

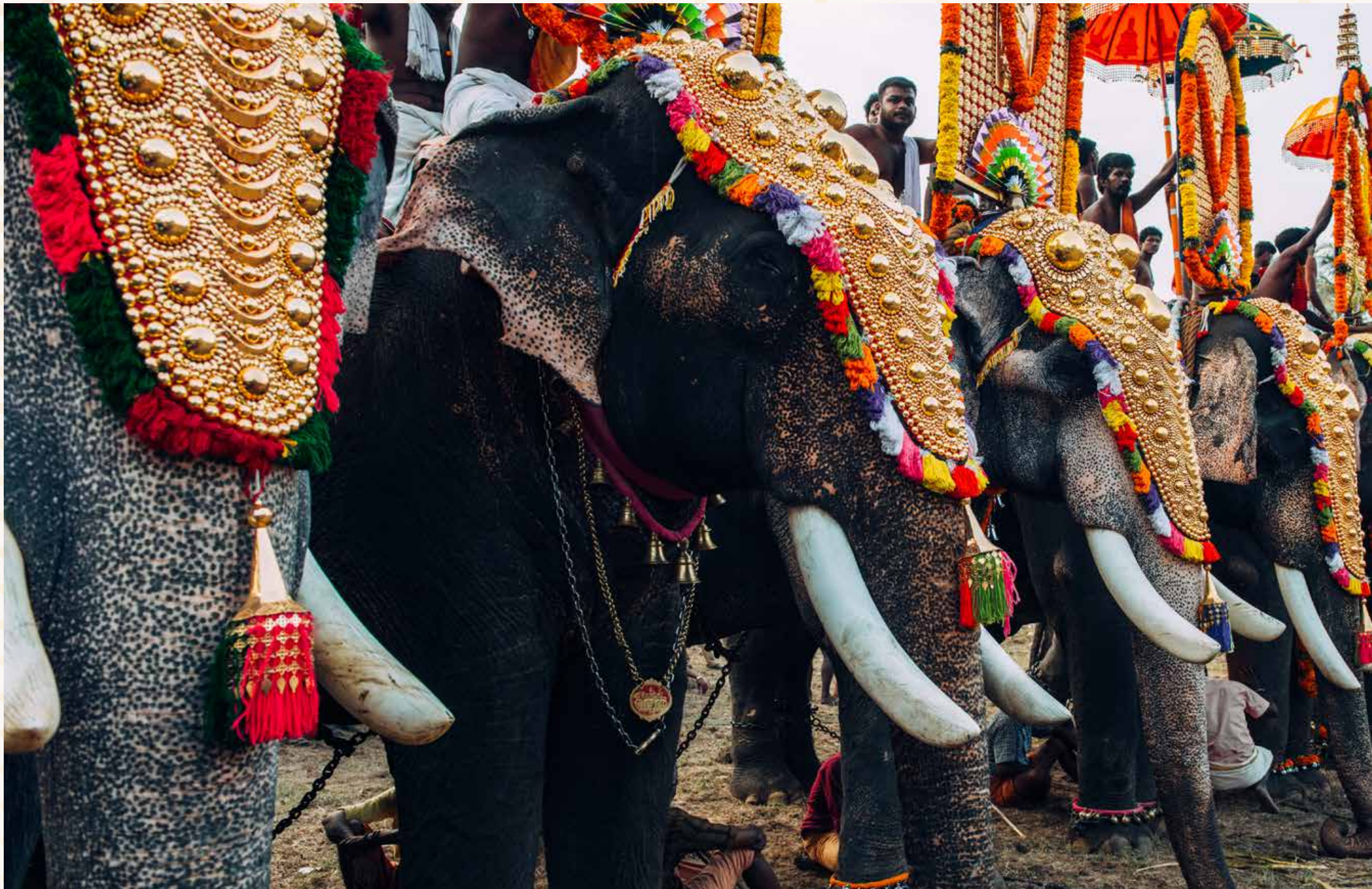


ONE **KOWDIAR**

PALACE HERITAGE BUNGALOWS

At Clifton Royal Hills

www.antabuilders.com





ONE KOWDIAR

PALACE HERITAGE BUNGALOWS

At Clifton Royal Hills

The One Kowdiar Palace Heritage Bungalows from Anta Builders is next to Kowdiar Palace, one of the historically rich and architecturally majestic palaces of Kerala. Separated by a compound wall from the palace, the neighboring Anta Builders project is designed in such a way that it matches the royal architecture. Living next to a well-known palace can be an interesting and motivating experience and also provides a glimpse into the region's rich cultural and historical past.

Live into this one-of-a-kind experience next to Kowdiar Palace. Live royally!



ONE KOWDIAR

Palace Heritage Bungalows, Adjacent to Kowdiar Palace



Land

Total land area : 244.86 cents

Plot

Number of Plots : 22

Villa plot area : 7.30 cents average

Undivided share per plot : 3.82 cents/plot
approximate

Area including undivided share : 11.12 cents approximate

Designer Villas

1. Specific floor plans that complies with vastu and privacy
2. Designer entrance and grand style walkway with palms and flowering plants
3. The design merged with the philosophy of zero waste
4. Most modern contemporary design, self-sustainable and lifestyle amenities
5. Architect designed flooring – a spectacular combination of granite, vitrified tiles, wood finish and designer tiles in specified area
6. Designer landscape garden on courtyard and terrace
7. Active infrared photo beam detectors, window/door sensors, an array of sensors for gas leak and fire makes it a distinctly different living space.

Ground Floor (Layout Detailing)

- Sit out facing the landscaped area
- Formal living that suits your personality
- Privacy ensured family living
- Dining area in the interactive zone
- Private sit out enriched with landscaped courtyard
- Energy efficient lift
- Utility room
- 1 Bedroom with attached dress and toilet
- Dedicated working kitchen and work area

First Floor (Layout Detailing)

- Upper living with required privacy
- 3 Bedrooms with attached toilet

Lifestyle

- The signature self-sustainable project in the heart of Trivandrum
- Enhancing the quality of life with the concept of healthy life with style
- Elite community

Waste Management

- Zero waste emission for sustainability
- Maximize recycling, minimize waste, reduce consumption and ensure that products are made to be reused, repaired or recycled back into nature

Landscapes

- All round greenery
- Private gazebos
- Green walkway

Maintenance

- Solar energy for common areas
- Energy efficient lighting
- State-of-the-art security systems
- Trained care takers
- Professional security guards round the clock



Experience the Rich Cultural Heritage

Located in a culturally rich place, this Palace Heritage Bungalows are the perfect choice for those looking to experience the rich cultural heritage of Kerala in a luxurious and comfortable environment.





Reception Block





At the heart of Travancore

Kowdiar is a premier neighborhood in Thiruvananthapuram with open areas, well-maintained infrastructure, and all other modern amenities. Royal neighborhoods are unarguably opulent and hence are highly sought-after residential areas. While assuring high quality of life, and easy access to everything you need, the One Kowdiar Palace Heritage Bungalows promises a community of like-minded people.

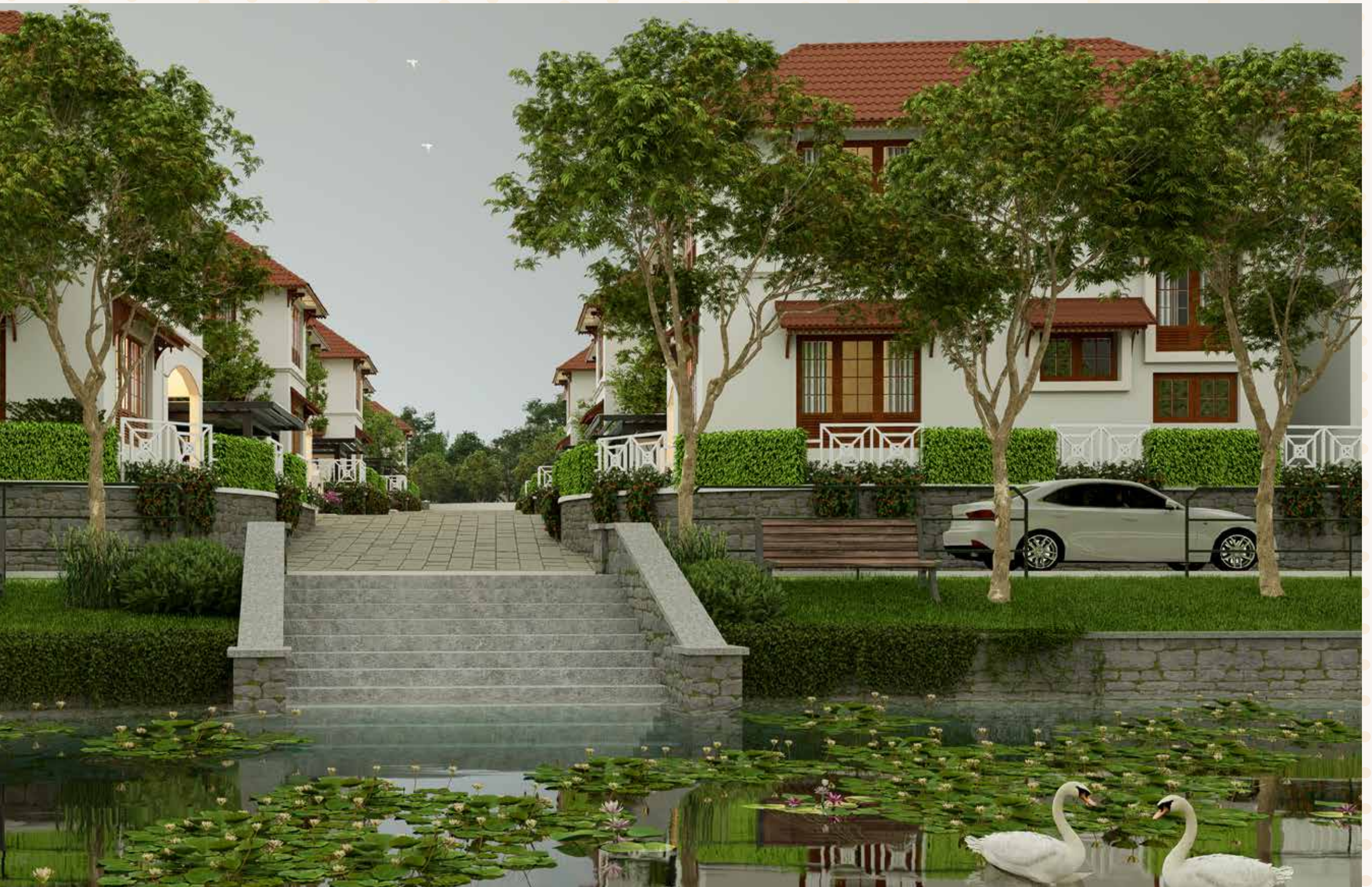




Sense of Peace, Tranquility, and Calmness

A place with serenity is one that evokes a sense of peace, tranquility and calmness. One Kowdiar Palace Heritage Bungalows is a synonym for it. It is a location where the mind can relax and unwind, and where the senses can be soothed by nature's gentle sounds, sights, and smells.









A Blend of Modern and Traditional Decor

Taking inspiration from the traditional architectural wonders of Kerala and blending beautifully with the needs of modern day, One Kowdiar Palace Heritage Bungalows is sure to offer a lifetime experience.



Safety and Security

Active infrared photo beam detectors, window/door sensors and an array of sensors to check gas leaks and fire outbreaks. Friendly and attentive staff available 24/7 to cater to the needs of the residents and ensure that their life is comfortable and enjoyable.









Exteriors

The carefully curated exterior of the One Kowdiar Palace Heritage Bungalows is adorned with exclusive decorative features to give you a novel, royal and welcoming appearance.





Superior Craftsmanship

Superior craftsmanship is the hallmark of a truly elite lifestyle. The One Kowdiar Heritage Palace Bungalows showcase the quality of the craftsmanship ensuring that every component is well-crafted and seamlessly integrated with the rest of the structure.







Interiors

Artistically designed interiors reflect the culture and rich heritage of Travancore. Your world of happiness deserves elegance and exquisiteness.



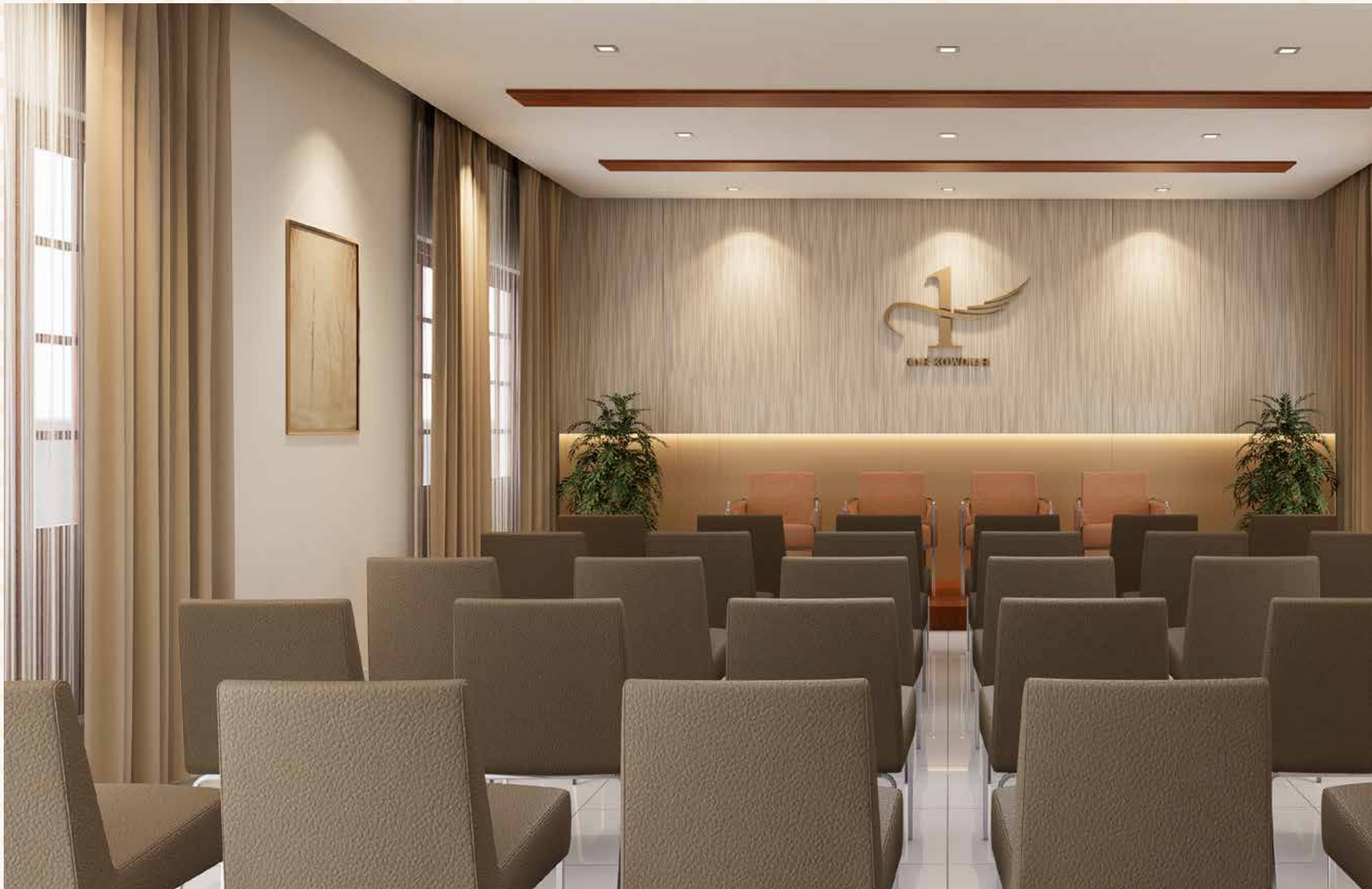


Perfect Choice for a Luxurious Life

The One Kowdiar Palace Heritage Bungalows from Anta Builders is the perfect choice for families, friends, and couples looking for a luxurious and unforgettable stay in God's own country.









Royale Recreation

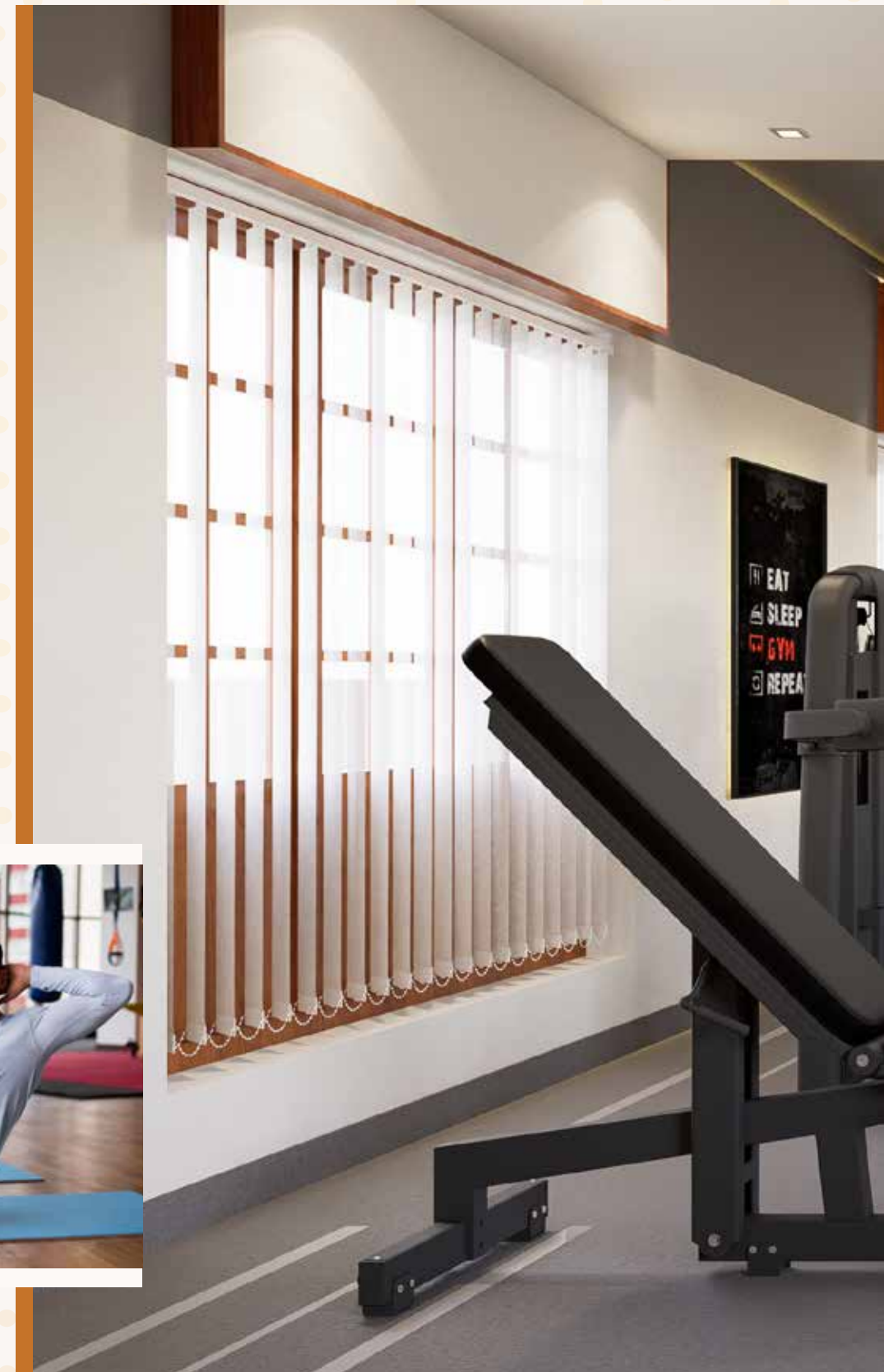
A location or experience that grants access to a lavish and exclusive way of life serves as the entrance to an elite existence.

One Kowdiar provides access to exclusive amenities and experiences - a high level of exclusivity, privacy, and a focus on luxury and comfort. And other premium services just for you!



Amenities for the modern lifestyle

Amenities cater to the modern lifestyle, making the villas more comfortable, convenient, and luxurious.







Healthy and Active Lifestyle

Surrounded by lush greenery and serene landscapes, the One Kowdiar Palace Heritage Bungalows provide the perfect environment to help residents maintain a healthy and active lifestyle while enjoying the comfort and luxury of a modern home.





Elite Lifestyle

Elites are extraordinary. So are One Kowdiar Palace Heritage Bungalows! We offer you a combination of space, privacy, luxury, and exclusivity that is difficult to find elsewhere. You can surely go for it!







Ocean of Opportunities

Thiruvananthapuram has a plethora of options and advantages, thanks to its international airport and seaport. It is also well connected by road and rail. The state capital is close to the greatest international schools, educational institutions, IT Centers, hospitals and more.





Site Layout



Plot No	Plot Area	Undivided Share	Total Area
Plot 01	7.28 Cents	3.82 Cents	11.10 Cents
Plot 02	7.22 Cents	3.82 Cents	11.04 Cents
Plot 03	7.16 Cents	3.82 Cents	10.98 Cents
Plot 04	7.92 Cents	3.82 Cents	11.74 Cents
Plot 05	7.08 Cents	3.82 Cents	10.90 Cents
Plot 06	7.20 Cents	3.82 Cents	11.02 Cents
Plot 07	7.69 Cents	3.82 Cents	11.51 Cents
Plot 08	7.23 Cents	3.82 Cents	11.05 Cents
Plot 09	7.19 Cents	3.82 Cents	11.01 Cents
Plot 10	7.20 Cents	3.82 Cents	11.02 Cents
Plot 11	7.22 Cents	3.82 Cents	11.04 Cents
Plot 12	7.21 Cents	3.82 Cents	11.03 Cents
Plot 13	7.75 Cents	3.82 Cents	11.57 Cents
Plot 14	7.23 Cents	3.82 Cents	11.05 Cents
Plot 15	7.20 Cents	3.82 Cents	11.02 Cents
Plot 16	7.19 Cents	3.82 Cents	11.01 Cents
Plot 17	8.51 Cents	3.82 Cents	12.33 Cents
Plot 18	7.13 Cents	3.82 Cents	10.95 Cents
Plot 19	6.22 Cents	3.82 Cents	10.04 Cents
Plot 20	7.47 Cents	3.82 Cents	11.29 Cents
Plot 21	7.15 Cents	3.82 Cents	10.97 Cents
Plot 22	7.19 Cents	3.82 Cents	11.01 Cents

Total Land Area	244.86 Cents
Number Of Plots	22
Recreation	27.13 Cents
Services	2.068 Cents
Road	55.02 Cents
Total Common Area	84.218 Cents






Type A Bungalow



Total Area - 2635 Sq.ft.
Common Area - 150 Sq.ft.

TYPE A
4 Bed - Ground Floor
Area - 1245 Sq. Ft

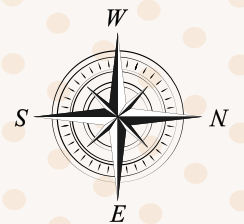
01	Sit Out	382	x	150
02	Formal Living	375	x	360
03	Family Living & Dining Room	350	x	663
04	Out Door Patio/Family Deck	350	x	183
05	Bedroom -1	375	x	345
06	Dress	275	x	150
07	Toilet	253	x	165
08	Common Toilet	119	x	210
09	Lift	115	x	120
10	Stair	398	x	210
11	Kitchen	375	x	323
12	Work Area	333	x	150
13	Servant's Room	200	x	150
14	Servant's Toilet	120	x	150
15	Multi Utility Landscaped Pergola	515	x	515
16	Lawn			
17	Kitchen Yard			





TYPE A
4 Bed - First Floor
Area - 1240 Sq. Ft

01	Lift	115	x	120
02	Stair	398	x	210
03	Upper Living	350	x	520
04	Bedroom - 2	375	x	345
05	Dress	275	x	150
06	Toilet	253	x	165
07	Bedroom - 3	375	x	347
08	Toilet	252	x	150
09	Bedroom - 4	448	x	323
10	Dress	270	x	150
11	Toilet	270	x	150





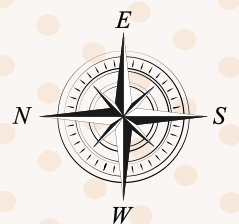
Type B Bungalow

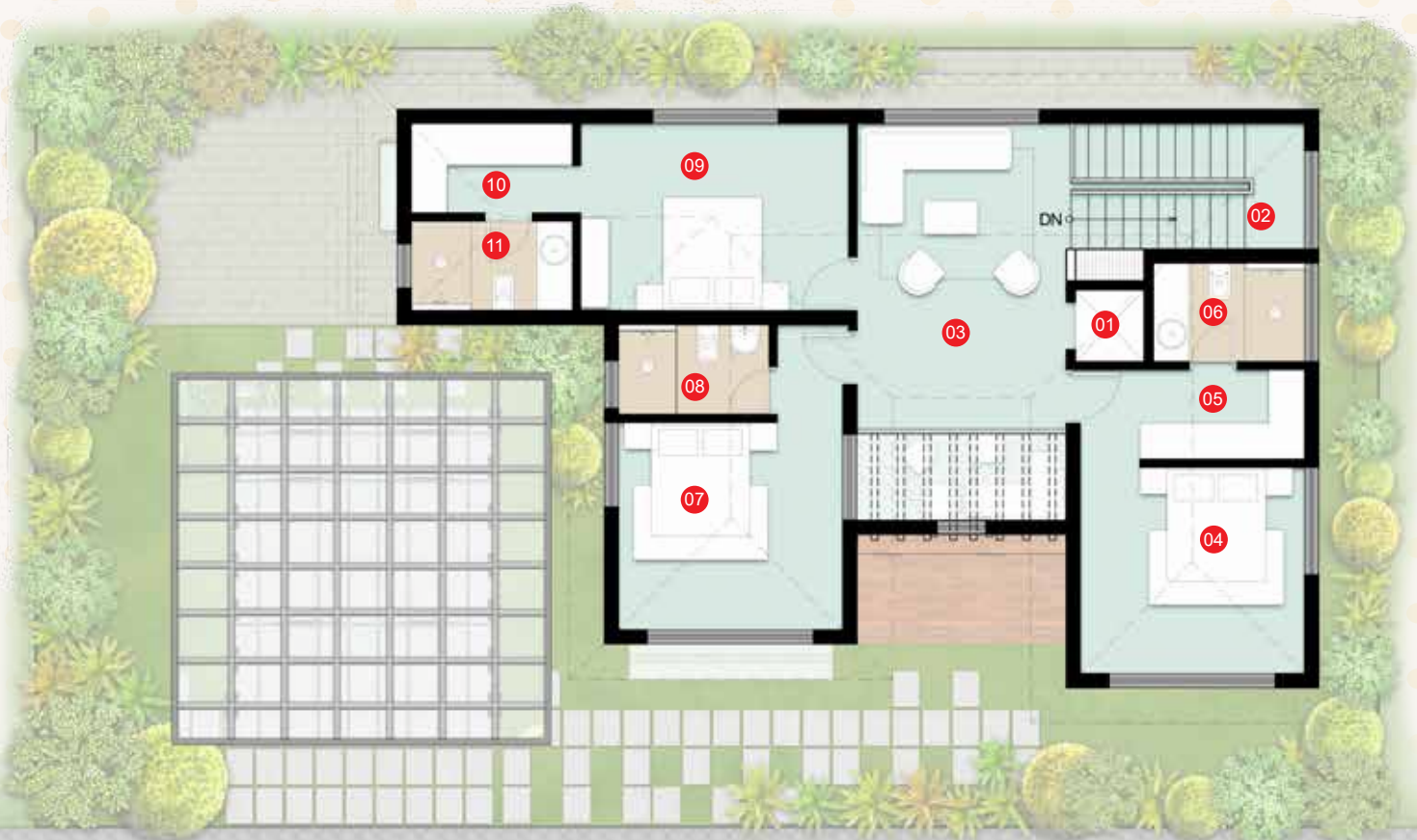


Total Area - 2635 Sq.ft.
Common Area - 150 Sq.ft.

Type B
4 Bed - Ground Floor
Area: 1245 Sq.FT

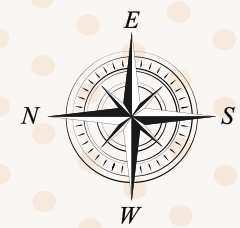
01	Sit Out	382 x 150
02	Formal Living	375 x 360
03	Family Living & Dining Room	350 x 663
04	Out Door Patio/Family Deck	350 x 183
05	Bedroom -1	375 x 345
06	Dress	275 x 150
07	Toilet	253 x 165
08	Common Toilet	119 x 210
09	Lift	115 x 120
10	Stair	398 x 210
11	Kitchen	375 x 323
12	Work Area	333 x 150
13	Servant's Room	200 x 150
14	Servant's Toilet	120 x 150
15	Multi Utility	
	Landscaped Pergola	515 x 515
16	Lawn	
17	Kitchen Yard	





Type B
4 Bed - Ground Floor
Area: 1245 Sq.FT

01	Lift	115	x	120
02	Stair	398	x	210
03	Upper Living	350	x	520
04	Bedroom - 2	375	x	345
05	Dress	275	x	150
06	Toilet	253	x	165
07	Bedroom - 3	375	x	347
08	Toilet	252	x	150
09	Bedroom - 4	448	x	323
10	Dress	270	x	150
11	Toilet	270	x	150






Type C Bungalow

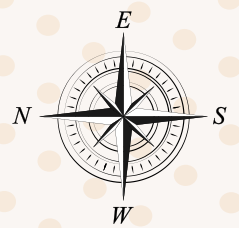


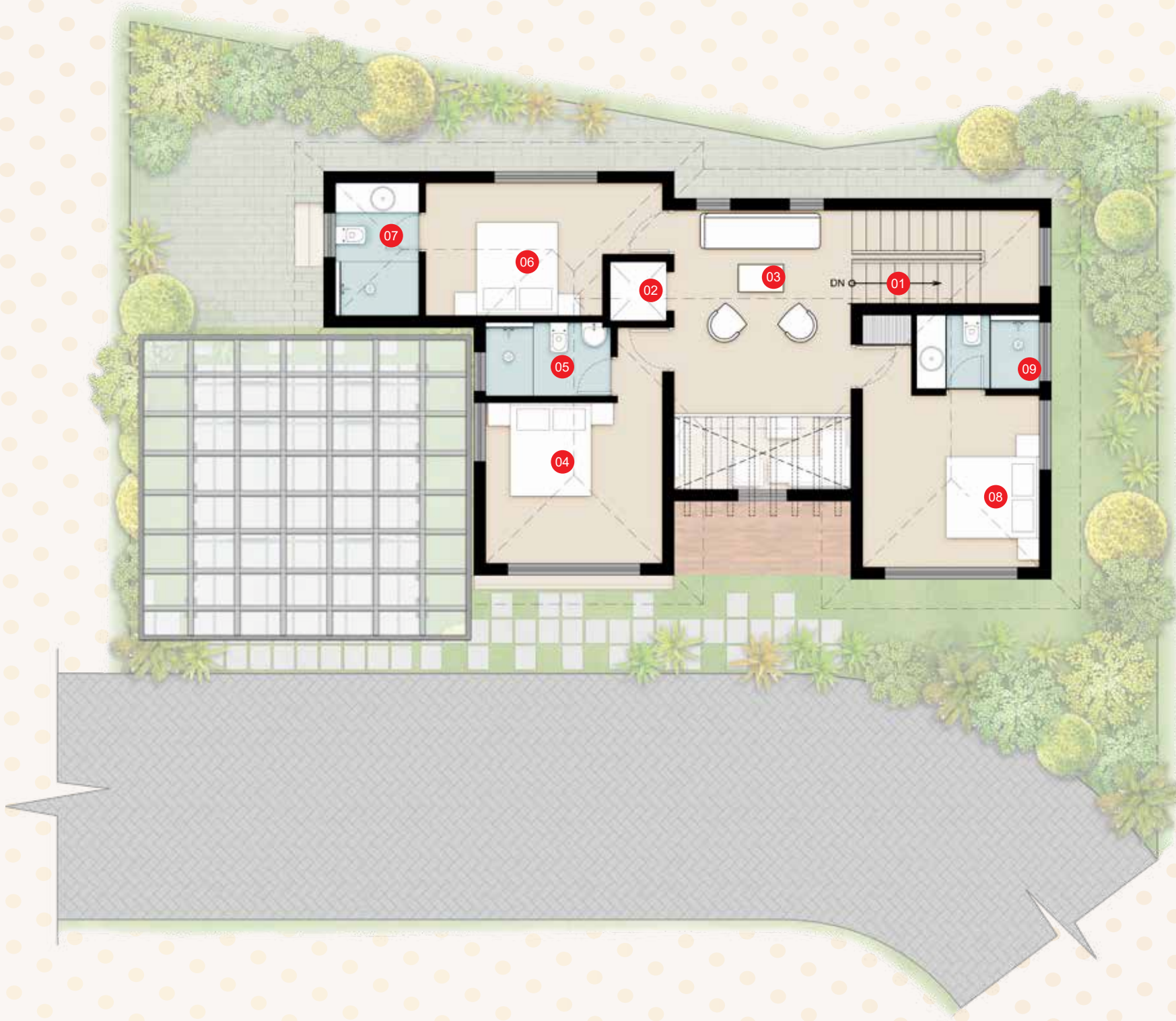


Total Area - 2225 Sq.ft.
Common Area - 150 Sq.ft.

Type C
4 Bed - Ground Floor
Area - 1040 Sq. Ft

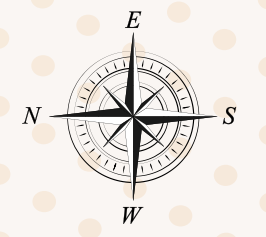
01	Sit Out	373	x	150
02	Formal Living	360	x	340
03	Family Living & Dining Room	360	x	568
04	Out Door Patio/Family Deck	360	x	150
05	Bedroom -1	360	x	350
06	Toilet	250	x	150
07	Common Toilet	120	x	190
08	Stair	381	x	190
09	Lift	120	x	115
10	Kitchen	360	x	270
11	Work Area	180	x	270
12	Multi Utility			
	Landscaped Pergola	515	x	515
13	Kitchen Yard			
14	Lawn			





Type C
4 Bed - First Floor
Area - 1135 Sq. Ft

01	Stair	381	x	190
02	Lift	120	x	115
03	Upper Living	360	x	421
04	Bedroom - 2	360	x	327
05	Toilet	255	x	150
06	Bedroom - 3	360	x	270
07	Toilet	170	x	270
08	Bedroom - 4	360	x	350
09	Toilet	250	x	150





Type D Bungalow

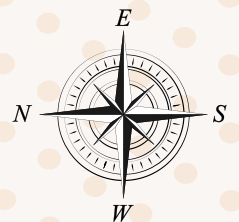




Total Area - 2630 Sq.ft.
Common Area - 150 Sq.ft.

Type D
4 Bed - Ground Floor
Area : 1240 Sq. Ft

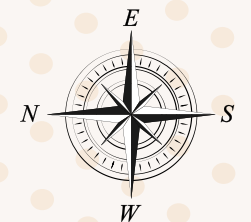
01	Sit Out	173	x	421
02	Formal Living	360	x	370
03	Family Living & Dining Room	648	x	360
04	Out Door Patio/Family Deck	163	x	360
05	Bedroom -1	375	x	360
06	Dress	277	x	150
07	Toilet	265	x	150
08	Common Toilet	119	x	190
09	Lift	120	x	115
10	Stair	390	x	190
11	Kitchen	272	x	253
12	Work Area	150	x	375
13	Servant's Room	150	x	242
14	Servant's Toilet	150	x	120
15	Multi Utility Landscaped Pergola	515	x	515
16	Kitchen Yard			
17	Lawn			





Type D
4 Bed - First Floor
Area - 1240 Sq. Ft

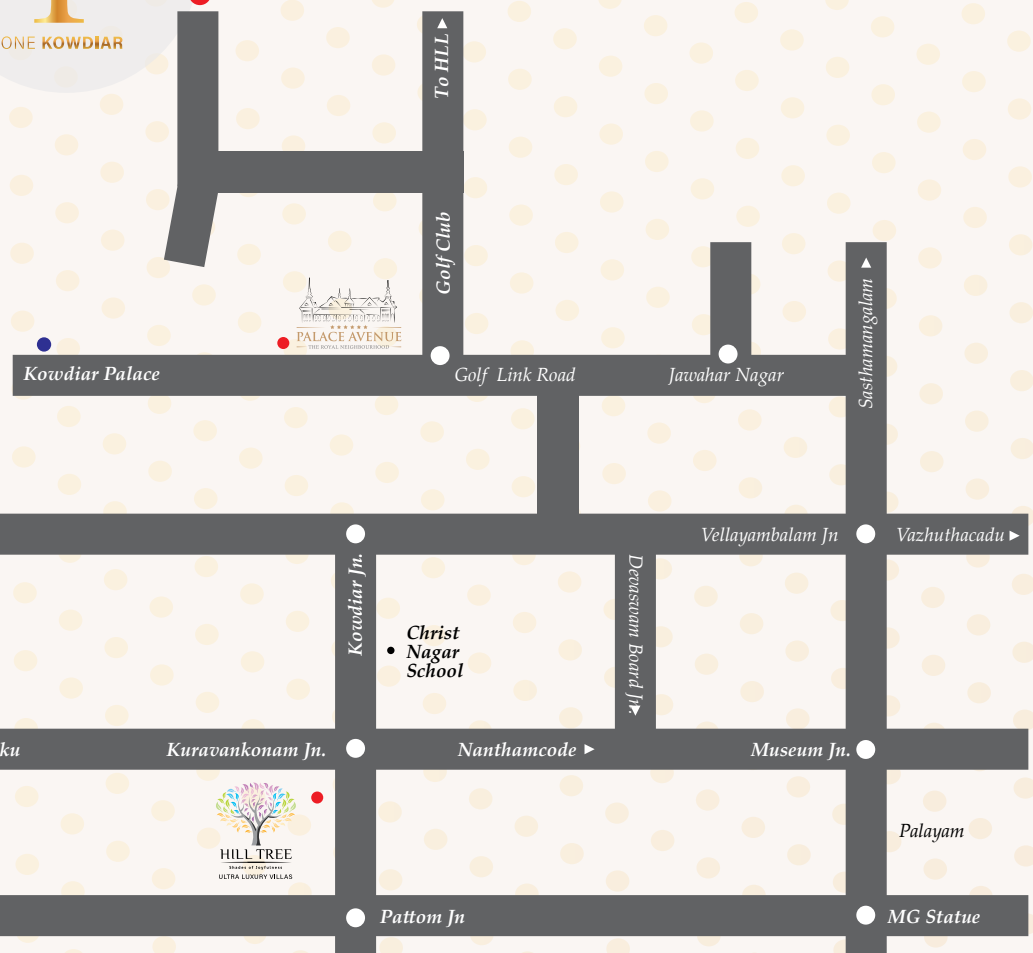
01	Lift	120	x	115
02	Stair	390	x	190
03	Upper Living	502	x	360
04	Bedroom - 2	375	x	360
05	Dress	277	x	150
06	Toilet	265	x	150
07	Bedroom - 3	360	x	375
08	Dress	173	x	122
09	Toilet	150	x	240
10	Bedroom - 4	435	x	375
11	Dress	173	x	122
12	Toilet	150	x	240



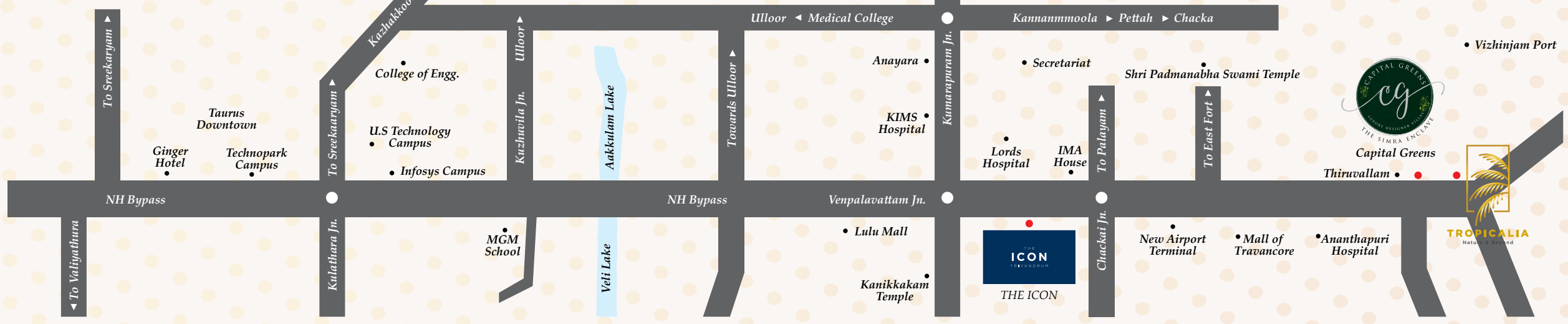


PROXIMITY

Sree Padmanabha Temple	: 7 kms	Secretariat	: 4.2 kms
SUT Hospital Pattom	: 4.9 kms	Christ Nagar School	: 2 kms
International Airport	: 8 kms	Holy Angels School	: 2.1 kms
Lulu Mall	: 7 kms	University College	: 3.7 kms
TVM Central Railway Station	: 5 kms	Museum, Zoo &	
Medical College	: 5 kms	Kanakakunnu Palace	: 3 kms



LOCATION MAP





Anta's Promise

A reputed builder with zero compromise on quality. Anta Builders & Developers have taken utmost care in designing the premium villas and apartments as the ultimate luxury destination. Anta has risen to eminent in Kerala within a short span of time with its innovative and stylish projects. Anta always believes in developing new lifestyles. Our mission is to provide a better tomorrow with improved living standards and ultra-modern living styles.

OUR PROJECTS



PALACE AVENUE
Trivandrum



HILLTREE
Trivandrum



TROPICALIA
Trivandrum



THE ICON
Trivandrum



CAPITAL GREENS
Trivandrum



HARMONY
Bund Road, Kochi



KINGS PLACE
Tripunithura, Kochi



HIGHWAY AVENUES
NH 47 Bypass - Kochi



KANNADI KOVILAKAM
Tripunithura, Kochi



QUEENS GARDEN
Pachalam



MASTER'S FARM
Munnar



ANTA MARVEL
NH 47 Bypass - Kochi



ANTA CROWN
Tripunithura, Kochi



ANTA RIVER VALLEY
Tripunithura, Kochi



ANTA SERENITY
Vyttila, Kochi

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