

A Project by



METROPOLIS  
**FAIR  
OAKS**  
VILLAS



Dwell in eternal elegance.

3 & 4 BHK Premium Villas in Sarjapur, Bengaluru.





EAST-FACING

VILLA

Homes that have no equal at all.

GROUND FLOOR PLAN



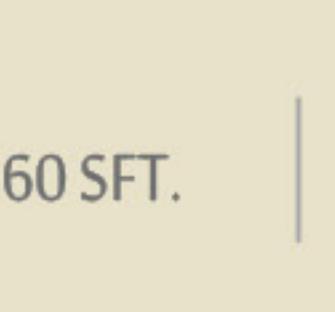
FIRST FLOOR PLAN



Apart from the villas in your neighbourhood, step outside the community, and until a long distance, you will not find such Villas anywhere close to the place you've made home. Such is the splendid exclusivity, our Villas bring with them.

PLOT SIZE: 31' X 49' (1525 SFT)

TOTAL BUILT-UP AREA - 2260 SFT.



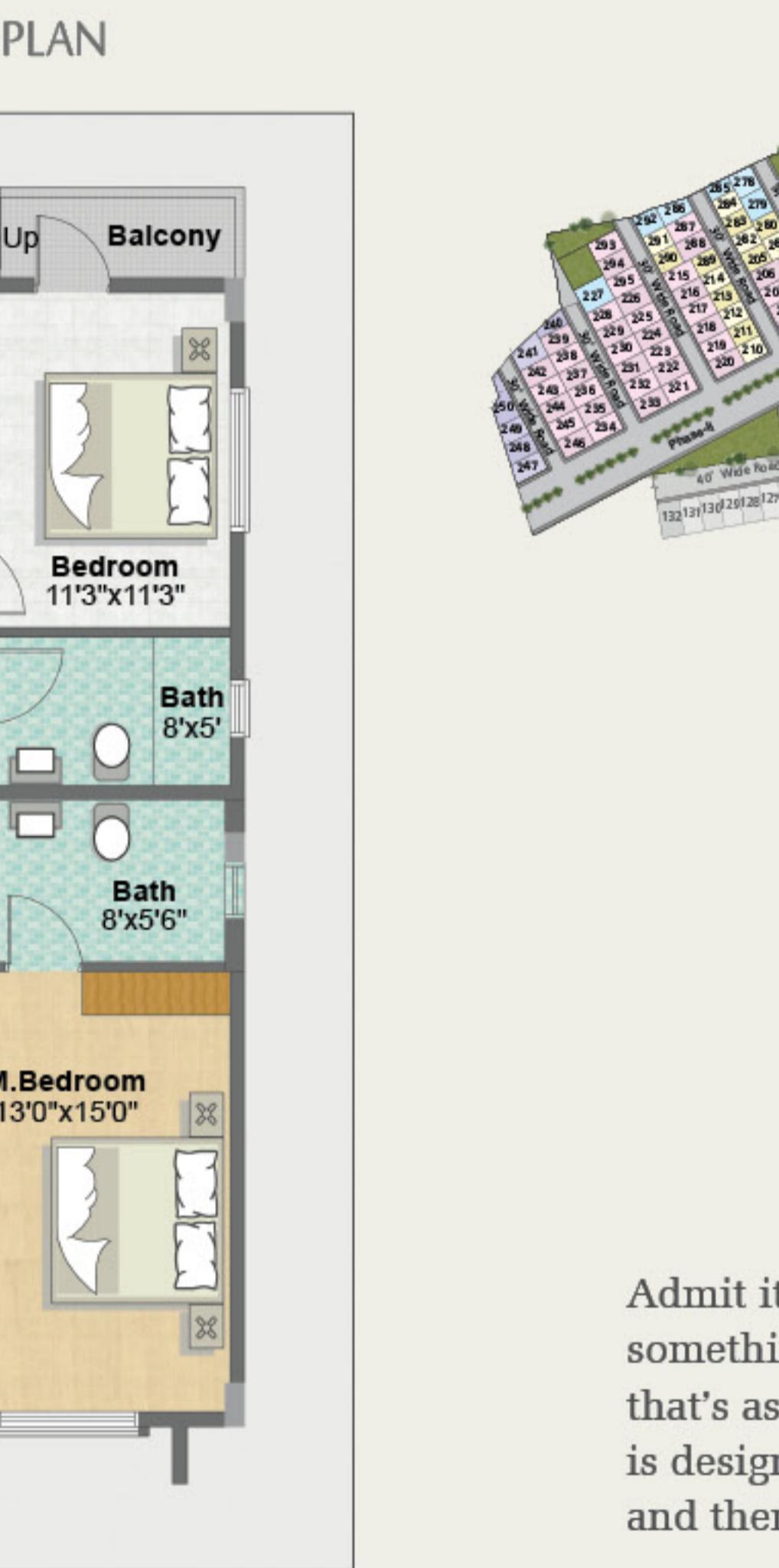
Contemporary and made to up your worth.



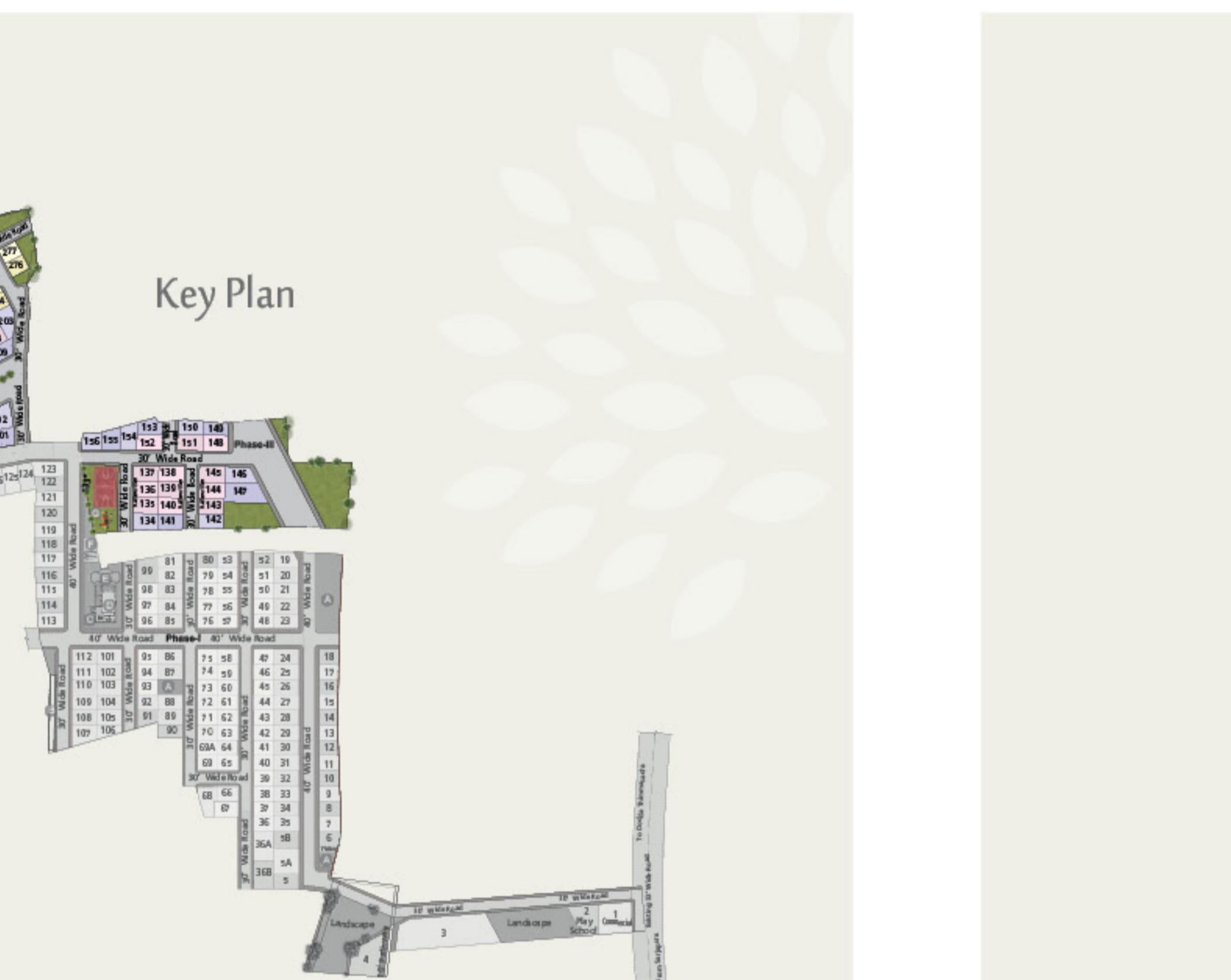
WEST-FACING

PLOT SIZE: 30' X 50'

TOTAL BUILT-UP AREA - 2172 Sft.



Spend every moment in admiration.



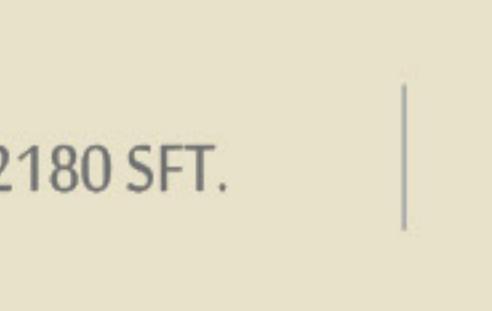
Admit it, the pride that comes with living in a villa is something to cherish, especially if it is in a community that's as premium and posh as Fair Oaks. Rest assured, it is designed to add immense weight to your social status and there are several reasons for that here. Trust us!



EAST-FACING

PLOT SIZE: 30' X 50'

TOTAL BUILT-UP AREA - 2180 SFT.



Key Plan

The joy of living in a villa is something else. It comes with so much you've all along desired. The independence of not sharing the space, peace-of-mind that's just yours, most significantly, the luxury of living your way. And after all these, the pleasure of belonging to an elite commune.

MAKE WAY FOR A LIFESTYLE IN-EXPERIENCED.

Make way for a lifestyle refreshing.



STREET VIEW



If all that you've wanted to experience is a life of incredibleness in the company of homes that share unparalleled class and elan, Fair Oaks is the place to settle in. Each home is an inspiring example of bespoke design and solid construction, crafted by minds that know what you expect after having arrived up there in life. So here it comes, a life of pride accompanied by a lifestyle of total refinement.



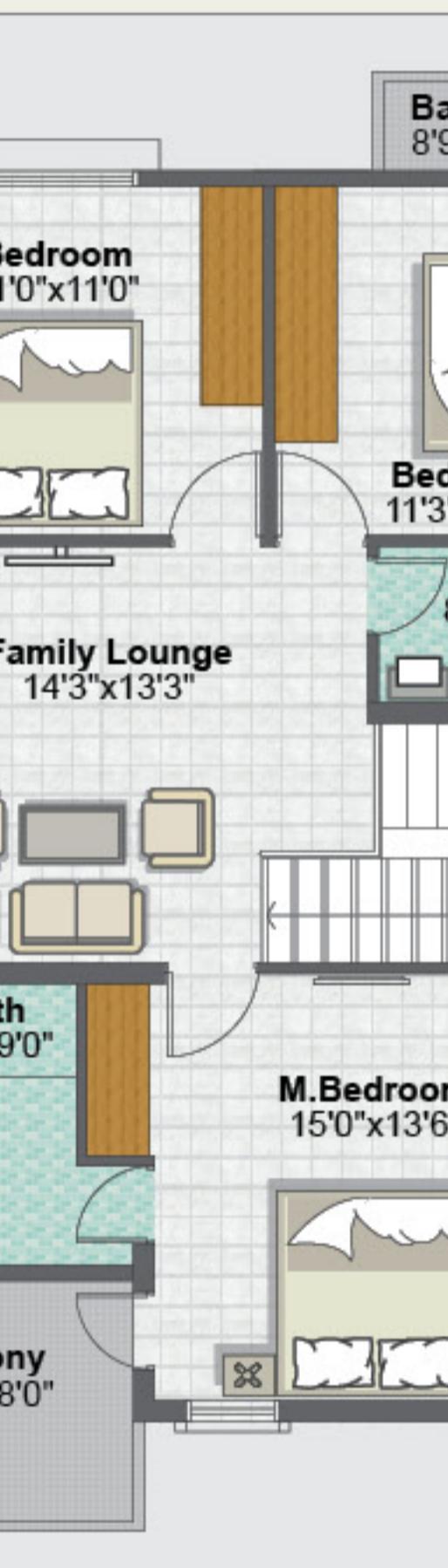
METROPOLIS  
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Contemporary and made to up your worth.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Admit it, the pride that comes with living in a villa is something to cherish, especially if it is in a community that's as premium and posh as Fair Oaks. Rest assured, it is designed to add immense weight to your social status and there are several reasons for that here. Trust us!

WEST-FACING

PLOT SIZE: 31' X 49' (1525 Sft.)

TOTAL BUILT-UP AREA - 2282 Sft.





METROPOLIS  
**FAIR OAKS**  
VILLAS

We call it the art of living grand.

GROUND FLOOR PLAN

The Ground Floor Plan shows the layout of the ground floor. It includes a Living room (12'0" x 17'0"), a Dining/Kitchen area (11'3" x 13'0"), a Utility room (15'0" x 4'0"), a Store, and a G.Bedroom (11'6" x 10'3"). There is also a Bath (4'6" x 7'0") and a separate Bath (5'0" x 7'3"). A parking space is located on the left side, and a staircase labeled "Up" leads to the first floor. The plan is bounded by a "Road" on the bottom and a "Balcony" on the right.

FIRST FLOOR PLAN

The First Floor Plan shows the layout of the first floor. It includes a Family Lounge (13'0" x 13'3"), a Bedroom (10'3" x 13'3"), a Bath (5'9" x 7'6"), a M.Bedroom (17'2" x 10'6"), and a large Balcony (13'0" x 6'0"). The plan is bounded by a "Road" on the bottom and a "Balcony" on the right.

Key Plan

The Key Plan provides a comprehensive overview of the entire residential complex. It shows a grid of numbered plots (e.g., 101, 102, 103, etc.) arranged in rows and columns. Roads are marked with numbers such as 40' White Road, 20' White Road, and 10' White Road. Various landmarks like Schools, Banks, and Markets are indicated along the roads. A compass rose is also present in the bottom left corner of the key plan.

WEST-FACING

PLOT SIZE : 31' X 39' (1220 Sft.)

TOTAL BUILT-UP AREA - 1889 Sft.

E  
N  
W  
S  
NE  
NW  
SW  
SE

Luxury or comfort, the choice is yours.

GROUND FLOOR PLAN



EAST-FACING

PLOT SIZE: 31' X 39' (1220 Sft.)

TOTAL BUILT-UP AREA - 1904 Sft.

FIRST FLOOR PLAN



Opposites that look alike and exquisite.

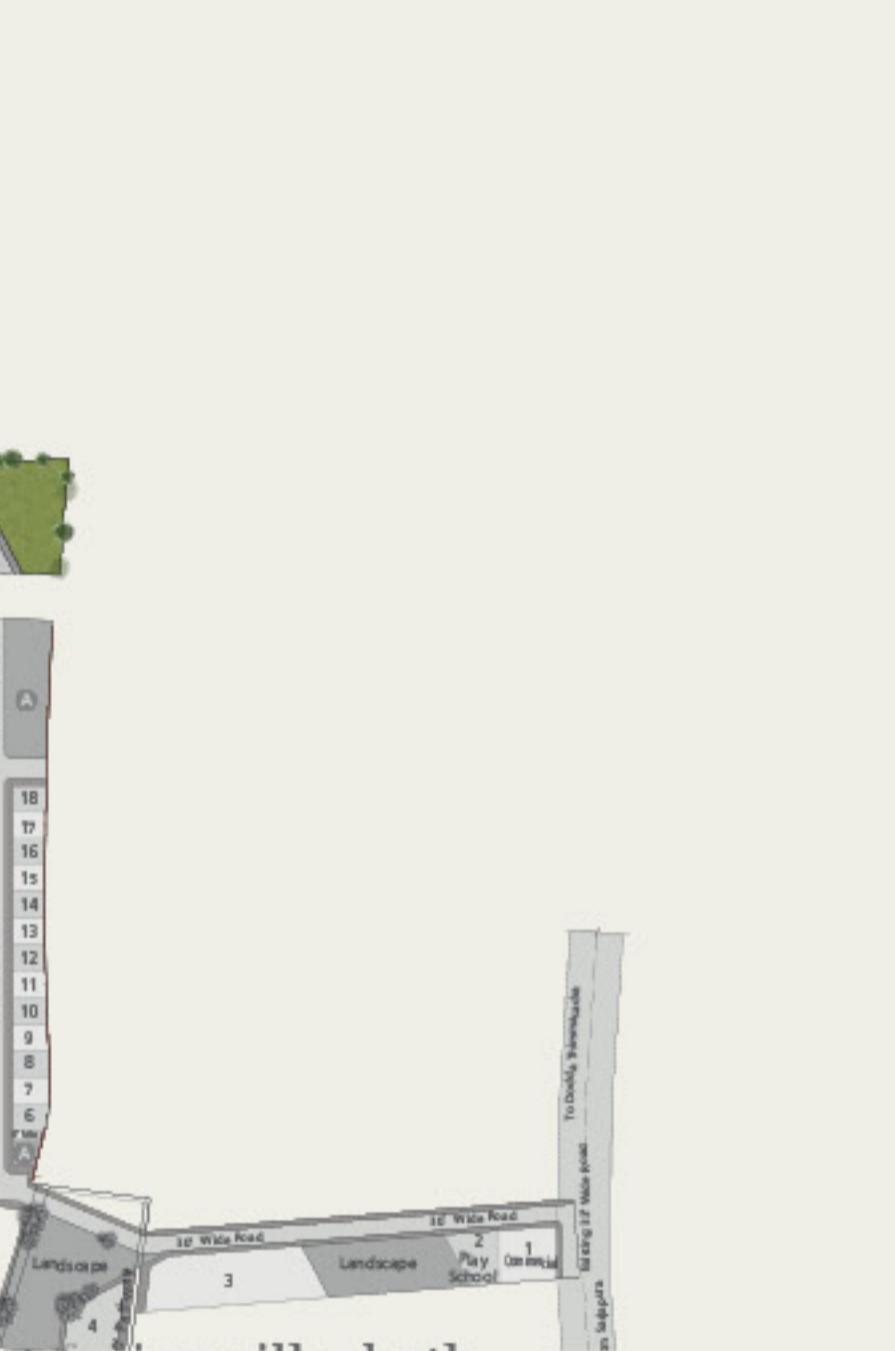
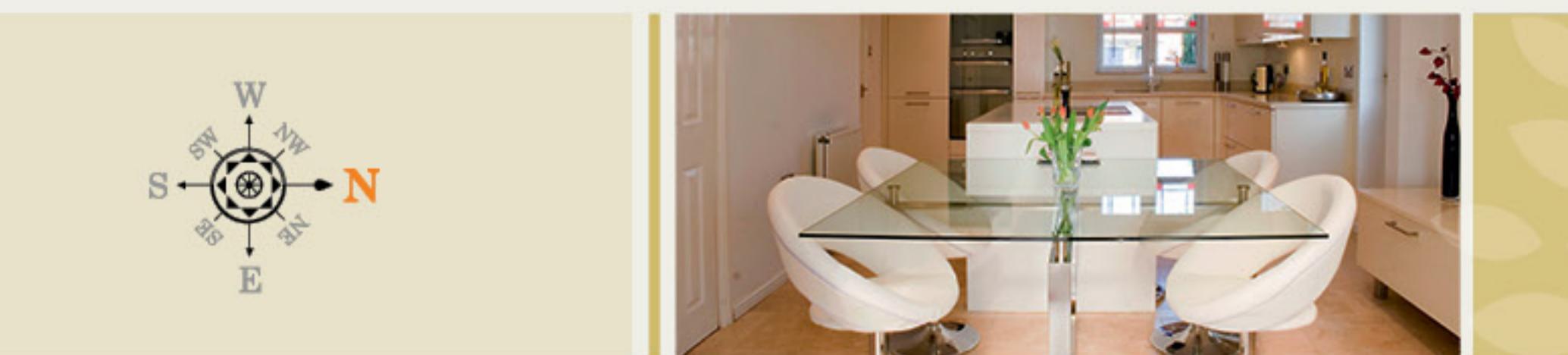
GROUND FLOOR PLAN



EAST-FACING

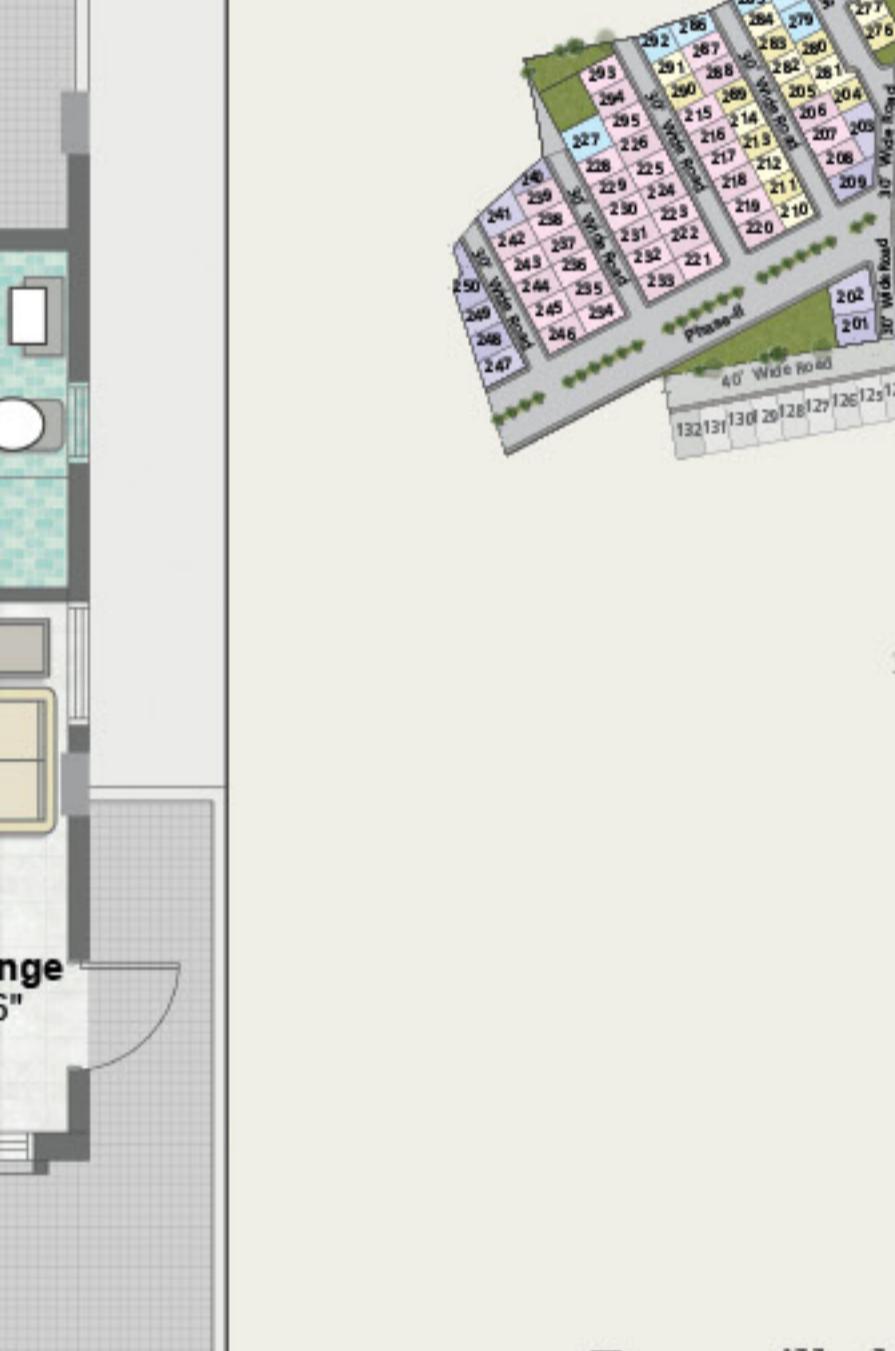
PLOT SIZE: 30' X 40' (1766 Sft.)

FIRST FLOOR PLAN



Key Plan

Whether it's an East-facing or a West-facing villa, both wear a contemporary look, are classy in design and consider practical utility in space management.



Key Plan

Every villa here complements each other, balancing artistically in look and features – to make the entire community look like a creation made to be one-of-its-kind.

# AMENITIES

For a gallery of memories, every day.



## Amenities & Features

### CLUBHOUSE

- Basketball Court
- Indoor Badminton
- Squash Court
- Foosball
- Yoga & Meditation Area
- Fully-equipped Gym
- Zumba Room
- Cards Room
- Barbeque / Gazebo
- Billiards / Pool
- Table Tennis



CLUBHOUSE

FLOOR PLANS



Stay fit or have fun.

Every great community should have a place that gives its residents a place to relax in peace, corners to play and have fun at, and facilities for those who want to stay fit and fine. So Fair Oaks brings to you a 20,000 sft clubhouse spread across three floors with an array of sports activities and options for fitness and recreation.

# FIRST-RATE SUBSTANCE FOR FIRST-CLASS LIVING.

First-rate substance for first-class living.



## Specifications

### ELEVATION

Sand Stone Material.

### STRUCTURE & WALLS

Seismic-II zone compliant RCC Framed structure.  
6" solid blocks for external walls.  
4" solid blocks for internal walls.  
RCC Structure Staircase access to the Terrace.

### FLOOR HEIGHT

10' clear height from flooring to ceiling in Ground and First Floor.

### FLOORING

Granite Flooring in Living, Stair case and Family Lounge. Wooden tiles for Master Bedroom Flooring. Vitrified flooring for other bedrooms, Kitchen and Dining. Anti skid/Rustic tile for balconies, bathrooms and Utility areas.

### PLASTERING

Internal walls with Smooth Putty finish & External walls with Sponge finish.

### WINDOWS

UPVC sliding shutters with mosquito mesh track provision and M.S. safety grills.

### DOORS

Teak wood door frame with teak wood panel door of standard design pattern with Melamine polish. All other doors Sal/Hard wood frames with skin/flush door shutters.

### KITCHEN & UTILITY

20 mm thick Granite platform with Stainless steel sink. with drain board in Kitchen and Utility. 2' glazed ceramic dado above the granite. Utility wall with cladding as per concept design.

### PAINTING

Emulsion paint for all Internal Walls. Water proof cement based paint for all the external walls.

### SANITARY & CP FITTINGS

Jaguar or equivalent sanitary fittings for bathrooms and kitchen.

### ELECTRICAL

Concealed Copper Wiring with modular switches of reputed make with adequate points. Provision of Plug-in UPS point in the Utility.

# DISTANT FROM COMMOTION, YET LOVINGLY LIVELY.

Distant from commotion, yet lovely and lively.



## PROXIMITY

### EDUCATION

New Oxford High School	0.5 kms
St. Philomina School	3.0 kms
Indus International School	5.6 kms
Oakridge Int'l. School	7.0 kms
The Int'l. School Bangalore	7.5 kms
Greenwood High School	8.5 kms
Delhi Public School	10.0 kms

### HOSPITALS

Town Hospital	0.75 kms
Oxford Medical Research Centre & Hospital	14.0 kms
Narayana Multi-Speciality Clinic	14.5 kms
Sakra World Hospital	17.0 kms
Narayana Hrudayalaya	20.0 kms

### SHOPPING

Total Mall	16.0 kms
Forum Value Mall	16.5 kms
Big Bazaar	16.5 kms

### NEAR BY

Sarjapur Police Station	2.0 kms
Electronic City	16.0 kms
Bellandur/Panathur Junction	17.0 kms
HSR Layout	21.0 kms
Kormangala	22.0 kms



## **METROPOLIS PROPERTIES PRIVATE LIMITED**

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### Project Address

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**Ph: 7676-224-224 , 99 0000 6946**

### Legal Consultants

**G.V.Sudhakar and Associates,**  
Wilson Garden, Bangalore.

### Architects

**Destination Designs Pvt. Ltd.**  
[www.destinationdesigns.in](http://www.destinationdesigns.in)