

K-RERA/PRJ/TVM/164/2025
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PERMIT NO: BP/15658/2025



40
YEARS
of
CREATIONS



 **CREATIONS**
VILLAS & APARTMENTS

CREATIONS
LUXON
~ FUTURE TRIVANDRUM ~

Refined Living Crafted By Creations

For over four decades, Creations has been committed to shaping spaces where dreams take form. Guided by the belief that every family deserves a place to call their own, we craft homes that bring this aspiration to life, homes of enduring comfort, refined aesthetics, and thoughtful detailing.

Our journey has taken us through some of the city's most cherished and sought-after enclaves, where we have created signature villas and distinctive apartment communities. Each project stands as a testament to our reputation for quality, trust and designs that beautifully blend elegance with purpose.

With each milestone we achieve, Creations upholds its commitment to crafting living spaces that are intimate, purposeful, and enduring.





Images shown are for illustration purpose only



Experience Creations Luxon.

Nestled away from the busy rhythm of the capital, Vattiyokaavu stands as one of Thiruvananthapuram's most sought-after suburban neighbourhoods, where natural calm blends gently with the steady rise of urban growth. New infrastructure, enhanced connectivity, and modern conveniences continue to shape its future, while its greenery, community warmth, and timeless residential charm remain beautifully intact.

Here, families feel grounded, investors find promise, and everyday life settles into a balance that feels both comforting and full of possibility.



77

Rising gracefully in Vattiyoorkaavu, Creations Luxon is imagined as a calm, contemporary haven where each day unfolds with quiet ease. This thoughtfully crafted community brings together 77 elegant 2 & 3 BHK homes designed for comfort, light, and gentle living.

With 11 residential floors, dedicated two parking levels, and a convenient commercial floor, Luxon balances privacy with everyday ease.

Here, mornings feel brighter, evenings softer, and life settles into a rhythm that feels beautifully your own.

A neighbourhood that feels like home from the very first day.

Open the door to airy breathing spaces, where the light moves softly across your day and a gentle calm settles the moment you step inside. These homes rise on a foundation of trust, shaped with care, quiet safety, and thoughtful detailing.

Within the community, life unfolds in soothing layers. Lush green corners, soothing open spaces, fitness zones, and warm social areas create a lifestyle that feels effortless and inviting.

Here, you don't just see your home. You feel it—from the very first moment.





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Luxury Living shaped by space, serenity, and style

Creations Luxon welcomes seekers of refined living with beautifully crafted 2 & 3 BHK residences finished with premium vitrified flooring and contemporary detailing. Yet, luxurious homes alone don't complete the experience - Luxon elevates it with thoughtfully curated amenities that bring comfort, leisure, and wellbeing into everyday life.

Future Trivandrum

Vattiyoorkavu is rapidly evolving into a high-potential residential hub, powered by major infrastructure upgrades and improved city connectivity. With expanding IT opportunities and city-wide mobility projects, the area promises long-term growth, convenience, and strong investment value.







Multipurpose party hall



Swimming pool with children's pool



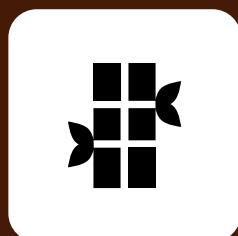
Children's Play Area



Fitness Centre



Yoga Deck



Vertical decorative planter wall panel



Barbeque corner



Landscaped garden with seating



Reticulated gas provision
(Subject to Government Rules)



Automatic boom barrier at the entry point



Branded sanitary fittings and other accessories



Generator backup for elevators, common areas and designated light and fan points for apartments



Janitor's room and toilet



Cloth drying area



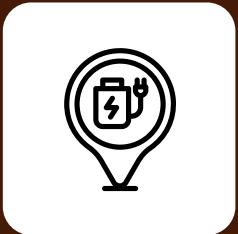
Carwash area

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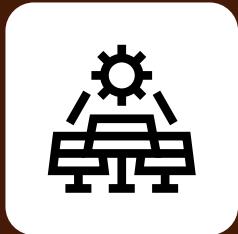




Intercom in all apartments and elevators



EV Charging points for each car parking



Solar power for common area lighting



Sensor lights for parking area



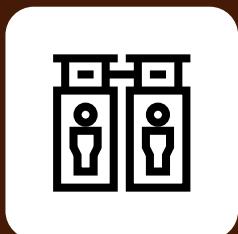
Panic switch in all apartments



Solid waste management with Bio bin system



Sewage Treatment Plant/ Public sewerage system



Caretaker room and toilet



Round-the-clock security



Access control for selected areas



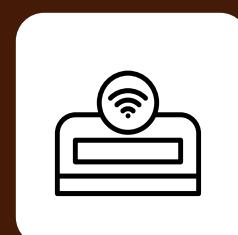
Owners' name board with individual letter box



Adequate visitors' parking



Selfie corner



Well-furnished WiFi enabled Air-conditioned lobby



Surveillance camera





BHARATHIYAVIDHYABHAVAN SCHOOL	—	0.8 KM
VATTIYOORKAVU	—	1.2 KM
SARASWATHI VIDHYALAYA SCHOOL	—	2.5 KM
CENTRAL POLYTECHNIC COLLEGE	—	3.5 KM
NATIONALSHOOTING RANGE STADIUM	—	3.5 KM
VSSC (ISRO)	—	3.5 KM
SRI RAMAKRISHNA ASHRAMA HOSPITAL	—	4.2 KM
SASTHAMANGALAM	—	4.5 KM
SHANTHINIKETAN SCHOOL	—	5.2 KM
SK HOSPITAL	—	6 KM
CIVIL STATION	—	7 KM
RAILWAY STATION	—	8.7 KM
INTERNATIONAL AIRPORT	—	12 KM
TECHNOPARK	—	15 KM

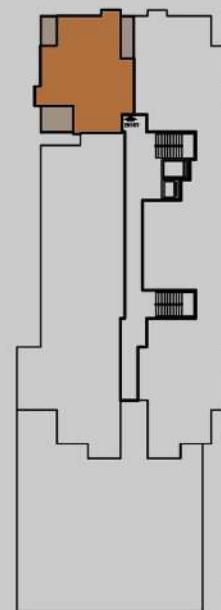
Here, life unfolds with balance, beauty, and effortless escape.

Creations Luxon places you in a neighbourhood where every day holds something refreshing. On weekends, cut the week's monotony-slip into your picnic wear, take a dip in the nearby river, or find pure peace at the serene rock viewpoint. Experience moments that lift your day and make life feel naturally complete.

Creations LUXON



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KEY PLAN

ROAD

NOTE:

DIMENSIONS MAY VARY DURING CONSTRUCTION.
FURNITURE AND FIXTURES ARE INDICATIVE ONLY.
ALL DIMENSIONS ARE IN CENTIMETER.

TYPE A - 3 BHK 2nd Floor

Plinth Area	Carpet Area	Super Built up Area	Private Terrace Area
1043 Sq.ft	As per RERA Balcony 854 Sq.ft 95 Sq.ft Total 949 Sq.ft	1255 Sq.ft	203 Sq.ft

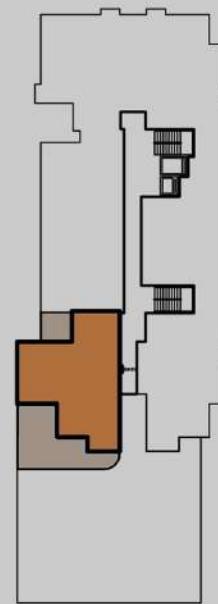


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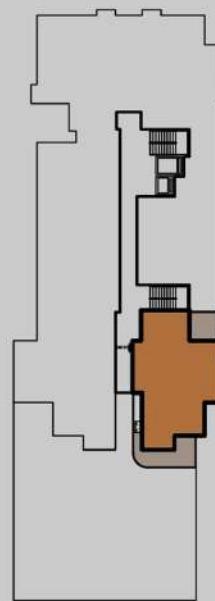
TYPE H - 3 BHK 2nd Floor

Plinth Area	Carpet Area	Super Built up Area	Private Terrace Area
1220 Sq.ft	As per RERA Balcony 171 Sq.ft Total 1124 Sq.ft	1470 Sq.ft	567 Sq.ft



KEY PLAN





KEY PLAN



NOTE:

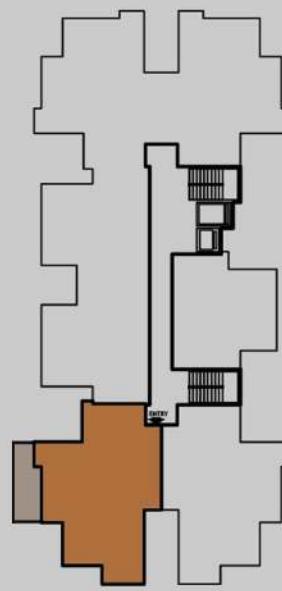
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TYPE J - 3 BHK 2nd Floor

Plinth Area	Carpet Area	Super Built up Area	Private Terrace Area
1122 Sq.ft	As per RERA Balcony Total 863 Sq.ft 157 Sq.ft 1020 Sq.ft	1350 Sq.ft	336 Sq.ft



KEY PLAN

ROAD

NOTE:

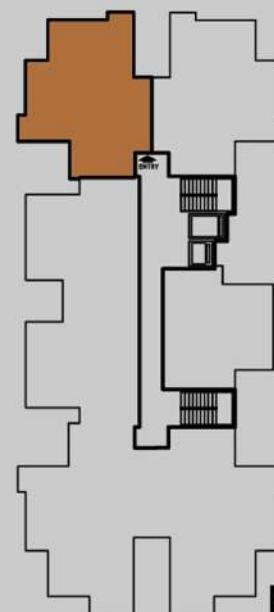
DIMENSIONS MAY VARY DURING CONSTRUCTION.

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TYPE F - 3 BHK 3rd Floor

Plinth Area	Carpet Area	Super Built up Area	Private Terrace Area
1165 Sq.ft	As per RERA Balcony Total 902 Sq.ft 161 Sq.ft 1063 Sq.ft	1410 Sq.ft	158 Sq.ft



KEY PLAN

▼
ROAD

NOTE:

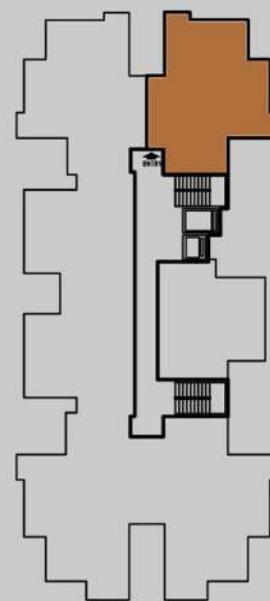
DIMENSIONS MAY VARY DURING CONSTRUCTION.

FURNITURE AND FIXTURES ARE INDICATIVE ONLY.

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TYPE A - 3 BHK 3rd - 12th Floors

Plinth Area	Carpet Area	Super Built up Area
1043 Sq.ft	As per RERA Balcony Total	854 Sq.ft 95 Sq.ft 949 Sq.ft



KEY PLAN



NOTE:

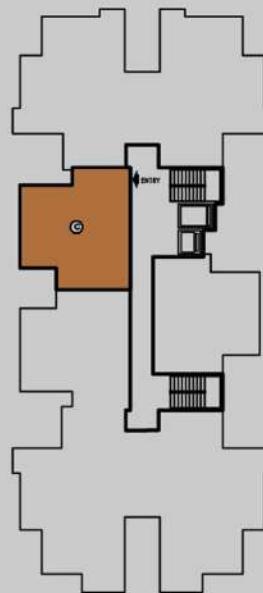
DIMENSIONS MAY VARY DURING CONSTRUCTION.

FURNITURE AND FIXTURES ARE INDICATIVE ONLY.

ALL DIMENSIONS ARE IN CENTIMETER.

TYPE B - 3 BHK 3rd -12th Floors

Plinth Area	Carpet Area	Super Built up Area
1043 Sq.ft	As per RERA Balcony Total 949 Sq.ft	854 Sq.ft 95 Sq.ft 949 Sq.ft 1255 Sq.ft



KEY PLAN



NOTE:

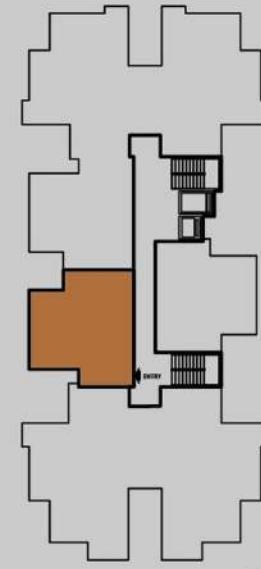
DIMENSIONS MAY VARY DURING CONSTRUCTION.

FURNITURE AND FIXTURES ARE INDICATIVE ONLY.

ALL DIMENSIONS ARE IN CENTIMETER.

TYPE C - 2 BHK 3rd -12th Floors

Plinth Area	Carpet Area	Super Built up Area
790 Sq.ft	As per RERA 633 Sq.ft Balcony 84 Sq.ft Total 717 Sq.ft	950 Sq.ft



KEY PLAN

ROAD

NOTE:

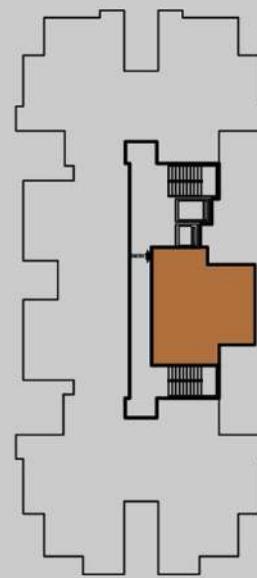
DIMENSIONS MAY VARY DURING CONSTRUCTION.

FURNITURE AND FIXTURES ARE INDICATIVE ONLY.

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TYPE D - 2 BHK 3rd -12th Floors

Plinth Area	Carpet Area	Super Built up Area
790 Sq.ft	As per RERA Balcony Total	633 Sq.ft 84 Sq.ft 717 Sq.ft



KEY PLAN

ROAD

NOTE:

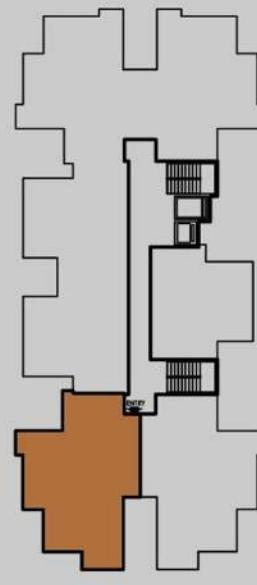
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TYPE E - 2 BHK 3rd -12th Floors

Plinth Area	Carpet Area	Super Built up Area
774 Sq.ft	As per RERA 591 Sq.ft Balcony 103 Sq.ft Total 694 Sq.ft	935 Sq.ft



KEY PLAN

ROAD

NOTE:

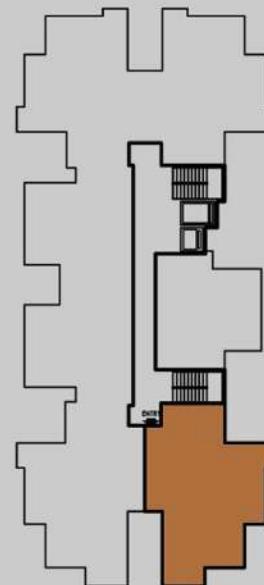
DIMENSIONS MAY VARY DURING CONSTRUCTION.

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TYPE F - 3 BHK 4th -12th Floors

Plinth Area	Carpet Area	Super Built up Area
1165 Sq.ft	As per RERA Balcony Total	902 Sq.ft 161 Sq.ft 1063 Sq.ft



KEY PLAN

ROAD

NOTE:

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FURNITURE AND FIXTURES ARE INDICATIVE ONLY.

ALL DIMENSIONS ARE IN CENTIMETER.

TYPE G - 3 BHK 3rd -12th Floors

Plinth Area	Carpet Area	Super Built up Area
1165 Sq.ft	As per RERA Balcony Total	902 Sq.ft 161 Sq.ft 1063 Sq.ft



SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC framed structure designed by structural designer in accordance with IS 456 and other relevant IS codes, considering the seismic requirements of Zone III. Pile foundations with pile caps as per the soil test report. The superstructure consists of RCC columns, beams, and slabs reinforced with Fe-500 grade steel. External and internal walls shall be constructed using solid/hollow concrete blocks.

FLOORING

120cmx60cm Vitrified tile flooring for Living, Dining, Bedrooms and Kitchen. Anti-skid ceramic tiles for toilet floors and glazed tile dado up to 8ft height for toilet walls. Water proofing shall be carried out for all toilet floors and walls up to a required height.

DOORS & WINDOWS

Pre-hung engineered door with frame for entire apartment. Water sealed laminated flush doors for toilets. Powder coated aluminium glass windows with grill. Access to balcony shall be using powder coated aluminium/UPVC with glass sliding/ openable shutters. Standard quality locks and fittings.

KITCHEN & W/A

Only plumbing provisions will be provided to facilitate future customization. Provision for refrigerator, washing machine, water filter and exhaust fan will be provided.

SANITARY & PLUMBING

Concealed plumbing line with standard quality PVC pipes and branded sanitary fittings. Provision for hot water with diverters shall be provided for overhead shower in all bathrooms. Provision for Geyser and exhaust fan will be provided in all bathrooms.

ELECTRICAL

Concealed three phase wiring with superior quality PVC insulated copper cables. Modular switches, adequate light points, fan points controlled by ELCB and MCB with independent KSEB meter. Switches shall be Legrand or equivalent make. Generator backup for elevators, common areas and designated points for individual apartment's excluding AC and power points. Provision for AC points in all bedrooms and TV and telephone points in living room and master bedroom.

PAINTING

Putty finish with emulsion paint for internal walls and exterior emulsion paint for exterior walls.

BALCONY HANDRAILS

All balcony handrails and top rails are with MS.

ELEVATORS

Two lifts. One passenger lift and one bed lift of Johnson or equivalent.

WATER SUPPLY

KWA water connection and bore well with sump and overhead tanks.

SECURITY SYSTEM

Intercom facility connecting security cabin to all apartments, between apartments, and to lifts. Surveillance cameras installed in the building premises, lobby, and all floors.

FIRE FIGHTING

Fire fighting arrangements as per Kerala Fire and Rescue department norms.

GENERAL

All other works are doing as per the approved government rules/Approved plan.



TERMS & CONDITIONS

1. Once an allotment is made and the Agreement is executed, the price shall remain firm and unchanged.
2. All payments shall be made through Bank transfer or Demand Draft or local cheque in favour of **Creations Villas & Apartments Private Limited.**, payable at Trivandrum.
3. This Brochure has been prepared with due diligence, however, buyers shall rely exclusively on their Sale Agreement. All visual representations such as models, drawings, images, illustrations, and renderings are indicative only and may be revised. Specifications, fittings, finishes and features may be modified or altered as required by the Company, its Architects, or statutory authorities.
4. All measurements indicated in this Brochure are subject to minor variations and may vary during construction.
5. The Company reserves the absolute right to accept or reject any application submitted by prospective purchasers.
6. In the event of any default in payment as per the executed Agreement, the Company reserves the right to cancel the allotment. Following such cancellation, any amounts already paid will be refunded without interest, after deducting the booking amount and applicable incidental charges, in accordance with the relevant RERA provisions.
7. No external agency, broker, or representative is authorized to make any oral commitments or assurances regarding the specifications or features of the Apartments, and Purchasers shall rely solely on the Sale Agreement, which constitutes the complete and binding Terms & Conditions between the Parties.
8. All transactions shall be subject to the exclusive jurisdiction of the courts in Trivandrum.
9. Documentation for an Apartment consists of two components:

Following allotment, a RERA-complied Agreement for Sale will be executed between the Builder and the Purchaser for the undivided share of land and the construction of the Apartment. Upon receipt of full and final payment, the Sale Deed conveying the undivided share of land and the Apartment (including the super built-up area and carpet area) will be registered in favour of the Purchaser.
10. Stamp duty, registration fees, documentation charges, and all incidental expenses connected with the registration of the Sale Deed and Sale Agreement shall be borne solely by the Purchaser.
11. An Owner's Association will be formed either upon completion and handing over of the Apartments or once 50% of the total units are sold, whichever occurs earlier. Membership in the Association is compulsory for all owners.
12. **The Owner's Association** will be responsible for:

Routine and annual maintenance of common areas,
Repairs to the exterior surfaces and common installations,
Operation and upkeep of common facilities,
13. Each owner shall pay monthly maintenance charges, onetime deposits, and recurring contributions as determined by the Association, promptly and without default.
14. The Builder shall collect from all apartment owners one year's Monthly Maintenance Charges (MMC), calculated on the basis of the super built-up area (square feet) of each apartment, along with an Association deposit. Upon reconciliation of the actual maintenance expenses incurred during the Builder-managed period, any excess of actual maintenance expenses over the MMC collected shall be adjusted against the Association deposit. Thereafter, the balance MMC, if any, together with the remaining Association deposit, shall be transferred to the Association's account upon handing over the Association.





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Creations Villas & Apartments Private Limited

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