



**SJ Constructions**

Elevating Your Dream

ISO 9001-2001 CERTIFIED

the arrival to  
luxury &  
sophistication



SJ

**TRILLIUM**

2 & 3 BHK Luxury Flats





*Welcome to a prime address*

SJ is a quality and delivery focused organization with a vision to deliver futuristic communities, prestigious landmarks. It is renowned for ethical and accountable practices. SJ promises best quality product without compromising. With its qualified and professional team, SJ adheres to high standard benchmarks. SJ Trillium offers a luxury living in Varthur, Bangalore with best of the amenities and utility spaces. SJ Trillium is situated in a prime area of Bangalore, connecting all the primary locations with ease.





come home to  
a refreshing lifestyle



A truly warm setting greets you and your family at SJ Trillium. Spread in a lush surrounding and connected to every need of life, yet it is equipped with all modern facilities to make life easier. The pleasant and welcoming feeling in the 42 units comes from the relaxed atmosphere in each apartment. And in keeping with the fully gated community standard, the project is provided with all necessary safety aspects.

#### Project Features

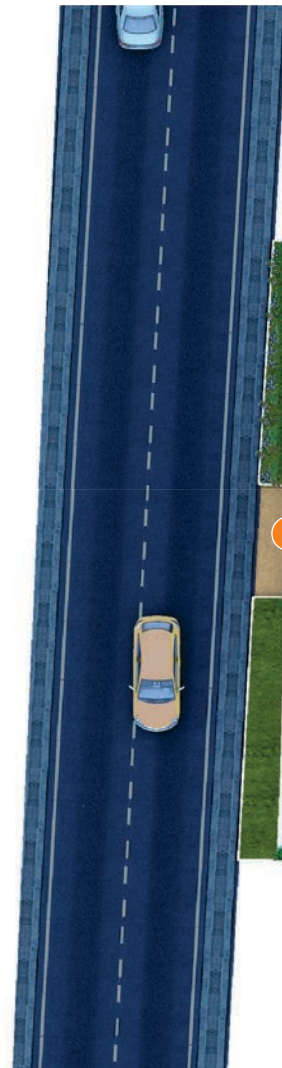
- 100% Vaastu
- 24 hrs water facility
- Grand entrance with security post
- 24 hrs Security
- CC Camera surveillance
- No Common walls





come home to  
*a refreshing lifestyle*

outside your home, discover a delightful community surrounded by science landscaped gardens, beautiful flower plants, seating benches for your chit chats open spaces for kids joy and equipped tot lot, soothe and active your mind in a picture-perfect setting where your heart's every desire is just moments away.



master plan 



### LEGEND

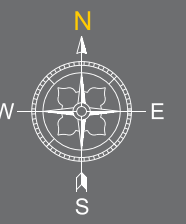
- ① Entry & Exit Gate
- ② Transformer Yard
- ③ Lawn & Seating Space
- ④ Lawn
- ⑤ Badminton Court
- ⑥ STP Below
- ⑦ Kids Play Area
- ⑧ Sand Pit



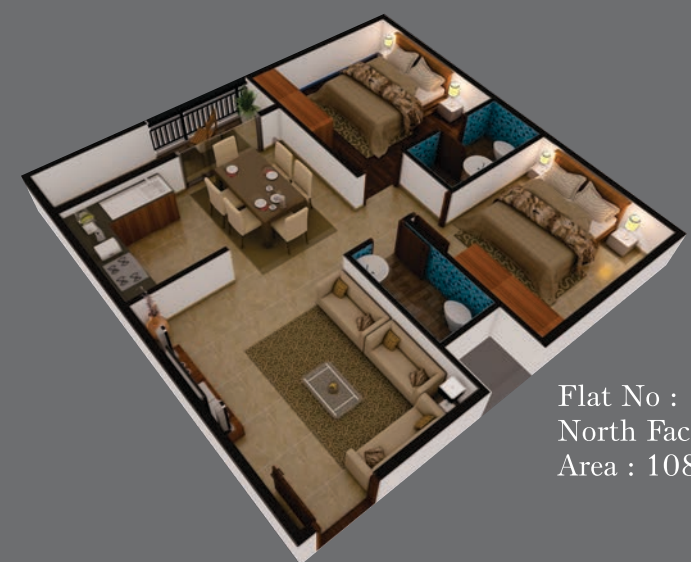




typical floor plan



Flat No	Type	Ground SBA(Sft)	Typical SBA(Sft)
A1	3BHK	1200	1325
A2	2BHK	1095	1215
A3	2BHK	965	1070
A4	2BHK	1070	1180
A5	3BHK	1175	1285
A6	2BHK	905	1010
A7	2BHK	985	1105
A8	2BHK	935	1050
A9	2BHK	935	1060
A10	2BHK	935	1060
A11	2BHK	955	1080
A12	2BHK	955	1080
A13	2BHK	955	1080
A14	3BHK	1200	1400



Flat No : 11, 12, 13  
North Facing  
Area : 1080 Sft



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North Facing  
Area : 1080 Sft





SHOWCASING IMMENSE CHARM AND CRAFTSMANSHIP OF HIGH ORDER, EACH MONUMENTAL HOME MAKES AN ELITE LIFESTYLE STATEMENT



## specifications

### STRUCTURE

RCC framed Structure

### WALLS

6" thick cement concrete solid block for exterior walls & 4" thick cement concrete solid block for interior walls

### PAINTING

Asian/Altek/Berger/Sherwin Williams/ Equivalent emulsion paint for interiors, Water proof emulsion paint for exterior.

### FLOORING

Vitrified tiles for entire flat & Ceramic tiled flooring for utility.

### DOORS

Main Door with teak wood frame with Molded panel shutter and for internal doors Salwood frame with molded panel shutters.

### WINDOWS

UPVC Window with glass sliding shutters and MS safety grills.

### KITCHEN

Granite platform with Steel sink, 2' height ceramic tiled dado on cooking platform. Centralised gas connection

### ELECTRICAL

Work Concealed copper wiring with good quality switches. AC point for Master bedroom, Aqua guard & washing machine points

### TOILETS

Anti-skid Ceramic tiled flooring & glaze tile dado upto door height

### SANITARY

Good quality CP fittings & sanitary ware

### T.V. & TELEPHONE

T.V. & Telephone point in Living & Master bedroom

### WATER SUPPLY

Water supply from Borewell.

### POWER BACKUP

Generator for common area lighting, lift. 0.5 KVA power backup for each flat.

### LIFT

Lift of KONE/ Johnson/OTIS or equivalent

### CAR PARKING

Exclusive covered car parking

### INTERCOM

Intercom facility for all flats, connecting to security.



a perfect place  
a perfect location



COMPETED PROJECT



SJ EAST BREEZE

ON GOING PROJECT



SJ PINNACLE

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Corporate Office :  
Sy.# 164/2, Opp. Green Ville Apartment,  
5th Main, Vinayakanagar, Hagadur,  
Whitefield, BANGALORE  
Mob :

Site Address :  
Sy. No. 71/7, near Ayyappa temple,  
opposite to Subregistrar office  
VARTHUR, BANGALORE - 560087

architect

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Member  
**BREDAI**  
Builders & Real Estate Developers Association of India  
Bangalore.