# RADIANE RIVERWOODS





Radiance Riverwoods emerges from Radiance Realty, South India's most trusted luxury Developer. With an illustrious portfolio setting high standards in quality and value, our legacy extends across Chennai, Coimbatore and Bengaluru.

74

YEARS OF EXPERTISE

25+

COMPLETED PROJECTS

12+

ONGOING PROJECTS

6K+

HAPPY FAMILIES 5 MILLION SQ.FT

OF SPACES DELIVERED 6 MILLION SQ.FT

OF SPACES IN PIPELINE

# INNOVATIVE LIVING CENTERED AROUND YOU

Every project reflects our commitment to innovation, perfection and customer-centricity, offering modern designs and the latest amenities for a truly luxurious lifestyle.





# LIVE IN HARMONY WITH NATURE, WITHOUT LEAVING THE CITY BEHIND.

Radiance Riverwoods, located on Perur Main Road, Coimbatore, combines natural beauty with urban convenience. Nestled in the hands of the Western Ghats and Noyyal River, it offers residents easy access to daily essentials, entertainment sectors, and major transport facilities, including Bus Stands, Coimbatore Junction, and the International Airport — all within city limits. With pure water and lush greenery that attracts a variety of butterfly species, it provides a serene, nature-rich living environment.

RERA NO:TN/11/BUILDING/0544/2024 DATED 22.11.2024







# RADIAN E RIVERWOODS SALIENT FEATURES

- Spread Across 3 Acres.
- A Captivating Selection of 377 Large and Comfortable Apartments.
- 2 Towers with Basement+Stilt+13 Floors.
- Beautifully Crafted 1, 2, 2.5 & 3 BHK.
- Sizes Ranging From 696 to 1579 Sq.Ft.
- 8450 sq.ft. exclusive clubhouse and a half-Olympic size swimming pool.
- Superior fixtures & Top of the line Specification.
- 70 % Open Space Across the Project.
- Covered car park for all the units.
- 100% Vastu Compliance.
- Value for money investment with assured multiple returns.

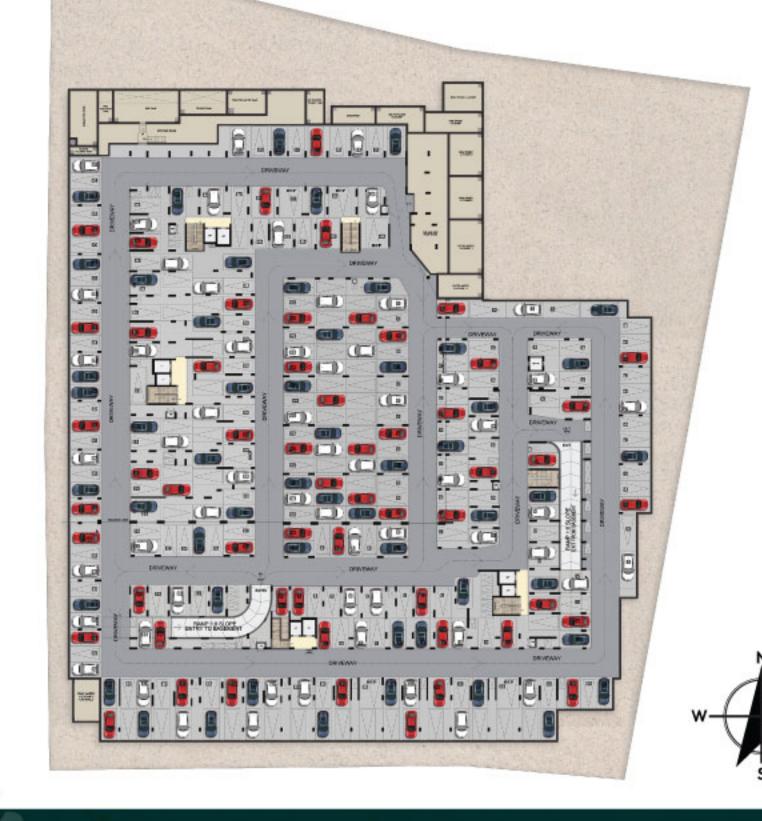
# MASTER PLAN



### THE LEGENDS

- 1. Grand Entry & Exit
- 2. Mini Amphitheatre
- 3. Adventure Zone/climber
- 4. Kids Play Area
- 5. Refloxology Pathway
- 6. Outdoor Gym
- 7. Cricket Net Practice
- 8. Senior Citizens Alcove
- 9. Play Zone
- 10. Seating Alcove
- 11. Swimming Pool/kids Pool
- 12. Mini Basket Ball Hoop
- 13. Raised Palm Deck
- 14. Bamboo Grooves
- 15. Aroma Plants
- 16. Multi-functional/Party Lawn

# **BASEMENT FLOOR PLAN**





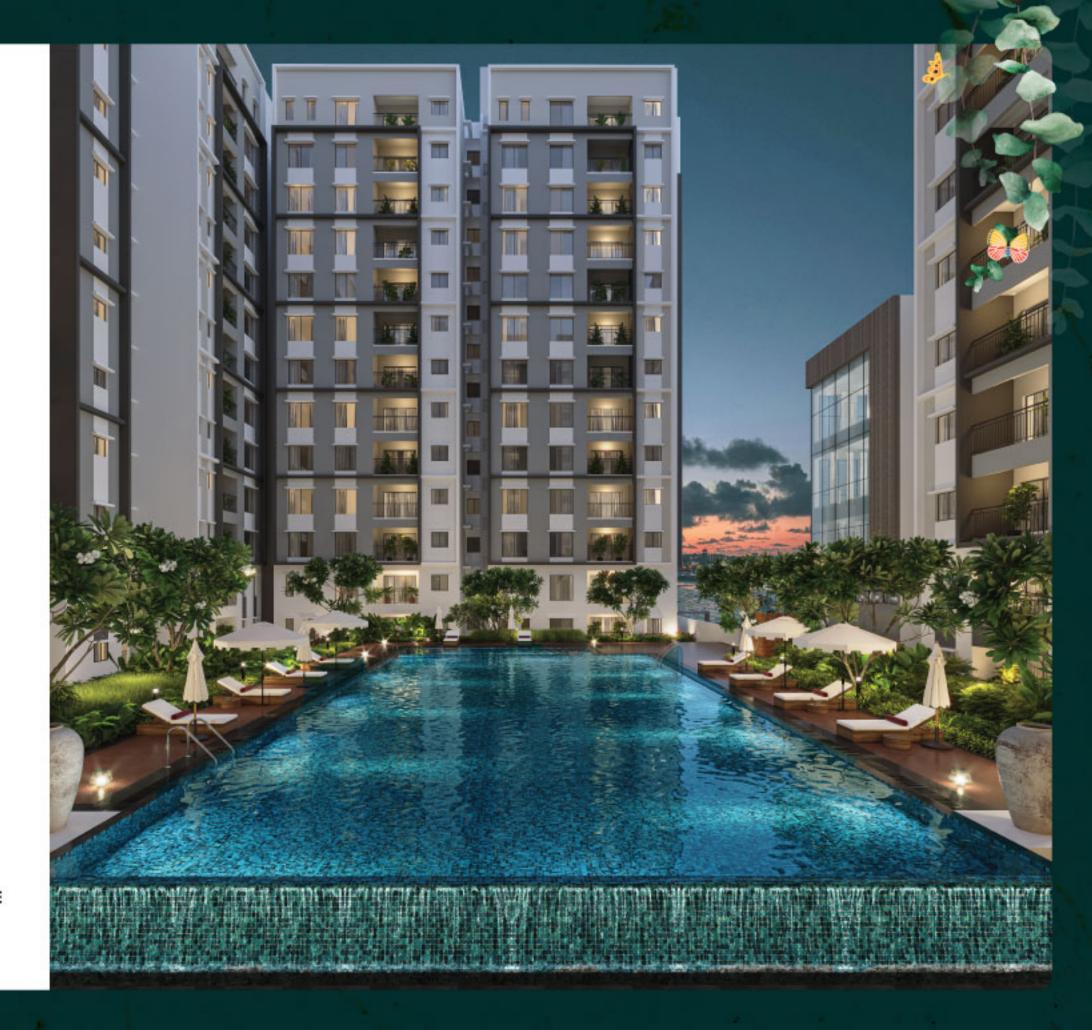




# FIRST FLOOR PLAN

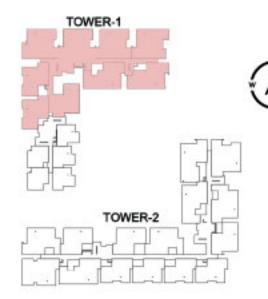






# TOWER 1(CORE-A)





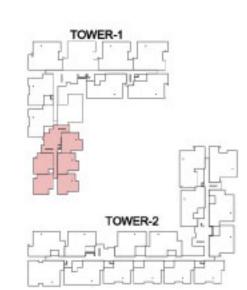
**KEY PLAN** 



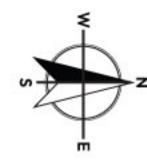


# TOWER 1(CORE-B)



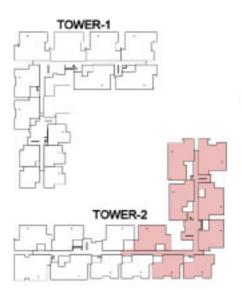


**KEY PLAN** 



# TOWER 2(CORE-C)





**KEY PLAN** 



# TOWER 2(CORE-D)



V E

## REDEFINING LUXURY LIVING



Radiance Riverwoods isn't Just a residential Space, it's an invitation to a luxury life style. With an array of amenities and thoughtfully designed living spaces, it promises an experience where every moment is Exceptional.

# **OUTDOOR AMENITIES**

- · Mini Amphitheatre
- Adventure zone /Climber
- Kids play area
- Party lawn / Multifunctional
- Outdoor Gym

- Refloxology Pathway
- Senior Citizens alcove
- Mini Basket ball hoop
- Swimming Pool/ Kids Pool
- utdoor Gym

- Aroma Plantation
- Bamboo Grooves
- Seating Alcoves
- Barbeque plaza
- Raised palm deck
- Yoga zone / Meditation



Radiance Riverwoods goes beyond living. It's about thriving. Immerse yourself in a world of 30+ lifestyle amenities that redefine grandeur and opulence. The highlight, a Podium Garden, provides a green oasis within, offering a retreat amidst the urban hustle.

# **INDOOR AMENITIES**

#### FIRST FLOOR

- Association Room
- Changing room with Shower (Ladies & Gents)

#### FOURTH FLOOR

- Gathering room
- AV Room

#### SECOND FLOOR

- Indoor Games
  - a)Video Games
  - b) Board Games
  - c) Kids Ball pit
- Creche & infant room

#### THIRD FLOOR

- GYM / Interactive
- SPA/Massage Room
- a)Steam area b) Jacuzzi
- c) Change Room
- d) Shower



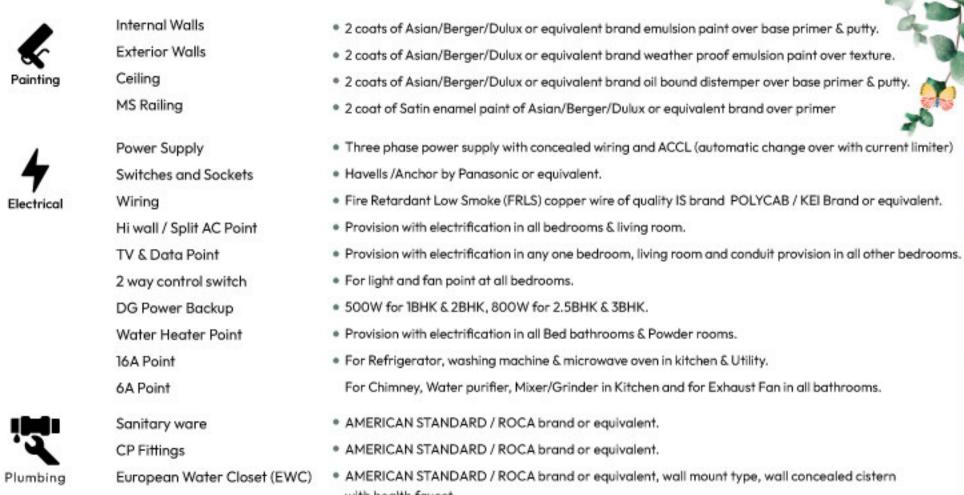
# RADIANE RIVERWOODS

# **PAYMENT SCHEDULE**

- 10% Booking Advance
- 20% Within 30 Days from the date of Booking
- 7.5% On Completion of Basement
- 7.5% On Completion of 1st Floor Roof Slab
- 7.5% On Completion of 3rd Floor Roof Slab
- 7.5% On Completion of 5th Floor Roof Slab
- 7.5% On Completion of 7th Floor Roof Slab
- 7.5% On Completion of 9th Floor Roof Slab
- 7.5% On Completion of 11th Floor Roof Slab
- 7.5% On Completion of 13th Floor Roof Slab
- 5% On Completion of Plastering of the Respective unit
- 2% On Completion of Flooring of the Respective unit
- 3% On Intimation of Handing Over

#### RIVERWOODS SPECIFICATION

		KIVEK WOODS
Structure	Masonry	<ul> <li>RCC Framed Concrete Structure.</li> <li>Earthquake Resistance Structure adhering to seizmic zone III.</li> <li>Anti-Termite Treatment during stage wise construction.</li> <li>AAC Light Weight Blocks for internal and external masonry Walls.</li> </ul>
Floor Finishes	Living, Dining, Bedrooms, Kitchen	<ul> <li>Solid concrete Blocks for masonry walls wherever applicable.</li> <li>600 X 600 mm Vitrified Tiles as per architect design.</li> </ul>
	Balcony, Utilities & Toilets	<ul> <li>Antiskid Ceramic tiles of suitable size as per architect design.</li> </ul>
	Terrace Floor	<ul> <li>Concrete / Clay tiles.</li> </ul>
	Staircase	<ul> <li>Granite as per architect design.</li> </ul>
	Typical Floor Lobby / Corridor	<ul> <li>Vitrified Tiles as per architect design.</li> </ul>
	Stilt Floor External Driveway	<ul> <li>Interlocking Concrete Pavers.</li> </ul>
	Stilt & Basement Car Parking	Granolithic Concrete Flooring .
Wall Finishes	Kitchen Dado	<ul> <li>Glazed Ceramic tiles up to 2 feet height from Kitchen Counter.</li> </ul>
	Toilet	<ul> <li>Glazed Ceramic tiles up to false ceiling level.</li> </ul>
	Utility	<ul> <li>Glazed Ceramic tiles with height matching to the Kitchen wall tile level.</li> </ul>
	Lift Fascia	<ul> <li>Granite for lift wall jambs and paint for rest of the area.</li> </ul>
Kitchen	Stainless Steel Single Bowl Sink	Futura/ Nirali brand or equivalent.
	Kitchen Counter	<ul> <li>Concrete platform with Granite Counter Top.</li> </ul>
	Sink cock / Sink Tap	<ul> <li>Water point with separate sink cock for domestic &amp; drinking water.</li> </ul>
	Main Door	<ul> <li>7 feet height factory made door, 35mm thickness flush shutter with both sides veneer finish. Designer hardwares of DORSET or YALE or equivalent brand.</li> <li>Digital lock system for main door.</li> </ul>
Doors,	Bedroom Doors	<ul> <li>7 feet height factory made door, 32mm thickness flush shutter with both sides laminate finish.</li> <li>Designer hardwares of DORSET or YALE or equivalent brand.</li> </ul>
Windows, Ventilators, Railing, Grill, False Ceiling	Bathroom Doors	<ul> <li>7 feet height factory made door, 30mm thickness flush shutter with both sides laminate finish.</li> <li>Designer hardwares of DORSET or YALE or equivalent brand.</li> </ul>
	Windows, Balcony French Doors	<ul> <li>White UPVC sliding/swing open shutter windows and french doors with clear glass as per architect design.</li> </ul>
	Ventilators	<ul> <li>White UPVC swing open shutter ventilator for shaft access location &amp; fixed shutter ventilator for non shaft access location.</li> </ul>
	Window Grill	MS Grill as per architect design
	Staircase & Balcony Railing	<ul> <li>MS Railing as per architect design</li> </ul>
	Bathroom False Ceiling	Grid type false ceiling





Wash Basin

Pipe lines

Common Elevator / Lift

 AMERICAN STANDARD / ROCA brand or equivalent, wall mount type, wall concealed cistern with health faucet.

Shower Head & Diverter Rain shower head for any one Bed bathroom and normal shower head for all other bed bathrooms. Single lever high flow concealed diverter with overhead shower and spout at all bathrooms.

> Counter Wash Basin type with polished granite top in any one Bed bathroom and wall hung wash basin type in all other bathrooms, powder rooms & Dining Area.

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



Solar Power Solar power for all Common area lights.

Power Back Up DG power Back up for all Common Area.

Treatment Plants Sewage treatment plant, Water softener plant & Solid waste composter.

Security & Surveillance System CCTV camera surveillance system, Entry portal with security cabin, Boom Barriers & 6 feet height Boundary Compound wall.

Standard Lift / Elevator of reputed brand with adequate capacity.

Electric Vehicle Charging Station \* 10 slots of four wheelers and 10 slots of two wheelers for the overall community.



#### WHERE TIMELESS BEAUTY MEETS PRIME LOCATION

Nestled within the city limits of Coimbatore, Perur main road is captivating location that excudes timeless natural beauty. Situated in tasteful setting, this remarkable place is a mere 10 minutes away from RS Puram. It serves as a true landmark and offers excellent connectivity to various parts of Coimbatore.

# LOCATION ADVANTAGES

#### **SCHOOLS**

- Vasavi Vidyala School 350 Mtr
- Thavatiru Santha Lingar school 1.5 Km
- Motherland School 1.6 Km
- Star Kids Mont World 900 Mtr
- Shirushti Vidyalaya School 1.9 Km

#### HOSPITALS

- Telungupalayam Hospital 200 Mtr
- Rubha Hospital 500 Mtr
- Snekaram Multi Speciality Hospital 1.1 Km
- Rani Hospital 1.5 Km

#### COLLEGES

- Government College of Technology 7.5 Km
- Tamilnadu Agriculture University 6.8 Km
- PSG College of Technology 11.2 Km
- Karunya University 22 Km

#### TRANSPORTATION

- Ukkadum Bus Stand 5 Km
- Coimbatore Railway Station 5 Km
- Ghandhipuram Bus Stand 7.6 Km
- Coimbatore Airport 17.7 Km

## **LOCATION MAP**



Radiance Riverwoods proudly stands in this highly sought-after locale, surrounded by renowned schools, colleges and hospitals. Rest assured, your investment in Radiance Riverwoods is destined to appreciate significantly in short span of time.

#### ENTERTAINMENT AND SHOPPING

- Town Hall 4.9 Km
  - - . .
- Kovai Kondattam 5.5 Km
- Lulu Market 9 Km

Brookefields Mall – 6.8 Km

# **ONGOING PROJECTS**





#### INDEPENDENT VILLAS

3BHK, 3.5 BHK, 4 BHK

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





#### LUXURY **APARTMENTS**

BHK, 3 BHK & 4 BHK

RERA NO: N/29/BUILDING /0386/2022 DATED 30.9.2022





LUXURY **APARTMENTS** 2, 2.5, 3, 4 BHK

RERA NO: TN/29/BUILDING/355/2022





#### PREMIUM **APARTMENTS**

2 BHK COMPACT. 2 BHK, 3 BHK & 4 BHK

N/29/BUILDING/036/2024 DATED: 07.02.2024





ROW HOUSES & VILLAMENTS **BHK, 3.5 BHK, 4 BHK** 

RERA NO: PRM/KA/RERA/1251/446/ PR/091122/005430





3.5 BHK

RERA NO: PRM/KA/RERA/1251 /446/ PR/060424/006781







LUXURY

APARTMENTS

38HK, & 4 BHK







# COMPLETED PROJECTS

#### CHENNAI









PALLAVARAM



Residencia

THAIYUR





MARAIKAYAR MANOR

NUNGAMBAKKAM



RADIANCE SMARTVILLE

KOYAMBEDU



T NAGAR



PADAPPAI

PERUMBAKKAM













RADIANCE W





#### — COIMBATORE —









MADURAI —









## RADIANCE REALTY DEVELOPERS INDIA LTD.,

Radiance Towers: 1st Floor, Old No.110, New No.111, 33 Feet Road, Guindy, Chennai 600032.



CHENNAI | BANGALORE | COIMBATORE

www.radiancerealty.in



SCAN & FOLLOW US ON [6] INSTAGRAM

Disclaimen. The plans, specifications, images and others details herein are only indicative and the Developer J Owner reserves the right to change any or all of these development. All brands may be replaced by an equivalent or before brand, as decided by the project architect. This material does not constitute as offer and/or contact of any type between the developer I owner and the recipient. Any prechaser I leave of this development shall be governed by the terms and conditions of the Agreement for Salet, Leave entered into between the parties, and no details mentioned in this printed inaterial shall in any way govern such transactions. This work is copyright of Radiance Realty and connect be reproduced in any form with transactions are prints' impressions seed to delay for the purpose of visualization.

