

OASIS

A COURTYARD HOME

₹ 1.65 Cr onwards

2,559 Sq ft South
Facing Plot

2,267 Sq ft
Built-up Area

Covered
2-Car Parking

Courtyard for
Natural Light



Aksh Garden, DABC Arboretum, Polachery, Mambakkam

Welcome to a home that has been designed for families that value design, wellness, and progressive living.

Every element has been shaped to create a home that breathes, adapts to climate, and inspires.

Call Now: 99406 18055

Sustainable architecture by Xate Haus

www.xatehaus.com



Design Overview

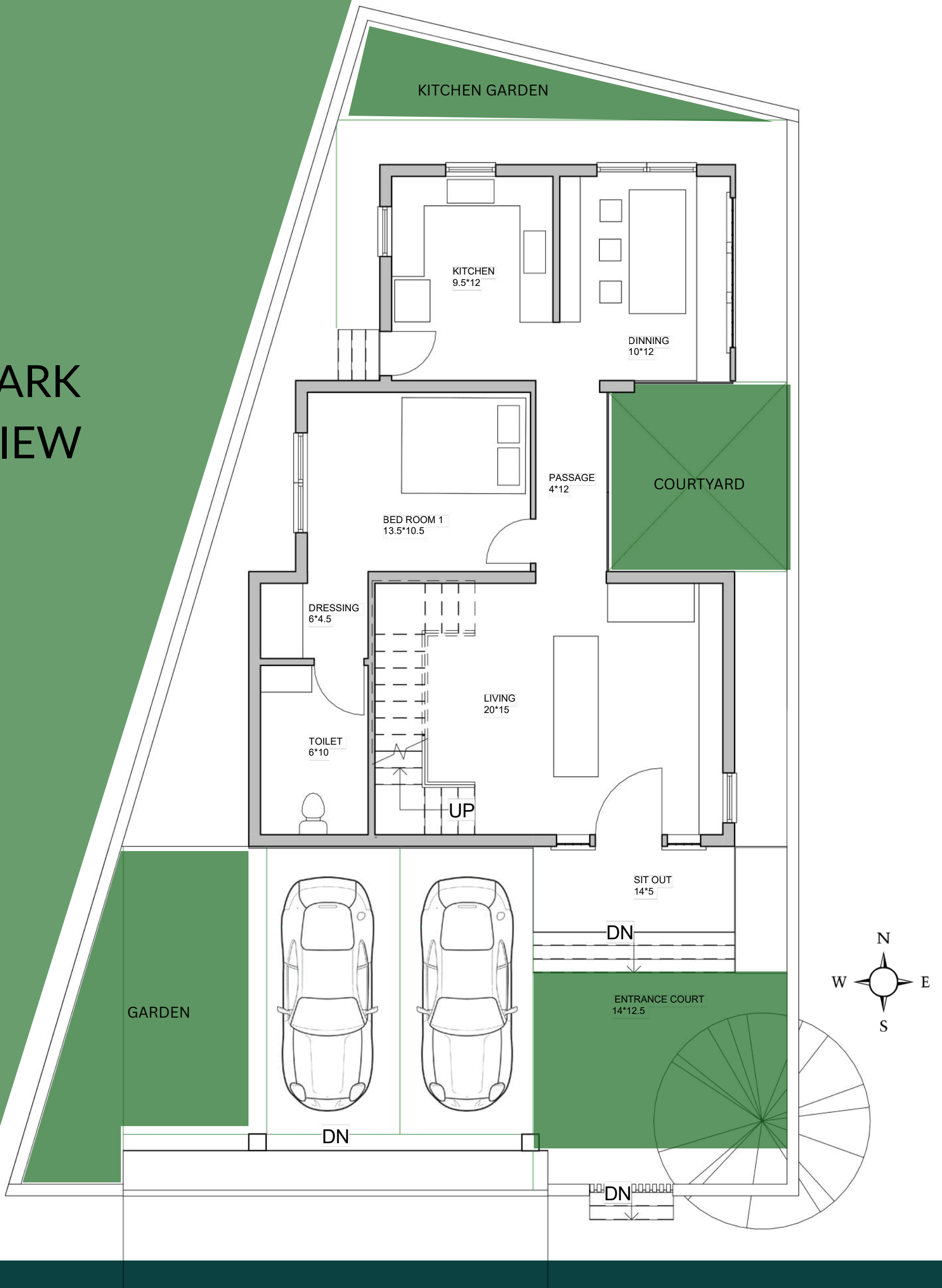
The Ground Floor opens with a welcoming entry court for two car parks, leading into interconnected living, dining, and kitchen spaces. A bedroom with an attached toilet and a pooja space provided within the dining.

An open-to-sky courtyard, infusing light and greenery into the home's core.

The First Floor hosts two bedrooms with attached toilets, and a rear terrace. offering privacy and seamless indoor-outdoor connection.

GROUND FLOOR PLAN

PARK
VIEW



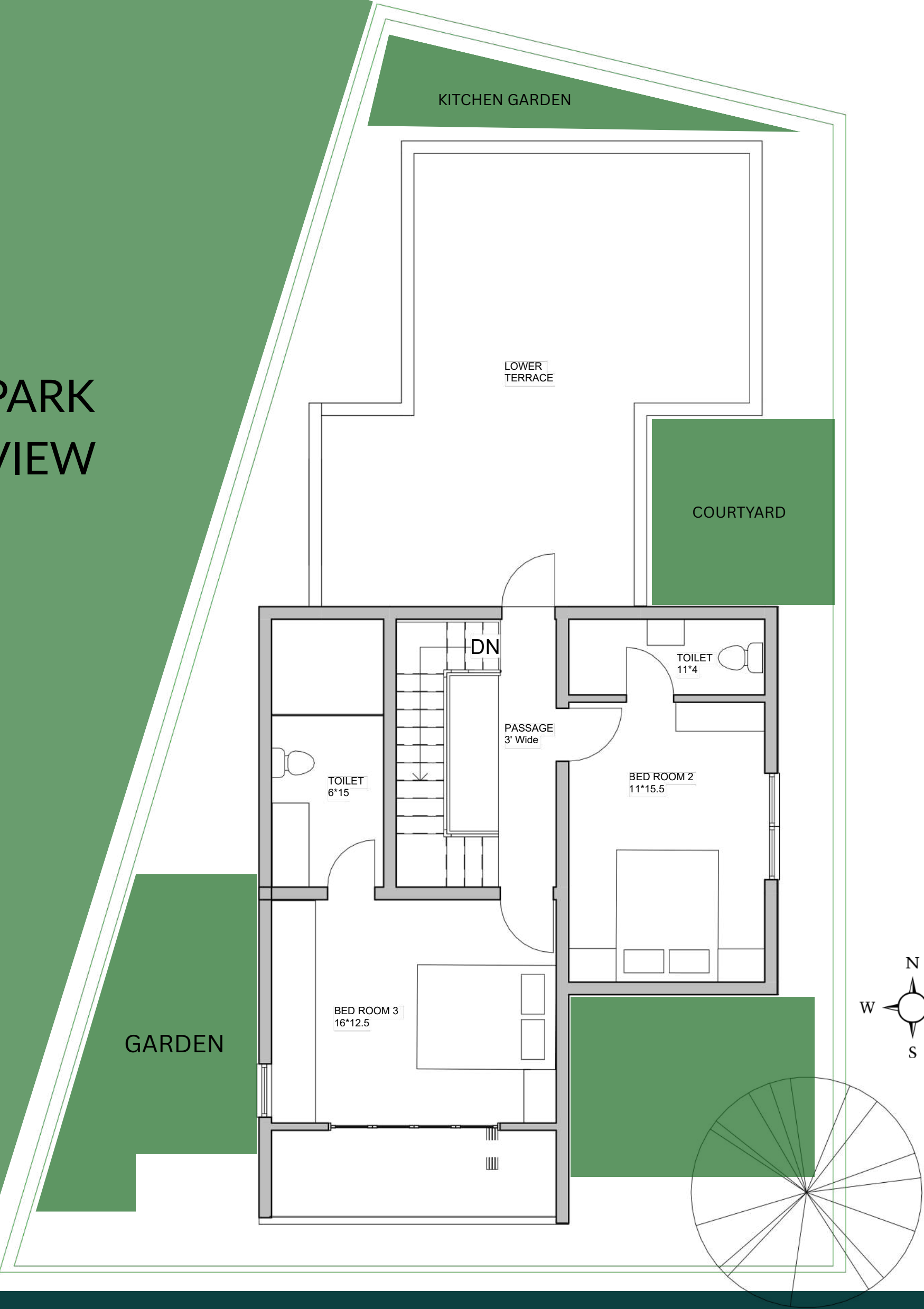
A south-facing entry court welcomes you in, doubling as shaded parking and a heat buffer.

The living, dining, and kitchen open around a bright courtyard, bringing greenery and airflow indoors.

Toilets on the west act as thermal shields, while east and north openings draw in morning light and soft breezes.

FIRST FLOOR PLAN

PARK
VIEW



A projected balcony and jaali-screened terrace provide shade and cross-ventilation.

The living-study deck overlooks park views, creating a serene retreat.

Two airy bedrooms open to light-filled spaces, ensuring privacy, comfort, and a strong indoor-outdoor connection.



Location Advantages

Well-Connected to Every Landmark

Airport — 30 min drive

Kilambakkam Bus Terminus — 30 min

SIPCoT Siruseri / OMR — 15 min

Medavakkam & Kelambakkam — 20 min

Vandalur Railway / GST Road — 30 min

Education & Institutions Around

Schools: Velammal Global, Christwood, SBOA International, Maharishi Vidya Mandir, Tatva Primary

Colleges & Universities: VIT Chennai, Sathyabama University, Sri Venkateswara Dental College, Agni College of Technology IIITDM, Tagore College, Jerusalem College of Engineering

Healthcare & Lifestyle

Hospitals: Chettinad, Global Health City, Tagore Medical College Hospital

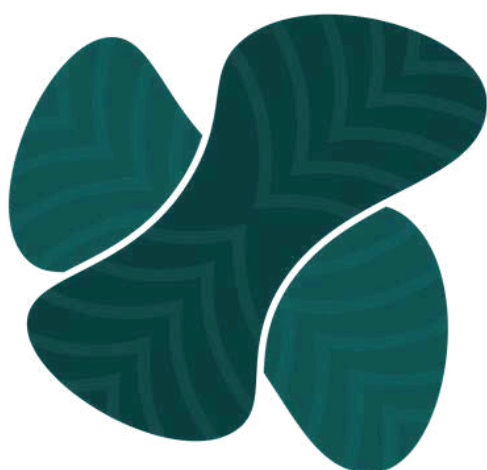
Nearby: Local markets, cafes, supermarkets, and recreation zones

The Growth Edge

On the fast-developing Kelambakkam–Vandalur corridor — a future-ready zone blending access, infrastructure, and investment potential

For Enquiries

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**Xate
Haus**

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