

Nestled at the **Queen** of Arabian Sea



QUEEN'S GARDEN

A KINGSIZE LIFE IN THE QUEENLY CITY

Life in Kochi, the Queen of Arabian Sea, is an enchanting experience for many reasons. Kerala's most sophisticated urban destination with scores of developmental activities underway, Kochi is, at the same time, the most ideal residential destination and the finest place to invest in a home. The latest venture of Anta Builders is Queen's Garden, a luxury villa project emerging just 2 kms away from Marine Drive, one of the most coveted residential spots in the city with a remarkable access to the strategic centres of the city coupled with every desirable conveniences of life, ensures a kingsize life in the queenly city that is Kochi!



A dream destination nestled at the emerging metro city, Queen's Garden can be spotted in the midway between Kaloor, the busiest spot in the city and the Marine Drive, equally the busiest and favourite chill out destination, with just 2 kms distance from both spots. What makes this grand villa project lovable is the incredible access it offers to the most essential factors of urban life like educational and religious institutions, shopping centres, railway and bus stations, malls and so on.

LIFE.
RIGHT AT THE
HEART OF YOUR
DREAMS.





NESTLED AT SHEER LUXURY!

A builder with zero compromise on quality, Anta Builders has taken utmost care in designing Queen's Garden as abode of adorable luxury. Definitely true to its name, the villa project, comprising 20 luxury villas is bedecked with state-of-the-art amenities and features that you'll fall in love with. The finest architectural excellence has been employed to create the dream interiors for a really regal life.





With scores of reasons to smile, Queens Garden is perched amidst a luxury of greenery with a rivulet flowing beside. Place in an aesthetic distance from the hectic city centre, these charming villas breathe fresh air exuding from the nature-friendly ambience. And life will flow like a soothing dream...



LIFE
FLOWS LIKE
A DELIGHTFUL
DREAM!





SHARE LIFE'S PRECIOUS MOMENTS

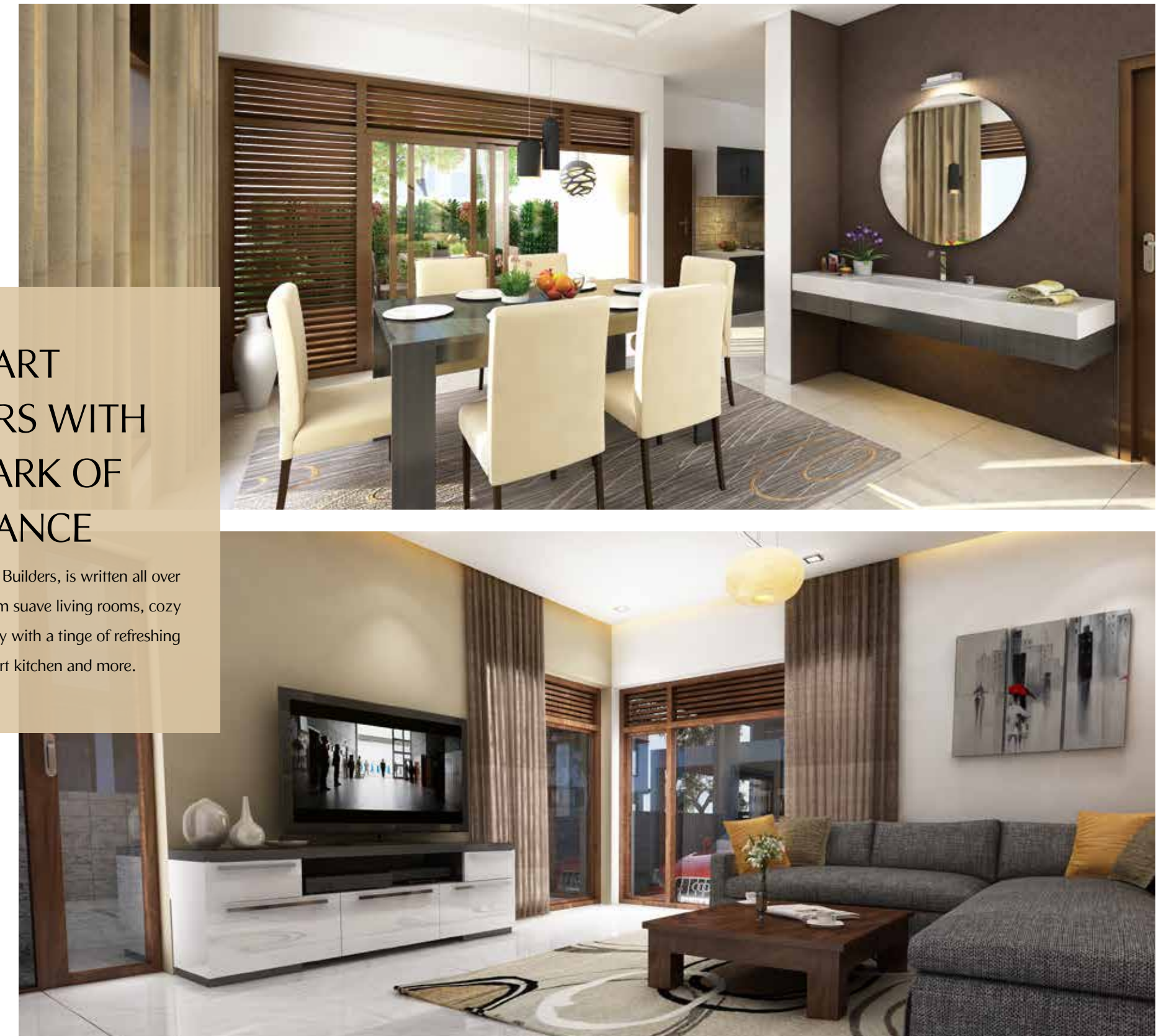
Thoughtfully designed suave interiors are the perfect ambience for your romantic self. Share your most precious moments with your dear ones in the blessed privacy of the enchanting villa.





SMART INTERIORS WITH THE MARK OF ELEGANCE

Elegance, the mark of Anta Builders, is written all over the interior of the villas, from suave living rooms, cozy bedrooms, fabulous balcony with a tinge of refreshing green, state-of-the-art kitchen and more.





HAPPINESS
INSIDE
OWN IT WITH
PRIDE



Street view - night



PROXIMITY

High Court	2 Kms
Kaloor Jn.	2 Kms
Kacherippady Jn.	3 Kms
North Railway Station	2 Kms
Jawaharlal Nehru Stadium	5 Kms
Edappally Jn	5 Kms
Lulu Mall	5 Kms
MG Road	3.5 Km
Goshree Bridge	2 Kms
Container Terminal Road	4.5 Kms
Lissie Hospital	3 Kms
Lourdes Hospital	1.5 Kms
Taj Gateway	5 Kms
Amrita Hospital	5.5 Kms
Aster Medicity	6 Kms



Gate view



ANTA ASSURANCE

Anta Builders, a builder rising to prominence in Kochi within a short span of time by its innovative projects, believes not just in constructing the homes, but in developing new lifestyles. Constantly offering a happy lifestyle for every class of customers, our mission is to provide our valuable clients a better tomorrow with improved living standards and ultra modern living styles.

TYPICAL SITE PLAN





VILLA
TYPE A

Type A villa has total area of 2655 Sq.ft., features a large living room at the ground floor and one upper living room, 3 bedrooms, one in ground floor and two in the first floor, a balcony on the first floor, a spacious kitchen, car porch, 1 dining room, 1 outdoor deck in the ground floor and 4 toilets in total.



VILLA
TYPE B

Type B villa has total area of 2645 Sq.ft. And it consists of a large living room at the ground floor and one upper living room, 3 bedrooms, one in ground floor and two in the first floor, a balcony on the first floor, a spacious kitchen, verandah, car porch, 1 dining room, 1 outdoor deck in the ground floor and 4 toilets in total.

TYPE A : GROUND FLOOR



Ground Floor 1410 Sq.Ft.

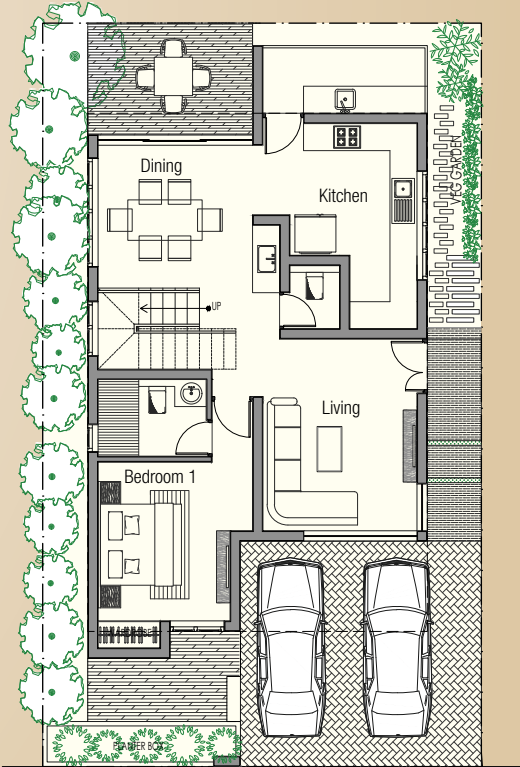


Ground Floor - 3D Elevation

GROUND FLOOR

DIMENSIONS

1)	Car Porch	535	x	500
2)	Sitout	120	x	474
3)	Living	377	x	460
4)	Passage	108	x	185
5)	Foyer	108	x	232
6)	Bed 1	339	x	387
7)	Wardrobe 1	183	x	60
8)	Toilet 1	270	x	186
9)	Open Deck	156	x	200
10)	Stair Case	183	x	140
11)	Wash	72	x	173
12)	C. Toilet	133	x	163
13)	Dining	366	x	340
14)	Outdoor Deck	366	x	248
15)	Kitchen	388	x	214
		317	x	101
		184	x	163
16)	W/A	388	x	162



TYPE A : FIRST FLOOR



First Floor 925 Sq.Ft.



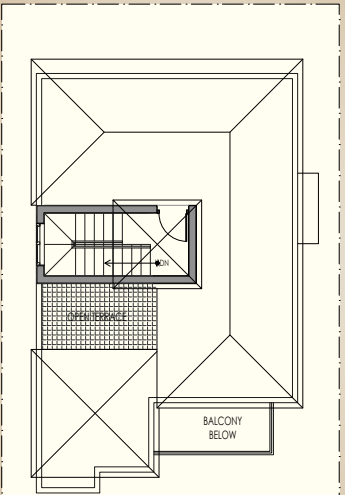
First Floor - 3D Elevation

FIRST FLOOR

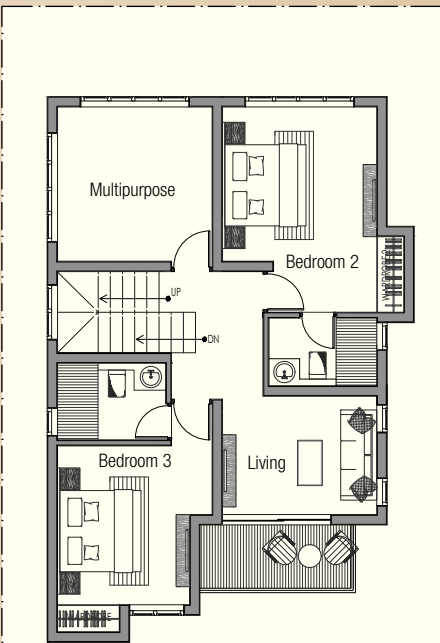
DIMENSIONS

1)	Bed 3	339	x	387
2)	Wardrobe 3	183	x	60
3)	Foyer	108	x	232
4)	Toilet 3	269	x	183
5)	Upper Living	377	x	297
6)	Balcony	345	x	150
7)	Stair Case	329	x	203
8)	Bed 2	376	x	377
		275	x	103
9)	Wardrobe 2	60	x	214
10)	Toilet 2	275	x	175
11)	Multipurpose	377	x	377
12)	C. Area	150	x	203
		91	x	190

TYPE A : TERRACE



Terrace 640 Sq.Ft.



TYPE B : GROUND FLOOR



Ground Floor 1400 Sq.Ft.

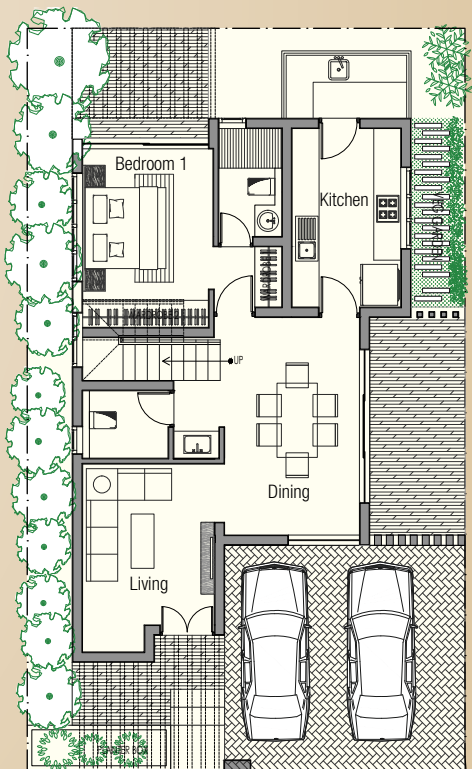


Ground Floor - 3D Elevation

GROUND FLOOR

DIMENSIONS

1)	Car Porch	535	x	500
2)	Sitout	120	x	300
		234	x	140
3)	Living	339	x	381
		183	x	60
4)	Dining	325	x	530
5)	Outdoor Dining	212	x	515
6)	Wash	120	x	186
7)	C.Toile	220	x	186
8)	Stair Case	339	x	107
9)	Bed 1	313	x	375
10)	Wardrobe 1	165	x	146
11)	Wardrobe 2	313	x	57
12)	Toilet 1	275	x	165
13)	Outdoor Deck	303	x	245
14)	Kitchen	277	x	420
15)	W/A	288	x	150



TYPE B : FIRST FLOOR



First Floor 925 Sq.Ft.

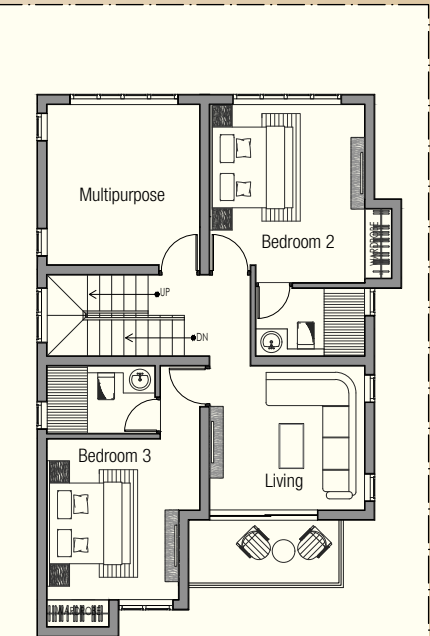


First Floor - 3D Elevation

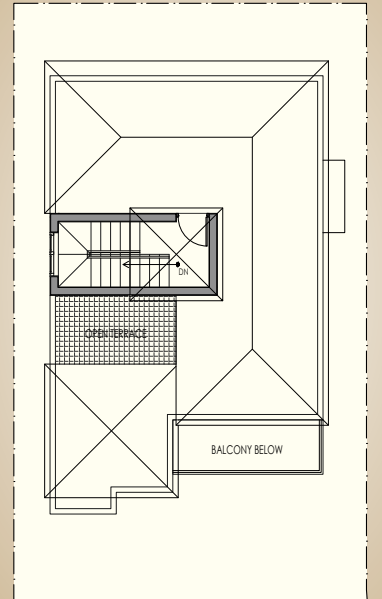
FIRST FLOOR

DIMENSIONS

1)	Bed 3	339	x	387
2)	Foyer	105	x	234
3)	Wardrobe 3	183	x	60
4)	Toilet 3	270	x	168
5)	Upper Living	380	x	355
6)	Balcony	345	x	150
7)	Stair Case	329	x	192
8)	Bed 2	380	x	423
9)	Wardrobe 2	60	x	200
10)	Toilet	272	x	162
11)	Multipurpose	375	x	403
12)	C. Area	154	x	192



TYPE B : TERRACE



Terrace 640 Sq.Ft.

Swimming pool- night



Gym

AMENITIES

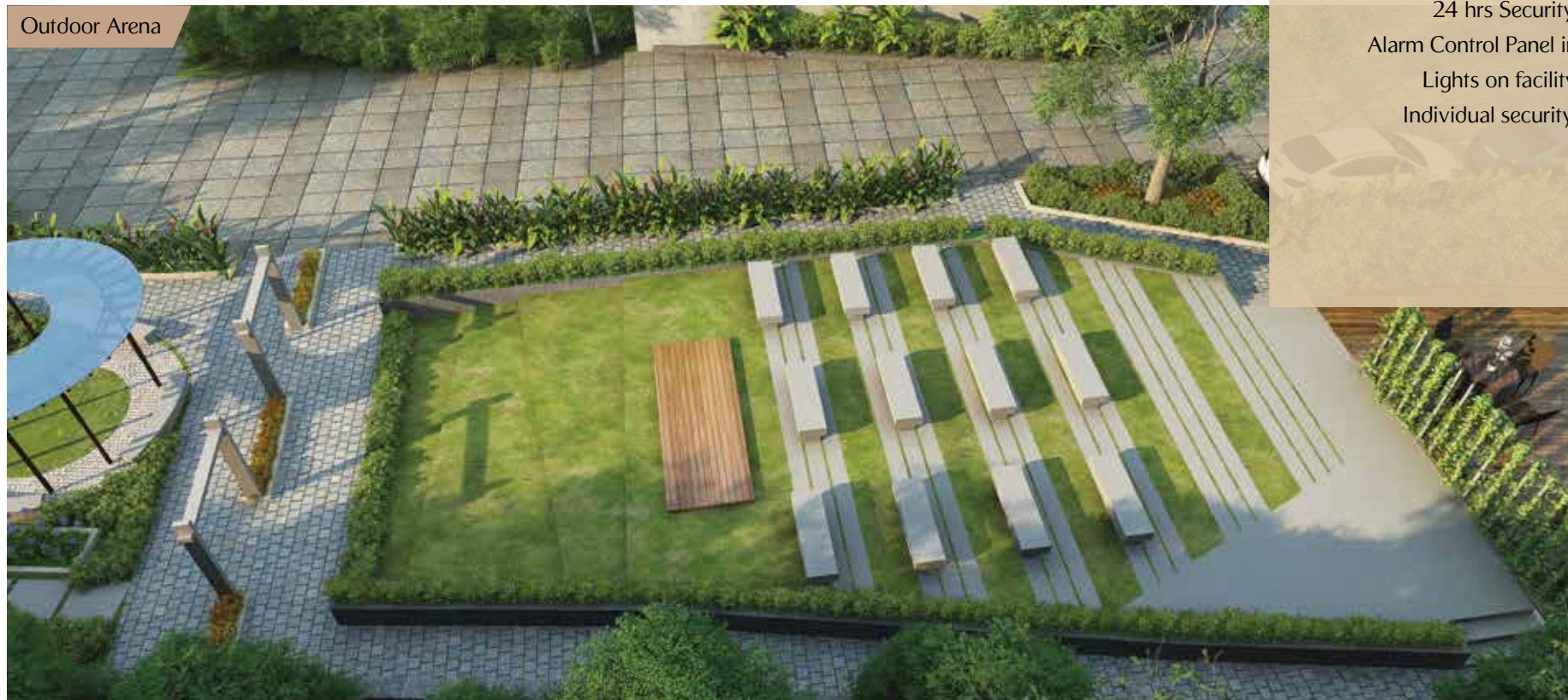
Gym/Club House
Swimming Pool
Out Door Arena/Open Party House
Landscape Garden
Children's Play Area
Gazebo/Sr. Citizens Corner
Power Backup for Common Areas



Childrens play area



Outdoor Arena



SECURITY

Automatic Gate
CC TV Surveillance
24 hrs Security Systems for Villas
Alarm Control Panel including exit door sensors
Lights on facility & gas leak sensors
Individual security system for each villa.



STANDARD SPECIFICATIONS

Structure	:	Foundations as per requirement. Walls with block masonry.
Flooring	:	Vitrified tiles 2x2 for all rooms • Granite slab for sit-out • Antiskid ceramic tiles for work area • Antiskid ceramic tiles for the covered terrace area. • Exterior grade tiles for porch. Interlock tiles for courtyard.
Kitchen	:	Bare kitchen with Granite top with tiles above counter up to 60 cms and provision for exhaust fan • One inlet point each for sink cock, water purifier & washing machine • Good quality SS single bowl sink in kitchen• Washing Machine point in work area. • Suitable number of electrical points for kitchen appliances.
Toilets	:	Anti-skid ceramic tiles for floor, ceramic tiles on walls up to 7 ft. height • Concealed pipes and CP fittings. • Hot and cold mixer taps with overhead shower and piping for geyser in all toilets. • Wash basin and EWC in toilets. Wash basin in dining space. Provision for exhaust fan in toilets • Dry & wet toilet.
Electrical	:	Three phase power supply with concealed conduit wiring with copper conductor, adequate light and fan points, and 6/16A plug points controlled by ELCB and MCBs with independent energy meter. • Elegant modular switches and quality electrical wires. • AC points in all bed rooms. Provision for inverter back up.
Doors/Windows	:	Entrance door in teakwood. • Elegant hard core doors for bedrooms, kitchen and toilets. • French sliding windows for dining, balconies and decks in UPVC windows and ventilators
Painting	:	Polished mat finish entrance door. Putty and plastic emulsion finish for internal wall and ceiling. • Enamel paint for wood works. • Exterior emulsion for external wall.
Water Supply	:	Individual sump and overhead tanks for each villa. • KWA and Ground water connection.
Terrace	:	Covered Terrace with anti skid ceramic tile flooring and MS side grill
Common Amenities	:	Landscaped garden in common area • Gym/Club house • Swimming Pool • Children's Play area. • Gazebos and sitting area. • Servants/ Drivers rest rooms • Landscape provision for each villa as per the design and requirement • Well lit internal roads with proper drainage system • Generator back only for common areas.
Security	:	Individual security system for each villa. (Security Alarm Control Panel including exit door sensors, lights ON facility & gas leak sensors. • CC TV surveillance for common area • 24 hours security • Telephone • Telephone point in living room, family living and master bedroom. • TV Point • TV point in Family living in ground floor and first floor and master bedroom.
Features	:	Two types of architect designed villas for your choice. • Each villa with provision for private landscaping, kitchen garden, compound walls individual gate.
Extra work (optional)	:	Additions or alternations in fixtures and finishes can be made on extra cost based on the agreed estimate. • The additional cost to be paid before the extra work. • The materials for the extra work shall be provided by the customer.

Note: All measurements and specifications / brands given elsewhere in the brochure are subject to variations without specific or general notice. All such variation/alterations shall be purely at the discretion of the builder. The information contained herein does not form part of the contract and is subject to change. Elevation given is an artistic impression only. This brochure does not constitute a legal offer. Terms & conditions apply

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Tripunithura, Kochi



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Tripunithura, Kochi



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