

DEODATE
Reality Private Limited

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Project address: Near SFS Gateway, Vetturoad Junction, Kazhakuttom, Trivandrum - 695582. Kerala.

Note: This brochure is a purely conceptual presentation and not a legal offering. The developers reserve the right to change plans, specifications and features without prior notice or obligation, at their sole discretion. Specifications, write ups, layouts, plans and pictures shown in this booklet are only indicative. All rendering, pictures and maps are the artists conceptions and not actual depictions of the building, its walls, roadways or landscaping.



Serenity of a villa. Convenience of the city.



Trivandrum Corporation



Artist's impression.

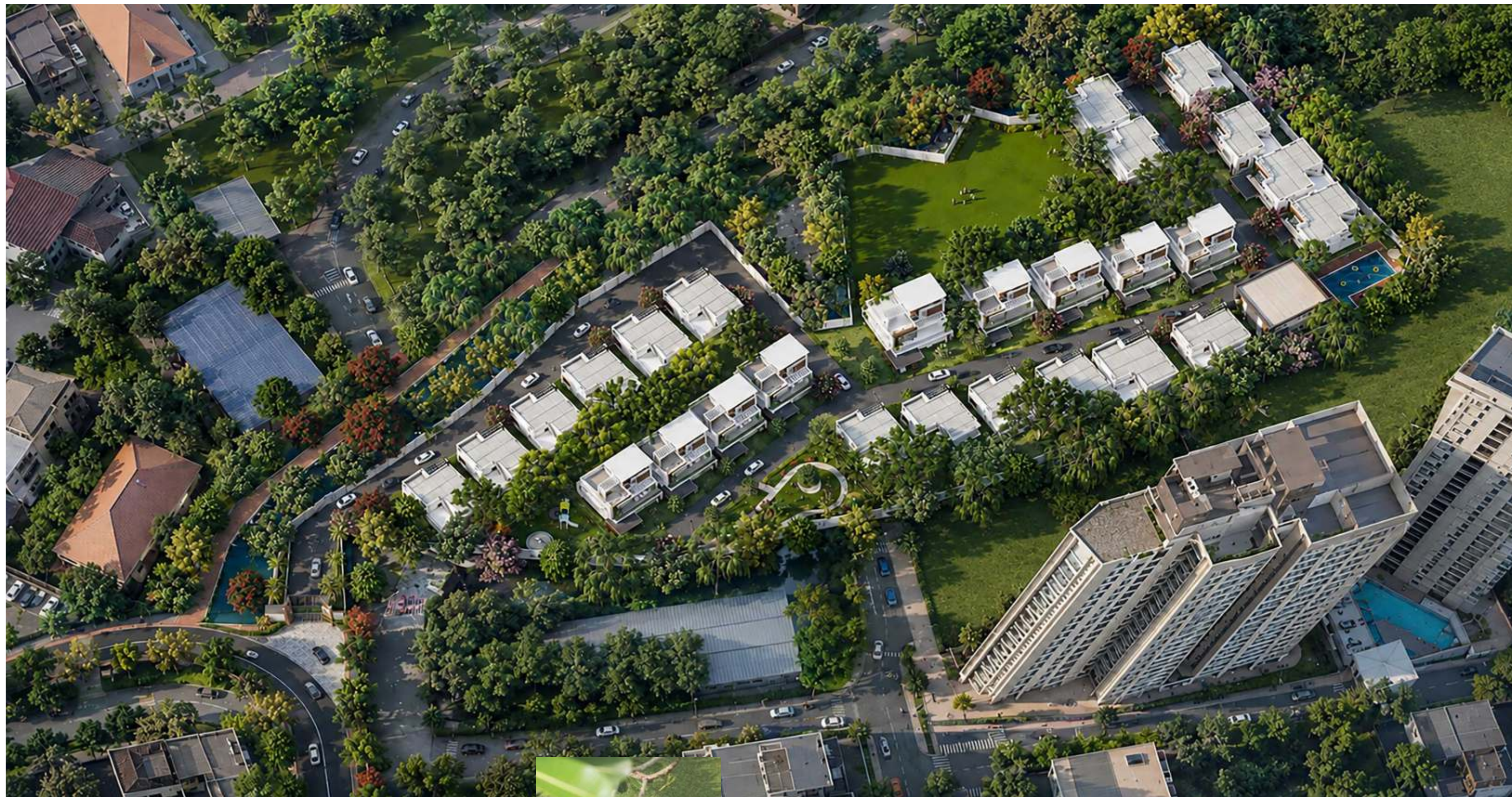


Conceptual image.

Unlock a richer living experience.

Deodate Joyful Enclave is a premium villa project, located at Kazhakootam , brought to you by Deodate Reality, where we believe a home is more than a place to live...it is a reflection of your aspirations and legacy. As trusted villa builders in Trivandrum, we create premium residences and gated communities that combine elegant design, modern comfort and lasting value. From prime locations and personalized layouts to timely delivery, every home is crafted to offer a seamless journey to elevated living.

Deodate homes inspire pride, comfort and cherished memories.



Artist's impression.



Conceptual image.

Set amidst a picturesque landscape, the elegant villas at Deodate Joyful Enclave offer a perfect blend of sophistication, comfort and exclusivity. Spread across 00 acres, the development features just 27 thoughtfully crafted villas, creating a private enclave of luxury within the city. Wake up each day to sweeping green vistas and enjoy a lifestyle enriched by premium amenities designed for leisure, wellness, and recreation. With seamless access to the Kochi-Kanyakumari Highway and close proximity to key everyday destinations, this coveted address combines tranquil villa living with exceptional convenience. Own a home that feels like a private sanctuary...your own piece of paradise, without ever leaving the city.

DEODATE
Joyful Enclave



Artist's impression.



Conceptual image.

Homes measured by
experiences...not square feet.

Welcome to Deodate Joyful Enclave, where every villa is designed to be both architecturally distinctive and effortlessly elegant. Blending timeless design with modern sophistication, each villa is crafted using premium material and impeccable finishing touches.

Set amidst lush greenery, the villas offer expansive views, abundant natural light and beautifully landscaped surroundings.

At Deodate, we understand that every family is unique. That's why we offer the freedom to personalise your home, from layouts to living spaces...creating a residence that reflects your lifestyle, needs and aspirations. Designed around your vision, every home is thoughtfully tailored to your preferences, resulting in a living space that is distinctly yours.



Artist's impression.

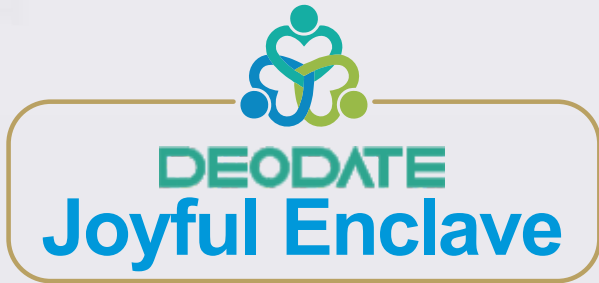


Conceptual image.

Experience a life of exclusivity.



Trivandrum Corporation



Layout Master Plan

With all the charm and tranquillity of a luxury resort, Deodate Joyful Enclave feels like a weekend retreat...yet it is designed to be your everyday home. One of its most exclusive distinctions is the opportunity to be part of a discerning community of accomplished, like-minded individuals who value privacy, prestige and an elevated way of life.



Conceptual image.



Artist's impression.



Designs that inspire.



Conceptual image.



Artist's impression.



Conceptual image.



Conceptual image.



WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Conceptual image.



EAST FACING VILLA



Artist's impression.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





LIVING AREA



BED ROOM

EAST VILLA
INTERIORS

DINNING AREA



KITCHEN AREA



These are an artist's impression only.



MASTER BED ROOM



BED ROOM - 03



FF LIVING AREA



BED ROOM - 04





Connect,
share and thrive in a
warm family-friendly
community.

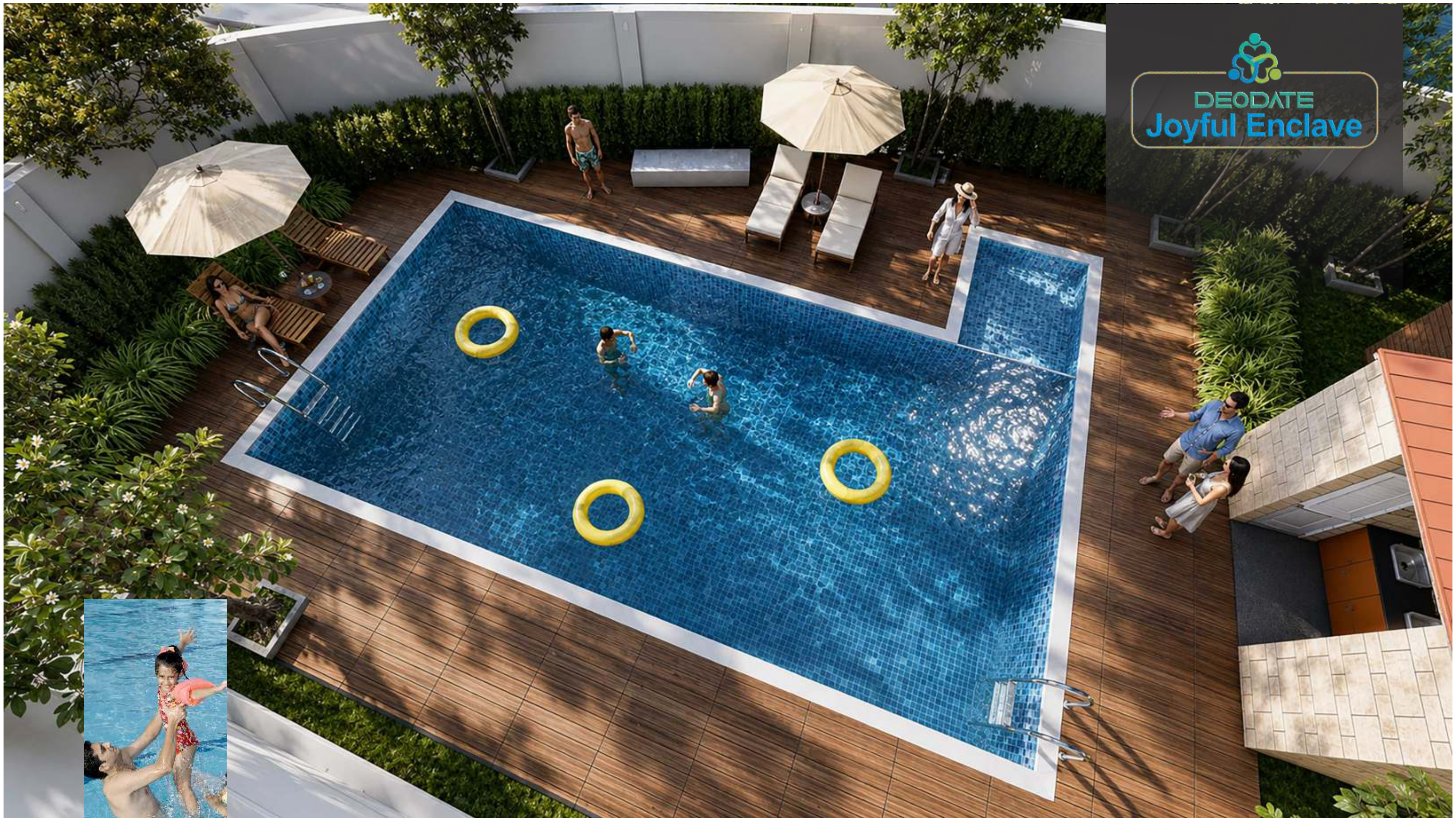
Create cherished memories at the children's play area, a vibrant space where young minds can play, explore and build lasting friendships. Thoughtfully designed for fun and interaction, it also offers parents the opportunity to connect and become part of a warm community. Equipped with premium, safety-focused play equipment, it is a place where your little ones can learn, grow and delight in every moment.



Conceptual image.



Artist's impression.




DEODATE
Joyful Enclave



Conceptual image.

Artist's impression.

Cool off. Unwind. Repeat.

Cool off with a refreshing dip or enjoy quality time with the entire family at the pool. Whether you're unwinding after a busy day or simply soaking in the moment, it offers the perfect setting to relax, recharge and rejuvenate.



C·L·U·B

A place to connect
and celebrate.

The clubhouse is a welcoming retreat where residents can relax, socialise and unwind. Lounge in comfort, enjoy a game of pool, or stay active at the state-of-the-art fitness centre. A spacious multipurpose hall provides the perfect venue for celebrations, gatherings and community events.

These are an artist's impression only.



PARTY HALL



GYM AREA



GUEST ROOM



Foundation and Super structure:

RCC framed structure with columns, beams and slabs using RCC M 20./ M 25.Walls using country burnt bricks in cement mortar 1:6.



Plastering:

Plastering of internal and external walls in cement mortar 1:6. Ceiling plastering in cement mortar 1:4.Water proof plastering for toilet floor and terrace floor.



Flooring:

PCC in ground floor after anti-termite treatment.Premium vitrified large floor tiles (basic price Rs. 80 / sft) for entire house except balcony & toilets.

Granite step tile tread and vitrified tile riser for steps.

Anti skid ceramic tiles (basic price Rs. 55 / sft) for balcony & toilets.

Interlocked paving tiles in car park area.



Kitchen:

Black granite counter top, SS sink with drain board (Brand Franke or equivalent), CP sink faucet of Grohe/ Hansgrohe or equivalent and 60 cm dado above granite counter with Glazed vitrified tile (basic price Rs. 60 / sft) of size 60 cm x 120 cm.



Toilets:

Hansgrohe or equivalent EWC and WB, Concealed flush tank of Grohe / Geberit or equivalent and Hansgrohe or equivalent CP fittings.

Glazed vitrified tile (basic price Rs. 60 / sft) of size 60 cm x 120 cm for dado.



Plumbing:

Concealed pipe lines inside toilets, kitchen and work area using Hycount/Supreme brand ASTM pipes.

1000 ltrs OHT of Capital or equivalent and 2000 ltrs of RCC sump tank.

PVC septic tank 35 flush of Capital or equivalent.



Common Amenities:

Swimming Pool, recreational hall yoga/meditation, meetings, parties etc., and GYM. Common toilets for housekeeping and security staff. Children's play area and visitor car parking facility.

Centralized security system with round-the-clock security personnel.



Electrical:

Concealed wiring using Polycab or equivalent wire, Legrand - Mylinc Or equivalent switches, Distribution board and ELCB are included.

A/C points in all bedrooms.Additional points if required can be provided at extra cost.



Painting:

Exterior grade premium emulsion for external walls. Putty finish and two coat emulsion for internal walls and ceiling.

Enamel paint for doors and grills - Brand Asian or equivalent.

Melamine polish for main doors.



Joinery:

Teak wood frame and paneled single door shutter for main door. Hard wood (violet / Anjili) frame and moulded shutters of Jacson or equivalent for all internal doors.

Hard wood (violet / Anjili) frame and paneled single door shutter for other external doors.

Hard wood (violet / Anjili) frame and paneled single door shutter (WPC) for toilet doors.

UPVC of VUEFAB / PROMINENCE / EXCELLENT sliding windows with M.S grill and ventilators.

SS / MS railing for balcony handrail.

Staircase railing Mahogany wooden frame and



Car porch:

MS frame with ACP (Aluminum Composite Panel) roofing.



Yard Finish:

Lawn with paving tiles and 60cm walls on either side of the villa.



DEODATE
Joyful Enclave

SPECIFICATIONS

Location Map

(Not to scale)



A future ready address.

Deodate Joyful Enclave enjoys a truly strategic and future-ready location at Kazhakuttam, one of Trivandrum's most dynamic growth corridors. Flanked by the prestigious Technopark on one side and the rapidly developing Technocity on the other, the project is perfectly positioned to benefit from the region's thriving IT ecosystem, making it an exceptional choice for both homeowners and investors seeking strong long-term appreciation.

Adding to its appeal is the proximity to the proposed monorail corridor, a transformative infrastructure project expected to further enhance connectivity and boost the area's growth potential. Combined with easy access to renowned schools and colleges, leading healthcare facilities, shopping destinations, entertainment hubs and fine dining options, every aspect of modern living is effortlessly within reach.

PROXIMITIES

- Airport 15 min
- Railway station 10 min
- Lulu mall 5 min
- KIMS hospital: 7 min
- Elevated Highway exit/ entry point 2 min
- Technopark 5 min
- Kinfra 5 min
- Technocity 16 min



Scan for location



Conceptual image.

