

**jj Dreamz**

V I L L A S

from



**jj Creations**

Some dreams will come true . . . Indeed.



Representative images



There is nothing better than a home that is you.  
A home that holds a beautiful picture of your family  
A home that welcomes sunshine with open arms  
A home that is filled with the soft humming of the  
wind  
A home of your DREAMS . . .

**Except ,its not a dream any more.**



## Thoughts that sparked a new creation.

At **jjdreamz**, right from choosing the location to building and designing the layouts, everything has been about you. We have taken care that we deliver our promise of trust and honesty. Our journey began with a detailed survey of the changing needs and aspirations of a modern and pragmatic would-be home owners which eventually became our yardstick by which we measured up to your expectations.

The right insights followed up with the conception of a gated community offering well planned infrastructure that catering to your needs. The upcoming location where is jjdreamz situated was chosen for its evocative features such as majestic tree lines that dominate the landscape, surrounded by green expanse of land contours which add that much needed tinge of freshness.

It is a location come to life right out of a painter's landscape. Located on Beneditnagar, on the foothills of Bethany hills, the legendary Educational hub-Mar-Ivaniousvidyanagar, jjdreamz has an advantage of being minutes away from **M.C road and N.H** surrounded by all civic amenities like schools, colleges, (mar ivanious college, Sarvodayavidyalayam, chempaka school,, Navajeevan, st. Thomas school), Hospitals, banks and shopping center, which make it the ideal location in Thiruvananthapuram- The capital city of Gods own Country.

We inspired to build homes that had your uninhibited dreams as their foundations. Unique designs, an array of amenities and more such features helped us achieve this goal. The aim of this survey was to understand how to add value to our Villas by aligning to the changes taking places around us, because

**India and its demographics are changing !**

Representative Images

Schematic Layout \_ Birds Eye view



Schematic View \_ Overall front elevation

Representative images

**JJ DREAMZ -**  
**A community nestled its**  
**Naturally beautiful and tranquil**  
**Surrounding in Thiruvananthapuram .**

We understand your need of a home that evolves with you. Keeping in mind the needs of a modern day, well travelled and internationally groomed personal, the architecture was kept contemporary with a clean design. . Blended carefully with nature's contours of land, lot features bring about a feel of authenticity and a harmony with the Nature.

A complete experience of a home that reflects your own personality.

To build home of your choice; the residential areas have been divided into **plots of 3,4,4.25 cents.**

Our commitments to your aspirations did not end with just building homes. We also wanted to ensure that every day, had moments you would cherish forever. String together such precious moments at the various facilities that we made available :

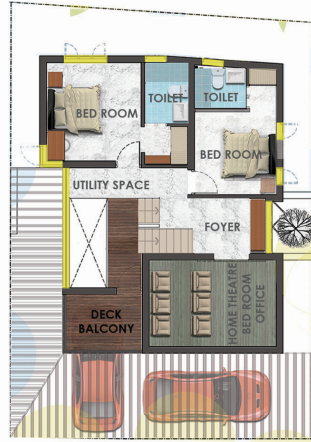
- Environment friendly &Vasthu compliant Design & Construction
- Integrated gated community with remote control gate access.
- Secure and independent compound wall and gate for each villa.
- LED lights for save energy
- Garbage management system at source
- Smart home automation & 24x7 security with CCTV surveillance for each villa.
- Well maintained internal road.
- Water supply from well & water authority.
- Three phase electricity connection for each villa.

# TYPE I VILLA

4.25 Cents - 2020 sq.ft



GROUND FLOOR PLAN



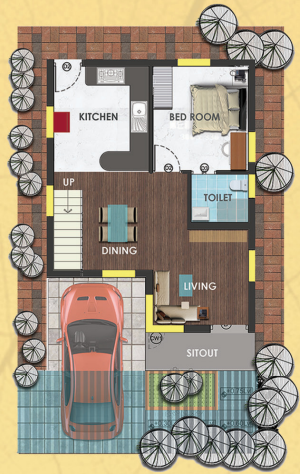
FIRST FLOOR PLAN



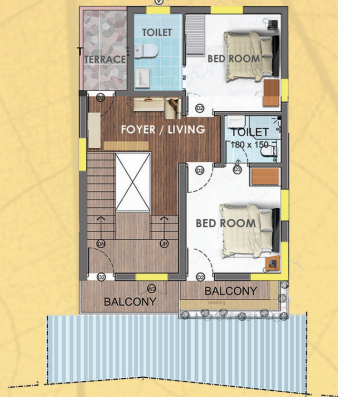
SCHEMATIC VIEW

# TYPE II VILLA

3 Cents - 1525 sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SCHEMATIC VIEW

Representative images



FAMILY



LOVE



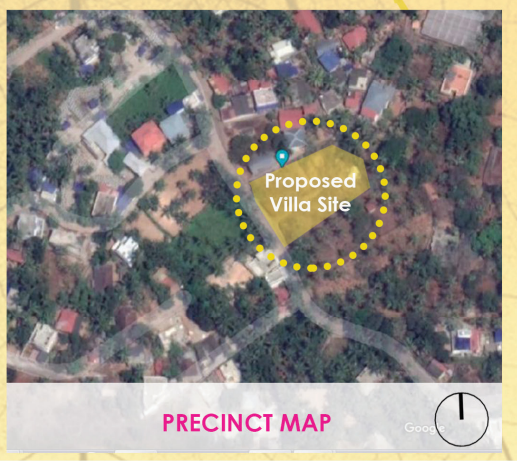
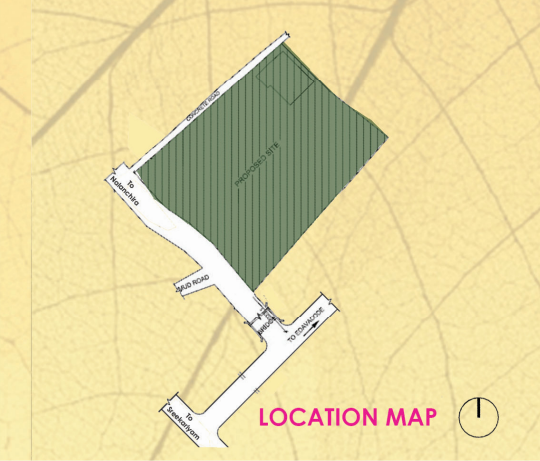
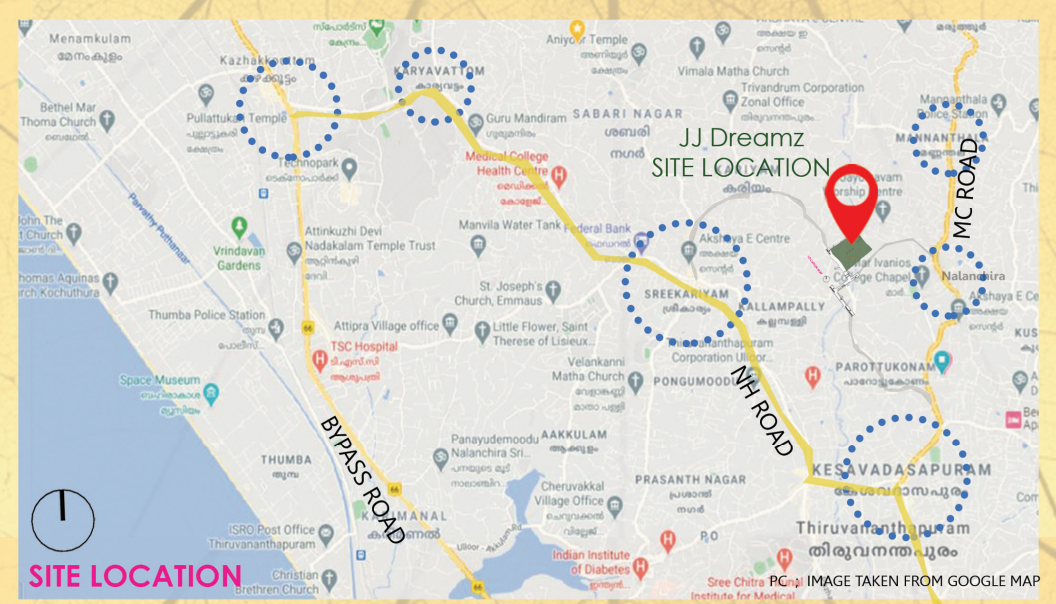
PARENTING



WORK



FAITH





Representative images

Representative images

## Get settled. . . Feel settled .

**JJ dreamz** lets you. Feel liberated in the wide, open spaces and lush landscape of a secure ; 45 cents gated community, settle down and simply relax in the shaded gardens.

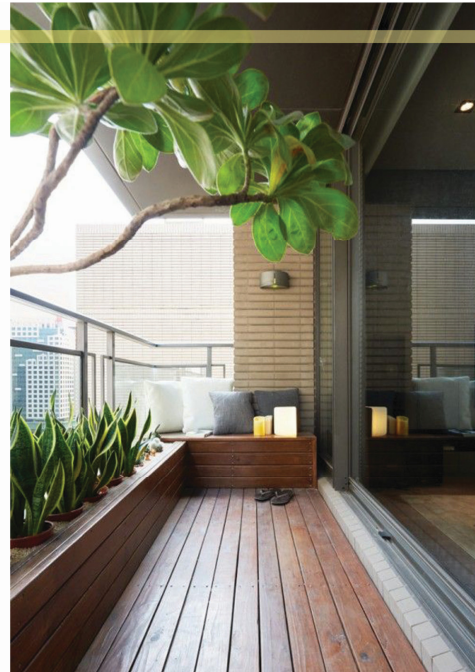
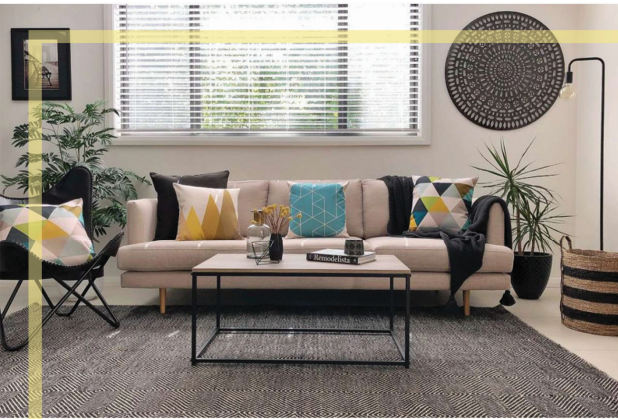
Enjoy the clear light of day and the cool canopy of trees.

The **Villas at jldreamz**, the cozy indoors are just as exciting as the great outdoors. With a high-style modern design sensibility - Contemporary style villas featuring clean lines, spacious rooms, and warm, homely accents .

The Villas interpret your own vision of living well. It is a home built with your cosmopolitan life style and fine taste in mind. Home perfect for enriching family bonds and starting your own tradition.



Don't trust anybody, not even me.



Representative images

## TECHNICAL SPECIFICATIONS :

### STRUCTURAL BRIEF :

Individual footing/ Rubble Foundation complying with seismic 3 zones as per design.

Load-bearing walls with wire-cut brick.

Concrete grade and steel grade as per structural design.

Pest control

#### Wall Treatment

Internal Walls are finished with plastering and painted with premium emulsion from Asian / Berger/ Equalent.

**External Walls:** Exterior Weather shield paint / Equivalent\ exterior grade emulsion Make as above mentioned

#### From the woods :

**Window Frame & shutters:** windows with hardwood frames& glazed shutters /UPVC as per the design.

**Door Frames& Shutters:** Main door frame and shutter shall be of Teak wood. Other doors shall be of Hardwood /violet/mahagony.

**Hardware:** All hardware shall be of Yale / Dorset/Ebco.

**Wardrobes:** Fully finished wardrobes in multiwood and automotive paint finish.

**Kitchen:** Modular kitchen with Hood & hob.Sleek/Faber.

### ELECTRICAL :

Concealed copper wiring using v-guard/Havells make with modular plate switches, Centralized cabling system for all electrical and communication requirements.Wiring shall be done for lighting, 5Amps, 15Amps, and AC points in the Villa.

**Modular Switches:** All switches shall be of Legrand / Panasonic with a white switch plate.Adequate ELCB and MCB from Legrand / Havells shall be provided in each Villa.

Provision for fresh air fans shall be provided in all toilets.Provision for the telephone and the Internet shall be provided in the living rooms and master bedroom.LED tube lights and fans will be provided. Inside fancy lights are of extra cost.

### AIR CONDITIONING

Provision for AC will be provided in all Bedrooms.

### SANITARY & PLUMBING

**Sanitary fittings:** EWC wall-hung, Washbasins and all sanitary fittings (Only premium white colored)shall be of Jaquar, RAK, Simpolo,All concealed cisterns shall be of Gebrit / Grohe/ Vitra.

**Faucets and CP Fixtures:** Single lever concealed diverters CP finish for all toilets, make of Jaquar / GROHE.Provision for hot water connection shall be provided for the overhead shower in all bathrooms, each toilet shall have a Health faucet.

**Plumbing:** All water supply lines shall be in ISI marked CPVC / PVC pipes.Drainage lines and stormwater drain pipes shall be with UPVC.Individual septic tank with soak pits for each villa.

**Kitchen & Service area:** Wall mounted mixer Faucets/taps using Jaquar/ Grohe. (With rotatable wash arms).The kitchen and service area sinks will be provided.Required water-proofing shall be executed. Solar water gysler for all toilet and kitchen.

### FLOORING & TILING

**Car park Area:** Exterior tiles.as per the Landscape design. Sitout/Living/Family Living/Dining/Bedroom using 80X80 cm vitrified tiles, First floor Home theater will be using AC4 wooden laminated flooring (by Quickstep from Belgium), All Vitrified tiles shall be make of Simpolo/Q Tone/Kajaria. Stair tread and riser shall be of Restile make antiskid nosing Tile.

**Toilets:** Ceramic designer tile concepts 60cmX60cm for the floors and for walls up to a height of 7'.

**Kitchen & Utility Room:** 60X60 cm, Vitrified tiles for the floor. And wall tiles shall be ceramic 60X30cm using above mentioned brands. Granite top for kitchen.

**Balconies / Decks:** Rustic / Anti Skid/Vitrified tiles 30X30cm with Toughened glass railing fixed in brush finish SS patch fittings.

### Roofing

Parking area should be covered with M.s roof and Toughened glass.



## About the Builder

JJ CREATIONS was established in the year 2000 at Trivandrum as its Head Office at pattom. Since then the company has been the pioneering force behind creating dream space for individuals and corporate. The company has grown from strength and successfully completed over 250+ projects in residential, commercial, educational, hospital and industry sector.

JJ CREATIONS is equipped with the requisite and wide ranging experience to undertake constructions projects with single source responsibility. Contract are executed using state of art, design tool and project management, techniques from concept to commissioning. We intend to be a one stop solution for all your civil construction and interior requirements.

**We are always with you to fulfill your dreams**

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"A dream is not that which you see while sleeping,  
it is something that does not let you sleep "

Dr.A P J Abdul Kalam