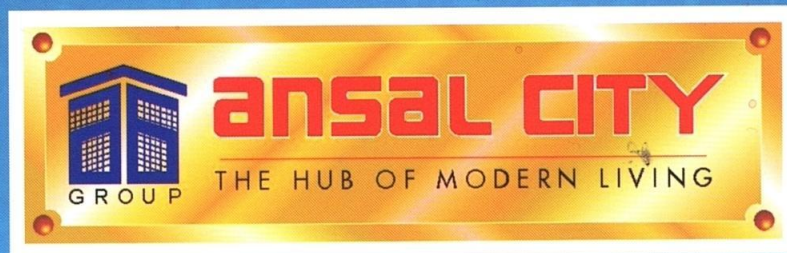


A project by

ANSAL
BUILDWELL

Yet another waterfront project...



Puthiyakavu, Kochi

Plots, Villas, Apartments & City Homes

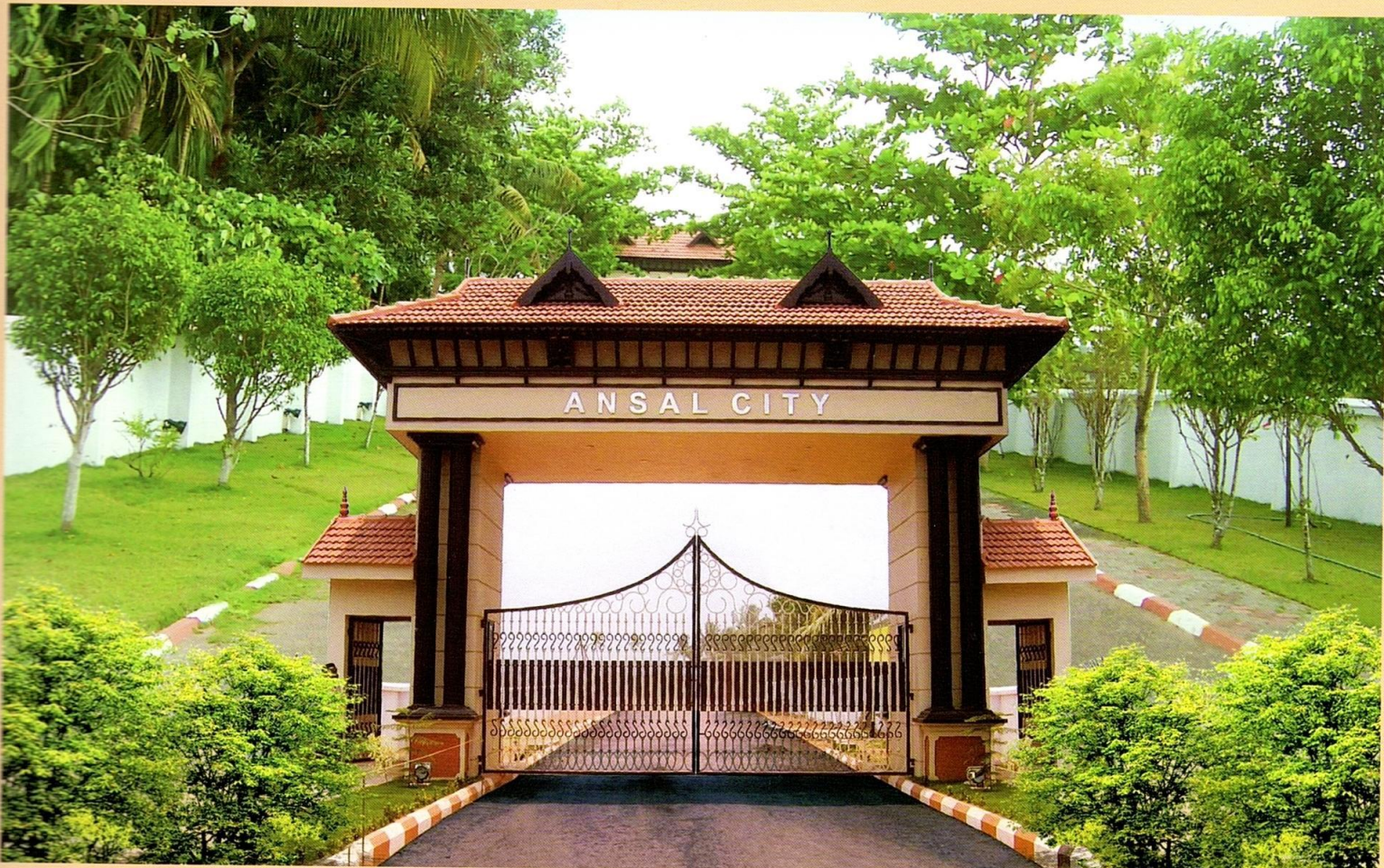
Exclusive *Lifestyle*

Living



Kochi is at the threshold of exponential growth and rapidly transforming into a gracious metro. The city and especially the Puthiyakavu suburb, is progressing rapidly on the path of planned growth, high-class technical and professional education, awesome employment opportunities and home to ambitious, highly qualified, techno savvy professionals.

With over 4 decades of experience and reputation, Ansal Buildwell group has touched over a million lives and is amongst the most trusted Real Estate developers in India & Abroad. The real estate portfolio of Ansal Buildwell includes residential complexes, townships, commercial buildings, group & row housing projects and various other infrastructural projects.



Main Entrance gate Ansal City

After the successful completion and triumphant acceptance of Ansal's Riverdale residential project with independent Luxury Villas and Town houses at Eloor, Kochi.

Ansal Buildwell brings to you the second project in Cochin "**Ansal City**" an elite full fledged residential township, with fully serviced independent plots, **City Homes** -Independent 2 Bedroom Homes of executive excellence & **Florence Heights** -3&4 bedroom luxury apartments with-in it. The project area is spread over lush green 35 acres of land at Puthiyakavu, just 500

Ideal neighbourhood.

The idea of the riverfront township at Puthiyakavu, Kochi has evolved out of a unique concept of ideal neighbourhood. At Ansal Buildwell, we believe home should be more than just four walls. You should have good neighbors – people you can interact and be friendly with.

The thrill of Architectural innovation with beautiful landscaping!

We are fulfilling these concepts with Ansal City-a project infused with vision, in graceful harmony with the environment, displays a soul of its own. We bring to you the luxury of modern amenities, the assurance of excellent construction and the thrill of Architectural innovation with beautiful landscaping!

Children Park

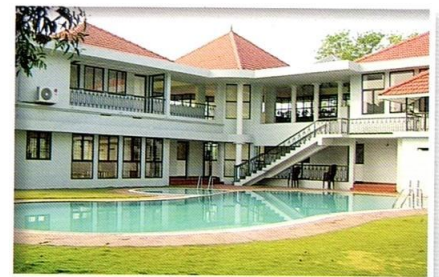
The township has green open spaces accommodating Children Park and beautifully laid lawns all along the river frontage and convenience for boating. A family recreation centre is proposed with a pool, health club and card room.

Conveniences

A commercial space shall cater to all the daily needs of the residents. Truly a trendsetter in offering exceptional conveniences and features associated with modern living.

Located within easy reach

It is conveniently located within easy reach of the industrial and IT hub of the city. Mega Shopping malls, showrooms, business establishments are all the facilities available nearby. It provides a unique location close to the Ernakulam - Kottayam Highway, Seaport Airport Road, NH-47 and NH-49.





River

Electrical R

9.0 M WIDE ROAD

12.0 M WIDE ROAD

12.0 M WIDE ROAD

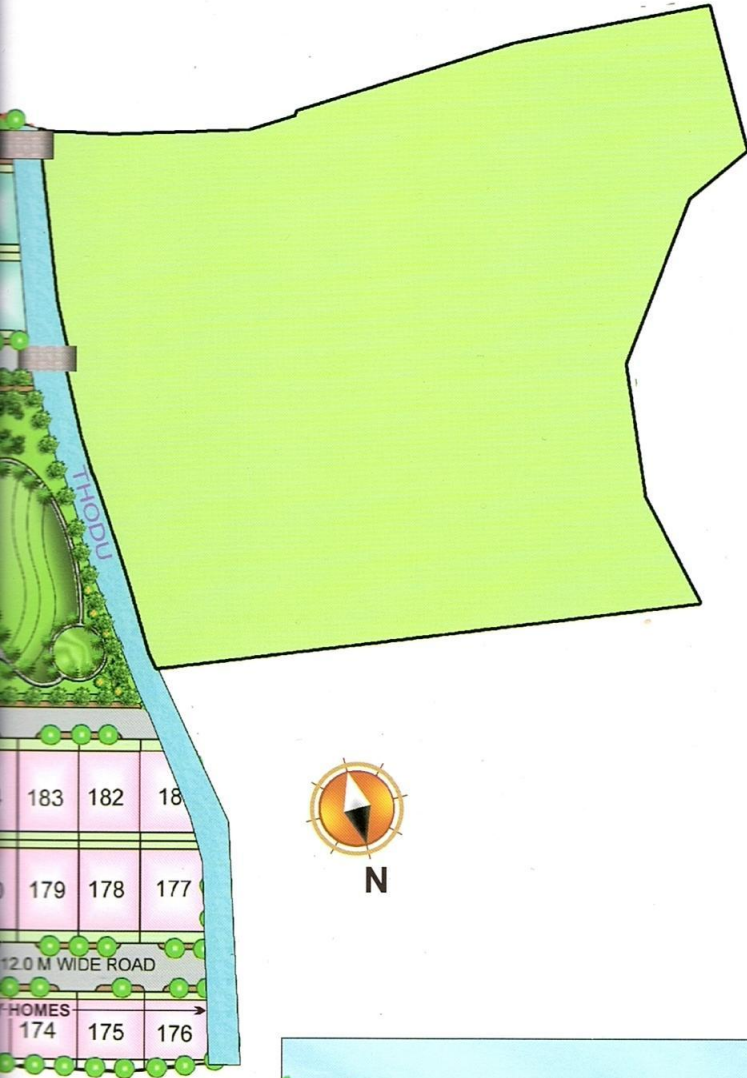
PROPOSED CLUB

Florence Heights

- TYPE-A (502.50 SQ.M.) (12.41 CENTS) Approx.
- TYPE-B (450.00 SQ.M.) (11.11 CENTS) Approx.
- TYPE-C (375.00 SQ.M.) (9.26 CENTS) Approx.
- TYPE-D (351.75 SQ.M.) (8.69 CENTS) Approx.
- TYPE-E (320.00 SQ.M.) (7.90 CENTS) Approx.
- LIKELY FUTURE EXPANSION PLOTS
- LAND PROFILE OF LIKELY FUTURE EXPANSION

Highlight: • Large river frontage • 12 meter wide main roads • Green open space • Round the clock security • 24 Hrs water supply • Recreation Centre • Gymnasium • Convenience

MAIN ENTRANCE



Plot No.16, Ansal City



Plot No.52, Ansal City



Plot No. 27 Ansal City



Plot No. 42 Ansal City



Own Super Luxury Apartments within Ansal City

Florence Heights in **Ansal City** -all-encompassing project delivering fresh standards in architecture, design, technology and quality. It offers **3 & 4 bedroom Apartments**, complimented with truly high quality fixtures and fittings. Construction of Florence Heights in Ansal City of spacious & luxury three BHK apartments has commenced.



There are 34 three bedroom apartments and 4 penthouses coming up in the 10th & 11th floor. These four penthouses will have independent Jacuzzi and Terrace Garden area.

Ansal City, Puthiyakavu



Typical Floor Plan of Florence Heights



Actual site photos

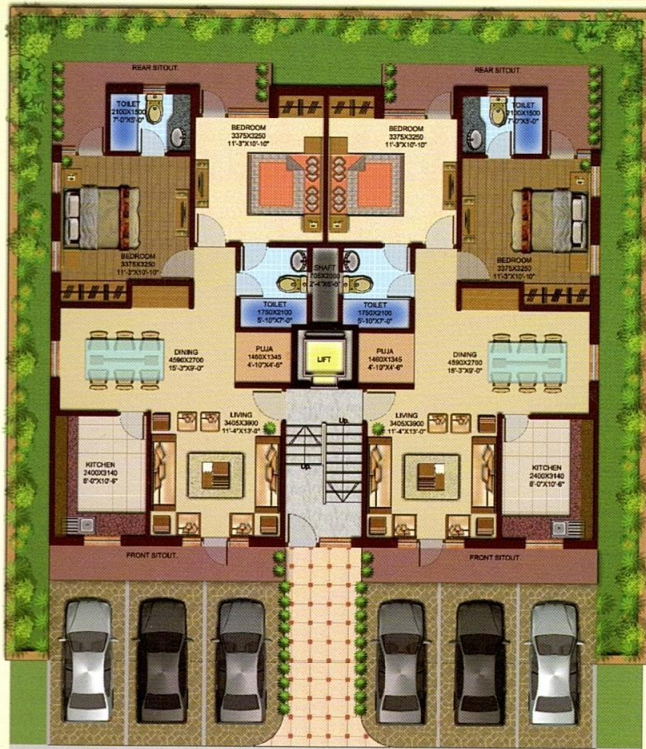


City Home is an independent 2 bedroom unit, each home is exquisitely built and there are just 6 units in three floors with parking space in the front yard. Set within an exceptionally posh and well developed township, you enjoy the amenities, facilities and the associated prestige of the Ansal City project.

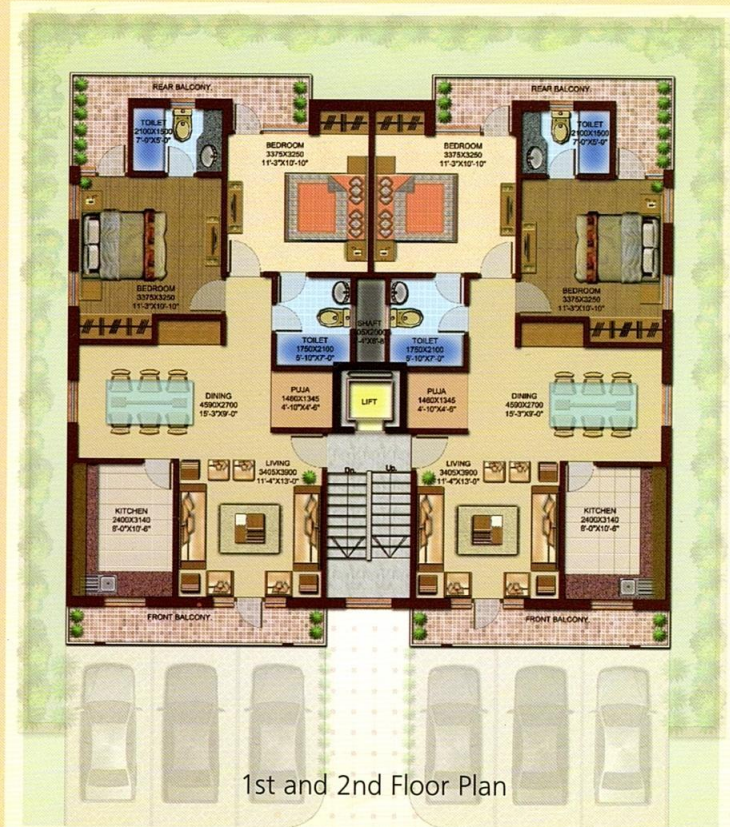


Ansal City, Puthiyakavu

Built to your satisfaction within your own budget, **City Homes** are of executive excellence, projecting conglomeration of contemporary and local Architecture. It incorporates the latest innovations of modern and spacious design.



Ground Floor Plan



1st and 2nd Floor Plan

Specifications

- ◆ **Type of Construction** : Combination of frame and load bearing brick structure adhering to the latest earthquake resistance codes.
- ◆ **External Finish** : Texture finish.
- ◆ **Flooring** : *Living, Dining, Puja & Bedrooms* : Ceramic tiles.
Staircases : Local Stone / Marble / Ceramic tiles.

- ◆ **Front & Rear Balconies**: Ceramic tiles.
- ◆ **Internal Finish** : Oil bound distemper on walls and ceiling with POP cornice.
- ◆ **Kitchen** : Ceramic tile flooring with granite worktop, 2'0" high ceramic tiles on walls above work top upto 4'-6" high on remaining walls, single bowl stainless steel sink.
- ◆ **Cupboards** : Only niches for wardrobes shall be provided.
- ◆ **Toilets** : Ceramic tile flooring, English type WC

- in pastel shade with low level cistern, wash basin, CP fittings, towel rail, ring, looking mirror.
- ◆ **Woodwork** : Door / Window frames of hardwood / equivalent, flushed doors / equivalent, all doors / window frames and shutters will be polished / painted.
- ◆ **Electrical Work** : Electrical installation in concealed conduits with copper wiring, modular type switches.



Actual site photo



Distance to important places & utilities in the city			
Vyttila Junction	7.0 Km.	Nedumbassery Airport	30 Km.
Tripunithura	2.5 Km.	EKM. South Railway Station	11 Km.
M.G. Road	10 Km.	Rajiv Gandhi Indoor Stadium	8.5 Km.
Hospital - RCM	2 Km.	Hotel Le- Meredian on NH 47	8 Km.



ANSAL BUILDWELL LTD.
AN ISO 9001:2000 CERTIFIED COMPANY



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