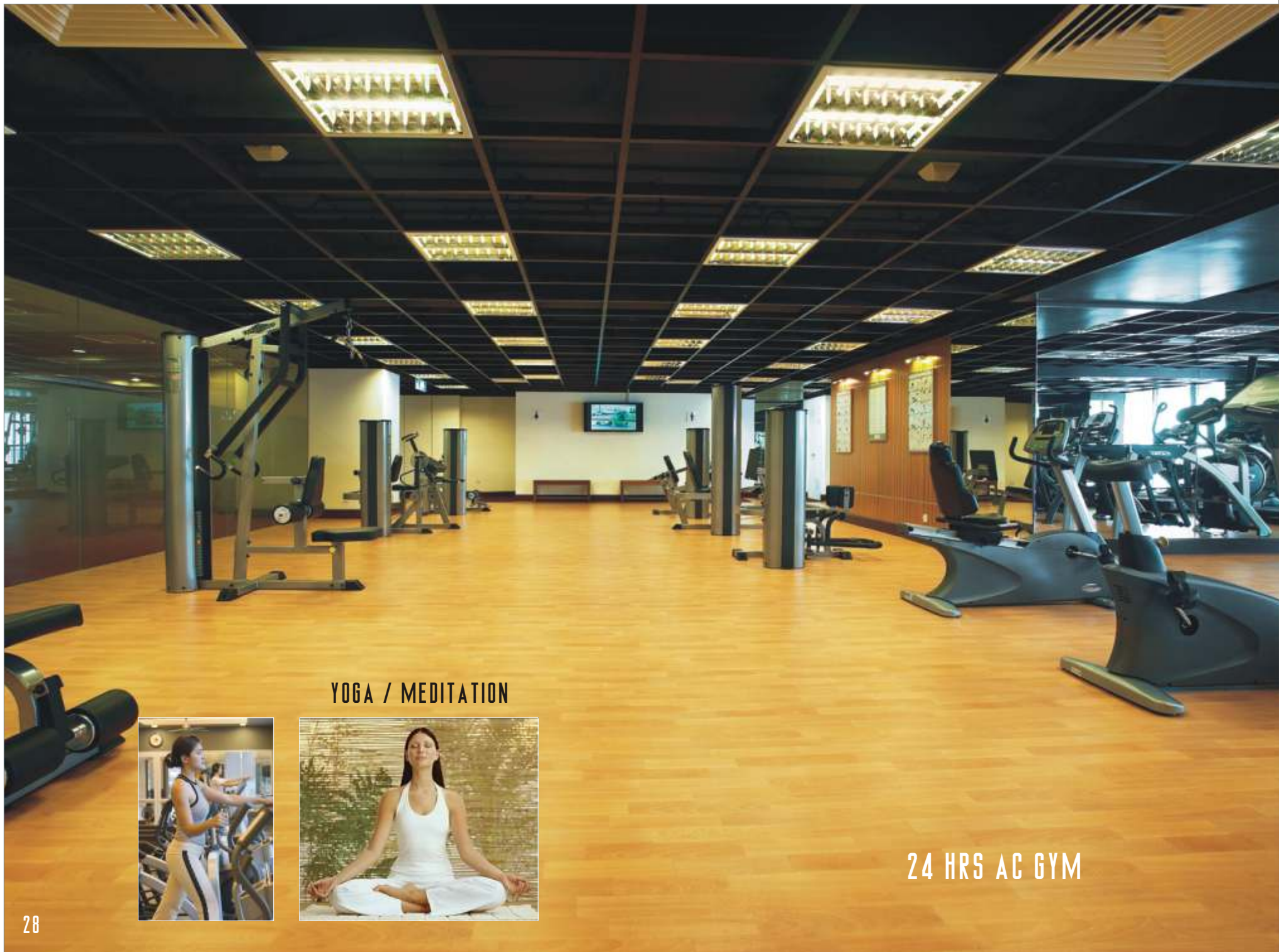




SQUASH COURTS

POOL TABLE





YOGA / MEDITATION



24 HRS AC GYM



A person is seen from behind, swimming in a long, narrow indoor swimming pool. The pool is flanked by high, textured brick pillars. The ceiling is made of horizontal wooden slats, and the floor is a light-colored tile. The water is clear and reflects the light from the ceiling and the pillars. The person's arms are extended outwards, resting on the pool's edge. The overall atmosphere is serene and modern.

**INDOOR SWIMMING POOL**

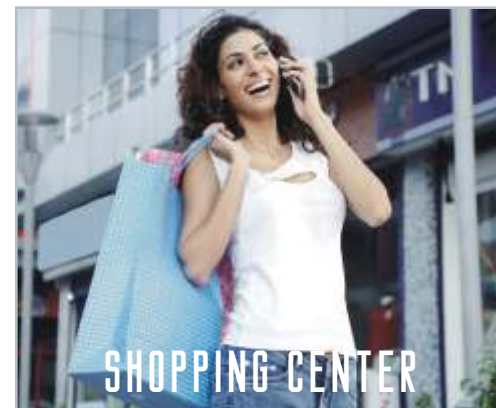




PERFECTING THE ART OF WHO YOU ARE  
- THE ALIENS MALL

- Banks, ATMs
- Multiplex Theatre
- Restaurants, Coffee Shop
- Books, Stationary and Supplies Store
- Salon
- Hospital
- Other Outlets





SHOPPING CENTER



FOOD COURT



SUPER MARKET





HELIPAD





## THE OUTSIDE IN

Extending the exhilaration of spectacular apartments are the tower highlights.

Introducing the first time in Hyderabad the Tower Helipad.



## GLASS ELEVATORS





# LIFT LOBBY







CORRIDOR - UPPER LEVEL



# CORRIDOR

CORRIDOR - GROUND LEVEL



CORRIDOR - LOWER LEVEL



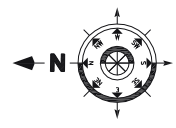
CORRIDOR - BASEMENT







- 1 Driving Range
- 2 Amphitheater
- 3 Lake
- 4 Skating Rink
- 5 Jogging / Bicycle Track
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- 11 Tennis Courts
- 12 Putting Green



# SS1 FLOOR PLANS MIX

TYPE	Total Area (sft)	FACING	Total per floor	Total of type
<b>2BHK</b>				
C-3a	1402	EAST	1	28
C3-b	1253	EAST	3	82
C4b	1118	WEST	4	110
<b>Total 2 BHK Apartments</b>			<b>8</b>	<b>220</b>
<b>2+1 BHK</b>				
C1	1430	EAST	9	246
C2	1412	NORTH	4	112
C3-c	1504	EAST	1	28
C4a	1343	WEST	6	160
<b>Total 2+1 BHK Apartments</b>			<b>20</b>	<b>546</b>
<b>3BHK</b>				
B1	1674	EAST	9	248
B2	1854	NORTH	10	266.00
B3-a	1791	EAST	3	74
B3-b	1673	EAST	5	128.00
B4	1597	WEST	9	236
A1	2150	EAST	5	132
A2	2191	EAST	6	162.00
A3	2130	EAST	3	74
A4	2203	WEST	1	28
<b>Total 3 BHK Apartments</b>			<b>51</b>	<b>1348</b>

<b>DUPLEX</b>				
D1	4967	EAST	1	13
D2	3716	EAST	1	13
D3	3532	EAST	2	26
<b>Total Duplex Apartments (per 2 floors)</b>			<b>4</b>	<b>52</b>
<b>PENTHOUSES / SKY VILLAS</b>				
DP1 (Duplex Sky Villas)	7436	EAST	1	1
DP2 (Duplex Sky Villas)	5396	EAST	1	1
DP3 (Duplex Sky Villas)	5044	EAST	2	2
Ap1	6346	EAST	1	1
Ap2	6572	EAST	2	2
Ap3	6212	EAST	3	3
Bp2	5406	NORTH	2	2
Bp3a	5478	EAST	3	3
Bp3b	5123	EAST	5	5
<b>Total Penthouses / Sky Villas</b>			<b>20</b>	<b>20</b>
<b>Total number of Apartments</b>				<b>2186</b>

Type	Total
3BHK	1940
2BHK	193
DUPLEX	52
SKYVILLAS	20
<b>Total</b>	<b>2205</b>





# PROJECT SPECIFICATIONS

## FOUNDATION

Reinforced concrete raft foundation

## SUPER STRUCTURE

RCC framed structure with columns and shear walls, resistant to wind and seismic loads (Zone-3)

## WALLS

External Wall: Reinforced shear wall and/or solid cement concrete blocks  
Internal Wall: Reinforced shear wall and/or solid cement concrete blocks/pre-cast concrete members

## ROOF

Reinforced concrete roof with appropriate water proofing whenever applicable

## CEILING FINISHES FOR ALL APARTMENT TYPES

For all Apartment Types

A. Living / Dining, Bedroom, Family, Study, Kitchen and Balcony: Smooth plaster with lappam and emulsion paint finish

B. Bathroom, Powder room:  
Calcium silicate board / equivalent water resistant board smoothly finished with emulsion / enamel paint

C. Utility Maid room:  
Smooth plastered finish with Oil Bound Distemper

For Common Area

A. Lift Lobby:  
Designed ceiling smoothly finished with emulsion paint

B. Basement Car Park:  
Rendered concrete surface finished with dry distemper and/or oil Bound distemper

C. Staircase:  
Smooth plaster with oil bound distemper finish

D. Corridor and Fire Rescue area:  
Smooth plaster with emulsion paint finish

## WALL FINISHES

For All Apartment Types

A. Living / Dining, Bedroom, Family, Study, Private Lift Lobby, Staircase etc.  
Smooth plaster with water resistant putty finished with emulsion paint

B. Utility (Maid room):  
Smooth finished plaster with Oil Bound Distemper finish

C. Common Lift Lobby:  
Natural Stone cladding and / or homogenous tile cladding, plastered finish with putty and emulsion and / or textured paint with emulsion

For Common Area

A. Entrance Lobby and Lift Lobby:  
Natural Stone cladding and / or homogenous cladding, plastered finish with putty and emulsion and / or textured paint with emulsion

B. Staircase:  
Smooth plaster with oil bound distemper finish

C. Driveway, Carpark and Ramp:  
Concrete rendered / smooth plastered finish with enamel or OBD

D. Corridors:  
Smooth plastered with putty or textured and painted with emulsion

## FLOORING

For All Apartment Types

A. Living / Dining:  
Textured Homogenous tile / vitrified tile

B. Family area / Study:  
Textured Homogenous tile / vitrified tile

C. Bed rooms:  
Textured Homogenous tile / vitrified tile

D. Balcony / Private terrace:  
Anti skid homogenous / vitrified / ceramic tile

E. Maid room and Utility room:  
Anti skid ceramic tiles

For Common Area

A. Entrance Lobby and Lift Lobby:  
Natural Stone and / or Homogenous tile and / or vitrified tile

B. Corridors and External Staircase:  
Natural Stone and / or Homogenous tile and / or vitrified tile





# PROJECT SPECIFICATIONS

## WINDOWS

All windows are of Aluminium alloy anodized frames and glazed sliding shutters OR hollow multi chambered UPVC Window systems with EPDM gaskets and steel reinforcement with an outer wall thickness of 2 mm

## DOORS

### A. Main door:

Frame: Aesthetically designed FIRE RATED TIMBER finished with melamine spray polish  
Shutters: Fire rated machine made teak finished flush shutters and / or European style moulded shutters of 35 mm thickness

### B. Internal Door:

- Teak Wood Frame and / or factory made wooden frames with enamel paint or Aluminium Frames  
- 30mm moulded shutters and / or flush finished with enamel Paint

### C. Balconies:

Aluminium alloy anodized glazed french doors

### D. Toilet / Maid room:

- Timber or factory made wooden frames with enamel paint  
- Flush shutter with KPF putty and enamel paint

## TOILETS

- Walls: Designer ceramic tiles cladded upto ceiling height
- Flooring: Anti skid ceramic tiles
- Ceiling: Calcium Silicate board or equivalent with emulsion / enamel paint finish
- Provision for Jacuzzi in sky villas
- Sanitary ware by Durawit / Pannyware / Cera or equivalent
- Bath fittings by Jaguar / Parryware or equivalent

## SANITARY & BATH FITTINGS

### Master Bathroom

- Vanity top complete with wash basin and pillar cock
- 1 shower compartment with shower screen with shower mixer set OR bath tub with designer shower mixer set
- 1 water closet
- 1 toilet paper holder
- 1 tower rail
- 1 health faucet

### Other Bathrooms

- Vanity top complete with wash basin and pillar cock
- 1 water closet
- 1 mirror
- 1 toilet paper holder
- 1 tower rail
- 1 health faucet

### Powder Room

- Vanity top complete with wash basin and pillar cock
- 1 water closet
- 1 mirror
- 1 toilet paper holder
- 1 tower rail
- 1 health faucet

## KITCHEN

- Flooring: Homogenous / vitrified tiles of Kajaria / Johnson / Nitco or equivalent make
- Provision for Modular Kitchen platform: Natural stone / Granite counter with Stainless steel sink and drain board fixed with anchor fasteners (nut / bolt system)
- Above the counter wall cladding with ceramic tiles upto 2 ft. Height
- Walls: Rest of wall smooth plastered with putty and finished with emulsion OR Satin (matt) enamel
- Piped LPG gas connection
- Reverse Osmosis plant for drinking water and softener for raw water
- Provision for chimney

## ELECTRICAL

### SPLIT A/C's

- Pre-fitted wall mounted split Ac's 3 Nos in 2 BHK
- 3 Nos in 2+1 BHK
- 4 Nos in 3 BHK

### WIRING

Concealed copper wiring in PVC conduits as per IS:  
Adequate power plugs in kitchen and dining areas  
Three phase power supply

### POWER BACKUP

- 100% power backup
- Sound proof (in acoustic enclosure) Auto start generator with auto change over switch





# PROJECT SPECIFICATIONS

## TV / TELEPHONE

Points in Living and Master Bed room

## WATERPROOFING

Waterproofing shall be provided to floors of bathrooms, powder room, roof terrace and utility

## RECREATION FACILITIES

- Swimming pool
- Children's pool
- Jacuzzi
- Squash courts
- BBQ Pavilions
- Gymnasium
- Clubhouse with Multi-Purpose room & function room
- Fitness Stations
- Children's Play Areas
- Male and Female changing rooms with steam room
- Jogging Track
- Shuttle court
- Mini-Mart
- Water Features
- Indoor basketball
- Skating rink
- Table tennis, carroms, chess
- Pool

## HOME AUTOMATION

Lifestyle:

- Touch Pad controlled switches, fully integrated automation systems for:
  - Mood Lighting
  - Appliance controls
  - Entertainment systems
  - E-commerce for in-campus facilities
- Remote Access to the automation system - the facility to operate any appliance or security system in the flat anywhere in the world, using the internet
- Shopping

Security:

- Access Control: Video Streaming of visitors from main gate; visitor picture or video sent to inbox of resident

- Biometric locking system to enable authentications for inhabitants & service personnel and the timing of their access
- Video Surveillance: Comprehensive security system with motion sensor cameras
- Video intercom & video door phones
- Electrical fencing all around the complex

Utilities:

- Automated billing of water, power & gas usage
- Letter box alerts inside the apartment
- Life button in each apartment
- EV Ready Car Parks (Electric Vehicle charging facility in each car park, controlled from the flat)
- Wi Fi Internet
- Maid Mode: Alert about maid logging in or logging out of the flat, and tracking of maid

Safety:

- Gas leakage detection system
- Smoke detection system
- Fire alarm, wet sprinklers, rescue areas for every 5 floors
- Child tracking system
- Child Lock for the home automation system that can be varied depending on the child's age

## ADDITIONAL FEATURES

Elevators:

- V3F High speed lifts of speed anywhere ranging from 1.5 - 4 Mtrs / sec
- Brush steel SS Finish for lift interiors
- Mitsubishi / Kone or equivalent
- Elevator button inside the flat
- Every tower will have adequate passenger lifts + Fire / Service lift

Water Management:

- Water softener to prevent scaling and for healthy hair and skin
- Reverse Osmosis and UV treated water for drinking

Eco Friendly complex:

- Rain water harvesting
- Solar water heater / one electric geyser
- Sewage Treatment Plant (STP), Recycled water for flushing and gardening
- Garbage chutes
- Sky gardens

# Services 360°

## CARE TEAM:

Immaculate homes are what we desire to deliver. And to facilitate it, our Care Team gives you a hands-on approach in delivering impeccable finish in all the customisation processes before possession of your pride- your home.

### Services:

- Architectural Consultation
- Customisation requirements from pre-occupancy to post occupancy

## F & L TEAM:

Say hello to a hassle-free possession process. No more worries about documentations, loans or payment schedules. The finance and legal team takes care of the rudimentary making the ownership of your home as easy as just receiving the key to your dream life.

### Services:

- Sale agreement
- Home loans arrangement
- Registration formalities
- Loan disbursement
- Follow up for payment as per schedule
- Handing over the possession of the apartment

## SUPPORT TEAM:

'Maintenance is a constant reaction and not an action' is the motto of our support team. No grievance / complaint of the buyer goes unresolved even after the final possession of their cherished investment.

### Services:

- Post-occupancy building / apartment maintenance
- Interior designing assistance
- Renovation and re-modelling service
- Services covered in the guarantee card

## CORPUS FUND:

Five years down the line and the project looks as good as new! As a part of our value package, the facility maintenance of the entire Space Station property is done through a corpus fund management. The corpus fund will exist as an independent body yielding revenue for maintaining the life of Space Station. This ensures continuous facility maintenance and an end to monthly maintenance collection. To add further to the existing revenue model, telecom tower renting and other such value generating mechanisms will be used.

### Benefits:

- Residents can enjoy the hospitality equivalent to a five star hotel
- Eradicate dilapidation / wear and tear of the apartment / buildings with time
- Add perpetual value to the project and apartment
- End to the conventional monthly maintenance cycle

## PMS TEAM:

At Aliens, property sold is always a property managed. The PMS Team provides impartial and professional services of rent collection, property resale, landscaping and house keeping of common areas and round the clock security services.

### Services:

#### Facility management:

- House keeping of common area
- AMC and maintenance of common equipments
- 24 hrs security
- Common area landscaping
- Travel desk and 24 hrs hospital contact (in process)
- 24 hrs support service (in process)

#### Client services:

- Property renting
- Rent collection
- Property protection from tenants etc
- Property investment management
- Intermediate maintenance of property before renting
- Support during breakdown of amenities / facilities or any other property maintenance concern







Property development just doesn't happen. It begins with courage and conviction to challenge conventional wisdom and balance the same with excellence and expertise. It was this forethought that laid the foundation and genesis of Aliens Group. Since its inception in 2003, the Group has come a long way in redefining the cityscape of Hyderabad with its passion for innovation and imagination, that is manifest in residential townships, commercial complexes, retail malls, hotels and SEZs.

## *Aliens group*

As a young and dynamic organisation, Aliens group believes that thinking differently plays a large role in revolutionising property development and constructing of what we call- 'intelligent living spaces'. Being the pioneers of innovative real estate development in Hyderabad, we believe in delivering comprehensive, integrated, value-generating assets to address the changing needs of customer satisfaction in modern day living.

Our vision of futuristic experience allows us to bridge the gap between technology and people in all our developments. If yesterday's benchmarks are today's minimum standards, Aliens group surpasses this norm by creating tomorrow's experiences in today's projects where technological innovation is one part of the equation, global standards of quality and service is the other.

## **ALIENS DEVELOPERS**

Aliens Developers is an off-spring concern of Aliens group, a growing property development and management company in the real estate scenario of Hyderabad, India. Aliens developers believe in providing 'futuristic experience' to every customer through its ultra modern visions. Our commitment is to create developments that sit in harmony with their environment and enhance the community. We concentrate on the core objectives of excellence, innovation and customer satisfaction in all of our endeavors.

We are a full service, design-build construction company offering construction experience, design development/execution and customer service within the time frames set for our customers. We understand the needs of the changing world and develops properties targeted towards the fast track cosmopolitan dweller.



Ernst & Young - Business advisory, Project Feasibility & Research Analysis



(Architects & Design Consultants)

With Aliens Space Station we set out to achieve a unique development that uses the most innovative design and the finest materials and craftsmanship, which is why we have sought the consultancy, experience and reputation of leading Singapore architects. The firm, ALSOP has offices in Singapore, London and other parts of the world. The firm's growth and reputation over the years has derived from our policy to produce well designed buildings, aesthetically pleasing, suitable for their purpose and employing the best materials and construction techniques currently available.



Australia (Structural Consultants)



Ranhill

Malaysia (Mechanical, Electrical & Plumbing Consultants)



New Zealand (Traffic Management Consultants)



DAVIS LANGDON & SEAH CONSULTING  
Singapore / India (Cost Management Consultants)

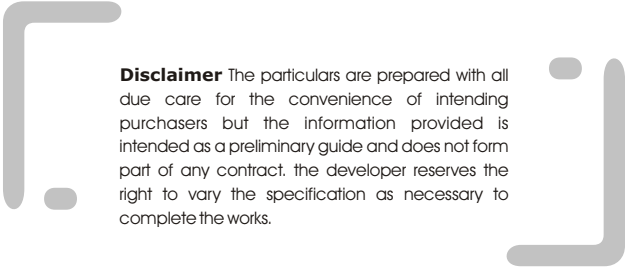


India (Electrical Consultants)









**Disclaimer** The particulars are prepared with all due care for the convenience of intending purchasers but the information provided is intended as a preliminary guide and does not form part of any contract. the developer reserves the right to vary the specification as necessary to complete the works.



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