



URBANO
ARCHITECTS

ARTILLERY
CONSTRUCTION
BUILDING SCIENCE BUILDING INVESTMENTS



Λ R Y Λ

MEMORIAL HEIGHTS



Λ R Y Λ

MEMORIAL HEIGHTS

A sanctum of inner-city chic awaits you at the corner of Memorial Heights Dr and Washington Avenue. Very walkable and bikeable location with many life-conveniences around you. Sophisticated and spacious, these contemporary homes offer striking architecture, distinctive design and perfect spot to enjoy the lock and leave lifestyle at the heart of everything! Versatile floor plan with rooftop decks, balconies featuring downtown view, kitchen with high - end European - style cabinetry, timeless interior fixtures and fittings.



Λ R Y Λ

MEMORIAL HEIGHTS



ARYA

MEMORIAL HEIGHTS

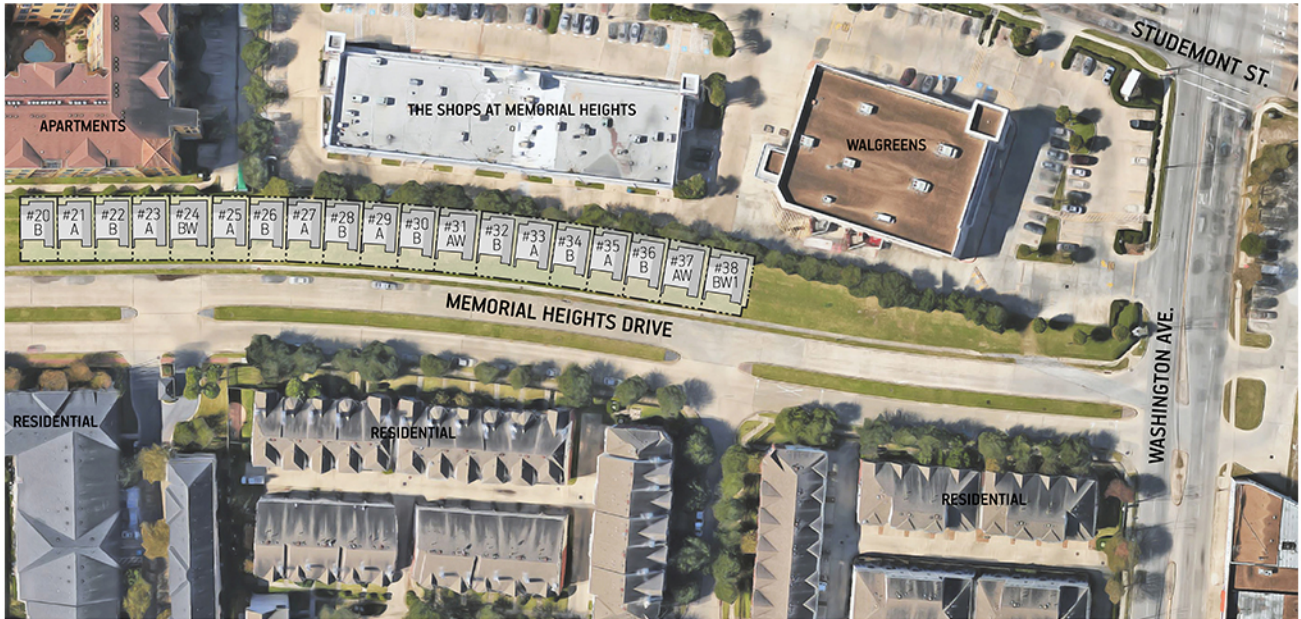


Arya Memorial Heights was designed by Urbano Architects. The project consists of 19 side-by-side single family homes located in the Central Houston area with spectacular views of the downtown skyline. Key design concepts were carefully incorporated into the project. The front facade of the buildings was based on the design principal of "unity and harmony". Humans naturally look for order or relationships between various elements. When looking at Arya Memorial Heights, people will visually group the 19 homes together. The buildings were carefully designed to allow for a dynamic and interesting architectural experience. Another design feature was to develop a contemporary and unique set of buildings. The usual townhome design found throughout Houston is typically flat and unexciting. Instead, Arya Memorial Heights consists of an overall massing that was inspired by intersecting geometric shapes that allow for interesting overhangs and shadows. The layout of the new homes allows for large open and social spaces. Large window openings shower the main rooms with abundance of natural light and allow for beautiful views of downtown Houston. In-depth research went into the design to ultimately determine what makes a great urban home functional and comfortable.

Λ R Y Λ

MEMORIAL HEIGHTS

The units have similar layouts but vary between two facade design in order to allow for a dynamic streetscape. Alternating between facades also allows for privacy between the units at the roof terrace. Facade option B has a trellis at the roof terrace allowing for additional shading.

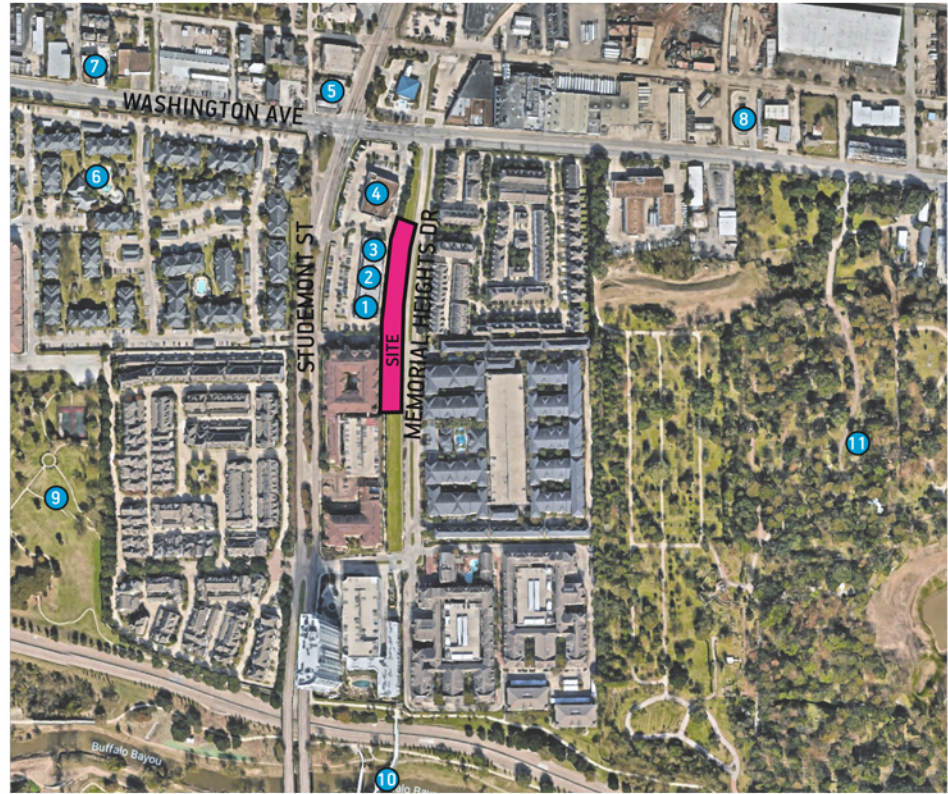


Λ R Y Λ

MEMORIAL HEIGHTS

LOCATION-MEMORIAL HEIGHTS NEIGHBOOD PLACES OF INTEREST

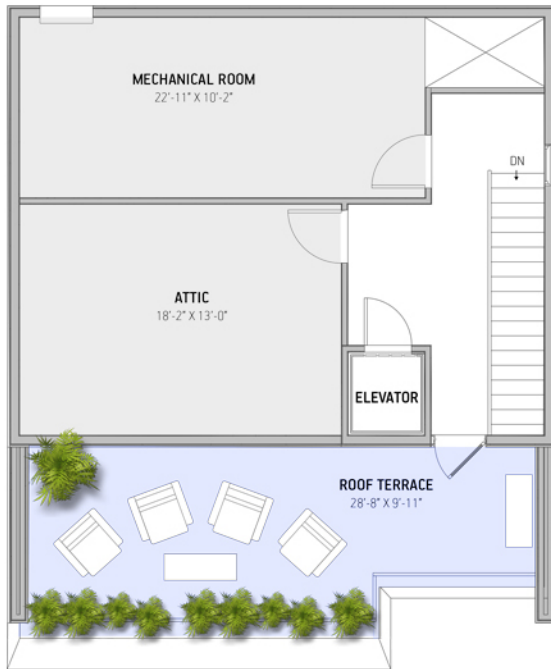
1. Beer Market Co. (bar/restaurant)
2. Sam's Cafe (restaurant)
3. Ogun Art & Wine (store/wine bar)
4. Walgreens (store/pharmacy)
5. Exxon (gas & store)
6. HEB (groceries coming soon)
7. Urban Eats (restaurant & market)
8. Sonic (restaurant)
9. Spotts Park
10. Buffalo Bayou Park
11. Glenwood Cemetery



LOT #	FACADE TYPE	LAYOUT TYPE	SIZE SQ-FT	ELEVATOR	ROOF TERRACE WITH DOWNTOWN VIEWS
21,23,25,27,29, 33 & 35	A	STANDARD	2,476	✗	✓
20,22,26,28,30, 32,34 & 36	B	STANDARD	2,475	✗	✓
31 & 37	A	LARGE	2,772	✓	✓
24	B	LARGE	2,770	✓	✓
38	B	LARGE	2,791	✓	✓

Λ R Y Λ

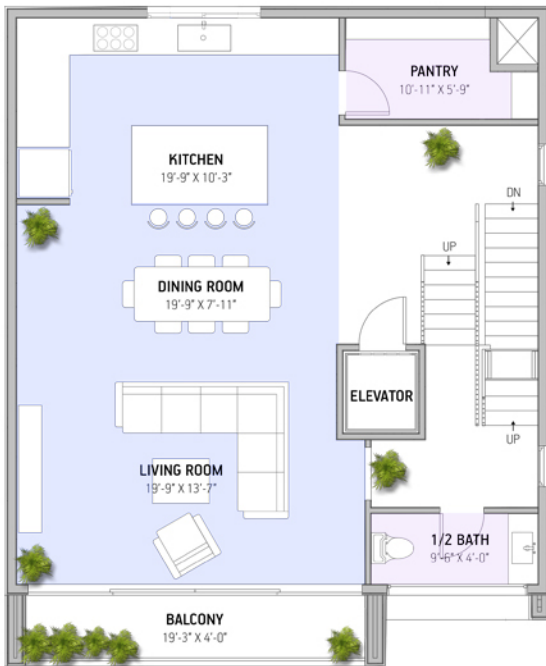
MEMORIAL HEIGHTS



LARGE LAYOUT :BW
LEVEL :FOUR



LARGE LAYOUT :BW
LEVEL :THREE



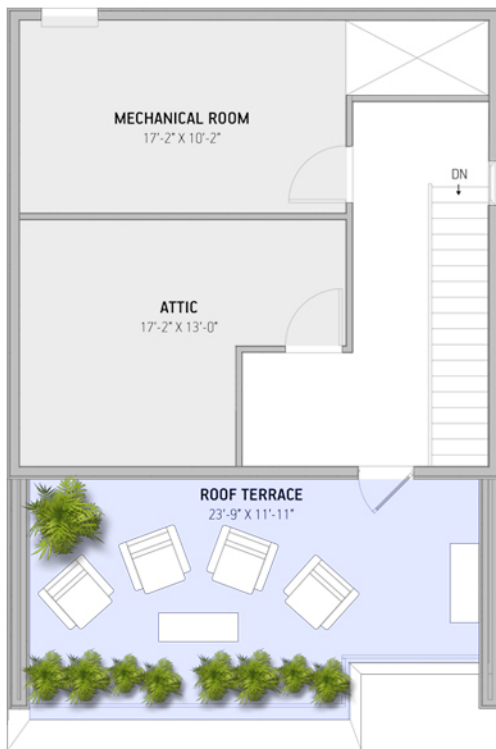
LARGE LAYOUT :BW
LEVEL :TWO



LARGE LAYOUT :BW
LEVEL :ONE

Λ R Y Λ

MEMORIAL HEIGHTS



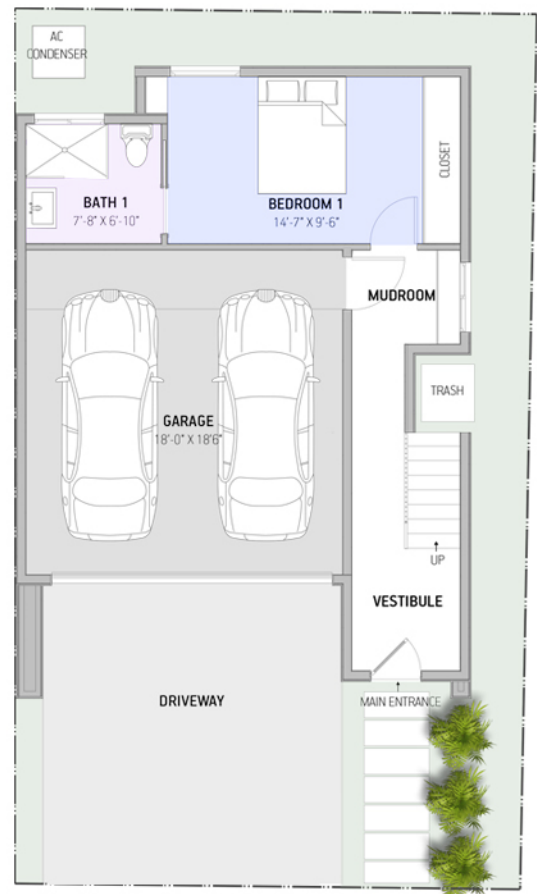
STANDARDLAYOUT : A+B
LEVEL :FPUR



STANDARDLAYOUT : A+B
LEVEL :THREE



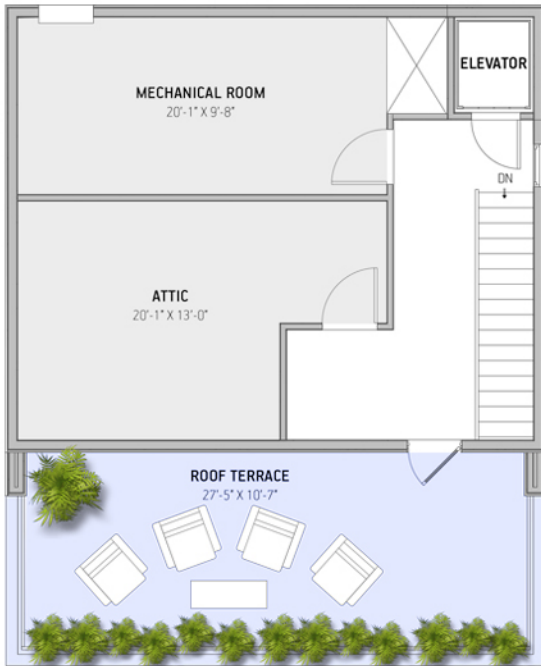
STANDARDLAYOUT : A+B
LEVEL :TWO



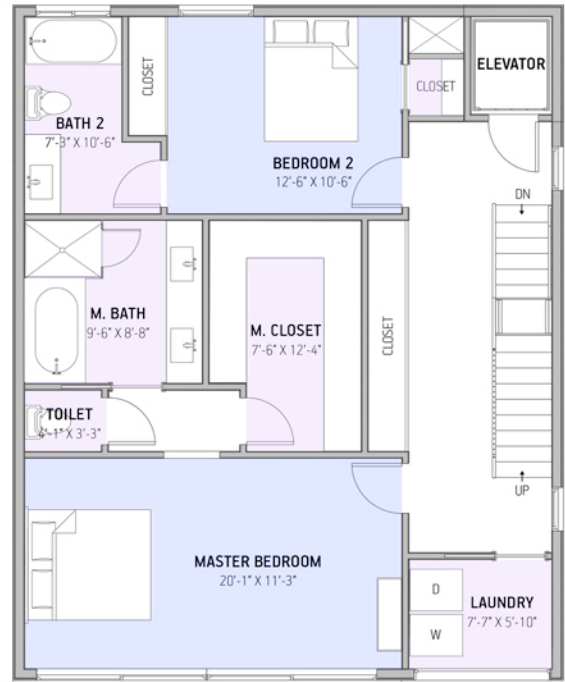
STANDARDLAYOUT : A+B
LEVEL :ONE

Λ R Y Λ

MEMORIAL HEIGHTS



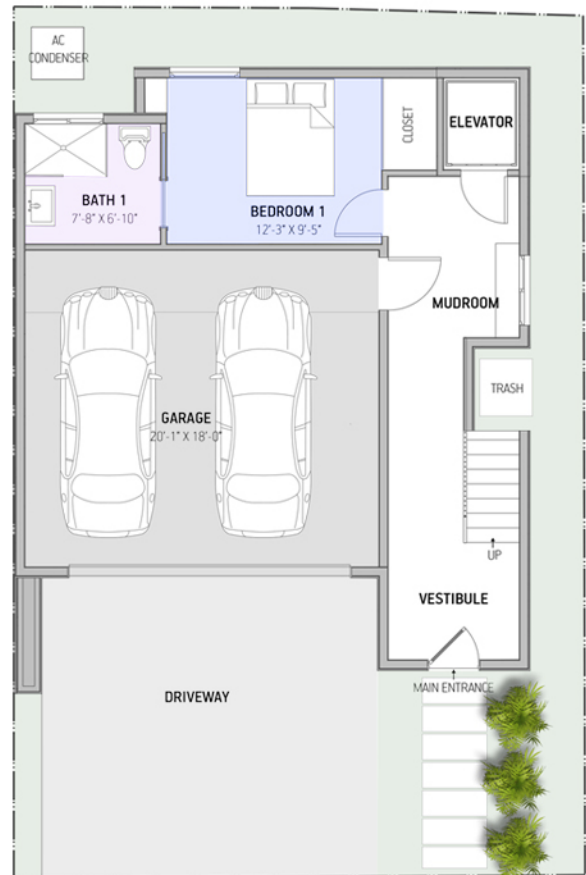
LARGE LAYOUT :AW+BW1
LEVEL :FOUR



LARGE LAYOUT :AW+BW1
LEVEL :THREE



LARGE LAYOUT :AW+BW1
LEVEL :TWO



LARGE LAYOUT :AW+BW1
LEVEL :ONE

Λ R Y Λ

MEMORIAL HEIGHTS

SIGNATURE FEATURES

- High ceilings
- Porcelanosa european style cabinetry*
- Bosh or kitchenaid appliances*
- Frameless glass shower enclosures *
- Toilets with soft close lids *
- Custom closets with built-in shelving
- Sleek ceiling fans *
- Elevator ready *
- Open floor plan concepts with 8' tall patio doors
- Abundant natural light
- Stunning downtown views
- Large rooftop terrace with gas and water connections
- Plenty of pantry and storage spaces throughout

*Subject to changes. We reserve the right to install equivalents

MECHANICAL AND STRUCTURAL HIGHLIGHTS

- Engineered post tension slab and grade beams
- Web truss flooring system for second,third floor,and forth floor
- 2x6 Exterior Walls
- Superior air and moisture barrier
- Pex plumbing
- Energy efficient facade enclosure and windows
- Energy efficient 16 Seer mechanical unit with R8 ducts

Exclusively Listed By



Brokerage + Developments + Investments

For more information, contact: Wojciech (Voytek) Brozek | info@sparkrep.com | 713-446-8315

. Price, plans and specifications are subject to change

All square footage to be independently verified
