

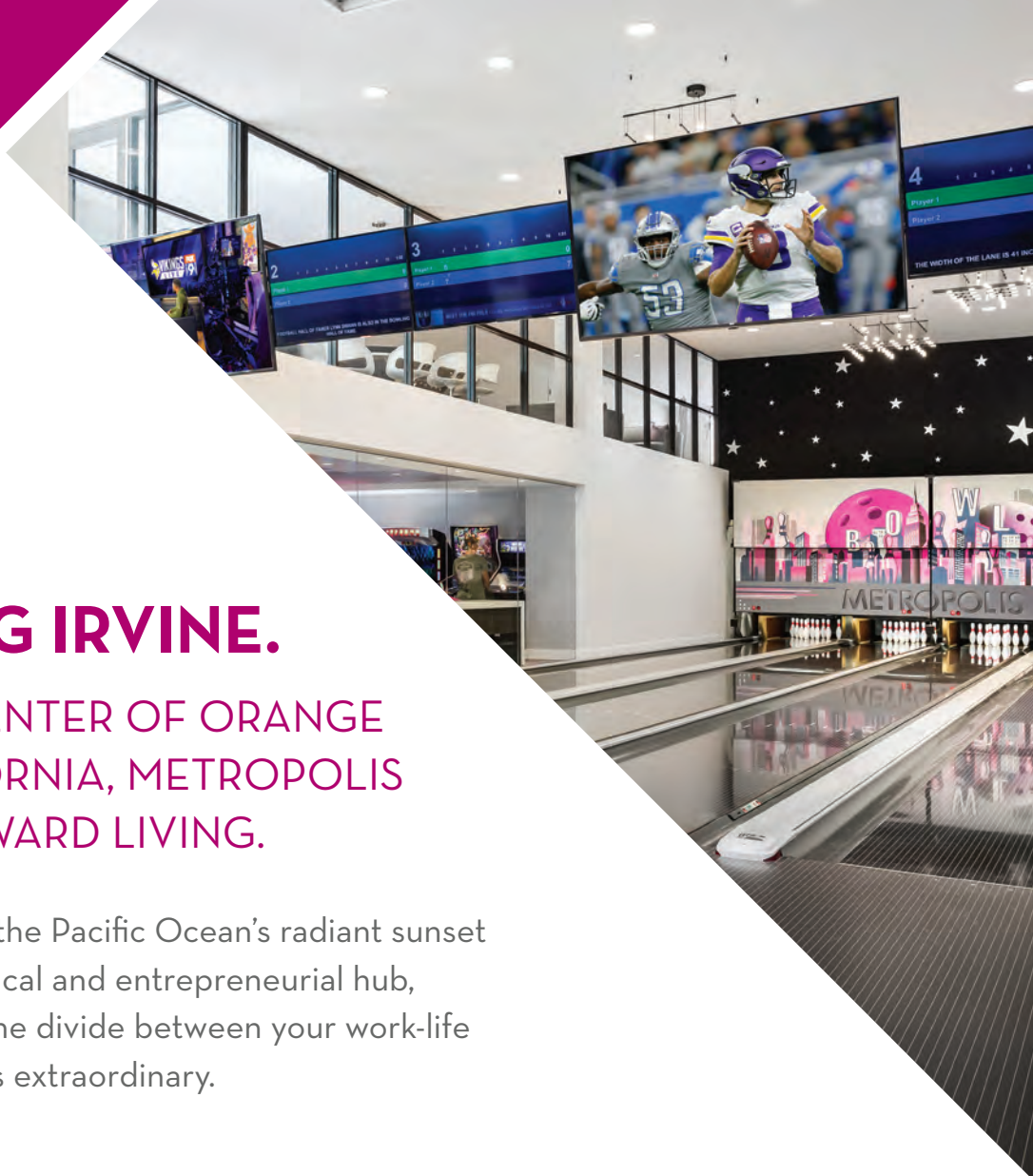
Breathe



# METROPOLIS

2100 Sullivan  
Irvine, CA 92614  
(844) 328-2019  
metropolis@gardencommunitiesca.com

[www.MetropolisIrvine.com](http://www.MetropolisIrvine.com)



## REDEFINING IRVINE.

SET IN THE EPICENTER OF ORANGE COUNTY, CALIFORNIA, METROPOLIS REDEFINES FORWARD LIVING.

Where the backdrop of the Pacific Ocean's radiant sunset meets Irvine's technological and entrepreneurial hub, Metropolis transcends the divide between your work-life balance, and the result is extraordinary.

## RESIDENCE FEATURES

- **Smart Thermostat:** Learns the temperatures you like to keep you comfortable and helps you save when you're away.
- **SkyBell®:** Smart video doorbell that allows you to see, hear, and speak to the visitor at your door whether you're at home, at work, or on the go.
- Lofts with soaring 9' to 16' ceilings
- Spacious floor plans
- Personal patios or balconies
- Central heating and air conditioning
- In-home Whirlpool® full-sized washer & dryer
- Whirlpool® stainless steel appliance package including gas range, microwave, dishwasher and refrigerator with ice-maker
- Designer light fixtures
- Kitchens with quartz countertops, contemporary-style cabinets and tile backsplash
- Blackout window shades in bedrooms
- Roll down blinds
- Wood plank-style flooring throughout\*
- USB charging stations
- Bathroom with quartz countertops, designer finishes, tile flooring and custom tile showers

## UPGRADED RESIDENCE FEATURES

- Gourmet kitchens designer tiles highlighted by quartz countertops with upgraded cabinets and flooring throughout
- Exquisite bathrooms with quartz countertops, soaking tubs and glass enclosed showers
- Stainless Steel Appliances
- Front-Load Washer & Dryer Units
- Plush designer carpet
- Upgraded Finishes including slow-closing cabinets

\* In Select Homes



## INNOVATIVE AMENITIES THAT CONTINUOUSLY INSPIRE.

### **STRIKE BOWLING ALLEY**

*Rethink date night or challenge your friends or family to a game in our exclusive bowling alley.*

### **WIRED TECH LOUNGE**

*Plug in, collaborate, and get inspired in our innovative tech lounge designed for your creative thinking.*

### **ACTIVATE GAME LOUNGE**

*Get in the competitive spirit with a game of air hockey or an array of arcade games.*

### **BOUNCE RECREATION AREA**

*Redefine playtime. Spark laughter and imagination at our children's playground.*

### **IGNITE FITNESS CENTER**

*Stay active with our state-of-the-art fitness experience overlooking the pool and spa.*

### **REVIVE SALTWATER POOL & SPA**

*Swim or bask in the sun in style. Our resort-style saltwater pool and spa is complete with private cabanas and bungalows.*

### **SPARK OUTDOOR FIRE PIT**

*Sizzle and socialize around the fire pit al fresco.*

### **ZONE OUTDOOR POOL TABLES AND CONCRETE CHESS**

*Transform your leisure time and let loose with outdoor games and entertainment. It's your playground.*

### **UNWIND TV LOUNGE**

*Reset and recline. Catch up on your favorite shows and take lounging to the next level.*

### **REFUEL BBQ AREA**

*Fire up your favorites and nosh in poolside-style at our barbecue grills.*

### **ESCAPE SAUNAS**

*Soothe your mind and body with the detoxifying benefits of our invigorating saunas.*

### **IMAGINE LIBRARY**

*Retreat to our communal library and enjoy peace and tranquility.*

### **BARK PET SPA STATION**

*Pamper your pets at our self-service pet spa station.*



# METROPOLIS

## STUDIO FLOOR PLANS

**INNOVATIVE  
AMENITIES THAT  
CONTINUOUSLY  
INSPIRE.**

*STRIKE Bowling Alley*

*WIRED Tech Lounge*

*ACTIVATE Game Lounge*

*BOUNCE Recreation Area*

*IGNITE Fitness Center*

*REVIVE Pool & Spa*

*SPARK Outdoor Fire Pit*

*ZONE Outdoor Pool Tables*

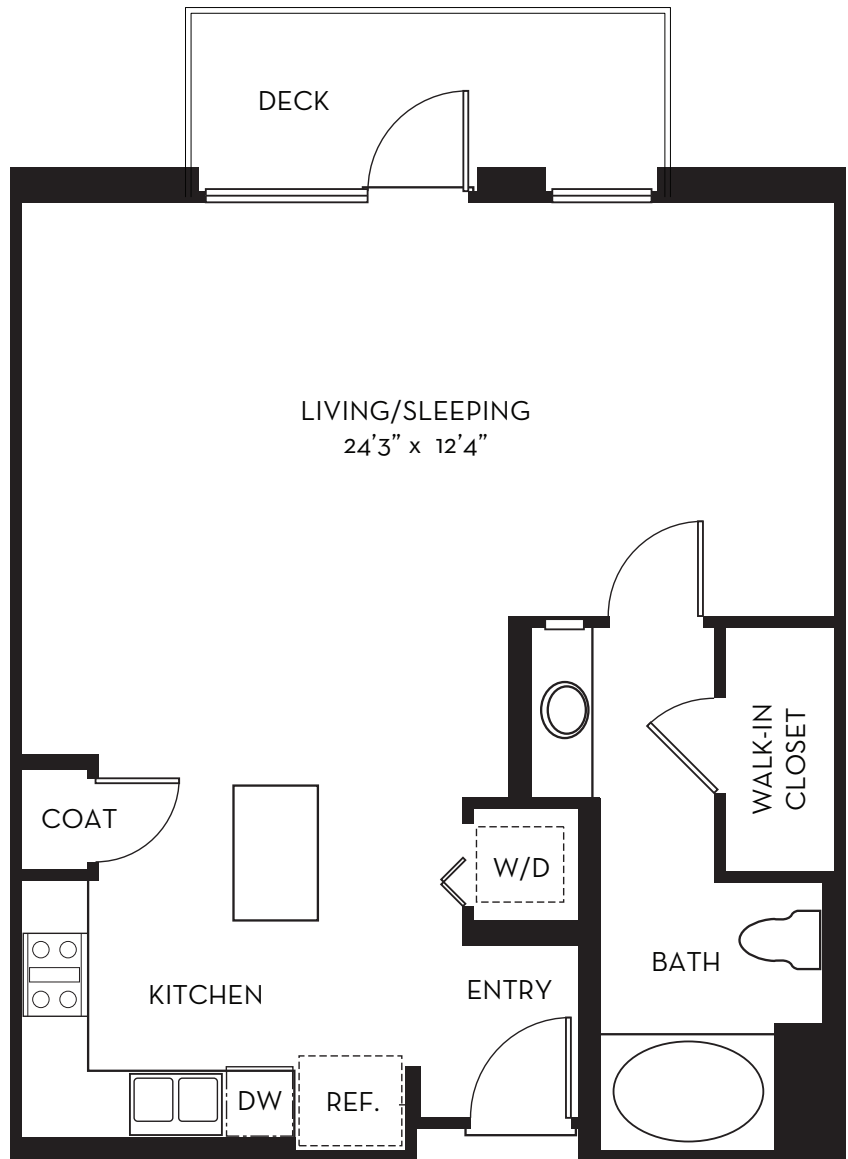
*and Concrete Chess*

*IMAGINE Library*

*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*



### **CLOUD**

Studio, 1 Bath, 720 sq.ft.

This floor plan is for illustration purposes only.  
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GARDEN  
COMMUNITIES



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SHARE  
THE DREAM



# METROPOLIS

## STUDIO FLOOR PLANS

**INNOVATIVE  
AMENITIES THAT  
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*STRIKE Bowling Alley*

*WIRED Tech Lounge*

*ACTIVATE Game Lounge*

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*IGNITE Fitness Center*

*REVIVE Pool & Spa*

*SPARK Outdoor Fire Pit*

*ZONE Outdoor Pool Tables*

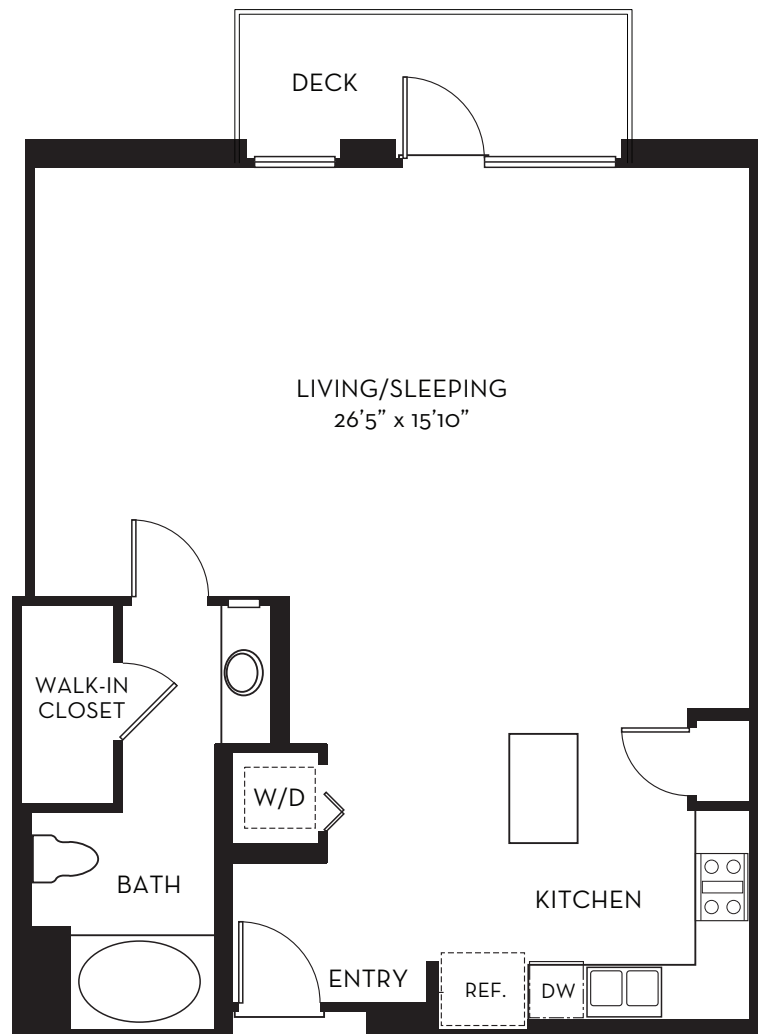
*and Concrete Chess*

*IMAGINE Library*

*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*



### **BOOST**

Studio 1 Bath 874 sq.ft.

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# METROPOLIS

## STUDIO FLOOR PLANS

**INNOVATIVE  
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*STRIKE Bowling Alley*

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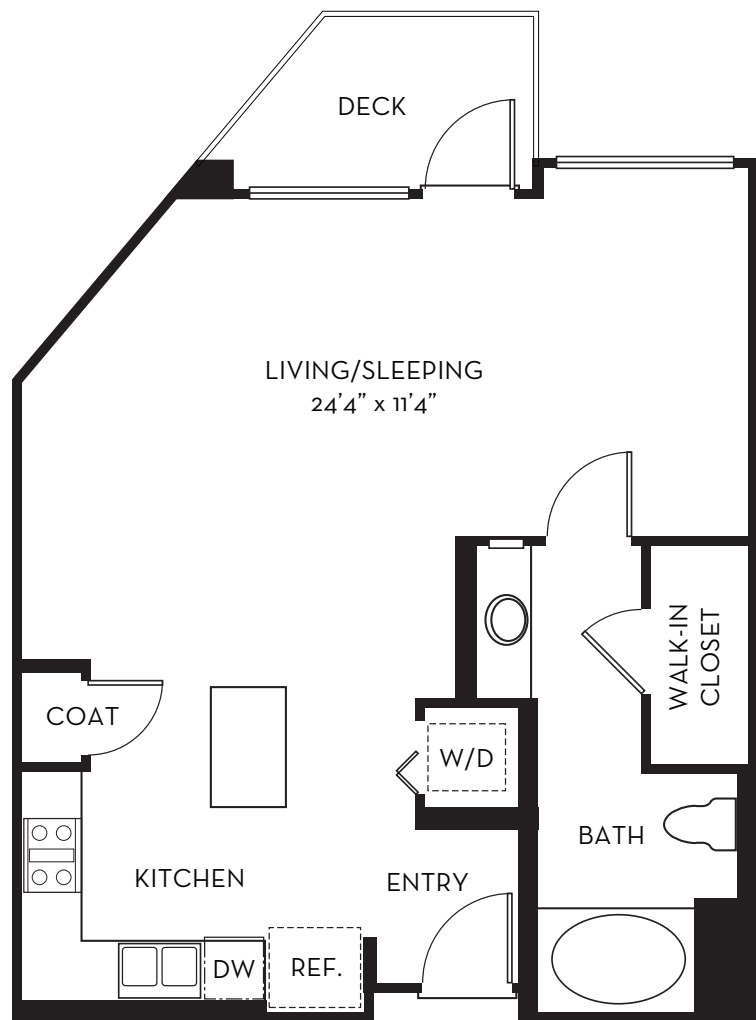
*and Concrete Chess*

*IMAGINE Library*

*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*



### PRISM

Studio 1 Bath 685 sq.ft.

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# METROPOLIS

## ONE BEDROOM FLOOR PLANS

**INNOVATIVE  
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*STRIKE* Bowling Alley

*WIRED* Tech Lounge

*ACTIVATE* Game Lounge

*BOUNCE* Recreation Area

*IGNITE* Fitness Center

*REVIVE* Pool & Spa

*SPARK* Outdoor Fire Pit

*ZONE* Outdoor Pool Tables

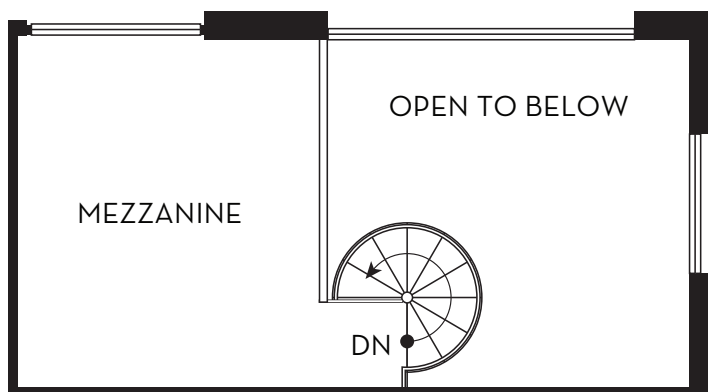
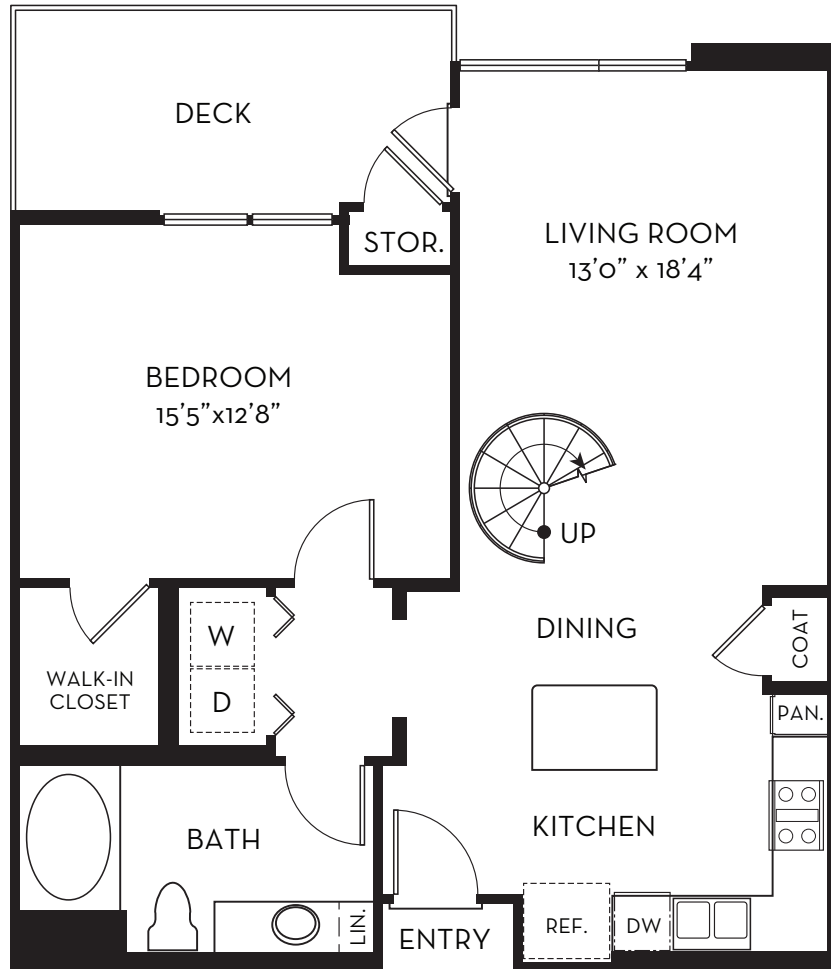
*and Concrete Chess*

*IMAGINE* Library

*UNWIND* TV Lounge

*REFUEL* BBQ Area

*ESCAPE* Saunas



**FUSION**  
1 Bedroom, 1 Bath  
864 sq.ft.

**FUSION  
W/ LOFT**  
1 Bedroom  
+ Mezzanine  
1 Bath  
1,010 sq.ft.

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## ONE BEDROOM FLOOR PLANS

**INNOVATIVE  
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*STRIKE Bowling Alley*

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*ACTIVATE Game Lounge*

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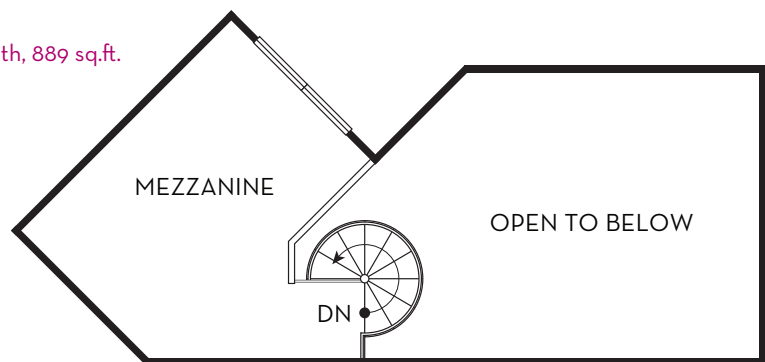
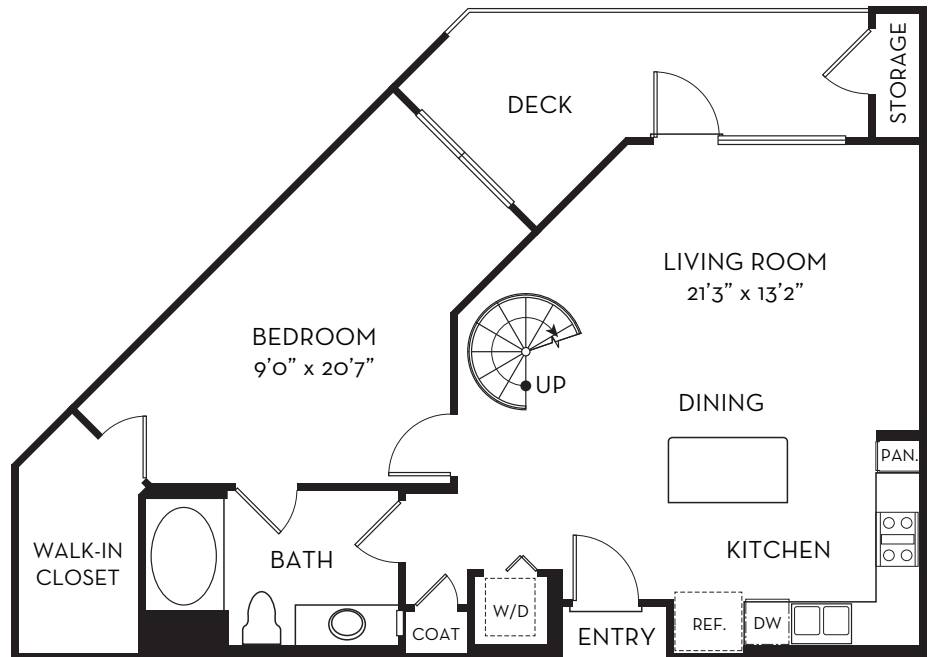
*and Concrete Chess*

*IMAGINE Library*

*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*



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METROPOLIS

INNOVATIVE  
AMENITIES THAT  
CONTINUOUSLY  
INSPIRE.

*STRIKE* Bowling Alley

*WIRED* Tech Lounge

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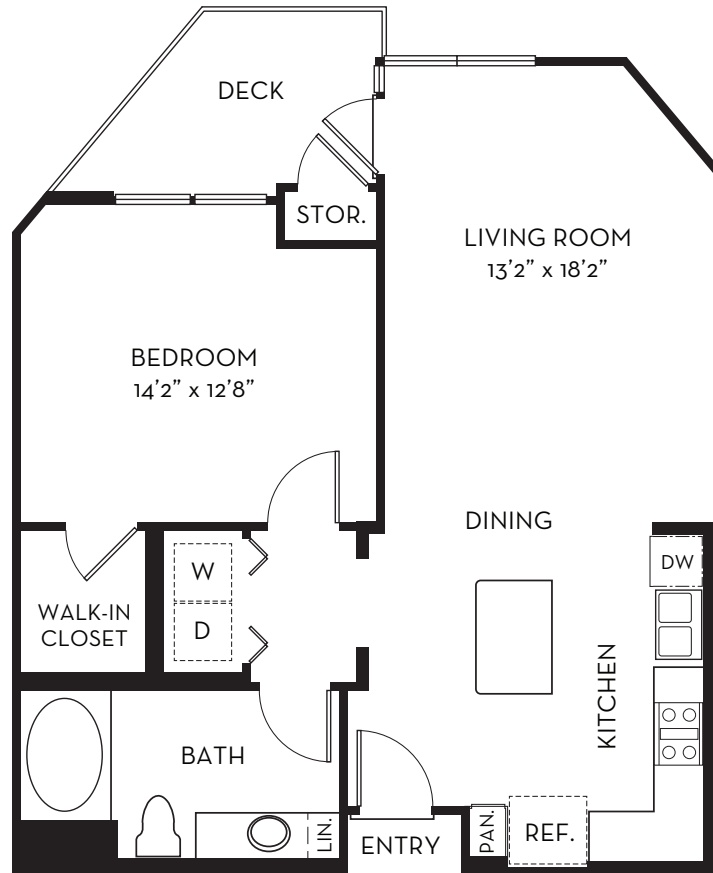
and Concrete Chess

*IMAGINE* Library

*UNWIND* TV Lounge

*REFUEL* BBQ Area

*ESCAPE* Saunas



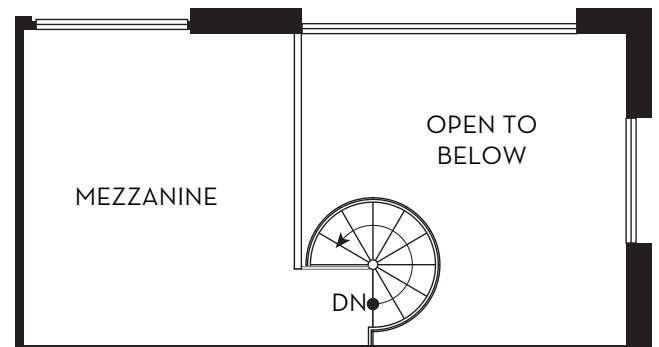
ENTRY LEVEL

**EDGE**

1 Bedroom  
1 Bath  
819 sq.ft.

**EDGE  
W/ LOFT**

1 Bedroom  
+ Mezzanine  
1 Bath  
963 sq.ft.



MEZZANINE LEVEL



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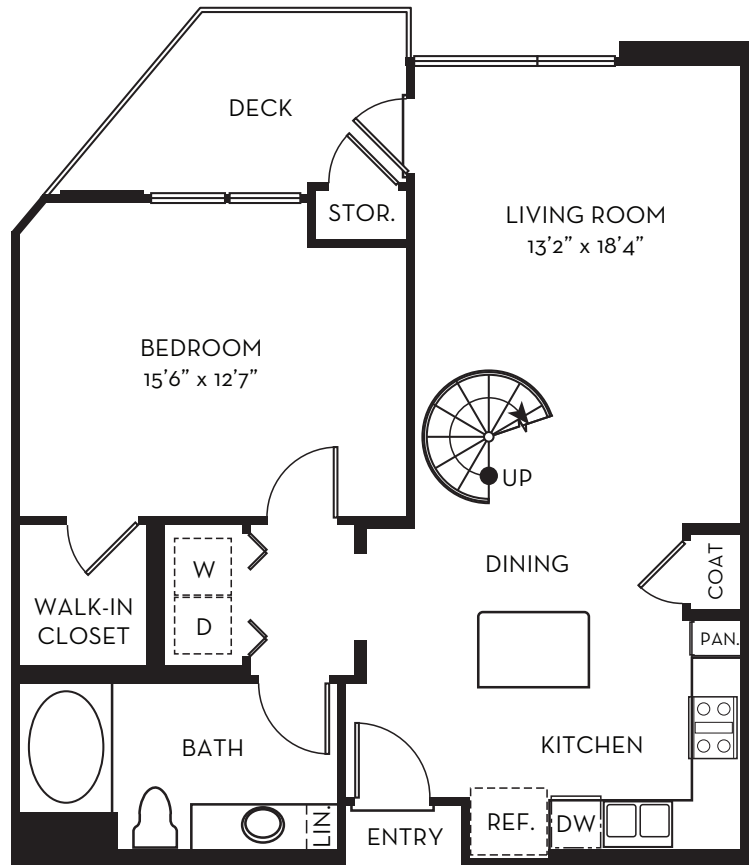
*and Concrete Chess*

*IMAGINE* Library

*UNWIND* TV Lounge

*REFUEL* BBQ Area

*ESCAPE* Saunas



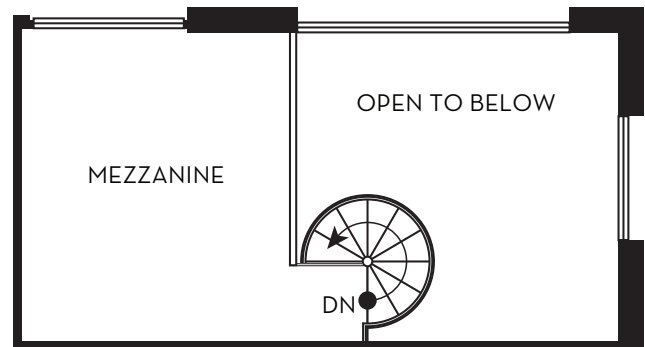
ENTRY LEVEL

**AXIS**

1 Bedroom  
1 Bath  
861 sq.ft.

**AXIS  
W/ LOFT**

1 Bedroom  
+ Mezzanine  
1 Bath  
1,007 sq.ft.



MEZZANINE LEVEL



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# METROPOLIS

## ONE BEDROOM FLOOR PLANS

**INNOVATIVE  
AMENITIES THAT  
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*STRIKE Bowling Alley*

*WIRED Tech Lounge*

*ACTIVATE Game Lounge*

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*SPARK Outdoor Fire Pit*

*ZONE Outdoor Pool Tables*

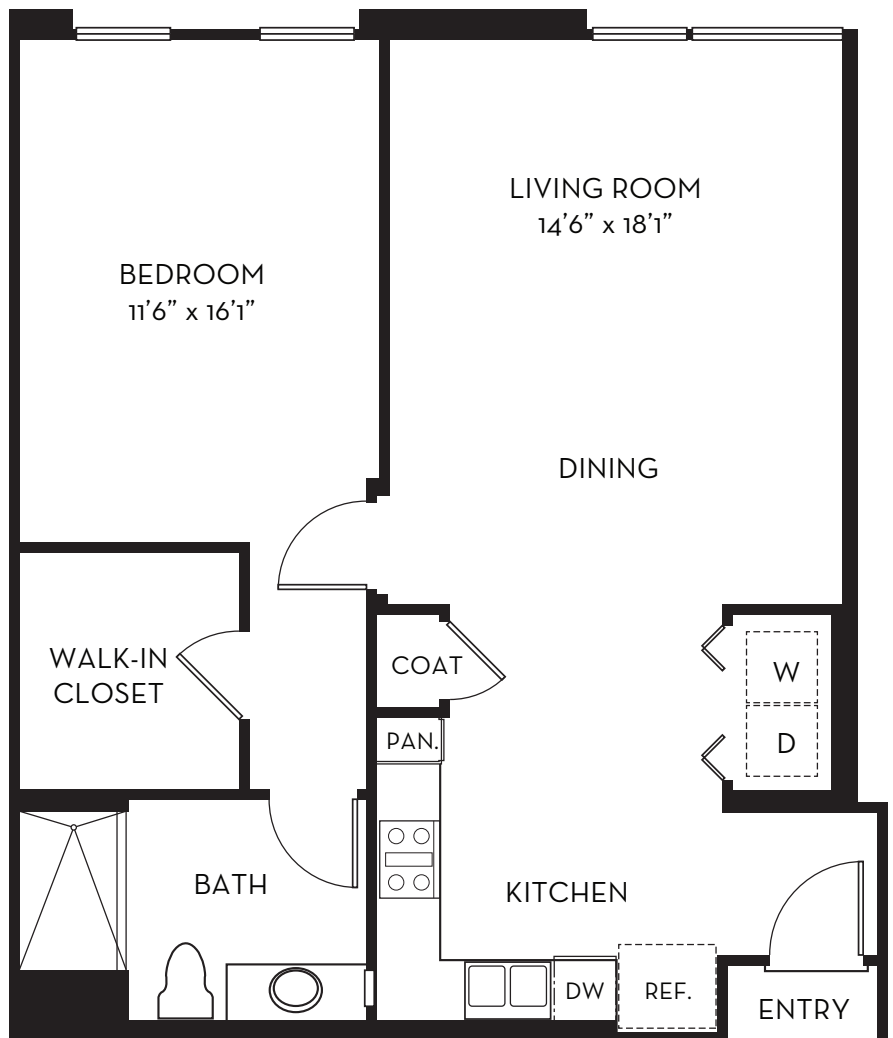
*and Concrete Chess*

*IMAGINE Library*

*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*



### **VOLTA**

1 Bedroom

1 Bath

871 sq.ft.

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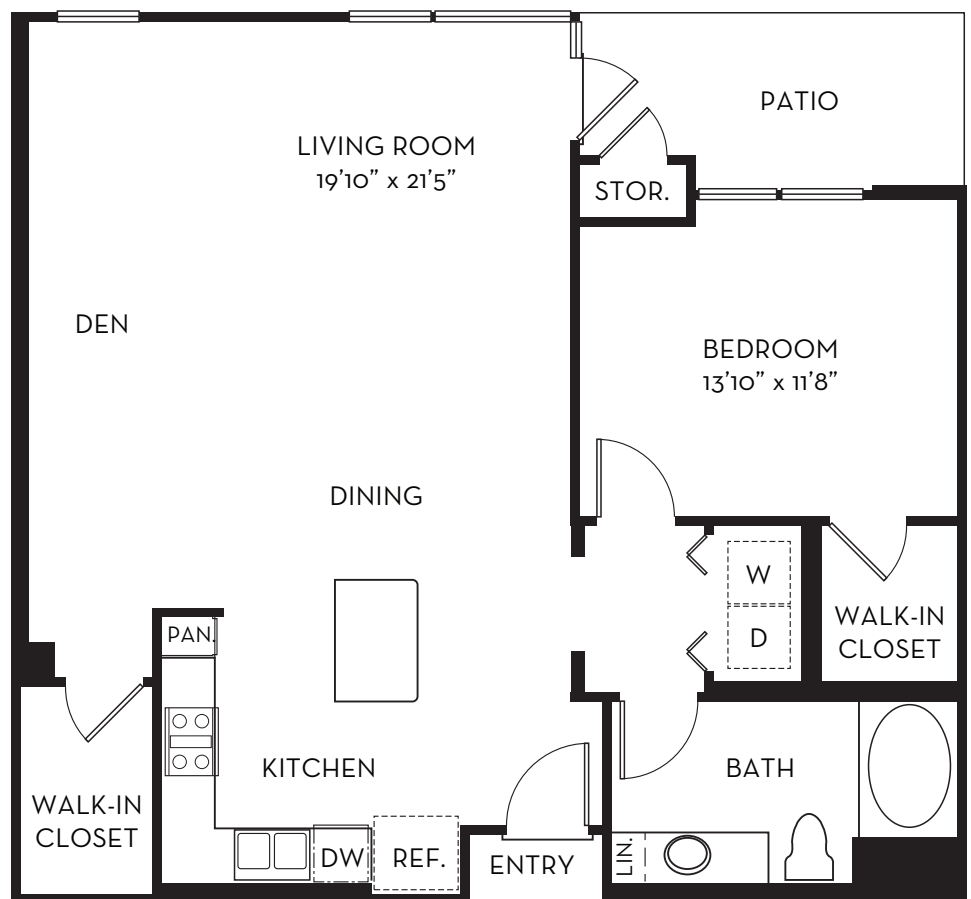
and Concrete Chess

*IMAGINE* Library

*UNWIND* TV Lounge

*REFUEL* BBQ Area

*ESCAPE* Saunas



### LINK

1 Bedroom + Den  
1 Bath  
1,027 sq.ft.

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# METROPOLIS

## TWO BEDROOM FLOOR PLANS

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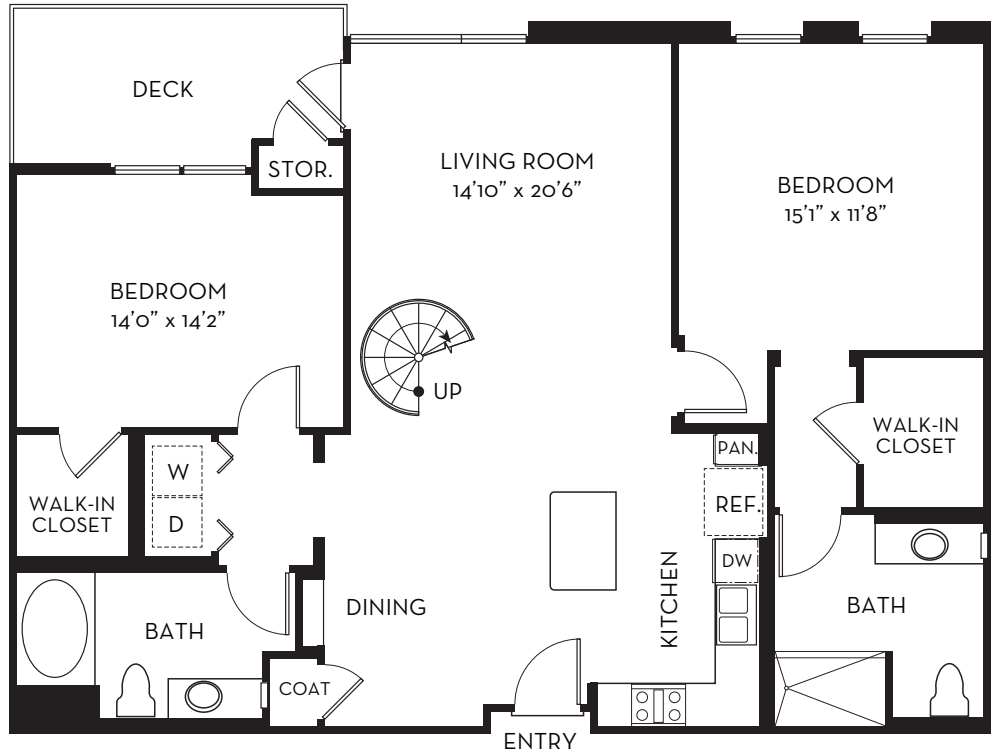
*and Concrete Chess*

*IMAGINE Library*

*UNWIND TV Lounge*

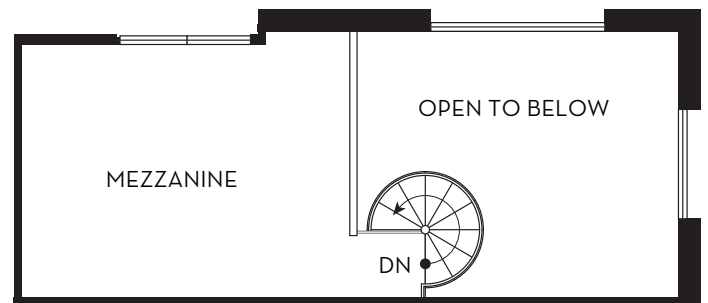
*REFUEL BBQ Area*

*ESCAPE Saunas*



### ICON

2 Bedroom, 2 Bath  
1,350 sq.ft.



### ICON W/ LOFT

2 Bedroom + Mezzanine  
2 Bath  
1,530 sq.ft.

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# TWO BEDROOM FLOOR PLANS

## METROPOLIS

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*STRIKE Bowling Alley*

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*ACTIVATE Game Lounge*

*BOUNCE Recreation Area*

*IGNITE Fitness Center*

*REVIVE Pool & Spa*

*SPARK Outdoor Fire Pit*

*ZONE Outdoor Pool Tables*

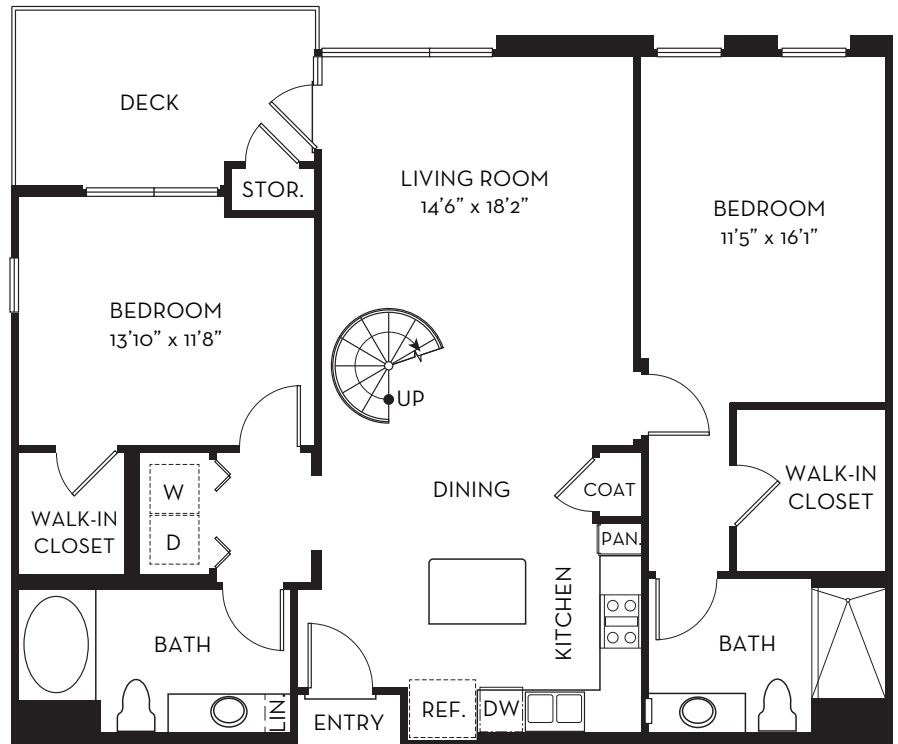
*and Concrete Chess*

*IMAGINE Library*

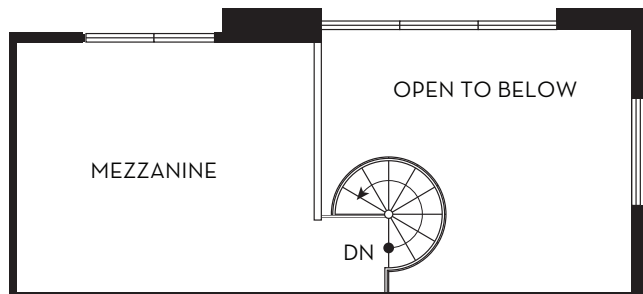
*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*



ENTRY LEVEL



MEZZANINE LEVEL

### CREST

2 Bedroom, 2 Bath  
1,236 sq.ft.

### CREST W/ LOFT

2 Bedroom + Mezzanine  
2 Bath  
1,397 sq.ft.

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# METROPOLIS

## TWO BEDROOM FLOOR PLANS

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*ACTIVATE Game Lounge*

*BOUNCE Recreation Area*

*IGNITE Fitness Center*

*REVIVE Pool & Spa*

*SPARK Outdoor Fire Pit*

*ZONE Outdoor Pool Tables*

*and Concrete Chess*

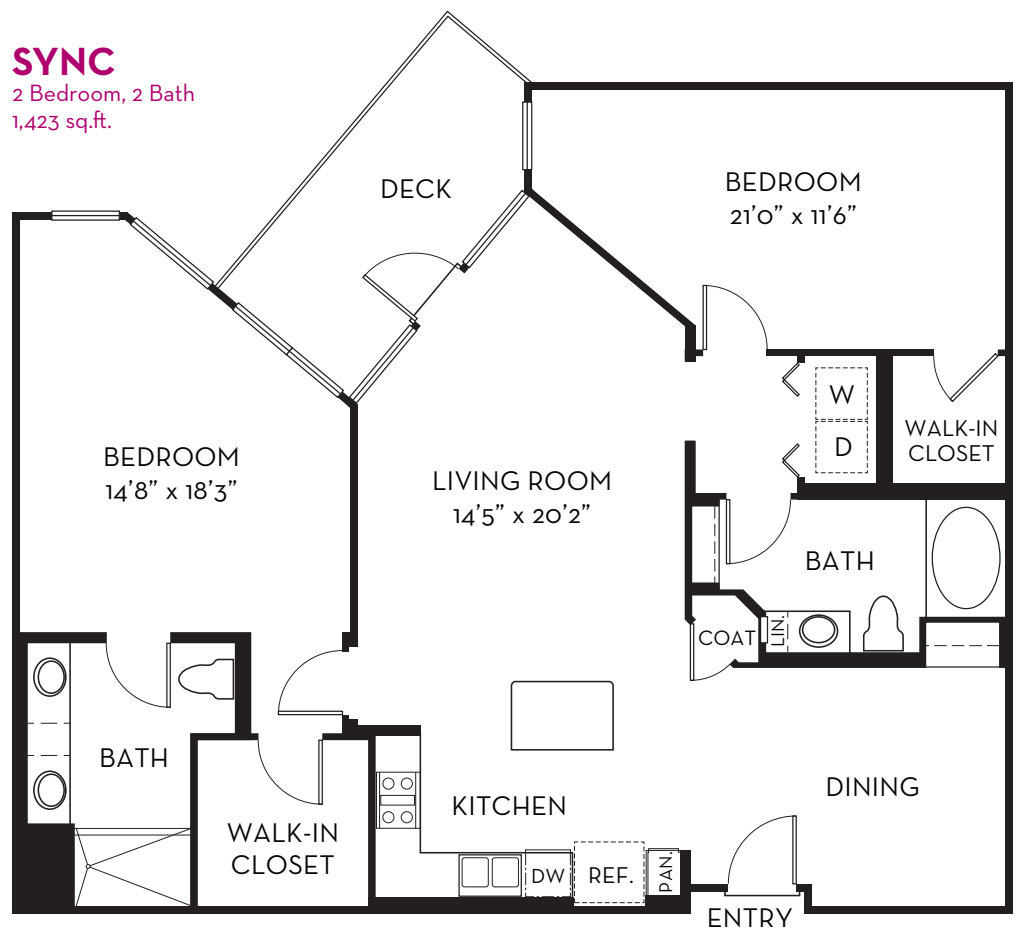
*IMAGINE Library*

*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*

**SYNC**  
2 Bedroom, 2 Bath  
1,423 sq.ft.



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# METROPOLIS

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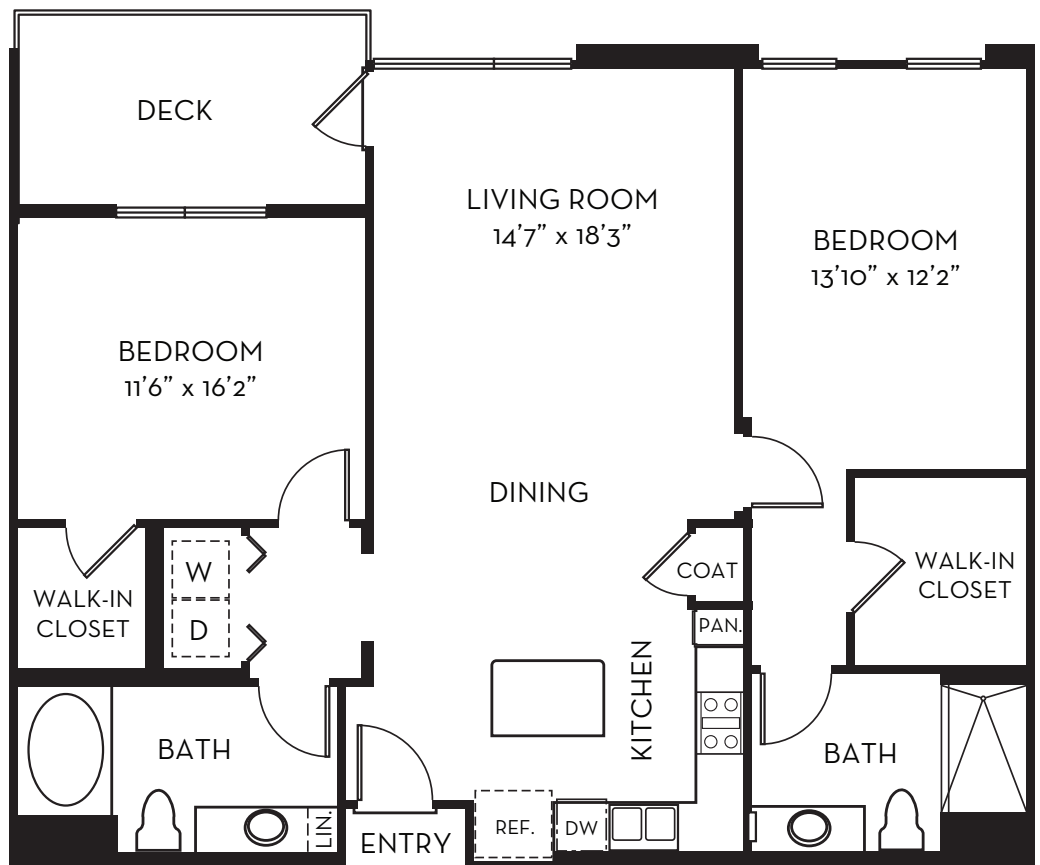
*and Concrete Chess*

*IMAGINE* Library

*UNWIND* TV Lounge

*REFUEL* BBQ Area

*ESCAPE* Saunas



### **IMPACT**

2 Bedrooms

2 Bath

1,238 sq.ft.

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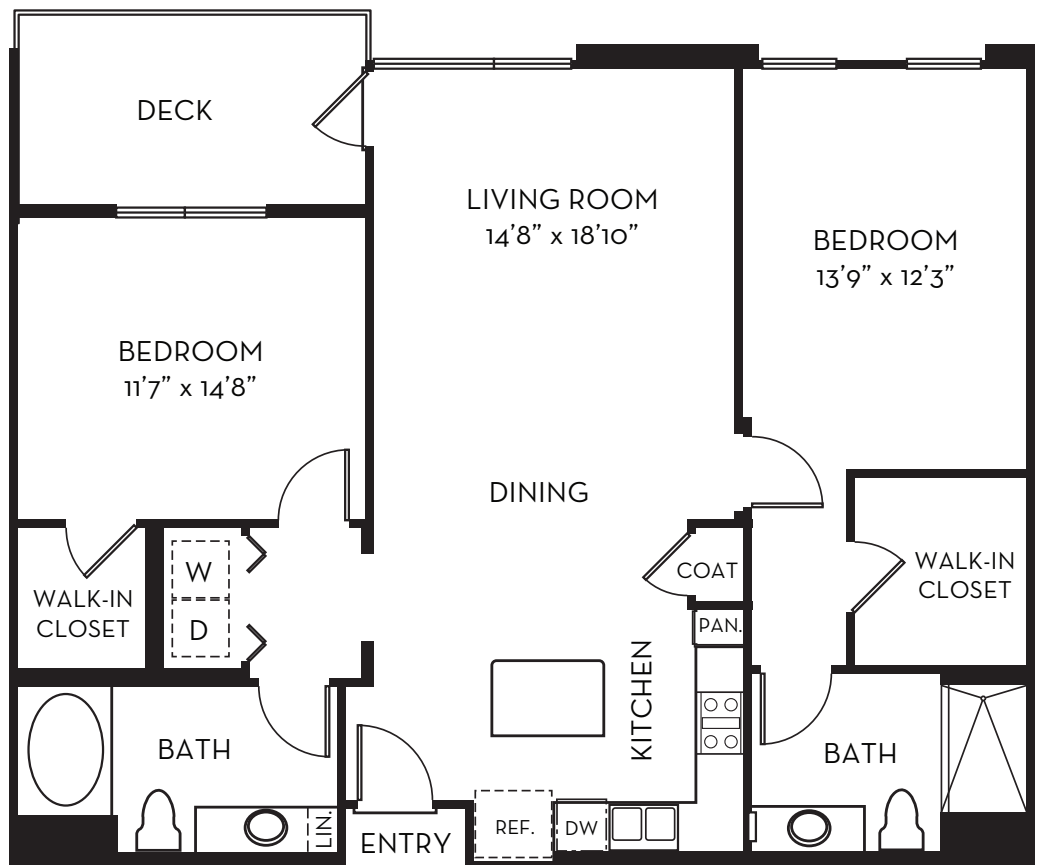
*and Concrete Chess*

*IMAGINE* Library

*UNWIND* TV Lounge

*REFUEL* BBQ Area

*ESCAPE* Saunas



### **HUB**

2 Bedrooms

2 Bath

1,198 sq.ft.

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## TWO BEDROOM FLOOR PLANS

INNOVATIVE AMENITIES THAT CONTINUOUSLY INSPIRE.

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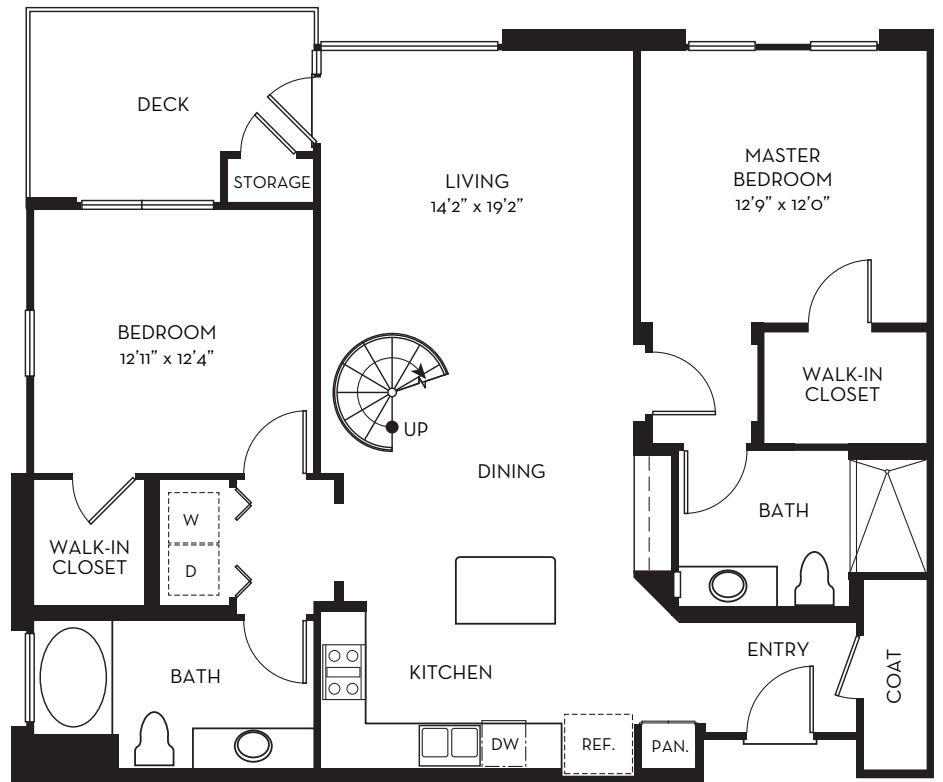
and Concrete Chess

*IMAGINE* Library

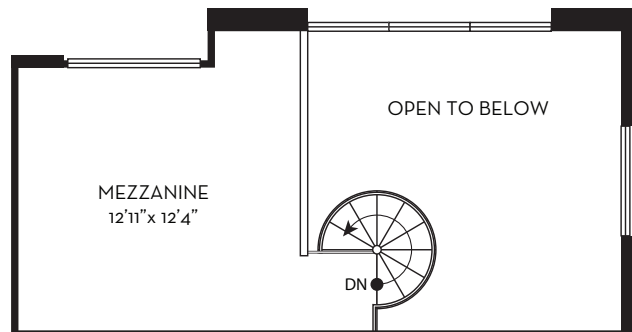
*UNWIND* TV Lounge

*REFUEL* BBQ Area

*ESCAPE* Saunas



ENTRY LEVEL



MEZZANINE LEVEL

### VERGE

2 Bedrooms  
2 Bath  
1,274 sq.ft.

### VERGE W/ LOFT

2 Bedroom + Mezzanine  
2 Bath  
1,445 sq.ft.

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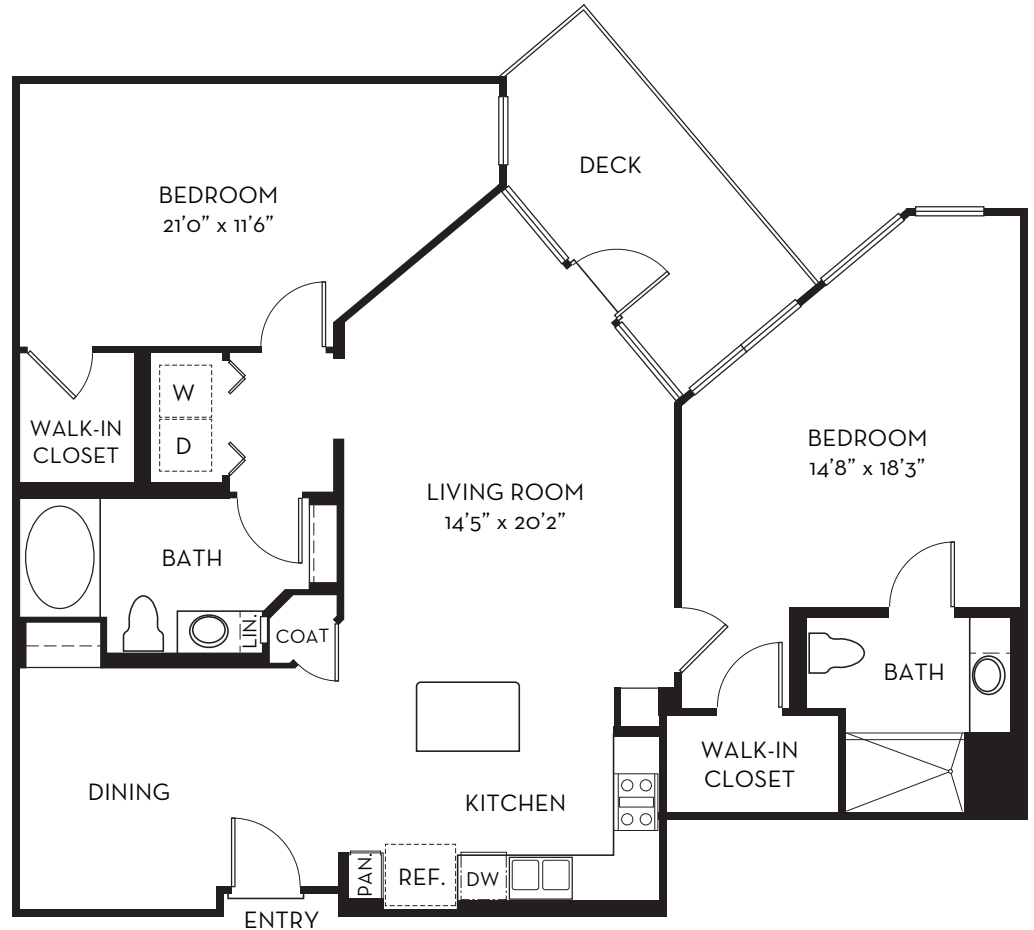
*and Concrete Chess*

*IMAGINE Library*

*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*



### PORTAL

2 Bedrooms  
2 Bath  
1,355 sq.ft.

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## THREE BEDROOM FLOOR PLANS

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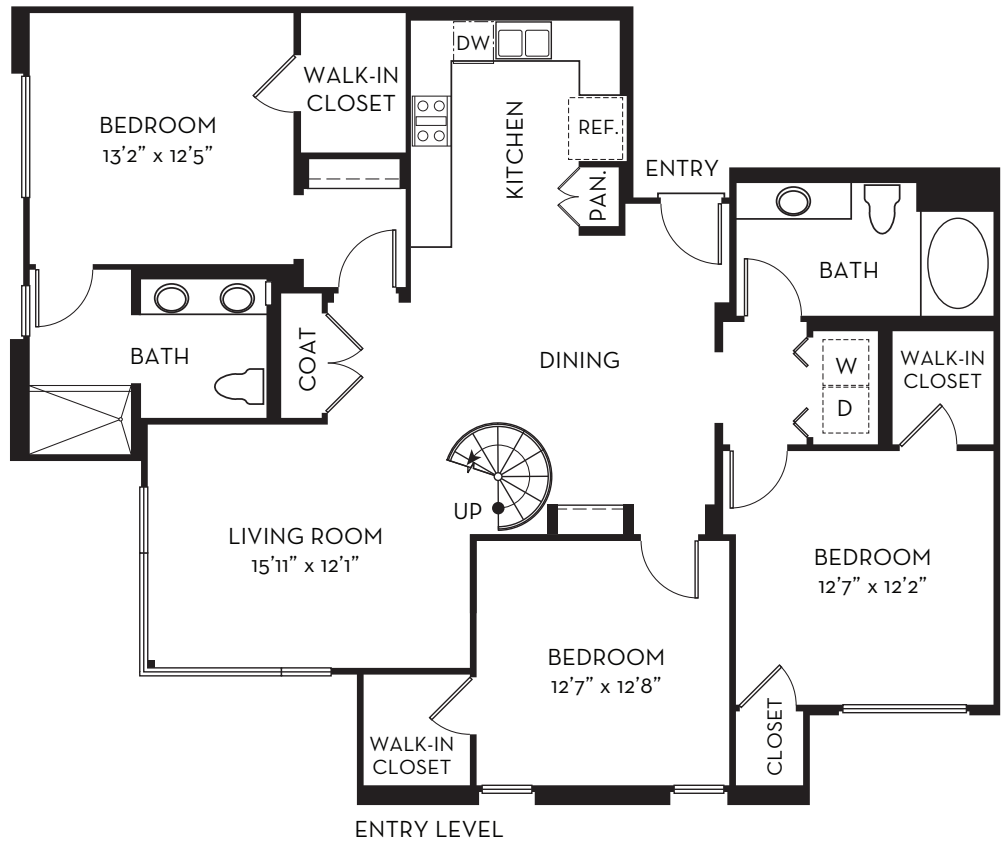
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*REFUEL BBQ Area*

*ESCAPE Saunas*

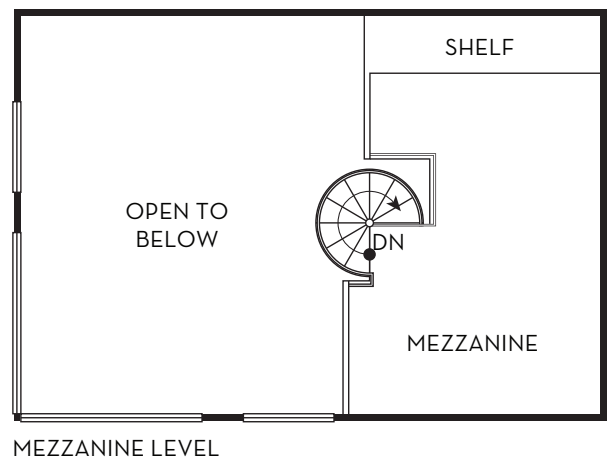


### PINNACLE

3 Bedroom  
2 Bath  
1,535 sq.ft.

### PINNACLE W/ LOFT

3 Bedroom + Mezzanine  
2 Bath  
1,726 sq.ft.



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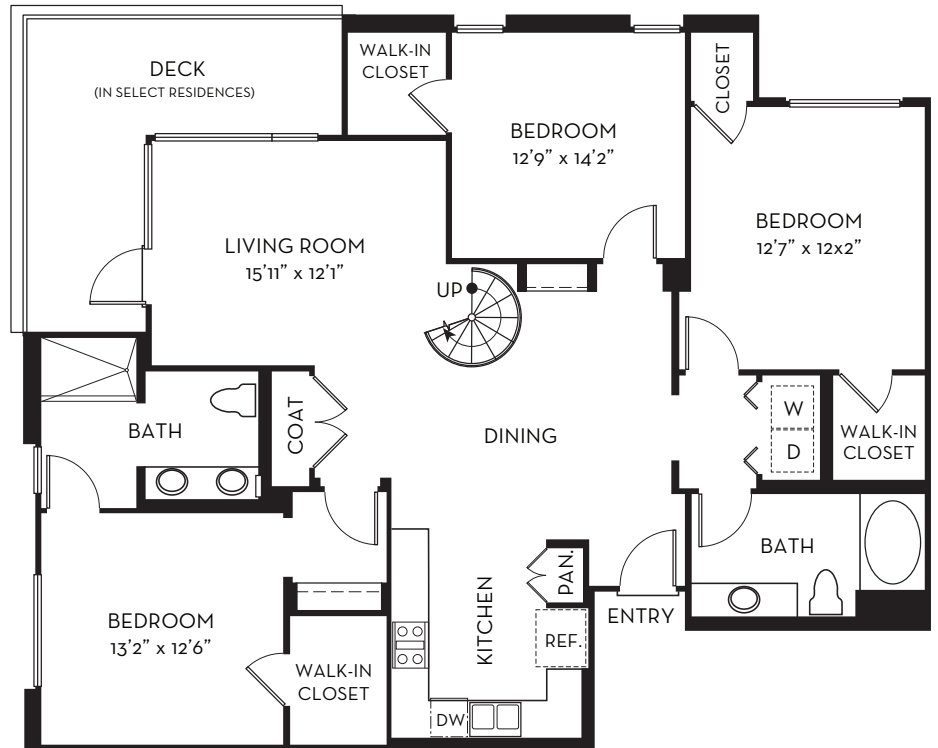
*and Concrete Chess*

*IMAGINE Library*

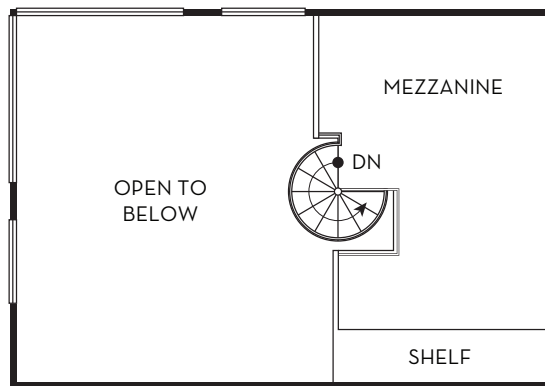
*UNWIND TV Lounge*

*REFUEL BBQ Area*

*ESCAPE Saunas*



ENTRY LEVEL



MEZZANINE LEVEL

### PREMIER

3 Bedrooms  
2 Bath  
1,559 sq.ft.

### PREMIER W/ LOFT

3 Bedroom + Mezzanine  
2 Bath  
1,747 sq.ft.

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## THREE BEDROOM FLOOR PLANS

INNOVATIVE AMENITIES THAT CONTINUOUSLY INSPIRE.

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*SPARK* Outdoor Fire Pit

*ZONE* Outdoor Pool Tables

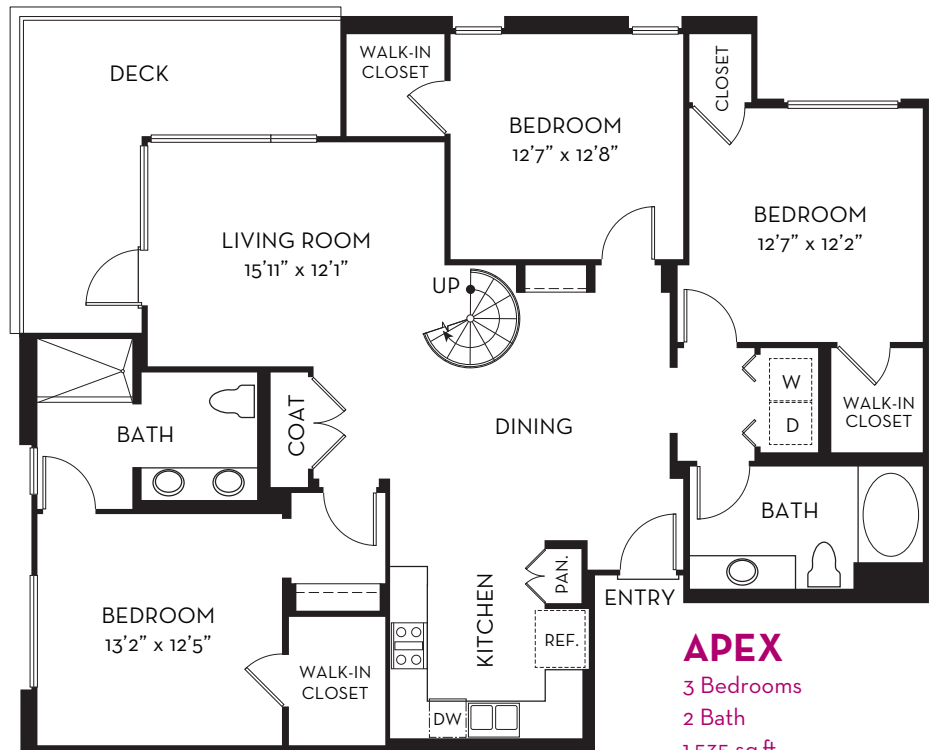
and Concrete Chess

*IMAGINE* Library

*UNWIND* TV Lounge

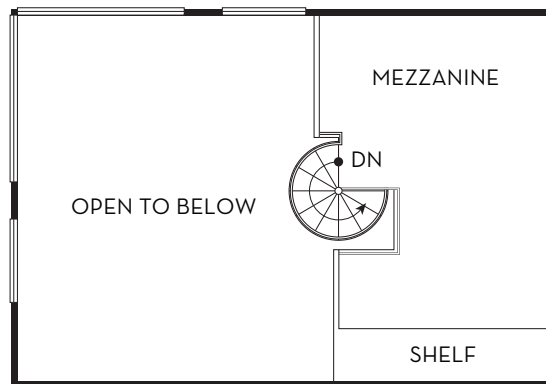
*REFUEL* BBQ Area

*ESCAPE* Saunas



### APEX W/ LOFT

3 Bedroom  
+ Mezzanine  
2 Bath  
1,726 sq.ft.



This floor plan is for illustration purposes only. The square footages outlined are approximate; floor plan variations may apply.



GARDEN COMMUNITIES



YOU CAN SHARE THE DREAM