



**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.: PRM/KA/RERA/1251/446/PA/060424/006781 | Date: 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   | 4. VR Games    | 7. Board Games  |
| 2. Kids Indoor Games  | 5. Video Games | 8. Table Tennis |
| 3. Multi-Purpose hall | 6. GYM         | 9. Pool Table   |



TABLE TENNIS



VR GAMES



EMBRACE THE  
*Resort Lifestyle*



YOGA



OUT-DOOR GYM

**OUTDOOR AMENITIES IN OSR**

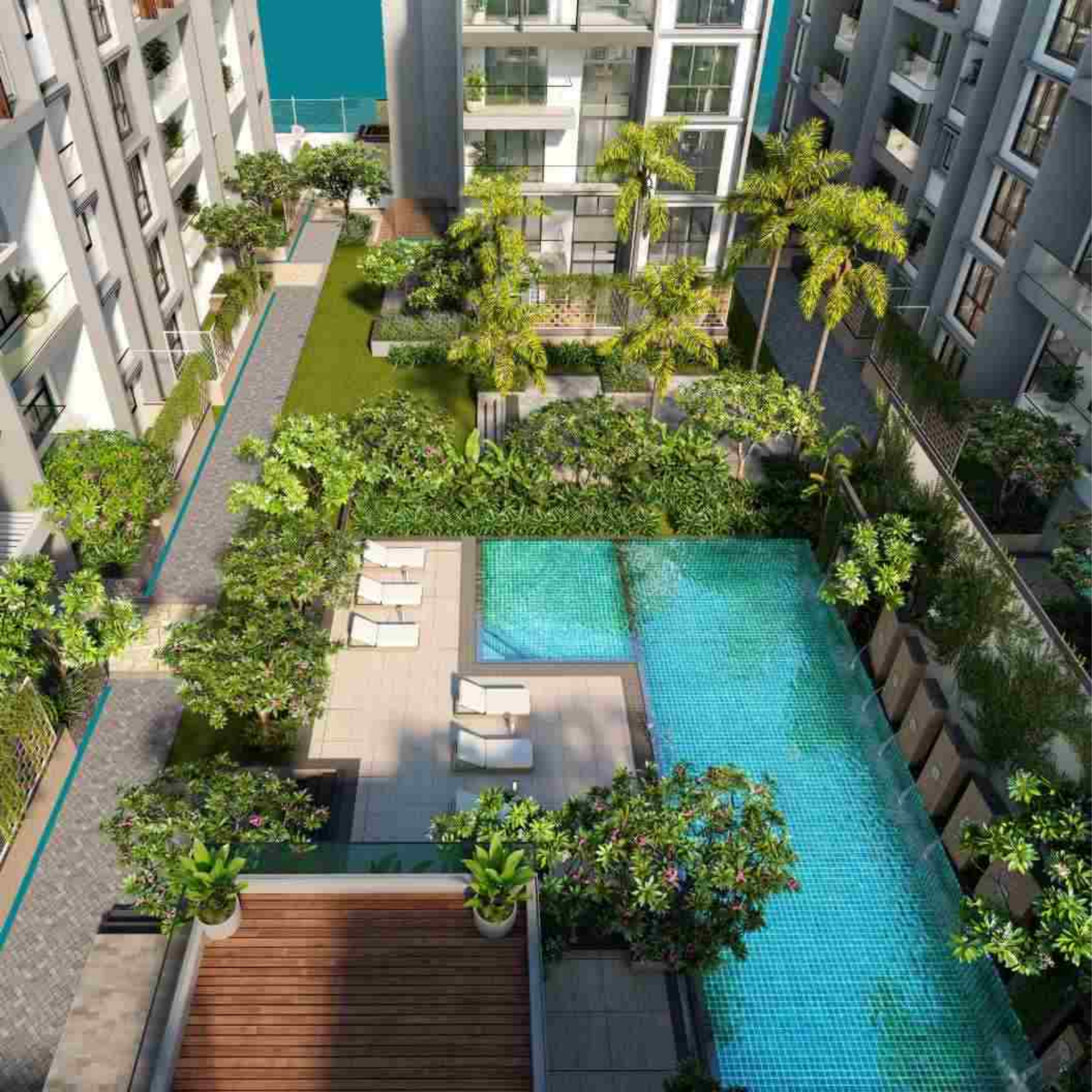
- |                           |                            |                              |
|---------------------------|----------------------------|------------------------------|
| 1. Infinity Swimming Pool | 5. Senior Citizen's Alcove | 9. Pathway                   |
| 2. Kids Pool              |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



KIDS PLAY AREA



PATHWAY



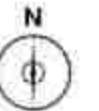


**BIRD'S EYE VIEW**

- 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 )

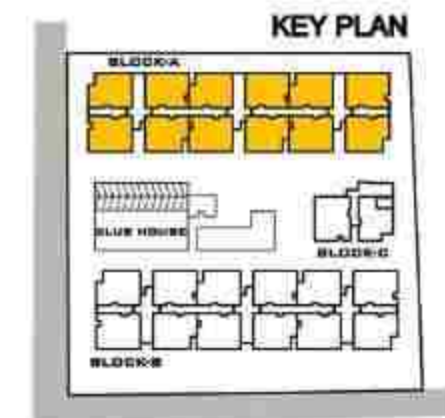
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	A1-001	3.5 BHK+3T	2401.00
G+1st	A1-002	3.5 BHK+3T	2454.00
G+1st	A1-003	3.5 BHK+3T	2458.00
G+1st	A1-004	3.5 BHK+3T	2557.00

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





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

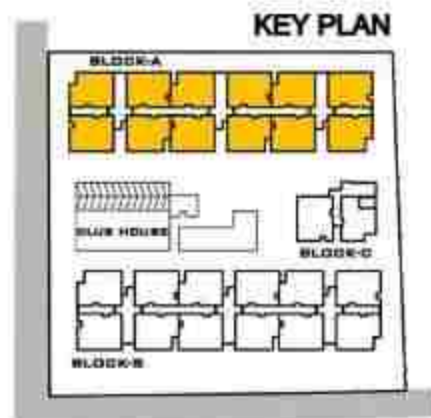
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	A1 - 201	3.5 BHK+3T	2403.00
2nd+3rd	A1 - 202	3.5 BHK+3T	2456.00
2nd+3rd	A1 - 203	3.5 BHK+3T	2458.00
2nd+3rd	A1 - 204	3.5 BHK+3T	2557.00

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 )

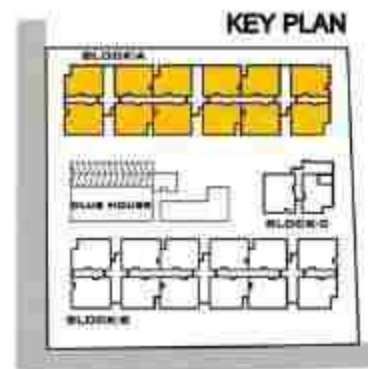
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	A3 - 201	3.5 BHK+3T	2393.00
2nd+3rd	A3 - 202	3.5 BHK+3T	2466.00
2nd+3rd	A3 - 203	3.5 BHK+3T	2466.00
2nd+3rd	A3 - 204	3.5 BHK+3T	2547.00





**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



**RADIANCE**  
**Floresta**  
HENNUR  
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**GROUND FLOOR PLAN**  
BLOCK - B ( CORE B1, B2, B3 )

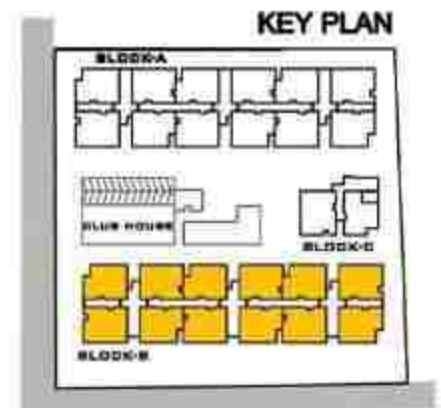
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
G+1st	B1-001	3.5 BHK+3T	2403.00
G+1st	B1-002	3.5 BHK+3T	2456.00
G+1st	B1-003	3.5 BHK+3T	2456.00
G+1st	B1-004	3.5 BHK+3T	2555.00

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 )

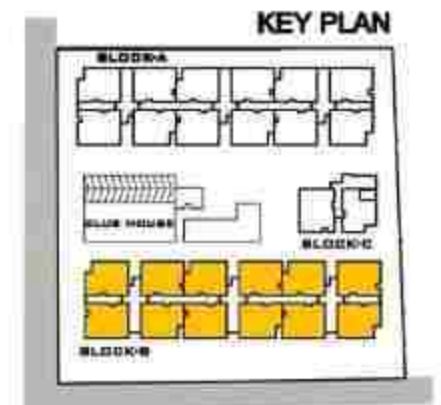
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	B1-201	3.5 BHK+3T	2403.00
2nd+3rd	B1-202	3.5 BHK+3T	2456.00
2nd+3rd	B1-202	3.5 BHK+3T	2458.00
2nd+3rd	B1-204	3.5 BHK+3T	2557.00

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 )

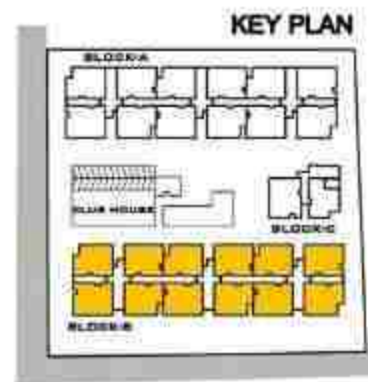
FLOOR No.	UNIT No.	UNIT TYPE	SALEABLE AREA IN SQ.FT
2nd+3rd	B3-201	3.5 BHK+3T	2393.00
2nd+3rd	B3-202	3.5 BHK+3T	2466.00
2nd+3rd	B3-202	3.5 BHK+3T	2468.00
2nd+3rd	B3-204	3.5 BHK+3T	2547.00





**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



**RADIANCE**  
**Floresta**  
HENNUR  
A JD WITH KANUNGA GROUP

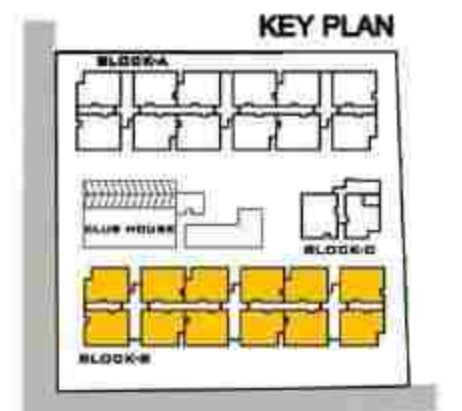


**GROUND FLOOR PLAN  
BLOCK - C**

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**



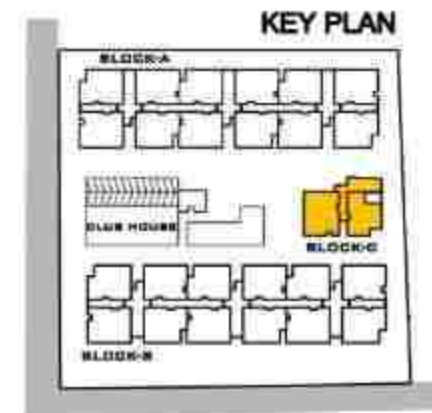


**SECOND FLOOR PLAN**  
BLOCK - C

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

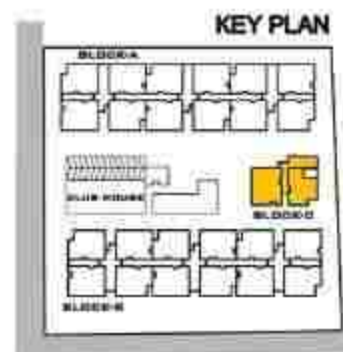






### FOURTH FLOOR PLAN

BLOCK - C



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

### 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

### KITCHEN & UTILITY

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

### 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.

### 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.

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.

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.

• 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 Godraj / 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.

UNVEIL  
*Effortless Connectivity*

Nestled advantageously at Hennur, Chikkagubbi village, Radiance Floresta emerges as an ideal investment opportunity in a sought-after residential and IT hotspot. Hennur, recognized as one of North Bengaluru's prime locations along the Outer Ring Road, has evolved into a thriving urban hub, boasting proximity to educational institutions, shopping malls, hospitals and IT hubs, including Manyata Tech Park and placing everything you need in just a stone's throw away. With its strategic location, Radiance Floresta is well-connected to the International Tech Park (ITPL) and other major IT companies, ensuring quick access to work spaces along the IT corridor. Moreover, with the International Airport and the city's railway station merely a few km's away, Hennur offers exceptional connectivity and convenience. Commuting is made even easier with the project being just off the Outer Ring Road and the Baiyappanahalli Metro station being just 7 km away, promising hassle-free travel within the city. Additionally, this locale assures a high return on investment, making it an enticing prospect for real estate investors looking to capitalize on long-term growth.



OUR PRESTIGIOUS ONGOING PROJECTS



3, 3.5, 4 & 5 BHK  
ROW HOUSE

RENA No: PWR/KK/PERA/25/1446/PK/01/22/005433



2, 2.5 & 3 BHK  
LUXURY APARTMENTS

RENA No: TN/PS/ECR/31/0/95/2022  
Dt: 18.04.2022



3 BHK  
LUXURY APARTMENTS

RENA No: TN/PS/ECR/11/10/038/2022  
Date: 30.09.2022



PREMIUM VILLAS  
3, 3.5 BHK +  
HOME THEATRE ROOM

RENA No: TN/PS/ECR/31/0/95/2022  
Dt: 18.04.2022



3 BHK Compact  
2, 3 & 4 BHK  
Total 265 Units

RENA No: TN/PS/ECR/11/10/038/2022  
Date: 30.09.2022

INJAMBAKKAM-ECR



READY TO BUILD VILLA PLOTS

RENA No: TN/20/AYO/T/0458/2022  
Dt: 18.10.2022

ECR - CHENNAI



RENA No: TN/PS/AYO/09/09/2021 Dt: 29.03.2021

RESIDENTIAL PLOTS

OUR PRESTIGIOUS COMPLETED PROJECTS

BENGALURU



VEDAPATTI, COIMBATORE

CHENNAI



RADIANCE  
**PRIVILEGE**  
CLUB

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

REFER & EARN  
**UPTO ₹2 LACS**

RADIANCE PROMISE



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.

CHENNAI | BENGALURU | COIMBATORE | DUBAI

[www.radiancerealty.in](http://www.radiancerealty.in)

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