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# QUEENSMEAD

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★ Life Style Villas @ Kottuvally ★  
Near Edappally

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*Unfolding Queenly Lifestyle...*

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QUEENSMEAD

★ Lifestyle Villas @ Kottuvally ★  
New Edappally

### Unfolding Queenly Lifestyle

Queensmead. Complementing the Incredible royal charm connected to its name, this unique project from the renowned Tuls Builders is a timeless tribute to those who love to indulge in the queenly lifestyle. Set away from the city's hustle and bustle yet in the centre of every luxurious amenity, Queensmead here transforms your life into a dazzling dream.



## QUEENSMEAD

Life Style Values in Affordability  
Your Lifestyle

### Extending Royal Qualities...

Located at a covetable slice of land, which boasts of soaring land value Queensmead has the whole gamut of finest amenities to offer. It's where you will indulge in palatial luxury in the most pristine environs. Places for worship, healthcare centres, educational institutions, shopping malls... Queensmead is right in the centre of every comfort and convenience.



QUEENSMEAD

Life Style Villas in Artfully  
Your Identity

### Featuring Palatial Elegance...

The beautiful bygone era is what inspired us while designing the entire project especially the inviting interiors of your Queensmead home. All integral parts that make your living experience quite different at this palatial haven boasts of an undeniable connection to legendary art of aesthetics...



Life Style Villas @ Kottavally  
Near Chappaly

VILLA TYPE A

TOTAL - 2282 SQ. FT



GROUND FLOOR - 1286 SQ. FT



FIRST FLOOR - 996 SQ. FT



# QUEENSMEAD

Life Style Villas @ Kottuvally  
Near Edappally

## VILLA TYPE B

TOTAL - 2743 SQ.FT



# QUEENSMEAD

Life Style Villas @ Kottuvally  
Near Edappally

## VILLA TYPE C

TOTAL - 2806 SQ.FT



GROUND FLOOR - 1549 SQ.FT



FIRST FLOOR - 1194 SQ.FT



GROUND FLOOR - 1597 SQ.FT



FIRST FLOOR - 1209 SQ.FT

\*Dimensions are approximate and subject to change. All dimensions are in feet. \*Dimensions are for the finished building including all fixtures. \*Subject to government approvals.

VILLA TYPE D  
TOTAL - 1978 SQ. FT



GROUND FLOOR - 1160 SQ. FT



FIRST FLOOR - 818 SQ. FT

VILLA TYPE D1  
TOTAL - 2054 SQ. FT



GROUND FLOOR - 1146 SQ. FT



FIRST FLOOR - 908 SQ. FT



QUEENSMEAD

Life Style Villas @ Kottavally  
Near Stappally

VILLA TYPE E

TOTAL - 1708 SQ. FT



GROUND FLOOR - 953 SQ. FT



FIRST FLOOR - 755 SQ. FT



QUEENSMEAD

Life Style Vives is Naturally  
Nee Edappally

#### AMENITIES

- CLUB HOUSE
- SWIMMING POOL
- BADMINTON COURT
- CHILDREN'S PLAY AREA
- 24 HOURS SECURITY
- INTERCOM FACILITY
- HEALTH CLUB
- TABLE TENNIS
- PARTY AREA



## SITE PLAN



## LOCATION MAP



\*The above information is for reference only. The actual details of the project are subject to change without any prior notice. All rights reserved.

## SPECIFICATIONS

<b>Foundation</b>	:	As per Recommendation of the Architect
<b>Structure</b>	:	Wall with Red Brick.
<b>Flooring</b>	:	Mirror polished Vitrified tile (Simpolo / Equivalent) 1.00*1.00 or 0.80*1.20m to Living and Dining and 60*60cm to all other rooms except toilets.
<b>Toilet</b>	:	Superior Quality Antiskid tiles (Kajaria / Equivalent) for floor and Superior Quality vitrified tiles to wall up to ceiling height.
<b>CP &amp; Sanitary fittings</b>	:	All Bathrooms fittings are Jaquar / Roca / Equivalent. Western style Wall hung WC, Hot & cold water mixer tap & Counter top washbasin Jaquar / Equivalent to all Toilets.
<b>Painting</b>	:	Interior putty with plastic emulsion and Exterior putty with weather coat and Texture finish.
<b>Doors</b>	:	Hard wood Front door and Panelled / Flush doors to inside doors as per Architectural drawing.
<b>Windows</b>	:	Hardwood windows with MS Grill as per Architectural drawing.
<b>Electrical Items</b>	:	All wires are Finolex / Equivalent and all modular switches are Legrand / Equivalent
<b>Generator Back up</b>	:	Lights & fans in all rooms





**Corporate Office:**

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