Beautiful Boundaries



OXYRICH

OXYGEN RICH VILLAS

Off Chandapura-Anekal Road

RERA No.: PRM/KA/RERA/1251/308/PR/010325/007534

Villas private enough to forget the world exists.

- Bedrooms that are truly private.
- A private mezzanine lounge with a sky deck.
- A private terrace garden.

Not every door needs to lead to a conversation.
In these villas, your spaces know their boundaries;
bedroom retreat in quiet, away from the living room buzz.
A private lounge, a secluded garden; every corner curated
for those who value what can't be seen, only felt.



3 & 4 bed villas with
2 usable living rooms

Spread across
8 acres with 134 villas

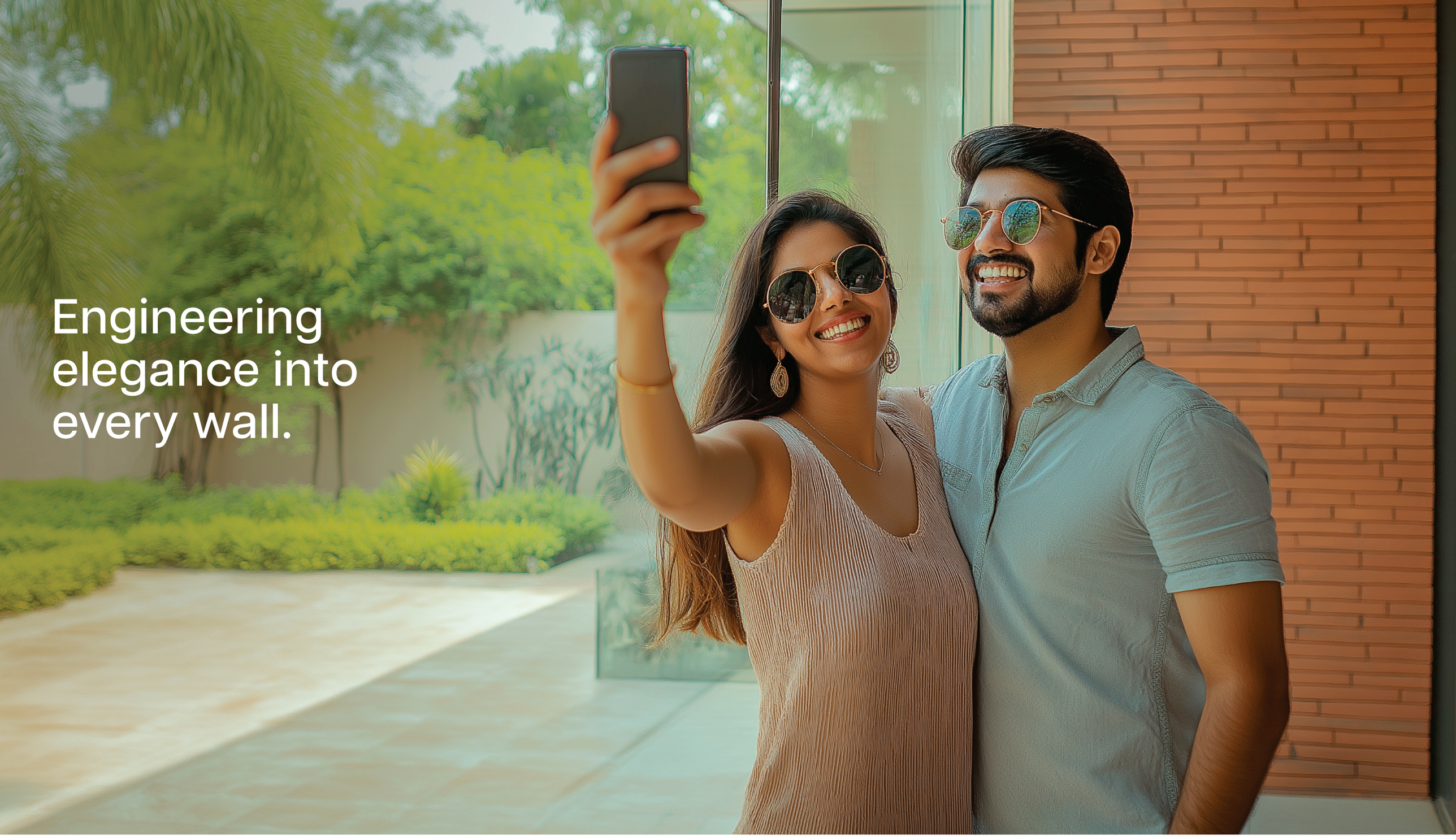
Spacious villas in
30x40, 33x40, 30x50 & 33 x 50 sizes

Approved by
BMRDA & RERA

A green escape in every direction.

Tucked amidst expansive greens and flowing landscapes, each villa is part of a layout that feels open by design, not chance. With large setbacks, lush surroundings, and space to simply be, it's a kind of openness that's as rare as it is refreshing.

- Large open space
- Lush, beautiful landscape
- Surrounded by trees



Engineering elegance into every wall.

Crafted with care and constructed to last, these villas are a testament to enduring quality. Every wall, every corner speaks of thoughtful engineering, premium materials, and attention to detail, offering you not just a home but peace of mind that stands the test of time.

- **6” walls** for better durability
- **Underground electricity** for a cleaner layout
- **Imported cladding bricks** from Vietnam
- **30 ft. and 40 ft. concrete roads**
- **Digital** door lock

Sunlit spaces throughout.

Kitchen | Living Room | Bathroom

Where sunlight pours in, and serenity takes over; welcome to kitchens, living rooms and bathrooms that echo the elegance of Mediterranean living. Nestled in Chandapura-Anekal, these thoughtfully designed spaces bring open skies, natural light, and refined style together in perfect harmony.

*Image used for representation purpose only

Why go out, when everything's in?

Not just amenities; your everyday luxuries. From workouts to wind-downs, the clubhouse and curated spaces bring leisure, fitness, and fun right to your doorstep.

10,000 SQ. FT.
CLUBHOUSE

Clubhouse Amenities

- Multipurpose Hall
- Cafe
- Gym
- Indoor Games
- Suite Rooms

Outdoor Amenities

- Hoop Court
- Badminton Court
- Tennis Court
- Open Air Theater
- Senior Citizens Park
- Kids Play Area
- Pond
- Swimming Pool
- Pet Park
- Temple





Swimming Pool



Gym



Cricket Pitch



Badminton



Open Air Theater



Senior Citizens Park



Tennis Court

*Image used for representation purpose only

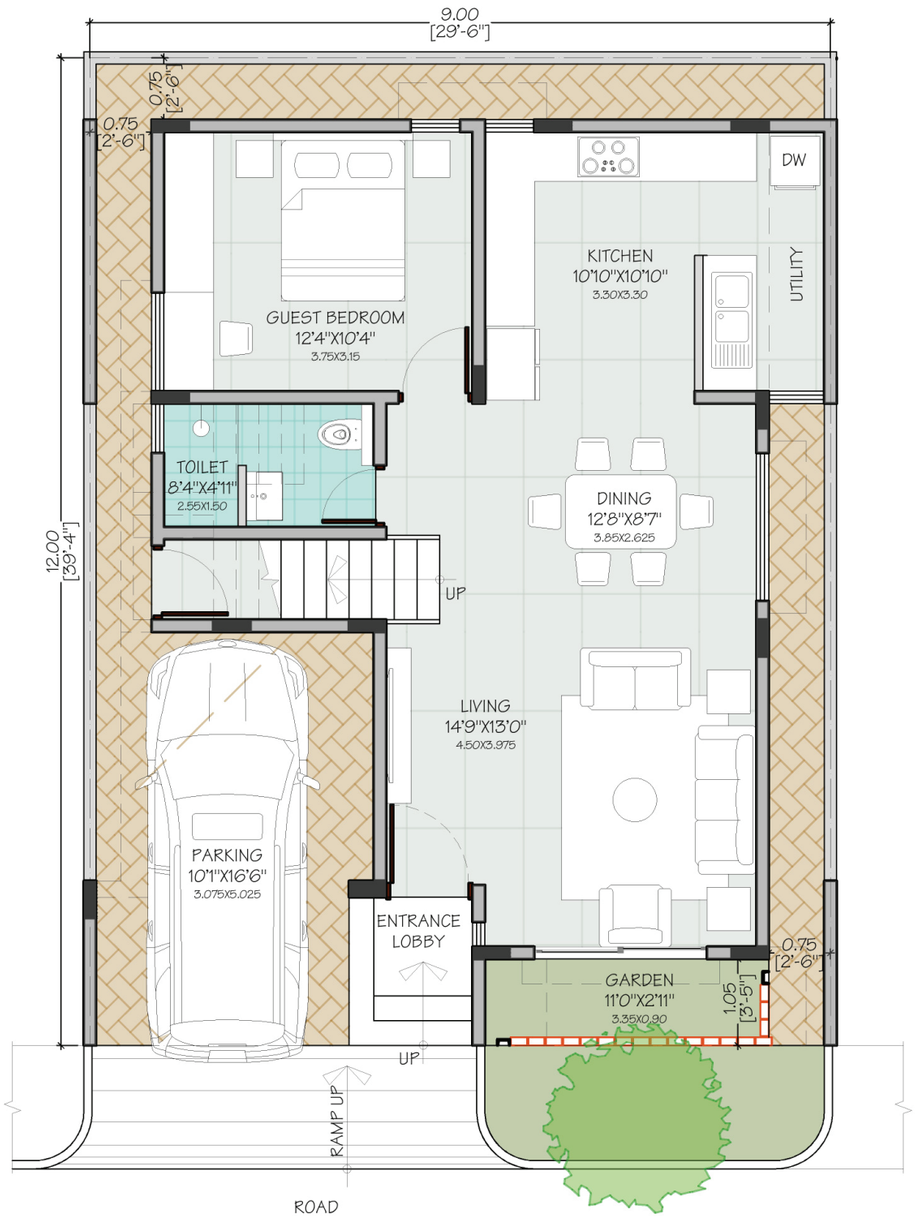
Master Plan


N
W
E
S
KHB PARK
KHB PARK
STP
MAIN STREET
MAIN STREET
MAIN STREET
BRIDGE
6TH CROSS
5TH CROSS
4TH CROSS
3RD CROSS
2ND CROSS
1ST CROSS
2ND CROSS
1ST CROSS
SUMP
D.G
ENTRY/ EXIT
A HOOP COURT
B MULTIPURPOSE COURT
C TENNIS COURT
D OPEN AIR THEATRE
E SENIOR CITIZENS PARK
F PET PARK
G CRICKET PITCH
H KIDS PLAY AREA
I CLUB HOUSE
J SWIMMING POOL
K TRANSFORMER YARD
L POND
M TEMPLE
N VISITOR'S PARKING
E W 9 X 12 M, 9.14 X 12M
E W 9.14 X 15.24 M (1500 Sq.Ft.)
E W 10 X 12 M (1292 Sq.Ft.)
10 X 15.24 M (1640 Sq.Ft.)
OTHER SIZES

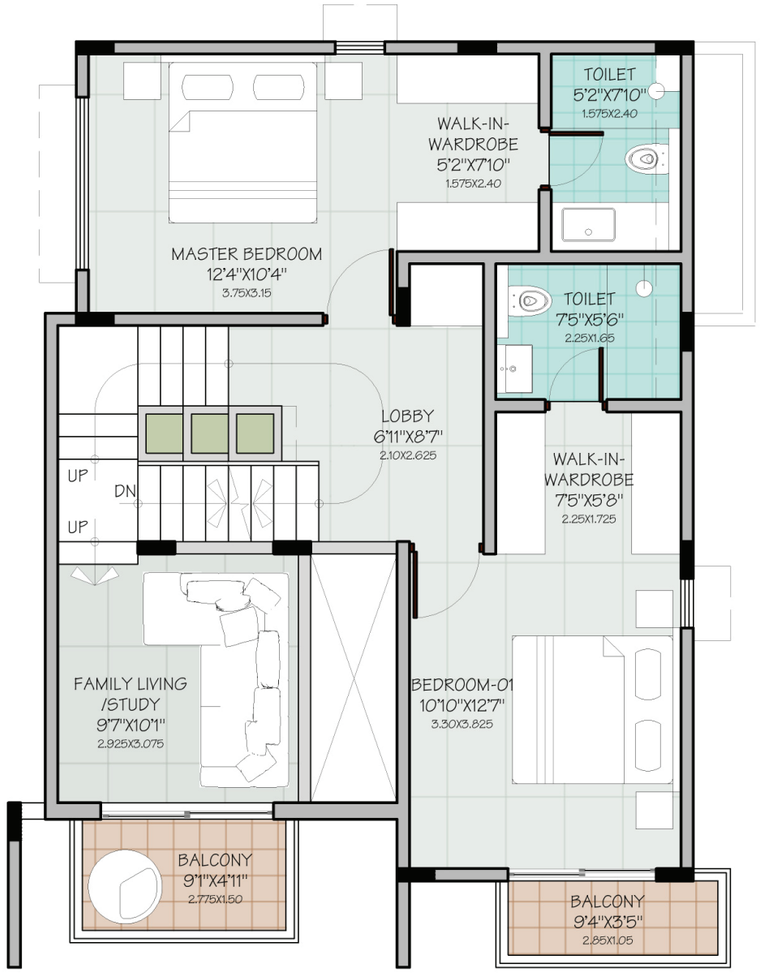
3 BHK Villa Plan

EAST & WEST FACING ON 30ft. x 40ft. PLOT

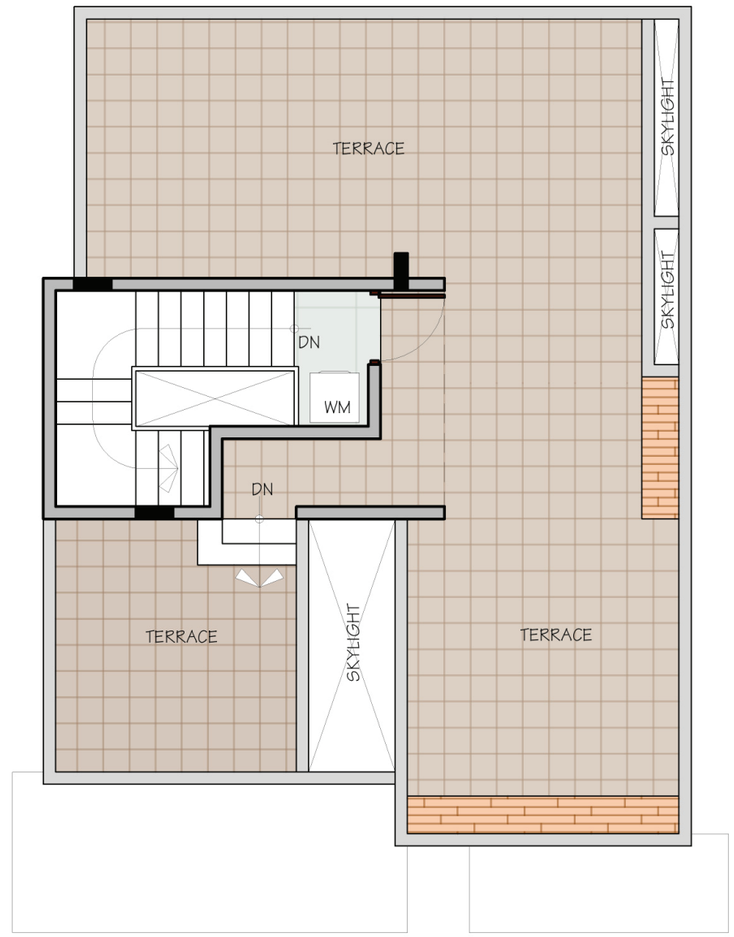
SBA - 2070 sq.ft.



GROUND FLOOR
BUILT -UP AREA : 970 SFT



FIRST FLOOR
BUILT -UP AREA : 944 SFT

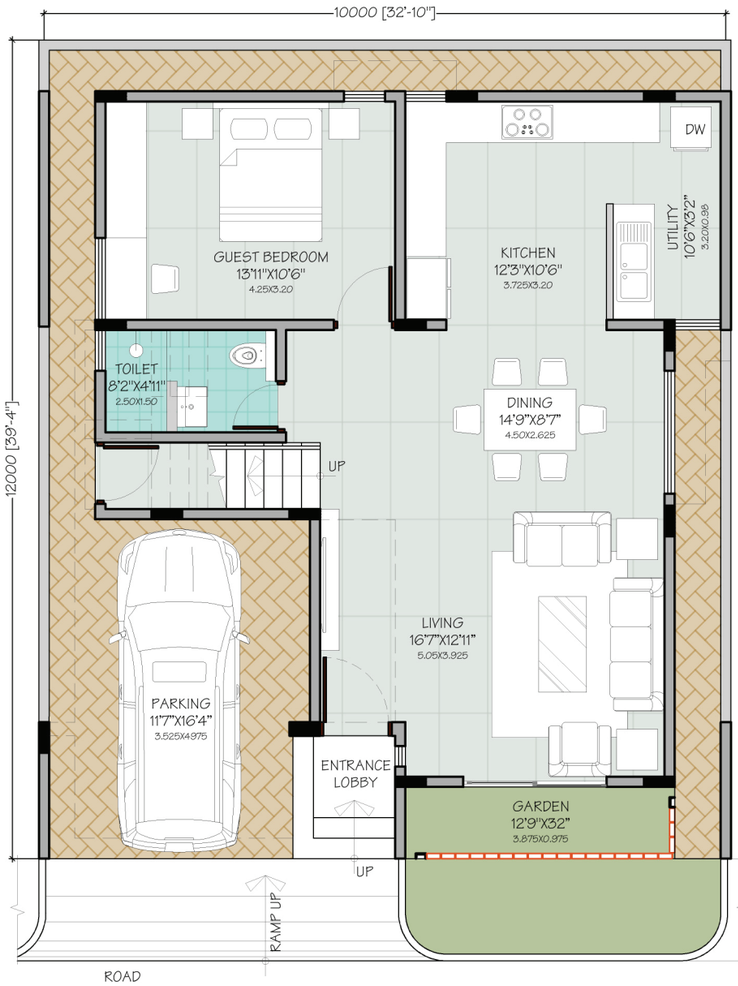


TERRACE FLOOR
BUILT -UP AREA : 153.5 SFT

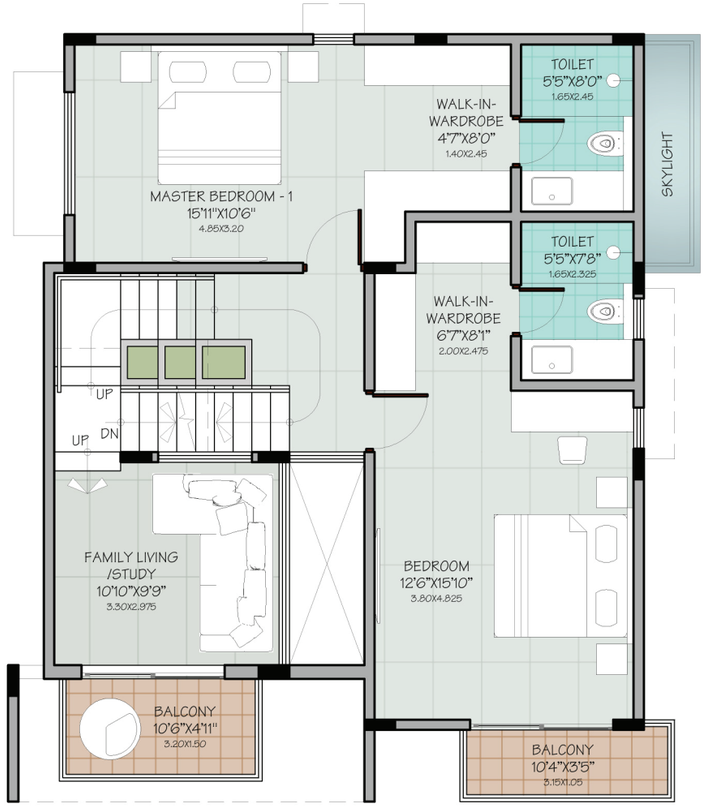
4 BHK Villa Plan

EAST & WEST FACING ON 33ft. x 40ft. PLOT

SBA - 2607 sq.ft.



GROUND FLOOR
BUILT -UP AREA : 1,087.7 SFT



FIRST FLOOR
BUILT -UP AREA : 1,071.5 SFT

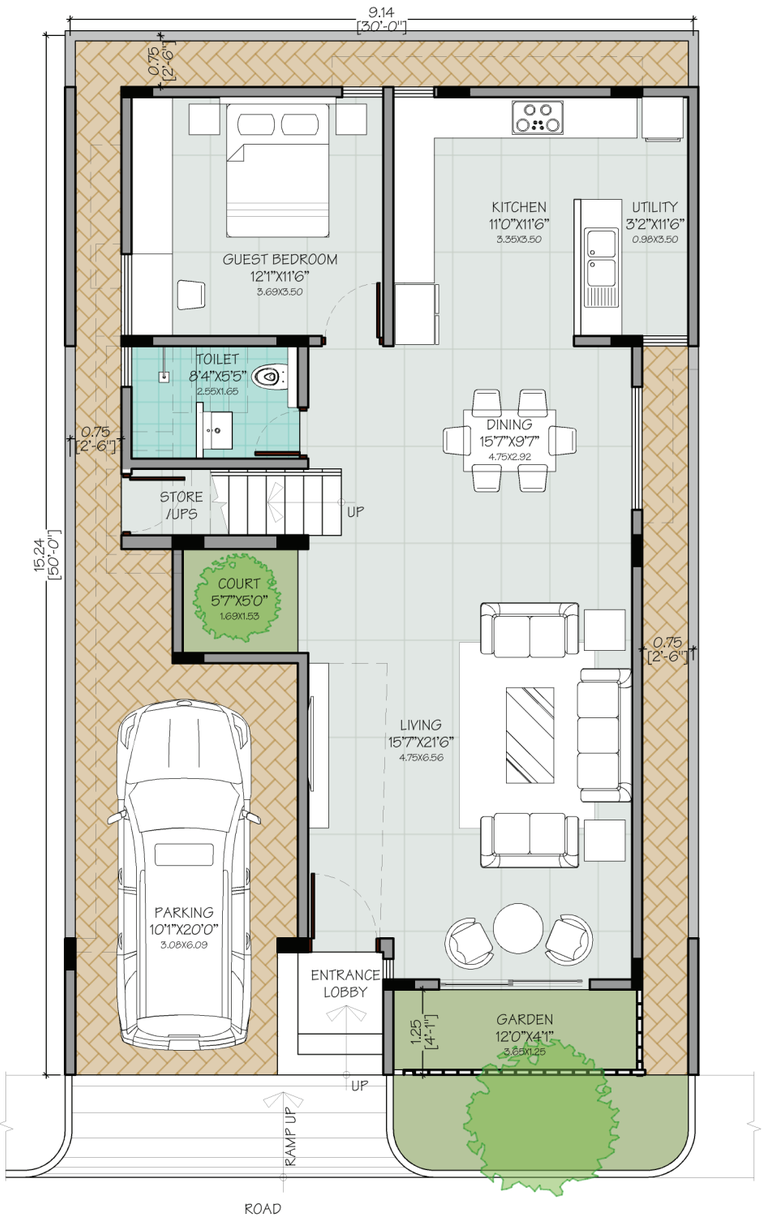


TERRACE FLOOR
BUILT -UP AREA : 448.5 SFT

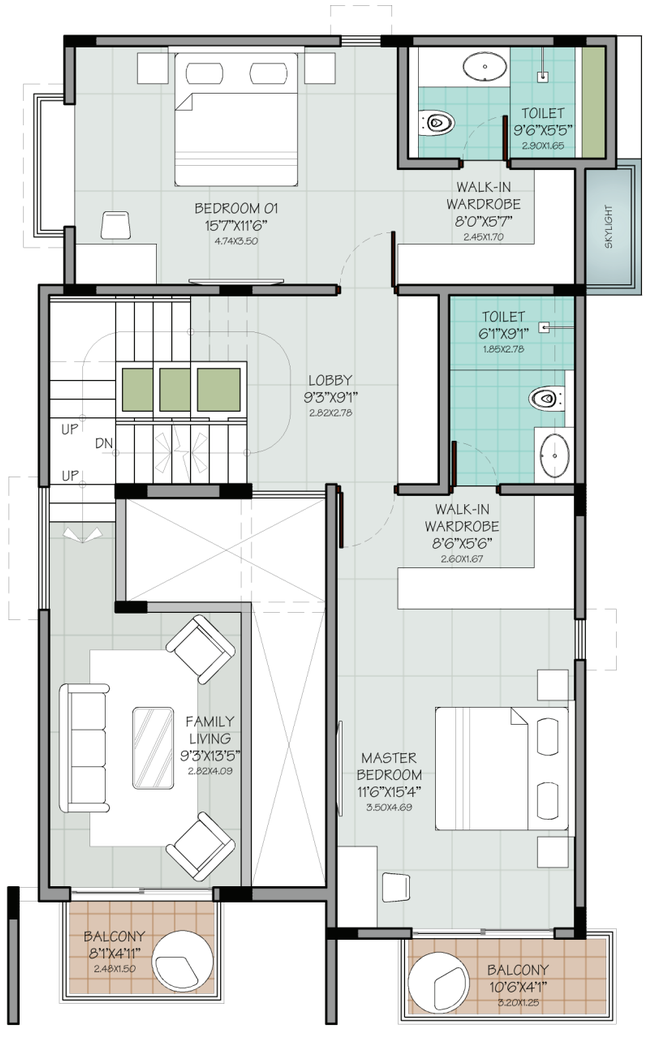
4 BHK Villa Plan

EAST & WEST FACING ON 30ft. x 50ft. PLOT

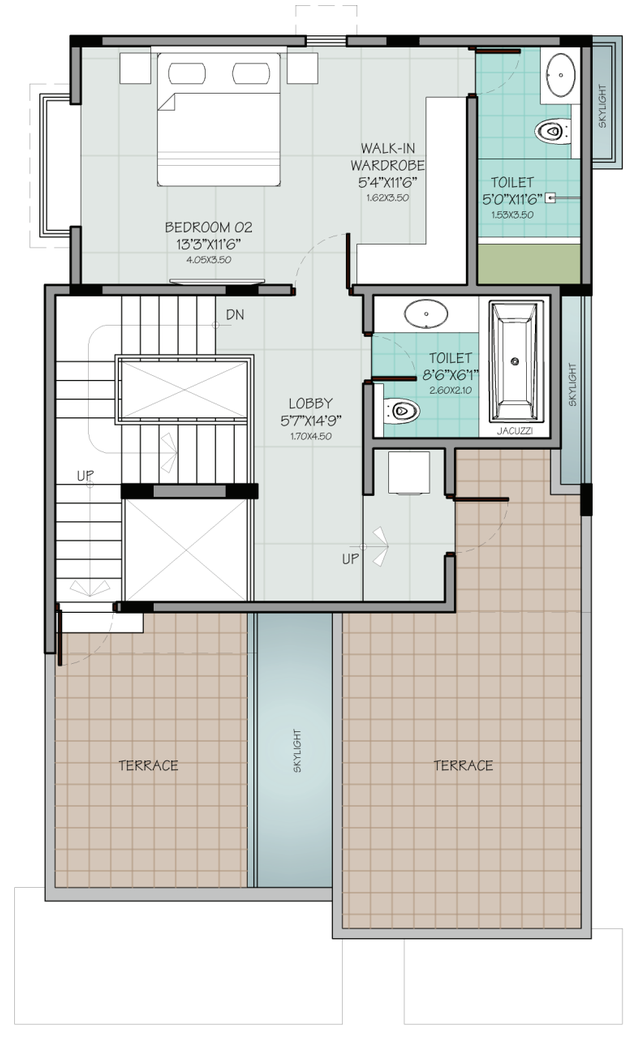
SBA - 3219 sq.ft.



GROUND FLOOR
BUILT-UP AREA : 1,250 SFT



FIRST FLOOR
BUILT-UP AREA : 1,259 SFT

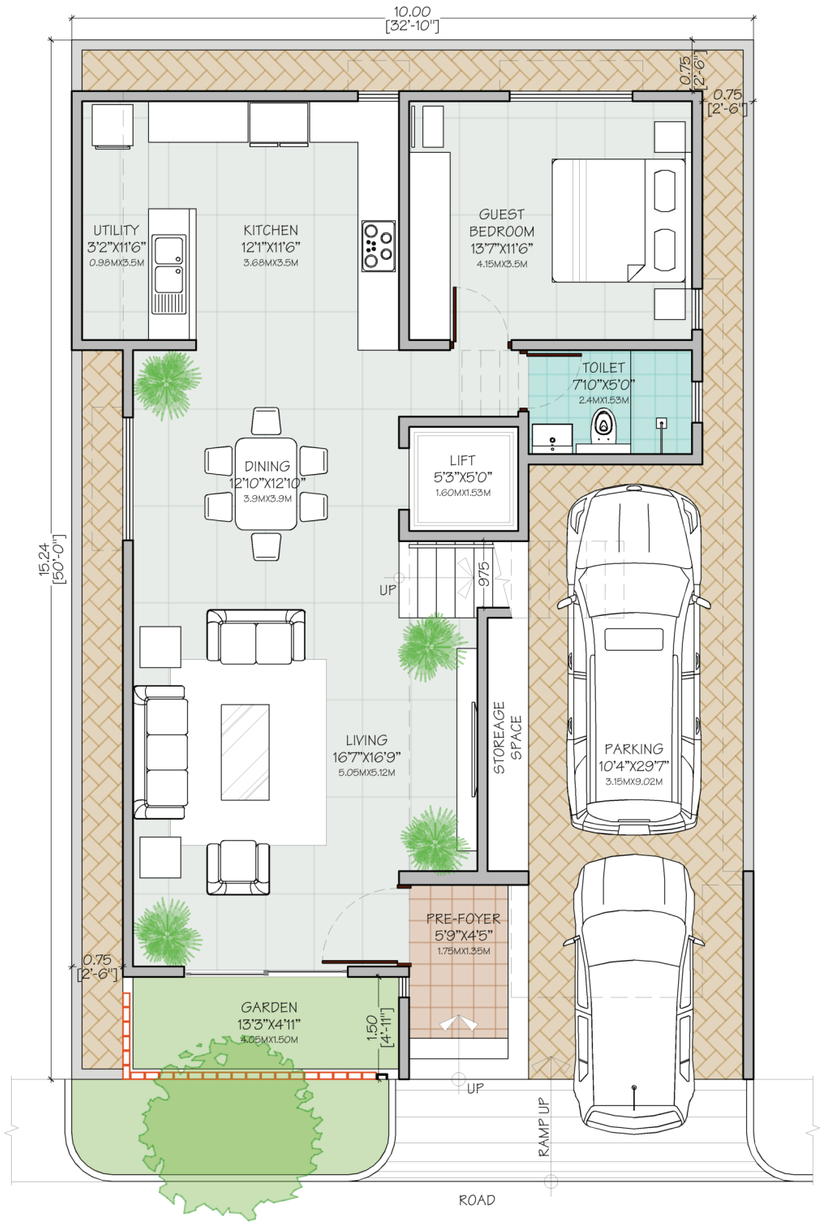


SECOND FLOOR
BUILT-UP AREA : 710 SFT

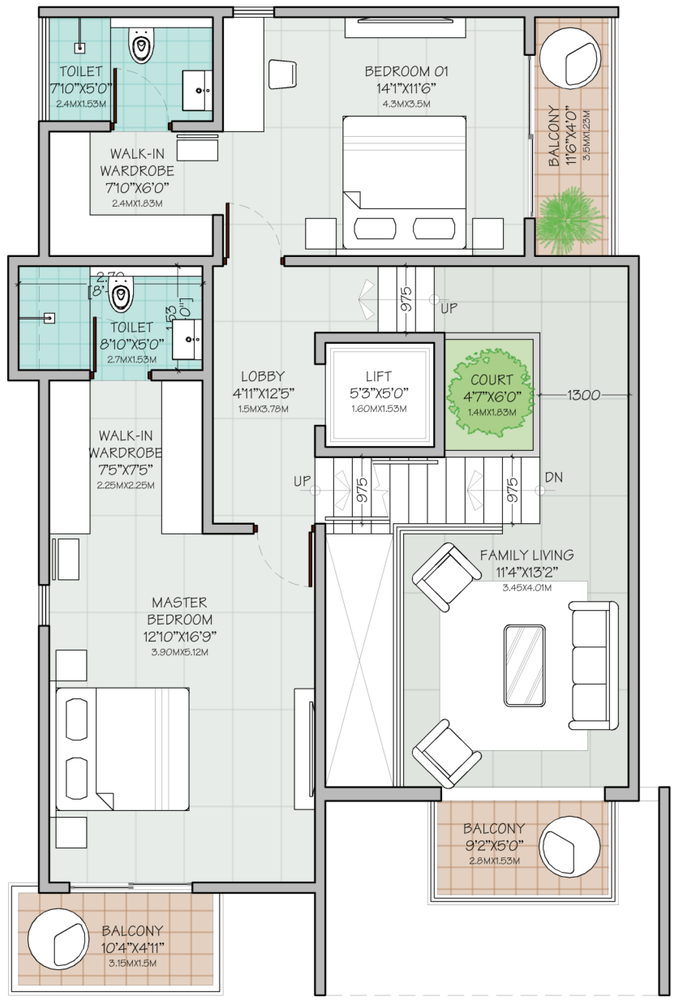
4 BHK Villa Plan

EAST FACING ON 33ft· x 50ft· PLOT

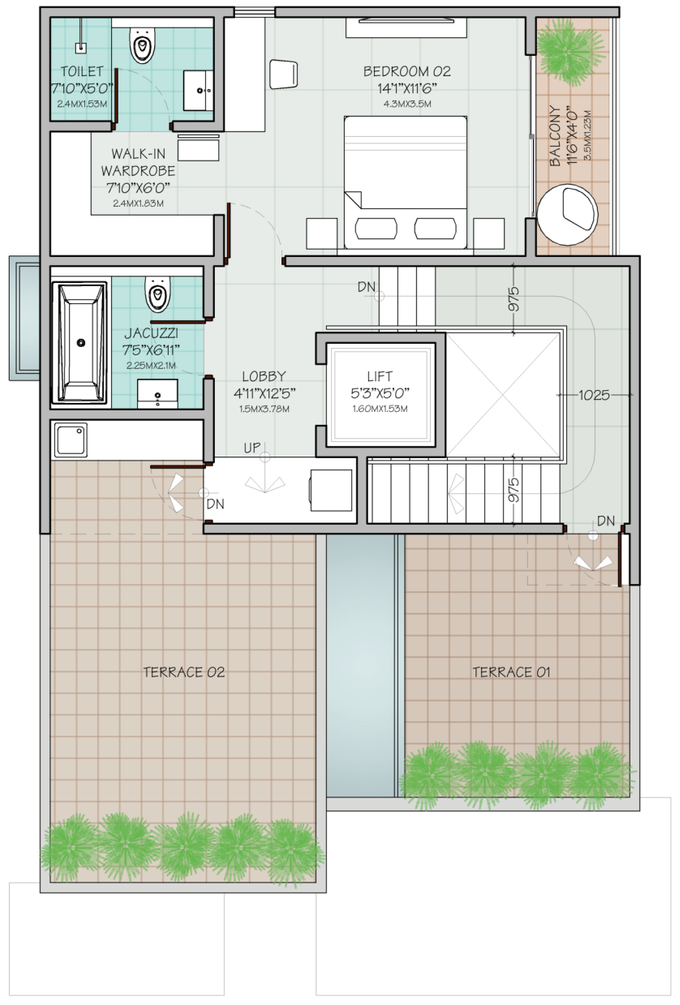
SBA - 3495 sq.ft.



GROUND FLOOR
BUILT-UP AREA : 1,405.44 SFT



FIRST FLOOR
BUILT-UP AREA : 1,369.81 SFT



SECOND FLOOR
BUILT-UP AREA : 720 SFT

Here’s where you’ll live better.

10 mins	Alliance University
10 mins	Chandapura
18 mins	Narayana Health City
18 mins	Mazumdar Shaw Medical Center
20 mins	Bommasandra Metro Station
25 mins	KIADB Industrial Area
25 mins	Electronic City
30 mins	Swift City



Specifications

Structure

- RCC-framed structure.
- Solid cement block masonry of 6" thickness for all internal and external walls.
- Internal walls with smooth finish plaster and external wall sponge finsih.
- 10 feet floor-to-ceiling height for all floors.
- Sunken slabs for all balaconies, toilets and terrace with waterproofing.
- Anti-termite protection during the foundation stage.

Painting

- **Internal Walls:** 2 coats of cement-based putty, 1 coat of primer and 2 coats of premium emulsion paint.
- **External Walls:** Combination of 2 to 3mm thickness textured coat, 1 coat of exterior primer and 2 coats of exterior weatherproof Apex paint.
  Make: Asian/Dulux or equivalent paint.

Flooring

- 5'x2'8" large vitrified tiles for all flooring areas like living and dining, bedrooms, etc...
- 8"X24' wooden finish strip tiles flooring for master bedroom.
- Anti-skid wooden texture ceramic tiles for balcony, decks and terrace.
- Parking area finished with vehicle grade vitrified tiles.

Bathroom

- 2'x4' size of vitrified tiles, 10 feet high dado.
- Anti-skid vitrified tiles for toilet floor.
- Dual flush WC with health faucet in all toilets. Make: Geberit or equivalent.
- Wall-mounted water closets and wash basins. Make: Toto or equivalent.
- Shower heads and bath mixers, single lever diverter for all showers and single lever mixer for all washbasins. Make: Jaquar or equivalent.
- Provision of solar water heater to supply hot water to all toilets. And CPVC will be Ashirvadh/Prince or equivalent PVC.

Kitchen

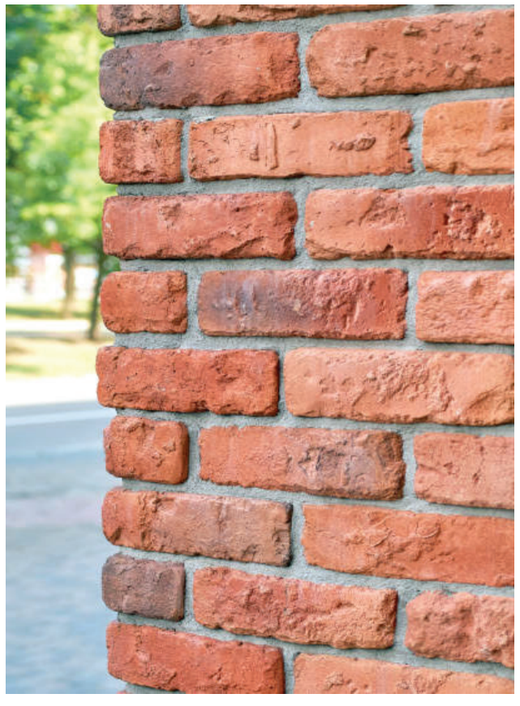
- Counter above 2' vitrified glazed tiles.
- Provision of washing machine and dishwasher in the utility area.
- Provision for instant water heater and water purifier.

Doors and Hardware

- **Main door:** Architrave engineering frame with designer veneered door shutter.
- Hardware: Digital smart door.
- **Other doors:** Architrave engineering frame with designer laminated door shutter.
- Hardware: Mortise lock and stainless steel.

Windows

- 3 Track UPVC windows with 5mm clear toughened glass.



Staircase

- 20mm granite finish for landing, treads and riser in common area.
- SS304-grade stainless steel finish railing with 10mm toughened glass.

Electrical

- Concealed FR grade wiring with PVC insulated copper wires.
- Modular switches: Anchor, Roma or equivalent.
- 5 KW 3 phase power for all villas.
- TV and telephone points in the living, family and all bedrooms.
- ELCB and individual meters for all villas.
- Provision for AC in living, dining, and in all rooms.
- Provision for exhaust fans in all toilets.
- Provision for EV charging point in the parking area for every villa.



DG Power

- Backup power of up to 5 KW to all villas and 100% for common services.

Water Supply

- Continuously treated domestic water supply.
- Water supply to each house through centralised hydropneumatic system.
- Centralised water softener plant, STP and recycled water will be used to maintain the project landscape.

Security System

- The entire project is secured with a compound wall and entrances will be manned by security.
- 24/7 CCTV monitoring at all common areas, black spots and entry/exit points.
- Smart digital locking system for the main gate.

Streets

- Concrete roads with stone cobble paving for pathways and street design that enables safe driving.
- LED streetlights ensure adequate night-time safety.
- Streets with clear signposting.
- All services and piping are built under pavement to avoid the excavation of roads.

Environmental Aspects

- Street Rainwater Harvesting.
- Stormwater flow control through groundwater recharging.
- Adequate tree planting with native species.

Planning

- Vaastu-compliant placement of entry doors in the kitchen and master bedroom for every villa.
- Spacious, well-lit and well-ventilated spaces.



Site Address

Sy no 503, 508/4, 509/3, 533/1 533/2
Marasuru Village, Kasaba Hobli, Anekal,
Bengaluru Urban - 562106

OXYRICH

73378 97507

www.oxyrichvillas.com

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