



# ARIA

## Unit A

### PLAN FEATURES

**1,251 SQUARE FOOT**

**1 BEDROOM**

**1.5 BATH**

**ROOFTOP TERRACE**

**OFFICE**

**ONE CAR - GARAGE**

### ABOUT THE COMMUNITY

Arbor Vista at The Grove is more than just a community; it's a lifestyle crafted for those who seek the perfect blend of sophistication, comfort, and accessibility.

Situated in a highly advantageous location, residents enjoy unparalleled convenience with easy access to downtown Durham, renowned sporting venues, Duke University, an array of dining options, entertainment venues, and seamless connectivity to major transportation routes. Here, you're not just close to work and play – you're at the center of it all.

*For more information about the community, go to:*

**ARBORVISTADURHAM.COM**

For questions about pricing and availability contact Rylie Balmes at (678) 735-1746.

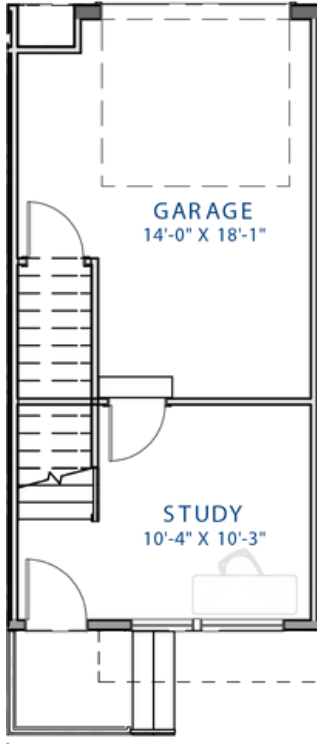
## FLOOR AREA

FIRST FLOOR HTD: 166 SQ. FT.  
ROOF TOP HTD: 173 SQ. FT

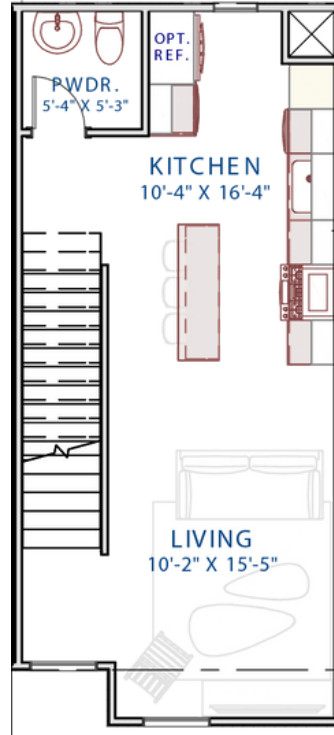
SECOND FLOOR HTD: 475 SQ. FT.  
TOTAL HEATED AREA: 1,251 SQ. FT.

THIRD FLOOR HTD: 437 SQ. FT.  
GARAGE: 277 SQ. FT

### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR



### FOURTH FLOOR

