



**A RESORT-STYLE
OASIS OF LUXURY
& SERENITY**

3.5 BHK VILLAMENTS
2391 - 2557 Sq.ft.

65 LUXURIOUS VILLAMENTS

20+ WORLD CLASS AMENITIES



A JD WITH KANUNGA GROUP

ENJOY A
Timeless Holiday
AT HOME

Inspired by the concept of spectacular resort-style living, every aspect of Radiance Floresta is meticulously crafted to offer its exclusive residents a lifetime of unmatched luxury, indulgence and connectivity.

Strategically located at Hennur and surrounded by the best that life has to offer, this truly cosmopolitan gated community transcends the ordinary to offer an extraordinary lifestyle of privilege and pleasure.

RERA No.: PRIM/KA/RERA/1251/446/PR/060424/006781 , Dated 06-04-2024





A JD WITH KANUNGA GROUP

YOUR
Personal Paradise
AWAITS

Radiance Floresta isn't just a residential project; it's an enchanting paradise where every moment feels like a luxurious escape. Leave the world behind and step into a glorious haven where lush greenery, tranquil surroundings and contemporary design converge to create an ambiance of elegance and magnificence.

WHERE
Opulence Meets
EXCLUSIVITY

Radiance Floresta is a testament to opulence and distinction. Embellished with 65 exquisitely designed villaments, featuring expansive duplexes and penthouses, Radiance Floresta showcases architectural brilliance at every turn, and offers striking living spaces with double-height ceilings in the dining area.

Thoughtfully planned 3.5 BHK villaments range from 2300 sq. ft. to 2600 sq. ft., catering to the needs of modern

new-age homebuyers, with duplexes spanning from 2391 sq.ft. to 2557 sq.ft., and penthouses ranging from 2496 sq.ft to 2512 sq.ft. to suit your exclusive preferences.

Bringing together panoramic vistas and seamless integration with nature, every spectacular home at Radiance Floresta is designed with fine attention to detail and unparalleled sophistication.





GYM



MULTI-PURPOSE HALL

Discover a life of relaxation and rejuvenation at Radiance Floresta, where the resort lifestyle becomes your everyday reality. Indulge in a world of delightful lifestyle amenities and recreational facilities that are sure to elevate your living experience. From an infinity swimming pool and kids' play area to a hammock garden and outdoor gym, every charming feature invites you to cherish the finest in leisure and luxury, right at your doorstep.

INDOOR AMENITIES

- 1. Association Room
- 2. Kids Indoor Games
- 3. Multi-Purpose hall
- 4. VR Games
- 5. Video Games
- 6. GYM
- 7. Board Games
- 8. Table Tennis
- 9. Pool Table

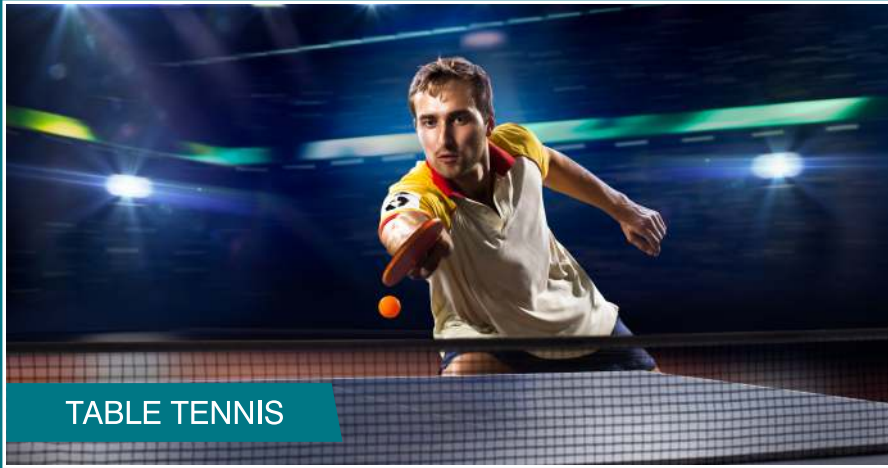


TABLE TENNIS



VR GAMES



EMBRACE THE

Resort Lifestyle



YOGA



OUT-DOOR GYM

OUTDOOR AMENITIES IN OSR

- 1. Infinity Swimming Pool
- 2. Kids Pool
- 3. Tree Plaza
- 4. Party Lawn
- 5. Senior Citizen's Alcove
- 6. Kids Play area
- 7. Sandpit
- 8. Tot lot Play area
- 9. Pathway
- 10. Hammock garden
- 11. Outdoor Gym
- 12. Yoga / Meditation garden



KIDS PLAY AREA



PATHWAY





BIRD'S EYE VIEW

- LEGEND :**
- | | | |
|---------------------------|------------------------------|-------------------------|
| 1. ENTRANCE ARCH | 8. KIDS POOL | 15. TOT - LOT PLAY AREA |
| 2. RAMP | 9. LOBBY ENTRANCE | 16. HAMMOCK GARDEN |
| 3. PATHWAY | 10. SENIOR CITIZEN'S ALCOVE | 17. TRANSFORMER YARD |
| 4. CLUBHOUSE | 11. YOGA / MEDITATION GARDEN | 18. DG SET |
| 5. PARTY LAWN | 12. OUTDOOR GYM | 19. SECURITY CABIN |
| 6. TREE PLAZA | 13. KID'S PLAY AREA | |
| 7. INFINITY SWIMMING POOL | 14. SAND PIT | |



SITE PLAN





GROUND FLOOR PLAN
BLOCK - A (CORE A1, A2, A3)

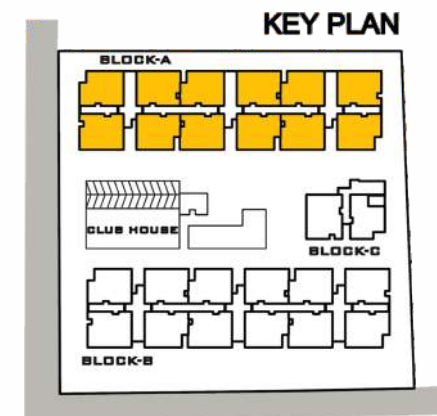
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	A1-001	3.5 BHK+3T	2401.00
G+1st	A1-002	3.5 BHK+3T	2454.00
G+1st	A1-003	3.5 BHK+3T	2458.00
G+1st	A1-004	3.5 BHK+3T	2557.00

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	A2-001	3.5 BHK+3T	2391.00
G+1st	A2-002	3.5 BHK+3T	2454.00
G+1st	A2-003	3.5 BHK+3T	2458.00
G+1st	A2-004	3.5 BHK+3T	2547.00



FIRST FLOOR PLAN
BLOCK - A (CORE A1, A2, A3)

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	A3-001	3.5 BHK+3T	2391.00
G+1st	A3-002	3.5 BHK+3T	2464.00
G+1st	A3-003	3.5 BHK+3T	2468.00
G+1st	A3-004	3.5 BHK+3T	2547.00



KEY PLAN



SECOND FLOOR PLAN
BLOCK - A (CORE A1, A2, A3)

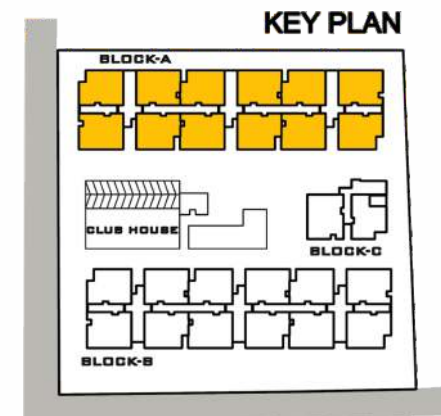
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	A1 - 201	3.5 BHK+3T	2403.00
2nd+3rd	A1 - 202	3.5 BHK+3T	2456.00
2nd+3rd	A1 - 203	3.5 BHK+3T	2458.00
2nd+3rd	A1 - 204	3.5 BHK+3T	2557.00

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	A2 - 201	3.5 BHK+3T	2393.00
2nd+3rd	A2 - 202	3.5 BHK+3T	2456.00
2nd+3rd	A2 - 203	3.5 BHK+3T	2458.00
2nd+3rd	A2 - 204	3.5 BHK+3T	2547.00



THIRD FLOOR PLAN
BLOCK - A (CORE A1, A2, A3)

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	A3 - 201	3.5 BHK+3T	2393.00
2nd+3rd	A3 - 202	3.5 BHK+3T	2466.00
2nd+3rd	A3 - 203	3.5 BHK+3T	2468.00
2nd+3rd	A3 - 204	3.5 BHK+3T	2547.00



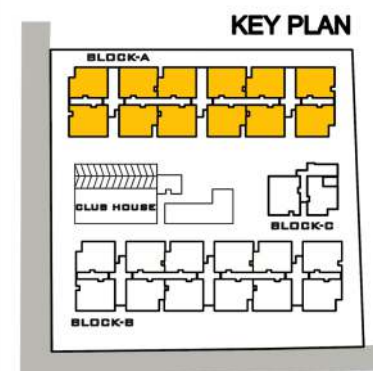


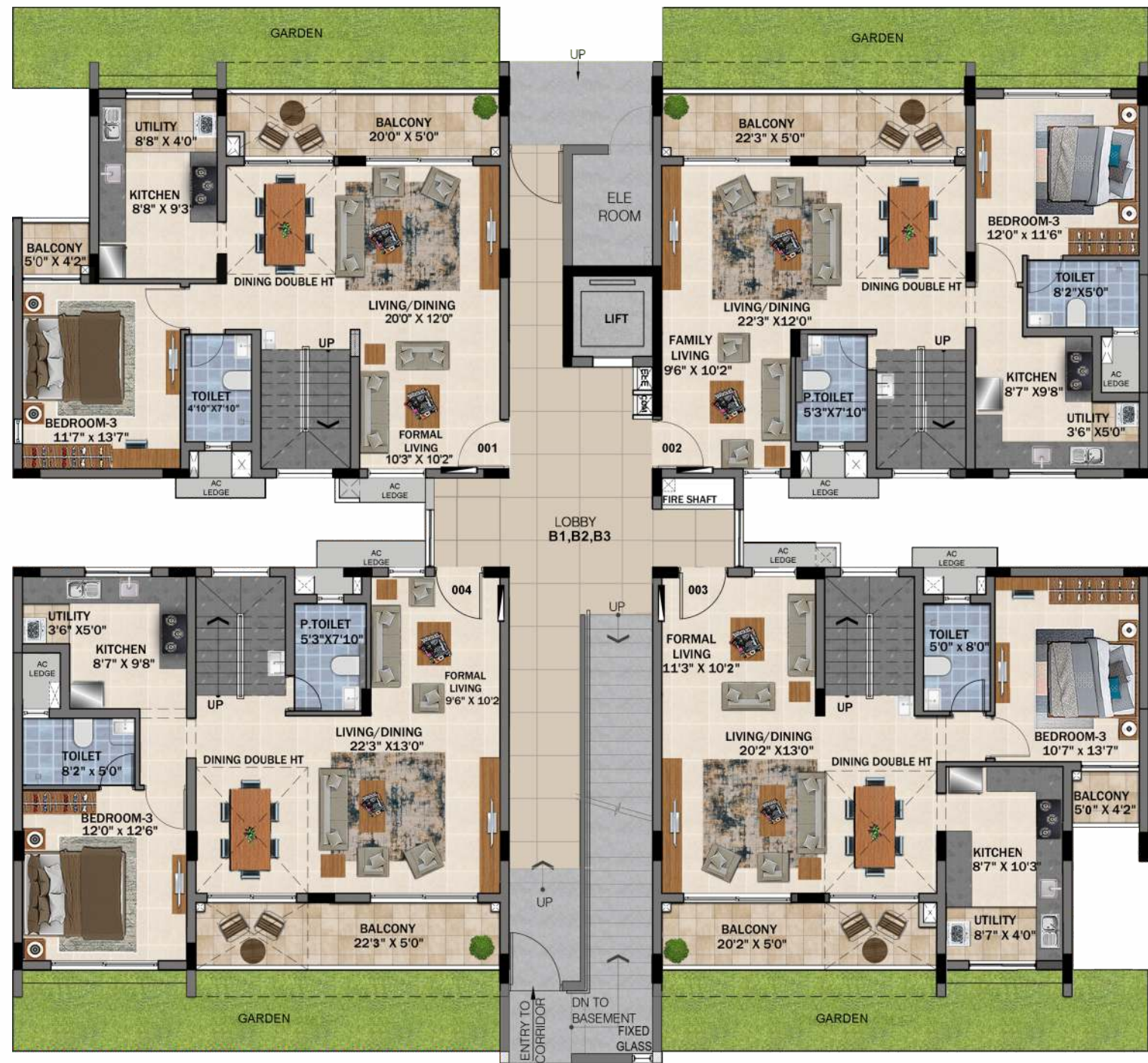
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FOURTH FLOOR PLAN
BLOCK - A (CORE A1, A2, A3)

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
4th	A1-401	3.5 BHK+3T	2512.00
4th	A1-402	3.5 BHK+3T	2496.00
4th	A2-401	3.5 BHK+3T	2497.00
4th	A2-402	3.5 BHK+3T	2496.00
4th	A3-401	3.5 BHK+3T	2497.00
4th	A3-402	3.5 BHK+3T	2511.00





GROUND FLOOR PLAN
BLOCK - B (CORE B1, B2, B3)

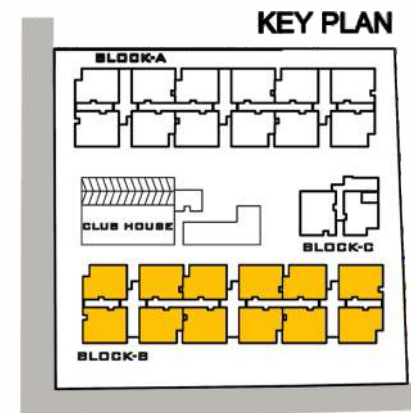
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	B1-001	3.5 BHK+3T	2403.00
G+1st	B1-002	3.5 BHK+3T	2456.00
G+1st	B1-003	3.5 BHK+3T	2456.00
G+1st	B1-004	3.5 BHK+3T	2555.00

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	B2-001	3.5 BHK+3T	2393.00
G+1st	B2-002	3.5 BHK+3T	2456.00
G+1st	B2-003	3.5 BHK+3T	2456.00
G+1st	B2-004	3.5 BHK+3T	2545.00



FIRST FLOOR PLAN
BLOCK - B (CORE B1, B2, B3)

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	B3-001	3.5 BHK+3T	2393.00
G+1st	B3-002	3.5 BHK+3T	2466.00
G+1st	B3-003	3.5 BHK+3T	2466.00
G+1st	B3-004	3.5 BHK+3T	2545.00





SECOND FLOOR PLAN
BLOCK - B (CORE B1, B2, B3)

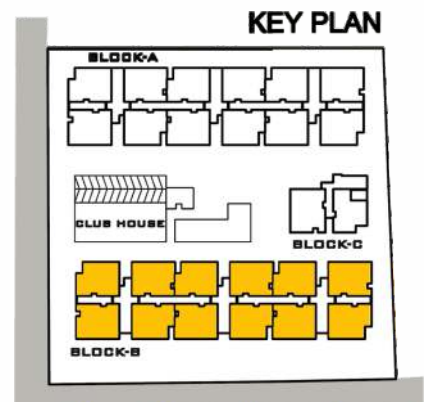
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	B1-201	3.5 BHK+3T	2403.00
2nd+3rd	B1-202	3.5 BHK+3T	2456.00
2nd+3rd	B1-202	3.5 BHK+3T	2458.00
2nd+3rd	B1-204	3.5 BHK+3T	2557.00

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	B2-201	3.5 BHK+3T	2393.00
2nd+3rd	B2-202	3.5 BHK+3T	2456.00
2nd+3rd	B2-202	3.5 BHK+3T	2458.00
2nd+3rd	B2-204	3.5 BHK+3T	2547.00



THIRD FLOOR PLAN
BLOCK - B (CORE B1, B2, B3)

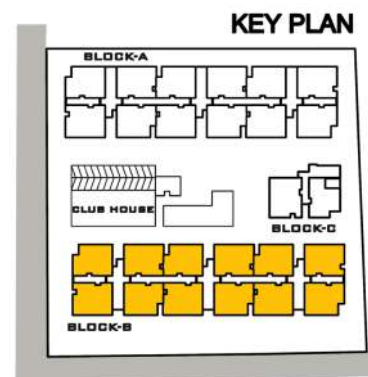
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	B3-201	3.5 BHK+3T	2393.00
2nd+3rd	B3-202	3.5 BHK+3T	2466.00
2nd+3rd	B3-202	3.5 BHK+3T	2468.00
2nd+3rd	B3-204	3.5 BHK+3T	2547.00





FOURTH FLOOR PLAN
BLOCK - B (CORE B1, B2, B3)

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
4th	B1-401	3.5 BHK+3T	2512.00
4th	B1-402	3.5 BHK+3T	2496.00
4th	B2-401	3.5 BHK+3T	2497.00
4th	B2-402	3.5 BHK+3T	2496.00
4th	B3-401	3.5 BHK+3T	2497.00
4th	B3-402	3.5 BHK+3T	2511.00



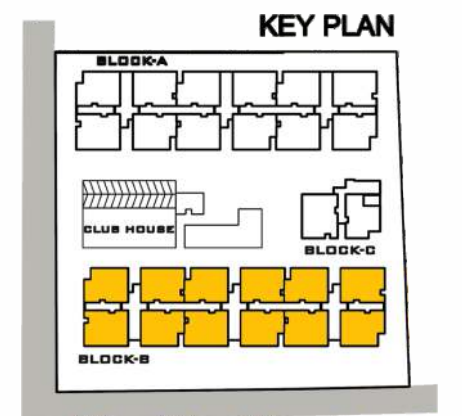


GROUND FLOOR PLAN
BLOCK - C

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	C1-001	3.5 BHK+3T	2556.00
G+1st	C1-002	3.5 BHK+3T	2398.00



FIRST FLOOR PLAN
BLOCK - C

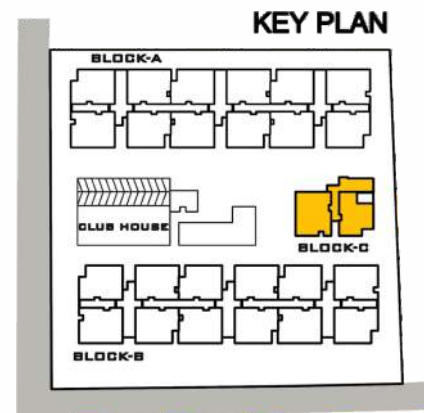




SECOND FLOOR PLAN
BLOCK - C

FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	C1-201	3.5 BHK+3T	2556.00
2nd+3rd	C1-202	3.5 BHK+3T	2398.00

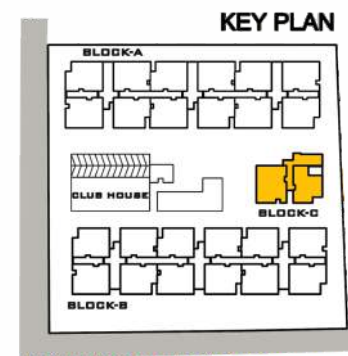
THIRD FLOOR PLAN
BLOCK - C





FOURTH FLOOR PLAN

BLOCK - C



FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
4th	C1-401	3.5 BHK+3T	2507.00



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PAYMENT SCHEDULE

Booking Advance	10%
Within 30 Days from the date of Booking	20%
On Completion of Foundation	10%
On Completion of Ground Floor Roof Slab	10%
On Completion of 1st Floor Roof Slab	10%
On Completion of 2nd Floor Roof Slab	10%
On Completion of 3rd Floor Roof Slab	10%
On Completion of 4th Floor Roof Slab	10%
On Completion of Internal plastering of the respective unit	5%
On Completion of Flooring	3%
On Intimation of Handing Over	2%

CRAFTED TO PERFECTION

STRUCTURE

- Masonry

VILLAMENT

RCC framed concrete structure.

Earthquake resistance structure to adhere to seismic zone II.

Anti-termite treatment at ground level.

AAC lightweight blocks for internal and external masonry walls.

Solid concrete blocks for other masonry walls.

FLOOR & WALL FINISHES

- Living & dining floor
- Master bedroom floor
- Other bedrooms, kitchen & family room floor
- Balcony, utility & toilet floor
- Staircase inside the house
- Common staircase
- Ground floor lobby
- Typical floor corridor & lift lobby
- External driveway
- Basement car park floor
- Kitchen wall dado
- Toilet wall
- Utility wall
- Lift fascia wall

800 x 800 mm vitrified floor tiles.

Laminated Wooden flooring with 8mm thickness.

800 x 800 mm vitrified floor tiles.

Ceramic tiles - Antiskid flooring of suitable size.

Granite as per architect's choice.

Granite as per architect's choice.

Granite as per architect's choice.

Vitrified tiles as per architect's choice.

Interlocking concrete paver blocks / Granolithic screed concrete floor.

Granolithic concrete flooring.

Cement plaster finish for 600mm height from granite level, counter and dado customer scope.

Glazed ceramic tiles up to door lintel level.

Glazed ceramic tiles from floor up to 4 feet height.

Granite as per architect's choice.

KITCHEN & UTILITY

- Water point with tap in Kitchen
- Water point with tap in Utility (wherever applicable)
- Washing machine water point
- Water purifier point

Will provide separate taps for municipal water and domestic water in kitchen sink location.

Domestic water in utility sink location.

Will be provided in utility.

Will be provided in kitchen.

DOORS / WINDOWS / VENTILATORS / RAILING / FALSE CEILING

- Main Door

7 feet height factory made door, 35mm thick flush shutter with both sides teak veneer finish, hardwares & digital lock system of DORSET / equivalent make.

- Bedroom Doors

7 Feet height factory made door, 32mm thick flush shutter with both sides laminate finish, hardwares of DORSET / equivalent make.

- Toilet Doors

7 feet height factory made door, 32mm thick flush shutter with both sides laminate finish, hardwares of DORSET / equivalent make.

- Window

White UPVC / aluminium sliding windows with granite sill & clear glass.

- French door

White UPVC / aluminium sliding french door with clear glass.

- Ventilators

White UPVC / aluminum ventilators with swing open shutters, lock & key for shaft access area.

White UPVC / aluminium ventilators with swing open shutters for non accessible areas.

- Toilet false ceiling
- Balcony Railing
- Internal Staircase Railing
- Common Staircase Railing

PAINTING

- Internal Walls

- Exterior Walls

- Ceiling

- MS Railing

ELECTRICAL

- Power supply

- Switches and Sockets

- Wiring

- Split AC Points

- TV & Data Points

- 2 Way Control Switch

- DG Power Backup

- 20 Amps Point

- 15 Amps Point

- 5 Amps Point

PLUMBING

- Sanitary ware

- CP fittings

- Closet

- Overhead Shower

- Washbasin

- Pipe lines

EXTERNAL SALIENT FEATURES

- Power backup

- Common Lift

- External

- Boundary Wall

- Water Flow Metre

- Video Door Phone

- Treatment Plants

- Surveillance System

Grid type false ceiling as per architect's choice.

Glass railing as per architect's choice.

Glass railing as per architect's choice.

Aesthetically designed MS railing.

2 Coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty.

2 Coats of Asian / Berger / Dulux / equivalent exterior emulsion paint over texture.

2 Coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty.

2 Coats of Satin enamel paint of Asian / Berger / Dulux / equivalent over primer.

Three Phase power supply with concealed wiring and ACCL (Automatic change over).

Anchor by Panasonic / Equivalent.

Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent.

Provision with electrification in Living / Dining room & all bedrooms.

Provision with electrification in Living / Dining room & all bedrooms.

For light and fan point in all bedrooms.

1500 Watts per unit.

For water heater with electrification in all toilets.

For refrigerator, microwave oven in kitchen and for washing machine in utility (3 No's).

For chimney, water purifier, mixer / grinder in kitchen and for exhaust fan in all toilets (4 No's).

Premium range Kohler / American Standards / equivalent.

Premium range Kohler / American Standards / equivalent.

Wall mount type EWC (European water closet) with wall concealed tank and health faucet.

Single lever concealed diverter with over head shower and spout in all toilets.

Rain shower head for any one bedroom toilet and normal shower head for other bedroom toilets.

Counter wash basin with polished granite in any one bedroom toilet, wall hung wash basin in dining area & all other toilets.

UPVC & CPVC water pipe lines, PVC soil, waste & rain water pipe lines shall be of ISI certified brands like Aashirwad / Astral / Supreme or equivalent.

100% for common area lighting.

Passenger lifts of adequate capacity.

Landscape & Hardscape as per architect's choice.

6 feet height compound wall from driveway level.

Water flow metre for the domestic water line in each unit.

Video door phone of Godrej / Panasonic / equivalent make in each houses integrating to the main entry gate.

Sewage treatment plant and Water softening plant.

CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level,

Entry portal & security cabin with boom barriers.

OUR PRESTIGIOUS ONGOING PROJECTS



3, 3.5, 4 & 5 BHK
ROW HOUSE

RERA No.: PMR/KA/RERA/1251/446/PR/091122/005430



2, 2.5 & 3 BHK
LUXURY APARTMENTS

RERA No.: TN/29/BUILDING/355/2022
Dt: 19.09.2022



3 BHK
LUXURY APARTMENTS

RERA No.: TN/29/BUILDING/0386/2022
Dated: 30.09.2022



PREMIUM VILLAS
3, 3.5 BHK +
HOME THEATRE ROOM

RERA: TN/11/BUILDING/205/2023.
DT: 12.05.2023



2 BHK Compact
2, 3 & 4 BHK
Total 285 Units

RERA No.: TN/29/Building/036/2024
Dated: 07.02.2024

INJAMBAKKAM-ECR



READY TO BUILD VILLA PLOTS

RERA No.: TN/29/LAYOUT/8458/2022
DT: 19.10.2022

ECR - CHENNAI



RERA No.: TN/01/LAYOUT/0089/2021 Dt: 29.03.2021

RESIDENTIAL PLOTS

OUR PRESTIGIOUS COMPLETED PROJECTS

BENGALURU



SAMPIGEHALI, BENGALURU
PRM/KA/RERA/1251/309/PR/171014/000542

COIMBATORE



VEDAPATTI, COIMBATORE
RERA: TN/11/BUILDING/0307/2018

CHENNAI



RADIANCE

PRIVILEGE

CLUB

YOUR NEAR
& DEAR ONES
**MAKE YOU
RICHER.**

REFER & EARN

UPTO ₹2 LACS

RADIANCE PROMISE



Prime
Locations



Superior
Quality



On Time
Delivery



Affordable
Price



Top Class
Amenities

RADIANCE
REALTY

RADIANCE REALTY DEVELOPERS INDIA LTD.,

Radiance Towers, 1st Floor, Old No.110, New No.111, 33 Feet Road, Anna Salai, Guindy, Chennai - 600 032.



91710 11111

CHENNAI | BENGALURU | COIMBATORE | DUBAI

www.radiance Realty.in

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