



AMBERSTONE
PROPERTIES

SCIENTIFICALLY CRAFTED LIVING

ILLUMINA

PRM/KA/RERA/1251/310/PR/160925/008097

HOMES DESIGNED
FOR TOGETHERNESS

ABOUT US

Illumina by **Amberstone Properties**

Offers 64 thoughtfully designed 2, 2.5 & 3 BHK residences close to 1 acre in JP Nagar. Blending modern living with Vastu compliance, the project emphasizes comfort, functionality and elegance. With Basement + Stilt + Ground + 3 Floors (B+S+G+3), spacious units (1200–1740 sq.ft), quality design, and essential amenities, Codename Luminous delivers a harmonious living experience at an affordable price in a prime location.



ELEVATION



MASTER PLAN



LEGEND

- 01. ENTRY/EXIT
- 02. HALF BASKETBALL COURT
- 03. CRICKET PRACTICE PITCH
- 04. WALKING DECK
- 05. OUTDOOR SEATING AREA
- 06. PARTY SPILL OVER WITH WATER FEATURE
- 07. KID'S PLAY AREA

- 08. OUTDOOR GAMES
- 09. MODULAR PLANTING
- 10. PLAY AREA
- 11. PLATFORM SEATING
- 12. TODLER PLAY AREA
- 13. INTERACTIVE SEATING
- 14. MAZE GAME

CLUBHOUSE

- 15. SWIMMING POOL
- 16. KID'S POOL
- 17. POOL DECK AREA
- 18. MULTIPURPOSE HALL
- 19. GYM
- 20. INDOOR GAME
- 21. RECEPTION



FLOOR PLANS



FLOOR PLAN



UNIT PLANS





NORTH FACING

TYPICAL 2.5BHK UNIT PLAN

FLAT NO. 1 & 11



SBA

1655 SFT
KEYPLAN





NORTH FACING

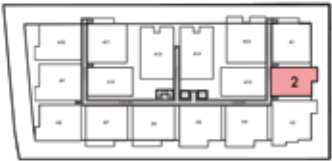
TYPICAL 2BHK UNIT PLAN

FLAT NO. 2



SBA

1200 SFT
KEYPLAN





NORTH FACING

TYPICAL 3BHK UNIT PLAN

FLAT NO. 3



SBA

1705 SFT
KEYPLAN





NORTH FACING

TYPICAL 2.5BHK UNIT PLAN

FLAT NO. 4 & 7



SBA

1605 SFT
KEYPLAN





NORTH FACING

TYPICAL 2.5BHK UNIT PLAN

FLAT NO. 5



SBA

1605 SFT

KEYPLAN





NORTH FACING

TYPICAL 2.5BHK UNIT PLAN

FLAT NO. 6



SBA

1605 SFT

KEYPLAN





NORTH FACING

TYPICAL 2.5BHK UNIT PLAN

FLAT NO. 8



SBA

1580 SFT
KEYPLAN





TYPICAL 2.5BHK UNIT PLAN

FLAT NO. 9 & 10



SBA

1560 SFT
KEYPLAN





NORTH FACING

TYPICAL 2BHK UNIT PLAN

FLAT NO. 12



SBA

1280 SFT

KEYPLAN





TYPICAL 3BHK UNIT PLAN

FLAT NO. 13



SBA

1670 SFT
KEYPLAN





WEST FACING

TYPICAL 3BHK UNIT PLAN

FLAT NO. 14



SBA

1670 SFT
KEYPLAN





TYPICAL 2BHK UNIT PLAN

FLAT NO. 15



SBA

1255 SFT
KEYPLAN





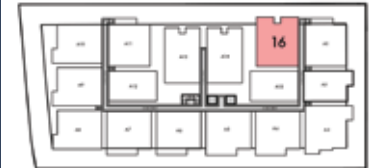
TYPICAL 3BHK UNIT PLAN

FLAT NO. 16



SBA

1740 SFT
KEYPLAN



SPECIFICATIONS



SPECIFICATION

1. STRUCTURE

Structural System	RCC frame structure
-------------------	---------------------

2. WALL/CEILING FINISH

Internal & External walls	AAC blocks 100mm and 150mm. Internal wall finished with cement plastering, 02 coat putty and 1 coat of primer & 2 coats of paint
---------------------------	--

Ceiling	Floor to floor 3048 mm (inclusive slab)
---------	---

Exterior walls	Finished with cement plaster, 1 coat of primer & 2 coats of Exterior. Front elevation Ultima paint and other sides Apex paint
----------------	---

Bathroom	Dado Vitrified tile of size 1200x600mm till false ceiling height & above will be finished with a coat of primer
----------	--

	Make: Exxaro/ Equivalent
--	--------------------------

Utility	1200mm height dado of 300mm x 450mm vitrified tiles of Exxaro/ Equivalent
---------	--

Bathroom ceiling	Grid type false ceiling of reputed Make
------------------	---

3. FLOOR FINISH WITH SKIRTING

Living/Dining and Kitchen Flooring	Double charged Vitrified tiles of size 1200mm X 600mm with 2mm spacer joints, Exxaro/ Equivalent
---------------------------------------	---

All other Bedrooms Flooring	Double charged Vitrified tiles of size 1200mm X 600mm ith 2mm spacer joints, Exxaro/ Equivalent
--------------------------------	--

Master Bedroom	Wooden Texture Tiles of Size 1200 X 200 with SS Inlay
----------------	---

Bathroom	Anti-skid Vitrified of size 600 X 600mm with 2mm spacer joints, Exxaro/ Equivalent
----------	---

Utility	Anti-skid vitrified of size 450 X 450mm with Spacer joints
---------	--

Balcony	Anti-skid vitrified Tiles of size 450 X 450mm with Spacer joint, Exxaro/ Equivalent
---------	--

Terrace	Mangalore Clay Tiles
---------	----------------------

4. KITCHEN & DINING

Electrical Power Points	For chimney, Hob & water purifier, dish washer & water purifier
-------------------------	--

Sink	Provision for Sink, Provisions for Long bib tap with Drain out
------	---

Dining	Provision for wash basin with water Supply & drain out
--------	--

5. BALCONY

Handrail	Granite top & MS Grill with enamel paint.
----------	---

6. BATHROOMS

CP fittings & Sanitary fixtures	Kohler or Equivalent
Master Bed bathrooms	Wall mounted WC with flush valve, Health faucet, Single lever diverter, Rain shower, Granite counter top wash basin & a pest free drain.
Other Bathrooms	Wall mounted WC with flush valve, Health faucet, Single lever diverter, Granite Counter top washbasin & a pest free drain.

7. JOINERY

A. Doors

Main door	Good Quality of African Teak Wood Frame with shutter 1200X2400mm height and architrave, Solid pine wood shutter with PU polished and 6mm External Teak lipping all around. Indian timber/Shreeji/Equivalent make
	Digital lock for main door of Yale or equivalent, and tower bolts.
Bedroom Doors	Good Quality of Engineer Wood Frame with shutter 900X2130mm height and architrave, Flush shutter with .8mm laminate on both sides and 2mm PVC lipping all around. Indian timber/Shreeji/Equivalent make
Bathroom Doors	Good Quality of Engineer Wood Frame with shutter 770X2130mm height and architrave, Flush shutter with .8mm laminate on both sides and 2mm PVC lipping all around. Indian timber/Shreeji/Equivalent make
Balcony Doors	UPVC of reputed make Glazed French Sliding Door

B. Doors

Windows	UPVC windows sliding shutter with Safety Grills – Reputed Make.
Ventilators	UPVC Ventilators with fixed louvers – Reputed Make.

8. ELECTRICAL POINTS

Power Supply	Back up for flat 5amps & 100% backup for the common area.
Safety device	MCB (Miniature Circuit Breaker) & RCCB (Residual Current Circuit Breaker) of reputed make.
Switches & sockets	Modular box, modular switches & sockets of good quality of Havells/Indo Asian Shynora/Legrand myrius or equivalent.
Wires	FRLS (Flame Retardant Low Smoke) copper wire of a good quality Finolex/Havels/Anchor/Lapp or equivalent
TV	Provision in Living & Master bedrooms.
Data	Provision in Living room
Split- air conditioner	Provision in Living and master bedroom
Exhaust fan	Provision in all bathrooms
Geyser	Provision in all bathrooms

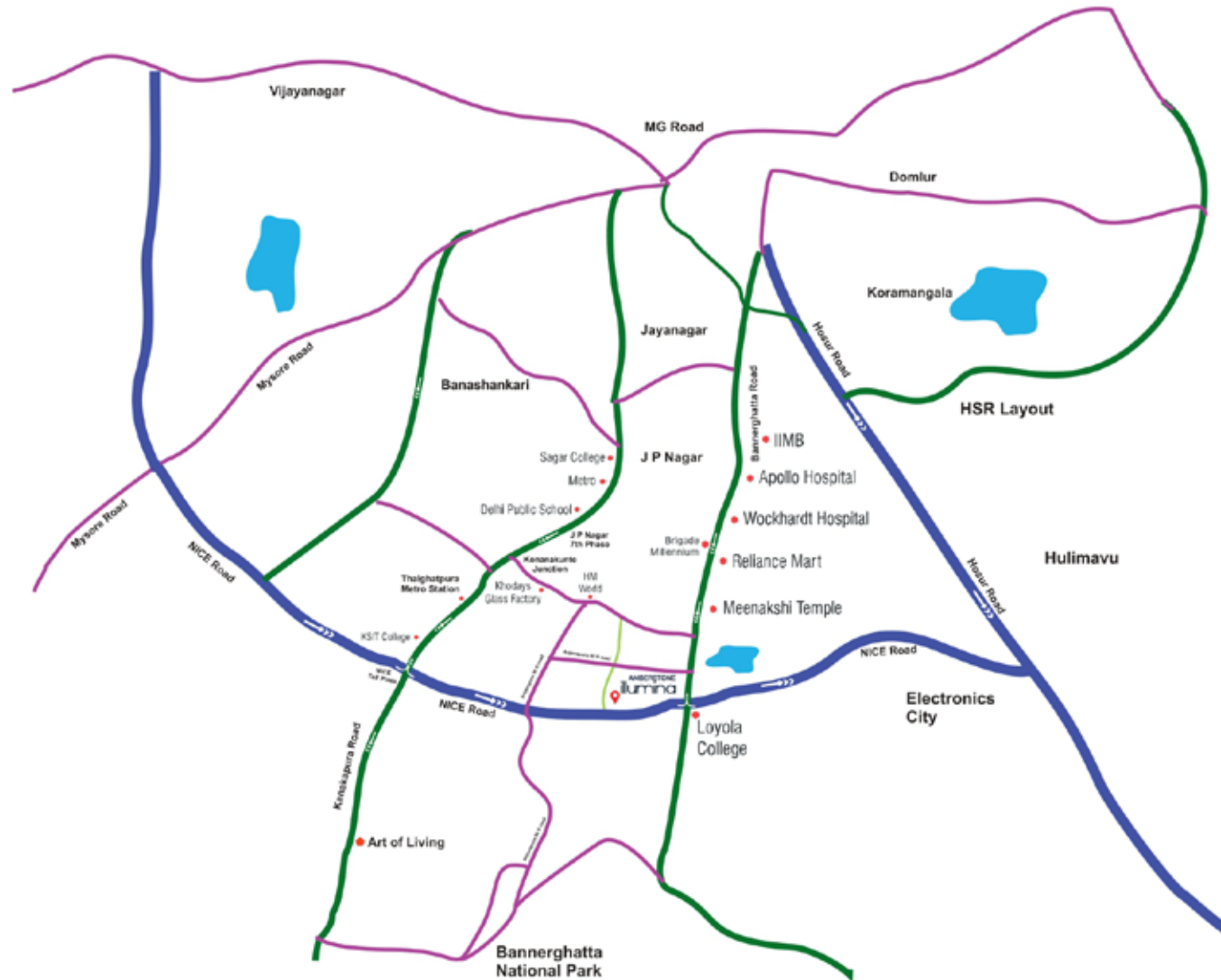
SPECIFICATIONS COMMON TO BUILDING

COMMON FEATURES

Lift	High speed Automatic passenger lift. Kone/Equivalent.
Back-up	100% Power backup for common amenities such as Clubhouse, Lifts & common area lighting
Owner's Directory	Apartment owner 's name directory will be placed in ground floor
Lift fascia	Granite/vitrified tile cladding for a threshold of 300mm
Lift Lobby	Granite flooring for all levels
Corridor	1200mm x 1800mm Anti-skid Vitrified tile flooring of Exxaro/Equivalent without highlighter.
Staircase floor	Granite flooring
Staircase handrail	MS handrail with enamel paint finish.
Terrace doors	Good quality doors with paint finish & hardware
PHE	Water Supply lines/Drainage/Sewage: PVC Pipes and PVC Fit. Supreme/Sudhakaran.
Water storage	Centralized UG sump
Rain water harvest	Rain water harvesting system as per site requirement
Safety	CCTV surveillance cameras will be provided all-round the building at pivotal Locations at ground floor

Walkway	Walkway spaces well defined as per landscape's design intent
Security	Security booth will be provided at the project entry/exit
Compound wall	Site perimeter fenced by compound wall with entry gates for a height of1500mm & barbed fence of 300mm over it as per design intent
Landscape	Suitable landscape at appropriate places as per landscape's design intent
Driveway	Convex mirror for safe turning in driveway at in / out
External Driveway	Interlocking paver block/equivalent flooring with demarcated driveway as per landscape's design intent.

LOCATION MAP



A Srivari Dwellings Project **AMBERSTONE**

ILLUMINA

PRM/KA/RERA/1251/310/PR/160925/008097

Amberstone Properties

#71, 4th Floor, GR Bhaskar Plaza,
8th C Main Road, Jayanagar, 4th Block,
Bengaluru 560011.



AMBERSTONE
PROPERTIES

SCIENTIFICALLY CRAFTED LIVING

www.amberstoneproperties.in

illumina.amberstoneproperties.in

Disclaimer Clause : The content of this brochure is for general information purposes only. While enough care is taken by Amberstone Properties to ensure that information on the brochure is up to date, accurate and correct, readers are requested to make their independent Inquiry before relying upon the same. In no event will Amberstone Properties offer any warranty on the information made available or be liable for any loss or damage including without limitation, indirect or consequential loss or damage in connection with, the use of information in this brochure. By using or accessing the brochure, you agree with the Disclaimer without any qualification or limitation. Design, specifications, floor plans, brochures, interactive plans etc., are subject to change without prior notice. Computer-generated images, walkthroughs and rendered images are the artist's impression and are indicative of the actual designs. Concept images used are for representation purposes only. The contents of this brochure are meant to provide information to the readers of this brochure about ourselves including our various projects. They are only for general information and are subject to change. By no stretch of the imagination, the information on the brochure shall be construed as an advertisement and/or invitation or offer for sale. To find out more about projects/developments, please visit our sales office during working hours and get in touch with an authorized Amberstone Properties sales representative. Please note that by sharing any of your contact details on the brochure, you are authorizing the Sales Response team of Amberstone Properties (even if you are registered on the DND Registry) to provide information on our projects over Calls, SMS & Emails.