



QUEENS  
**GARDENIA**  
LIFESTYLE VILLAS  
@ Thodayad, Calicut

LIFE BLOOMS HERE



QUEENS  
**GARDENIA**  
LIFESTYLE VILLAS



**QUEENS**  
LIVE ROYAL



# TREASURED LIFESTYLE

Ultra-luxury living in harmony with nature.

Awaken to a breath of fresh air, transport yourself to a land of bliss, experience the realm of privilege. Choose a home from our range of exquisitely designed luxury villas. Tread barefoot on lush green gardens with pristine blue sky above. Come closer to living your dream life...in your dream home.

  
QUEENS  
**GARDENIA**  
LIFESTYLE VILLAS

K-RERA/PRJ/KKD/046/2023  
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# LEGENDARY OPULENCE

Queens Gardenia Lifestyle Villas @ Thodayad, Calicut. An abode of luxury, unparalleled indulgences and excellent connectivity. An urban retreat within the city designed to evoke a sense of luxury and tranquility. 13 contemporary, 4BHK luxury villas spread over 1 acre of prime property, complete with modern amenities and comfort.

Thoughtfully planned, fashionably styled and meticulously designed with unique architectural features. Get spellbound with the picturesque scenic beauty of the environs along with the luxury and convenience of modern living. Each villas gives you the sense of space with much grandeur and style.

# SITE PLAN



Plot No.	Type	Plot Area	Built up Area
Plot 1	A1	6.770 Cents	3231 Sq.Ft.
Plot 2	A2	7.322 Cents	3301 Sq.Ft.
Plot 3	A3	7.070 Cents	3292 Sq.Ft.
Plot 4	B1	5.748 Cents	2543 Sq.Ft.
Plot 5	B2	6.352 Cents	2543 Sq.Ft.
Plot 6	C1	5.483 Cents	2326 Sq.Ft.
Plot 7	C2	5.090 Cents	2326 Sq.Ft.
Plot 8	C3	5.170 Cents	2326 Sq.Ft.
Plot 9	D1	6.448 Cents	2004 Sq.Ft.
Plot 10	D2	5.142 Cents	2149 Sq.Ft.
Plot 11	D3	7.155 Cents	2260 Sq.Ft.
Plot 12	D4	5.004 Cents	2260 Sq.Ft.
Plot 14	D5	5.666 Cents	2260 Sq.Ft.



TYPE  
A1





**GROUND FLOOR PLAN**

Area: 161.82 SQ.M, 1,715.29 SQ.FT



**FIRST FLOOR PLAN**

Area: 140.83 SQ.M, 1515.33 SQ.FT

**TOTAL: 3231 SQ.FT**

 Dimension may vary slightly during construction  Furniture and fixtures are indicative only  
 All dimensions are in centimeters  Plans and areas are subjected to minor change





TYPE  
A2





**GROUND FLOOR PLAN**  
 Area: 177.66 SQ.M, 1,911.62 SQ.FT



**FIRST FLOOR PLAN**  
 Area: 129.13 SQ.M, 1389.43 SQ.FT

**TOTAL: 3301 SQ.FT**







TYPE  
A3





**GROUND FLOOR PLAN**  
 Area: 170.72 SQ.M, 1837.04 SQ.FT



**FIRST FLOOR PLAN**  
 Area: 135.26 SQ.M, 1455.39 SQ.FT

**TOTAL: 3292 SQ.FT**



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 ☘ All dimensions are in centimeters ☘ Plans and areas are subjected to minor change



TYPE  
B





**GROUND FLOOR PLAN**  
 Area: 131.66 SQ.M, 1,416.73 SQ.FT



**FIRST FLOOR PLAN**  
 Area: 104.69 SQ.M, 1126.46 SQ.FT

**TOTAL: 2543 SQ.FT**



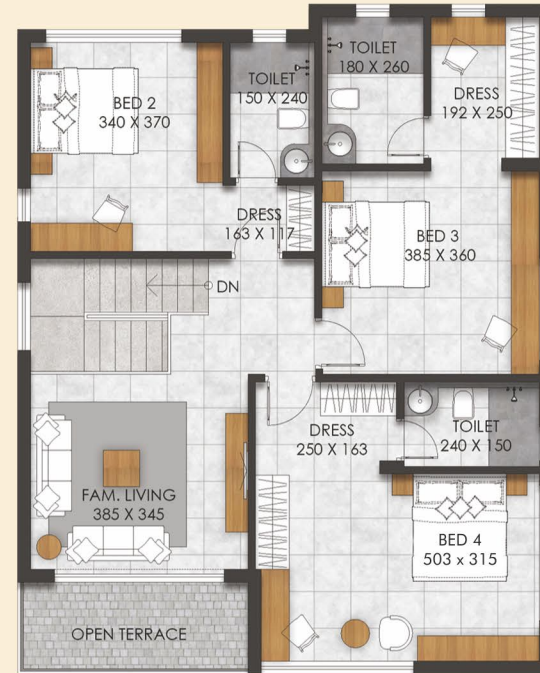


TYPE  
C





**GROUND FLOOR PLAN**  
 Area: 113.61 SQ.M, 1,222.44 SQ.FT



**FIRST FLOOR PLAN**  
 Area: 102.52 SQ.M, 1,103.11 SQ.FT

**TOTAL: 2326 SQ.FT**



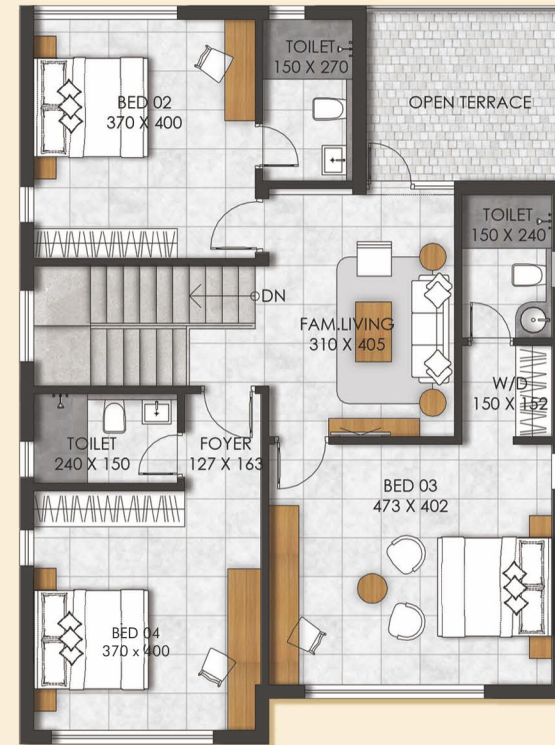


TYPE  
D  
D3 D4 D5





**GROUND FLOOR PLAN**  
 Area: 110.96 SQ.M, 1193.92 SQ.FT



**FIRST FLOOR PLAN**  
 Area: 99.1 SQ.M, 1066.316 SQ.FT

**TOTAL: 2260 SQ.FT**





TYPE  
D1





**GROUND FLOOR PLAN**  
 Area: 111.18 SQ.M, 1196.29 SQ.FT



**FIRST FLOOR PLAN**  
 Area: 75.1 SQ.M, 808.076 SQ.FT

**TOTAL: 2004 SQ.FT**



☘ Dimension may vary slightly during construction ☘ Furniture and fixtures are indicative only  
 ☘ All dimensions are in centimeters ☘ Plans and areas are subjected to minor change



TYPE  
D2





**GROUND FLOOR PLAN**  
 Area: 116.39 SQ.M, 1252.35 SQ.FT



**FIRST FLOOR PLAN**  
 Area: 83.3 SQ.M, 896.308 SQ.FT

**TOTAL: 2149 SQ.FT**



🌿 Dimension may vary slightly during construction 🌿 Furniture and fixtures are indicative only  
 🌿 All dimensions are in centimeters 🌿 Plans and areas are subjected to minor change



CLUB  
HOUSE

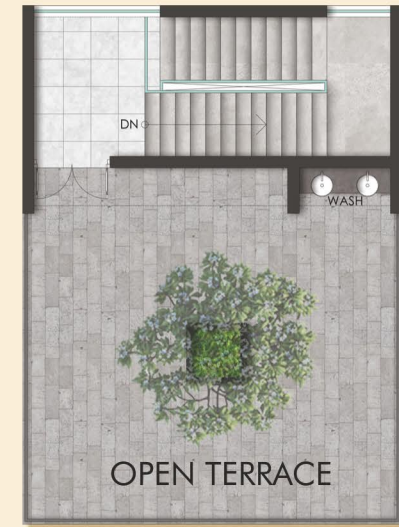




**GROUND FLOOR PLAN**  
 827.17 SQ.FT



**FIRST FLOOR PLAN**  
 818.29 SQ.FT



**TERRACE PLAN**  
 200.94 SQ.FT

**TOTAL: 1846 SQ.FT**



🌿 Dimension may vary slightly during construction 🌿 Furniture and fixtures are indicative only  
 🌿 All dimensions are in centimeters 🌿 Plans and areas are subjected to minor change

# AMENITIES



Swimming pool



Gymnasium



Roof-top Party Area



- ▶ Grand entrance Fascia with automated gate.
- ▶ High end fixtures and fittings.
- ▶ Landscaped terrain with drip irrigation.
- ▶ Wide Interlocked pavement with solar powered street lights.
- ▶ Club house with Swimming Pool, Gymnasium.
- ▶ Poolside landscaped party area and roof-top recreation area.
- ▶ Storm water drain with ground water recharge facility.
- ▶ Intercom facility.
- ▶ CCTV Surveillance & provision for security in common area.





## SPECIFICATIONS

### STRUCTURE

- ▶ All structural R.C.C. works shall abide by the standard IS codes.
- ▶ All outside walls are in laterite masonry and inside walls are in solid block masonry.
- ▶ All cement mortar plastering in 1:3 or 1:4 as applicable.

### DOORS & WINDOWS

- ▶ All doors in engineered wood with pre-hung doors.
- ▶ High-quality Aluminium/UPVC window system.

### TILING



- ▶ 4x2 vitrified tiles for the main area and bedrooms. Kajaria/Somany or equivalent.
- ▶ Quality ceramic tiles for the floor and glazed tiles in bathrooms. Kajaria/Somany or equivalent.

### ELECTRICAL



- ▶ Concealed Copper Wiring RR / V Guard with adequate light fan and plug points.
- ▶ Premium quality modular switches (LEGRAND) or equivalent.
- ▶ Provision for A/c, 3-phase connection with independent KSEB meters.
- ▶ Provision for exhaust fan and geyser in toilets.





#### PAINTING



- ▶ Plastic emulsion over putty for interior walls (Asian Paints).
- ▶ Premium quality external emulsion for exterior (Asian Paints)
- ▶ Enamel paint for grills and handrails.

#### KITCHEN



- ▶ Bare kitchen with provision for the sink, dishwasher and washing machine in Kitchen/work area.



#### SANITARY/CP FITTINGS

- ▶ Premium quality sanitary and CP fittings ROCA/GROHE or equivalent with GABRIET concealed flush tanks.



#### WATER SUPPLY

- ▶ Well water / KWA water.





# ICONIC LOCATION



Queens Gardenia, set in one of the most desirable locations in Calicut. Just 500 meters from Thondayad Junction and closer to Starcare hospital. Gardenia is well connected and easily accessible. Proximity to shopping malls, cyber parks, educational and healthcare institutions makes it the most desired address in the city.

## CONNECTIVITY

Thondayad Jn.	: 500 Mtrs
New Bus Stand	: 2.9 Kms
KSRTC Bus Stand	: 3.4 Kms
Railway Station	: 4.9 Kms
Calicut Beach	: 4.9 Kms
Airport	: 24.7 Kms

## SCHOOLS

Presentation School	: 2.3 Kms
Bhavans School	: 3.9 Kms
Devagiri College	: 4.2 Kms

## SHOPPING MALL

Focus Mall	: 3.9 Kms
Gokulam Galleria	: 2.4 Kms
Hi Lite Mall	: 5 Kms

## HEALTHCARE

Starcare Hospital	: 400 Mtrs
Baby Memorial Hospital	: 2.7 Kms
Aster MIMS Hospital	: 3.2 Kms
Medical College	: 4.9 Kms
Meitra Hospital	: 7.5 Kms

## IT HUB

UL Cyber Park	: 4.2 Kms
Cyber Park	: 4.5 Kms
Hi Lite Business Park	: 5 kms

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NEW LAUNCH



QUEENS PROMENADE  
Nadakkavu, Calicut

K-RERA/PRJ/129/2020  
rera.kerala.gov.in

WORK IN PROGRESS



QUEENS COURTYARD  
Off Medical College, Calicut

# THE LEGACY OF TRUST



QUEENS GRANDE  
Karaparamba, Calicut



QUEENS HARMONY  
Karaparamba, Calicut



QUEENS PARK  
Vellimadukunnu, Calicut



QUEENS ROYAL ENCLAVE  
Kannur Rd., Calicut



QUEENS WINDSOR CASTLE  
Paroppady, Calicut

# OUR HISTORY

Queens Habitats is one of the leading home builders in Kozhikode. With over 3 decades of experience in the construction industry focusing on contemporary architecture, strong project execution & quality construction.



**1957**

Queens' legacy of trust had its humble beginning when Late Mandadi Damodaran Nair, a visionary & a successful entrepreneur, founded Jayarani Trading Company, a non-banking financial firm in Calicut in 1957.



**1975**

The Company left its footprints in Footwear Dealership in 1975 as the All Kerala Dealer of Bata Footwear.



**1988**

It was in 1988, Jayarani Trading Company ventured into the construction field & became a legacy of trust every home seeker can rely on.



**2005**

In 2005, **Baiju M**, S/o Damodaran Nair (Late) and an experienced Engineer, took the helm of the company and re-christened it as Queens Habitats. So far, Queens crafted over 8,00,000 sq. ft. of built-up area spread across 20 residential projects and are all set to launch more world-class projects in prime locations of Calicut.



**2022**

Over 600 families who live happily in our homes are the standing testimony of our commitment to creating quality spaces to live, work & grow.



With hundreds of distinctive homes to our credit, we are committed to building strikingly beautiful & meticulously crafted homes for our clients, within budget & on schedule.



Queens' strength lies in its relentless passion & attention to detail. We seek to design & build world-class living spaces that people aspire to live in.

# ADMIRABLE LEGACY OF TRUST AND HERITAGE

Queens Habitats is the most renowned builder in Calicut with over 3 decades of experience in the construction industry focusing on contemporary architecture, strong project execution, and quality construction. Built on the solid foundation of honesty and transparency, Queens firmly believes in redefining the modern living experience by providing state of the art infrastructure and amenities that inspire the concept of luxurious living.

The passion to deliver world class living spaces is our driving force. Ever since we have crafted over 8 lakhs sq. ft. of residential spaces spread across 20 residential projects. Over 600 families who live happily in our homes are the standing testimony of our commitment to creating quality spaces to live, work and grow. We have 3 more world-class residential projects in prime locations of Calicut in the pipeline.





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LIVE ROYAL

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\*Disclaimer: This brochure does not constitute a legal document. The area and plans may vary according to the actual site conditions. Furniture and fixtures shown in plans are only indicative. Images shown are artistic expression only. Specification and dimensions may change without notice.

RERA Registration no: K-RERA/PRJ/KKD/046/2023