





## Message from the Managing Director



**“Be fearful when others are greedy, and be greedy when others are fearful.”** This is the advice which Warren Buffet, the most successful investor in the world, has to offer during these troubled times.

Everybody is talking about the turmoil in the financial markets across the world. There is panic everywhere. We cannot deny that the times are not very good. But are the times so bad? Is the Indian growth story over?

**No.**

Talking of investment, real estate always stands out in the long-term. The demand for housing in India is far more than the supply. With increasing urbanization, real estate in cities like Hyderabad is only going to boom.

The long-term growth story is intact. There seems to be no reason to panic. The Indian banking and financial system is very robust. Given all these factors, people who have money today should not be sitting on cash. The economic cycle has started to turn towards the positive. The only way to go is up!

Warm Regards,  
Hari Challa  
Managing Director  
Aliens Group

## Message from the Joint Managing Director



We take immense pride in announcing that Aliens Space Station 1 has become one of India's first residential townships to receive the 'Platinum Green Pre-certification' by the Indian Green Building Council (IGBC). The green pre-certification on the one hand manifests our role towards being responsible citizens of the world, and on the other bestows upon us a greater responsibility to constantly enhance the quality of life offered at Space Station 1. We are proud to contribute in the green building program as it is ultimately benefiting our society by reducing the global warming effect, saving natural resources, and increasing individuals health and productivity.

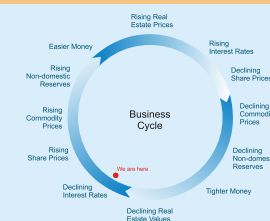
Our team is taking extraordinary effort to provide you with pollution free, stress free healthier environment at Space Station 1. I would like to thank everyone involved in the green pre-certification program for making it happen and I sincerely hope that every Aliens family member including our valued customers share this moment of joy and pride. It makes me proud to say that “What we are building today, is not at the cost of tomorrow.”

Best Regards,  
Venkat Challa  
Joint Managing Director  
Aliens Group

# Real Estate Sector in India No Reason to Panic

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**Realty market set to bounce back, Nov 3<sup>rd</sup>, 2008, Times of India**

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The real estate (RE) sector has seen the worst of times over the past few months. The industry has been plagued by high inflation, global economic downturn and tight liquidity conditions. However, there is reason to believe that the worst is over.

The Reserve Bank of India (RBI) has infused Rs 2.80 lakh crore of liquidity into the banking system through reduction in key policy rates and reserve ratios. More rate cuts are on the anvil on account of easing of inflation. RBI has made it further easier for banks to lend to RE by reducing risk weights assigned to RE as well as provisioning requirements. Further it is expected that the ban on external commercial borrowing (ECB) for RE will be lifted soon. Private Equity (PE) flows into RE this year, despite the slowdown, have continued at 2007 levels. Real Estate Mutual Funds (REMF) guidelines have been approved and most financial institutions are in the process of setting up REMFs. REMFs will open up more avenues of funding and provide access to more capital. Hence, RE as a sector is about to witness better times in the financial markets.

Consultancy major, Ernst & Young (E&Y), believes that the market is witnessing a transitory slowdown. However, considering the opportunities present as well as the strong economic fundamental drivers, the outlook for the mid-to-long term is positive. What will sustain the momentum of the market in the mid-to-long term, according to the E&Y report, would be the emergence of new markets, ongoing corporatisation of the sector, integration with global markets, greater transparency, innovative products, and new funding mechanisms.

Macro level indicators such as demographics, urbanisation and GDP growth indicate that the potential for growth in RE in India is very strong. India, along with China, will continue to be the primary growth engines in the world, led by IT, ITeS and services sectors. Though the GDP growth rate is expected to normalise over the medium term, it is still expected to remain much higher than the rates in developed economies.

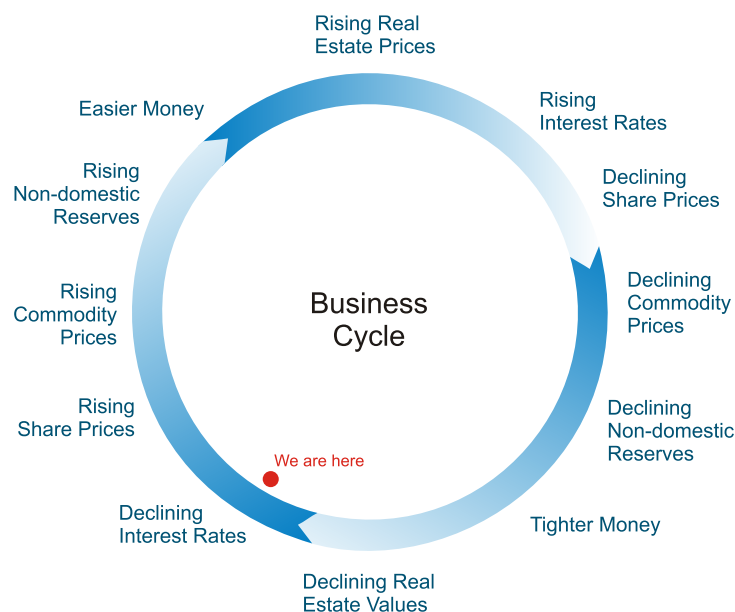
The share of urban population is set to rise from less than 30% today to roughly 55% in

India (in 2050). According to UN statistics there are currently already 40 cities with more than 1 million inhabitants in India. Each year the number of urban residents in India rises by roughly 15 million. There is therefore a strong demand for development of urban infrastructure over the next 40 years.

According to Deutsche Bank Research, India's favourable demographics over the next 40 years over 65% of the population will be in the age group 15-65 years even in the year 2050 will generate very strong residential demand over the mid-to-long term.

The RE market thus is expected to witness significant growth over the mid-to-long term. The effect of global meltdown has caused a temporary slowdown in the sector. However, with easing of availability of funding sources and strong GDP growth prospects, the sector is all set to reach new highs.

## BUSINESS CYCLE



Currently we are at the phase of Declining Interest Rates, recovery has started, the only way to go is Up.

**'Be fearful when others are greedy, and be greedy when others are fearful.'**

-Warren E Buffett

**Realty market set to bounce back**, Nov 3<sup>rd</sup>, 2008, Times of India

The slowdown in the real estate sector will not last long... A dynamic workforce, liberalized economy, and a robust demand for real estate across sectors, are some key factors that will make the market in the coming times more reliable for investments, especially in the real estate sector, the report says.

**Investing in real estate good idea to hedge against inflation**, Nov 15<sup>th</sup>, 2008, Economic Times

Real estate investment helps in diversification, yield enhancement and hedging inflation. If you have enough endurance to withstand the current interest rate turbulence, it may be the right time to invest in your own house. Property prices are at reasonable levels. ...With our population growing at a phenomenal pace, the demand for commercial and residential space is bound to go up. This sector is bound to see tremendous growth in the coming years...

**Benefits of investment in real estate**, Nov 19<sup>th</sup>, 2008, The Economic Times

Invest regularly with a long-term perspective in mind. If you start investing early, you can benefit from the power of compounding... In the current scenario, experts advise that investors keep away from the turbulent markets. Stock markets are associated with volatile returns. Bank deposits are known for their limited or low returns. Investment in property is perceived as low risk and high yield alternative. Today, a real estate investment is poised more favorably.



# Aliens get Green Pre-Certification



IGBC principal councillor S. Srinivas (left) handing over the Platinum pre-certification certificate to Hari Challa, managing director of Aliens Group, at a media conference held in the city recently.

## Space Station I gets green pre-certification

**A**LIENS SPACE STATION I, the first high-rise project to get Huda approval for 30 floors, has achieved another distinction by becoming the only real estate project in the State to get pre-certified with a Platinum Rating by the Indian Green Building Council (IGBC) in the residential townships category.

IGBC principal councillor S. Srinivas handed over the Platinum Rating pre-certification to Hari Challa, managing director of Aliens Group, at a media conference held in the city recently.

Speaking on the occasion, Hari Challa said the eco-friendly project has been designed to save energy, conserve water and provide a healthy environment to its inmates. While its design allows abundant sunlight reducing greatly the need for daytime lighting, the features like low energy kitchen appliances, low-energy lighting and controlled heat island effect on the roof, along with solar water heating systems further reduce electricity consumption. The vast open spaces (80%) in the 30 acre project allow for massive rain water harvesting. Half of the 30,00,000 litres of water required for the project daily would come from the recycling plant. Energy efficiency would be brought into the project through technology too. The sensors installed for common area lighting would sense the lighting requirement and turn the lights on and off accordingly saving a lot of power. Parking below the ground level would prevent the pollution from touching living spaces. Further, the air-handling units in the parking areas would automatically replace stale air with fresh air whenever required.

Challa said the project is the only real estate project in the State to be pre-certified with a Platinum Rating by the Indian Green Building Council (IGBC) in the residential townships category. The first platinum pre-certified project in the city is another distinction for Aliens Group, he said.

On the occasion, MD Aliens Group, Hari Challa, said the project is the only real estate project in the State to be pre-certified with a Platinum Rating by the Indian Green Building Council (IGBC) in the residential townships category. The first platinum pre-certified project in the city is another distinction for Aliens Group, he said.

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### One more feather in the cap rating for green buildings

On September 24<sup>th</sup>, 2008, three townships got the platinum pre-certification for the first time in India. Aliens Space Station 1 was one of them, the other two were Palais Royale and Mahindra Splendour (both in Mumbai).





# The Green Intelligence

## What is a Green Building?

A green building uses less energy, water, and natural resources, reduces waste and is healthier for the people living inside compared to other buildings.



*Aliens Space Station 1, the first residential project in Hyderabad & one among the first in India to receive Green Building Platinum Pre-certification by Indian Green Building Council (IGBC)*

Since its inception, Aliens Space Station1 has been designed to incorporate energy efficient, eco-friendly materials and systems into its development. The 'intelligence' of the township heightens when the technological advancements offered at Space Station1 compliments its eco-consciousness to create a healthy and sustainable community adapted to suit the times ahead.

At the construction level, soil erosion control measures will be implemented to reduce the negative impact on the environment. A waste-reduction process will also be used during the construction for more effective resource recycling adherence.

Aliens Space Station1 is architecturally designed to reduce heat island effect and moderate temperature levels within the building. This in turn results in economic benefits such as lower electricity costs and health benefits such as low air pollution levels or any other heat related illness.

Quality water management practices such as rainwater harvesting and the usage of water efficient fixtures for water



conservation adds positive perspective to resource management. Effective use of recycled water will be practiced for plumbing systems such as toilet flushing.

An energy-efficiency model is laid out to reduce the wastage of resources along with solar water heating systems (duplex & sky villa) and captive power generation. The common areas including corridors, lobby spaces etc will also optimize the usage of energy throughout the township. Aliens Space Station1 will also encourage responsible forest management with the usage of authenticated Forest Department certified wood for doors, windows, furniture etc.

Another unique feature that reduces the pollution effects in the micro environment is the usage of Quality Air Quality Control Systems (such as Carbon Monoxide Sensors) in parking areas along with electrical charging points in each car park slot. There will be an ecologically beneficial waste disposal system with garbage separation, to ensure mercurial wastes does not lead to harmful effects and is disposed in the right manner.

The interiors of each apartment are also equally eco-sensitized with thoughtful window/door placement that maximizes ventilation and natural lighting, and minimizes the need for artificial lighting and climate control. And last but not the least, each apartment unit at Space Station 1 will lay maximum emphasis on creating a healthy environment for its occupants by providing abundant sunlight exposure, increased heat resistance, use light pipes (for light distribution) and CFC- free equipments such as CFC-free air-conditioners etc.

## What is IGBC?

IGBC, which is a part of CII- Godrej GBC, is actively involved in promoting the Green Building concept in India. The council is represented by all stakeholders of construction industry comprising of corporate, government, and nodal agencies, architects, product manufacturer, institutions, etc. The council is headed by Dr. Prem C Jain. The council operates on a consensus based approach and is member-driven. The vision of the council is to usher in a green building revolution and facilitate in India emerging as one of the world leaders in green buildings by 2010.

## Why Go Green?

**Operational Savings:** Green buildings consume substantially less energy and water vis-à-vis a conventional building.

**Daylights & Views:** Working in an environment with access to daylight and views provides a connection to the exterior environment. This has a soothing effect on the mind. Various studies prove that the productivity of people who have access to day lighting and views is atleast 12-15 % higher.

**Air Quality:** Green buildings are always fresh and healthy. Every green building will have to purge continuous fresh air. The green buildings use interior materials with low Volatile Organic Compound (VOC) emissions. A typical office building would require purging of fresh air which provides a fresh ambience inside the building.

## Benefits

Saves upto 30% of energy consumption  
Saves upto 50% of fresh water consumption  
Upto 70% less air pollution  
30 % to 40% more efficient than any other normal building

### LIFESTYLE BENEFITS:

Improved indoor air quality  
Abundant natural daylight  
Indoor heat management  
100% Covered car parking

### HEALTH BENEFITS:

Non-polluting internal transport (Electric Buggies)

Use of VOC (non-toxic) Paints, Adhesives, Sealants etc  
CFC Free Appliances  
No Mercury Poisoning in the Buildings

#### **ENERGY BENEFITS:**

Fresh Air Circulation via Energy Recovering Air handling Systems  
Use of Bureau of Energy Efficiency (BEE) Certified Appliances  
Energy Saving Motion Sensors in Wash rooms

#### **SOCIAL BENEFITS:**

Electrical Car Recharge Facility  
Intelligent Light and Other Appliance Control Mechanisms for Common Area  
Site User-friendly for Physically Challenged

#### **ENVIRONMENTAL BENEFITS:**

Use of Renewable Energy  
Rainwater harvesting  
100% Waste Water Treatment  
Intelligent Irrigation Management system  
Less Wastage during Construction  
Efficient Garbage Management System

#### **ECONOMIC BENEFITS:**

Higher Building Value  
Higher Return On Investment



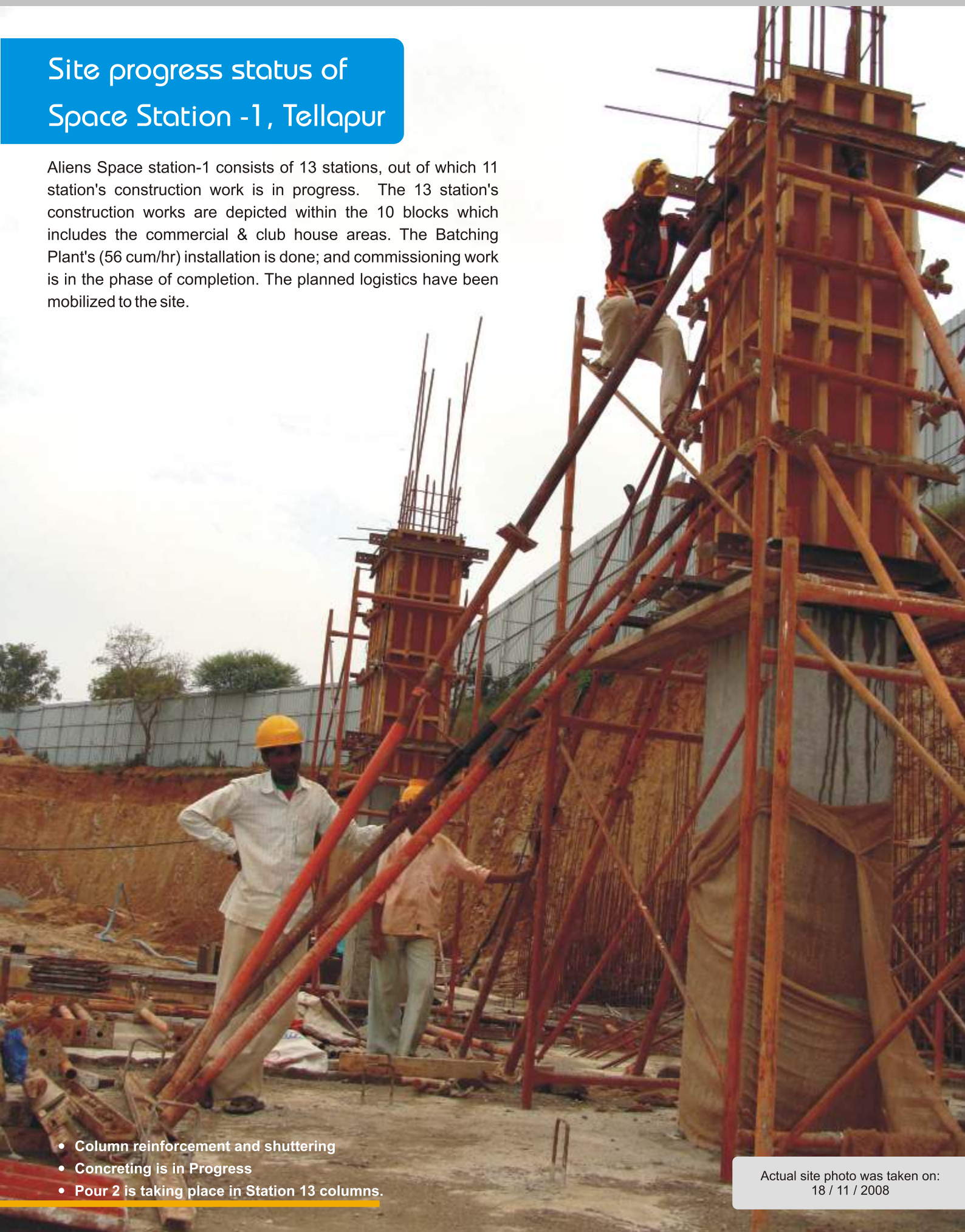
**ALIENS  
SPACE STATION™ 1**  
GACHIBOWLI - TELLAPUR, HYDERABAD





## Site progress status of Space Station -1 , Tellapur

Aliens Space station-1 consists of 13 stations, out of which 11 station's construction work is in progress. The 13 station's construction works are depicted within the 10 blocks which includes the commercial & club house areas. The Batching Plant's (56 cum/hr) installation is done; and commissioning work is in the phase of completion. The planned logistics have been mobilized to the site.



- Column reinforcement and shuttering
- Concreting is in Progress
- Pour 2 is taking place in Station 13 columns.

Actual site photo was taken on:  
18 / 11 / 2008



## Block-1 (Station 13 & Part of station 12)

- Basement-2 Raft slab concreting approximately to an area of 860sq.m, completed
- Concreting of 53m length and 1.5m height is completed in 140 rmt (total length) of Retaining wall
- Seven columns concreting work of size 0.6mx0.6m, completed
- Raft concreting for lift pit at station-13, completed
- Mobile Tower Crane is installed for material shifting purposes

## Block-3 (Part of station 12 & Station 11):

- Excavation of entire area and Plain Cement Concrete (PCC) for 2 sump pits, completed

## Block-4 (Station 10 & Station 9):

- Excavation & PCC for entire area, completed

## Block-5 (Station 8 & Station 7):

- Excavation for entire area, completed
- PCC for 25% of area, completed
- PCC for lift pit at station-8, completed

## Block-6 (Station 6 & Station 5):

- 75% of excavation, completed

## Block-7 (Station 4 & Station 3):

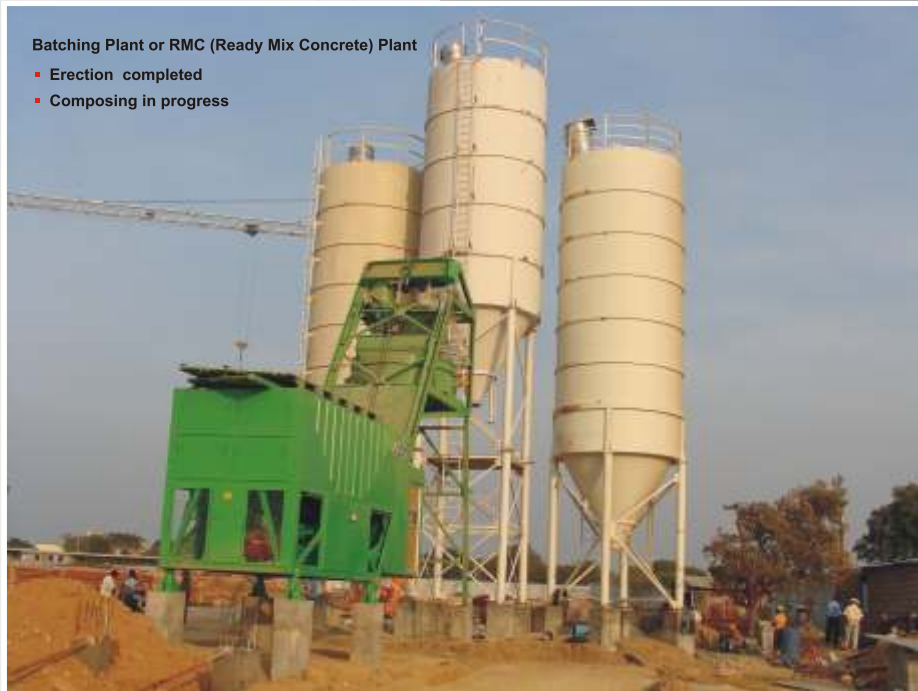
- 75% of excavation, completed

## Machinery at Site:

- Rod bending machine
- Rod cutting machine
- Tower crane
- Excavators - 3
- Dumpers - 15
- Machine miller mixer

Batching Plant or RMC (Ready Mix Concrete) Plant

- Erection completed
- Composing in progress



PCC (Plain cement concrete)



Retaining wall, Station 13

- \* Reinforcement-completed
- \* Shuttering- in progress

Blasting- Excavation



Reinforcement bar bending and butting, Station 13





# Landscape designs of Space Station 1

In August, we had announced that M/S Peridian Singapore had been chosen as our landscape consultants. In this interim, we wish to share with you, the landscape concepts that Peridian has designed and developed for your project Aliens Space Station 1



- A** Clubhouse
- B** Swimming Pool
- C** Tennis Courts
- D** Mall/Multiplex
- E** Golf Drving Range

- F** Lake Side
- G** Sports
- H** Amphitheatre
- I** Dropoff
- J** Greenery



# Landscape designs of Space Station 1



## Legend

- ① SPORT HUB (SQUASH, TT, BADMINTON)
- ② POCKET GARDEN
- ③ OUTDOOR ADULT FITNESS CLUSTER
- ④ SWIMMING POOL
- ⑤ SPA SEATING IN POOL
- ⑥ POOL DECK
- ⑦ CHILDREN'S POOL
- ⑧ WATER FEATURE
- ⑨ CLUBHOUSE ENTRANCE COURT
- ⑩ PLAYGROUND





## STRUCTURAL ADVANTAGES

Aliens Space Station 1 is using the latest technology to provide extraordinary quality and on-time delivery. Some of the new techniques in design and technology in construction are highlighted below.

Any building's stability is completely based on its foundation and is the most important element in design as well as in execution. Our structural designers have selected an efficient type called Raft type of foundation so that building's stability is maintained to full extent. Yes, it is massive and robust. The best way to understand it is looking at Aliens Space Station 1 site.

A **raft foundation** is essentially like a mat. A raft foundation is useful to distribute the building weight over a large area so that the soil can bear the pressure. Another very important element in any structure is its pillars (columns) which transfer all the above floors weight to the ground, imagine a 30 floor building using conventional pillar, we end up in putting abnormally high sized pillars which may be located right in between your room, disturbs aesthetics and functionality. But, this is not the case in Aliens Space Station 1. We have decided to make all the walls by R.C.C instead of bricks, which not only transfers the above floors load efficiently but also stands still against wind forces with due respect to aesthetics and functionality. For this system we require good form work, for which we are using new technology from Korea. This makes sure of work in time, quality, and speed since shear walls, beams & slabs can be casted at a time. These R.C.C walls are also called as shear walls.

A **Shear Wall** is a structural member designed to counter the effects of wind forces and earthquake

forces along with gravity loads.

There are 83 flats per floor; every flat has at least 4 shear walls. If these 250 walls of 10 ft wide runs down to the basement and randomly spread all across, can we have efficient drive ways, efficient car parking, can we see other cars, good security? No, isn't it? To encounter such kind of challenges, SS1 will have a structural transitional member which collects all the loads of above floors and transfers to fewer pillars of definite size, shape & can be located at desired point, to have lot of open space in the ground floor and efficient car parking, efficient driveways with good turning radius and clear visibility in the basements.

A **transverse slab** is a special structural element. This is a structural transitional member made of RCC to take up huge loads. These slabs are generally 10 times thicker than normal slabs.

Space Station 1 is structurally designed to take up all kinds of gravity loads (Dead loads and moving loads), wind loads conforming to zone 3 according to Indian Standards (falls under zone 2 only) and seismic loads conforming to zone 3 according to Indian Standards (falls under zone 2 only).

Space Station 1 is efficient by virtue of its design since its structural configuration consists of special elements like raft foundation, transverse slab, shear walls along with the conventional elements like slabs, beams, columns, and retaining walls. It is not only efficient through design but also it speeds up entire construction process as columns, shear walls and slabs can be cast at time. As these shear walls come out very plain and smooth it saves time and money since no external plastering is required.

## International Expertise

SMC  
**ALSOP**

Chief Architects & Planners  
Headquartered in UK



Hotel Du Department Des Bouches-Du-Rhone Marseilles, France

**Duffill Watts**  
Consulting Group

Headquartered in New Zealand  
Traffic Management Consultant



Palm Jumeirah  
Dubai

**PERIDIAN**  
Landscape Architecture & Master Planning

Peridian International, Singapore  
Landscape Architects & Planners



Orlando World Center Resort (Marriott) Florida, US



**Ranhill**

Malaysia, Mechanical,  
Electrical & Plumbing Consultant

The Petronas Twin Towers  
Malaysia



Business and Financial Centre Marina Bay, Singapore

**MEINHARDT**  
INFRASTRUCTURE

MEINHARDT, Singapore  
Structure Engineer



# ALIENS VALLEY AND ELITE HANDOVERS



More than sixty handovers have taken place for Aliens Valley and Elite in the last quarter with around fifteen families already residing and others are in the process of shifting. Our in-house handover team, which acts as the customer within the organization inspects the finished flats thoroughly before inviting the customer for handover. Once the team is completely satisfied with the finishing, the customers are asked to visit their 'Quality-Checked' flat.

Aliens Elite is on the verge of completion. The commercial space in Elite called Aliens Orbit, a major attraction in this gated community, encompassing 11,432 sq ft of prime commercial space, is also getting ready to host top brands in retail.

Recent updates on the Infrastructure works:

- Cement concrete roads are taking good shape.
- Designer compound walls and entrance gate works, completed.
- Amenities like Swimming pool, Tennis court, Basketball court, Children's play area, Indoor games room are at the verge of completion.
- RO plant & Softener work is in progress.
- Solar water systems are already in place.





## ALIENS PROPERTY MANAGEMENT SERVICES

Property Management is a service provided by Aliens Group to all its esteemed customers. We offer professional services for renting out and managing residential property.

### Services Provided:

- 1) Renting out the property
  - a. Advertising and Marketing of apartment
  - b. Screening prospective tenants
  - c. Execution of legal documents
- 2) Collection of rent
- 3) Housekeeping Services

### The ALIENS Edge:

- 1) Property managed by professionals
- 2) Quality tenants
- 3) Timely and reliable service
- 4) Commitment to delivering excellence
- 5) Periodic maintenance inspections
- 6) Time saving

### **Further details contact PMS**

Email: [Pms@aliensgroup.in](mailto:Pms@aliensgroup.in)

☎ 040-4033 5555

Mobile - 9966234299



## *Aliens Handovers- Success speaks for itself*

More than sixty houses have been handed over to our customers. The proud owners of Aliens Elite and Valley shared their views on life time dream coming true. Extracts of their views, on the quality of construction and the team behind the great success, are exhilarating.

We are pleased with the quality of people working for Aliens Group... They are very courteous, helpful and have at times gone beyond what is required to give us the best at Aliens Elite. The frontline staff are well trained. My experience with Aliens Group is extremely positive. The quality of construction, along with the materials being used is "good".

- Nayana Chekka , Senior Consultant  
A Proud owner at Aliens

We are pleased with the quality of work, professionalism and the personal touch. The Aliens Group has exceeded our expectations.

- Anupama & Raghava  
A happy couple at Aliens

I appreciate the personal inquiries you made regarding the progress of the work and my satisfaction regarding the same.... Aliens Group has the rare combination of personality, job expertise, coordinating ability, and most of all integrity.

- Seetharam Sarma P, Service Manager,  
A satisfied member at Aliens



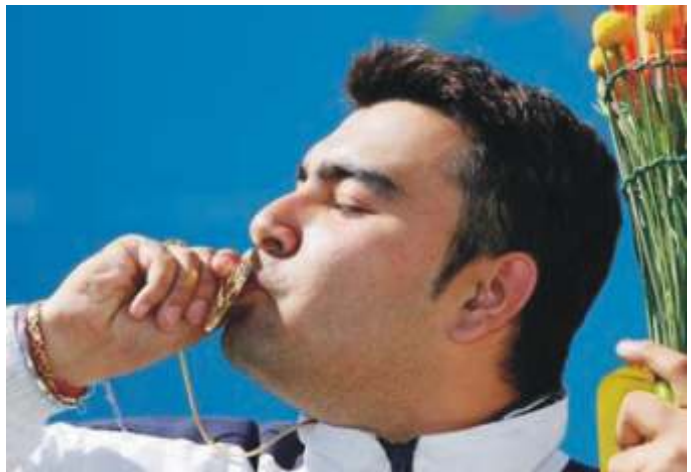
## World champions live at Aliens

Gagan Narang asserted his undisputed class by equalling one World record and setting another in capturing the men's 10m air rifle Gold in the shooting World Cup Finals in Bangkok on November 5, 2008.

World champion Mr. Narang from Hyderabad, a proud owner of two houses at Aliens Space Station 1 & Aliens Space Station 2, shot a perfect 600 out of 600 in the preliminary phase to equal the World record jointly held by Tavarit Majchacheep of Thailand and Denis Sokolov of Russia, to win Gold and making us all feel proud about being an Indian.

Mr. Hari Challa, MD Aliens Group, congratulated him for his grand success and gave best wishes for future endeavours. The duo met at the shooting range in the Central University and shared a lighter moment on this eve.

Mr. Gagan Narang, your future neighbour at Aliens Space Station 1 & Aliens Space Station 2 shared his view on Aliens Group. "I believe that Aliens' differentiating factor from the rest is its unique product offering and I have personally experienced it by being a part of Aliens family," says Narang.



## MAGIC, MUSIC AND DANCE



Aliens Group organized an event in association with near by school on Children's day (Nov 14<sup>th</sup>, 2008) to encourage students to excel in co-curriculum while soaring greater heights in academics.





## AN EVENING WITH MR. STEPHEN PIMBLEY

The bunch of prospective customers of Aliens Group were all set to touch the skyscrapers of Hyderabad on November 5, 2008 at Kasani GR Hotel in a one-on-one session with Mr. Stephen Pimbley, Director-Asia, SMC Alsop, Singapore. After a brief introduction about SMC Alsop, himself and his projects based in Shanghai, London, China, Malaysia, and other parts of the world, he gave an outline of a project in Singapore which closely resembles the Space Station 1.

Space Station 1, Gachibowli, Tellapur according to Mr. Pimbley, is one of the biggest projects in India done by SMC Alsop, the major attraction being the clubhouse and exquisite landscape. Along with his team, he had spent a considerable time in Hyderabad working on various optimal design ideas of Space Station 1. The planning also captured on the landscaping which needs to be done in SS1 project. He also discussed the SS1 project layout in details.

He revealed the plan and the distinct features of Space Station 2, another massive project by Aliens Group located on Srisailem Highway, a 10 minute drive from

International Airport, Shamshabad. The distinct visual identity of the towers, the greenery, and the clubhouse with indoor and outdoor sports facilities are some of the unique features of SS2.

The one-on-one interaction with Mr. Pimbley gave clarity of thought to our prospective customers enabling them to personally envision the outcome of their investments.

# Aliens Satellite

Aliens Groups' unique project Aliens Satellite, a residential township, located adjacent to Aliens Space Station 2 near the International Airport, rejuvenates your living space in nature's lap and gives you an excellent neighborhood. Aliens Satellite gives you top-class quality as it is being developed under the supervision of internationally reputed consultants.

### Amenities & Features

- 400 apartments
- Exclusive Clubhouse with swimming pool
- 100% Power back up in common areas
- Water features on the landscape
- Hi speed lifts in every tower

### Unique Features

- Location
- Greenery
- Top-Class Quality

### Apartment Types

- 1BHK, 2BHK, 3BHK

#### International Consultants

SMC ALSOP, Singapore, Architectural Consultant

Peridian International, Singapore, Landscape Architects and Planners.

Duffill Watts, New Zealand, Traffic Management Consultant



## ALIENS SPACE STATION 2™ INTERNATIONAL AIRPORT, HYDERABAD



Aliens Group is coming up with another mega project called Aliens Space Station 2 (SS2). Its green landscape is perfectly in balance with its modern architecture to foster a riveting ambience you should be proud of. Space Station 2, located at Shamshabad in the immediate vicinity of IT Parks, SEZs and the International airport, offers lucrative investment opportunities in wide range of apartments.

### Approval status:

- Land conversions (Approval received)
- Airport authority (Approval received)
- Submitted for Fire approval

### LEGEND

1. CLUBHOUSE
2. MULTI-LEVEL CAR PARK WITH SPORTS FACILITIES ABOVE
3. RETAIL + MULTIPLEX
4. OFFICE
5. SCHOOL
6. HOTEL + SERVICED APARTMENTS
7. HOSPITAL
8. GOLF DRIVING RANGE
9. TOWER DESIGNATION NUMBER



### ***Amenities & Features***

- 13 towers & more than 1200 apartments
- Sky gardens in every tower
- School & Hospital
- Pocket gardens
- Multilevel car park
- 2 Clubhouses
- Swimming Pools
- Pre-fitted AC
- 100% Power back up
- Water features on the landscape

### ***Apartment Options***

Studio Apartment, 2BHK,  
3BHK, Duplex , Penthouse

### ***International Consultants***

- **SMC ALSOP**, Singapore, Architectural Consultant
- **Meinhardt** Infrastructure, Singapore, Structural Engineering and Design Management Consultants
- **Peridian** International, Singapore, Landscape Architects and Planners.
- **Duffill Watts**, New Zealand, Traffic Management Consultant



@ International Airport, Hyderabad  
Plotting & Golf Resort

@ International Airport, Hyderabad  
Plotting & Golf Resort

INTERNATIONAL AIRPORT Road, •  
Hyderabad, INDIA

30 minutes from Airport •

500 - 1000 sq. Yds Plotted Land •

Golf View Villas •

18 - Hole Golf Resort •

Aviation Club &amp; Airstrip •

## Fixed Based Operations •

Aeromodelling Club •

Helipad •

Horse Riding Club •

Sports City •

Amusement Park •

School &amp; Hospital •

Business Parks •

Star Hotel •



**EXCLUSIVE INTERNATIONAL STANDARD RESORT / CLUBHOUSE**

Tennis courts | Squash court | Swimming pool | Skating rink | Jogging Track | Beach volley ball | Cricket ground | Golf driving range | Go-karting | Wi-Fi access | Water sports on synthetic lake | Rock climbing | 24 hrs AC gym / Health club | Yoga / Meditation hall | Spa with steam room | Sauna and Jacuzzi | Air- Conditioned guest rooms | Laundry service | Airport Transfers | Aliens shopping mall with multi cuisine restaurants / Coffee shops | Business center & offsite corporate training venue



All Enquiries:

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RESIDENCES | OFFICE SPACES | SHOPPING MALLS | HOTELS & SERVICE APARTMENTS