

Because,  
the smile  
says it all

Gardenia

Near Infopark, Cochin

A joint venture with VC Homes



## The smile of joy

A smile that is beautiful, a smile that is divine, a smile that comes from the heart and a smile that tells stories are just a few among the uncountable number of smiles. Smile Homes brings all these smiles together to make you smile forever.

Smile Homes crafts every project perfectly with budget-friendly approaches without compromising on quality. It is tailored with effective utilisation of every space and with the brilliance of innovative designs. Hence, it adds more colours to your dreams with inimitable affordability and impeccable quality.

It gives a new definition for trust, transparency and reliability as it is a vertical of the well-established Confident Group, the pioneers in introducing innovative housing concepts.

It's time to smile, because life brings alluring moments filled with the real joy at this dream abode.



## The smile of satisfaction

Gardenia assures complete satisfaction by gifting a simple yet enriching living experience. It is a melange of unparalleled convenience and exclusive lifestyle to make life above and beyond your expectations. Gardenia is spread across 79 cents and has two blocks, block A with 64 apartments in G+8 floors and block B with 56 apartments in G+7 floors. The 2BHK apartments at Gardenia are thoughtfully curated with the best of everything to ensure a magical life.



**DISTANCE TO MAJOR LOCATIONS**

INFOPARK / SMARTCITY	- 900 Mts.
TEMPLE	- 300 Mts.
CHURCH	- 750 Mts.
THE INDIAN PUBLIC SCHOOL (TIPS)	- 400 Mts.
EDACHIRA	- 700 Mts.
GEMS INTERNATIONAL SCHOOL (UPCOMING)	- 750 Mts.
COLLECTORATE JN.	- 3.8 KM
SUNRISE HOSPITAL	- 5.0 KM
SEAPORT AIRPORT ROAD	- 4.0 KM
PALARIVATTOM	- 7.6 KM

## The smile of peace

If there is a place where peace meets possibilities, then that is where Gardenia locates. This exclusive location is near Infopark in Ernakulam, next to the techie world. This stylish abode stays closer to the amazing opportunities of life along with nature's magnificence. Reputed schools, colleges, hospitals and malls are very much within the area. Live a peaceful life and smile forever.

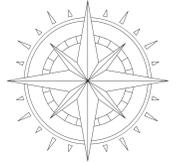
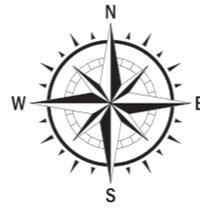
## The smile of bliss

Experience the comfort of a range of well thought out amenities that makes you smile. Here, blissful moments happen more often to turn your life meaningful and incredible.

### Amenities

- Party hall
- Games room
- Multipurpose gym
- Kids play area
- 24 hours security
- Intercom facility for common area and security





SITE LAYOUT



TYPICAL FLOOR PLAN - B BLOCK

# Specifications



INDIVIDUAL PLAN - B BLOCK  
TBA - 804 Sq.ft.

**Structure:** Built on solid foundation, the sturdy framed structure with columns and beams provides a secure frame work for the entire building.

**Wall:** Concrete blocks/bricks protect you from the nature's weather elements.

**Electrical:** Concealed conduits with high grade copper wires connections/FRC Cables V-Guard or equivalent brands for 24/7 safety and adequate points for power and lighting.

**A/C provision:** (dummy) for all bedrooms keeps your apartment at optimum temperature, keep you cool in the summer heat.

**Painting (internal walls):** Premium emulsion roller finished paint with cheerful colours that add colour to your lifestyle. (Asian or equivalent brands)

**Painting (internal roof):** Premium distemper in white colour.

**Painting (external):** Good quality weather - shielded paints keep your investment looking as good as new. (Asian or equivalent brands)

**Switches:** Sophisticated and trendy looking modular Legrand or equivalent standard switches with 5 year warranty that lights your world with joy.

**Doors (main door & internal doors):** Skin door and sparkling stainless steel fixtures with Godrej/Dorset/equivalent branded locks with 5 year warranty that protect a world of happiness inside.

**Windows:** Latest trend high - quality aluminium windows with 4mm thick plain head glass allows maximum utilisation of natural light.

**Flooring:** Johnsons/Cera/equivalent vitrified tiles for living, dining and bedrooms.

Kitchen and toilet flooring with good quality ceramic tiles. Quality ceramic tiles for all the common area flooring.

**Dado tiling:** 2 feet height well adorned glazed dado tile above the kitchen slab from Johnsons/Cera/equivalent 7 ft height glazed/matte finished dado tile in Kajaria/equivalent brands in toilets makes maintenance and cleaning a breeze.

**Sanitary fixtures:** Hindware/Cera/equivalent sanitary fixtures complement the rest of your dream home.

**CP Fittings:** Convenient and fashionable top of the line, best quality chromium plated tap fittings for bathrooms and kitchens in Hindware/Cera/equivalent brands with 5 year warranty.

**Cooking platform:** Classy granite slab for cooking platform, having trendy stainless steel sink without drain board.

**Water supply:** Underground and overhead storage tanks of suitable capacity in addition to water source from captive well means no more water worries.

**Sewage system:** Safe, environment friendly Sewage Treatment Plant (STP) with Ultra Filtration plant that are harmonious with its surroundings as per PCB norms.

**Intercom facility:** Facility with one connection in the common area for each floor, lifts and security cabin. The facility helps to make the community united.

**Kitchen:** Kitchen with half wall. Customization allowed with toughened glass partition/block work at additional cost.

## Ongoing projects in Cochin



**AMBER**  
Near Infopark, Kochi



**IRIS**  
Near Infopark & Civil station Kochi



**SYMPHONY**  
Near Metro station & NH-47, Aluva



**OBERON**  
Near Aluva



**LEO III**  
Near Infopark, Kochi



**PRIDE**  
Near Lulu Mall, Edappally

## The smile of confidence

Confident Group, the rapidly growing conglomerate headquartered in Bangalore is a well-known name in India. With interests in Infrastructure, Hospitality, Aviation, Entertainment, Education, Health Care, Golfing, Retail and International trading, the group has taken giant strides in multiple areas of business. It also owns the rare title of growing as India's largest zero debt real estate company.

With more than 6000 apartments and villas spread across various parts of South India, the group is undoubtedly a great presence in the real estate sector and it is popular as the No.1 selling brand. The quality, transparency, timely delivery and sound business ethics give Confident Group a unique identity.

*Disclaimer : This brochure is purely conceptual and does not constitute a legal offering. The promoters/developers reserve the right to alter/delete/add specifications mentioned herein.*



**KOCHI:** 868/2, Sahodharan Ayyappan Road Vytilla, Kochi – 682019, India, T : +91 95677 54444

---

**TRIVANDRUM:** TC 13/1151 (7), Kannammoola Medical College P O - 695011, T : +91 98955 23333

**THRISSUR:** 11/605, Mathrubhumi Jn, Veliyannur P O - 680021, T : +91 98959 14444

**CALICUT:** 28/975, Thondayad, Bypass Junction, Mavoor Road - 673017, T : +91 81293 21111

**KOTTAYAM:** Confident House, #206, 2nd Floor, Mannakulathil Towers, LBS Road, Collectorate PO – 686002, T : +91 98954 55566

**BANGALORE:** Confident Propus, #6, Langford Town, Hosur Main Road, Bangalore – 560025 T : +91 91084 44509

**U.A.E:** # 307, Dar Al Nahda Building, Hor Al Anz East, Deira, PB No. 31599, T : +971 55 33 87 577