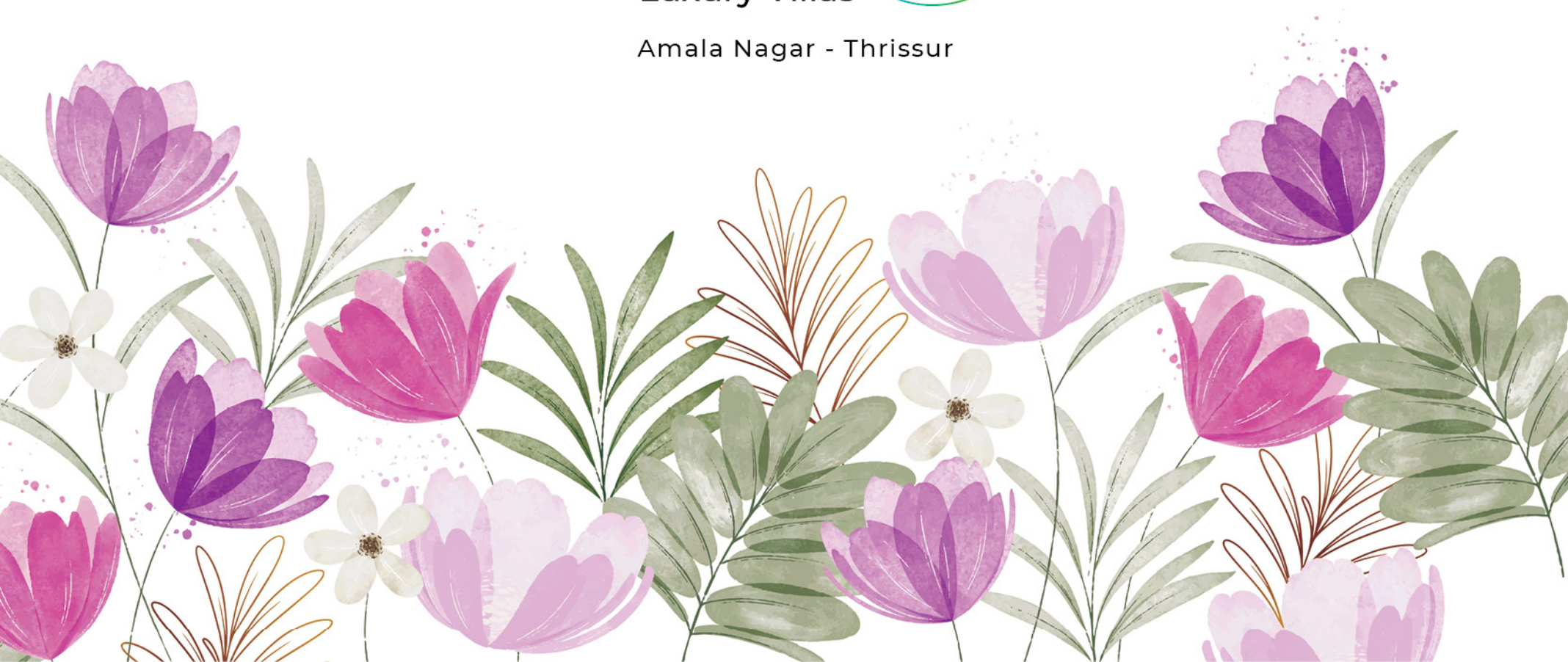


It is the new age way of life

KAIRALI
**Anokha
Gardens**

Luxury Villas

Amala Nagar - Thrissur



Live the life you Love

In this contemporary world, people have upgraded their status in all aspects of life. Now as days, Luxury has become an inevitable part of modern life. The word luxury has become a synonym of elegant lifestyle.

Coming up at Amala Nagar, Thrissur, Anokha Gardens offers a cluster of 17 Luxury Villas, more precisely, sophisticated living spaces with the most advanced engineering skills. It is designed to satisfy each and every specifications of prevailing luxury standards.

Located at Amala Nagar, a prestigious locality in Thrissur, Anokha Gardens offer a proud address and connectivity to all the key zones of modern day life. Each Villa at Anokha Gardens is designed to extend the finest features for an exotic modern life. The Hindi word 'Anokha' means 'Unique'. Anokha Gardens is literally unique in its elegance and comforts with aesthetic designs and landscaped courtyards.

*The word
luxury has
become a
synonym
of elegant
lifestyle.*

KAIRALI
**Anokha
Gardens**
Luxury Villas

Cluster of **17 Deluxe Villas**
3 & 4 BHK (Ground + First Floor)
Amala Nagar, Thrissur

Rera No. K- RERA/ PRJ/ TSR/ 160/2022



Urban amenities in a Rural serenity

Based on themes of contemporary designs, Anokha Gardens is the new age concept of sophisticated living. It is the ideal proposition for you to impress others and be impressed. It is coming up in one of the most prominent locations in Thrissur i.e. Amala Nagar overlooking the enchanting Vilangan Hills. Nestled right in the middle of Kerala's geographical map, Thrissur needs no description. It is truly an adobe of cultural values and a courtyard for numerous and world famous celebrations. Amala Nagar, a fast growing residential hub, represents a beautiful blend of rural grandeur and urban standards. Anokha Gardens is truly an epitome of architectural excellence comprising of 17 Independent Luxury Villas to enjoy urban amenities in a serene rural atmosphere.

A fast growing residential hub, represents a beautiful blend of rural grandeur and urban standards.



Fun filled haven of modern life

With its innovative design and exquisite features, Anokha Gardens is envisaged to be truly an icon of grace and values. We focus on spaciousness to ensure a comfortable contemporary lifestyle. It is a complete package of modern amenities like Children Play Area, Club House (Health Club Association Room, Space for Indoor Games, Yoga Centre, Reading room etc.) surrounded in plush greenery and landscaped courtyards. At Anokha gardens, the living spaces are large, with an abundance of natural light and ventilation, to enjoy a sense of absolute spaciousness to unwind and regain everything. Anokha Gardens offers complete satisfaction of urban living in a serene atmosphere. Every Villa is designed with comprehensive features offering more space to live, work and play.

*Focus on
spaciousness
to ensure a
comfortable
contemporary
lifestyle.*



Villas gifted with an enriched lifestyle

Anokha Gardens is a cluster of luxury villas gifted with an array of common amenities for healthcare, entertainment, gatherings and rejuvenation. Innovative design and exquisite features makes it truly an example of perfection and quality. Anokha Gardens is a keenly planned residential community that offers the freedom of independent living as well as more shared space for socialisation and entertainment to residents. Anokha Gardens is designed to realize the aspirations of such a class of people who prefer nothing but the best to enhance their family life.



Innovative design and exquisite features makes it truly an example of perfection and quality.



SECURITY

- 24x7 hours security
- CCTV surveillance
- All round compound wall with guard room

RECREATION

- Kid's play area with equipments
- Club house
 - a) Multi-purpose hall (yoga, party hall, indoor games)
 - b) Health club
 - c) Association /reading room
- Landscaped Garden

POWER & COMMUNICATION

- Provision for Broad band Internet connection
- Provision for Digital / Cable TV connection
- Intercom facility
- Individual electric connection through UG Cable
- Electrical room for Individual and Common meter boards

CONSTRUCTION

- Classy Elevation and Peaceful location
- Metal / fibre strip reinforcement on all joints to avoid cracks.
- Minimum 2 Car parking facility for each Villa
- Private Landscaped courtyard
- Ample Ventilation

WATER AND WASTE MANAGEMENT

- Treated Ground water through Common Overhead tank
- Individual water tank
- Provision for KWA Water
- Common Rain water Harvesting system
- Individual Garbage Disposal system
- Common Open well and bore well.

OTHERS

- Common toilet for Security / Drivers and Servants
- Internal Road with Paving tile
- Street Lights for Internal Roads
- Maintenance on Call





Conceived & Realised by Gifted Hands

Kairali Homes, the most trusted Builders in Thrissur comes up with yet another milestone project, Anokha Gardens, a cluster of 17 Luxury Villas, offering super spacious luxurious homes at Amala Nagar, Thrissur, It is conceived and realised by the most gifted hands of Kairali Homes who have more than 25 years of experience in construction. At Kairali Homes, we move with time and we are equipped with the most advanced engineering skills to satisfy the wildest aspirations of the people who wish nothing but the best. Right from the location to execution, everything about Anokha Gardens, is exclusive. We promise not only the best in class but deliver the same in the offered time frame also. Welcome to Anokha Gardens offered by Kairali Homes, to live the life you love.



We have a diversified group of activities and functions to meet the ever increasing demand in line with the innovative trends in the construction business

Completed Projects



Kairali Villas at Thiroor



Prayag Apartments at Amala Nagar



Vasudha Apartments at Cheror



Vihaan Heritage at Thiroor



Praveka Apartments at Amala Nagar



Praveka Villas at Amala Nagar



Feliz Apartments at Sakthan Nagar



SPECIFICATIONS

Foundation Dry Rubble masonry of suitable size for foundation and Random rubble masonry in Cement mortar for basement. R.C.C belt over the basement for Earth quake resistance and as a damp proof course.

Structure Solid block Masonry work for superstructure and R.C.C slab as roof.

Anti termite Treatment Total Anti termite treatment for protection against termites.

Doors and windows Decorative polished teak wood front door. Good quality Engineered Factory moulded membrane door with frame for all other doors. Fully glazed powder coated aluminium windows and ventilators with M.S grills.

Flooring Good quality vitrified tile flooring for the entire area except kitchen, work area, balcony and toilets.

Standard make Antiskid tiles for kitchen, work area, balcony and

toilets. Glazed tile for wall up to 210 cm height in toilets.

Sitout and Staircase tread of granite/rustic tile flooring.

Car parking with standard paving tiles.

Kitchen Counter top with good quality mirror polished granite. Stainless steel sink and glazed tile dado up to 60 cm height above the counter.

Electrical Concealed conduit wiring with branded PVC insulated copper wire and standard modular switches, sockets controlled by ELCB and MCB with independent Energy meters.

Provision for Inverter, Split A.C provisions in all bed rooms, Geyser provision in all toilets, T.V point in Living and Master Bedroom, Telephone and Internet point in living room.

Plumbing and Sanitation White colored Branded wall hung European water closet with concealed flush tank and wash basin with half pedestal. Jaquar or equivalent C.P fittings. Concealed water lines with provision for hot and cold water by using high flow divertor and spout.

Painting Two coat putty, one coat primer with two coat premium emulsion for interiors. Weather coat (two coat) emulsion paint for external walls and enamel paint for grills.



KAIRALI
**Anokha
Gardens**
Luxury Villas

VIZOPEOP

Luxury
Beyond
Comparison...



KAIRALI

Anokha Gardens

Luxury Villas

Amala Nagar - Thrissur

N

Plot Layout



Ground Floor



First Floor



Type  01 **4 BHK**

Plot 1, 6, 7, 15, 16, 17, 18	
Ground Floor	1079 Sq. Ft.
First Floor	791 Sq. Ft.
Total Area	1870 Sq. ft.
Porch	280 Sq. ft.
Grand Total	2150 Sq. ft.

Ground Floor



First Floor



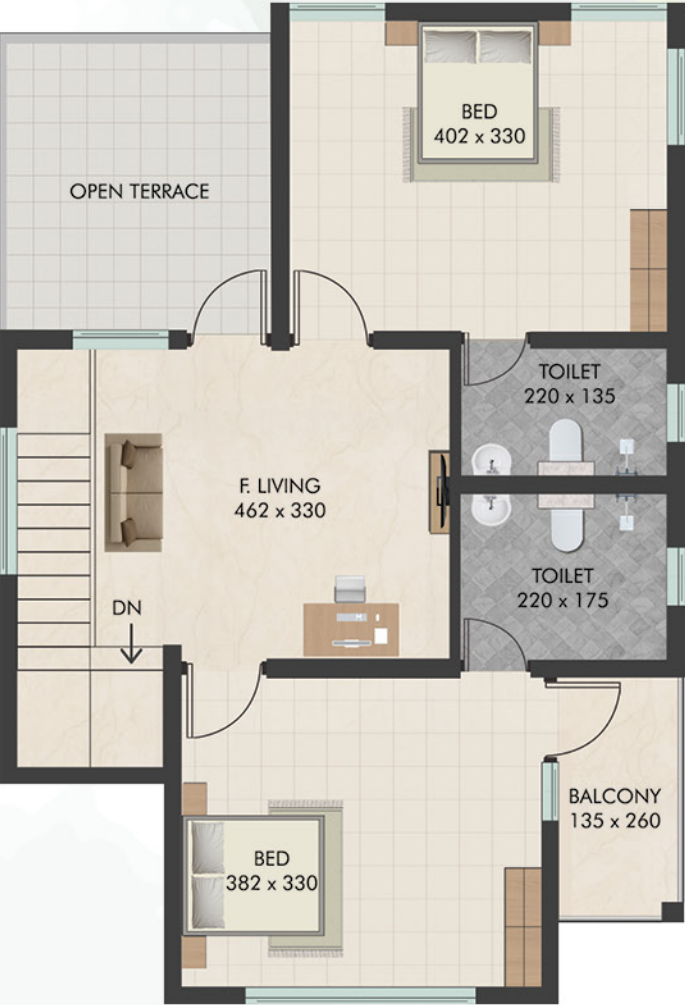
Type  3 BHK

Plot 4, 5, 8, 9	
Ground Floor	893 Sq. Ft.
First Floor	742 Sq. Ft.
Total Area	1635 Sq. ft.
Porch	167 Sq. ft.
Grand Total	1802 Sq. ft.

Ground Floor



First Floor



Type  3 BHK

Plot 10, 11, 14	
Ground Floor	774 Sq. Ft.
First Floor	676 Sq. Ft.
Total Area	1450 Sq. ft.
Porch	167 Sq. ft.
Grand Total	1617 Sq. ft.

Ground Floor



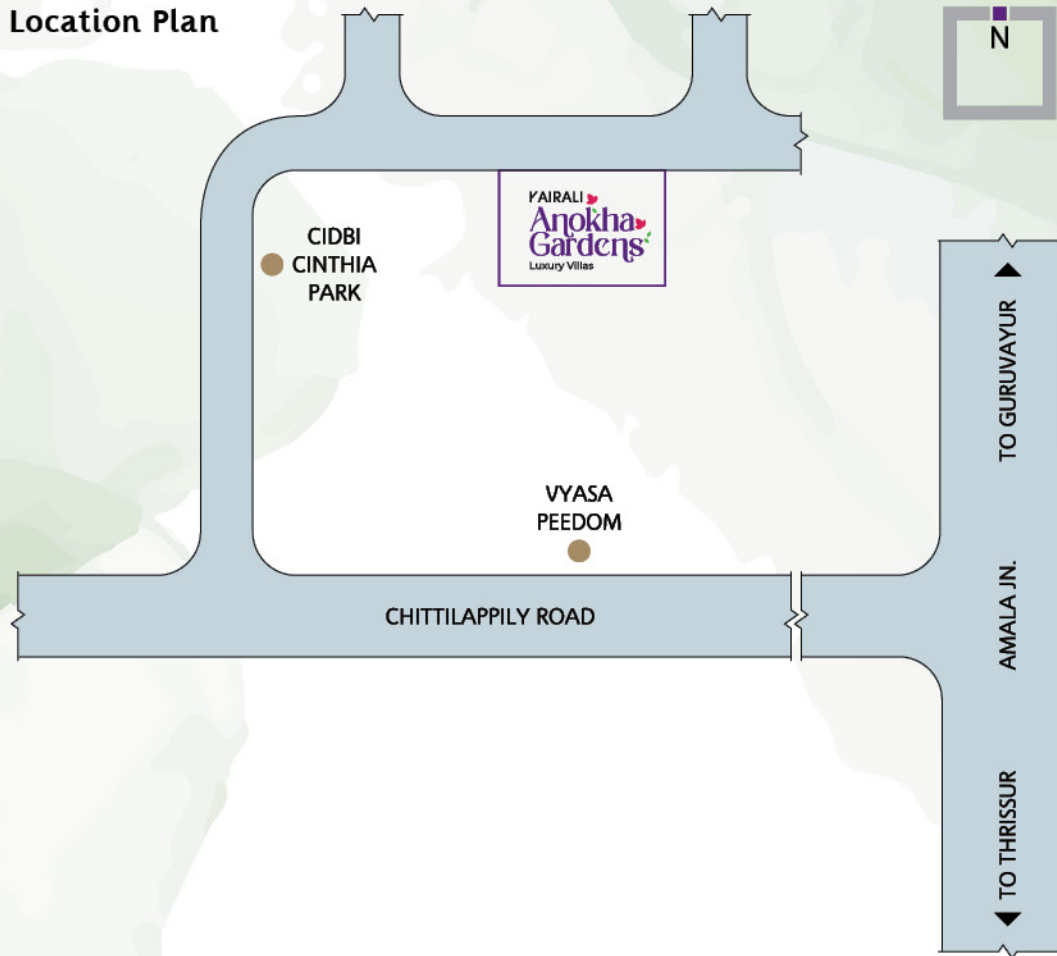
First Floor



Type  04 4 BHK

Plot 15, 16, 17	
Ground Floor	1168 Sq. Ft.
First Floor	735 Sq. ft.
Total Area	1903 Sq. ft.
Porch	274 Sq. ft.
Grand Total	2177 Sq. ft.

Location Plan



Distance to important places (in km)

Bus Stop	0.25
Thrissur - Guruvayur High Way	1.10
IES College of Engineering	1.40
Sobha City Mall	3.40
Punkunnam	6.40
Central Sanskrit University	1.75
Sree Sarada Girls Higher Secondary School	2.30
Siva Temple	1.20
Cheerakuzhy Subramanya Temple	1.20
Ramanchira Temple	1.20
St. Joseph's Church, Amala	0.60
Collectorate, Ayyanthole	6.50
Mary Rani Public School, Amala	0.60



Kairali Home Apartments & Villas Pvt. Ltd.
 30/374/3, Vaniyan Lane, Punkunnam, Thrissur - 02,
 Kerala, INDIA Tel **0487 2385351**
 Contact: **8086444431 / 37**
 E-mail: info@kairalihomes.com www.kairalihomes.com

