



ANANDA  
MALIKA  
BY ASSET JGT

# The quiet strokes carried to life with purposeful living

[www.assetjgt.com](http://www.assetjgt.com)





K-RERA Registration Number:  
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rera.kerala.gov.in



The responsible builder  
meets the curator of the  
finest experiences



Introducing Asset JGT Private Limited - a partnership that unites the expertise of Asset Homes, with its legacy of over 100 residential projects, and JGT Living Spaces (CGH Earth), renowned for over seven decades of refined hospitality. This collaboration sets a new benchmark in creating bespoke luxury living, blending sustainability with thoughtfully curated experiences.





Being one of the top real estate home builders in Kerala, we bring you a new array of apartments, flats, and villas that match your requirements and complement your lifestyle. We stand apart from other home builders in Kerala with our unique styles and perspectives.

1<sup>st</sup>

India's First  
Lifecycle Builder

79

Projects  
Handed Over

114

Projects Across  
10 Cities in Kerala

7K+

Satisfied  
Customers Globally

## DOMINIC ENTERPRISES

Founded in 1954 with the Casino Hotel in Kochi, family-owned Dominic Enterprises has expanded its hospitality division, CGH Earth, to 23 properties across India. The group has since diversified into in-flight catering (CAFS), luxury real estate (JGT Living Spaces), and retail F&B (Pandhal).

**CAFS**

**cgh**earth  
experience hotels



**pandhal**  
Cake Shop | Café & Deli



# Exceptional Ownership

From the moment you step into the world of Ananda Malika, your journey is supported by an Enhanced Buying Experience.

Expert assistance helps you curate high-quality interior finishes tailored to your tastes. Seamless coordination with architects, landscape designers, interior stylists, and lighting consultants ensures that your vision is brought to life with precision and ease.

Professional guidance accompanies you at every step, making the process as effortless as it is exciting. The buying experience is enhanced with personalised assistance in interior planning, from selecting lighting options to designing balcony gardens, ensuring every detail matches your vision.





# Luxury Living Experience

The curated hospitality services of CGH Earth, with concierge and housekeeping, define the Ananda Malika experience. Here, luxury permeates every aspect of life.

Living at Ananda Malika elevates every moment with personalised hospitality and curated experiences. It's a lifestyle where effortless luxury is enhanced by green living, in an enriching environment where nature is nurtured, and every decision respects its delicate balance.

Welcome to a coveted lifestyle where beauty and consciousness intertwine.

At Ananda Malika, tranquillity and prestige converge to offer a life that is as remarkable as it is responsible.





# Signature Concierge Service

Ananda Malika offers Exceptional Ownership through dedicated concierge services and an in-house team of trained housekeeping and maintenance professionals, ready to cater to your every need.





🕒 Regular housekeeping with customised cleaning schedules to keep your home spotless.

🕒 Routine inspections and maintenance keep your apartment's systems from plumbing to electrical, in top condition.

🕒 On-demand maintenance: Skilled technicians handle repairs and issues promptly and efficiently.

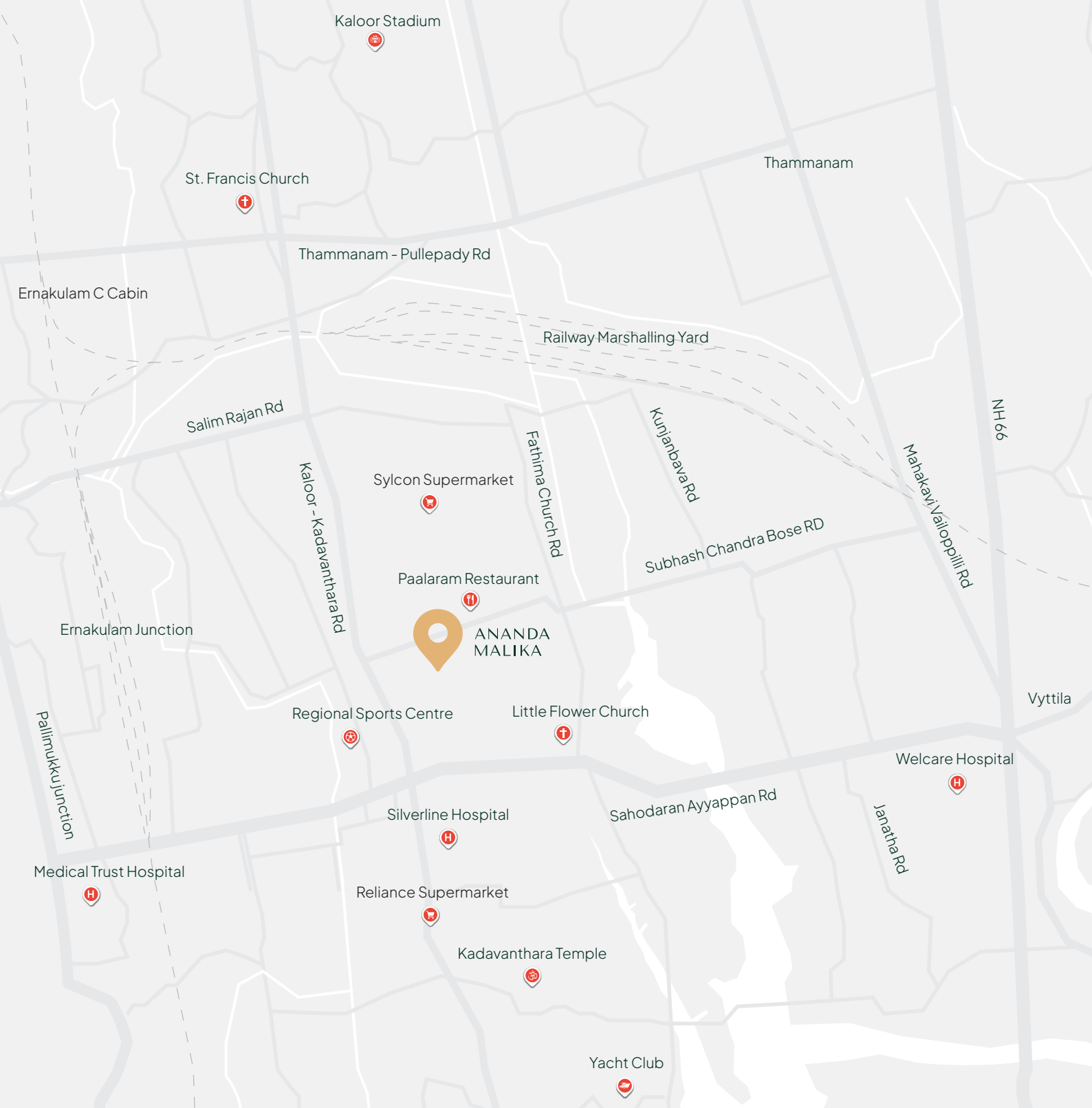
🕒 On-demand Bed-making & linen services.

🕒 Emergency assistance for urgent issues like leaks, electrical faults, or appliance problems, keeping your home safe and comfortable.

🕒 Our concierge team seamlessly handles errands like car washes, pest control, kitchen help, gardening, and grocery pickups.

🕒 Our concierge team safely receives and delivers all packages to your door.

🕒 On-demand at-home ayurvedic wellness services.



# Jawahar Nagar:

The perfect balance of  
tranquillity and connectivity





Located in the heart of Kochi, at Jawahar Nagar, Kadavanthra, Ananda Malika enjoys proximity to the city's most vital hubs - whether it's renowned educational institutions or upscale shopping and entertainment destinations.

Despite being centrally located with convenient access to highways and metro stations, it remains a sanctuary of calm, offering the perfect retreat from the bustling city life.

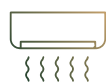


# Bespoke Luxury

Every residence at Ananda Malika is a sanctuary of voluminous space, designed with meticulous care and adorned with premium finishes, contemporary kitchens, and expansive balconies. The 3- and 4-bedroom units, ranging from 3,733 to 3,958 sq. ft., are crafted for unparalleled comfort and luxury.



Only 2 apartments per floor on 69.65 cents, ensuring absolute privacy with no shared walls.



Fully air-conditioned with energy-efficient VRF units for each apartment. (Samsung/ Mitsubishi/ Eq.)



Spacious private balconies with landscaping and lighting.



Utility area for laundry and drying.



Solid wood flooring in bedrooms, large-format tiles in living areas, kitchens, and bathrooms. (Simpolo/ Rak/ Nitco/ Eq.)



Floor-to-ceiling branded aluminium windows with mosquito screens. (Schüco/ Tostem/ Eq.)



Branded modular kitchen with pantry. (Spacewood/ Scavolini/ Hacker/ Eq.)



Wardrobes and kitchens are fully customisable in layout and finishes to match your style.





Designer bathrooms with premium sanitaryware, rain showers, and glass enclosures. (TOTO/Kohler/Grohe/ Eq.)



Branded wardrobes in all bedrooms. Walk-in closet for the master bedroom.



Electronic locks for apartment main door and back door. (Yale/ Eq.)



Metered water, electricity, and piped gas supply.



Includes two private parking spots, one with EV charging; a third spot is available on request.



Diesel generator backup for all electrical points, including air conditioners.



Three high-speed elevators, including one dedicated for service use. (Mitsubishi/Otis/ Eq.)



24/7 security with CCTV, biometric access, and professional staff. (Hik Vision/Panasonic/ Eq.)



# Sustainable Luxury: Where Responsibility Meets Indulgence

Ananda Malika embraces sustainable living without compromising luxury. This project integrates modern living with eco-conscious design, offering a sophisticated lifestyle where every detail is thoughtfully considered.



## Key sustainable features include:

- ☞ Solar photovoltaic system to reduce electric power consumption in common areas.
- ☞ Customised domestic water treatment system to ensure potable quality water at all tap points within the apartment.
- ☞ Energy-efficient air conditioning.
- ☞ Efficient waste management.
- ☞ Green cover for living in harmony with nature.
- ☞ Natural lighting and ventilation with double height balcony.
- ☞ Energy-efficient LED lighting throughout the apartment.
- ☞ Rainwater harvesting.
- ☞ Chlorine-free swimming pools.





## Amenities:

Whether it's hosting a poolside gathering on the terrace or enjoying a peaceful moment on your spacious balcony, every detail of your home has been designed to transform everyday life into an extraordinary experience.

- 🍃 Rooftop chlorine-free swimming pool with panoramic views for relaxation and recreation.
- 🍃 Fully equipped gym for fitness and wellness.
- 🍃 Private lounge and rooftop terrace with city skyline views, ideal for gatherings and events.
- 🍃 Secure children's play area with modern equipment.

# Floor Plans

No of units:

21

Units available:

3 & 4 BHK

No of floors:

B + G + 12

Types available:

A, B, C, D & E

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A Type

3958 sq ft

+ 1995 open terrace

B Type

3958 sq ft

+ 1995 open terrace

C Type

3733 sq ft

D Type

3733 sq ft

E Type

6511 sq ft

+ 793 open terrace

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**B Basement floor:**

Consists of parking, driver's room, fire control room/caretaker's room, and meeting room.

**G Ground floor:**

Consists of parking, male staff room, female staff room, staff dining, storeroom, staff locker, and equipment store.

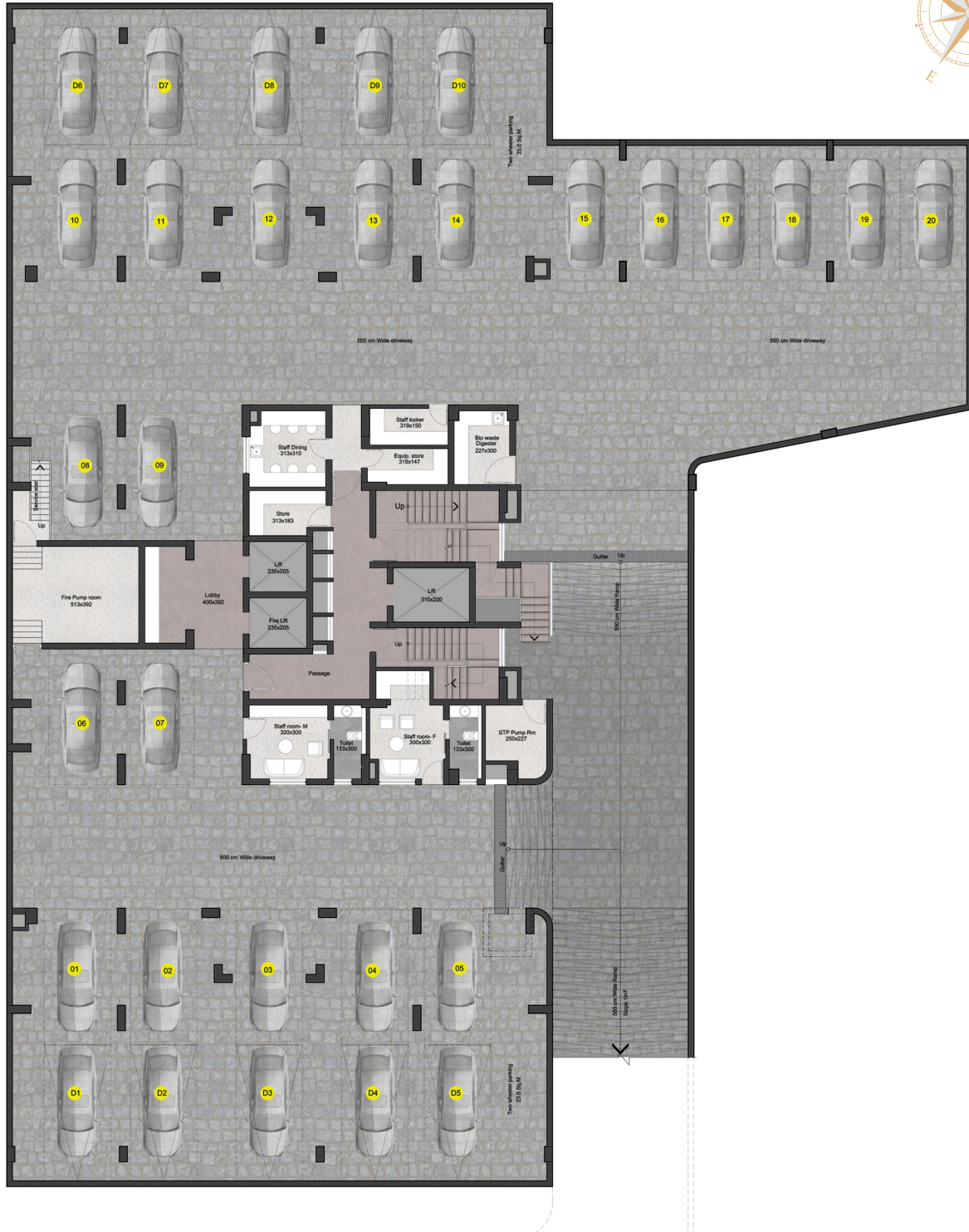
**Top floor (12<sup>th</sup> floor):**

Association hall, pantry, furniture store, gym and open terrace party area.

**Terrace floor:**

Infinity swimming pool.





# Basement Floor Plan

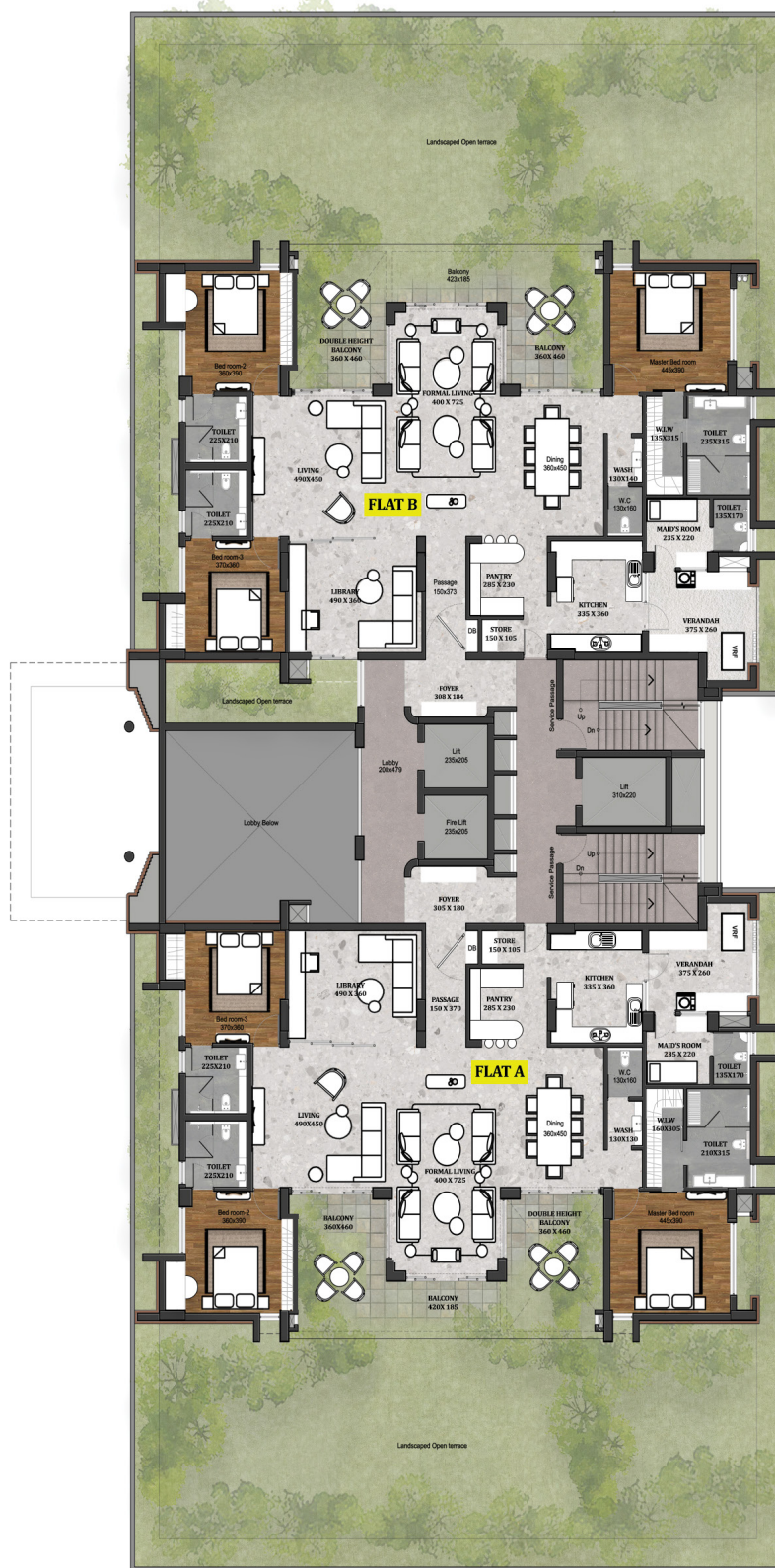
- \* Dimensions may vary slightly during construction.
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- \* All dimensions are in centimetres.
- \* Structural members may slightly vary after the final design.
- \* Carpet area, as per Kerala RERA, is the area excluding external walls and balcony/verandah.
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# Ground Floor Plan

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# First Floor Plan

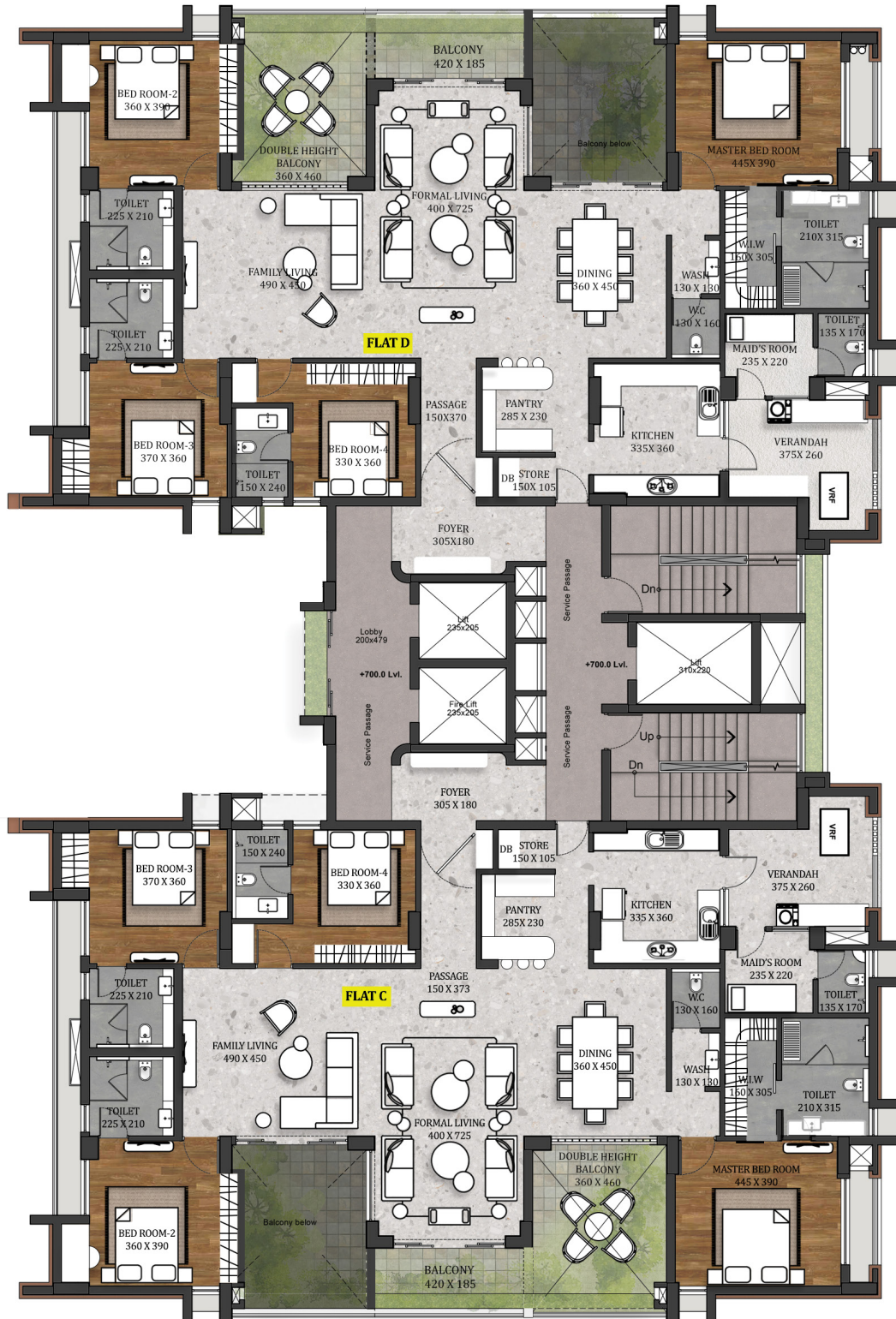
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# Second Floor Plan

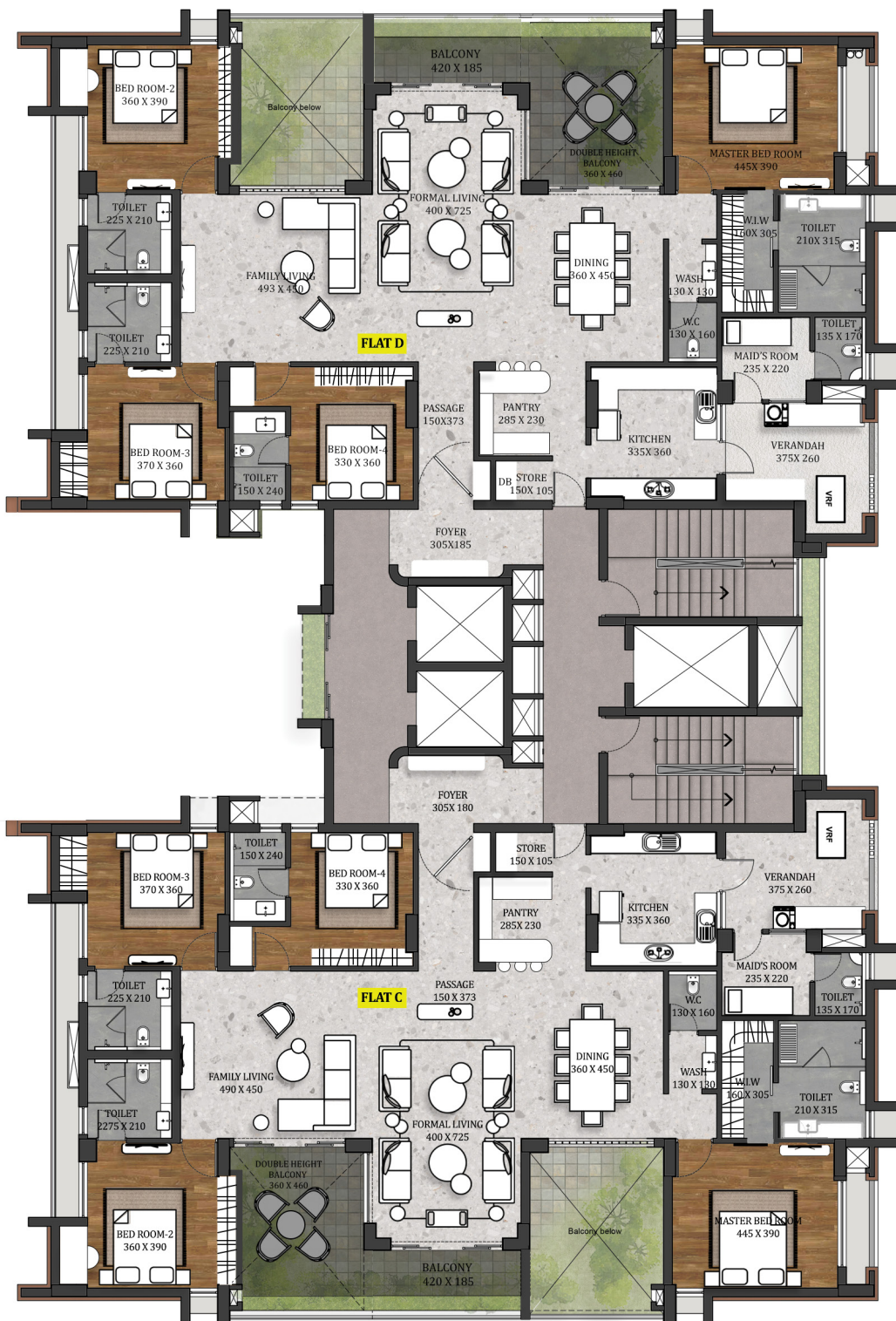
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# 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup> and 9<sup>th</sup> Floor Plan

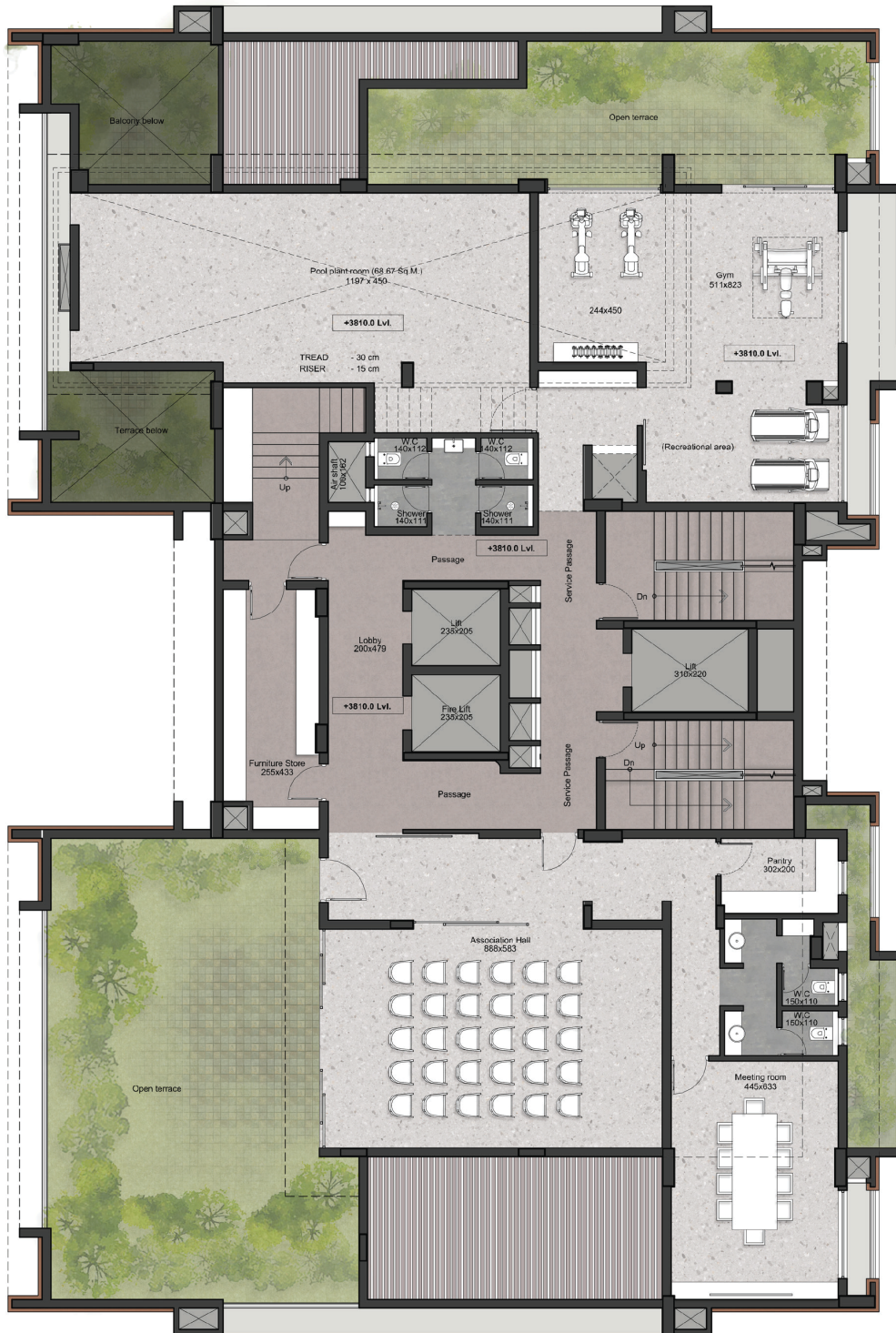
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# 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> and 10<sup>th</sup> Floor Plan

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# 12<sup>th</sup> floor plan

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# Pool Level Plan

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# Type A

Saleable area - 3958 | Carpet area - 2301 | Built up area - 3134.82 | Open terrace - 1995

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## Type B

Saleable area - 3958 | Carpet area - 2301 | Built up area - 3134.82 | Open terrace - 1995

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# Type C

Saleable area - 3733 | Carpet area - 2301 | Built up area - 2956.42

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# Type D

Saleable area - 3733 | Carpet area - 2301 | Built up area - 2956.42

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STAPATI

# Principal Architect



Tony Joseph

Architect Stapati

Stapati, founded by Tony Joseph in 1989, is an architecture practice rooted in integrity, sustainability, and innovation. Tony, an alumnus of MIT Manipal, with a master's from the University of Texas, Austin, was deeply influenced by Charles Moore's views on regional architecture. His experiences with Moore shaped Stapati's design philosophy, leading it to evolve into a respected multi-disciplinary practice in India.



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