



LIVE HAPPILY  
EVER AFTER





# HEAVEN ON EARTH

Your home is your heaven on earth where you cherish every moment and create everlasting memories. It is the place you live, grow and bloom. If you are looking for a perfect home to live happily ever after, welcome to Queens Promenade Luxury Residences at Chakkorathukulam, the most vibrant location to refresh, connect and come alive. Queens Promenade is yet another signature project from Queens Habitats, known for crafting marvelous homes with thoughtful finishes, meticulous craftsmanship and unparalleled attention to details.



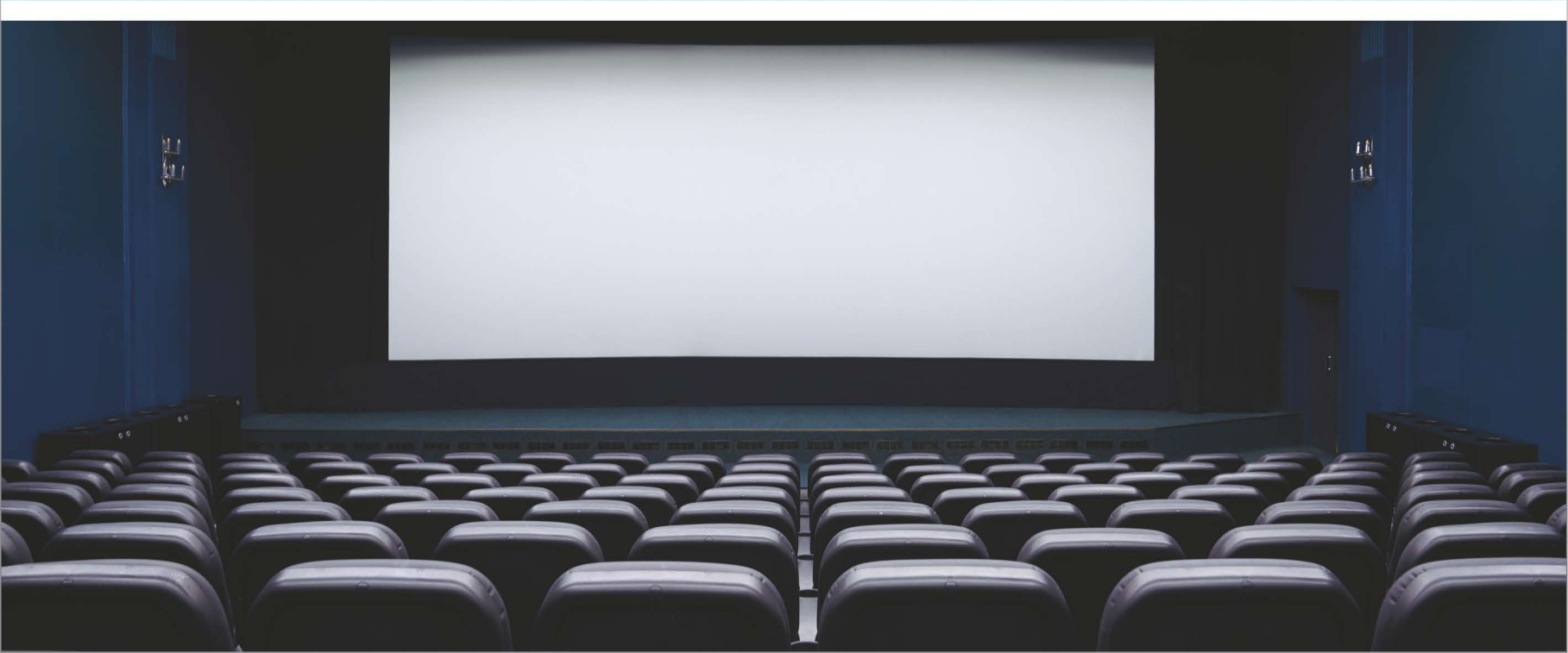
**QUEENS**  
**PROMENADE**  
LUXURY APARTMENTS



# FUTURE OF URBAN LIVING

Discover a new standard of urban living at Queens Promenade. A collection of 74 modern, 2, 3 & 4 BHK luxury apartments spread over 14 floors. Aesthetically designed for modern urban living. Embellished with world-class amenities and top-class luxury fittings and fixtures to enhance your lifestyle.

Surrounded by lush greenery, panoramic views and blessed with an abundance of groundwater. Thoughtfully designed with a wide-open courtyard and recreational amenities to make your life more comfortable and to maximize space and ease of movement.





# AMENITIES

- ▶ Gymnasium
- ▶ Party Hall
- ▶ Indoor Games
- ▶ Meeting Room
- ▶ Children's Play Area
- ▶ Mini Theatre
- ▶ Tuition Centre
- ▶ Intercom Facility
- ▶ CCTV Surveillance
- ▶ Bio-metric Access to Lobby
- ▶ 24x7 Security
- ▶ Spacious Lobby
- ▶ Indoor Swimming Pool
- ▶ Modern Waste Management System
- ▶ Drivers Rest Room
- ▶ Electric Vehicle Charging Station
- ▶ Solar Powered Common Area
- ▶ Landscape Garden & Drive way





SITE PLAN





FIRST FLOOR PLAN



**TYPICAL FLOOR PLAN**  
 2<sup>nd</sup> to 9<sup>th</sup> - 11<sup>th</sup> & 13<sup>th</sup>



**TYPICAL FLOOR PLAN**  
 10<sup>th</sup> & 12<sup>th</sup>



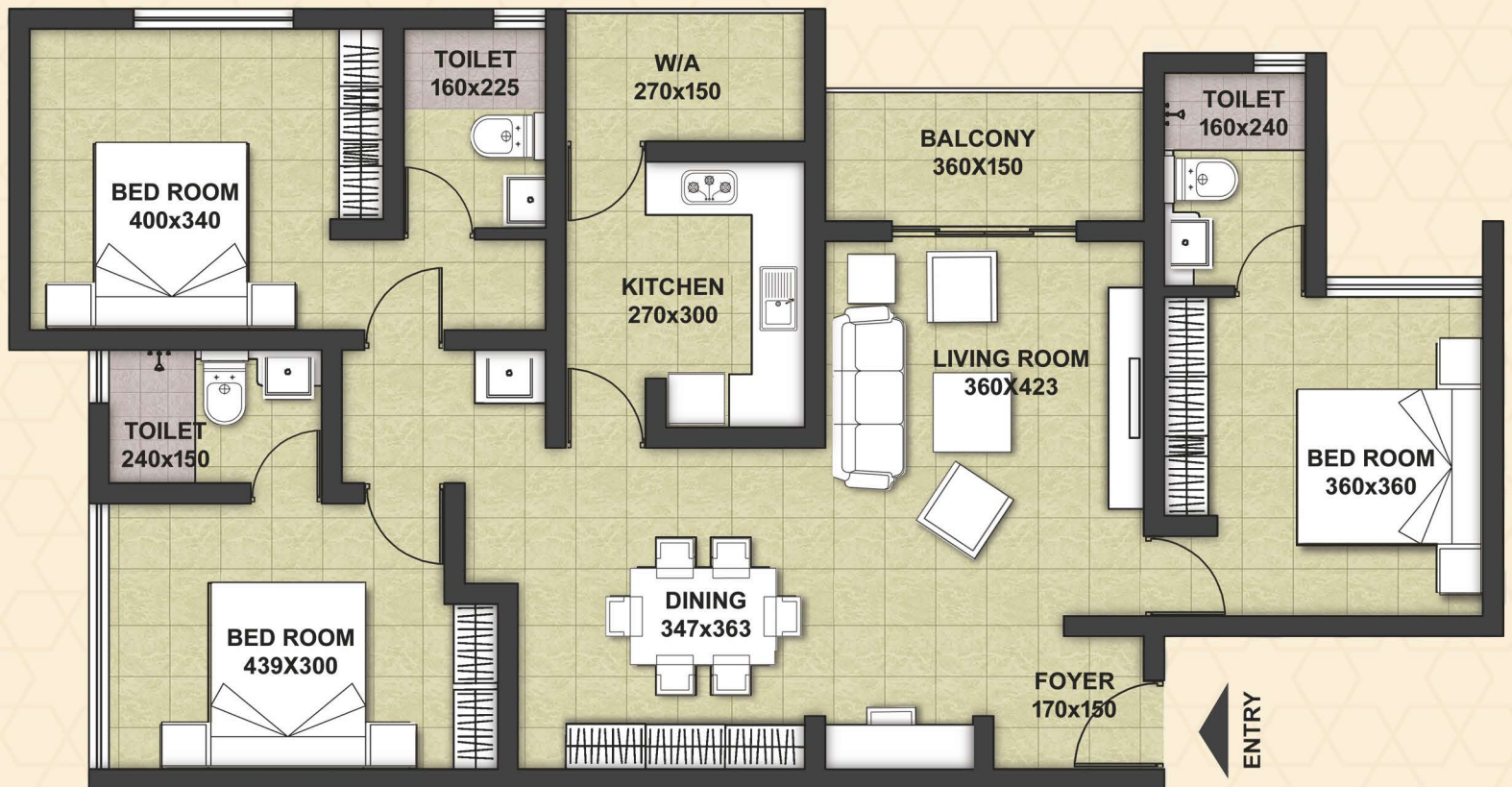
**TYPE A | 4 BHK | 2242 sq.ft.**



**TYPE AB | 3 BHK | 1950 sq.ft.**



**TYPE B | 3 BHK | 1858 sq.ft.**



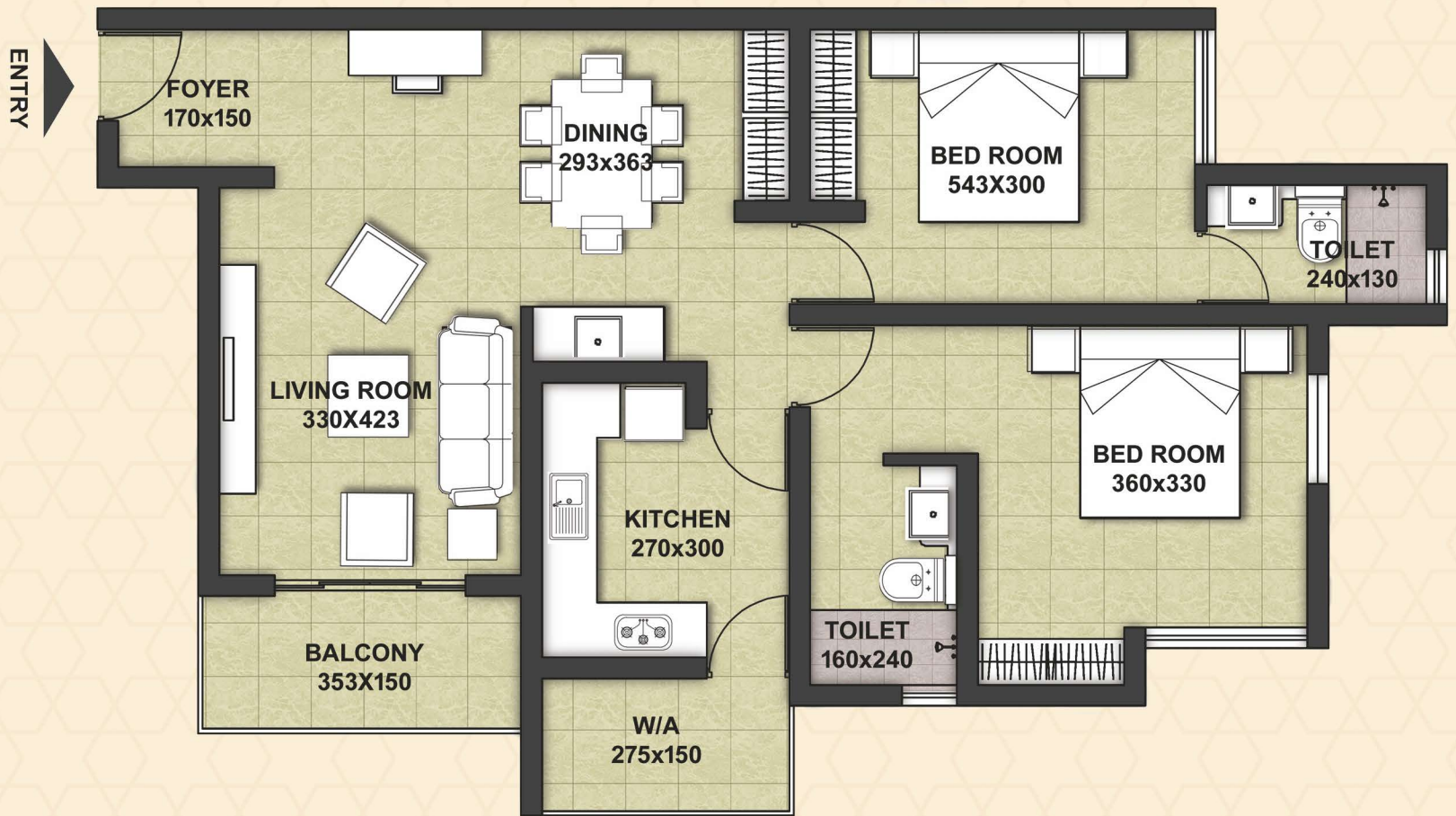
**TYPE C | 3 BHK | 1643 sq.ft.**

**QUEENS**  
LIVE ROYAL



**TYPE D | 2 BHK | 1288 sq.ft.**

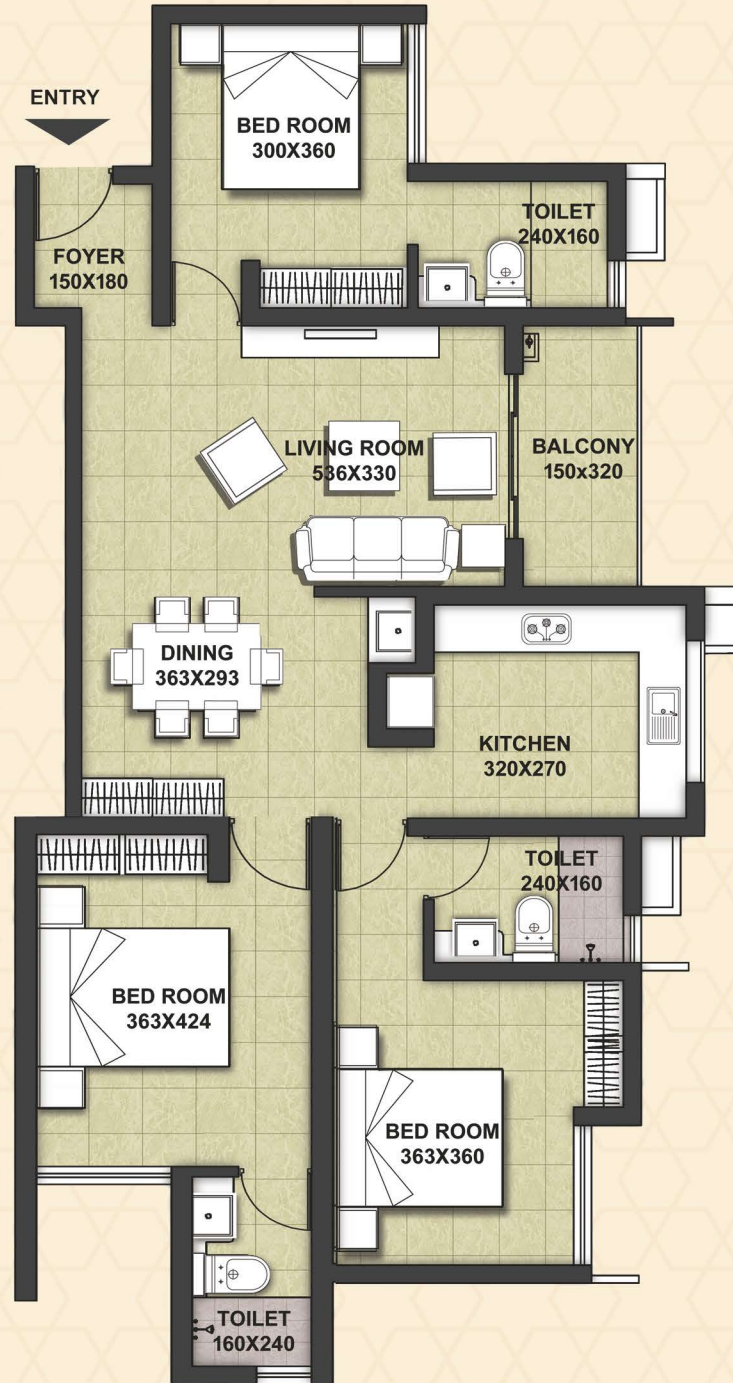




**TYPE E | 2 BHK | 1298 sq.ft.**



**TYPE F | 2 BHK | 1193 sq.ft.**



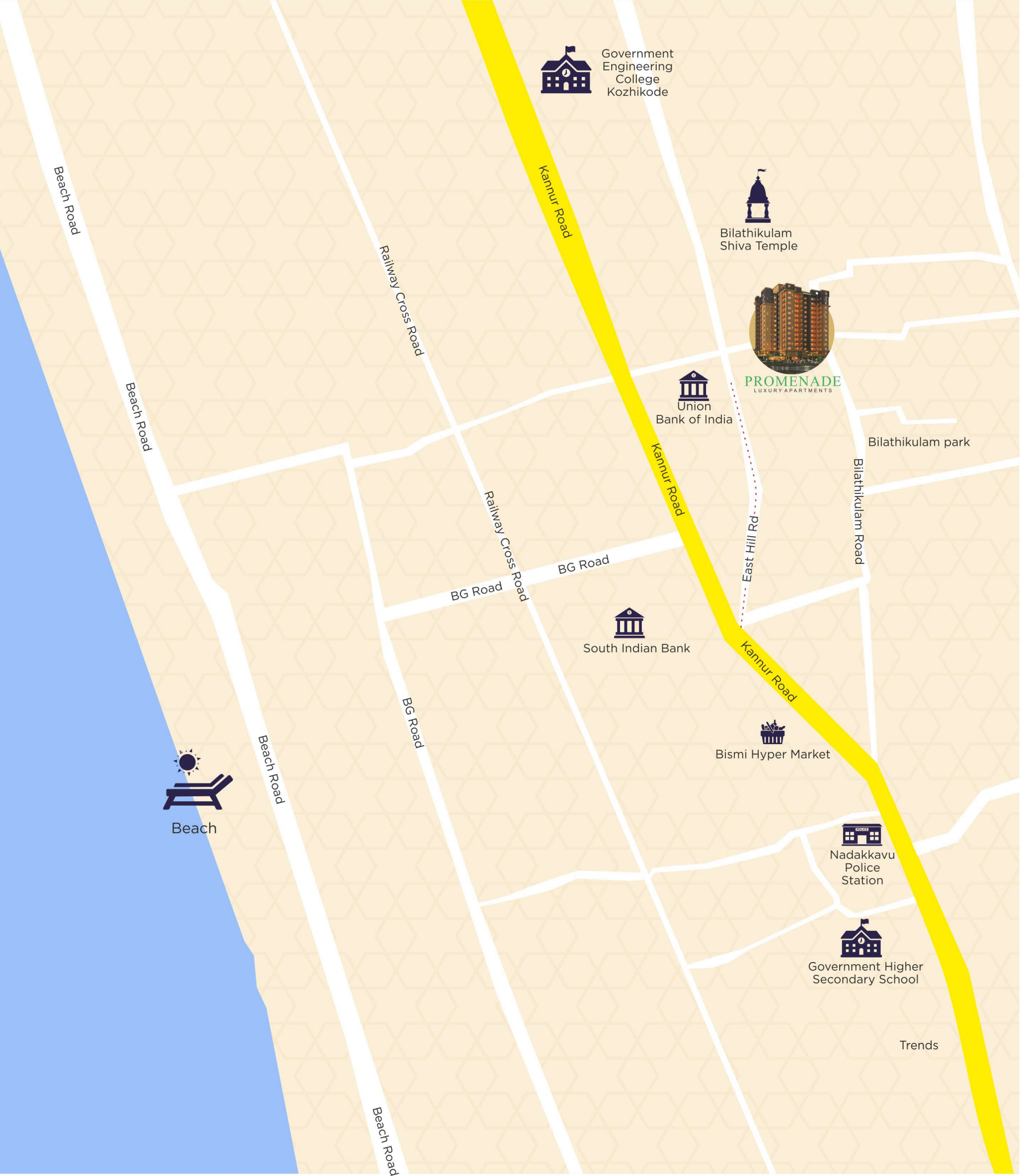
**TYPE J | 3 BHK | 1487 sq.ft.**

# HAPPILY PLACED. EVERYTHING WITHIN REACH.

Stay close to Nadakkavu, the most preferred residential destination in the city where everything is within your reach. Queens Promenade, strategically located at Chakkorathukulam, Nadakkavu, offers seamless connectivity with proximity to shopping malls, educational and healthcare institutions.



- |                          |           |                     |            |
|--------------------------|-----------|---------------------|------------|
| ▶ Railway Station        | : 4.7 Kms | ▶ Starcare Hospital | : 6.8 Kms  |
| ▶ Calicut Beach          | : 2.9 Kms | ▶ Bhavans School    | : 10.6 Kms |
| ▶ Focus Mall             | : 3.4 Kms | ▶ Medical College   | : 10 Kms   |
| ▶ New Bus Stand          | : 3.7 Kms | ▶ UL Cyber Park     | : 8.4 Kms  |
| ▶ Baby Memorial Hospital | : 4 Kms   | ▶ Cyber Park        | : 8.8 Kms  |
| ▶ Meitra Hospital        | : 3 Kms   | ▶ Hi Lite Mall      | : 10 Kms   |
| ▶ Aster MIMS Hospital    | : 6 Kms   | ▶ Airport           | : 30 Kms   |



Government Engineering College Kozhikode



Bilathikulam Shiva Temple



PROMENADE LUXURY APARTMENTS



Union Bank of India

Bilathikulam park

Bilathikulam Road



South Indian Bank



Bismi Hyper Market



Nadakkavu Police Station



Government Higher Secondary School

Trends



## SPECIFICATIONS

- ▶ All structural RCC works shall abide by IS 456 standard and latest code.
- ▶ Engineered wood front door with view finder. Engineered wood frames doors for interior doors.
- ▶ UPVC / Aluminium window systems with MS grills.
- ▶ All exterior & interior walls are in solid concrete block.
- ▶ All cement mortar plastering in 1:3, 1:5 or as applicable.
- ▶ Vitrified tiles for the bedroom, living and dining area and rustic tiles for kitchen and balcony area. Ceramic tile for the floor and wall tiles up to 210 cm height in bathrooms.
- ▶ Plastic emulsion over putty for interior walls & ceilings, premium quality paint for exterior. Enamel paints for grills and handrails.
- ▶ Concealed copper wiring and adequate light fan and plug points, good quality modular switches, and three-phase connection with independent KSEB meters.
- ▶ Stainless Steel Sink with drain board in main kitchen area with an additional sink in work area. Provision for washing Machine and Dishwasher.
- ▶ Concealed piping with ceramic sanitary fittings and Premium quality c/p fitting with diverter for hot and cold water, soap dish, towel rod and provision for exhaust and geyser in toilets.
- ▶ Granite / Vitrified tile finished lobbies.
- ▶ Well water through sump and overhead tank and Provision for KWA water.
- ▶ Fire fighting arrangements as per KMBR and Kerala Fire Service Rules.

Specifications mentioned above are subject to change as may be required by the authorities.\*



  
**QUEENS**  
LIVE ROYAL



# ADMIRABLE LEGACY OF TRUST AND HERITAGE

Queens Habitats is the most renowned builder in Calicut with over 3 decades of experience in the construction industry focusing on contemporary architecture, strong project execution and quality construction. Built on the solid foundation of honesty and transparency, Queens firmly believes in redefining the modern living experience by providing state of the art infrastructure and amenities that inspire the concept of luxurious living.

The passion to deliver world class living spaces is our driving force. Ever since we have crafted over 800000 sq. ft. of residential spaces spread across 20 residential projects. Over 600 families who live happily in our homes are the standing testimony of our commitment to creating quality spaces to live, work and grow. We have 3 more world-class residential projects in prime locations of Calicut in the pipeline.

**NEW LAUNCH**

**QUEENS GARDENIA**  
Thodayad, Calicut



**ONGOING PROJECT**

**QUEENS COURTYARD**  
Off Medical College, Calicut



# COMPLETED PROJECTS



**QUEENS WINDSOR CASTLE**  
Malaparamba, Calicut



**QUEENS GRANDE**  
Karaparamba, Calicut



**QUEENS HARMONY**  
Karaparamba, Calicut



**QUEENS ROYAL ENCLAVE**  
Kannur Road, Calicut



**QUEENS AVENUE**  
Mavoor Road, Calicut



**QUEENS PARK**  
Vellimadukunnu, Calicut



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LIVE ROYAL

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**\*Disclaimer:** This brochure does not constitute a legal document. The area and plans may vary according to the actual site conditions. Furniture and fixtures shown in plans are only indicative. Specifications and dimensions may change without notice.\*  
RERA registration no.: K-RERA/PRJ/KKD/019/2023