



ABC EDIENS
LUXURY VILLAS



 abc
ATTITUDE BUILDERS & CONSULTANTS



Luxurious Enclave

Here is ABC Edens for you - Your luxurious enclave in a serene calm and pristine neighborhood, with all the amenities of the city just within your arm's reach.



Where is Abc Edens?

ABC EDENS is located at Kunnamangalam - Kozhikode, about half a kilometer off- NH66 from the IIM-Kozhikode

- 12 km from Kozhikode city
- 1 km from Kunnamangalam town centre
- 5 km from Kozhikode Government Medical College
- 7 km from NIT-Calicut
- 0.5 Km from IIM-Kozhikode
- 1 km from Karanthur Markaz
- 5 km from Devagiri Group of Institutions
- 12km from Kozhikode Railway station
- 22 km from Kozhikode International Airport
- 8 km from Hi-Lite Mall

In short - Within half an hour drive's distance from all essential amenities

A photograph of three children playing on a rope in a park. A girl in a pink shirt and blue shorts is on the left, a girl in a yellow shirt and purple shorts is in the middle, and a boy in a light blue shirt and grey shorts is on the right. They are all smiling and holding onto a thick rope. The background is a bright blue sky with light clouds.

A SLICE OF PARADISE...

*A seamless blend of contemporary design elements
with traditional aesthetics.*





The Eden Villas

Each villa is carefully designed, by a team of highly qualified Engineers and Architects, so that we offer you the best in purpose, aesthetics, utility and comfort - 4 Bedroom villas. Within the range of area 2100sqft to 2300sqft, with options for additional customisation

All Bedrooms are with attached toilets. All Villas are provided with provision for two cars parking, Sufficient open areas, Balconies, in addition to the basic amenities of Living, Kitchen, Dining etc.

We have followed a mixed theme elevation - blending the best from traditional and contemporary elements, which is in inseparable coalescence with the overall neighbourhood.





Type - A
(2110 Sqft + Car Porch)



- | | | |
|----------------|---|-----------------|
| PARKING | A | STAIRS DOWN |
| SITOUT | B | PASSAGE |
| FOYER | C | UPPER LIVING |
| LIVING | D | BEDROOM 2 |
| DINING/HALL | E | BATHROOM |
| STAIRS UP | F | BALCONY |
| COURTYARD | G | COURTYARD BELOW |
| WASH | H | OPEN TERRACE |
| COMMON TOILET | I | BEDROOM 3 |
| MASTER BEDROOM | J | BATHROOM |
| BATHROOM | K | BEDROOM 4 |
| KITCHEN | L | BATHROOM |
| UTILITY AREA | M | |

Ground floor plan

First floor plan





Type - B
(2240 Sqft + Car Porch)



- | | | |
|----------------|---|-----------------|
| PARKING | A | STAIRS DOWN |
| SITOUT | B | PASSAGE |
| LIVING | C | STUDY |
| DINING/HALL | D | BALCONY |
| COURTYARD | E | BEDROOM 3 |
| STAIRS UP | F | BATHROOM |
| MASTER BEDROOM | G | BALCONY |
| BATHROOM | H | COURTYARD BELOW |
| BEDROOM 2 | I | BEDROOM 4 |
| BATHROOM | J | BATHROOM |
| KITCHEN | K | OPEN TERRACE |
| UTILITY AREA | L | DINING BELOW |

Ground floor plan

First floor plan





Type - C
(2120 Sqft + Car Porch)



- | | | |
|----------------|---|--------------|
| PARKING | A | STAIRS DOWN |
| SITOUT | B | UPPER LIVING |
| FOYER | C | BALCONY |
| LIVING | D | OPEN TERRACE |
| DINING/HALL | E | BALCONY |
| F STAIRS UP | F | DINING BELOW |
| MASTER BEDROOM | G | BEDROOM 3 |
| BATHROOM | H | BATHROOM |
| BEDROOM 2 | I | BEDROOM 4 |
| BATHROOM | J | BATHROOM |
| KITCHEN | K | |
| UTILITY AREA | L | |

Ground floor plan



First floor plan





Type - D
(2150 Sqft)



- | | | |
|----------------|----------|-----------------|
| PARKING | A | STAIRS DOWN |
| SITOUT | B | PASSAGE |
| LIVING | C | UPPER LIVING |
| DINING | D | BEDROOM 2 |
| STAIRS UP | E | BATHROOM |
| WASH AREA | F | BALCONY |
| COMMON TOILET | G | BEDROOM 3 |
| COURTYARD | H | BATHROOM |
| MASTER BEDROOM | I | DINING BELOW |
| BATHROOM | J | COURTYARD BELOW |
| KITCHEN | K | LIVING BELOW |
| UTILITY AREA | L | BEDROOM 4 |
| | M | BATHROOM |
| | N | BALCONY |

Ground floor plan



First floor plan



The layout is crafted in such a way that each villa has a view facing the park & open air theatre and at the same time privacy of personal spaces is ensured.
The gradual sloping elevation of the layout allows the free and natural ventilation and lighting to all villas adding to a picturesque view of IIM-K hills from the balcony.

Amenities

Open Air Theatre
Swimming Pool
Landscaped Park
Kids Play Area
Paved Driveways & Walk ways
Access Controlled Gates
Round the clock Security
CCTV Surveillance
Street Lights

Edens OUTDOORS



The Edens outdoors offers an equally premium experience.

Covered Swimming Pool, Open air Amphitheater, Landscaped parks, Kids play area, Paved driveways & walkways, Security & surveillance systems..





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