

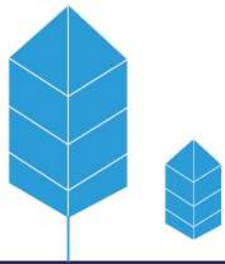
Garden  
Court...



REFRESH • REGEN

ERATE • REJUVENATE





ANTARTIS PRESENTS





# Garden Court<sup>ooo</sup>

Luxury Villa Garden Court is ideally located in the serene landscape of Iringallur, Calicut, offering unparalleled charm and indulgence.

Artfully combining luxurious accommodation with breathtaking views, this villa is an ideal retreat within a natural ambiance reminiscent of a fairytale. Here, the sun, sky, and earth seamlessly blend to create a tropical landscape.

**LUXURY VILLA GARDEN COURT:  
MAKING DREAM GETAWAYS A REALITY.**



# A SUBLIME FUSION OF NATURE AND LUXURY







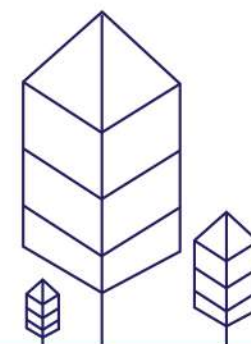
## Antartis Garden Court: Exclusive Villas, Meticulously Crafted, Harmonizing Elegance with Nature's Tranquility. A Symphony of Sophistication in Every Detail.

Enter a world of refined grace at Antartis Garden Court, where exclusive villa homes are crafted for those who appreciate the extraordinary. Here, in the gentle rhythm of nature, life's simple joys dance alongside luxurious grandeur. Whether your gaze captures nature's beauty from your window or you stroll the winding paths, a tranquil serenity blankets the atmosphere.

Garden Court, with its carefully planned architecture and lush surroundings, offers a seamless experience. This enclave effortlessly merges your comfort with opulence, creating a sanctuary where every moment becomes a celebration of harmonious living.

### Antartis Garden Court, where Nature and Opulence Unite in Perfect Harmony

Garden  
Court<sup>ooo</sup>







# LUXURY INSPIRED BY NATURE

Garden Court: Calicut's Refined  
Luxury Villas.

In Calicut, Garden Court by Antartis presents 42 impeccably designed luxury villas, strategically nestled amid greenery, offering captivating views of lush expanses or a panoramic green valley.









Garden Court

SPREAD OVER  
4.18 ACRES

• 42 LUXURY VILLAS

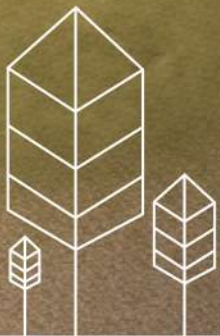
• 7 TYPES VILLAS



An aerial rendering of a residential development featuring a row of modern, two-story villas with light-colored facades and dark green roofs. The villas are arranged along a paved road that curves through the site. The surrounding area is lush with greenery, including palm trees and other tropical plants. In the background, there is a large, open field with scattered trees. The overall scene is bright and sunny, suggesting a warm climate.

# DISCOVER SERENE LUXURY

Luxurious 3 and 4 BHK villas, comprising 42 units in the project, blend eco-friendly features with timeless style. Spread across 2-story floor plans, these properties ensure spacious plots, privacy, perfect orientation, and harmony with surroundings.





# EXCLUSIVE LUXURY LIVING





Dive into luxury with a fitness center,  
beautiful gardens, and a sparkling pool.

Cherish social moments at our chic clubhouse and the ease of secure parking. Garden Court is more than a home; it's a holistic living experience for your comfort and well-being.







## Discover Indoor Fun

Enjoy a range of indoor games within your villa where laughter and excitement always reside."

## Elevate Gatherings

Your villa boasts an exclusive conference room a space where ideas flourish amidst comfort and sophistication.



## Dive into Luxury

Your private haven offers a serene swimming pool a retreat where relaxation meets exclusivity.







## AMPHITHEATRE

### Unwind with Elegance

A private amphitheater within your villa—an enchanting stage for entertainment, creating cherished moments.

### Revitalize Within

Your villa houses a state-of-the-art fitness center—a haven for wellness and strength just steps away.



## FITNESS CENTRE



## PLAY AREA

### Unleash Playful Moments

Within your villa, find a vibrant playground where laughter, fun, and memories flourish effortlessly.



# ESCAPE URBAN CLUTTER, EMBRACE A LAID-BACK NATURE RETREAT

Garden Court invites you to leave the busy city life. Surround yourself with nature's calmness in elegantly designed villas, amidst green surroundings, and with a delightful swimming pool view. Reconnect with peacefulness in this luxurious retreat.



SWIMMING POOL





**ANTARTIS**  
DEVELOPERS





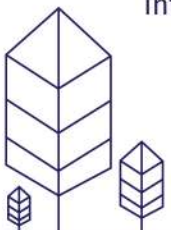
# SITE LAYOUT



- SPREAD OVER 4.18 ACRES
- 42 LUXURY VILLAS
- 7 TYPES VILLAS

Experience eco-friendly luxury and timeless style in our 3 and 4 BHK villas.

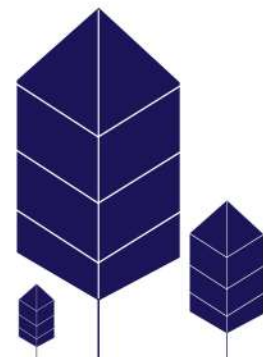
Experience eco-friendly luxury and timeless style in our 3 and 4 BHK villas. There are 42 units spread across two stories, each situated on a spacious individual plot. Offering a perfect blend of privacy and ideal orientation, these properties seamlessly integrate with the picturesque surroundings.







Garden Court<sup>ooo</sup>



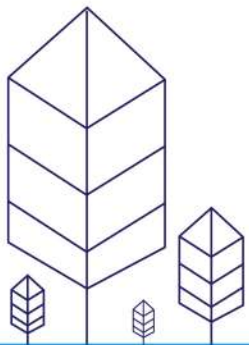


# VILLA TYPE A

- 2286sqft



STEP INTO SERENITY:  
IMMERSE YOURSELF IN THE ART OF LIVING WELL



Garden  
Court<sup>000</sup>



STREET VIEW VILLA TYPE - A



GROUND FLOOR - Area : 1375sqft



FIRST FLOOR - Area : 911sqft



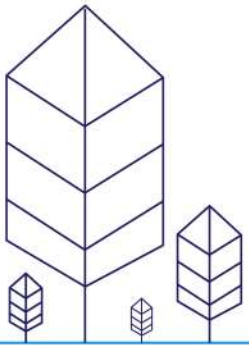
FLOOR PLANS



VILLA TYPE B  
- 3028sqft



INDULGE YOUR SENSES:  
WHERE EVERY DETAIL WHISPERS LUXURY



Garden  
Court<sup>ooo</sup>



STREET VIEW VILLA TYPE - B



GROUND FLOOR - Area : 17825sqft



FIRST FLOOR - Area : 1246sqft



**FLOOR PLANS**





# WELL CONNECTED

Strategically situated in the heart of Calicut, Thodayad location is sure to become a future hub.

Ideally located 40 minutes away from Karipur International Airport and in close proximity to Road 24km, Antartis offers residents an assortment of activities within and surrounding the development. The comprehensively planned 4.5-acre community is a fully integrated development that includes a harmonious mix of residential and leisure facilities.

## NEAREST SCHOOLS

- Global English School - 2.8 km
- Bharatiya Vidya Bhavan CBSE - 3.3km
- Devagiri - 4.7 km
- Presentation HSS - 5.2km
- Providence girls HSS - 7.4km

## NEAREST CHURCH

- Carmel assemblies of God's church - 2.0km
- St.Joseph's church - 4.4km
- Cross church - 7.5km,

## NEAREST MOSQUE

- Farooq juma masjid - 2.1km
- Sunni masjid - 2.1km
- Mathara masjid - 2.9km

## NEAREST TEMPLE

- Poovangal Shiva temple - 700m
- Manakulangara temple - 1.3km
- Valayanadu Devi temple - 3.5km





# Location map



## DISTANCE FROM IRINGALLUR TO :

Botanical garden - 700m

Methottuthazham - 1.4 km

Konthanari - 2.6 km

Hi-lite mall - 3.5 km

Aster mims hospital - 4.7km

Mankav - 4.4km

LULU mall - 4.5km

Medical college - 5.4km

Baby memorial hospital - 7.6 km

Railway station - 7.2km

Beach - 8.5km

Air port - 24km









# NATURE AND CITY COMFORT: HARMONY REVEALED

Imagine a Transformative Shift: Antartis Garden Court Redefines the Essence of Contemporary Opulence and Modern Elegance

Antartis Garden Court effortlessly blends dynamic modernity with a touch of understated elegance. Majestic palms enhance the surroundings, and glass balconies promise breathtaking panoramic views. The inviting pool deck creates an oasis of relaxation, providing an exclusive connection with nature. Stepping inside, the lobby captivates with its art pieces, warm earth tones, and soaring ceilings, leaving an indelible first impression.

This harmonious fusion extends beyond aesthetics. Garden Court combines resort-style amenities with indispensable features, ranging from a captivating swimming pool to a vibrant Amphitheatre. It's more than a residence; Garden Court might just evolve into the sanctuary you'll never want to leave.

Garden  
Court<sub>ooo</sub>





WHERE NIGHTFALL UNV





# EELS TIMELESS BEAUTY





# SPECIFICATION

<b>FOUNDATION CONCRETE</b>	: RCC Column footing and plinth beam M20/M25 mix. : Reinforcement - TATA TMT/JSW TMT or Equivalent. : Cement - Ultra-tech/JSW/ACC or Equivalent. : RCC M20 - Mix for Columns and Beams
<b>STRUCTURE</b>	: Framed and load-bearing structure. : Laterite masonry in cement mortar 1:6 for 20cm thick wall. : Brick masonry in cement mortar 1:6 for 10cm thick wall.
<b>FLOORING TILES</b>	: Granite in Sit-out, 80x80 cm vitrified tiles in living and dining. : 60x60 cm vitrified tiles in bedrooms, kitchen, storeroom, and work area. : 120x60 cm vitrified tiles in toilet floor and walls up to lintel level. : Tiles Kajaria or Equivalent brand : Oxide flooring at balcony.
<b>STAIRCASE</b>	: Granite for Treads and tile for Riser.
<b>PLUMBING</b>	: Concealed plumbing as per the market standards (ISI Marked).
<b>SANITARY &amp; CP FIXTURES</b>	: Jaquar/Kohler or Equivalent.
<b>KITCHEN</b>	: Matt finish tiles above the working platform up to lintel level
<b>DOORS &amp; WINDOWS</b>	: Teak wood for Entrance door, Aluminium/UPVC with any selected colour powder coating. : Toughened glass in fixed windows without grill.
<b>ROOM DOORS</b>	: Pre-Hung Doors (Fero Doors or equivalent)
<b>TOILET DOORS</b>	: FRP Doors (Highness Doors or Equivalent)
<b>ELECTRICAL</b>	: Concealed copper wiring in ISI marked materials, modular switches controlled by ELCB and MCBs. : WIRES: - RR/POLYCAB or Equivalent. : SWITCHES: - Legrand or Equivalent.
<b>DOOR LOCKS</b>	: YALE/GODREJ or Equivalent.
<b>PAINTING</b>	: Emulsion paint finish with Putty for Interior walls. : Weather coat Emulsion paint finish with Putty in Exterior walls. : Enamel paint for fabrication works and Grills. : PU Polish for Wooden items. : Using Asian or Equivalent brand paints for all area.
<b>WATER SUPPLY</b>	: 1000 Ltrs Individual overhead tank.
<b>SECURITY</b>	: CCTV and 24 hours Security staff and Secured Boundarywalls
<b>DRIVEWAY</b>	: Exterior grade paving tiles from gate to porch (Scorpio/Ultra or Equivalent)



# CONTACT US

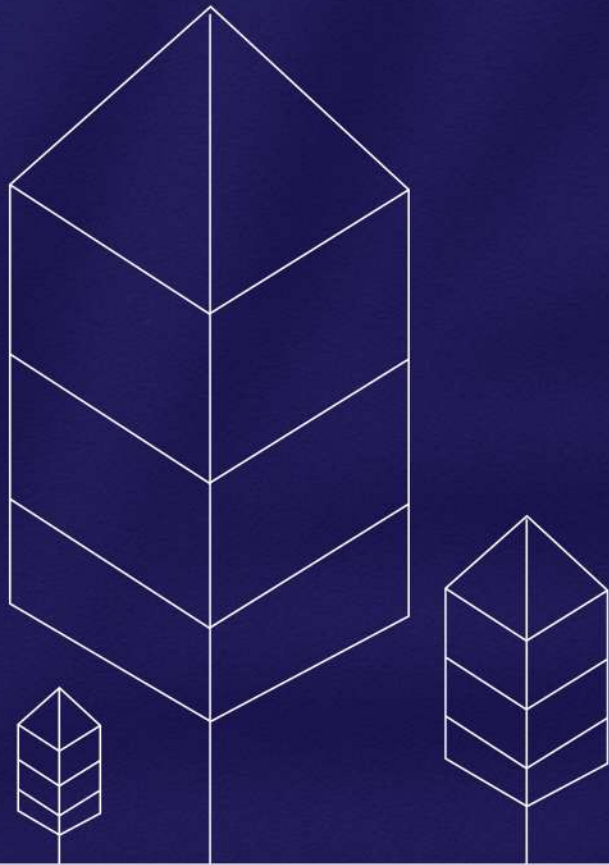


## **ANTARTIS DEVELOPERS (P) LTD**

Corp off : #1715, 7th floor, Hillite Business Park, Thodayad Bypass, Kozhikode, Kerala 673014.

More info : **+91 7902 333 533 | + 91 9744 008 007**





# Garden Court...