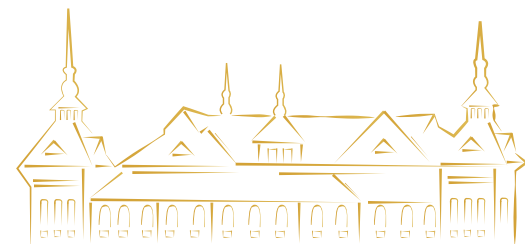


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★★★★★  
**PALACE AVENUE**  
— THE ROYAL NEIGHBOURHOOD —

**HERITAGE PALACE VILLAS**

Kowdiar, Thiruvananthapuram





Joint Venture Partner



★★★★★  
**PALACE AVENUE**  
— THE ROYAL NEIGHBOURHOOD —

HERITAGE PALACE VILLAS  
Kowdiar, Thiruvananthapuram

K- RERA/PRJ/TVM/130/2022





# Palace Avenue

Heritage Palace Villas, Adjacent to Kowdiar Palace



Total land area	:	38 cents
<b>Plot</b>		
Number of Villas	:	4
<b>Villa Details</b>		
Area	:	3000 Sq.ft.
No of Floors	:	2 Nos
No of Bedrooms	:	4 nos
Area of independent villa		
Plot 1	:	8.02 Cents
Plot 2	:	8.02 Cents
Plot 3	:	8.22 Cents
Plot 4	:	8.46 Cents
Undivided share per plot	:	1.32 cents/plot approximate

#### Designer Villas

1. Specific floor plans that complies with vastu and privacy

2. Designer entrance and grand style walkway with flowering plants
3. The design merged with the philosophy of zero waste
4. Heritage design.
5. Architect designed flooring – a spectacular combination of granite, vitrified tiles, wood finish and designer tiles in specified area
6. Roofing with RCC and Mangalore Tiles
7. Designer landscaped garden on courtyard
8. Window/door sensors, smart locks, an array of sensors for gas leak and fire makes it a distinctly different living space.

#### Lifestyle

- The signature self-sustainable project in the heart of Trivandrum
- Enhancing the quality of life with the concept of royal heritage lifestyle
- 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
- Green walkway

#### Maintenance

- Solar energy for common areas
- Electric car charging point
- Provision for solar paneling in villas
- Energy efficient lighting
- State-of-the-art security systems
- Trained care takers
- Professional security guards round the clock
- Energy efficient lift

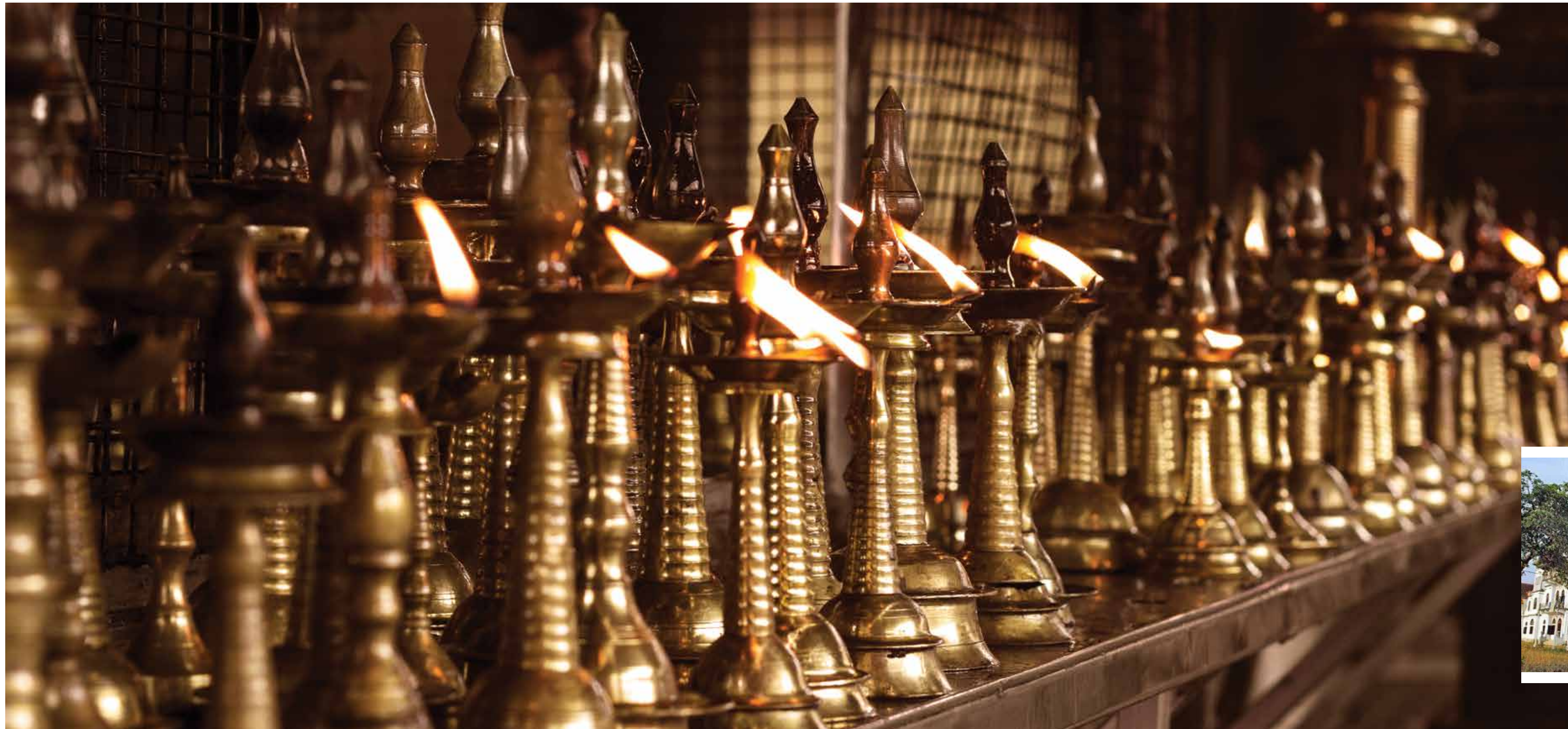


## SREE PADMANABHASWAMY TEMPLE

Myth and history stand still here giving devotion a luminous halo. The world's wealthiest temple with Lord Vishnu lying in the 'Anantha Shayana posture', Sree Padmanabhaswamy Temple is where Kerala and Dravidian architecture seamlessly merge. With the unique seven-storeyed gopuram and Ottakkal Mandapam, a platform made of single stone, and seven vaults of immense riches, the temple never ceases to amaze you and is the pride of Ananthapuri (the land of Lord Ananthapadmanabha), better known now as Thiruvananthapuram. It is a rare joy to be in proximity to the Lord.







## KOWDIAR PALACE

Built in 1934 by Maharaja Sree Chithira Thirunal Balarama Varma and gifted to Sethu Parvati Bayi who was once the Junior Rani of Attingal under the Senior Rani, Sethu Lakshmi Bayi, Kowdiar Palace is the most royal and prestigious address in the State Capital. A villa that shares a compound wall with the palace is just awesome as it basks in the royal splendour, beauty and eminence. Lores of the kings and battles, arts and music whisper in your ear as you walk within your compound. We will let you bask in that eminence. The Nishagandhi auditorium where premium cultural shows of the state takes place, especially during Onam and other festivals, is at a stone's throw away from Kowdiar Palace





## ADVANTAGES

One among the four cities in the state having an international airport and the second city having a seaport along with it at Vizhinjam, Thiruvananthapuram is having a volley of advantages when it comes to travel and transport, being well connected by rail and road too. The best railway station in the state is in this capital city. A city with some of the finest international schools and best colleges in the country, it offers the best education. With Kovalam and Sanghumugham beaches, Ponmudi hill station, and Kochuveli backwater, it offers splendid leisure too.







## AT THE SEAT OF POWER

Thiruvananthapuram has been the seat of power during dynasties and it continues to be the capital of the state in democracy too.

Thiruvananthapuram has an exceptional place in Kerala and Indian history. This is the land from where rulers call the shots. Once you reside here, you know how easy it's to get things done. You become well-connected and knock at the right door of bureaucracy to get things done easily. No hassles of travel and life becomes so simple.





## AMBIANCE

Coming down to Kowdiar, the ambiance cannot get any better. It's royalty everywhere. You feel like being royal. The address is so special among Keralites across the world and you proudly flaunt it at any gathering. It's such a precious feeling living amidst centuries-old architecture wonders and palaces. It's serene and calm too, secluded from the hustle and bustle of the city. Heroics of the kings and princess resound in every alley giving you a rare inspiration and feeling of self-worth. The right place to rear children. It's squeaky clean too. Yes, royal in every respect.





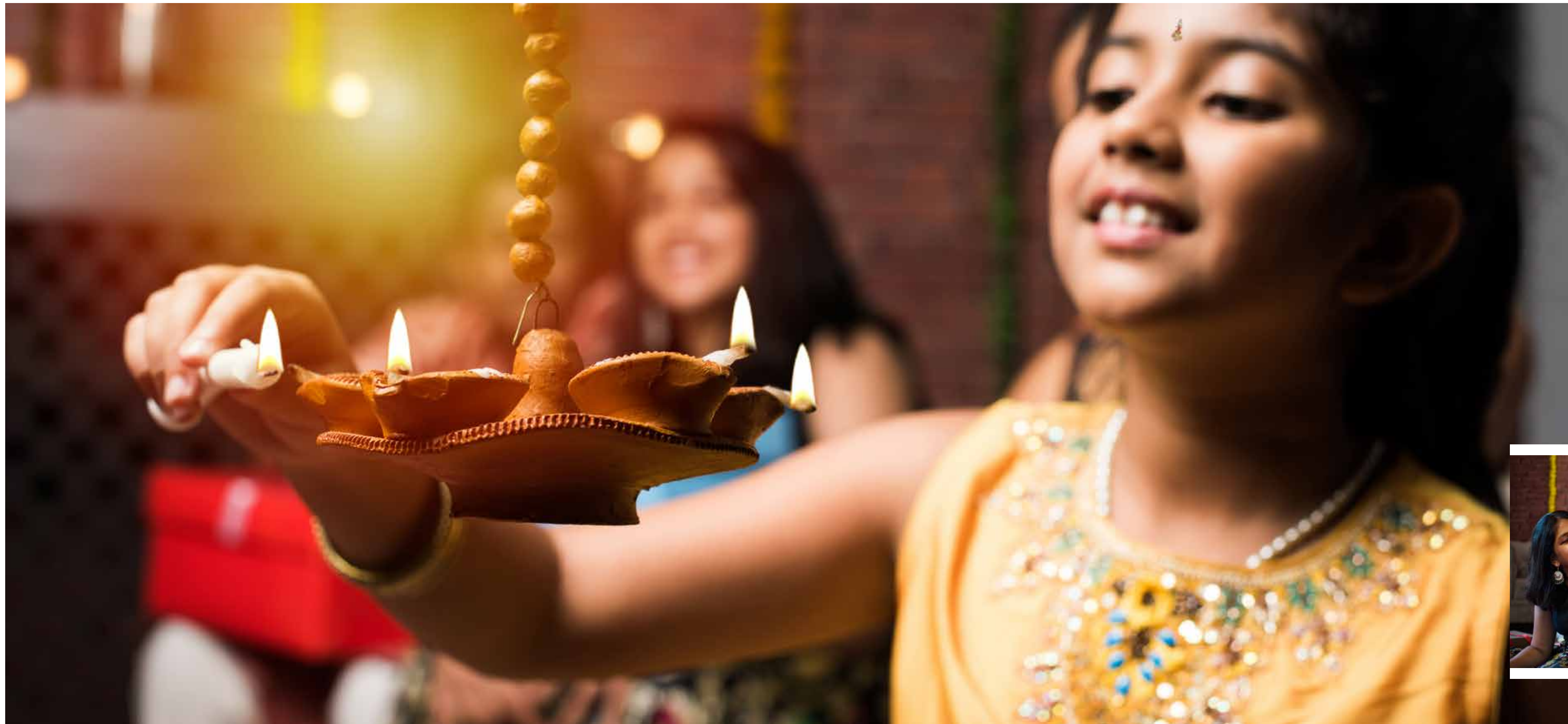
Elevation 01



Elevation 02







## LUXURY AT ITS PEAK

The villa project is nestled in luxury and has state-of-the-art amenities that you can't resist the temptation of owning. Finest architectural brilliance has been incorporated to fashion the dream interiors for a really royal life. The living rooms brim with life, bedrooms are so inviting, the balconies are bewitching while the kitchen is so refreshing and a real delight for the homemaker and gourmet alike. Once you own the villa, you will be the polestar in your friend circle. You will inspire your family as never before.

A great degree of personalisation has gone into the making of the villas. It is immersed in nature and is Vastu compliant and has best possible cross ventilation too.







**Total Area - 3000 Sq.ft.**  
**Common Area - 200 Sq.ft.**

**Floor Plan - Ground Floor**  
**Area : 1400 Sq.ft.**

1	Car Porch	500	x	496
2	Sitout	200	x	235
3	Foyer	200	x	125
4	Formal Living	390	x	360
5	Family Living	310	x	423
6	Bedroom - 1	375	x	360
7	Toilet	240	x	150
8	Staircase	390	x	190
9	Dining	360	x	300
10	Wash			
11	Powder Wash	110	x	190
12	Lift	122	x	140
13	Kitchen	293	x	300
14	Work Area	142	x	197
15	S Toilet	142	x	100
16	Landscaped Court			
17	Landscaped Court			
18	Landscaped Court			



**Floor Plan - First Floor**  
**Area : 1400 Sq.ft.**

1	Stair Case	510	x	190
2	Upper Living	310	x	310
3	Multipurpose Room	390	x	360
4	Bed Room 02	375	x	360
5	Toilet	240	x	150
6	Bedroom 04	507	x	473
7	Dress	180	x	190
8	Toilet	180	x	270
9	Lift	122	x	140
10	Bed Room 03	385	x	300
11	Dress	250	x	140
12	Toilet	250	x	150
13	Balcony	150	x	323

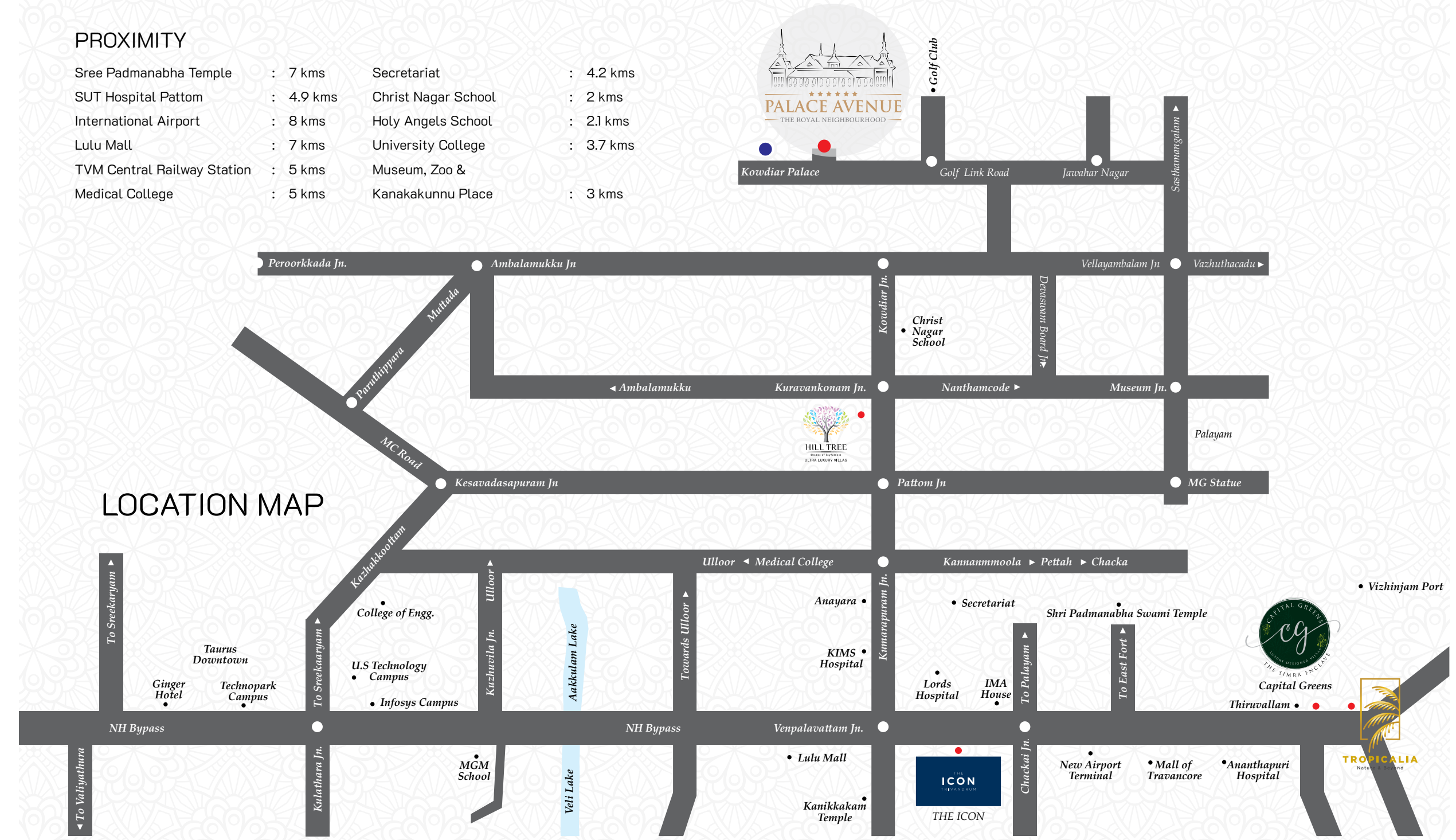




### PROXIMITY

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 Place	: 3 kms

### LOCATION MAP



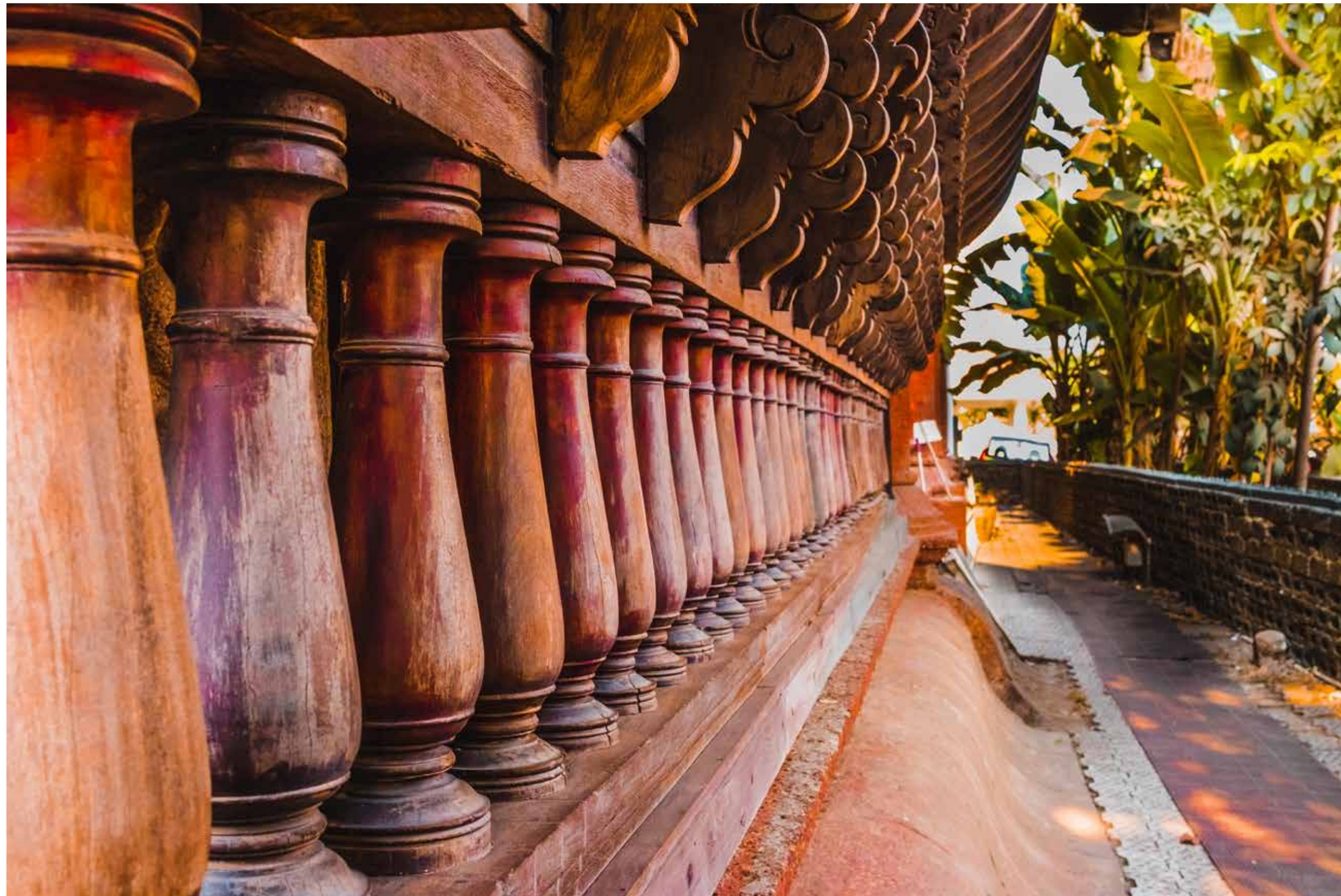


## THE ANTA SPECIALTY

A builder with zero compromise on quality, Anta Builders has taken utmost care in designing the villas as the ultimate luxury destination. Anta Builders has risen to eminence in Kerala within a short span of time with its innovative and stylish projects. Anta believes not in just 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.







## OUR PROJECTS



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



ANTA GREEN WOODS  
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