

AN EXCLUSIVE VILLA COMMUNITY

FAIRVIEW VILLAS

by MFX Homes

AN ENTERPRISE OF MICROFX

PRIVATE VILLAS · LUSH CANOPY · CONTEMPORARY LIVING

An intentional neighborhood of just fifteen homes

Nestled within the verdant canopy of Mannanthala

Where architecture follows the path of light
and the loudest sound is the breeze through the trees

MANNANTHALA · THIRUVANANTHAPURAM

BY CHANDRAMOHAN ASSOCIATES

LIMITED COLLECTION · GATED COMMUNITY

The Vision

Fairview Villas is an intentional collection of designer residences by MFX Homes, nestled within the verdant canopy of Mannanthala, Thiruvananthapuram. Designed by Chandramohan Associates, each villa is a considered composition of light, volume and material — contemporary tropical architecture that remains deeply respectful of the Kerala landscape.

Spacious floor plates, private elevators and double-height living volumes are oriented to capture soft morning light and offer cool afternoon shade. Warm accent façades, deep overhangs and solar-ready roofs complete a refined architectural language that feels both current and timeless — a home designed to filter the world while remaining quietly connected to it.

15+

Private Villas

7

Distinct Typologies

1,800–3,300

Sq.Ft. Residences

Gated

Secure Community



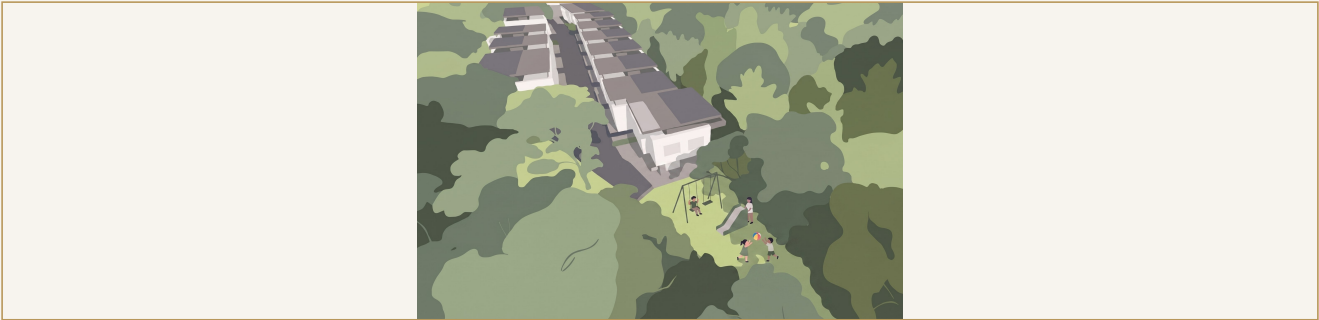
Location & Connectivity

Mannanthala is a serene residential suburb of Thiruvananthapuram, situated along the Main Central Road approximately 10 km north of the city centre. The location offers excellent connectivity while preserving the quiet,

~10 km City Centre / East Fort	~12 km Trivandrum International Airport
~10 km Trivandrum Central Railway	~8 km Technopark / IT Corridor
~2 km Nalanchira Junction / MC Road	Nearby Schools · Hospitals · Temples

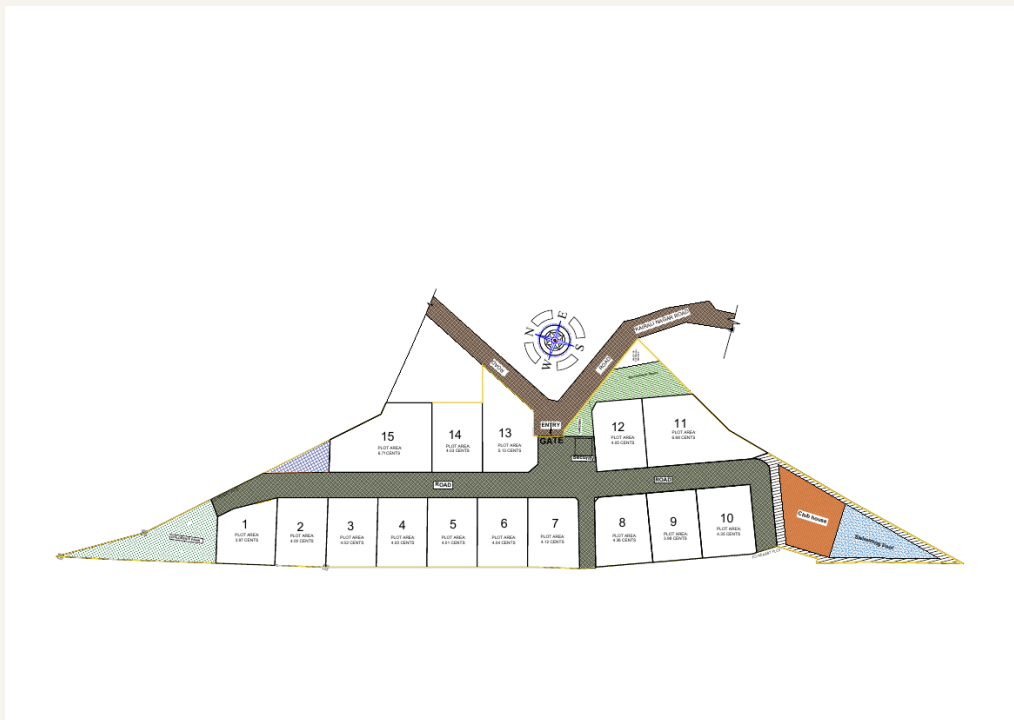
Neighbourhood Character

- Quiet, established residential fabric with mature tree cover
- Proximity to premier educational institutions
- Easy access to medical facilities and daily convenience
- Spiritual landmarks including Anandavaleeswaram Temple
- Strong public transport links via KSRTC on MC Road



Master Plan

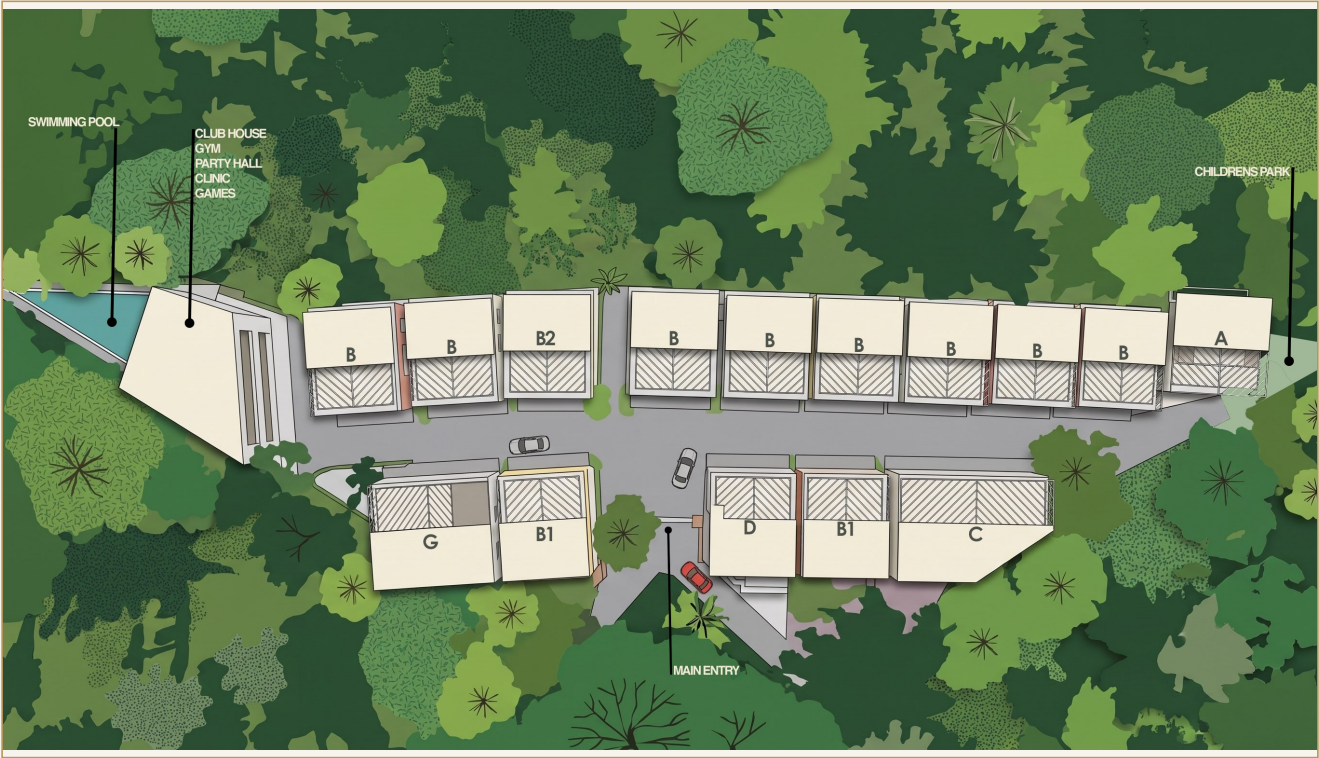
Gated community with clear road hierarchy, green buffers and shared amenities



On-site Amenities

- Infinity-edge swimming pool with living green wall
- Club House — Gymnasium, Party Hall, Clinic & Games
- Dedicated Children's Play Park
- Landscaped common greens and tree buffers
- Controlled main gate and internal roads
- Guest and visitor parking provisions

Villa Placement



Types A, B, B1, B2, C, D & G carefully oriented for privacy, light and outlook

Type A	Type B series	Type C	Type D	Type G
1,813 sq.ft	1,919–2,037	3,366 sq.ft	2,129 sq.ft	3,052 sq.ft

Each villa is positioned to offer a rare balance of shared privacy and personal solitude — an intentional neighbourhood rather than a dense development.

Villa Configurations

Type	Ground	First	Total	Porch	Units
A	887	926	1,813 sq.ft	175	—
B	946	973	1,919 sq.ft	250	Multiple
B1	955	1,082	2,037 sq.ft	250	2 Nos
B2	912	1,026	1,938 sq.ft	210	1 No
C	1,683	1,683	3,366 sq.ft	300	1 (6.7 c)
D	983	1,146	2,129 sq.ft	210	—
G	1,457	1,596	3,052 sq.ft	300	—

All villas are two-storey residences with private lift, car porch and landscaped setbacks. Areas are approximate built-up.

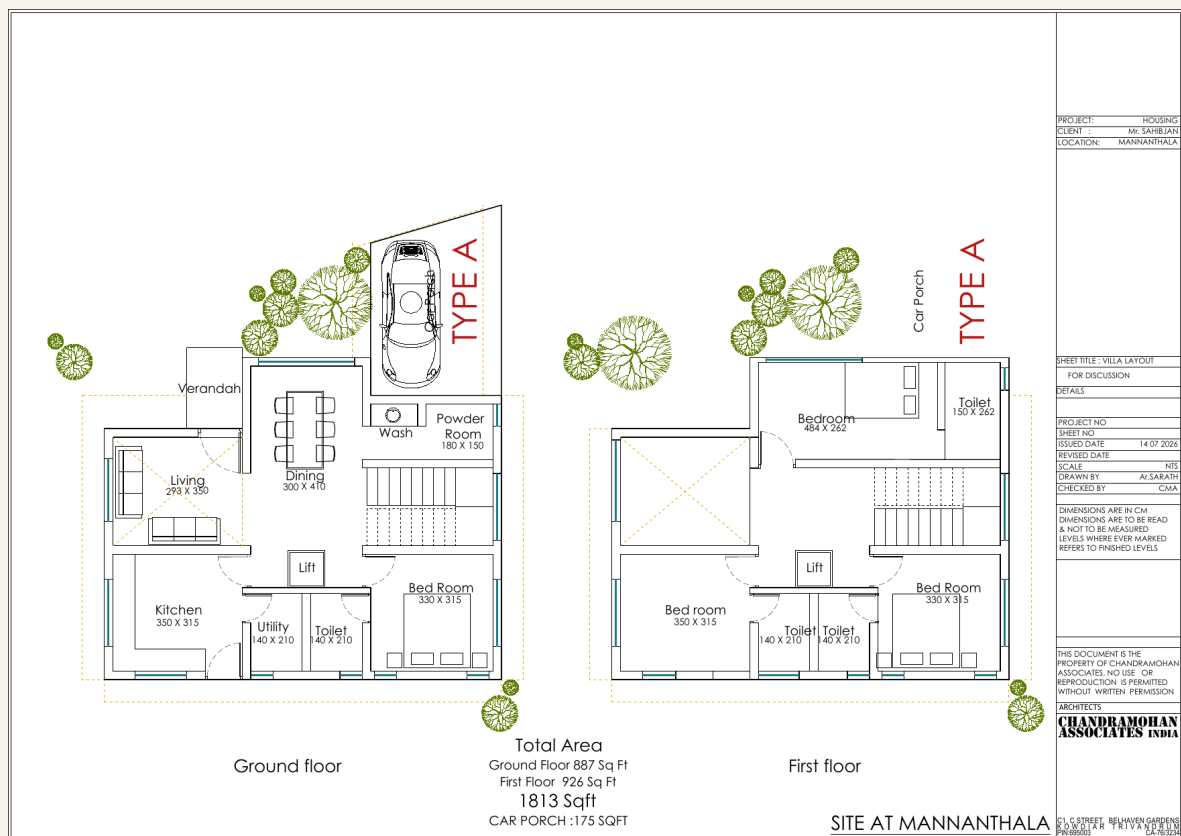
Signature Features

- Private elevator connecting both levels
- Generous living–dining volumes with natural light
- Modular kitchen with utility / work area
- Multiple bedrooms with attached facilities
- Powder room on ground floor (select types)
- Covered car porch + additional parking
- Verandah, balcony or pebble court elements
- Contemporary elevations with warm accents



Floor Plans

TYPE A · 1,813 sq.ft | Ground 887 + First 926 | Car Porch 175 sq.ft



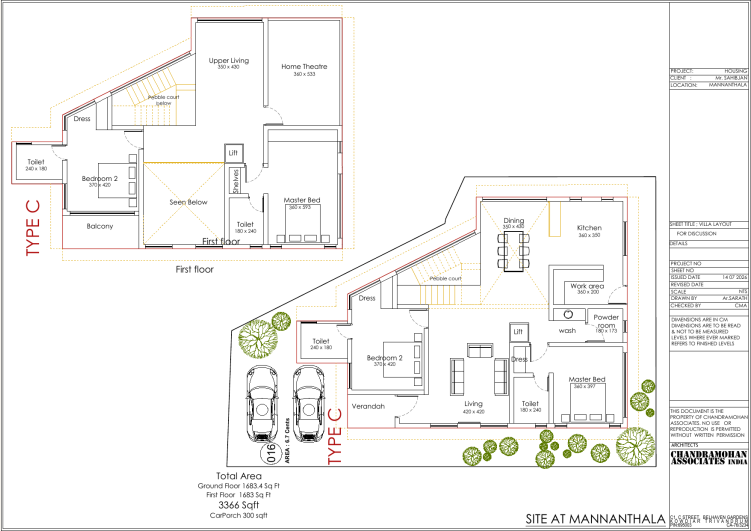
TYPE B SERIES · 1,919 – 2,037 sq.ft | Upper living + multiple bedrooms + lift

Detailed plans for Types B, B1 and B2 are available in the full project documentation. Every villa includes private lift, multiple toilets, kitchen with utility and outdoor elements.

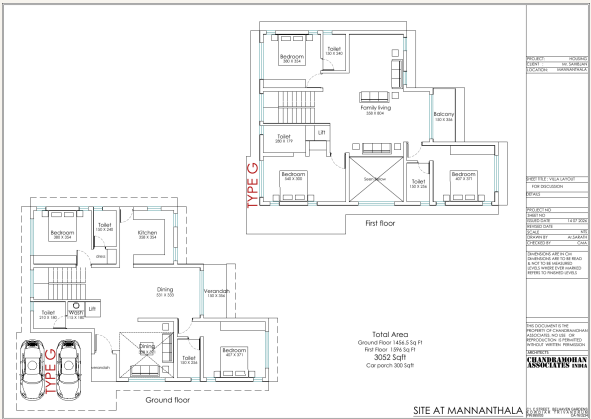
Architected for light, privacy and the rhythm of daily life

Premium Residences

TYPE C · 3,366 sq.ft | Plot 6.7 Cents | Home Theatre · Pebble Court · Dual Master



TYPE G · 3,052 sq.ft | Family living volume · Dual dining · 4+ bedrooms



Architecture & Streetscape

Contemporary tropical language — white volumes, warm accent façades, deep overhangs and pergolas. Each villa is carefully oriented so that living spaces receive soft morning light while private courts and verandahs offer cool afternoon shade — architecture that works with the sun rather than against it.

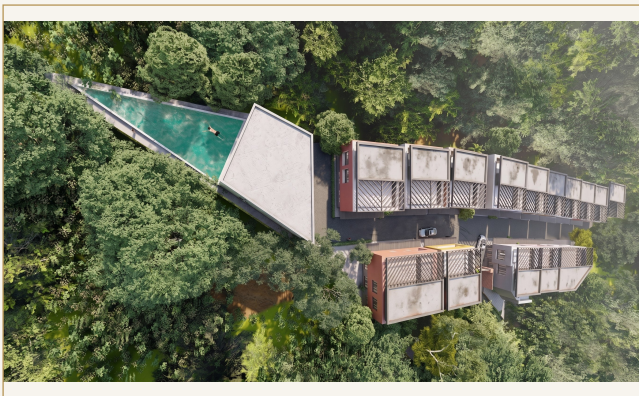


Day and night street character — soft lighting, landscaped edges, pedestrian-friendly internal roads

The result is a streetscape of quiet luxury: homes that feel private without isolation, contemporary without spectacle.

Life at Fairview

A home designed to filter out the noise of the city, where the loudest sound you hear is the breeze through the canopy. Shared greens and carefully placed villas create a rare balance of community and personal solitude — an intentional neighbourhood rather than a conventional gated enclave.



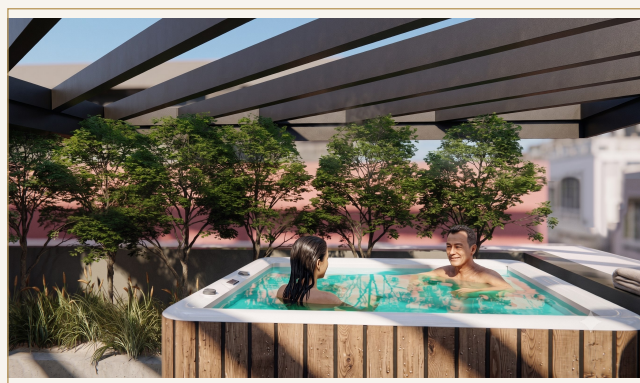
Amenities & Wellness



Infinity-edge Swimming Pool with living green wall



Fully equipped Gymnasium



Outdoor Jacuzzi

Club House also houses Party Hall, Indoor Games & Clinic · Dedicated Children's Play Park

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AN ENTERPRISE OF MICROFX

MANNANTHALA · THIRUVANANTHAPURAM

A thoughtfully designed gated villa community

by Chandramohan Associates

ARCHITECT

Chandramohan Associates India

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CA-76/3234

For site visits, floor-plan packages and availability

Contact the Architect / Developer

Client: Mr. Sahibjan · Project: Housing at Mannanthala

Drawings dated July 2026 · For discussion / marketing purposes

Artistic impressions. Actual construction may vary. All areas are approximate.

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