



AURELIO

DAWN | DUSK

G O L D E N   L I V I N G



PPD

VISTAS

**B**uilding on years of proven expertise, PPD Vistas brings a renewed commitment to quality and client focus. With a legacy of delivering high-quality projects under a different banner, we've now stepped forward with a sharper focus and a renewed vision. Our commitment remains unchanged: to put clients first, build lasting relationships, and deliver homes that combine design, quality, and value. From concept to completion, every detail is thoughtfully considered. At PPD Vistas, quality and trust are the foundations of every home.

A NEW DAWN



AURELIO  
DAWN | DUSK  
KURAVANKONAM, TRIVANDRUM

**L**ocated in the prestigious neighbourhood of Kuravankonam, Trivandrum's most sought-after location, Aurelio is an exclusive luxury residential development that features two towers, Dawn and Dusk. Covering over two acres of prime property in the heart of the city, the development provides a comprehensive range of premium amenities. With a variety of meticulously planned apartment layouts, Aurelio offers a living experience defined by comfort, refinement, and contemporary convenience. It sets a new benchmark for upscale apartment living.

#### PROJECT Overview

- + RERA Registration No: K-RERA/PRJ/TVM/115/2025
- + Building Permit No: BP/26674/2025
- + Environmental Clearance identification No: EC22A038KL133168
- + No of Towers: 2 (Dawn, Dusk)
- + Plot Area: 2.48 Acres
- + No: of Apartments:172
- + Structure: Ground +20 floors



[www.rera.kerala.gov.in](http://rera.kerala.gov.in)

**Consultants:** + Architects: M/s Vastushilpalaya + Structure: M/s Creative Structures

**GOLDEN LIVING**



## LOCATION MAP

**S**et in the heart of Kuravankonam, Aurelio places you at the centre of Thiruvananthapuram's most coveted neighbourhood. Celebrated for its prime location, excellent connectivity, and vibrant lifestyle, Kuravankonam offers effortless access to the city's finest dining experiences, shopping outlets and everyday conveniences. With a well-established reputation for upscale living, it remains the ultimate choice for comfortable and convenient city life. At Aurelio, you don't just live in the city - you live at its most desirable address.

| DRIVE TIME  |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| <b>3</b> mins   | <b>4</b> mins   | <b>5</b> mins   | <b>5</b> mins   | <b>15</b> mins  | <b>20</b> mins  | <b>25</b> mins  |
| KOWDIAR   | TENNIS CLUB   | GOLF CLUB   | HOSPITAL  | RAILWAY STATION   | LULU MALL   | INTERNATIONAL AIRPORT   |
|  |  |  |  |  |  |  |

LUXURY MEETS LOCATION



AURELIO  
DAWN | DUSK  
KURAVANKONAM, TRIVANDRUM



DOUBLE HEIGHT  
ENTRANCE LOBBY



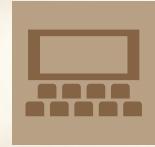
LARGE PARTY HALL



ROOFTOP PARTY HALL



SKY LOUNGE



CINEMA



INDOOR GAMES



GUEST SUITES



TODDLER'S ROOM

LUXURY MEETS LEISURE



AURELIO  
DAWN | DUSK  
KURAVANKONAM, TRIVANDRUM



GYMNASIUM



ROOF TOP SWIMMING POOL



COVERED SWIMMING POOL



INDOOR BADMINTON COURT



BASKETBALL COURT



CHILDREN'S PARK



SPA



JACUZZI

LUXURY MEETS WELLNESS



AURELIO  
DAWN I DUSK  
KURAVANKONAM, TRIVANDRUM

#### **OTHER AMENITIES**

- + Board Room
- + Pets' Zone
- + Security Room
- + Drivers' Room
- + Ironing Room
- + Janitors' Room
- + Maids' Room
- + Common Outdoor seating area

#### **FACILITIES**

- + Elevators: Three passenger lifts and one service lift in each tower
- + Provision for reticulated gas supply
- + Automatic start up generator to power all common facilities and selected points within apartments
- + Access control and closed circuit cameras at strategic points
- + Aerobic microbial composting system for waste disposal

**LUXURY MEETS CONVENIENCE**



# MASTER PLAN



**A**t Aurelio, every home is thoughtfully designed to blend functionality with comfort, creating a truly welcoming environment. Every floor from the 3rd to the 19th features up to 10 meticulously planned residences (5 in Dawn and 5 in Dusk), crafted to elevate your living experience. Available in 2, 3, and 4 BHK configurations, each residence offers spacious, well-proportioned rooms and abundant natural light. Adjacent units can also be combined to create larger homes, offering layouts that cater to enhanced living needs.

LUXURY MEETS FUNCTION



| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 174.43      | 15.01     | 12.37          | 201.81            | 50.04                | 251.85    |
| In Sq. Ft. | 1877        | 162       | 133            | 2172              | 539                  | 2710      |

DAWN

TYPE - A

4 BHK

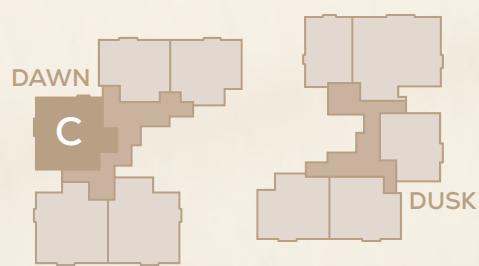


| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 166.5       | 21.67     | 12.83          | 201               | 49.84                | 250.84    |
| In Sq. Ft. | 1792        | 233       | 138            | 2164              | 536                  | 2700      |

DAWN

TYPE - B

3BHK



| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 162.66      | 21.93     | 14.43          | 199.02            | 49.35                | 248.37    |
| In Sq. Ft. | 1751        | 236       | 155            | 2142              | 531                  | 2673      |

DAWN

TYPE - C

3BHK



| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 133.8       | 14.21     | 10.64          | 158.65            | 39.34                | 197.99    |
| In Sq. Ft. | 1440        | 153       | 115            | 1708              | 423                  | 2131      |

DAWN

TYPE - D

3BHK



| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 133.82      | 13.95     | 10.89          | 158.66            | 39.34                | 198       |
| In Sq. Ft. | 1440        | 150       | 117            | 1708              | 423                  | 2131      |

DAWN

TYPE - E

3BHK



| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 102.32      | 9.3       | 8.38           | 120               | 29.76                | 149.76    |
| In Sq. Ft. | 1101        | 100       | 90             | 1292              | 320                  | 1612      |

DUSK

TYPE - F

2BHK

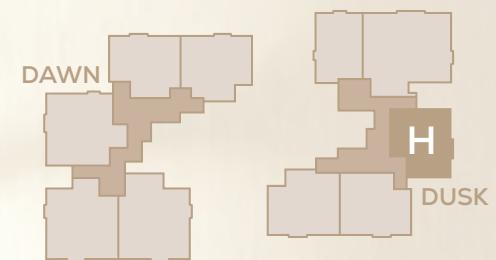


| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 205.59      | 30.86     | 16.1           | 252.55            | 62.63                | 315.18    |
| In Sq. Ft. | 2213        | 332       | 173            | 2718              | 674                  | 3392      |

DUSK

TYPE - G

4 BHK



| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 120.48      | 13.37     | 11.1           | 144.95            | 35.94                | 180.89    |
| In Sq. Ft. | 1297        | 144       | 119            | 1560              | 387                  | 1947      |

DUSK

TYPE-H

3BHK



| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 134.32      | 14.09     | 10.51          | 158.92            | 39.40                | 198.32    |
| In Sq. Ft. | 1446        | 152       | 113            | 1711              | 424                  | 2134      |

DUSK

TYPE - J

3BHK



| UNIT       | CARPET AREA | BALCONIES | EXTERNAL WALLS | TOTAL PLINTH AREA | SHARE OF COMMON AREA | TOTAL SBA |
|------------|-------------|-----------|----------------|-------------------|----------------------|-----------|
| In Sq. M   | 133.8       | 14.09     | 10.634         | 158.524           | 39.3                 | 197.824   |
| In Sq. Ft. | 1440        | 152       | 114            | 1706              | 423                  | 2129      |

DUSK

TYPE - K

3BHK



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DAWN TO DUSK  
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## **FOUNDATION**

The foundation system shall be pile foundation

## **STRUCTURE**

RCC framed structure with masonry wall partitions.  
The structure shall be designed and built as Earth quake-resistant structure coming in Zone 3 as per IS 1893.

## **FLOORING**

- + Vitrified tiles for Drawing, Dining, Bedrooms and Kitchen
- + Glazed wall tiles up to false ceiling height for toilets
- + Ceramic/Vitrified floor tiles for toilets
- + Ceramic/Vitrified tiles for balconies

## **PAINTING**

- + Putty and acrylic emulsion for internal walls and ceilings.
- + Exterior emulsion for exterior walls.
- + Enamel Paint for Grills and hand rails.

## **GRILLS & RAILINGS**

- + Mild Steel Grill and Handrails

## **KITCHEN & WORK AREA**

- + Kitchen and Work area shall be bare (without counter top, dadoing tiles, sink and faucet).
- + Inlet points for sink mixer and water purifier shall be provided.
- + Provision for washing machine and dish washer shall be provided.

## **DOORS & WINDOWS**

- + Polished veneered pre-hung flush door with full width door jamb of veneered HDF for main entrance door.
- + Polished veneered pre-hung flush door with veneered HDF door frames for internal doors.
- + Both side laminated flush door with PVC wrapped door frame for bed room toilets
- + Kitchen area doors will be aluminium doors
- + Windows and ventilators shall be powder coated Aluminium sections with combination of fixed and openable / sliding window panels.

## **ELECTRICAL**

- + Concealed wiring with PVC insulated copper cables and Modular Switches 6/16A power plug points
- + Generator back up for one light and fan in every bed room, living/dining areas, refrigerator and mixi point in kitchen, TV point in Living/Family living
- + Provision for TV in living/family living and master bedroom.
- + Video door phone with Intercom in living or dining room
- + Provision to fit Split type air conditioner shall be provided for bedrooms, living and dining areas with energized power point and copper piping

## **PLUMBING & SANITARY**

- + Wall hung EWCs with concealed cistern
- + Wall hung/vanity type wash basin for toilet and dining area
- + Floor mount EWC with cistern and corner wash basin for Maid's Toilet
- + Sanitary -Premium brands
- + CP Fixtures-Premium brands

**Items not included:** + Interior woodworks + Furniture  
+ Electrical fixtures and appliances

# **SPECIFICATIONS**



PRIME PROPERTY DEVELOPERS



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LUXURY MEETS LEGACY



## PPD VISTAS

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