



METROPOLIS PROPERTIES PRIVATE LIMITED

#219, 3rd Floor, 9th Main, 6th Sector, Next to Lawrence School,
HSR Layout, Bangalore - 560 102. Ph: 080 - 2572-9900

Email: fairoaks@mpinfra.com, info@mpinfra.com

Website: www.mpinfra.com

Project Address
Sy. No. 289, Dodda Thimmasandra Road,
Sarjapur, Bangalore.
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

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Artifice +91 9885253570

A Project by



FAIR OAKS VILLAS

Dwell in eternal elegance.

3 & 4 BHK Premium Villas in Sarjapur, Bangalore.



AERIAL VIEW

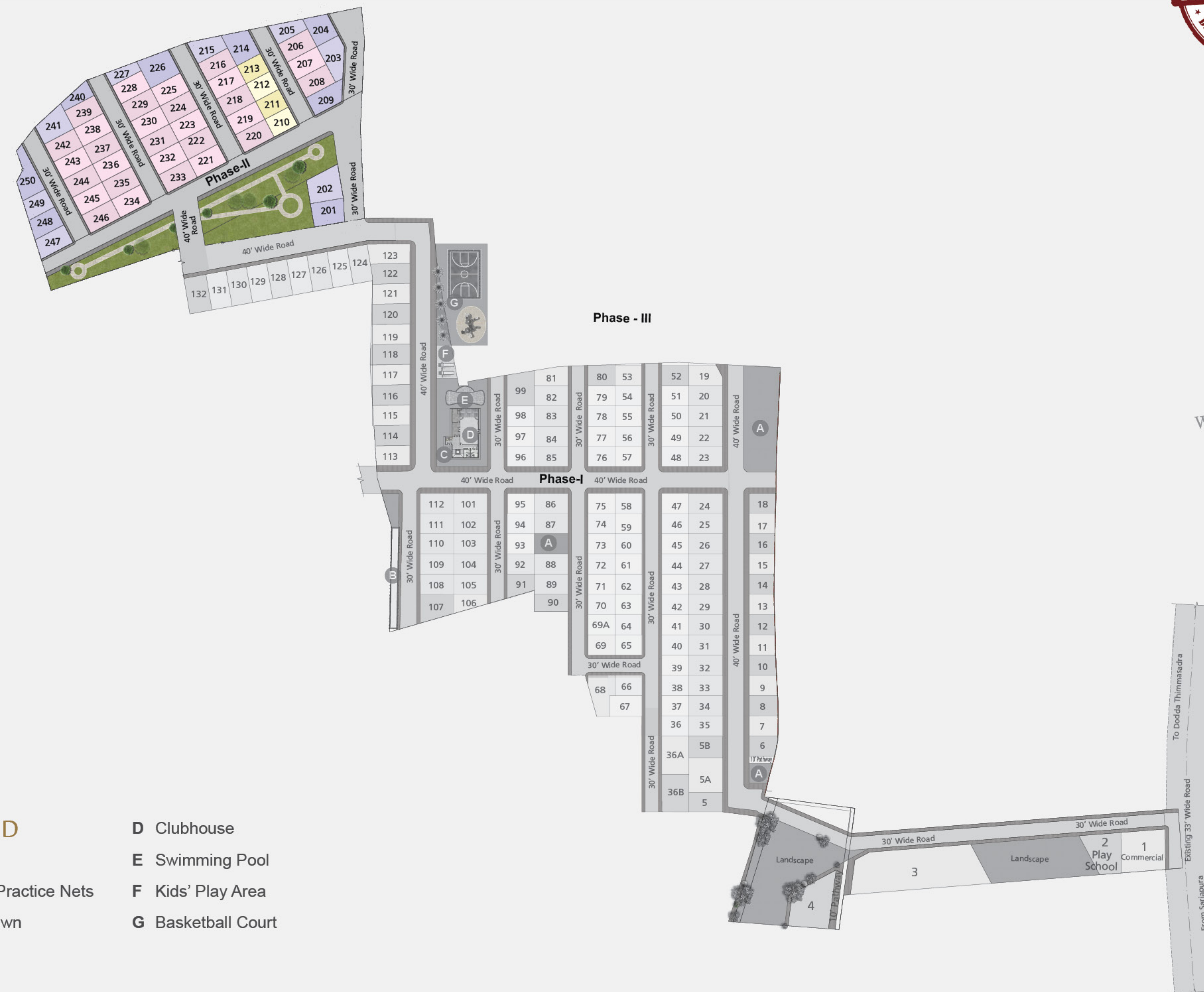
Put together life's delights.

LAYOUT PLAN



LEGEND

- A Park
- B Cricket Practice Nets
- C Party Lawn
- D Clubhouse
- E Swimming Pool
- F Kids' Play Area
- G Basketball Court





METROPOLIS
FAIR OAKS
VILLAS

EAST-FACING

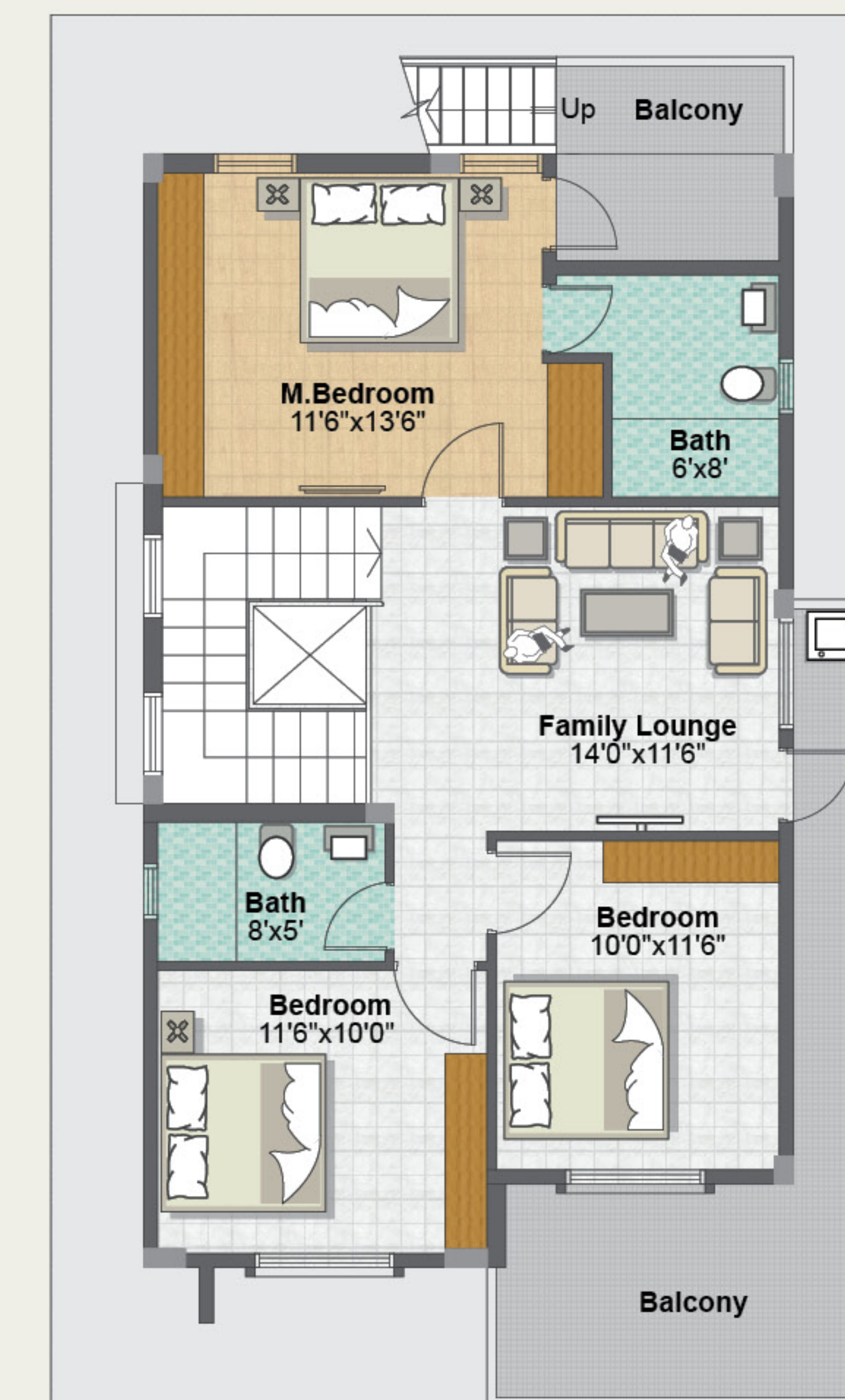
NORTHERN RED

Spend every moment in admiration.

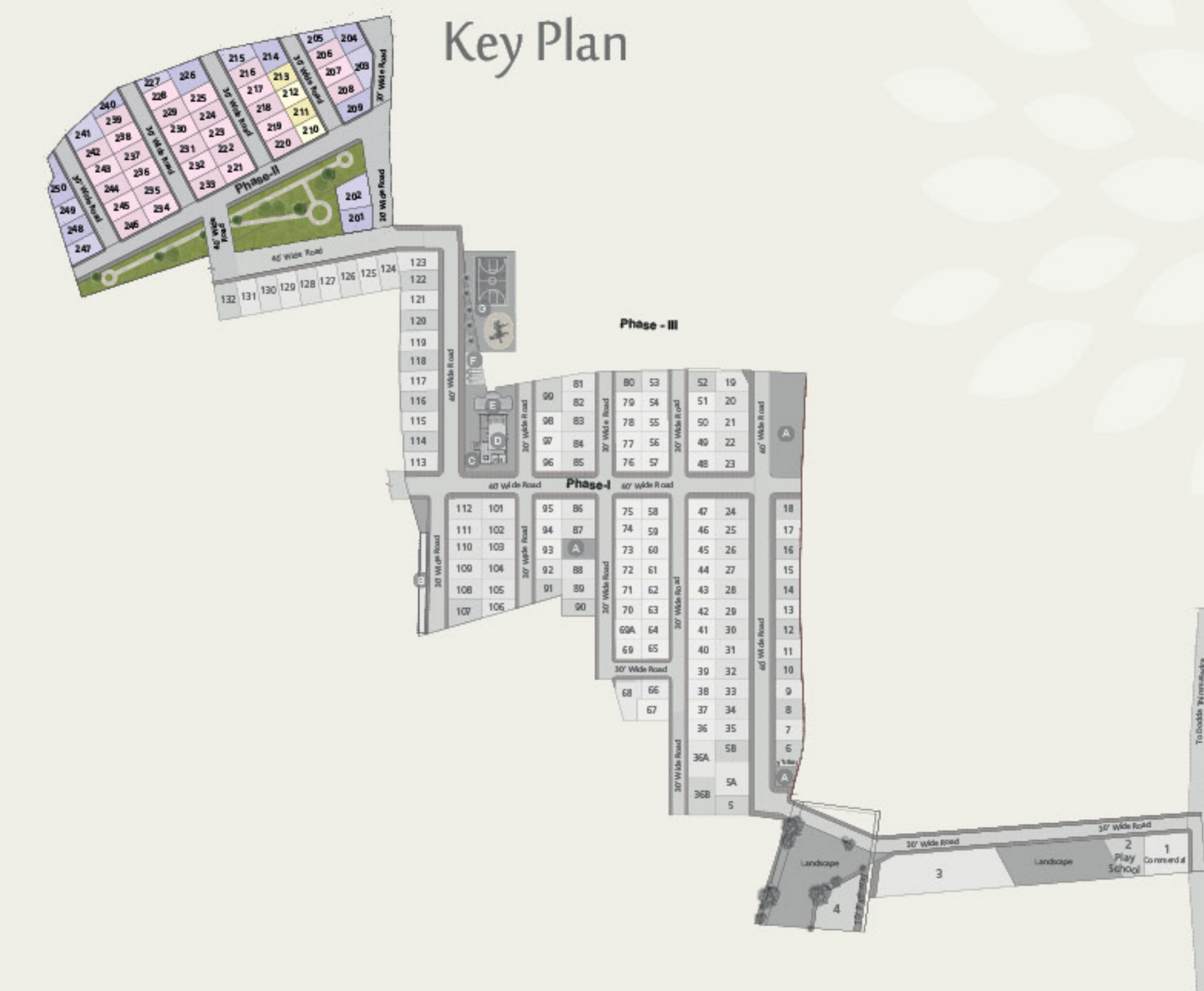
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Key Plan

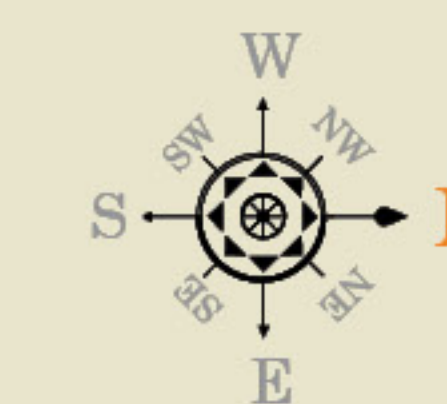


The joy of living in a villa is something else. It comes with so much you've all along desired. The independence of not sharing the space, peace-of-mind that's just yours, most significantly, the luxury of living your way. And after all these, the pleasure of belonging to an elite commune.

EAST-FACING (TYPE - A)
NORTHERN RED

PLOT SIZE : 30' X 50'

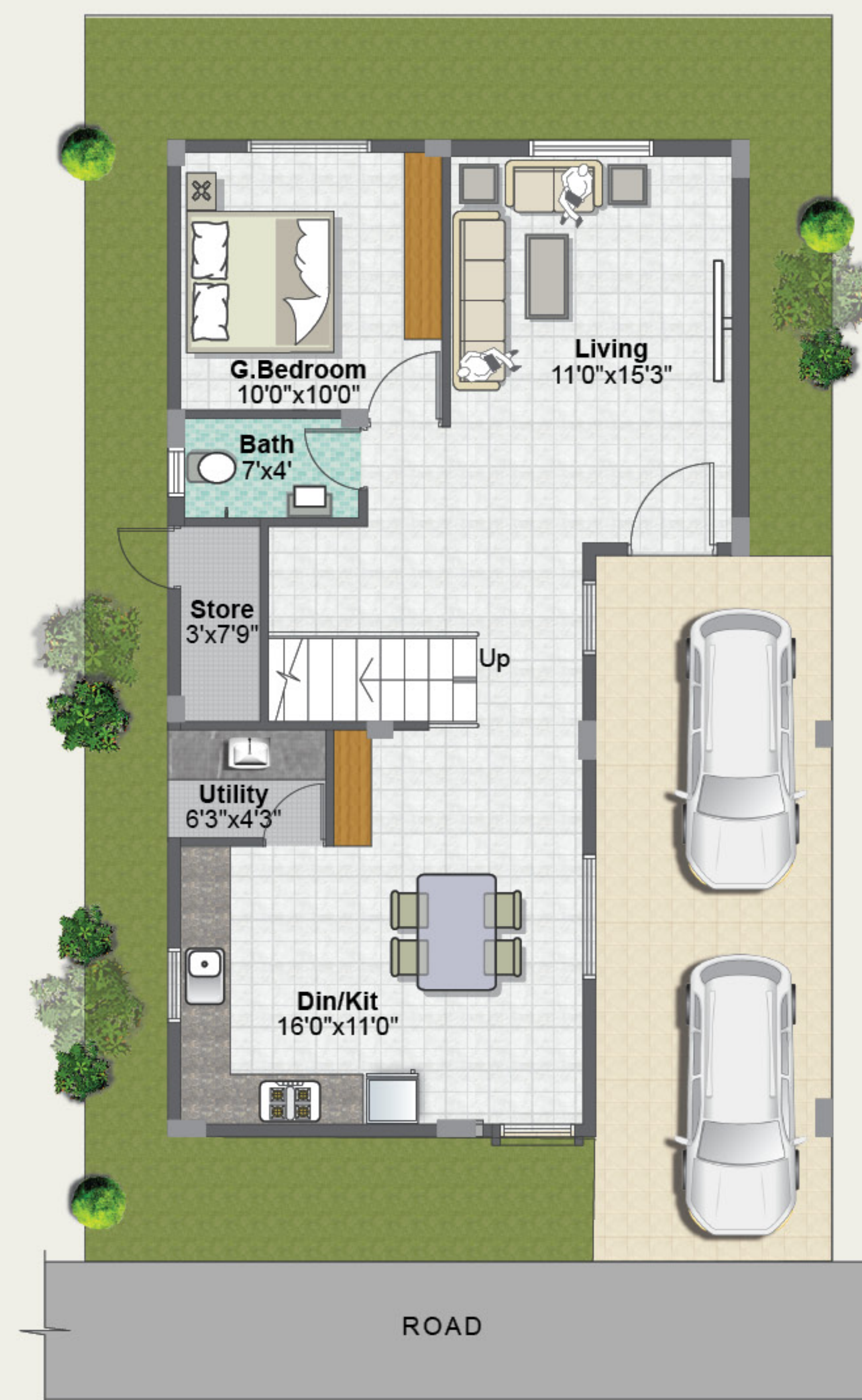
TOTAL BUILT-UP AREA - 2180 SFT.



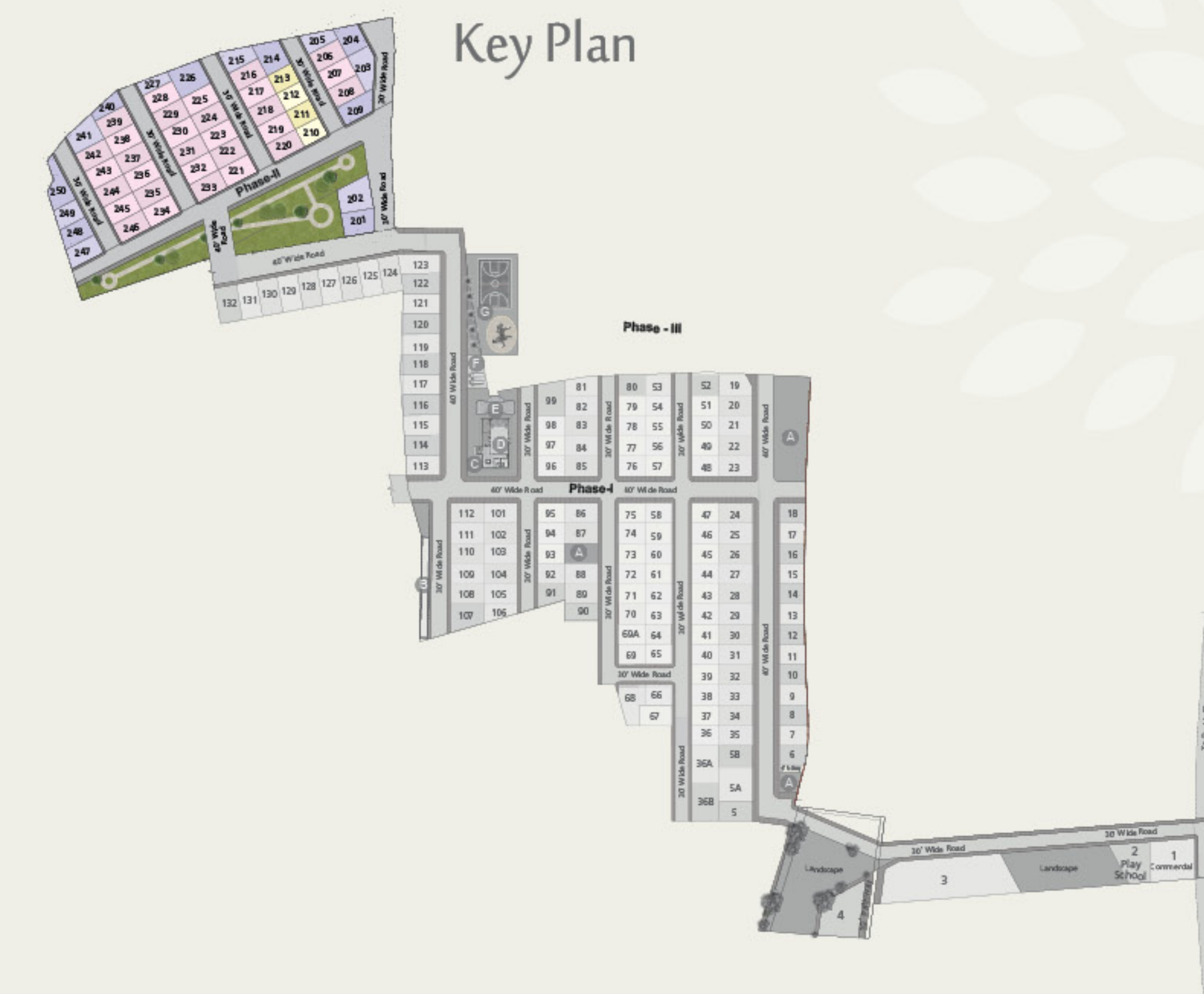
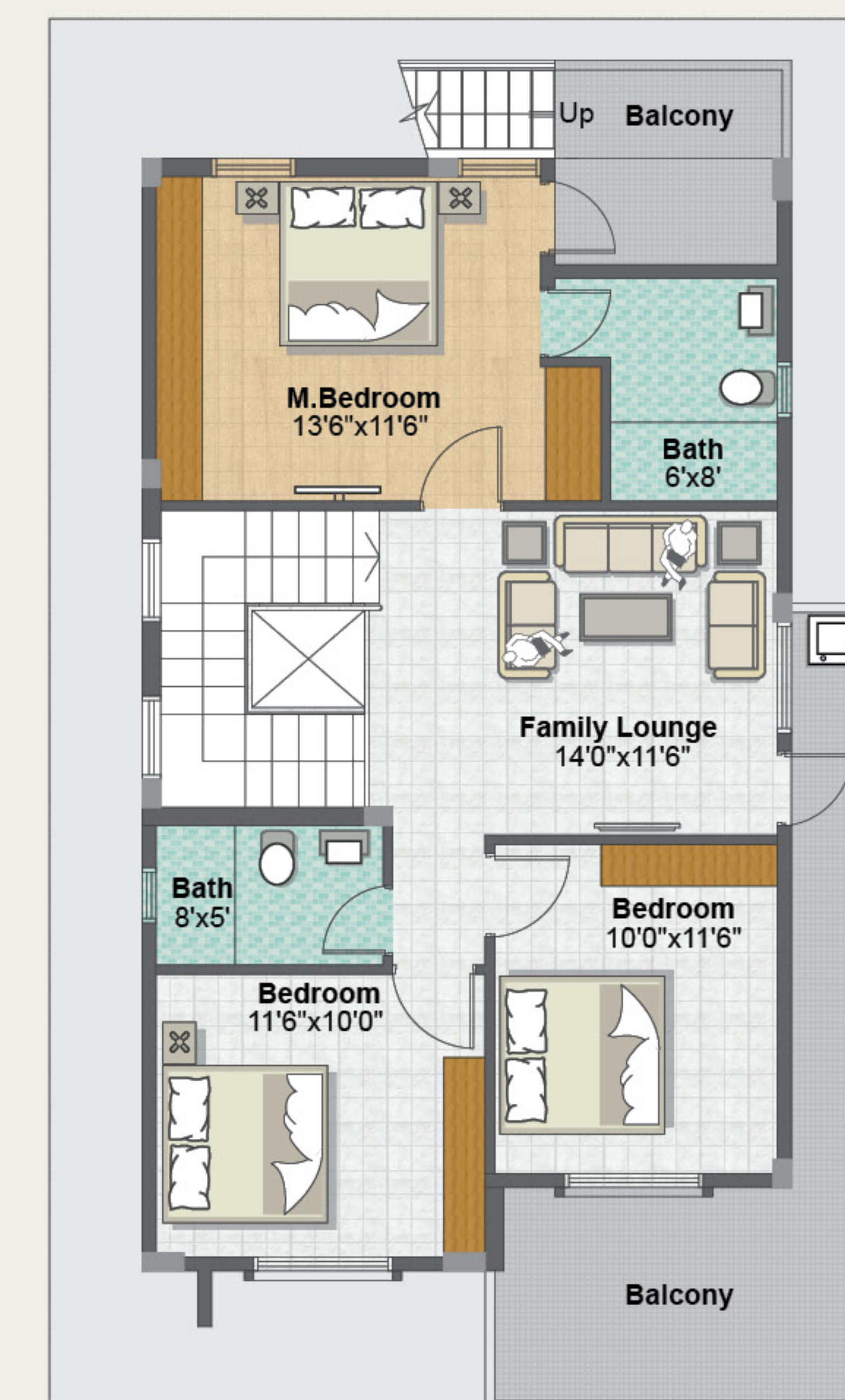


OREGON WHITE
Homes that have no equal at all.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

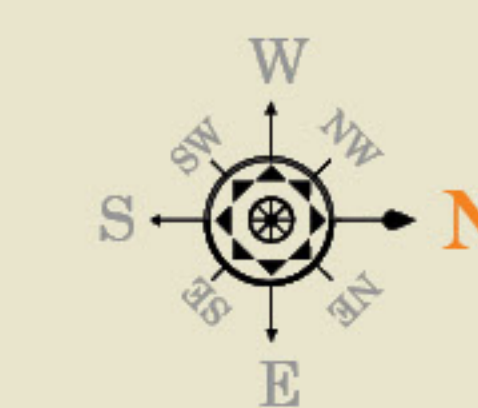


Apart from the villas in your neighbourhood, step outside the community, and until a long distance, you will not find such Villas anywhere close to the place you've made home. Such is the splendid exclusivity, our Villas bring with them.

EAST-FACING (TYPE - B)
OREGON WHITE

PLOT SIZE : 30' X 50'

TOTAL BUILT-UP AREA - 2183 SFT.



MAKE WAY FOR A LIFESTYLE IN-EXPERIENCED.

Make way for a lifestyle refreshing.



METROPOLIS

FAIR OAKS

V I L L A S

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 élan, 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.





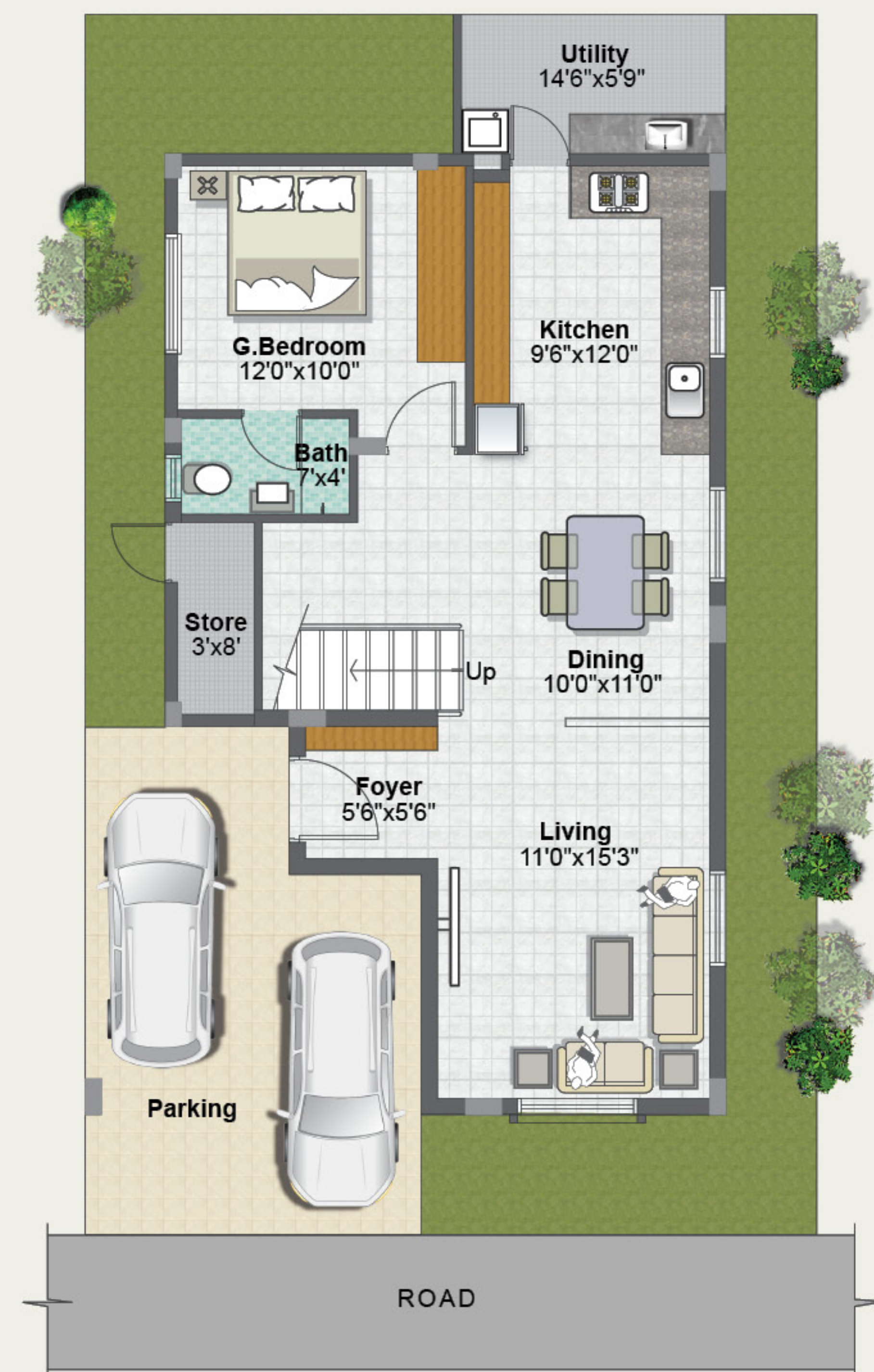
WEST-FACING

CHERRY BARK

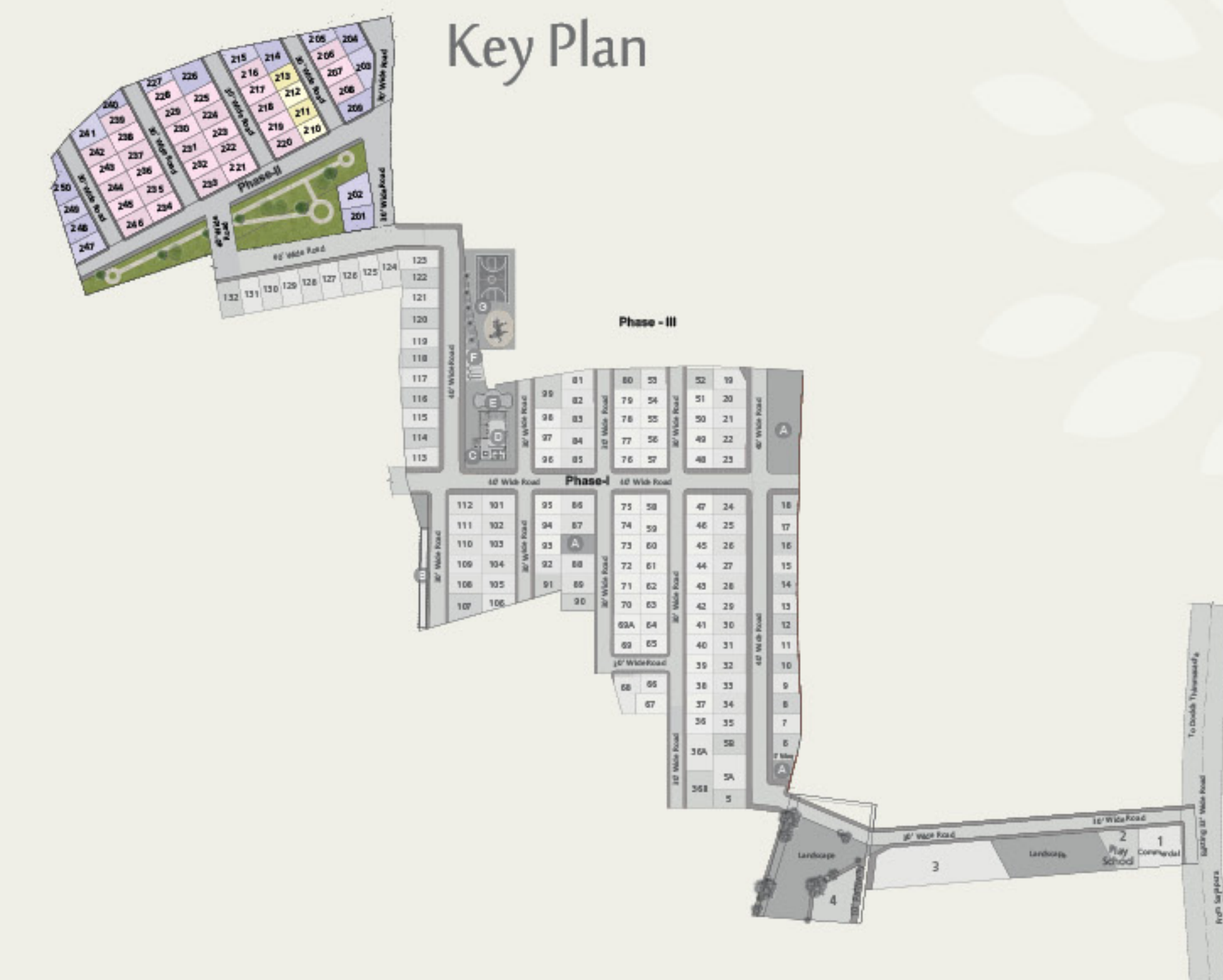
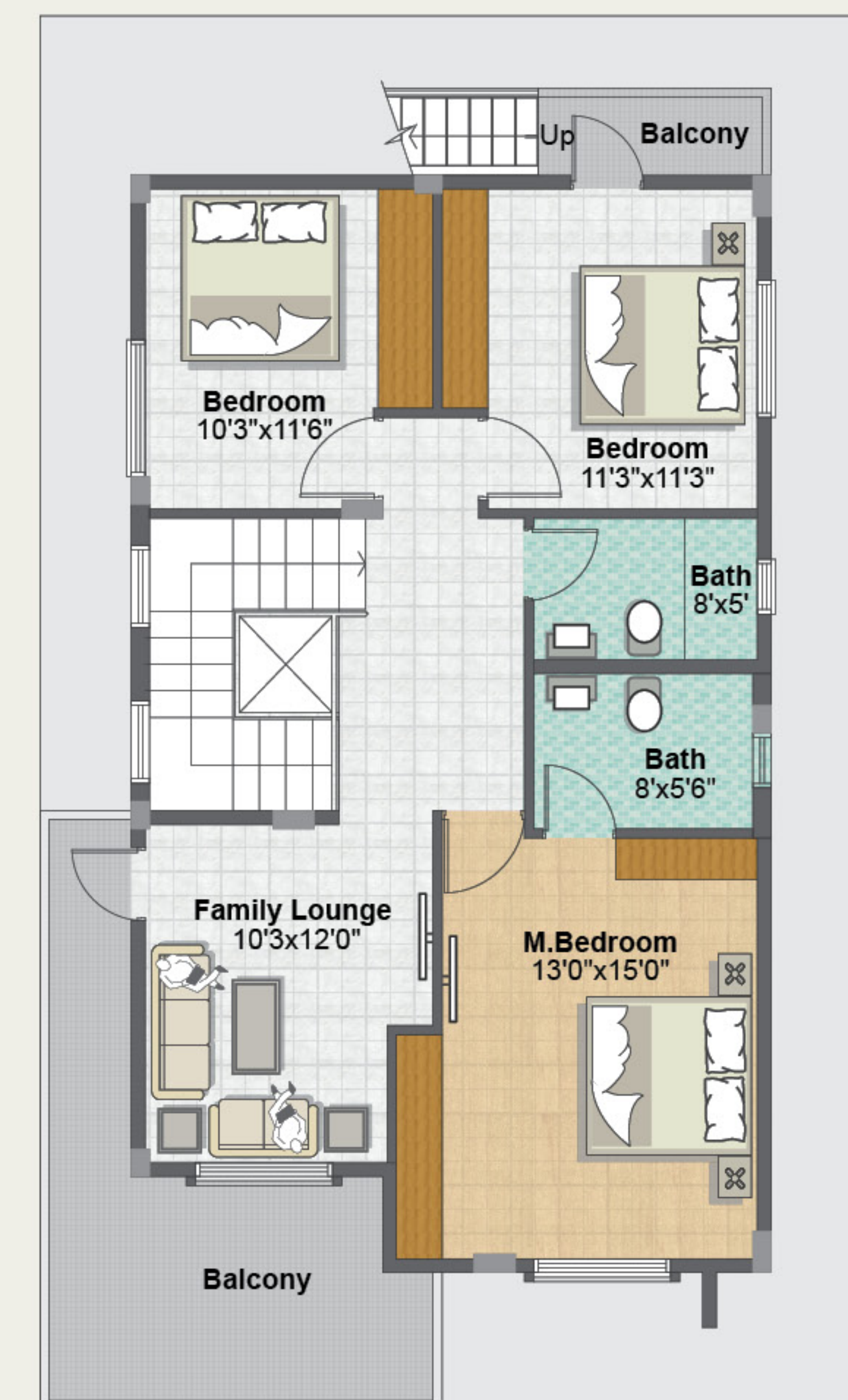
METROPOLIS
FAIR OAKS
VILLAS

CHERRY BARK
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
CHERRY BARK

PLOT SIZE : 30' X 50'

TOTAL BUILT-UP AREA - 2172 Sft.





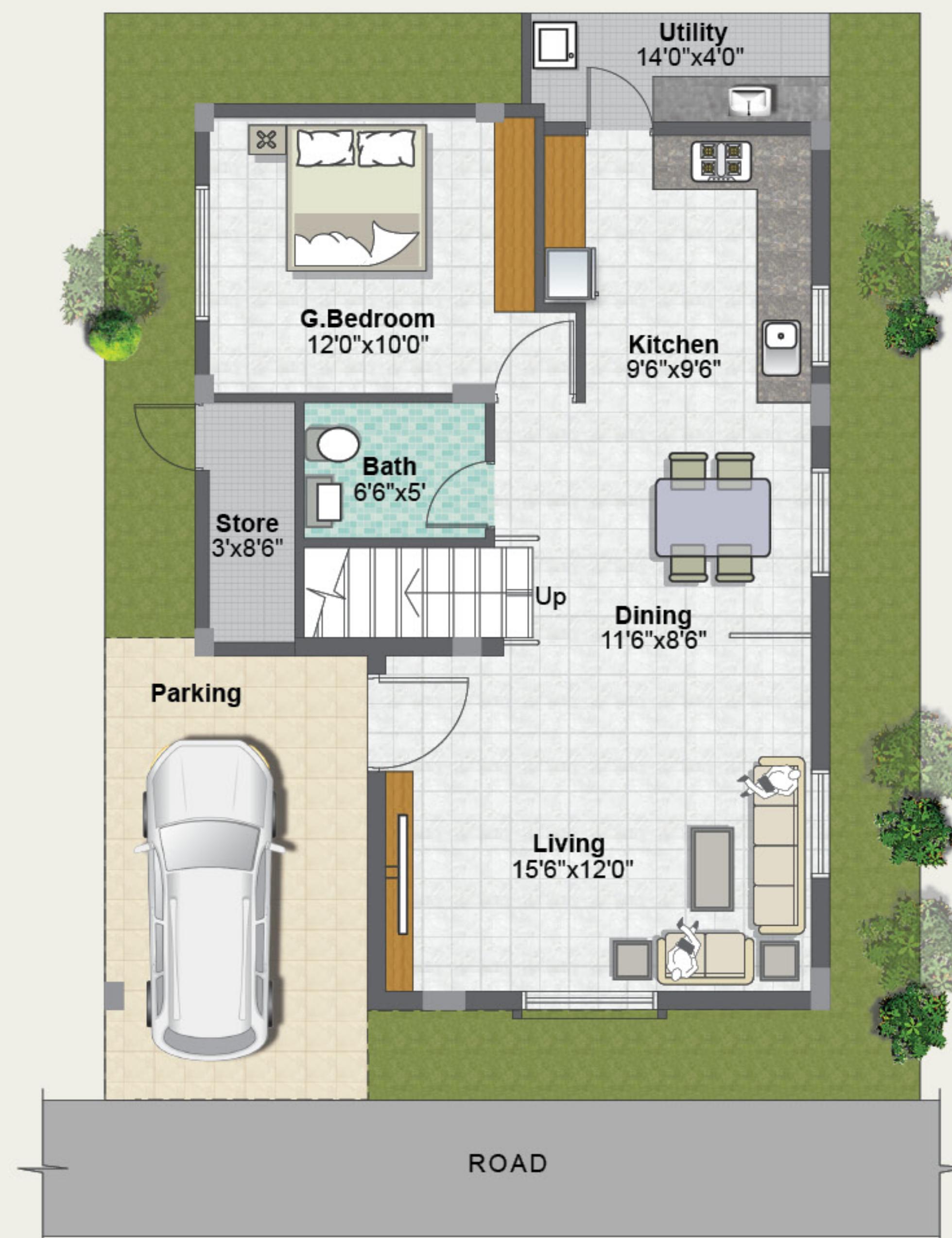
WEST-FACING

WILLOW

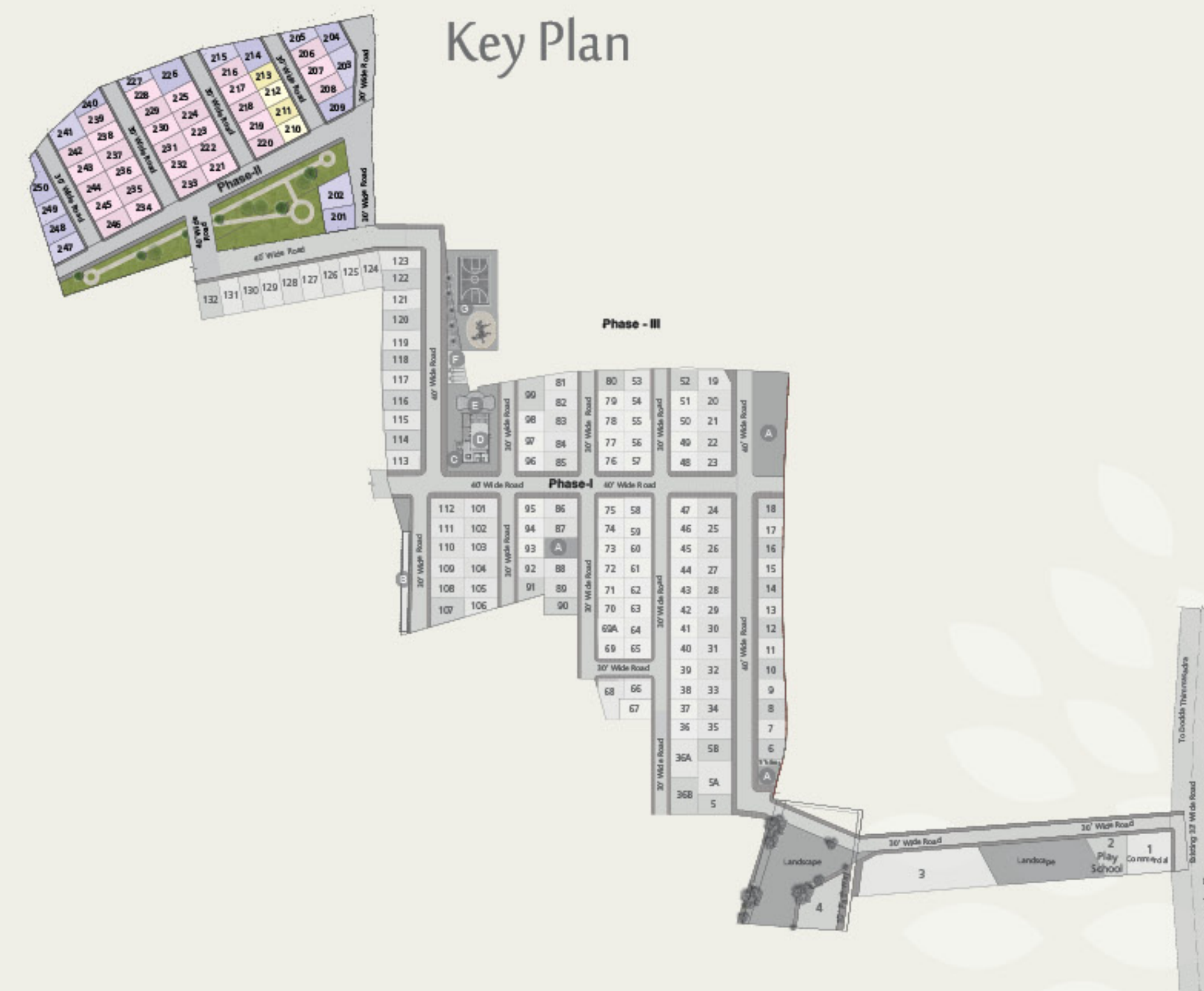
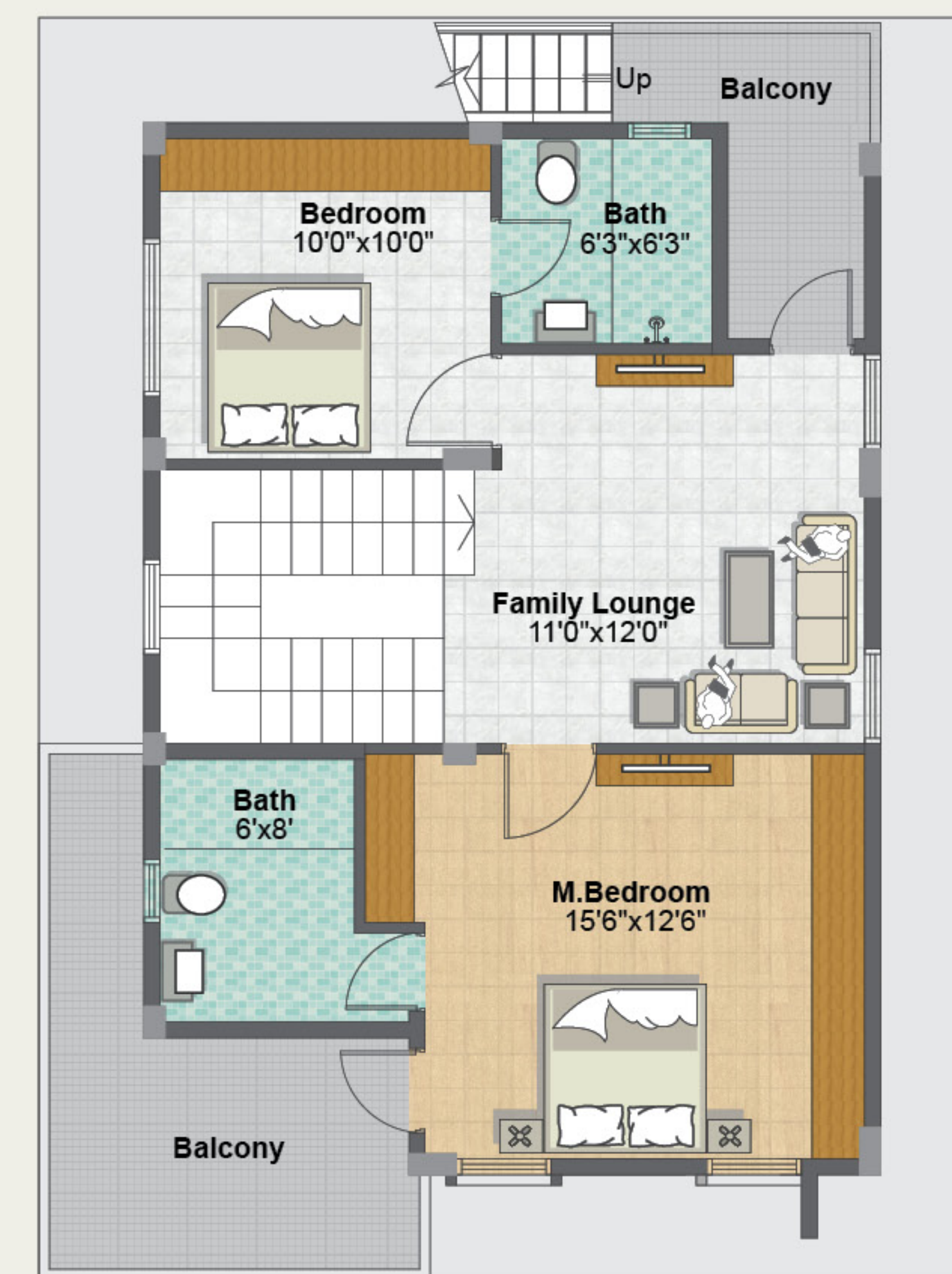
METROPOLIS
FAIR OAKS
VILLAS

We call it the art of living grand.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Grandness is not an added feature but a must-have, at Fair Oaks. Because we are of the belief that living should be an art in itself and not a routine, just because we have arrived on earth. Out here, we've designed to make your living as grand and inviting as it can get.

WEST-FACING (TYPE - A)
WILLOW

PLOT SIZE : 30' X 40'

TOTAL BUILT-UP AREA - 1738 Sft.

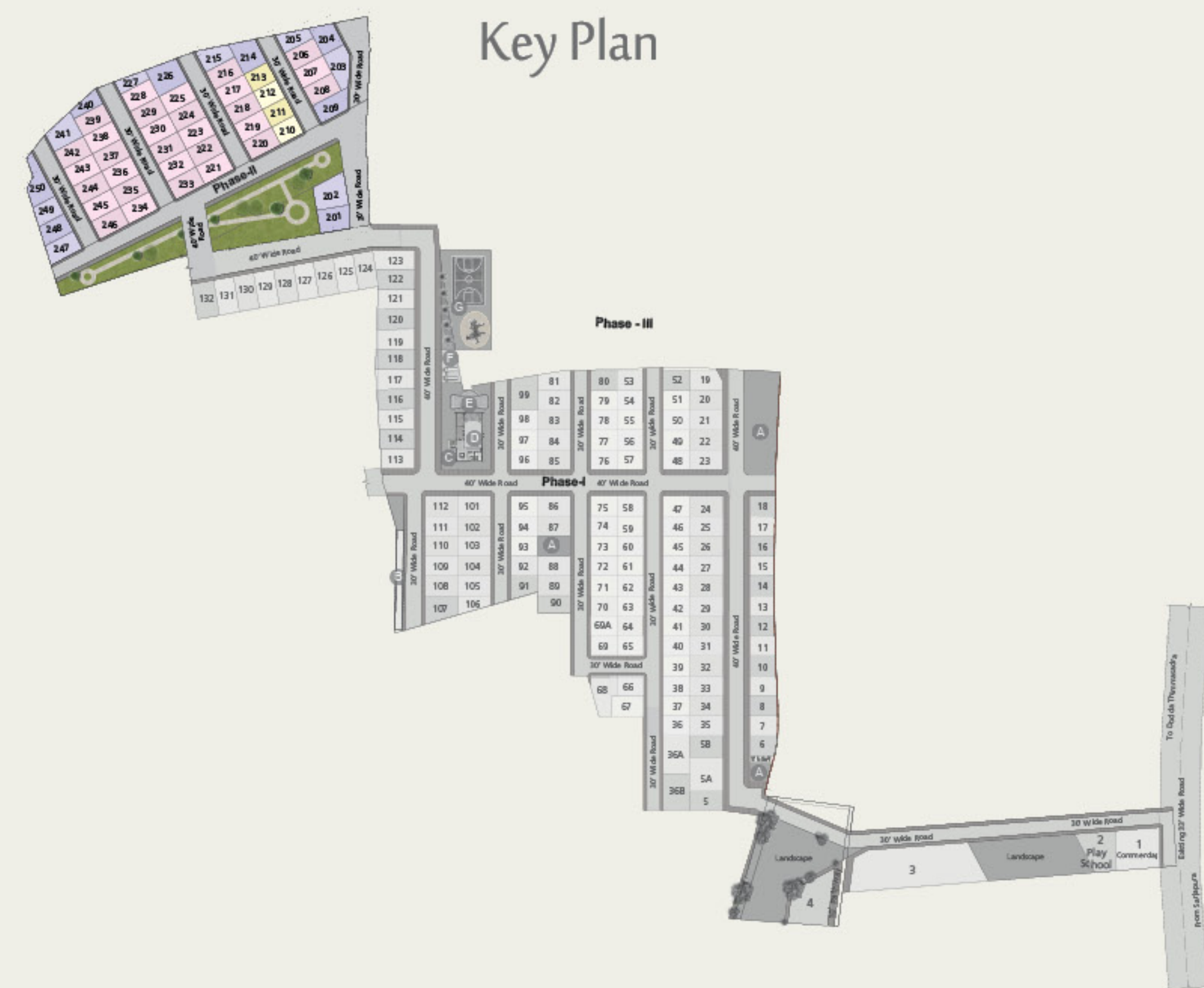
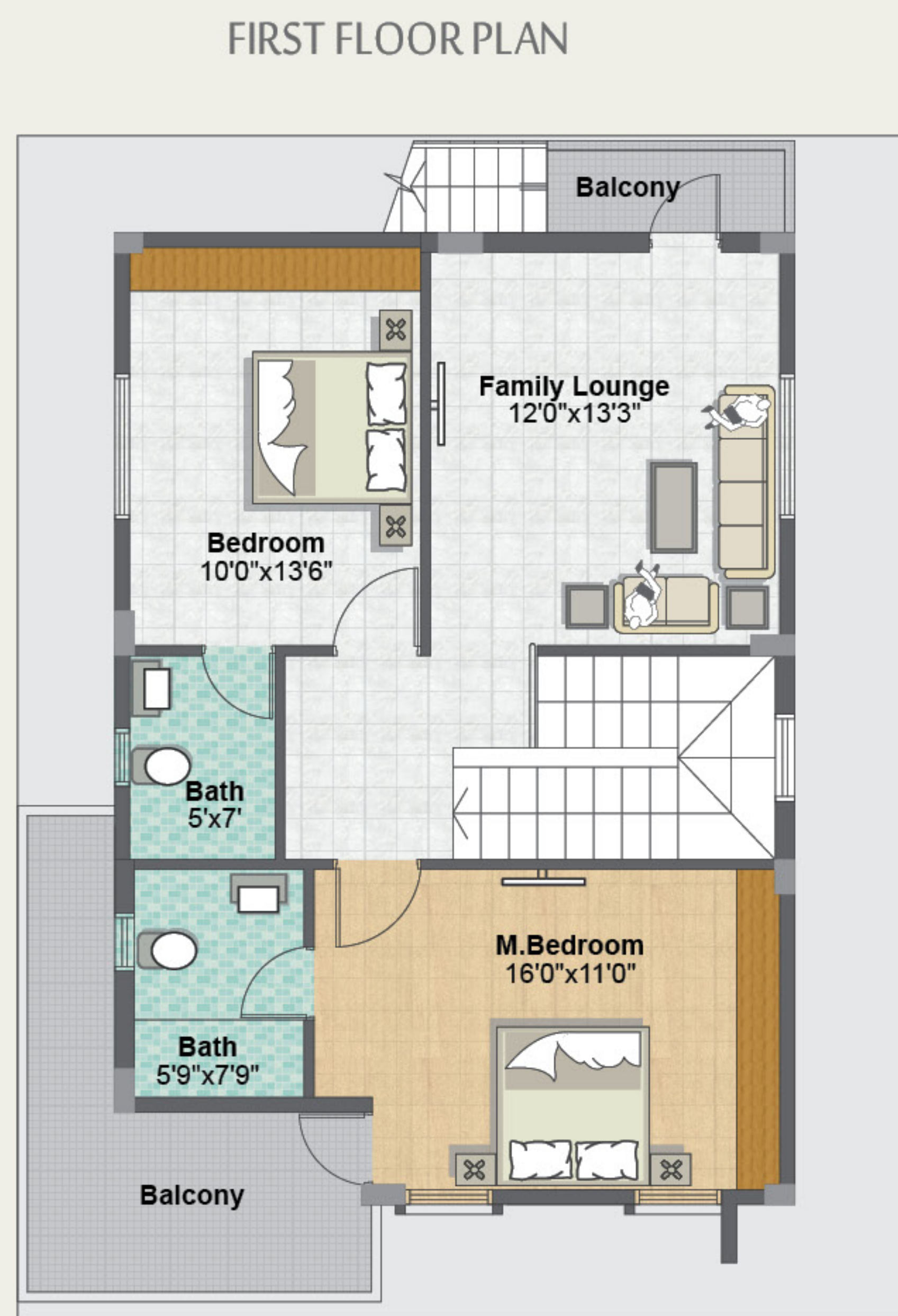


SCARLET

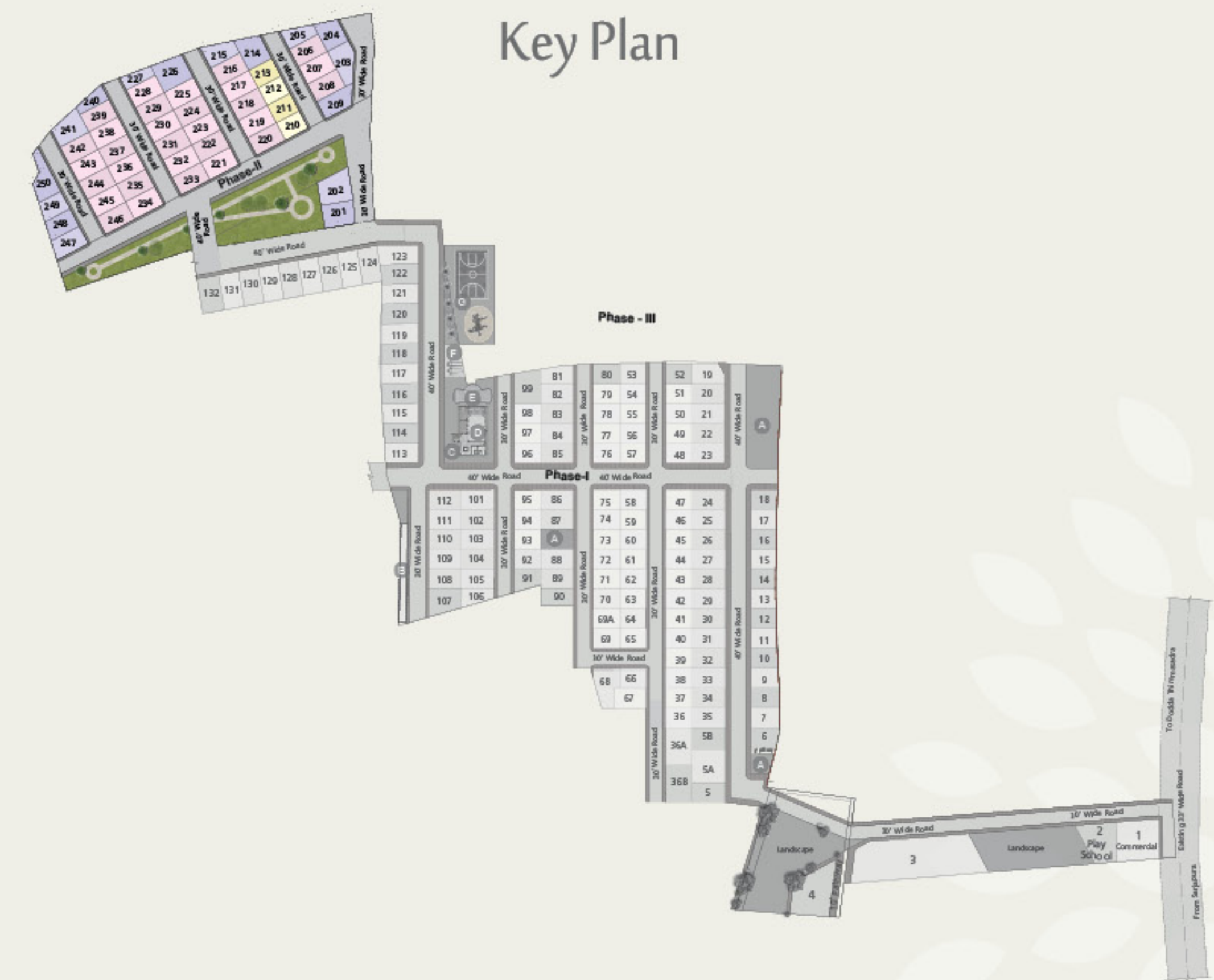
Opposites that look alike and exquisite.

LAUREL

Luxury or comfort, the choice is yours.



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.

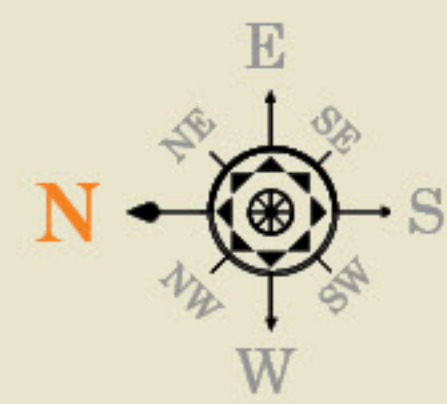


Every villa here complements each other, balancing artistically in look and features – to make the entire community look like a creation made to be one-of-its-kind.

WEST-FACING (TYPE - B)
CEDAR

PLOT SIZE: 30' X 40'

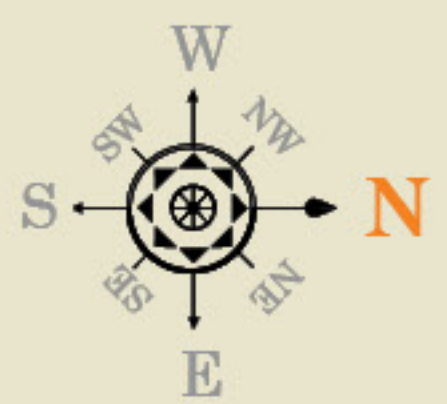
TOTAL BUILT-UP AREA - 1738 Sft.



EAST FACING
LAUREL

PLOT SIZE : 30' X 40'

TOTAL BUILT-UP AREA - 1766 Sft.



AMENITIES

For a gallery of memories, every day.



Amenities & Features

CLUBHOUSE

- | | |
|--------------------------|--|
| ■ Basketball Court | ■ Elders' Sit-out |
| ■ Indoor Badminton | ■ Swimming Pool |
| ■ Squash Court | ■ Children's Play Area |
| ■ Foosball | ■ Parks |
| ■ Yoga & Meditation Area | ■ Multipurpose Lawn |
| ■ Fully-equipped Gym | ■ Walking & Jogging Track |
| ■ Zumba Room | ■ Plug-in UPS points |
| ■ Cards Room | ■ Plug-in Solar Water Provision |
| ■ Barbeque / Gazebo | ■ Provision for Departmental Store |
| ■ Billiards / Pool | ■ Provision for Medical Store, Spa, Salon, Laundry, etc. |
| ■ Table Tennis | |



CLUBHOUSE

FLOOR PLANS



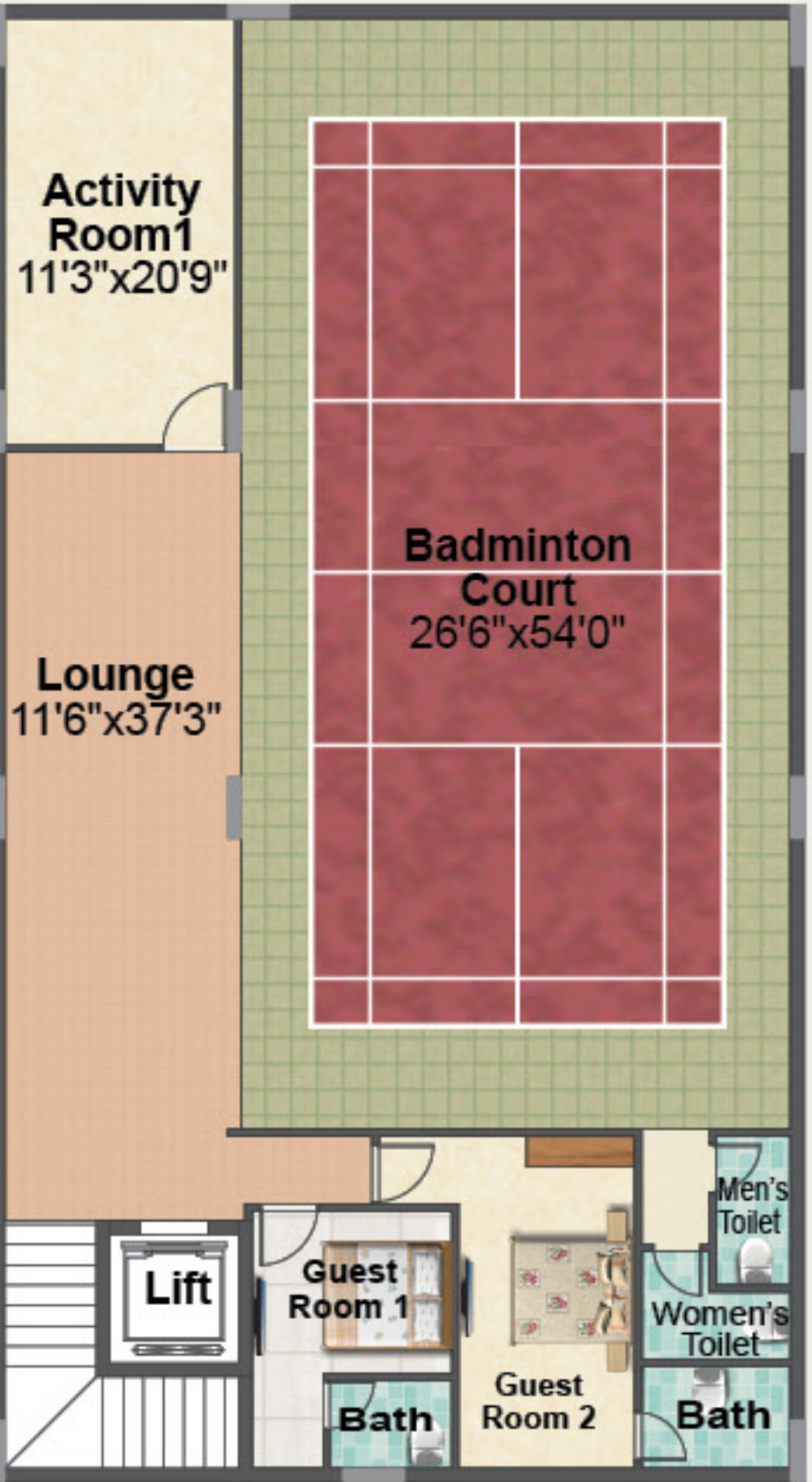
Stay fit or have fun.
Every great community should have a place that gives its residents a place to relax in peace, corners to play and have fun at, and facilities for those who want to stay fit and fine. So Fair Oaks brings to you a 20,000 sft clubhouse spread across three floors with an array of sports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



First Floor



Second Floor



Third Floor

FIRST-RATE SUBSTANCE FOR FIRST-CLASS LIVING.

First-rate substance for first-class living.



Specifications

ELEVATION

Different finishing options like Wooden, Granite, Stone or Ceramic to choose from.

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 LOVELY AND 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 Intl. School	–	7.0 kms
The Intl. 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



Location Map

(Google Coordinates)12.865632, 77.795005