



Phase-3

Luxury Villas, Sarjapur Road, Bangalore

A GOOD



REIMAGINED





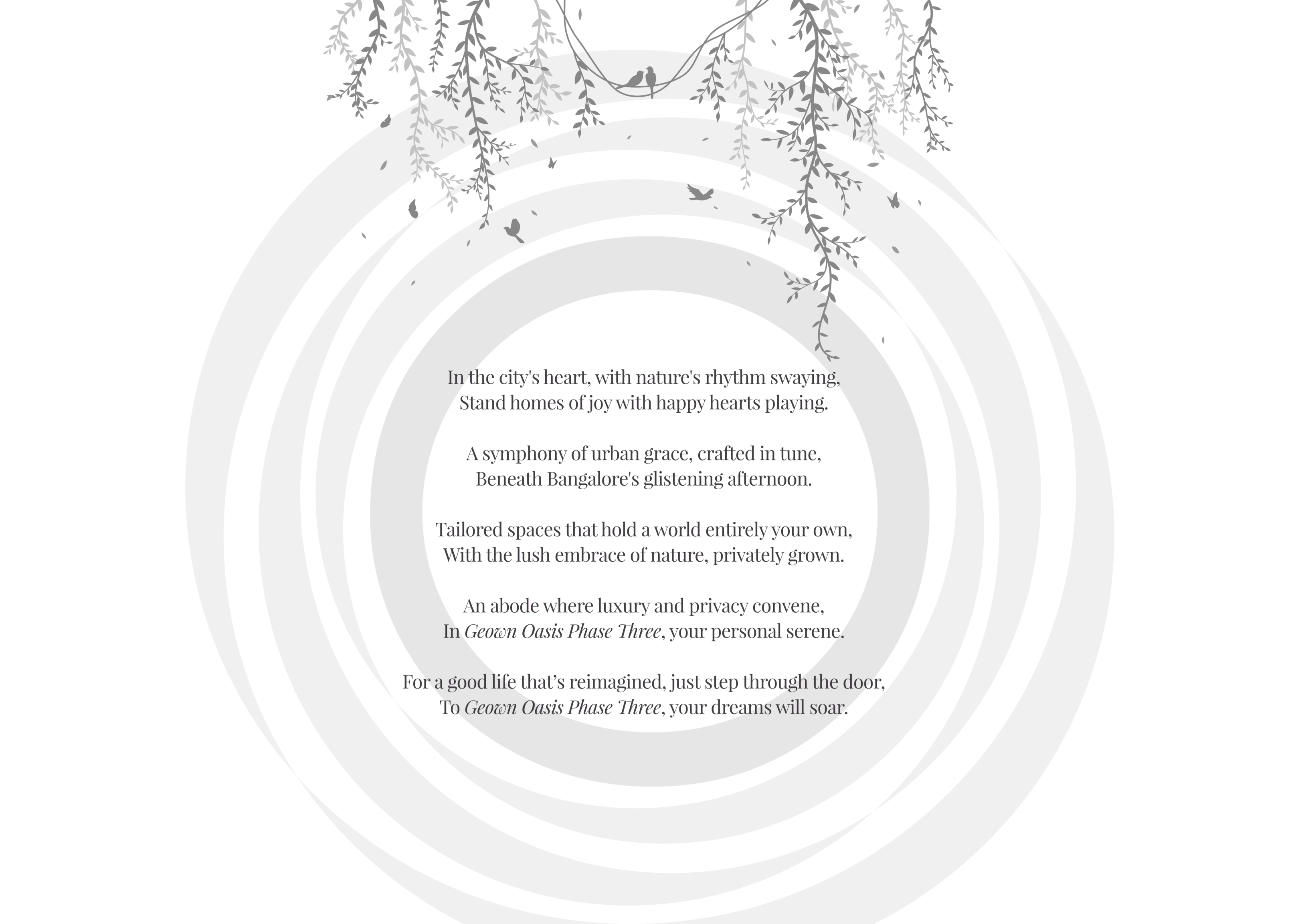


UNCOVER THE HIDDEN OASIS







The background features a series of concentric circles in varying shades of light gray, creating a tunnel-like effect. At the top, there are delicate, dark gray illustrations of hanging branches with small leaves and a few birds perched on them. Small, dark gray silhouettes of birds are scattered throughout the circular pattern.

In the city's heart, with nature's rhythm swaying,  
Stand homes of joy with happy hearts playing.

A symphony of urban grace, crafted in tune,  
Beneath Bangalore's glistening afternoon.

Tailored spaces that hold a world entirely your own,  
With the lush embrace of nature, privately grown.

An abode where luxury and privacy convene,  
In *Geown Oasis Phase Three*, your personal serene.

For a good life that's reimagined, just step through the door,  
To *Geown Oasis Phase Three*, your dreams will soar.





# DISCOVER SARJAPUR’S GEM

## HERE LOADS OF LIFE & LOVE STEM

### CONSTRUCTION SPECIFICATIONS

<p><b>Structure:</b></p> <ul style="list-style-type: none"><li>• RCC framed structure</li><li>• 6” &amp; 4” solid cement blocks wherever applicable</li></ul> <p><b>Flooring:</b></p> <ul style="list-style-type: none"><li>• Foyer/ Living and Dining/ Kitchen: Vitrified tiles</li><li>• Master Bedroom: Laminated wooden flooring</li><li>• All other Bedrooms: Vitrified tiles</li><li>• Balconies and Utility: Anti-skid ceramic tiles</li><li>• Toilets: Anti-skid ceramic tiles</li></ul> <p><b>Dado:</b></p> <ul style="list-style-type: none"><li>• All Toilets: Glazed ceramic tiles upto 7’ height</li><li>• Kitchen: Glazed ceramic tiles upto 2’ height above counter</li></ul> <p><b>Kitchen:</b></p> <ul style="list-style-type: none"><li>• Granite counter with stainless steel sink– single bowl with single drain board</li><li>• Provision for Water purifier</li></ul>	<p><b>Toilets:</b></p> <ul style="list-style-type: none"><li>• Granite counter top with wash basin in MBR toilet</li><li>• European water closet (EWC) of reputed make in all toilets</li><li>• Hot and cold–water mixer for wash basin in MBR toilet</li><li>• Wall mixer with CP shower unit in bath area in all toilets</li><li>• Health Faucet in all toilets</li></ul> <p><b>Utility:</b></p> <ul style="list-style-type: none"><li>• Inlet and outlet for washing machine</li><li>• One bibcock for domestic water</li></ul> <p><b>Doors:</b></p> <ul style="list-style-type: none"><li>• Main entrance door: Teak Wooden frame and designer shutter</li><li>• All internal doors with hard wood frame and moulded / laminated shutter</li><li>• Toilet doors with hard wood frame and laminated/moulded shutter</li><li>• Balcony doors: 3 track UPVC sliding doors</li></ul> <p><b>Windows:</b></p> <ul style="list-style-type: none"><li>• 3 track UPVC Windows</li></ul>	<p><b>Ventilators:</b></p> <ul style="list-style-type: none"><li>• Glass louvers with provision for exhaust fan</li></ul> <p><b>Painting:</b></p> <ul style="list-style-type: none"><li>• Internal walls: Putty finish and 2 coats of premium emulsion paint over a coat of primer</li><li>• Ceilings: Oil bound distemper</li><li>• External walls: Exterior grade emulsion paint</li></ul> <p><b>Sanitary Fixtures:</b></p> <ul style="list-style-type: none"><li>• Parryware / Hindware or equivalent make</li></ul> <p><b>CP fittings:</b></p> <ul style="list-style-type: none"><li>• Parryware / Jaquar or equivalent make</li></ul> <p><b>Ironmongery:</b></p> <ul style="list-style-type: none"><li>• Godrej / Europa locks with stainless steel fittings</li></ul>	<p><b>Plumbing:</b></p> <ul style="list-style-type: none"><li>• PVC lines for sewage disposal and CPVC for water supply</li></ul> <p><b>Electrical:</b></p> <ul style="list-style-type: none"><li>• 4KW for 3BHK and 5KW for 4 BHK Villas</li><li>• 100% DG back up for Club House, Pumps, and Common Area lighting</li><li>• Modular switches of Anchor Roma or equivalent make</li><li>• Power point for AC in the master bedroom and kids’ bedroom</li><li>• Telephone point in a common area</li><li>• TV point in the living area and Master bedroom</li><li>• Provision for a broadband connection in the living area</li><li>• Concealed conduits with copper wiring</li><li>• Exhaust fan points: Complete with wiring and outlet in all toilets</li><li>• Water purifier point: Complete with wiring and outlet in the kitchen</li><li>• Washing machine point: Complete with wiring and outlet in the utility</li><li>• All other necessary light and other points: Complete with wiring and outlets.</li></ul>
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Find solace in a world of unparalleled tranquillity with a sprawling 4 acres of pristine greenery, nestled at just 2.5 km off Sarjapur Road. Each villa has been meticulously crafted to transcend your wildest expectations, offering a bespoke experience that surpasses all norms. Here, every square inch is designed & crafted to give you a masterpiece to cater to your deepest desires.





NOT JUST A VILLA  
BUT A LUXURY FIESTA

Snuggled within the embrace of a gated villa community, a symphony of amenities awaits, beckoning you to celebrate unmatched opulence like never before. Picture a tapestry woven with threads of lush air, instilled with the fragrance of untainted luxury, and adorned with an atmosphere that sings with mirth and serenity. Welcome to a realm where every single day is a grandeur of blissful living!



Swimming Pool  
With Deck



Toddlers Pool



Club House



Steam / Sauna



Party Hall



Amphitheatre



Creche



Children's Play Area



Perimeter  
Security



Indoor  
Badminton Court



Tennis Court



Billiards Table



Library



Card Room



Gym



Table Tennis



Rainwater  
Harvesting



Sewage  
Treatment Plant



Half Basketball  
Court







## Lush Landscapes

Stroll along the meticulously landscaped gardens, a paradise of lush blooms, where the symphony of greenery and scents dance in perfect harmony.



## Elderly Plaza

Engage in lively conversations, share laughter & memories, and forge bonds that will endure a lifetime in the elderly parks. Here, moments of togetherness are elevated to the realm of magic, creating a tapestry of cherished, timeless tales.



## Amphitheatre

A captivating stage embraced by nature's beauty beckons all. Under the open sky, it becomes a gathering place for cherished moments. Music and stories interweave, leaving lasting impressions upon eager hearts, etching joy.



## Chequered Park, Linear Park, OHT Park

Immerse yourself in a sanctuary where nature and luxury intertwine, offering a harmonious haven that transcends the boundaries of ordinary existence.





# CLUBHOUSE

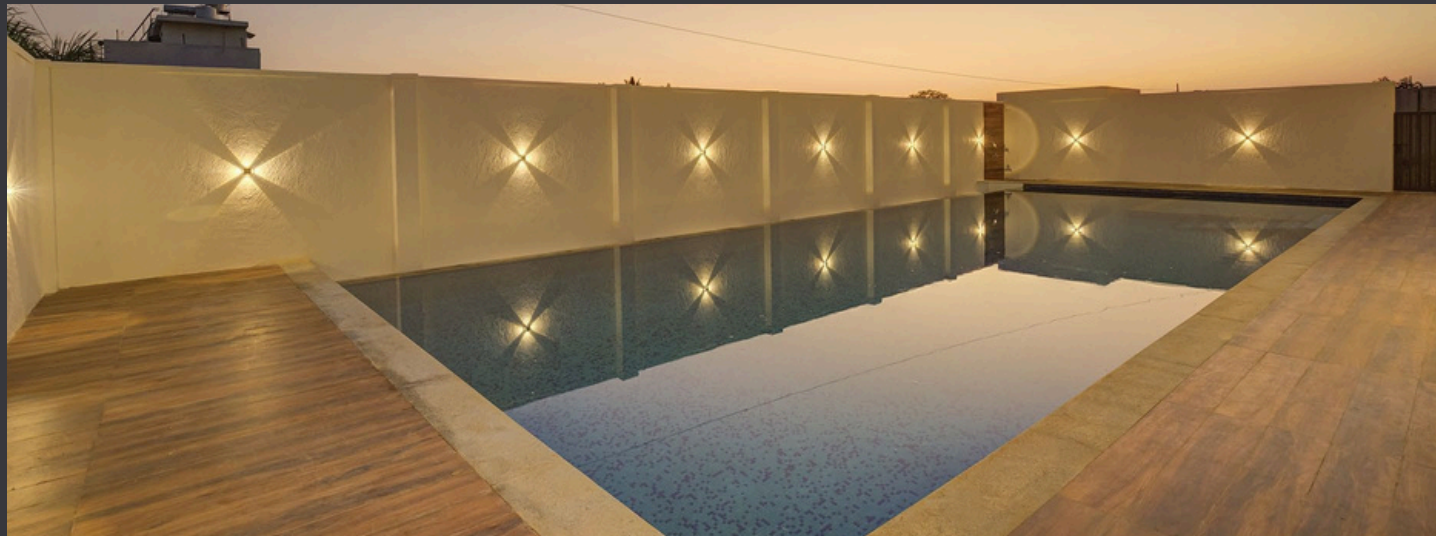
Dive into the epitome of luxury with our meticulously designed clubhouse, a harmonious blend of sophistication and leisure. From the state-of-the-art fitness center and azure pool to the cozy reading nooks and vibrant kids' play area, every corner promises an exquisite experience like never before. Here, modern amenities meet timeless charm, offering a sanctuary for relaxation and celebration. Welcome to a space where every detail embodies grandeur. Welcome to **Geown Oasis Phase 3!**

SHOT ON SITE





## SHOT ON SITE



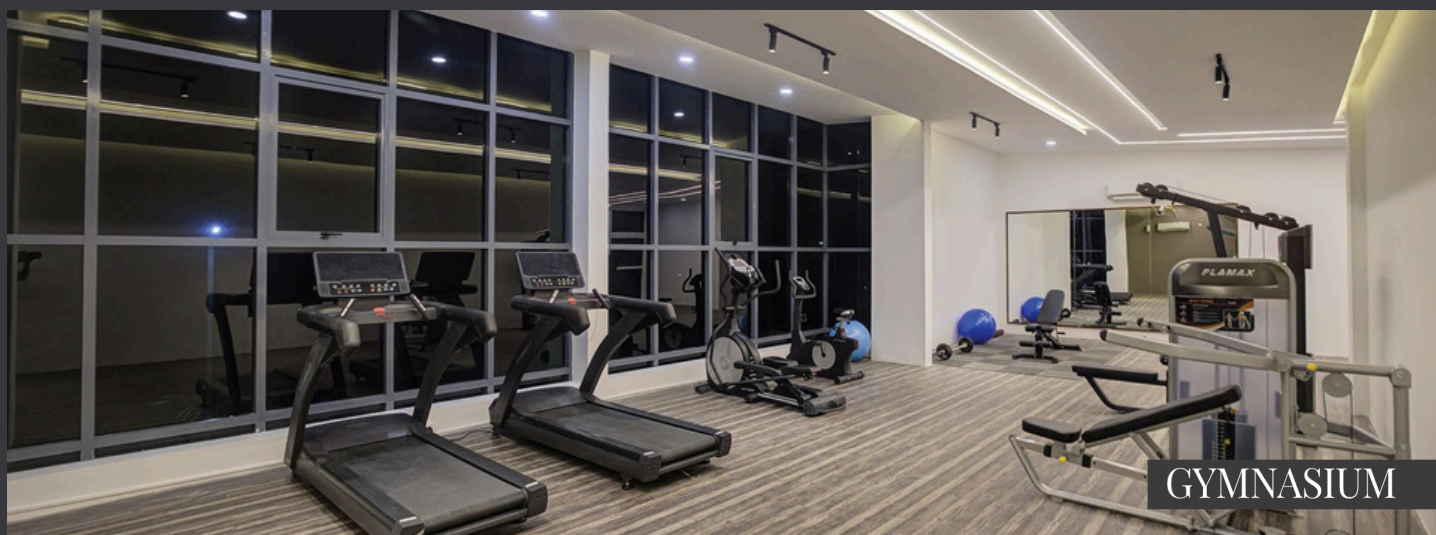
SWIMMING POOL



BADMINTON COURT



SNOOKER



GYMNASIUM



LIBRARY





PERGOLA WITH 1.2m WIDE WALK WAY



BASKETBALL COURT



AMPHITHEATERE



LAWN WITH MOUND





TENNIS COURT



STEPPING STONE AND OXYGEN PARK



VILLA STREET VIEW



CHEQUERED GARDEN



# ARCHITECTURED FOR A LIFETIME OF HAPPINESS

Every sq. foot is planned to gift your family an ardent lifestyle that is high on greenery, serenity & happiness. Our meticulously designed villas exude adroit architecture and contemporary aesthetics, destined to become timeless legacies for generations. Geown Oasis is devoted to crafting a harmonious community, presenting stellar villas that embody perfection in every aspect. Indulge in the extraordinary and create unforgettable memories with your loved ones, every single day.

- LEGEND
1. LINEAR PARK ENTRANCE

2. WATER FEATURE WALL

3. SEAT WITH PLANTER

4. LAWN WITH MOUND

5. PERGOLA

6. BOLLARD LIGHT ELEMENT

7. 1.2 M WALKWAY

8. REFLEXOLOGY

9. PARENT'S SITING AREA

10. KID'S PLAY AREA

11. BAMBOO GARDEN

12. SWIMMING POOL

13. POOL DECK

14. POTS WATER FEATURE

15. CLUB HOUSE GARDEN

16. CHEQUERED GARDEN

17. OXYGEN PARK

18. AMPHITHEATRE SEAT

19. STAGE

20. STEPPING STONE

21. TENNIS COURT

22. ELDERLY SEATING AREA

23. BASKETBALL COURT

24. WIRE MESH FENCE

25. STREETSCAPE

26. LANDSCAPE

27. TRANSFORMER YARD

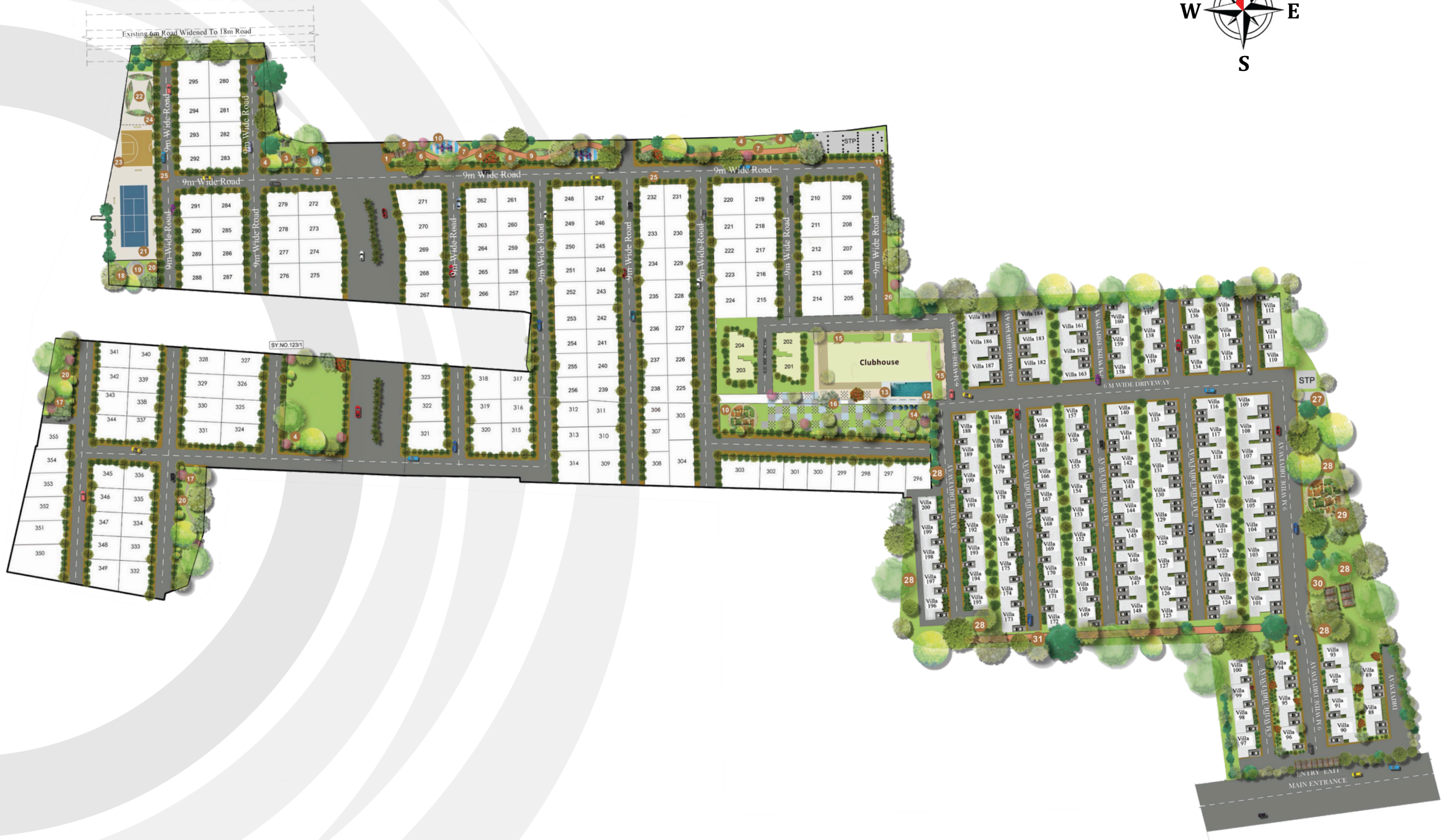
28. PARK

29. KIDS PLAY AREA

30. STONE PERGOLA

31. WALKING TRACK





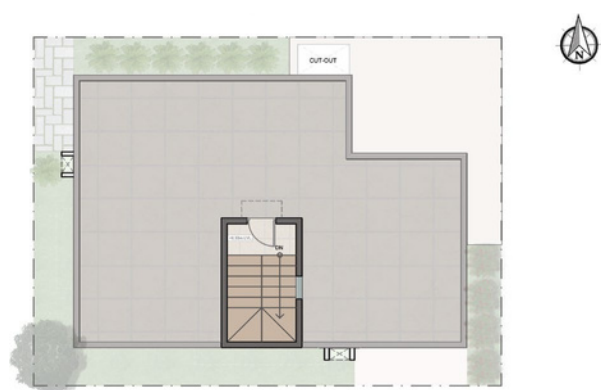




241

KA-05 2433









250

KA-05 8994



# 30X40 WEST VILLA

30X40 WEST VILLA - GROUND FLOOR



30X40 WEST VILLA - FIRST FLOOR



30X40 WEST VILLA TERRACE FLOOR







270

KA-05 2390

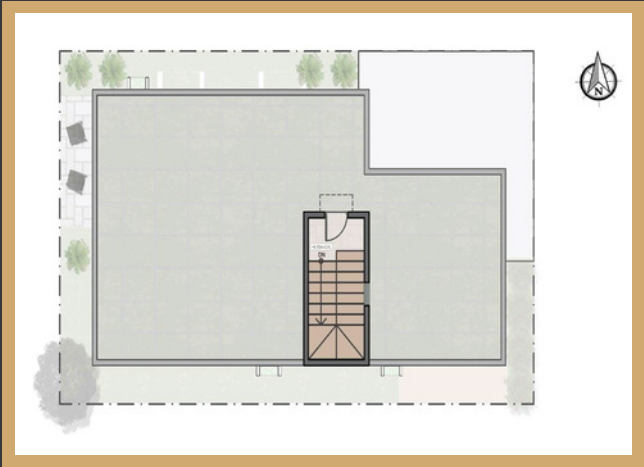


# 30X50 EAST VILLA

30X50 EAST VILLA- GROUND FLOOR



30X50 EAST VILLA - FIRST FLOOR



30X50 EAST VILLA TERRACE FLOOR





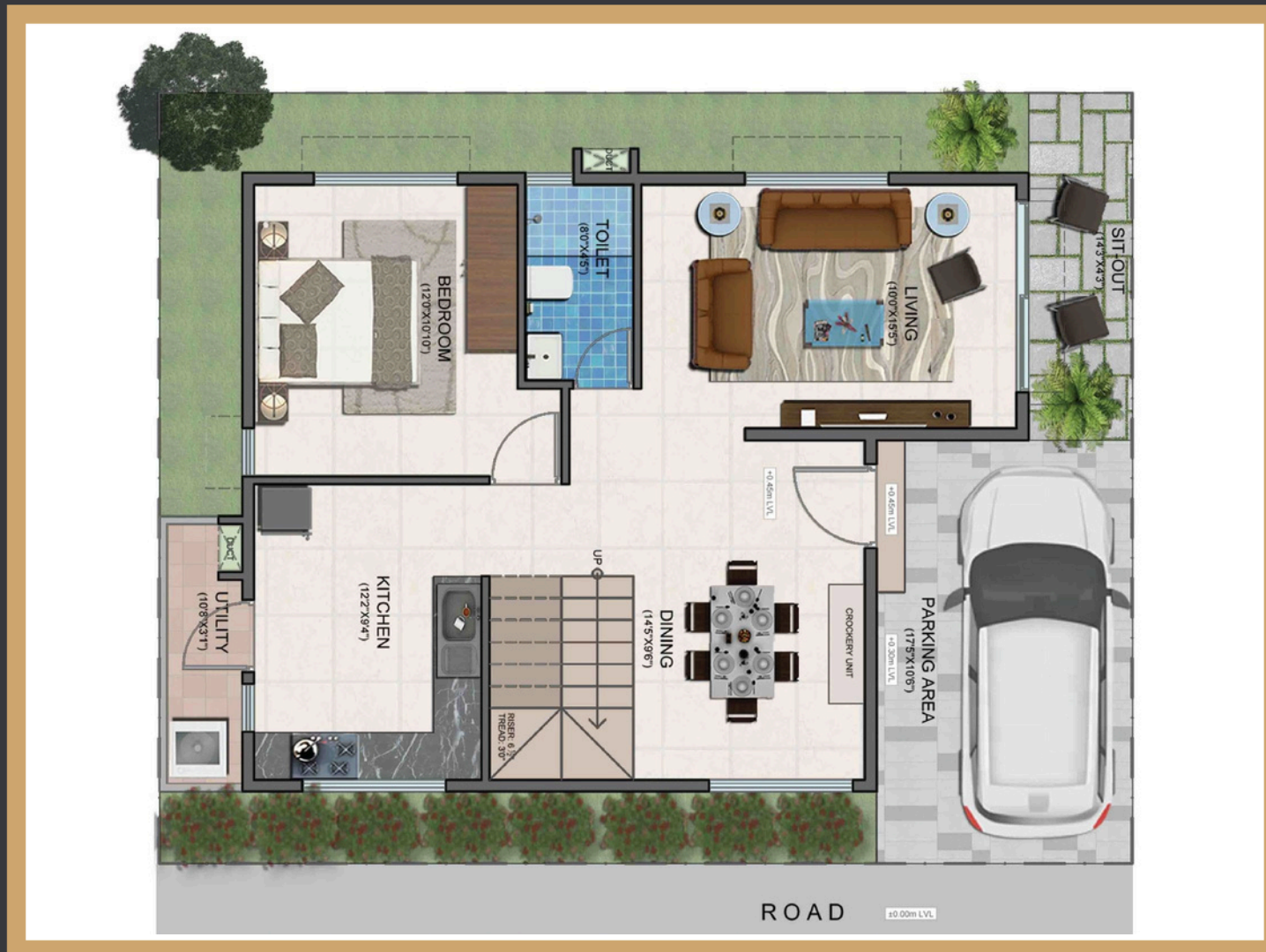


230



# 40X30 EAST VILLA

## 40X30 EAST VILLA- GROUND FLOOR



## 40X30 EAST VILLA TERRACE FLOOR

## 40X30 EAST VILLA- FIRST FLOOR







233

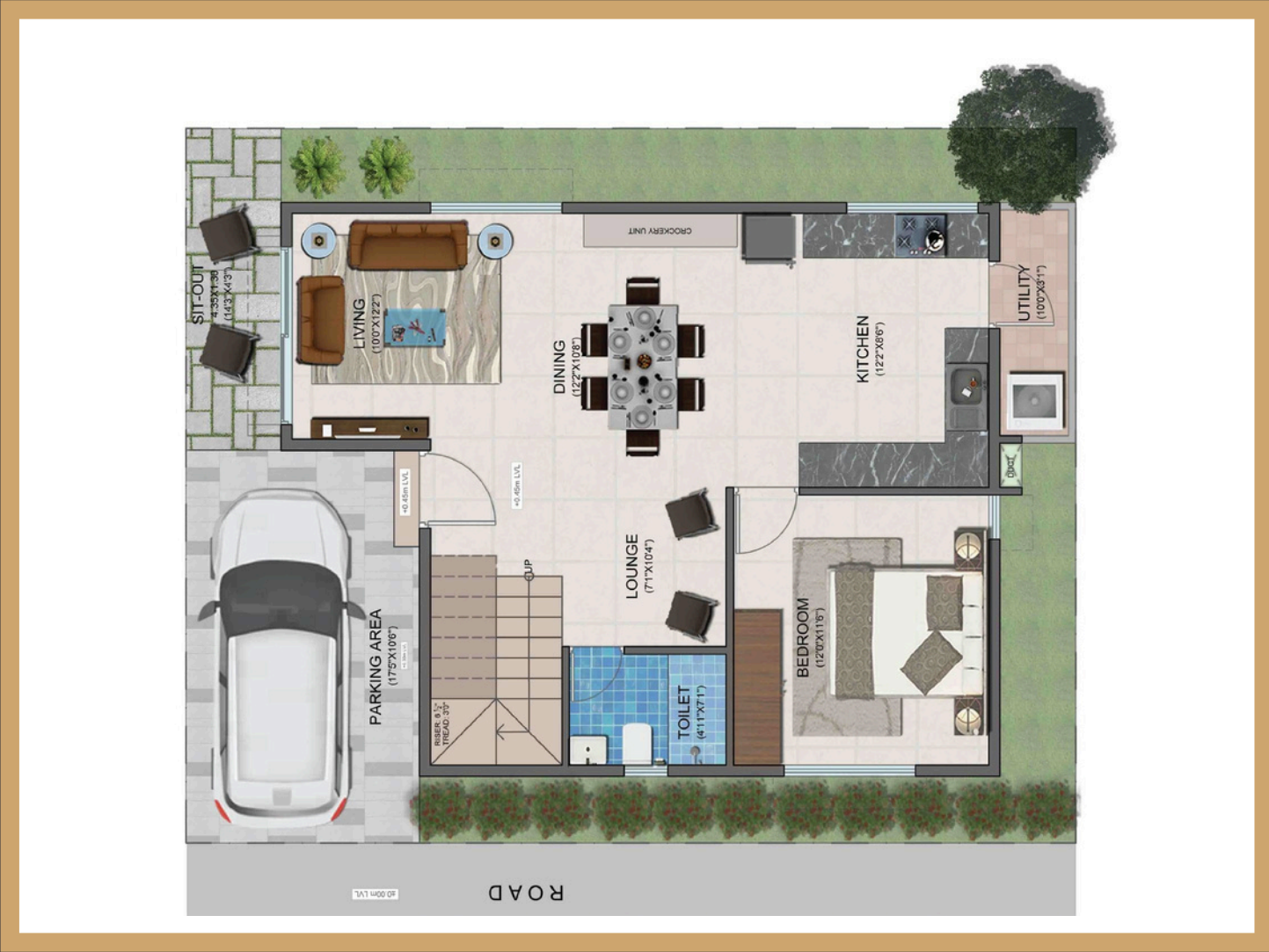
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# 40X30 WEST VILLA

40X30 WEST VILLA- GROUND FLOOR

40X30 WEST VILLA - FIRST FLOOR



40X30 WEST VILLA TERRACE FLOOR







219

KA-06 0009

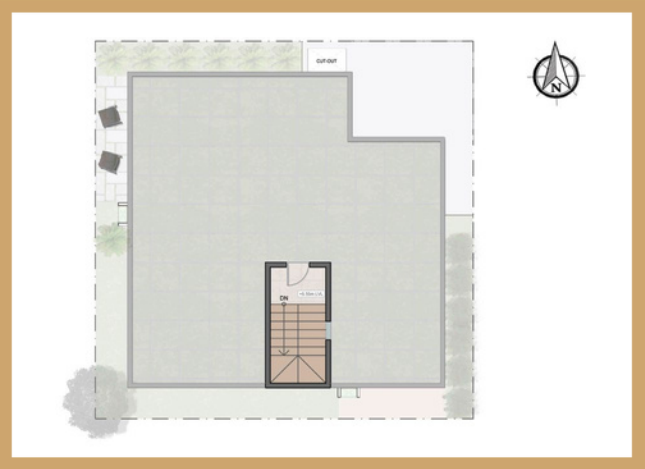


# 40X40 EAST VILLA

40X40 EAST VILLA - GROUND FLOOR



40X40 EAST VILLA - FIRST FLOOR



40X40 EAST VILLA TERRACE FLOOR







220

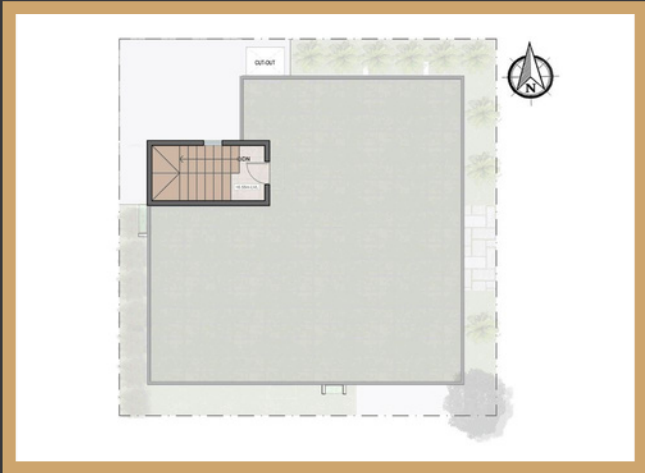


# 40X40 WEST VILLA

40X40 WEST VILLA - GROUND FLOOR



40X40 WEST VILLA - FIRST FLOOR



40X40 WEST VILLA TERRACE FLOOR





# PICTURE-PERFECT LOCATION FOR A PICTURESQUE HAPPINESS

Like jewels adorning a majestic crown, these exquisite dwellings find themselves in close proximity to Bangalore's illustrious IT hubs, rendering them an unparalleled treasure trove of convenience. Embrace the promise of unhindered access to the proposed Infosys Campus, SABIC R&D Campus, Wipro HQ, Outer Ring Road, Whitefield (ITPB), and Electronic City making it an iconic choice for the fortunate enough to savour the grandeur.







### School & Colleges

Chrysalis School, DPS East, NPS East, Green Wood High, Global Indian, TISB, International School Of Management Excellence, One World International, Head Start, Inventure Academy, Gear International, Azim Premji University, Indus International



### Hospitals

- Manipal Hospital
- Belenos Champion
- Spandana Heart & Super Speciality Hospital
- NATUS Women & Children Hospital
- Belenus Champion Hospital



### Workspaces

- RGA Tech Park
- Wipro SEZ
- Proposed Infosys Campus
- Whitefield
- Electronic City
- Bellandur



### Accessibility

To Sarjapur, ORR & Marathahalli, Whitefield, Electronic City



### IT Parks

- Electronic City, the IT hub is just 17 Kms away
- Bellandur ORR IT HUB is just 15kms away
- Whitefield ITPB and EPIP Hubs are just 17 km away



### Shopping Malls

- Market Square Mall
- Nexus Whitefield

#### Disclaimer:

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Contact us at 8123072680

Corporate office-3rd Floor, CAMLOT, Zone 2,6, 1st Main Rd, Road No.  
10, KIADB Export Promotion Industrial Area, Whitefield, Bengaluru,  
Karnataka 560066

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