

QUEENS
GARDENIA
LIFESTYLE VILLAS
@ Thondayad, Calicut

LIFE BLOOMS HERE



QUEENS
GARDENIA
LIFESTYLE VILLAS



QUEENS
LIVE ROYAL

A photograph of a family of three—a man, a woman, and a young girl—all smiling and wearing white lace dresses, posing in a lush green garden. The man is on the left, the woman is in the center holding the girl, and the girl is in the foreground.

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.

A stylized white lotus flower logo.

QUEENS
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LIFESTYLE VILLAS

K-RERA/PRJ/KKD/046/2023
rera.kerala.gov.in

LEGENDARY OPULENCE

Queens Gardenia Lifestyle Villas @ Thondayad, 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	5.524 Cents	2325 Sq.Ft.
Plot 7	C2	5.129 Cents	2325 Sq.Ft.
Plot 8	C3	5.256 Cents	2325 Sq.Ft.
Plot 9	D1	6.169 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

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
A3





TOTAL: 3292 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
B





TOTAL: 2543 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

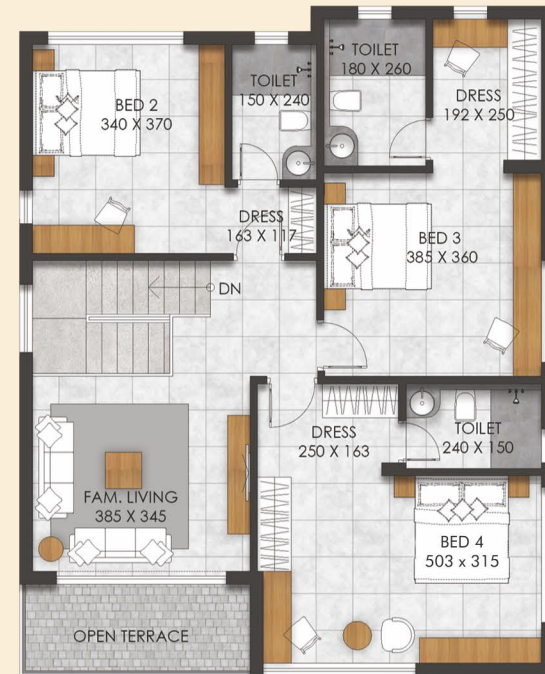


TYPE
C





GROUND FLOOR PLAN
 Area: 113.61 SQ.M, 1,222.88 SQ.FT



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

TOTAL: 2325 SQ.FT



🌿 Dimension may vary slightly during construction 🌿 Furniture and fixtures are indicative only
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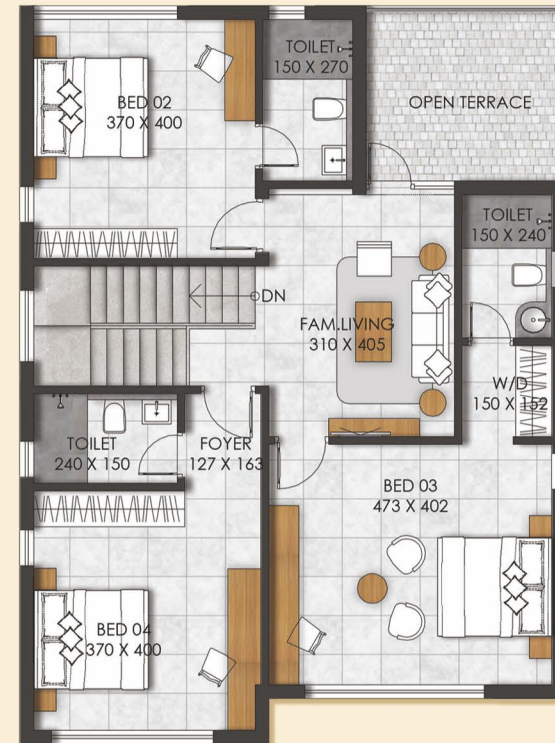


TYPE
D
D3 D4 D5





GROUND FLOOR PLAN
 Area: 110.96 SQ.M, 1194.01 SQ.FT



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

TOTAL: 2260 SQ.FT



TYPE
D1





TOTAL: 2004 SQ.FT



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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



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CLUB HOUSE

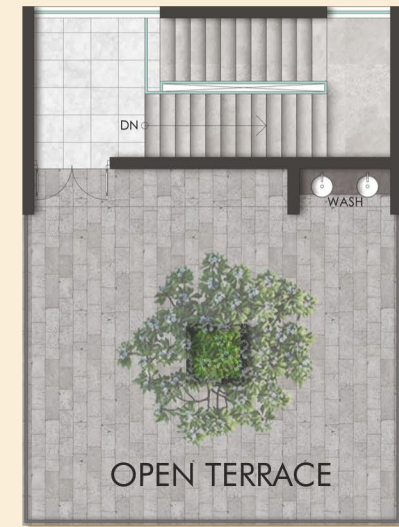




GROUND FLOOR PLAN
827.17 SQ.FT



FIRST FLOOR PLAN
818.29 SQ.FT



TERRACE PLAN
200.94 SQ.FT

TOTAL: 1846 SQ.FT



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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 of 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

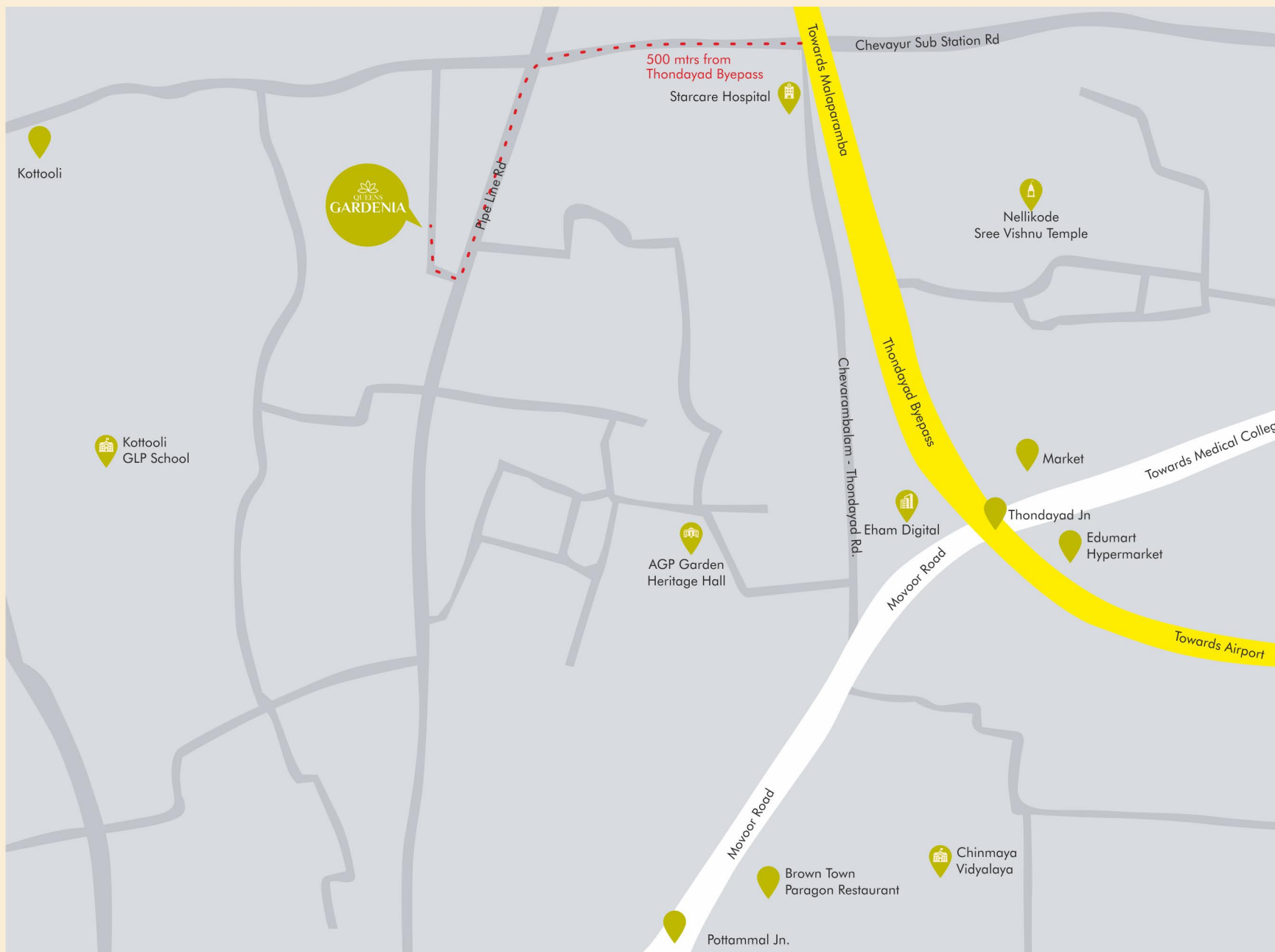
- Premium quality sanitary and CP fittings ROCA/GROHE or equivalent with GABRIET concealed flush tanks.



WATER SUPPLY

- Well water and 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.	: 210 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	: 500 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

K-RERA/PRJ/KKD/019/2023
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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



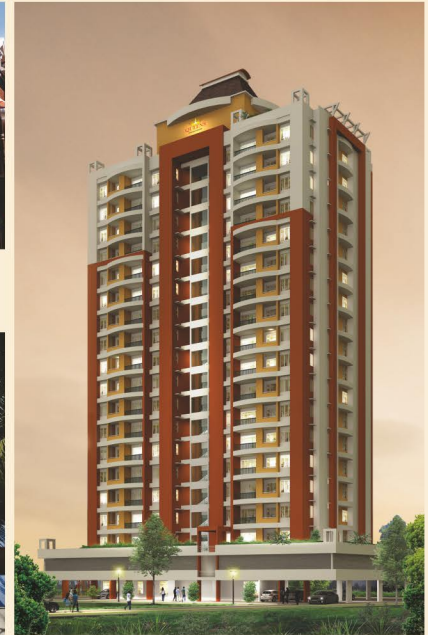
QUEENS HARMONY
Karaparamba, Calicut



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**, a true visionary and an experienced architect, took the helm of the company and rechristened it as Queens Habitats. So far, Queens crafted over 800000 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.



 +91 7561 09 09 09

 www.queenshabitats.com

 sales@queenshabitats.com



*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