

A R I A

BY AMARA PROPERTY





## AWARDS

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### Houzz 2016

Awarded Best Of Houzz 2016  
Houzz Influencer 2016

### Houzz 2015

Awarded Best Of Houzz 2015

### The International Property Awards 2014

Best Apartment  
Interior Design, Show Home  
Best Property Single Unit

### The International Property Awards 2013

Residential Renovation & Developments

### Premier Guarantee Excellence Awards 2013

Excellence Awards



## AMARA PROPERTY

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AMARA PROPERTY IS A PIONEER OF BESPOKE ARCHITECTURE, CHARACTERISED BY AN UNRIVALLED COMBINATION OF LUXURY DETAILING, DIVERSE DESIGN AND CUTTING-EDGE TECHNOLOGY.

Our design styles are virtually unlimited. In fact, the Amara designers pride themselves in not having a house style as this enables the design to be tailored to each bespoke development.

Focused on luxury developments we create exclusive residences in some of the most desirable locations in North and North West London. Our extensive range of expertise ensures that we remain at the fore front of luxury design.





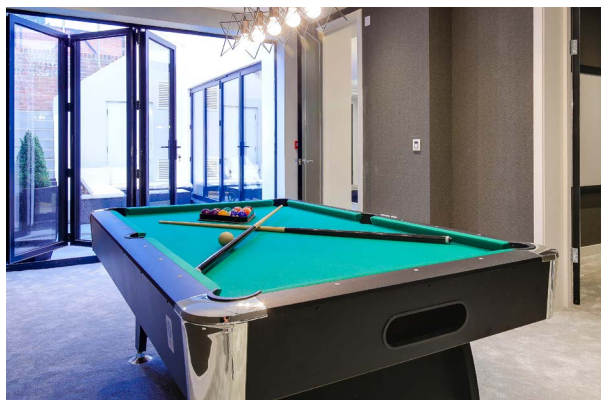
## ARIA, BEECH HILL, HADLEY WOOD — FIRST IMPRESSION IS EVERYTHING

Like a soloist stands out in an opera, Aria was designed to be unique and individual. Fusing the old with the new, the grandeur of the double height glass entrance, linear brick detailing and long entrance drive, were all created to make this spectacular home exclusive.



Entertainment is a crucial part of the design at Aria. The basement leisure complex boasts a swimming pool, bar, steam sauna, gym, cinema and games room and a salon. The ability to host friends and family at home is a pleasure and Aria makes the experience unforgettable.

“PROUDLY ENTERTAIN IN YOUR NEW HOME”









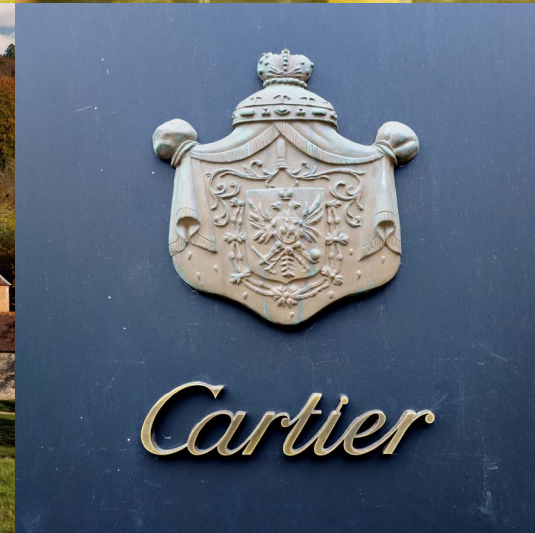
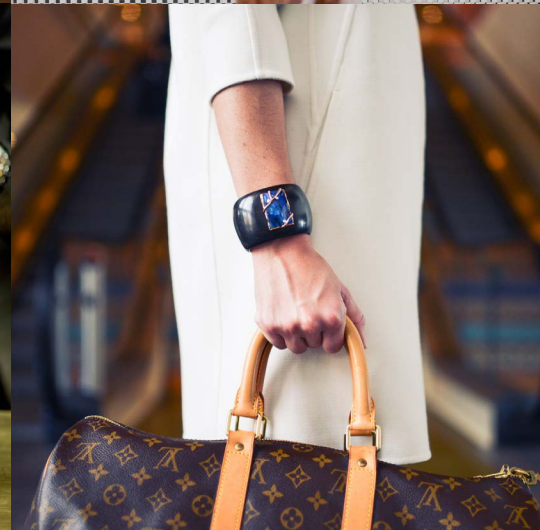
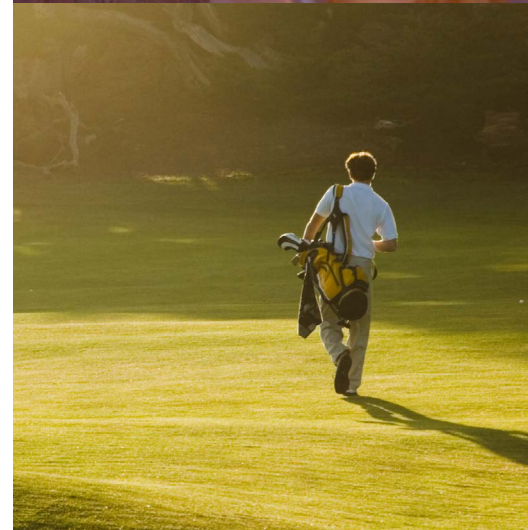
## HADLEY WOOD AND IT'S PLAYGROUND

— LITERALLY SPOILS FOR CHOICE



Hadley Wood boasts a wealth of stylish restaurants, country houses and golf courses—combine this with the easy transport links into central London and you have the ultimate playground.

Nearby attractions include the Mary Beale Restaurant, The Ferney Hill Tea Rooms, Trent Park and boutique shops to enjoy at your leisure.





Aria boast an array of bespoke interior detailing to make this home ever more spectacular. A custom-designed Italian chandelier over the family dining, grand elliptical staircase with crocodile print leather hand rail, customised lighting design and total home automation, make everyday living more enjoyable.

[www.amaraproperty.co.uk](http://www.amaraproperty.co.uk)

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## MODERN LUXURY WITH A CLASSIC TWIST

— ARIA COMBINES LUXURY MODERN LIVING WITH THE EXQUISITE CHARM OF MANY TRADITIONAL ELEMENTS





Liveable art can come in many forms. In Aria this is showcased by the Sea-flowers Chandelier, a bespoke lighting masterpiece by the legendary Italian designer Rocco Borghese. Established in Italy as traditional glassblowers for three generations, London-based Rocco has devoted himself to the art and science of chandelier creation for 35 years.

[www.amaraproperty.co.uk](http://www.amaraproperty.co.uk)

## EXQUISITELY FINISHED

— BRINGING MODERN ART TO LIFE









Aria is designed with security in mind. The home has a front and rear gated entrance and is secured with video entry keypads, CCTV perimeter surveillance, internal security alarm and the owner's ability to manage and control the home from any off-site location.

[www.amaraproperty.co.uk](http://www.amaraproperty.co.uk)

**AUTOMATION & SECURITY**  
— DESIGNED WITH YOUR SAFETY  
IN MIND



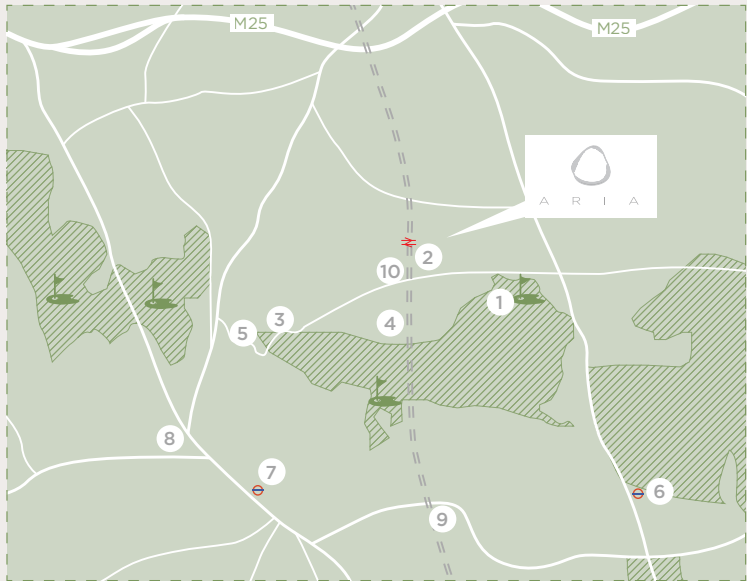
GIRA Control Panel



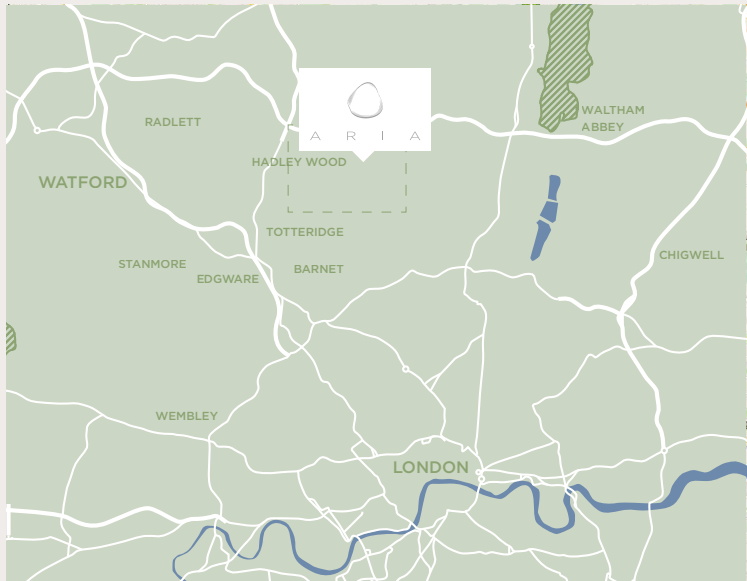
Aria is technologically advanced unlike any other home. The GIRA home automation system controls the lighting, heating, air-conditioning, music, home cinema, security and the video gate entry on one single panel. It is easy to use and can be connected to your smart phone or tablet.



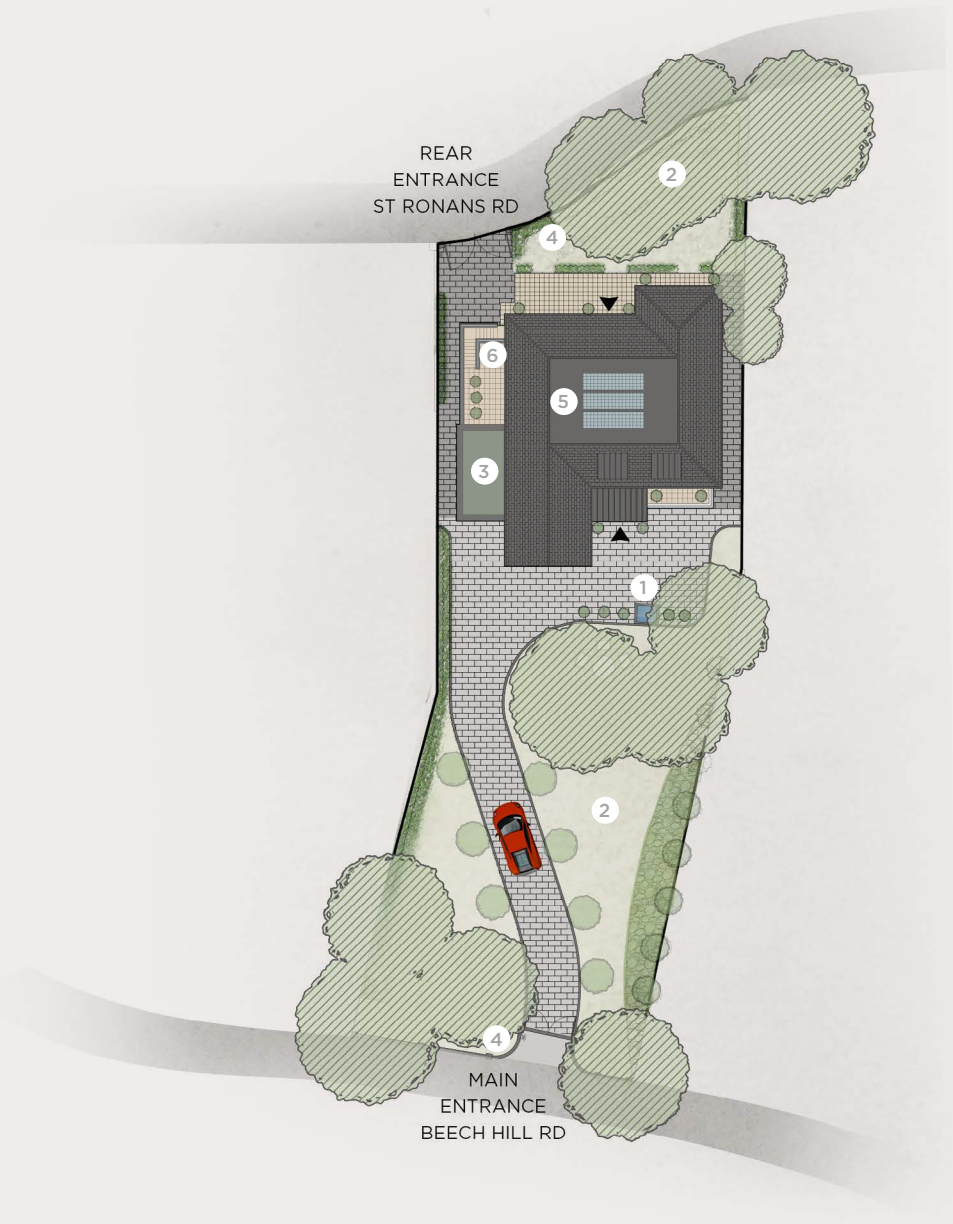
LOCATION MAP



- 1 Hadley Wood Golf Club
- 2 Hadley Wood Tennis Club
- 3 Saint Martha's Convent Senior School
- 4 Monkey Hadley Common
- 5 Monken Hadley Church of England
- 6 Cockfosters Underground Tube Stop
- 7 High Barnet Underground Tube Stop
- 8 The Spires Shopping Centre
- 9 Sainsburys
- 10 Hadley Wood Station
- Golf Courses



SITE PLAN

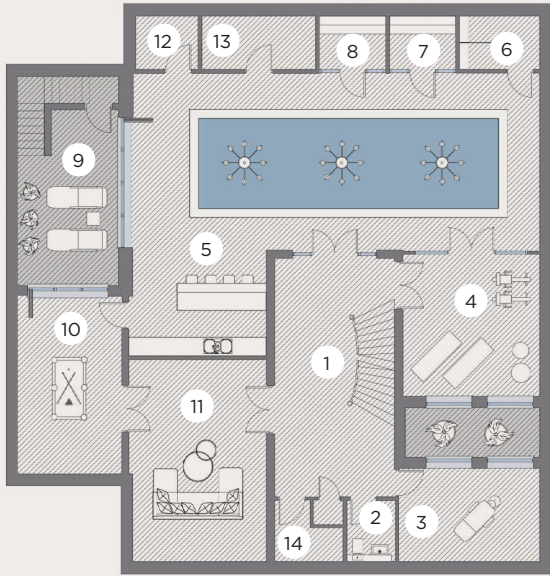


- 1 Water Feature
- 2 Gardens
- 3 Garage
- 4 Boundary Walls
- 5 Solar Panels
- 6 Courtyard



LOWER GROUND

265 SQ MT

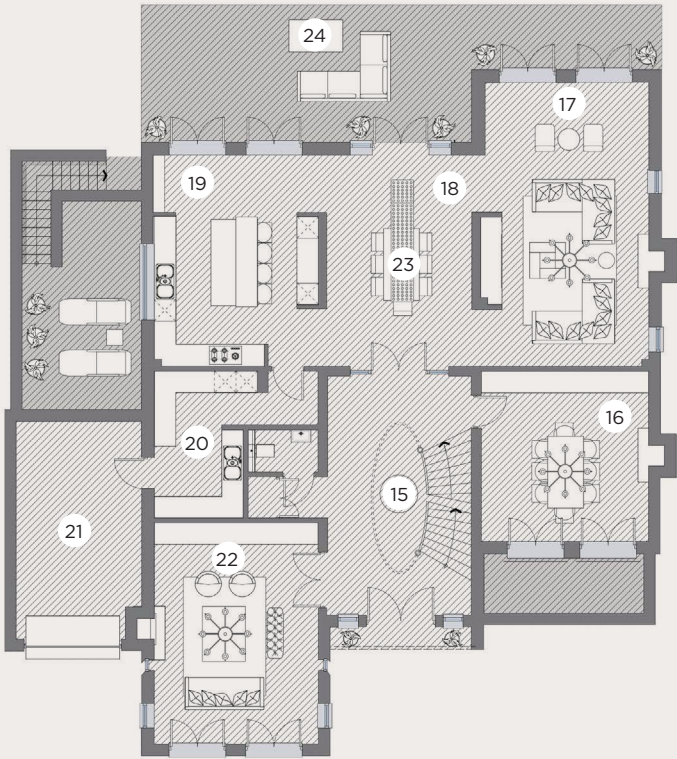


DIMENSIONS		
1	HALLWAY	4.4M x 8.0M
2	WC 2	1.6M x 2.2M
3	SALON	4.7M x 3.6M
4	GYM	4.8M x 4.6M
5	POOL/BAR AREA	14M x 9.4M
6	CHANGING	2.8M x 1.9M
7	SAUNA	2.2M x 1.9M
8	STEAM	2.2M x 1.9M
9	COURTYARD	3.8M x 7.4M
10	GAMES	3.8M x 6.3M
11	CINEMA	4.8M x 6.9M
12	PLANT ROOM 1	2.3M x 1.9M
13	PLANT ROOM 2	3.8M x 1.9M
14	COMMS ROOM	2.3M x 2.2M



GROUND FLOOR

215 SQ MT



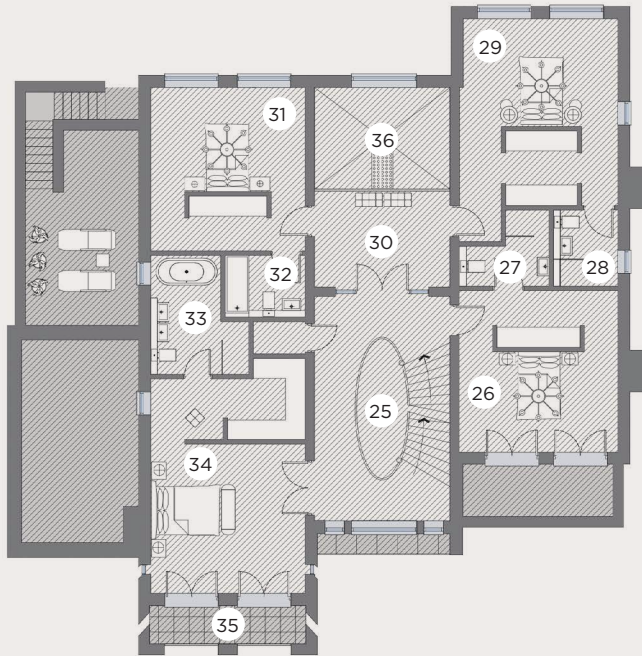
DIMENSIONS		
15	HALLWAY	4.4M x 6.7M
16	FORMAL DINING	4.8M x 5.1M
17	FAMILY/LIVING	4.8M x 7.5M
18	DINING	4.4M x 5.9M
19	KITCHEN	4.8M x 5.5M
20	UTILITY	4.8M x 4.5M
21	GARAGE	3.8M x 6.3M
22	FORMAL LIVING	4.8M x 6.2M
23	ROCCO BORGHESE CHANDELIER	FEATURE
24	OUTDOOR TERRACE	FEATURE





# FIRST FLOOR

185 SQ MT



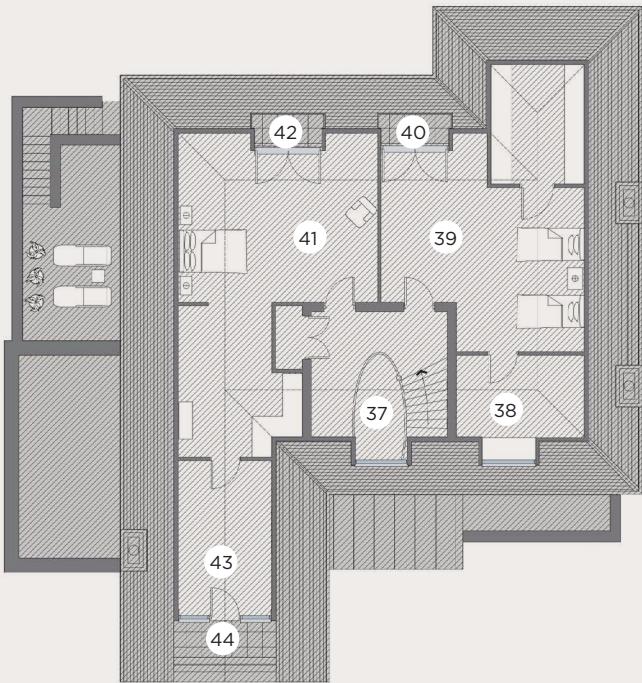
## DIMENSIONS

25	LANDING	4.4M x 6.7M
26	BEDROOM 3	4.8M x 4.8M
27	EN-SUITE 1	2.7M x 2.3M
28	EN-SUITE 2	1.9M x 2.3M
29	BEDROOM 2	4.8M x 6.9M
30	GALLERY	4.4M x 5.9M
31	BEDROOM 4	4.8M x 4.8M
32	EN-SUITE 3	2.4M x 1.9M
33	EN-SUITE 4	2.9M x 3.8M
34	MASTER BEDROOM & DRESSING	4.8M x 6.7M
35	TERRACE	4.8M x 1.5M
36	ROCCO BORGHESE CHANDELIER	FEATURE



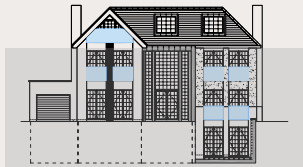
# SECOND FLOOR

128 SQ MT



## DIMENSIONS

37	LANDING	4.4M x 3.8M
38	EN-SUITE 5	4.8M x 4.6M
39	BEDROOM 6	4.8M x 8.5M
40	TERRACE 2	2.0M x 1.0M
41	BEDROOM 5	5.9M x 9.4M
42	TERRACE 3	2.0M x 1.0M
43	EN-SUITE 6	2.4M x 4.6M
44	TERRACE 4	4.8M x 1.5M





## SPECIFICATION

### —THE DEVIL IS IN THE DETAIL

#### EXTERIOR FRONT

- Prestigious Beech Hill Address with private gated access
- Remote controlled electric gate and audio/video gate entry controlled by the home automation system
- 130 ft substantial garden and driveway frontage with architect designed landscaping, cascading water feature and designer lighting
- Block paved porous driveway
- Security lighting
- Parking spaces for numerous vehicles
- Garage with direct access to utility room
- Fully integrated CCTV system

#### EXTERIOR REAR

- Rear sandstone paved terrace with private garden
- Sliding electric gate with additional car parking space / service entrance
- Designer landscape with oversized pots and customised lighting







**GROUND FLOOR  
ACCOMMODATION**

- Full height feature glass entrance with zinc overhang detail
- Marble entrance hall with 3 story spiral void
- Grand elliptical staircase over 4 levels with wooden treads, steel spindles and genuine embossed crocodile effect leather handrail
- Large open plan kitchen with marble island bar and wooden flooring
- Double height open plan dining with bespoke Rocco Borghese 'Sea-flowers' chandelier over void and dining table
- Open plan family area with large gas fireplace, bespoke handmade joinery and feature panel wall
- Formal living and formal lounge with British crafted joinery and feature gas fireplaces
- Prime dark stained oak timber flooring with marble inlays in formal dining and formal lounge
- Utility room with pantry and direct garage access
- Cloakroom with floor standing Italian glass flower sink and floor to ceiling mirror
- Storage cupboard

**FIRST FLOOR  
ACCOMMODATION**

- Landing with gallery area overlooking open plan dining area with Rocco Borghese
- 'Sea-flowers' chandelier
- Master bedroom suite comprising of walk-in dressing room, large en-suite with Italian feature flower bath, mirror over his and her sink with latest Aquavision TV behind, private terrace overlooking gardens with views of Hadley Wood
- Bedroom 2 - 4 with fitted wardrobes by Neatsmith & en suite bathroom with Aquavision TVs
- Bedroom 3 boasts Juliet balcony with garden views

**SECOND FLOOR  
ACCOMMODATION**

- Bedroom 5 & 6 with balconies overlooking Hadley Wood greenery, featuring fitted wardrobes by Neatsmith and en suite bathrooms with Aquavision TVs





**BASEMENT**

- 10m swimming pool with coffered ceiling, 3 hanging chandeliers and feature tiled walls leading onto private outdoor courtyard
- Private wet bar by Siematic with bespoke lighting, feature island, shelving, integrated Siemens Fridge and Freezer drawers, Siemens dishwasher and Blanco sink with tap
- Effegibi Steam, Sauna units and wet changing room
- Fully equipped gymnasium with terrace access
- Cinema room with projector, surround sound and lounge seating
- Games room with direct access to courtyard
- Salon for massages and private treatments with terrace access
- Separate WC with gold Italian glass sink and black granite countertop
- AV & electrical services room with fully integrated service hub, racking and patch panel
- Pool pump, filtration and equipment room with automated chlorine dosing ventilated doors

**GENERAL**

- Modern linear bricks and render finish with black aluminum windows and doors
- Oversized 2.4m dark stained oak doors with chrome inlays on stainless steel hinges with polished stainless steel furniture
- Luxury thick carpets to bedrooms, cinema, games room and basement, first and second floor hallways
- In house entertainment speakers to all principal rooms
- Centrally controlled under floor heating system throughout and air-conditioning to principal rooms
- Built to achieve Code 4 of Sustainable Homes



KITCHEN / SUPER ROOM /  
FORMAL LOUNGE & DINING

- Quality handleless Siematic kitchen in high gloss space grey lacquer and dark wood with plentiful storage and larders
  - Low maintenance quartz work surfaces and large island with marble breakfast bar and feature marble floor surround
  - Large Blanco stainless steel sink and stainless steel tap with spray rinse on magnetic arm and 98 degree hot and cold filter tap
  - Food disposal and integrated recycling bin
  - Professional appliances to include:
    - 2 x Gaggenau Ovens
    - Gaggenau Combi Microwave Oven
    - Gaggenau Coffee Machine
    - Gaggenau Induction Hob
    - Gaggenau full height wine cabinet with glass door
    - Gutmann ceiling extractor hood
    - Siemens A++ rated integrated dishwasher
    - Siemens full height fridge with separate freezer
  - Built out floating walls separating kitchen, dining and family living areas
  - Leading onto private sandstone terrace and landscaped rear garden
- Prime and selected dark stained oak timber flooring

UTILITY ROOM

- Fully equipped Siematic utility room constructed of high gloss lacquer units
- Porcelanosa contrast tiled splash back and tiled flooring
- Storage wall
- Stainless steel Blanco sink - Blanco taps
- A+ Rated Miele washing and drying machines

BATHROOMS

- Custom designed 6 en-suites and 2 cloakrooms by C P Hart
- Axor Hansgrohe taps and showers with Hansgrohe accessories to cloakrooms
- Villeroy & Boch sanitary ware
- Master boasts 42" mirrored Aquavision TV, feature Italian Artelinea glass sink with crystal effect Glass Italy his and hers bowls, walk in wet-room shower and designer Glass Italy flower bath
- Latest 22" Aquavision TVs to all other en-suites with ceiling speaker and remote control
- Full height Porcelanosa tiling to all bathrooms with mosaic tiles in master en-suite and cloak room
- Under floor heating with heated towel rails
- Hydraulic self-closing Villeroy & Boch toilet pan seat covers
- Pressurised double Mega-flow hot water heating system
- Fitted mirrors throughout

LIGHTING, HOME AUTOMATION AND MULTI  
ROOM ENTERTAINMENT

- Lighting system designed by John Cullen Lighting of Chelsea to incorporate low voltage ceiling and floor lighting on dimmers throughout and feature strip lighting to joinery, kitchen units and bar units
- Gira automated home installation with wall mounted TV and remote control to manage all of Aria's installations automatically, centrally and from any location in the world
- Ability to provide weather information with internet connectivity
- Centrally controlled electrical installation with programmed mood lighting for the entire house, front and rear garden
- Matching Gira white glass switches to all rooms to control heating and lighting
- Cinema room with projector and wired for surround sound for the ultimate movie experience
- Wifi access points to provide high connectivity for your smart devices to control the Gira interface
- All main internal areas fitted with ceiling speakers to allow for high quality evenly distributed sound
- Music storage system to wirelessly manage all music, create playlists from anywhere within the home and individually control the volume in every room
- All fireplaces connected through the interface
- Gate control and audio/video entry connected through the interface
- Comms room to include AV, IT and multi-room systems hub, security console, 3 phase electrics and smart metering.
- Future proof
- Water feature controlled by Gira system

SECURITY & SAFETY

- Audio/video entry system controlled with Gira
- Perimeter fencing with 2 electronic heavy duty remote controlled access gates
- HD external security cameras viewed in real time on any TV outlet when at home or remotely via internet access
- External security floodlighting to front and rear including landscape lighting
- Comprehensive alarm system connected through the house
- Fire alarm system
- Security locks to all windows and doors

MISCELLANEOUS

- Services: All main services connected
- Electricity and Gas Smart metering devices
- Local Authority: London Borough of Barnet
- Outgoings: Subject to council tax
- Tenure: Freehold
- Bespoke art, sculpture, hanging mirrors, furniture & gym equipment may be available for sale by separate negotiation.

WARRANTY & AFTER CARE

- Complete Premier 10 year warranty.
- Thorough demonstration of your new home before it is handed over to you.
- Amara Property 1 year warranty.





Aria comes with a 10 year premier guarantee warranty, as well as an initial 2 year warranty and a guarantee provided by the manufacturers of the appliances. Furthermore you will recieve a free 1 year Amara guarantee which will oversee the first year of your occupation and any issues that arise will be immediately addressed by a trusted member of our maintenance team.

Buying a home is a life changing experience for most and can often involve a number of decisions leaving the client feeling stressed. Here at Amara Property we realise this transition can be daunting, and with our experienced team you can rest assured you are in safe and caring hands when buying your new home.



I SAW AN ANGEL IN THE MARBLE  
AND I CARVED UNTIL I SET HIM FREE  
— MICHELANGELO 1575-1564







