



**Careful and full care are not the same.**

So, we give full and complete attention to the nuances of developing residential projects. Be it the affable locale, radiant looks, affordable pricing and feasible distance, we give full care that everything is suitable and fruitful to you – the home buyers.



Welcome to **K.N.G. Garden** – the ravishing and tantalizing Villas of rich homes with its strength and magnificent construction. Equipped with foresight, smart planning, credible team, robust materials and timely execution, we want to ensure that every home buyer is protected, fortified and adorned with modern fantasies and our rich heritage. We strive to fill his inner void with a new bliss.

The comforts of our homes caress the occupants' minds and bodies that are fatigued and restive from the harrowing outside life. To this very end, we conceive, design and build every inch of the Villa so that it pleases your eyes, touches your heart and releases every anxiety that is restless within you. So, buy a home which demonstrates variety, infuses energy and that embraces you. **Rest assured is best assured.**

This residential project is located in **Kuniyamuthur** within Coimbatore Corporation Limits. Strategically placed, it is just 5.8 km from Railway Junction, 4.2 km from Ukkadam Main Bus stand and just 0.70 Kms from Pallakad main road.





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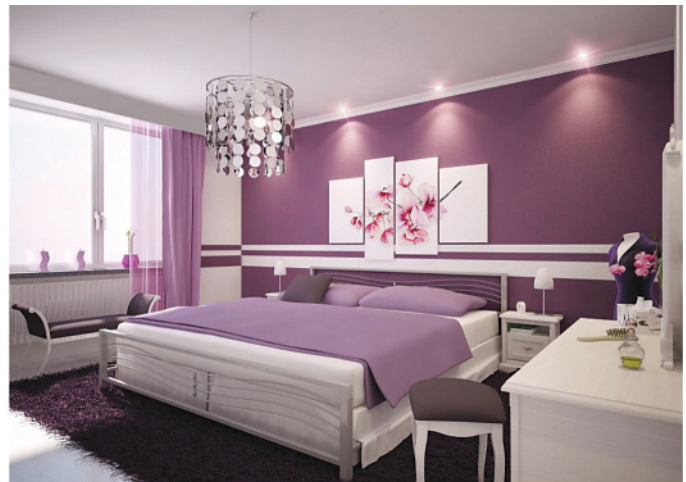


**Rare means uncommon.** We build homes that become rare and distinctive possessions for you – the UNCOMMON RESIDENTS. Enhanced living areas with spacious rooms and gracious storages fill you with abundance. Impeccable & tactical positioning of the gleaming sanitary fittings and bathwares add to the convenience. Soothing interiors and paintings comfort you and pacify your mind. Over and above, safety and security arrangements would be a creamy topping to the existing boons.

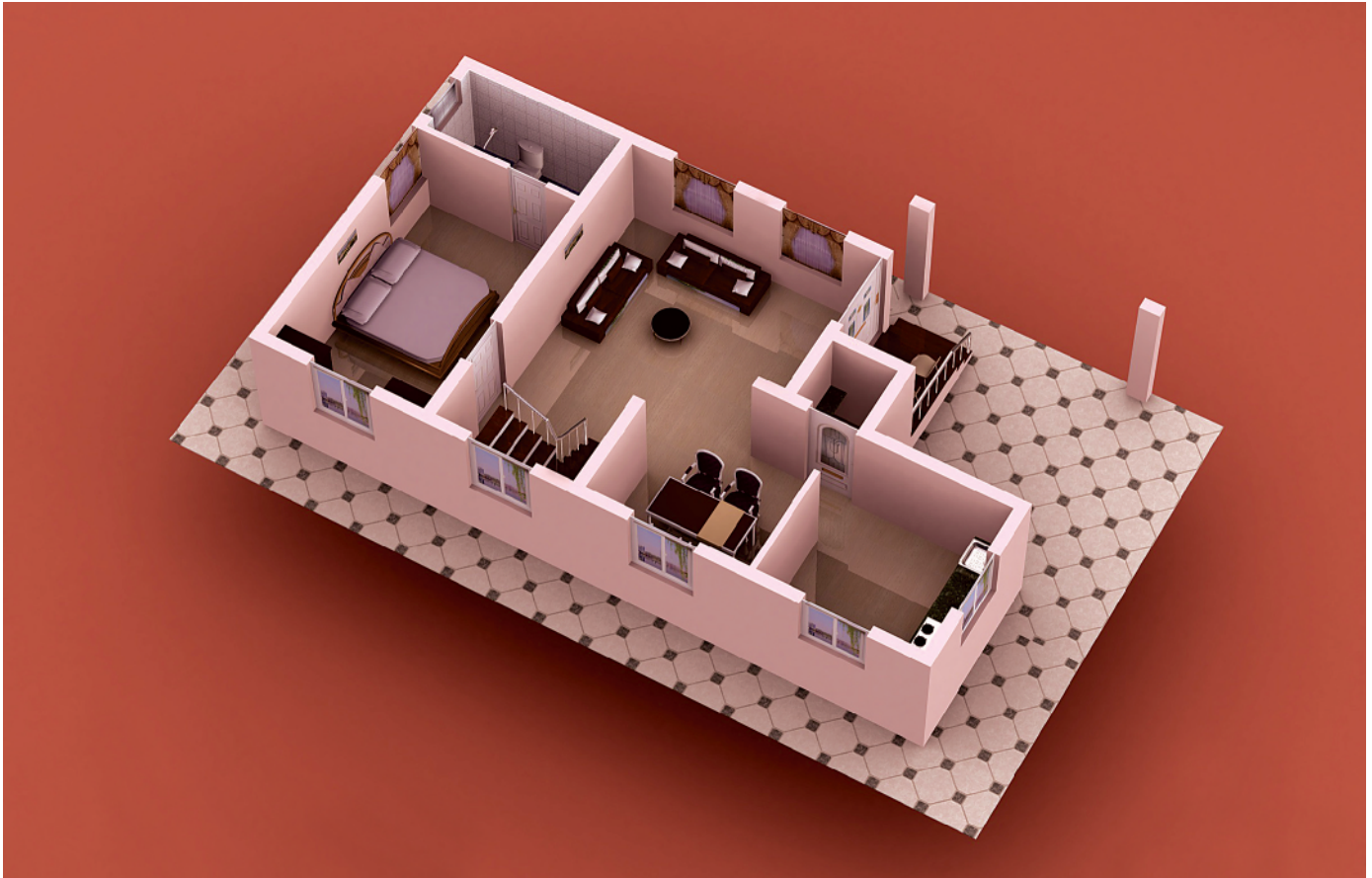


## Technical Specifications

- 🌸 Earth quake resistant column footing structure up to ground level.
- 🌸 Weather-defying branded emulsion paints covering outer walls.
- 🌸 Roller emulsion paint over Wall putty finished inner walls.
- 🌸 2x2 Branded Vitrified Tiles Flooring (Johnsons, Marbonite or equivalent).
- 🌸 Tile walls for kitchen, toilet, bathroom (branded tiles such as Kajaria or equivalent).
- 🌸 Branded wires for concealed 3 phase wiring for entire villa (Kundan or equivalent) and modular switches (Anchor Roma or Havells).
- 🌸 Branded closets & wash basins (Parryware or Hindware).
- 🌸 Main Door Frame & Shutter finished with imported Teak wood.
- 🌸 Other Doors Frames & Shutters are finished with first quality Red padaukwood, Moulded Doors
- 🌸 Joineries Fittings ( Jaquar or Johnson )
- 🌸 Pavers filled portico.
- 🌸 Polished Granite staircase steps, Handrails are in stainless steel.
- 🌸 Individual water tank (Sump).
- 🌸 Individual septic tank. Separate over Head tank for Corporation water as well as Bore well water.



## Ground Floor Plan



Gated Community



Covered Drainage



Children's Play Area



Beaming Street Lights



Black Top Road



Trouble - free Corporation Water



Youthful Walking Track

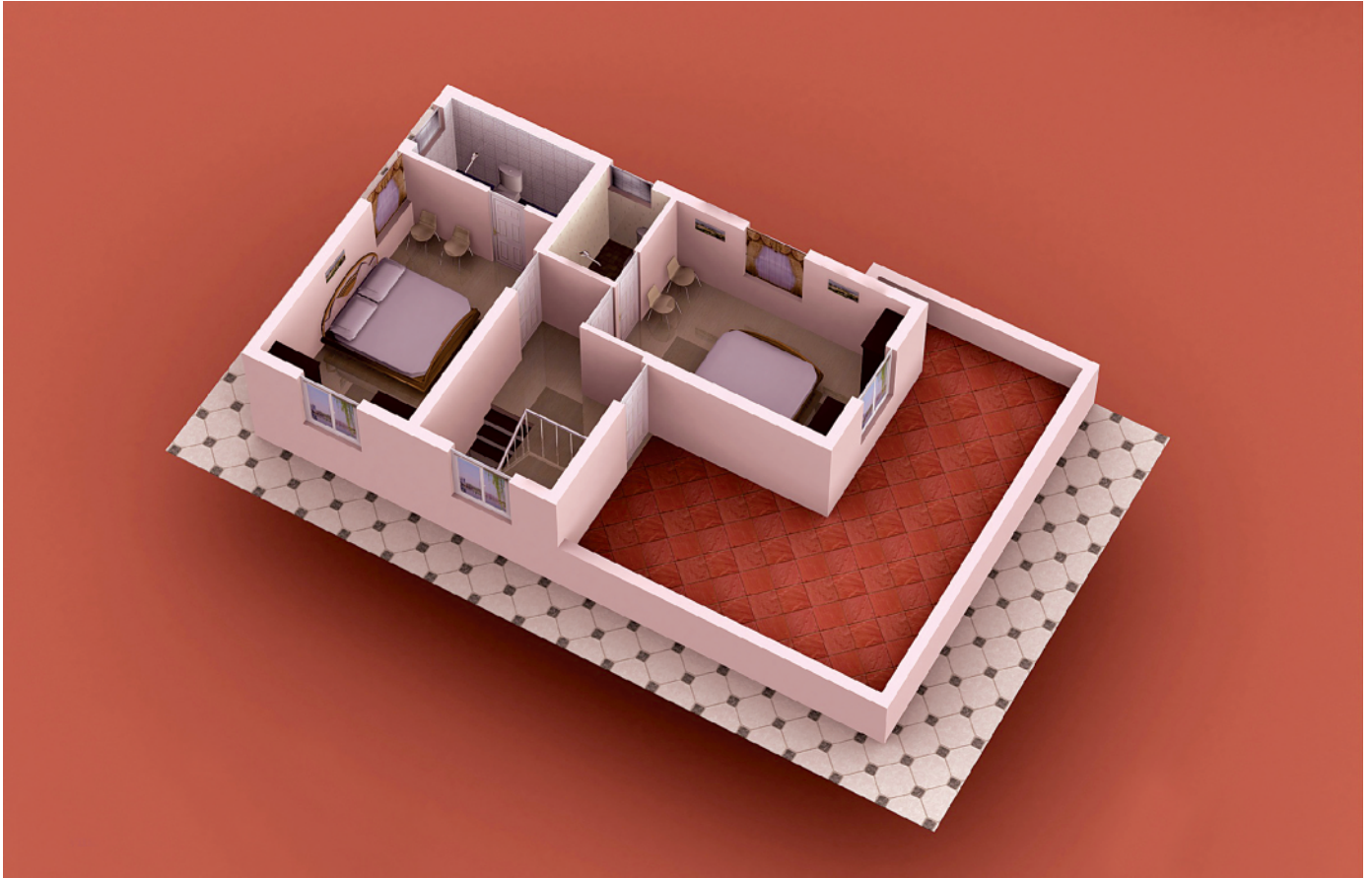


Security Checks

### Salient Features

- 🌸 Include a gated community restricting outside public trespassing into the residential premises.
- 🌸 Trouble-free Corporation water connection,
- 🌸 Individual Borewell water facility.
- 🌸 R.O. Treated Water facility to Kitchen point,
- 🌸 Much needed Children's play area,
- 🌸 Youthful walking track, infection preventing covered drainage, beaming street lights.
- 🌸 Black top roads running the entire length and breadth of the residential colony.
- 🌸 Adoring and overlooking entrance arch with security checks.

## First Floor Plan



For Further Details, Bookings :

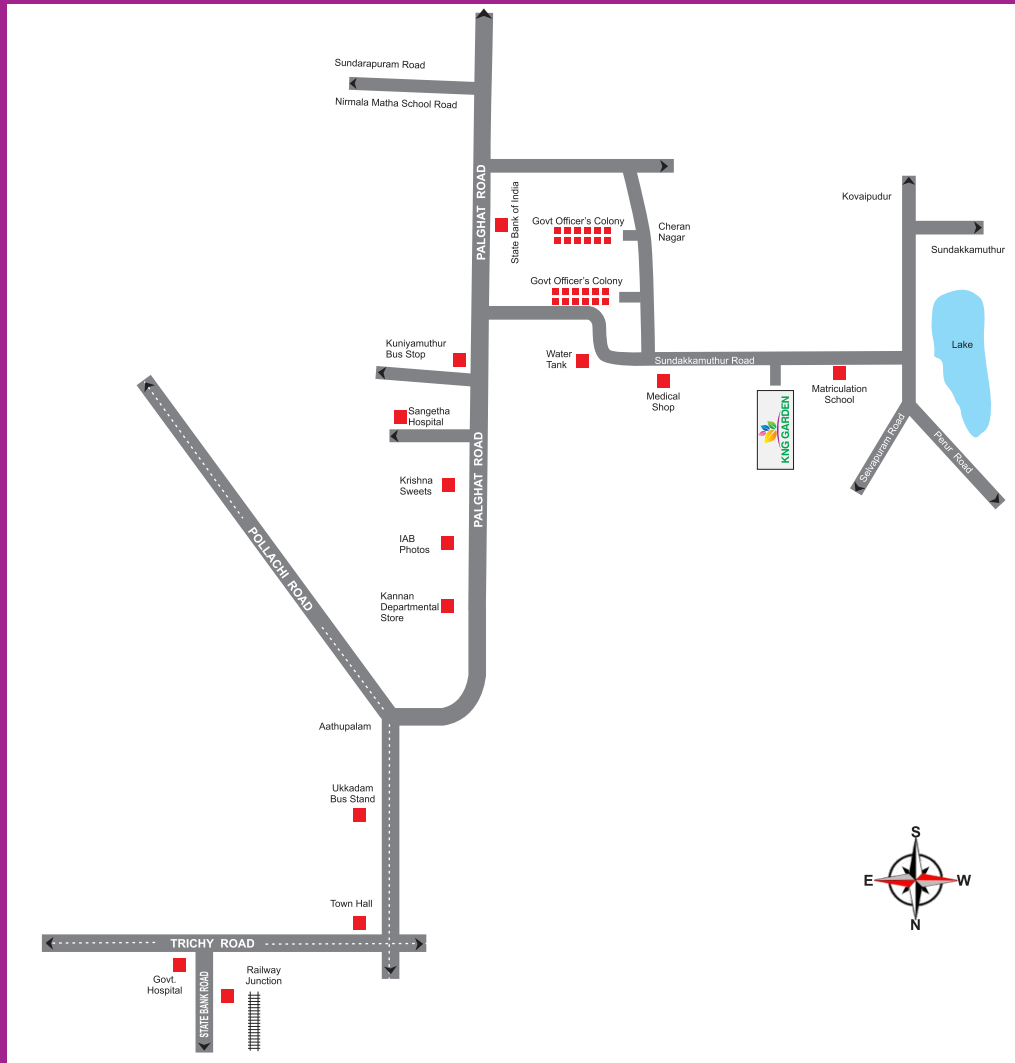
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## How to reach ?



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