



PSD

Property Developers
Private Limited

L u x e

RERA REG NO:

K-RERA/PRJ/TVM/011/2026

Elite Living,
Timeless Exclusivity



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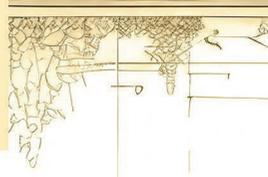
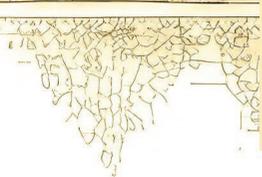
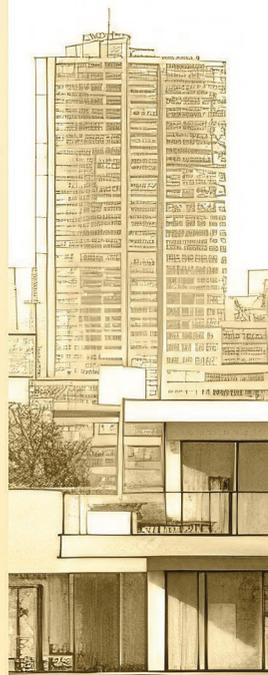
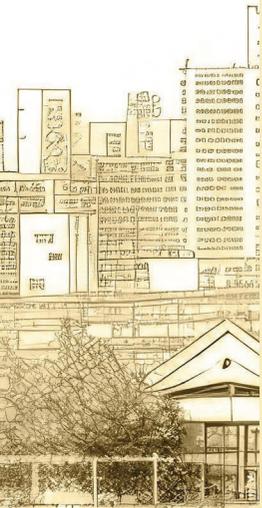
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TRUSTED PREMIUM BUILDERS

PSD Developers began with premium villa project executions, steadily building a strong foundation of trust and quality. 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

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

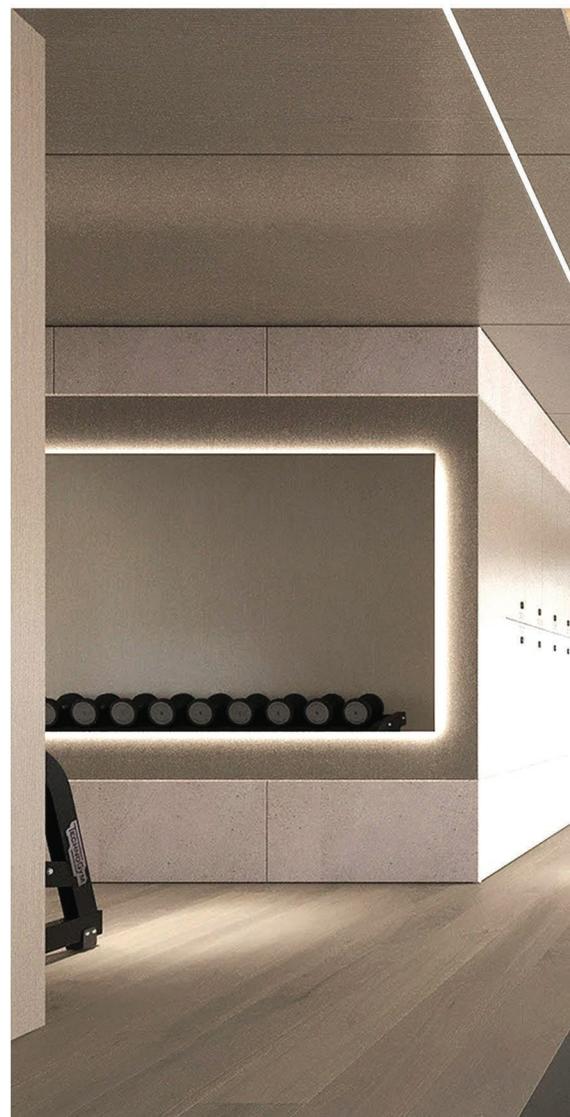
- ▶ Prime Vazhuthacaud address in one of Trivandrum's most coveted neighbourhoods.
- ▶ Located near the Police Headquarters, offering a highly secure environment.
- ▶ Fully constructed structure with handover scheduled in the coming months.
- ▶ Exclusive living with just one apartment per floor.
- ▶ Limited collection of only 10 premium residences.
- ▶ Complete privacy with no shared walls or shared floors.
- ▶ Premium convenience with more than one dedicated car park per home.

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



WI-FI ENABLED
LOBBY



MULTIPURPOSE HALL



ACCESS-CONTROLLED
LOBBY



INFINITY POOL



BARBEQUE AREA



KIDS PLAY AREA



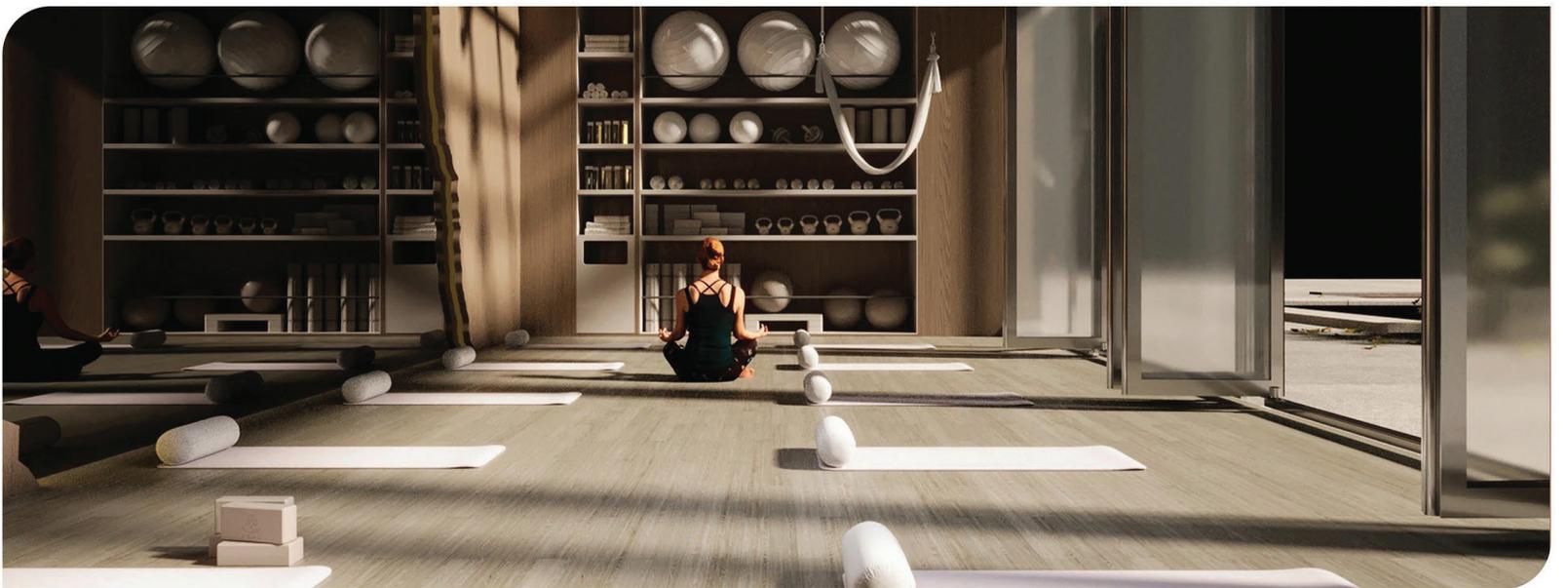
POOL DECK &
PARTY AREA



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.



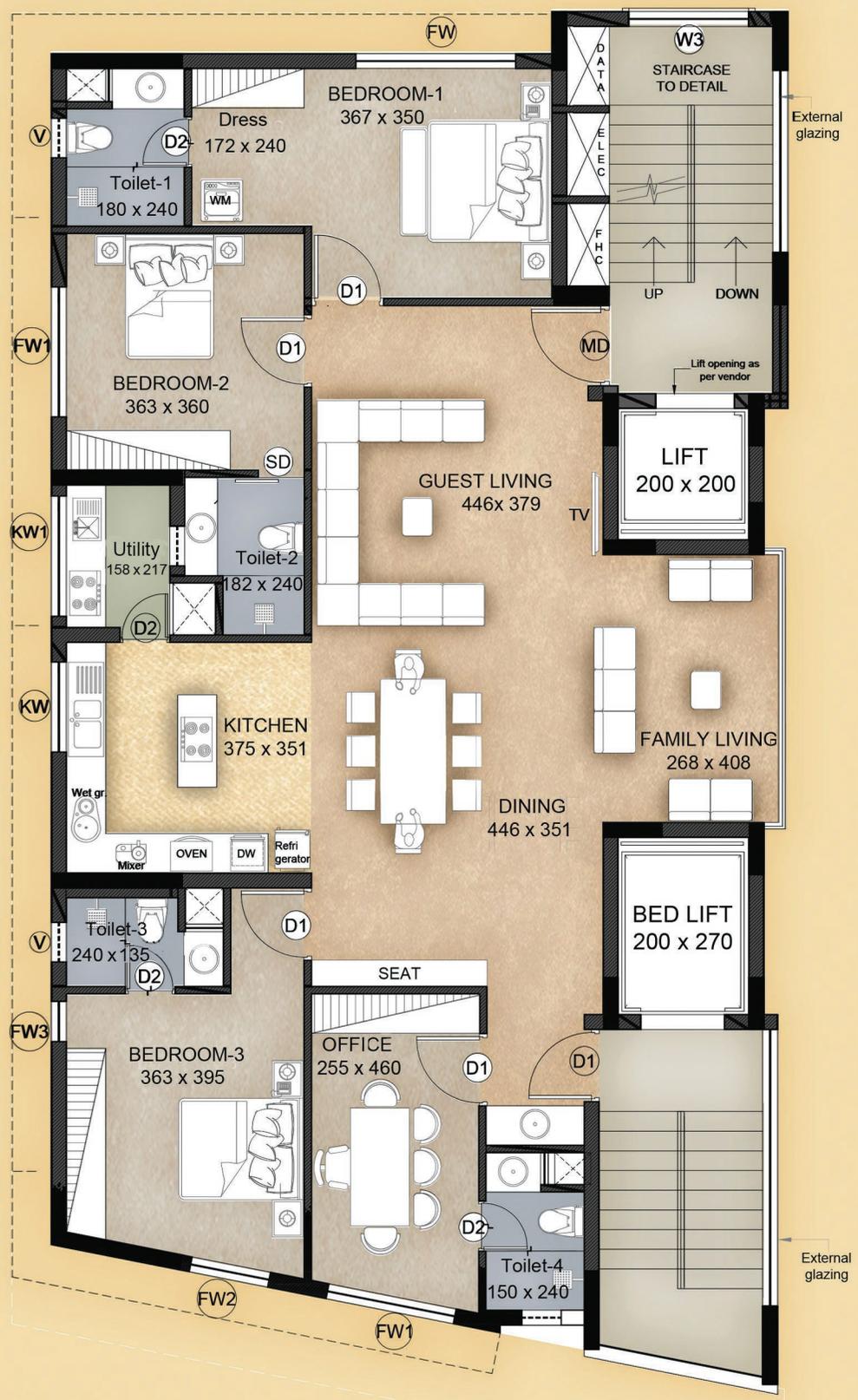
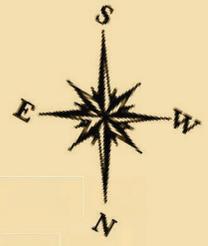




FEATURES

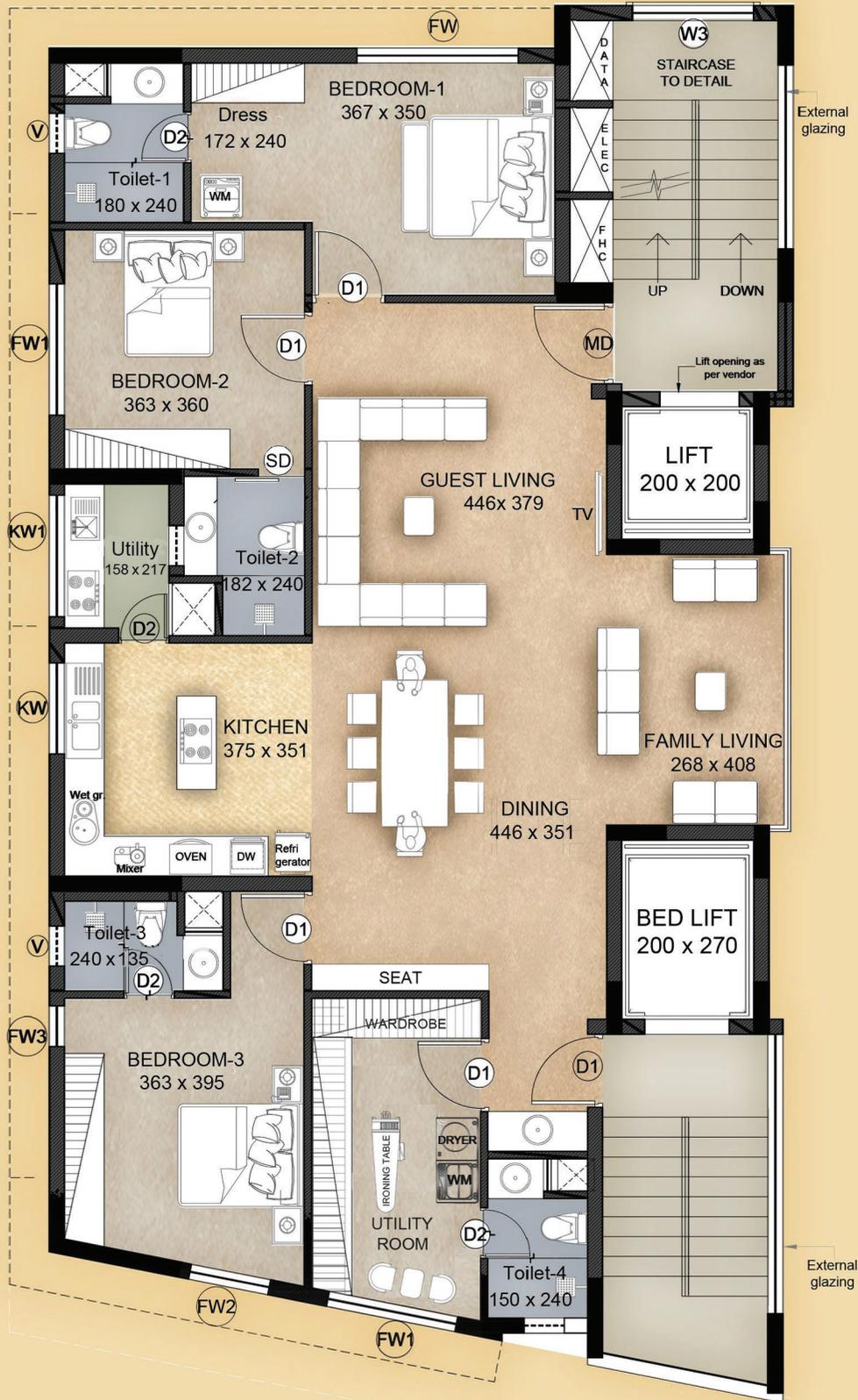
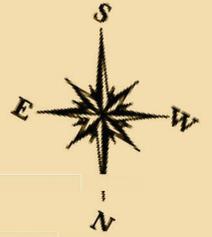
- ▶ Lift facilities with modern safety standards
- ▶ Pleasant side-open areas ensuring airflow
- ▶ Contemporary façade with wide entry frontage
- ▶ Secure ground parking with easy access





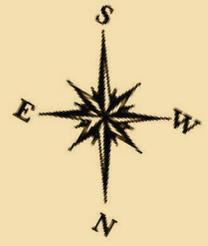
Typical / Individual Apartment Plan (1 to 10 Floors)
 Built - up area - 2506 Sqft (Each Floor)

Optional Layout

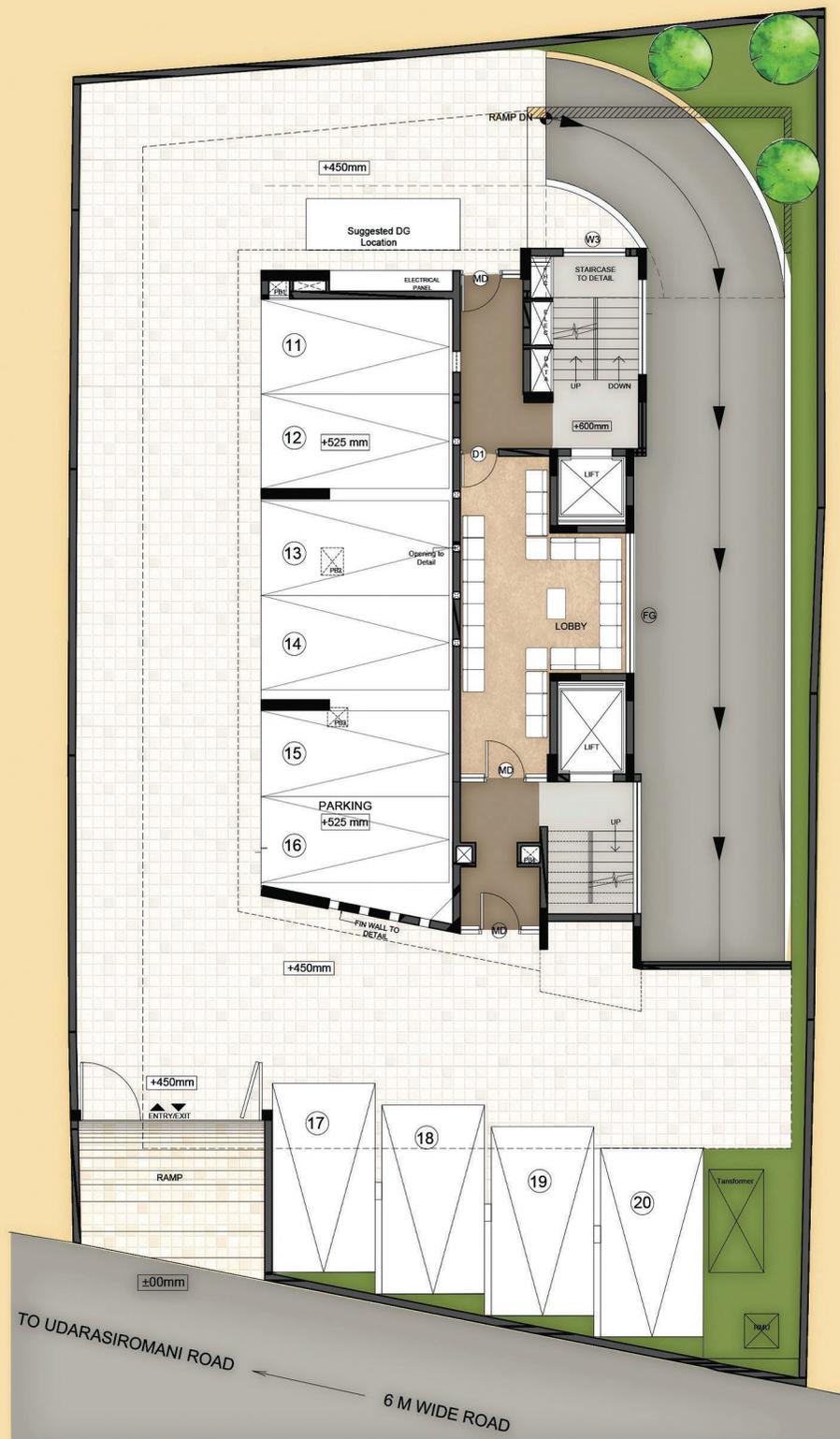
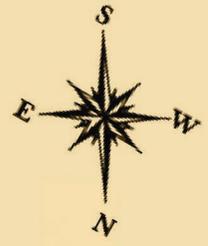


Typical / Individual Apartment Plan (1 to 10 Floors)

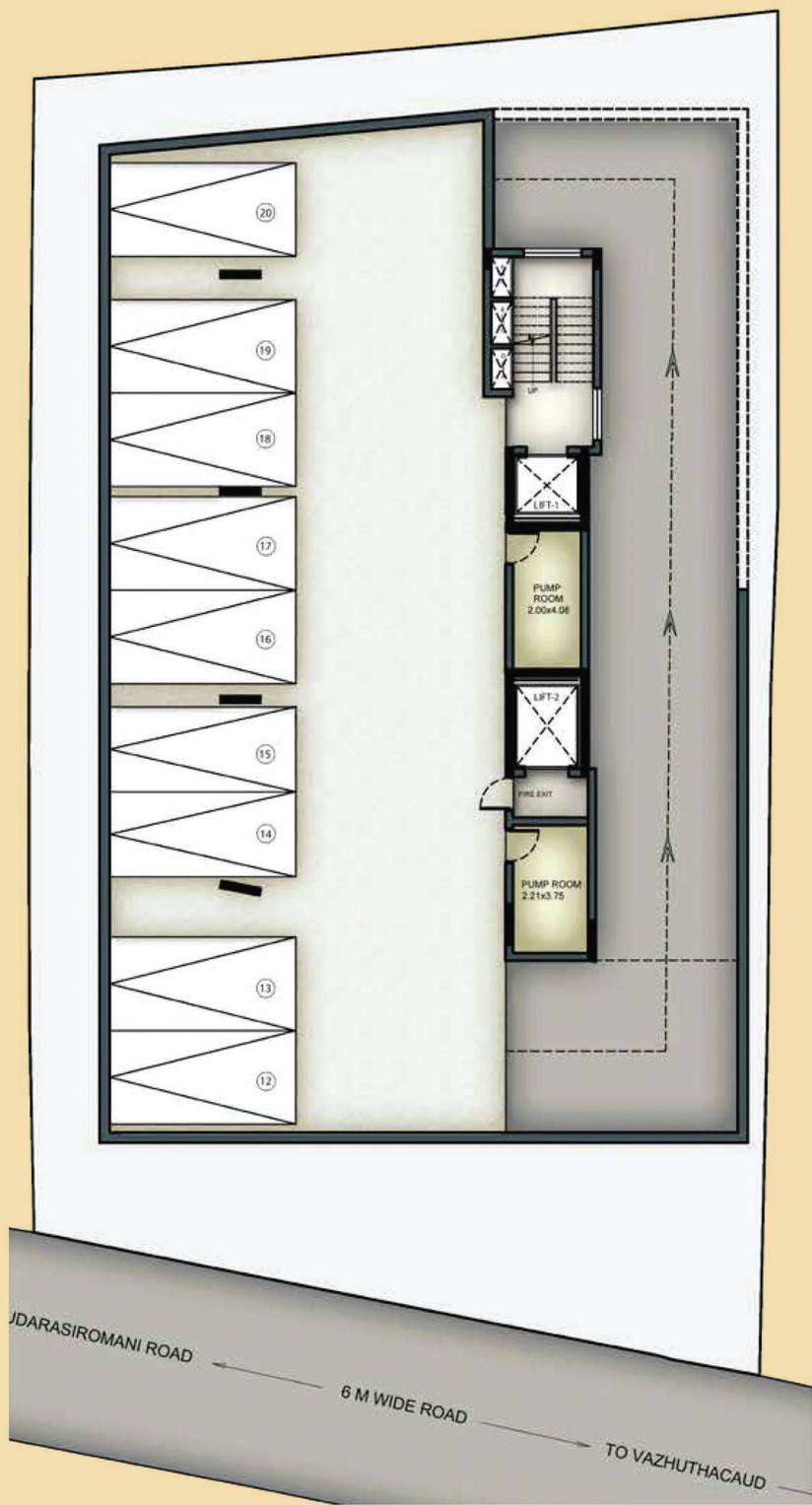
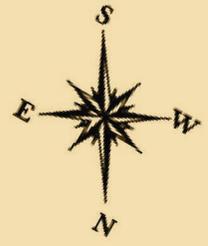
Built - up area - 2506 Sqft (Each Floor)



Terrace Floor Plan



Ground Floor



Basement



SPECIFICATIONS

WALL/FLOOR FINISHES

Main Lobby / Typical Lobby - Flooring	Double charge premium Vitrified Tiles (HR Johnson / Simpolo / Kajaria)
Hall/Living & Dining - Flooring	Double charge premium Vitrified Tiles (HR Johnson / Simpolo / Kajaria)
Bedroom - Flooring	AC4 Grade, Wooden Flooring For Master Bed and Double Charged Premium Vitrified tiles for other Bed rooms
Kitchen & Work Area - Flooring	Double charge premium Vitrified Tiles (HR Johnson / Simpolo / Kajaria)
Kitchen/W.A - Counter	Quartz, Nano White for Counter
Dado	(HR Johnson/Simpolo/ Kajaria) Dado Tiles upto height (The mid cabinet utility reduces)



WALL/FLOOR FINISHES

Toilet - Flooring	EWC and CP sanitary (Toto / Bosch & Wilerson / Jaquar) Anti-skid tiles (HR Johnson / Simpolo / Kajaria)
Toilet - Wall	Designer tile concepts for walls up to ceiling height. (HR Johnson/Simpolo/ Kajaria)
Balcony - Flooring	Rustic / antiskid / tiles (Pavit/ Nitco / Kajaria)
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)	Granite or Marble



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
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HANDRAILS

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

MS Safety grill for all external window.
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LIFT

Speed: 1.50m/s
