



PSD

Property Developers
Private Limited

L u x e

Elite Living,
Timeless Exclusivity



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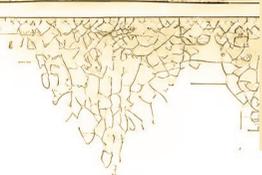
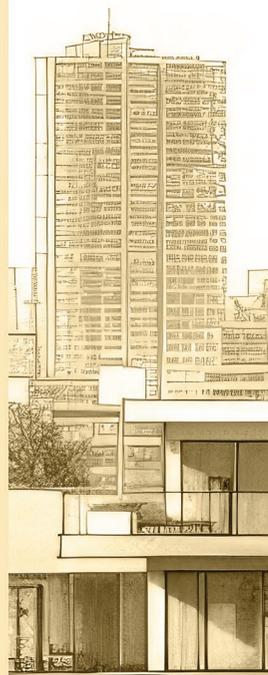
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A LEGACY SINCE 1991

Founded in 1991 as Alive Builders, PSD Developers began with major contracting works in the government sector. Over three decades, the company evolved to focus on residential and commercial projects, always emphasizing quality, reliability, and thoughtful design.

Today, PSD remains a trusted name in Trivandrum, creating homes and spaces that reflect excellence, elegance, and lasting value.









THE IDEA OF LUXE

With over thirty years of experience, PSD Developers has been crafting spaces that embody trust, distinction, and superior quality. Our landmark project Himam and upcoming Shishiram reflect this enduring legacy.

With LUXE, we reimagine urban living by blending thoughtful design, lasting quality, and modern comforts into an address of unmatched exclusivity. Every residence delivers not just a home, but a lifestyle of elegance, privacy, and refinement.

LUXE is more than a residence – it's a statement of refined living. Designed for those who value exclusivity, privacy, and sophistication, each home offers comfort paired with elegance. Located in the heart of Trivandrum, LUXE provides a serene neighbourhood while remaining seamlessly connected to the city's key destinations. With a limited number of homes, residents enjoy an intimate community that celebrates peace, security, and individuality.

HIGHLIGHTS

- ▶ One exclusive unit per floor for maximum privacy
- ▶ Located near Police Headquarters - a highly secured area
- ▶ Natural lighting across the day, even into the evenings
- ▶ Spacious balconies and open sides for fresh air & ambience
- ▶ Ground-level parking and wide entry frontage
- ▶ Premium lifestyle at a location where value continues to rise

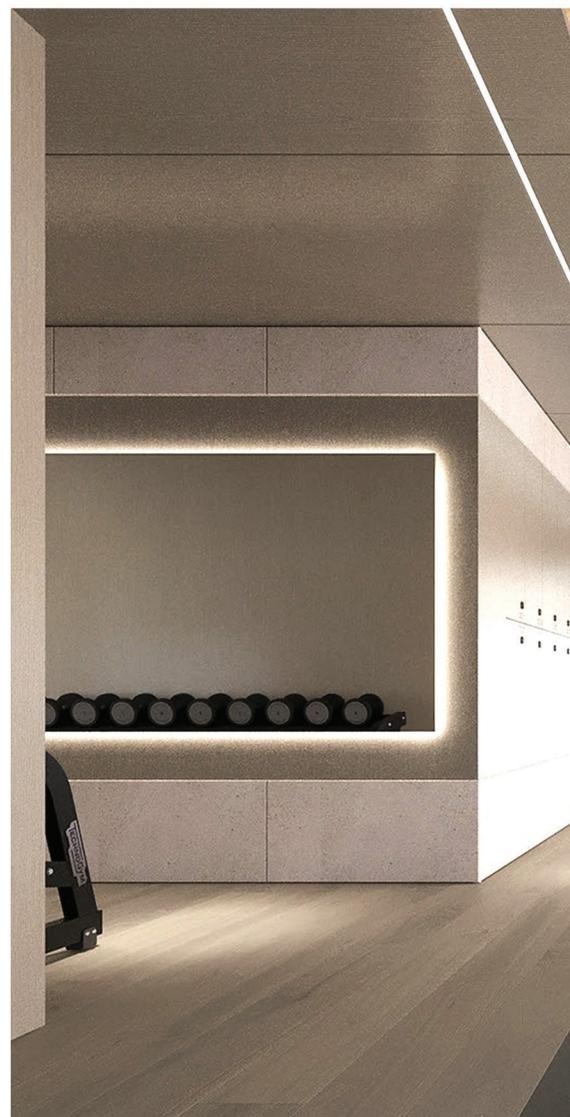


OUR LOCATION

Situated at Vazhuthacaud, Trivandrum, LUXE offers the perfect balance of peaceful living and city convenience. Just minutes away from cultural landmarks, clubs, schools, hospitals, and shopping avenues, it ensures that everything you need is within easy reach while still being nestled in a calm, residential setting



Location Map





AMENITIES

AMENITIES



LANDSCAPED
TERRACE



MULTIPURPOSE HALL /
INDOOR GAMES AREA



ACCESS-CONTROLLED
LOBBY



INFINITY POOL



WI-FI ENABLED
LOBBY



YOGA DECK



MOTION-SENSOR
ILLUMINATED MAIN LOBBY



AIR-CONDITIONED
UNISEX GYM







THE LUXURY OF PRIVACY

At LUXE, privacy is not just a feature, it is a way of life. With just one residence per floor, homeowners enjoy the exclusivity of a private retreat in the midst of the city. No shared walls, no disturbances – just the luxury of uninterrupted living, designed for those who truly value their personal space.



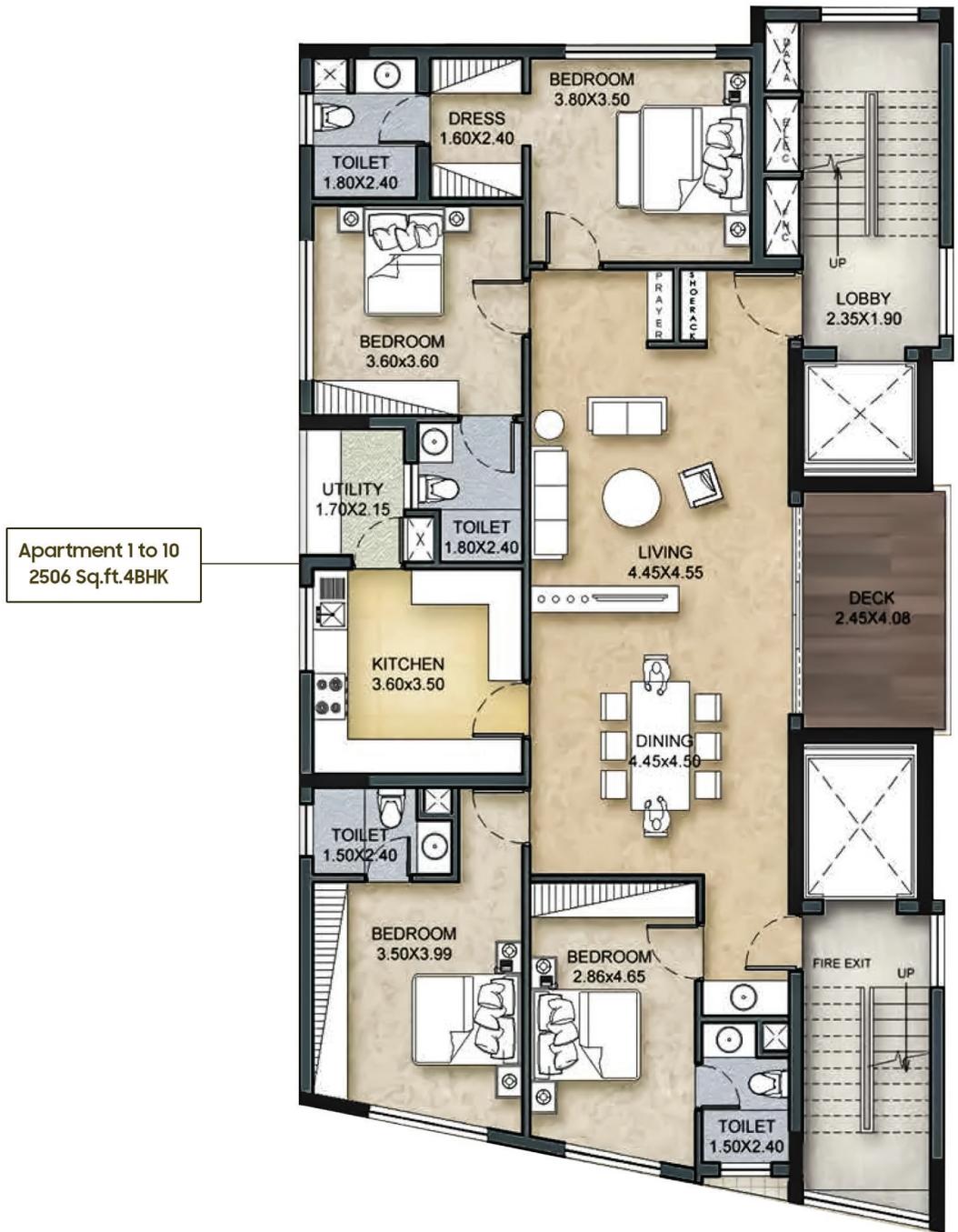




FEATURES

- ▶ Lift facilities with modern safety standards
- ▶ Spacious balconies designed for ambience
- ▶ Pleasant side-open areas ensuring airflow
- ▶ Contemporary façade with wide entry frontage
- ▶ Secure ground parking with easy access

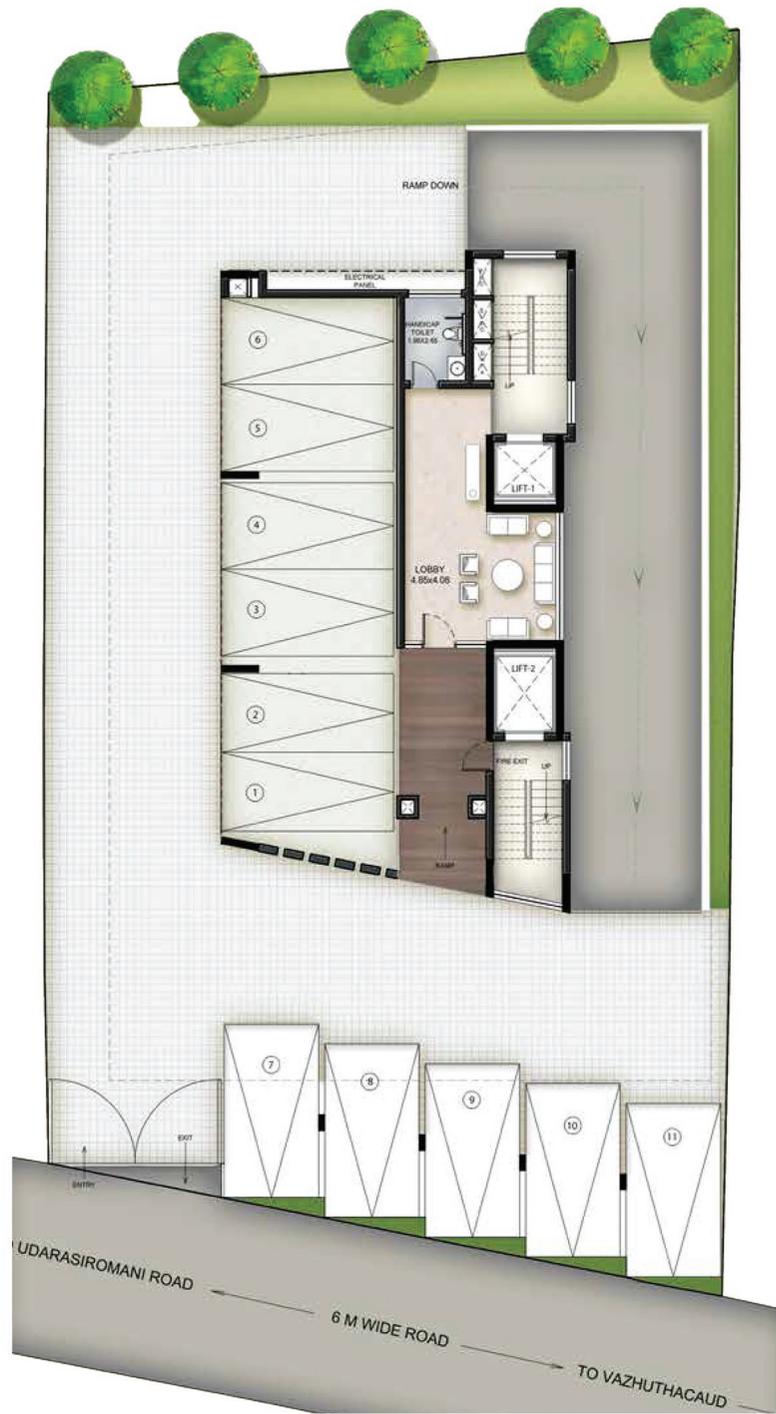




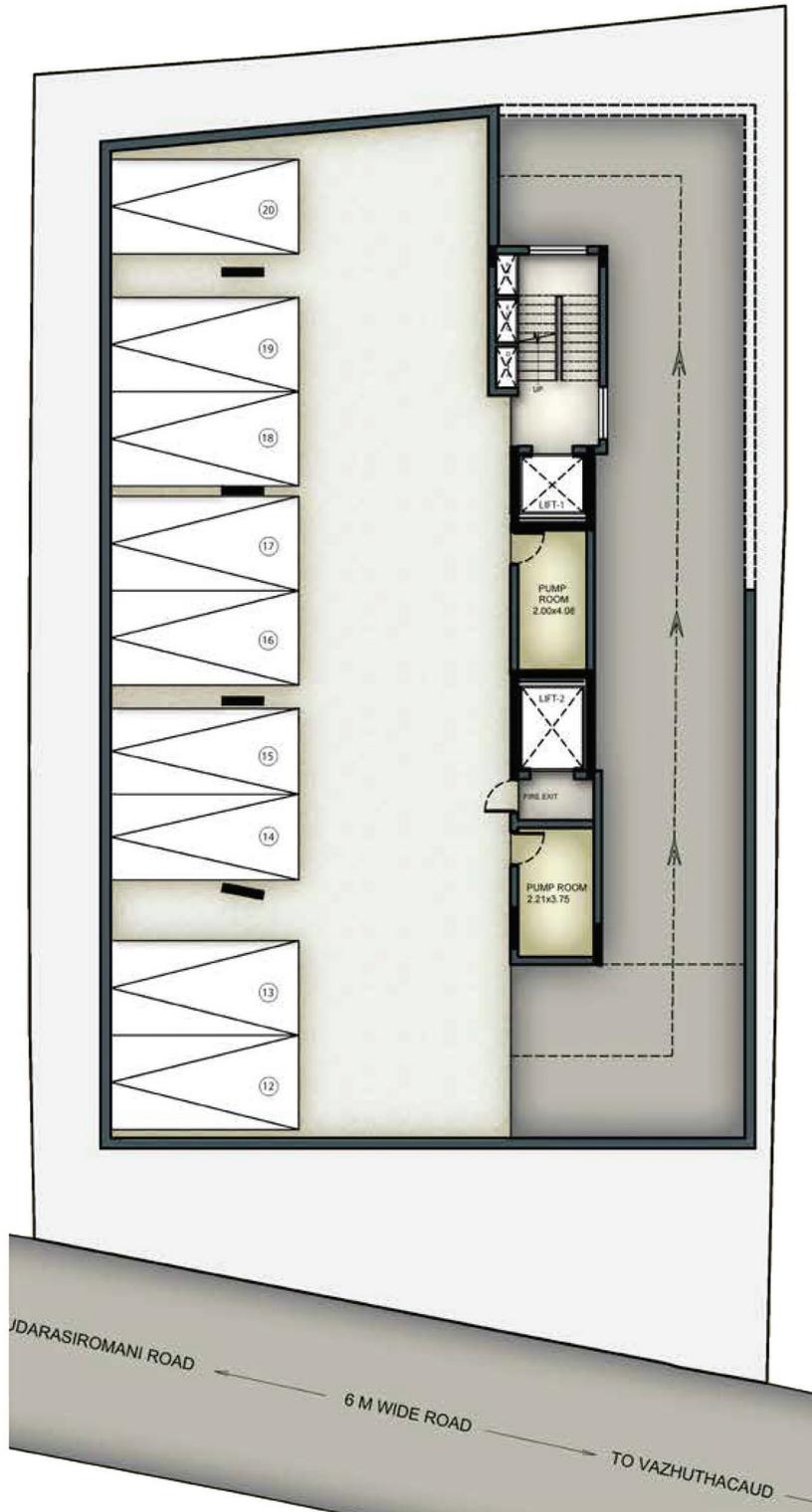
Typical / Individual Apartment Plan (1 to 10 Floors)



Top Floor Plan



Ground Floor



Basement



SPECIFICATIONS

WALL/FLOOR FINISHES

Main Lobby - Flooring	Italian Marble
Typical Lobby - Flooring	Double charge premium Vitrified Tiles 80x80
Hall/Living & Dining - Flooring	Double charge premium Vitrified Tiles 80x80
Bedroom - Flooring	AC4 Grade, Wooden Flooring For Master Bed and Double Charged Premium Vitrified tiles(60X60) for other Bed rooms
Kitchen & Work Area - Flooring	Double charge premium Vitrified Tiles 60x60
Kitchen/W.A - Counter	Galaxy Black Granite for Counter.
Dado	30x60 Cm Ceramic Dado Tiles upto 60cm height (The mid cabinet utility reduces)



WALL/FLOOR FINISHES

Toilet - Flooring	30cm X 30cm Antiskid Ceramic tiles
Toilet - Wall	Designer ceramic tile concepts 30cm X 60cm for walls up to ceiling height.
Balcony - Flooring	Rustic / antiskid / ceramic tiles 30cm X 30 cm
Roof Top/Open Terrace - Flooring	As per landscape specification
Carpark, Driveway, Ramp, Yard Area	VDF flooring in ramp & car parking pavit tile,driveway pavers
Skirting	Same as Floor Tile in the relevant area
Lift Architrave (Main Lobby & Terrace Lobby)	Granite or Marble
Lift Architrave (Common Lobby & Recreation Area)	



SPECIFICATIONS

WALL/FLOOR FINISHES

Tread, Riser & Landing for Staircases

Tread, Riser & Landing- Granite.

PAINT

Wall

1 Coat Primer, 2 Coat putty, 2 Coat Emulsion.

Ceiling

1 Coat Primer, 2 Coat putty, 2 Coat Emulsion

External

2 Coat putty [Ext grade], 1 Coat Primer, 2 Coat Emulsion.

DOOR

Main door

Teakwood polished Door with Teak Wood door frames/Architraves including Biometric Lock, 5" SS

Bed Room

Hard wood door frames [Violet/Pincoda] with Feroke door shutters including 5" SS hinges - 4



DOOR

Kitchen

Hard wood door frames [Violet/Pincoda] with Feroke door shutters including 5" SS hinges - 4 nos, 8" SS Tower bolt - 1

Toilets

Hard wood door frames [Violet/Pincoda] with Feroke door shutters (water resistant coating on the side facing to toilet)

ELECTRICAL

Modular Switches, Socket, Fan Regulator, Telephone Socket, Foot Lamp, Bell Push, Plates, modular box.

PVC Conduites, Wires, DB, MCB

WINDOWS & BALCONY DOORS

UPVC/Aluminium with 5mm Glass.

PLUMBING

Pipes, Kitchen Steel Sink with DrainBoard, Work Area Steel Sink
All Sanitary Fixtures CP Fittings for all toilets

HANDRAILS

External Handrail of SS with Glass For balconies. SS handrail without glass for other areas.

GRILLS

MS Safety grill for all external window.

LIFT

Speed: 1.50m/s