buildown™
YOU BUILD YOUR HOME

One Home
Lifetime Pride

The Elara
Akkulam - Trivandrum



K-RERA/PRJ/TVM/092/2025
www.rera.kerala.gov.in

Akkulam
Your Signature
Address at Trivandrum



Comfort
Prestige
Connectivity



Where location creates value, and lifestyle defines luxury



Live Villa Life with Superior Architecture



Designed for Wellness & Well-Being

Where physical health, emotional balance, and environmental harmony come together

Natural Light & Airflow

Designed to Breathe with Nature

Maximizing daylight and cross-ventilation for healthier indoor living

Noise & Air Quality Control

Peaceful, Pure Living Spaces

Enhanced insulation, fresh airflow, and cleaner indoor environments

Green Integration

Living Amidst Green Harmony

Seamless integration of landscape, gardens, and natural elements

Orientation & Climate Responsiveness

Climate-Smart Architecture

Homes oriented to Kerala's climate for comfort, efficiency, and balance

Vastu & Energy Balance

Aligned with Positive Energy

Vastu-based planning for harmony and well-being

Community & Outdoor Wellness

Wellness Beyond Your Villa

Open spaces, walkways, and community zones that promote active living

Water & Energy Efficiency

Sustainable Living by Design

Thoughtful systems that conserve water and energy for the future

Space Planning for Mind & Body Wellness

Spaces That Restore Balance

Layouts designed for relaxation, movement, and everyday mindfulness

Resort Style Landscape

A resort-style landscape designed to create a serene, resort-like ambience. Each villa features a unique landscape with elegant lighting, making every night walk a refreshing and memorable experience

Customize Your Space Experience True Wellness

Every villa can be customized to suit your lifestyle. A home designed around your needs naturally supports better living and well-being

WALK TO WORK

Live luxuriously and invest wisely

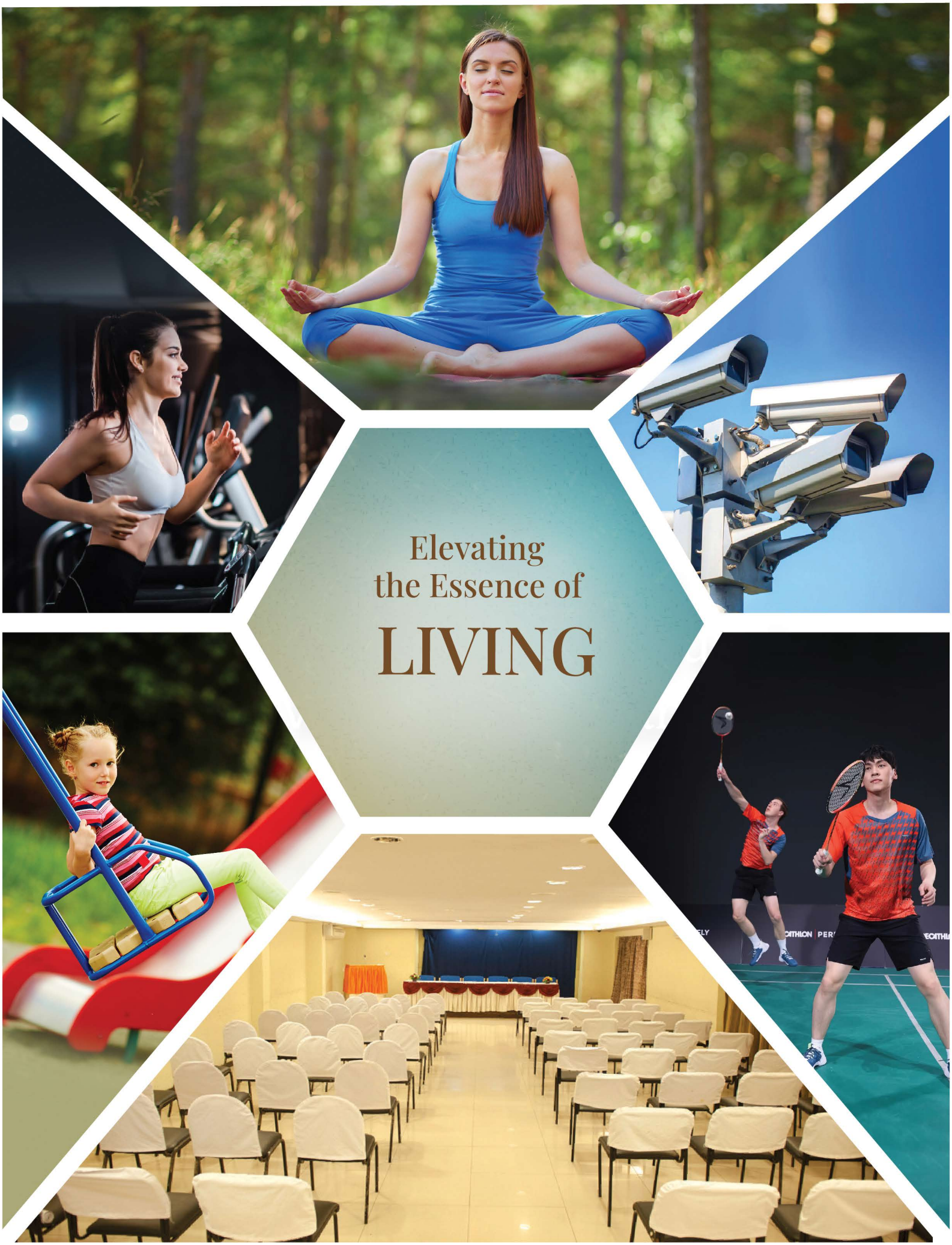


Infosys	–	3 km	Technocity	–	11 km
UST Global	–	3 km	KINFRA Film and IT Park	–	10 km
Technopark	–	5 km			

LUXURY LIVING PERFECTLY LOCATED



Lulu Mall	–	2.5 km	East Fort	–	10 km
Mall Of Travancore	–	8 km	Akkulam Tourist Village	–	1.5 km
Airport	–	7 km	Indian Air Force	–	1.8 km


Elevating
the Essence of
LIVING

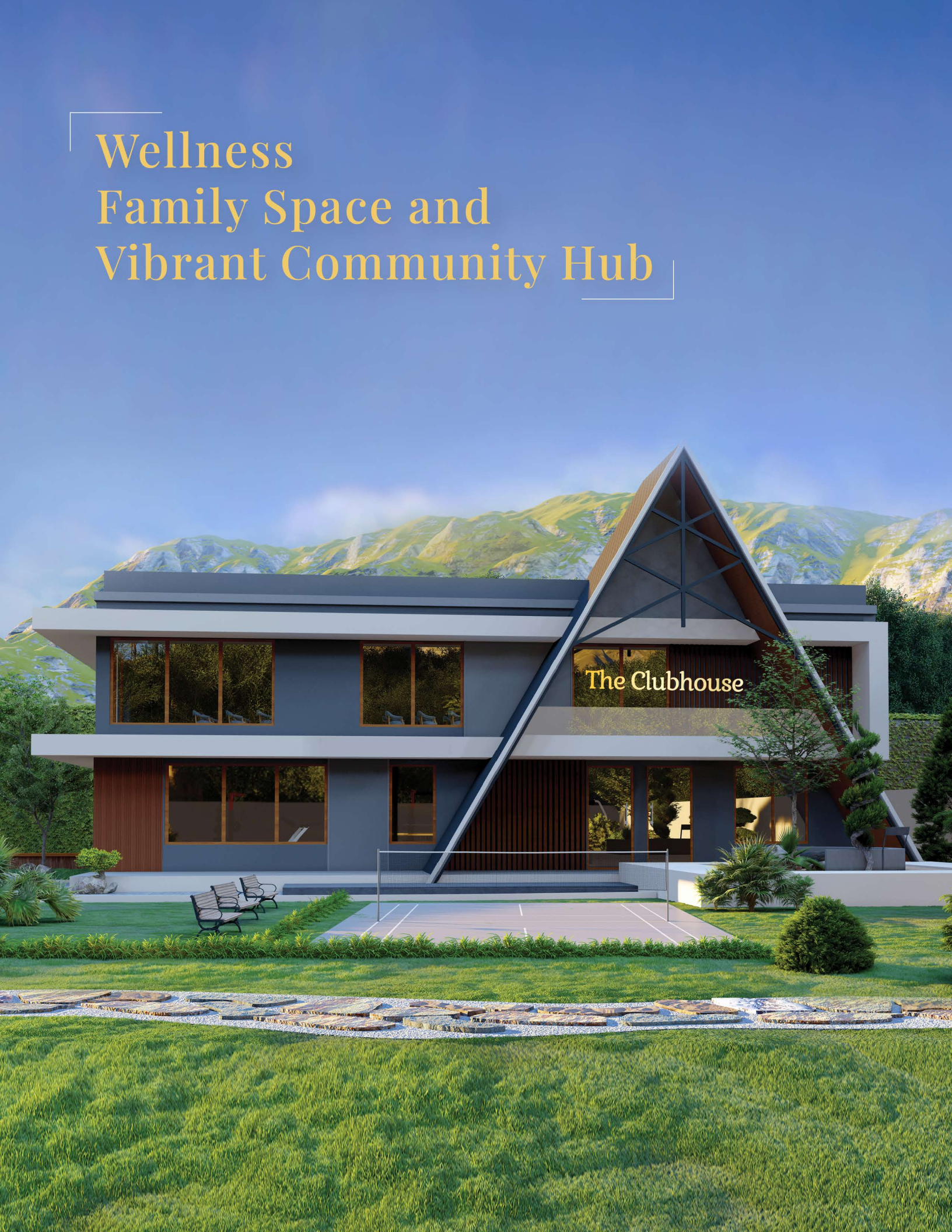


14+
AMENITIES

Embrace the Dream Lifestyle with Our Amenities

01	Clubhouse	08	CCTV surveillance
02	Multi gym	09	Round the clock security
03	Badminton court	10	Guest car parking
04	Indoor games	11	Association room
05	Street lights	12	Play area with equipments
06	Bio-Waste treatment plant	13	Landscaped lawn
07	Rest room for maids	14	Trees and garden seating

Wellness Family Space and Vibrant Community Hub



Material Specifications

STRUCTURE

- RCC column footing shall be provided depending on soil conditions & as per structural consultation
- Concrete grade of M25 and steel grade of Fe550D shall be provided as per ISI specifications
- Load-bearing walls constructed with red bricks and finished with cement plaster
- Cement from brand Ultratech / Ramco shall be used
- Pest control using materials like Tata Termex / Terminator chemical shall be provided before floor PCC
- Plan shall be provided for Architectural, Structural, Electrical, Plumbing and Tile Layout
- Lintel and sunshade shall cover the entire wall area

FLOORING AND TILING

- Car parking area: Bangalore stone shall be used to pave the car porch area.
- All tiles shall be sourced from Kajaria / RAK / Simpolo and customers may choose their preferred designs from these brands
- Foyer / Living / Family living / Dining / Bedrooms / Staircase : Vitrified tiles of maximum size 160cmx80cm
- Toilets : Anti-skid floor tiles 160cmx80cm and high quality tiles 160cmx80cm for walls
- Kitchen : Anti-skid floor tiles 120cmx60cm and high quality tiles 120cmx60cm for walls up to 2 feet height. Granite counter platforms shall be provided
- Balcony : Anti-skid floor tiles 120cmx60cm with glass railing

LANDSCAPE

- Landscaped gardens for individual villas
- Landscaped garden and seating arrangements in common areas
- Light fixtures for common area, clubhouse and road shall be provided
- Outdoor lighting designed for each villa

SANITARY AND PLUMBING

- Sanitary fittings : EWC wall hung, concealed flush tank, wash basin and all sanitary fittings shall be of Jaquar
- Faucets and CP Fixtures : Single lever concealed diverters, CP finish for all toilets, Brand -Jaquar
- Provision for hot water connection shall be provided in all bathrooms in UPVC pipes of Finolex / Supreme. Each toilet shall have Health faucet
- Drainage lines and stormwater drain pipes shall be made of PVC. Individual septic tank with soak pits, Kitchen pit and wastewater pit for each villa
- Necessary waterproofing shall be applied to the rooftop, toilets, and open terrace areas
- Washing machine point : One water inlet and drainage outlet for a washing machine shall be provided on the open terrace
- All water supply lines shall be in ISI marked PVC pipes of Finolex / Supreme
- Water supply shall be provided through an underground sump tank and an overhead tank

WELLNESS AND VASTU

- Every villa is thoughtfully designed to promote complete wellness and harmonious living
- Our designs embrace natural light and cross ventilation for a refreshing ambience, while green integration ensures a deep connection with nature
- Each home is positioned with climate-responsive orientation to stay comfortable in all seasons and equipped with smart water and energy-efficient systems for sustainable living
- We focus on space planning that supports both mind and body wellness guided by Vastu and balanced energy principles, each space radiates positivity
- Elegant lighting and soothing ambience enhance daily comfort, while advanced noise and air quality control ensure a calm, healthy environment

DOORS AND WINDOWS

- Window shutters : Using white coloured UPVC (Sliding) from approved brand
- Door frames : The main door frame and panelling shall be of Teak wood and finished with Asian Paints polish. Inner and outer frames in Anjili wood with Asian paints enamel finish
- Door shutters : Main shutter shall be of Teak wood with Asian paints polish. All external doors shall be of Plavu wood with Asian paints enamel finish. All inside door shutters shall be moulded shutters of Jacwud
- Toilet doors : All toilet doors with frames shall be fibre doors of Milano
- The main door shall be equipped with digital door lock featuring biometric, card, and PIN access
- Hardware : All hardware shall be of Yale / Godrej
- The company will directly procure, inspect, and process wood at its own carpentry workshop

WATERPROOFING & PEST CONTROL

- Plinth / Belt : 2 coats waterproofing shall be provided of Dr fixit – Bitufix
- Flooring / Terminator treatment : Tata Termex /Terminator chemical shall be provided before floor PCC
- Toilet floor and Walls : 2 coats of Fosroc brushbond waterproofing shall be provided on floor and walls up to 2 Ft height
- Rooftop / Open terrace : 2 coats of Fosroc brushbond waterproofing material will be coated before plastering
- Tiling (Toilet, GF & FF) : Laticrete epoxy will be provided on toilet floor, toilet walls, GF & FF floor
- Wood frame : Wood frame will be coated with 1 coat Wood terminator and 1 coat of wood primer before fixing
- Dr. Fixit Roofseal Classic is applied on the rooftop after completing the waterproofing and plastering works

ELECTRICAL

- 3 Phase concealed copper wiring of Finolex / V-guard brand using modular plate switches
- Cable free layout incorporating underground electrical system
- Wiring shall be done for lighting, 5Amp, 15Amp and AC points in all bedrooms in the villa
- Provision for exhaust fan shall be provided in toilets and kitchen
- Geyser points in all toilets
- Modular switches : All switches & ELCB shall be of Legrand
- Separate DB with ELCB protection are installed on every floor for improved safety and control
- Provision shall be made for future solar power installation
- Automatic backup for common areas
- Electrical provisions shall be made for two CCTV points in each villa
- A master switch shall be installed to centrally control all external lighting points.

BUILDING FINISHES

- Interior walls : Interior wall putty in all areas with 2 coats & Asian paints Apcolite premium Advanced emulsion shall be provided
- Exterior walls : Exterior wall putty in front elevation with 2 coats & Asian paints Suprema wall putty shall be provided
- Wood and Window grills : Asian paints premium satin enamel shall be provided
- Tile epoxy provides strong bonding, water resistance, and long-lasting durability. It prevents cracks, stains, and mould, ensuring a clean, hygienic, and elegant surface with minimal upkeep

LOCATION MAP





NISH



Technopark



Infosys



UST Global



Kochuveli
Railway Station



Thiruvananthapuram
International Airport



Good Shepherd School



Lulu Mall



MGM School



KIMSHEALTH



Medical College

NEARBY PLACES

National Institute of Speech & Hearing	- 900m
Akkulam NH	- 1.5Km
Gokulam Grand Hotel	- 1.6km
Lulu Mall	- 2.5km
Infosys	- 3km
UST Global	- 3km
Sreekaryam	- 3.5km
Kochuveli Railway Station	- 4.5km
Technopark	- 5km
Karyavattom	- 6.3km
Kazhakkoottam JN	- 7km
Airport	- 7km
Veli Beach	- 7km
Mall of Travancore	- 7.5km

SCHOOLS & COLLEGES

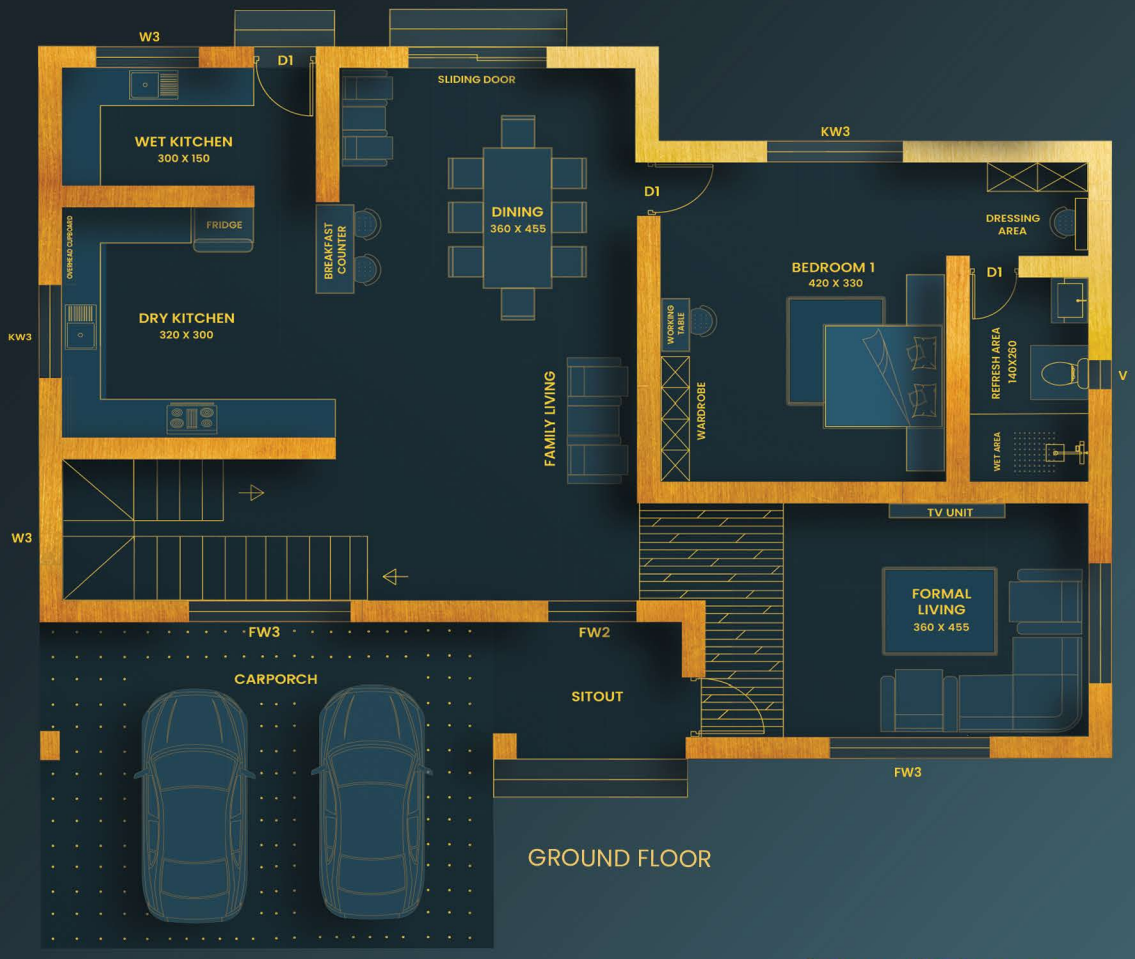
Good Shepherd School	- 400m
MGM School	- 1.6km
CET College	- 2.3km
LOYOLA School	- 5km
St Mary's HSS Pattom	- 6km

HOSPITALS

KIMSHEALTH	- 5Km
Medical College	- 5Km
Ananthapuri Hospital	-7km
SP Medifort Hospital	- 8km

Creating Your **Dream Home**
With Custom **Plans**

The Elara
3/4 BHK Luxury Villas



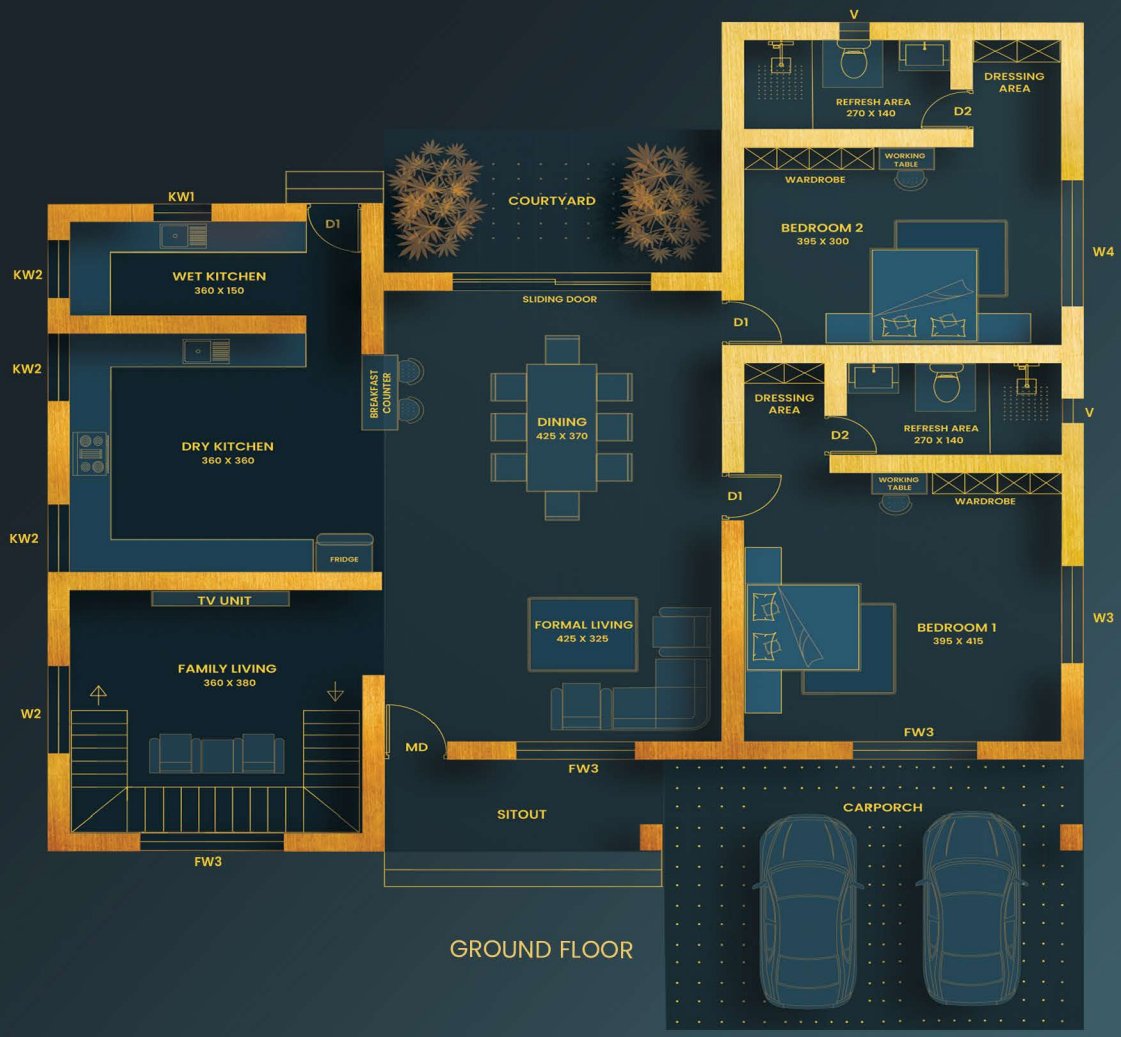
GROUND FLOOR

3 BHK- 1959 SQ.FT





FIRST FLOOR



GROUND FLOOR



4 BHK- 2479 SQ.FT

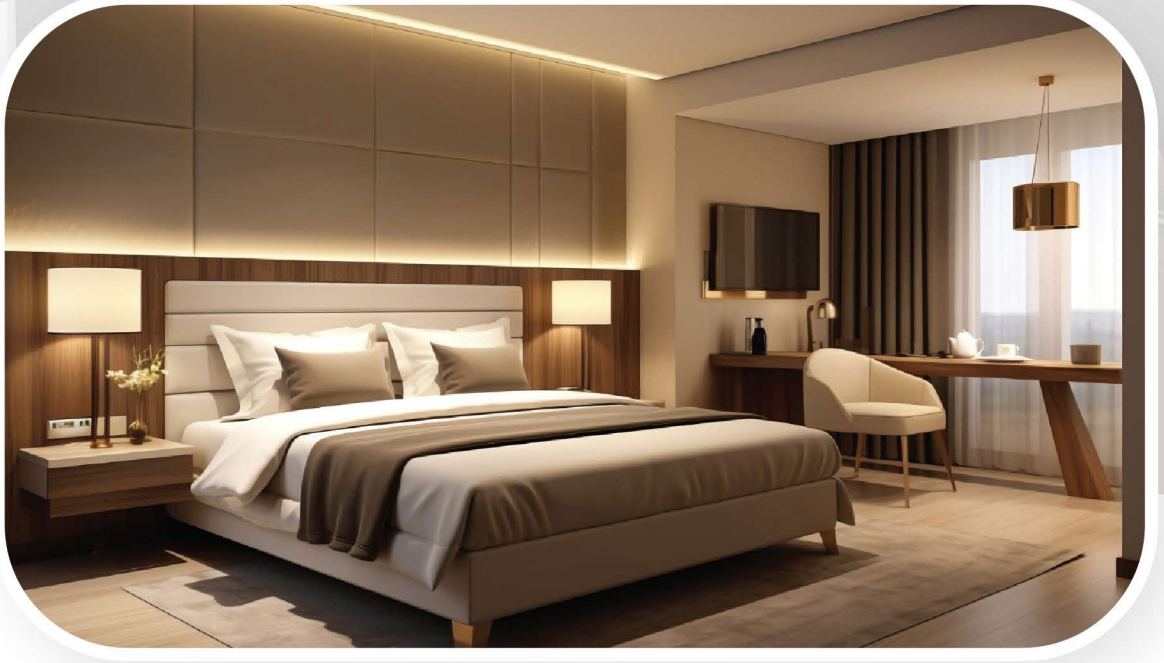


FIRST FLOOR

buildown
YOU BUILD YOUR HOME

Partnering With Build Own & Live Own

LIVE OWN INTERIORS
OUR OWN INTERIOR DIVISION



WHY LIVE OWN INTERIORS ?

- From design concept to villa handover, Live Own crafts seamless villa interiors in perfect sync with civil architects
- Expert guidance to elevate your interior design concepts, transforming your ideas into extraordinary spaces
- Coordination between Build Own and Live Own ensures simultaneous construction and design, achieving timely completion
- On-site architectural assistance
- Handful of customization options
- Personalized support : Choosing Tiles, Paints, Textures, Laminates, Curtains where designs and creativity are required
- Exceptional top - tier materials
- Build Own's in-house architects craft interiors that feel personal, warm, and truly like Our Own home









buildown™
YOU BUILD YOUR HOME

Kerala's Leading Villa Brand



WHY CHOOSE US..

In-House Architectural Support

Our expert team helps customize plans to match your unique needs, making every space personally yours

Customize Every Detail of Your Dream Home

Personalize architecture, interiors, landscape, and materials — with your preferred brands

Customer Awareness Session

Sharing our villa expertise and design insights to guide your architecture and interiors

Stage-Wise Payment Plan

Pay only as your home progresses.
A transparent and customer-friendly approach

Transparent Practices

Maintain open and honest communication throughout the development process, keeping clients informed and involved at every stage

Beyond Living. It's a Lifestyle

BuildOwn villas are designed to enrich life with comfort, community, and premium amenities

Ongoing Projects

buildown
YOU BUILD YOUR HOME



Kerala's Leading Villa Brand

buildown™
YOU BUILD YOUR HOME

Live Your Own Villa Life

Kochi

Villa No. 1
The Cloud Ville
Kakkanad, Ernakulam, 682030
+91 8078 05 05 05

Trivandrum

8th Floor, Asiatic Business Centre
Kazhakkoottam, Trivandrum, 695583
+91 8078 57 57 57
www.buildowndevelopers.com

UAE

Office 708
7th Floor, Business Bay
PO Box : 390675 Dubai, UAE
+971 56 6246 962