

அன்னைபாரத்

ஹவுஸிங் (பி) லிமிடெட்

KingSwamy



OUR COMPLETED PROJECTS DETAILS

SMART CITY
@
VIRAGANOR

SARANVILLAS
@
THIRUPPALAI

OUR ONGOING PROJECTS DETAILS

ASTRO CITY
@
KOCHADAI

ANNAIENCLAVE
@
MANTHIKULAM

STARDOM
@
NAGAMALAI PUTHUKOTTAI

AnnaiSharath
Housing (P) Ltd

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Elegant home for you...



Kingsway is the place you end your journey to find luxury houses and villas. Located in one of the high-end areas in Silaimaan in Madurai, Tamilnadu India.

Annaibharath is feeling Elated to present you an Empire Kingsway, an Elite Gated community. Kingsway is surrounded by lush green, calm, Eco-friendly and peaceful ambience. The prime high point about Kingsway is Its Future-proof Infrastructure. The Royal Architecture Designs to make your visit back into the times of Kings and Throns. Within the gated Community Kingsway outshines with High-End Shopping centers, Households and stationary. Easy access to the School bus pick-up drop point. A key Highlighting feature for Extra Care facilitated to senior citizens in the relaxation area within the gated community.



A place where Royal, luxury, Classic fuse with contemporary time.
- Feel Royal life in modern times.

Along with the delightfully appointed clubhouse & the many amenities, these homes offer that perfect mix of privacy and community, classic elegance and contemporary design, leisure and access to work, convenience & luxury, that one always dreamed of but never thought possible.

One of the factors that the gated community is known for is security and surveillance. Kingsway meets all security needs to make sure you and your family are secure and protected. Security inside and outside the Kingsway; including CCTV and continuous remote video monitoring, 24 hours electrical backup support, round the clock watchmen service.

The list has more to add, wanna know about it book a call us to talk more about your home.

ANNAIBHARATH HOUSING PVT LTD.,

"WE UNDERSTAND THERE IS NO PLACE LIKE HOME".

Since 2003, We are Creating memories, With the gusto to Strive to create spacious, Elegant. Homes, Housing groups, and Luxury villas, and almost six gated communities roll out in six Multiple locations all across Madurai. Today, we have six integrated enclaves both handed over and under construction. All our projects in this category are fine examples of the concept 'Live-Work-Play' and the perfect solution to self-sustained living, especially in the current situation.

when we speak to you about projects our heart pours with zing, We have been very thoughtful with Every Element we have worked into. We have meticulously constructed modern spaces that are spacious, Classy yet traditional, luring Luxury and Royal Feel. Being one of Leading Magnifico, "Annaibharath Housing Pvt Ltd" is continuing to create a Strong footprint all across Madurai, Tamilnadu. For ten years we are Crafting Happy homes, Luxury Villas, Residential housing societies, Gated Communities. One thing we are proud of is the Unmatched standard of service we offer.

“OUR CORE BUSINESS ETHIC, CLASSY YET TRADITIONAL.”

Our projects reflect our Value too We believe in Offering Enriching house buying Experiences, And We are Optimism that We will continue to strive and deliver Finest service, Being Innovative with our procedures. We proffer on every project we work on. With impeccable years of contriving, we are striving for innovation, Integration, Design, and agile with our approach. We are Working to deliver Many more happy homes and luxury villas in Madurai. Our projects are credit CREDAI or Confederation Real Estate Developers Associations of India. Approved by the Real Estate Regulatory Authority.



HOMES SERVED
in style...

PLAN 1 & PLAN 2 EAST FACING



GROUND FLOOR PLAN EAST FACING PLAN - 1



PLAN 1 EAST FACING

ESTIMATE	SITE:SM
TOTAL AREA -	1135.63 SQ.FT
PLOT AREA -	795.5 SQ.FT
PLINTH AREA -	647.5 SQ.FT
G.F.TOTAL AMOUNT -	50,29,760/-

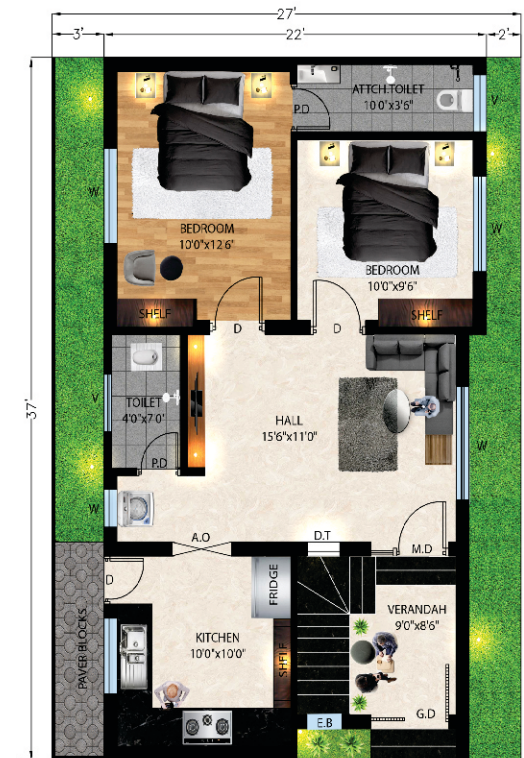
GST APPLICABLE

GROUND FLOOR PLAN EAST FACING PLAN - 2

PLAN - 2 EAST FACING

ESTIMATE	SITE:SM
TOTAL AREA -	1426.14 SQ.FT
PLOT AREA -	999 SQ.FT
PLINTH AREA -	791.5 SQ.FT
G.F.TOTAL AMOUNT -	61,87,830/-

GST APPLICABLE



PLAN 3
EAST FACING

PLAN - 3 EAST FACING		
ESTIMATE	SITE:SM	
TOTAL AREA	-	1848.7 SQ.FT
PLOT AREA	-	1295 SQ.FT
PLINTH AREA	-	1036 SQ.FT
G.F.TOTAL AMOUNT	-	79.84,850/-

INTERIOR



NOTE : EXTRA ADDITIONAL CHARGES

[illegible]

ESTIMATE	SITE:SM
TOTAL AREA	- 2017.5 SQ.FT
PLOT AREA	- 1500 SQ.FT
PLINTH AREA	- 1170 SQ.FT
G.F.TOTAL AMOUNT	- 88.57,563/-

This floor plan illustrates a 1000 sq. ft. house with a carport and a pool. The layout includes a front open space with a carport (100'x156') and a verandah (60'x50'). The main living area features a hall (160'x146') with a staircase leading up to a pool area. The house contains two bedrooms (100'x106' and 100'x106'), a dining area (80'x116'), a kitchen (60'x116'), and a toilet (60'x43'). The plan also shows a pool, a car, and various built-in features like shelves and a wardrobe.

Dimensions: 35' x 28' x 3' x 4' x 50'

Rooms and Features:

- FRONT OPEN SPACE:** Includes a **CARPORT** (100'x156') and a **VERANDAH** (60'x50').
- LIVING AREA:** Features a **HALL** (160'x146') with a staircase leading **UP** to the pool area.
- BEDROOMS:** Two bedrooms, each measuring 100'x106', with built-in **SHELF** and **W** (wardrobe).
- KITCHEN:** 60'x116', equipped with a **FRIDGE** and **PAVING BLOCKS**.
- DINING:** 80'x116', featuring a **DINING** table and chairs.
- BATHROOMS:** Includes a **TOILET** (60'x43') and a **P.D.** (private dressing).
- POOL:** A swimming pool with a **POOLA** (pool) and a **W.M.** (water meter).
- Other Features:** **SIDE OPEN** areas, **W** (wardrobe), **P.V.** (private view), and **D** (door).

ESTIMATE	SITE:SM
TOTAL AREA	- 2353.75 SQ.FT
PLOT AREA	- 1750 SQ.FT
PLINTH AREA	- 1331 SQ.FT
G.F.TOTAL AMOUNT	- 1,01,76,075/-

PLAN 3 NORTH FACING



GROUND FLOOR PLAN
NORTH FACING PLAN - 3



FIRST FLOOR PLAN
NORTH FACING PLAN - 3



PLAN - 3 NORTH FACING

ESTIMATE	SITE:SM
TOTAL AREA	- 2017.5 SQ.FT
PLOT AREA	- 1500 SQ.FT
PLINTH AREA	- 1133 SQ.FT
F.F PLINTH AREA	- 887 SQ.FT
G.F. + F.F AMOUNT	- 1,16,04,368/-

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*Behold to Luxury intellectually crafted
& structurally aligned*





Annai Sharath
Housing (P) Ltd



GROUND FLOOR PLAN

SOUTH FACING PLAN - 1



PLAN - 1 SOUTH FACING

ESTIMATE	SITE:SM
TOTAL AREA -	1254.9 SQ.FT
PLOT AREA -	903 SQ.FT
PLINTH AREA -	647.5 SQ.FT
G.F. TOTAL AMOUNT -	53,86,785/-

GST APPLICABLE

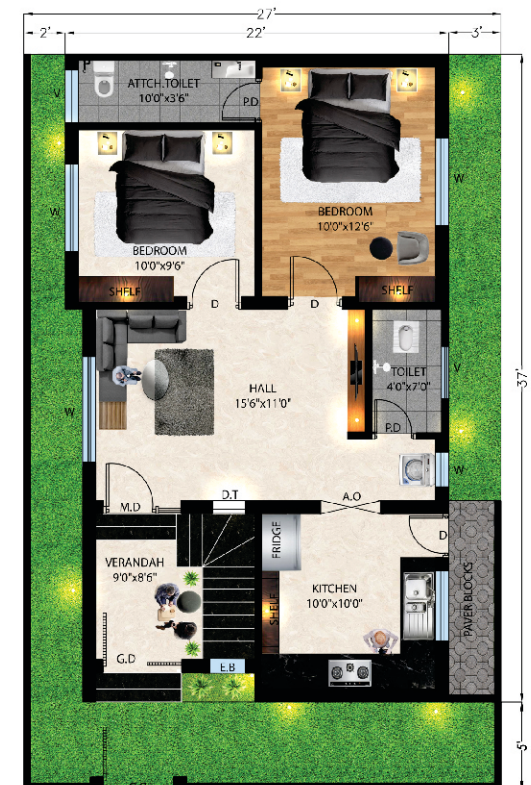
GROUND FLOOR PLAN

SOUTH FACING PLAN - 2

PLAN - 2 SOUTH FACING

ESTIMATE	SITE:SM
TOTAL AREA -	1575.99 SQ.FT
PLOT AREA -	1134 SQ.FT
PLINTH AREA -	791.5 SQ.FT
G.F. TOTAL AMOUNT -	66,22,530/-

GST APPLICABLE



PLAN 3
SOUTH FACING



PLAN - 3 SOUTH FACING

ESTIMATE	SITE:SM
TOTAL AREA -	2042.95 SQ.FT
PLOT AREA -	1470 SQ.FT
PLINTH AREA -	1036 SQ.FT
G.F. TOTAL AMOUNT -	85,44,600/-

GST APPLICABLE



Let your dreams be
OUR PROJECT...

PAYMENT TERMS

- Only 2% of the Total Amount is enough for Advance Booking
- Another 13% at the time of Agreement
- 30% at the time of Registration & Construction
- 20% after the completion of basement level
- 15% after the completion of roof slab.
- 15% after the time of completion plastering.
- Balance 5% before the time of "Graha Pravesam".



PLAN 1 & PLAN 2 WEST FACING

GROUND FLOOR PLAN

WEST FACING PLAN - 1



PLAN - 1 WEST FACING

ESTIMATE	SITE:SM
TOTAL AREA	- 1135.63 SQ.FT
PLOT AREA	- 795.5 SQ.FT
PLINTH AREA	- 647.5 SQ.FT
G.F. TOTAL AMOUNT	- 50,29,760/-

GST APPLICABLE

GROUND FLOOR PLAN

WEST FACING PLAN - 2

PLAN - 2 WEST FACING

ESTIMATE	SITE:SM
TOTAL AREA	- 1426.14 SQ.FT
PLOT AREA	- 999 SQ.FT
PLINTH AREA	- 791.5 SQ.FT
G.F. TOTAL AMOUNT	- 61,81,080/-

GST APPLICABLE



PLAN 3

WEST FACING



GROUND FLOOR PLAN

WEST FACING PLAN - 3



FIRST FLOOR PLAN

WEST FACING PLAN - 3



PLAN - 3 WEST FACING

ESTIMATE		SITE:SM
TOTAL AREA	-	1584.6 SQ.FT
PLOT AREA	-	1110 SQ.FT
PLINTH AREA	-	892 SQ.FT
F.F PLINTH AREA	-	732 SQ.FT
G.F. + F.F AMOUNT	-	92,66,918/-

GST APPLICABLE

THE PERFECT HOME TO START A FAMILY...

AMENITIES



COMMON FEATURES

- A Staircase will be finished with Anti Skip Tiles with CNC laser design handrail
- Tasty 300 feet deep bore water fitted with submersible motor
- A/C Provision in two bedrooms
- All bedroom have wardrobe and loft cupboard
- 1000 watts invertor for each house
- RO water plant provision for each house
- Moderate TV wall unit in hall
- False ceiling design in hall and two bedrooms
- Wall mounted cloth dryer pipe
- Automatic solar sensor light provision in three side open area
- Separate Brickwork water tank for each house
- Automatic water level controller
- Highly aesthetic street light for all roads
- 33'0" MAIN and 23'6" SUB Black Tar road



KINGSWAY SPECIFICATION

STRUCTURE:-

RCC Framed structure with wire cut bricks masonry walls.

DOORS:-

Imported Glow mould door with glass and grill
All bedrooms and bath rooms doors will be 32 mm thick, Flush Doors with laminated finish with Good quality hardware

FLOORINGS:-

Fully verified Branded tiles with 4" skirting, Glazed wall tiles upto 8' ht in Toilet & bath with ISI made sanitary wares.

KITCHEN PROVISIONS:-

Granite counter top with SS sink good quality and of ceramic designer tiles up to 2' height above the counter
Superior Quality Modular kitchen with chimney for each house

WINDOWS:-

All windows will be of UPVC windows with mirror plain glass with safety grill

PAINTING:-

Interior with washable birlawall putty with tractor emulsion and apex weather proof exterior emulsion and colour according to our Architect Choice

ELECTRICITY AND WIRING:-

Electricity supply will be extended through three-phase power supply for each house
Modular switches as per ISI Standards, and ISI approved quality wires will applied

Note: The Promoters / Architects reserves the rights for any alteration in Plans, Specification and Elevation. All Details may be subject to change and optional amenities are of extra cost

LOCATION MAP

