



Off Sarjapur Road



The charms of community living.

To begin with, there is humility in the word 'community'. It gives you a grounded feeling, which in many ways makes you feel free. In a low-rise community, you can see more of the sky. The many a hue of the blue sky. You can watch the seasons change. The birds fly. The sunrises. The sunsets. Here you get to live life in a close-knit community way. The good old way of living a balanced and fulfilling life.

Adarsh Lumina provides you the opportunity to come together, as a community. It's time to experience the charms of Adarsh Lumina.



ADARSH
LUMINA

Your grand welcome to Adarsh Lumina!

Here you live among people. Not too many. Not too less.
Just the engaging amount. Here you share your premises with
other like-minded, life-minded people with similar likes,
interests and spirit.

Live where nature meets nurture - discover life by the lake!



Embrace the luxury of space in a community where fewer homes create a sense of exclusivity and tranquillity. Here, each residence is thoughtfully positioned to ensure ample room for privacy and serenity, allowing you to fully appreciate the natural beauty that surrounds you. Experience a lifestyle that prioritizes spacious living, where every moment feels expansive and inviting.



5 towers
(G + 4 levels)



8.5 acres community
with 35+ amenities

















Vaastu compliant
2.5 & 3 BHK spacious homes




Ample natural
light & ventilation

A location where convenience is second nature.






-  Schools
-  Hospitals
-  IT Companies
-  Malls
-  Hotels
-  Restaurants
-  Proposed PRR
-  Proposed 100 ft. Road
-  State Highway 35
-  Outer Ring Road
-  Proposed Metro Phase III
-  Railway Station
-  Sarjapur Road
-  NICE Road

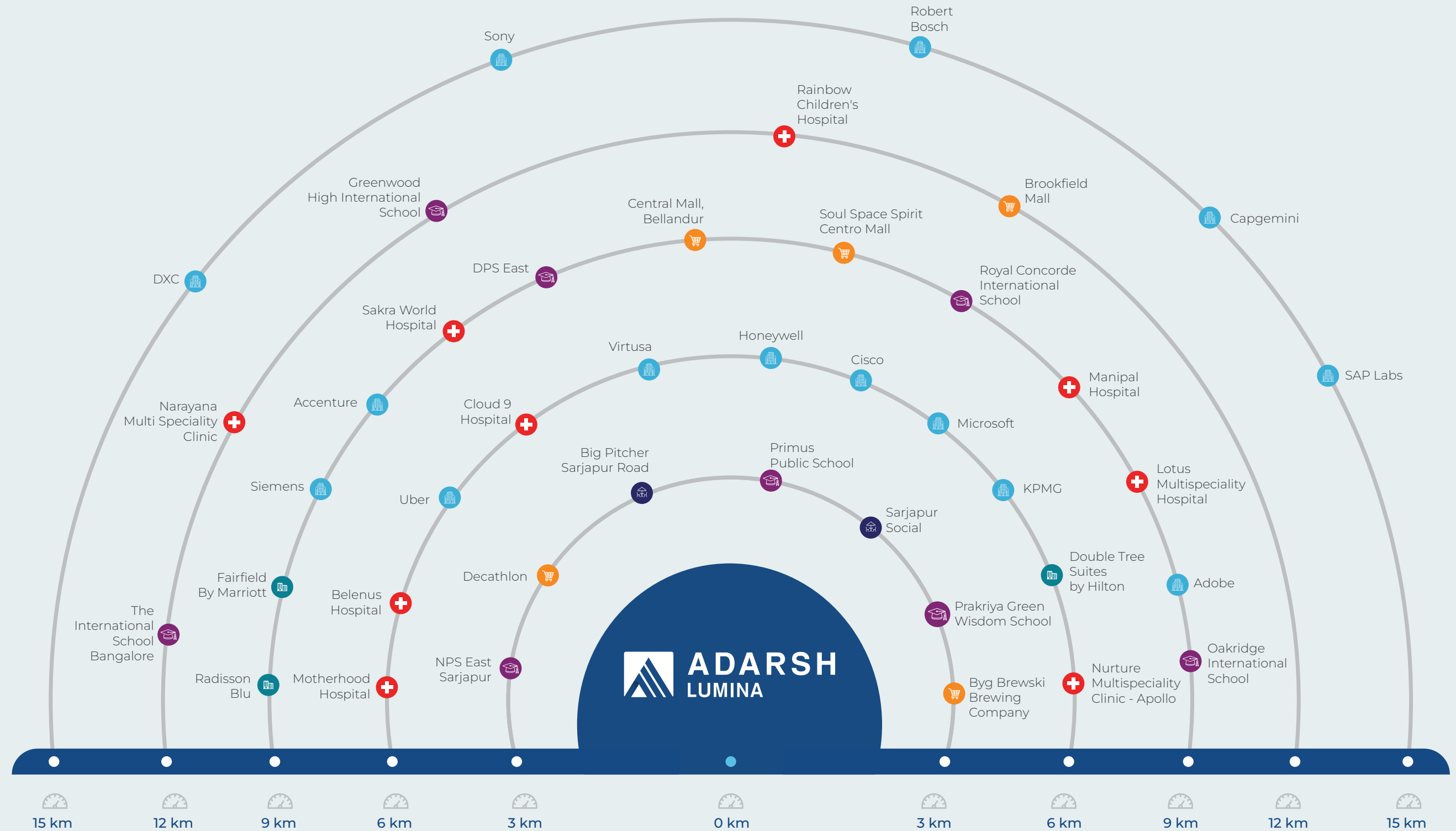
 Map not to scale

Find your sweet spot.

Enjoy seamless connectivity in the heart of the IT hub, offering prime opportunities for professionals. Families thrive here, with top-tier schools, vibrant shopping, and renowned dining nearby. World-class healthcare provides peace of mind, while a welcoming community combines luxury with lifestyle, making every day feel like a retreat.

-  Schools
-  Hospitals
-  IT Companies
-  Malls
-  Hotels
-  Restaurants

All distances are approximate





Amenities crafted to nurture a sense of togetherness.

- Entrance Plaza
- Multipurpose Party Lawn
- Tree Court and Outdoor Gym
- Visitors' Car Parking
- Play Area for Toddlers
- Sand Pit
- Pet Park
- Skating Rink
- Cricket Practice Pitch
- Floor Games
- Childrens' Play Area
- Elders' Meet Zone
- Reflexology Pathway
- Outdoor Gym
- Yoga Lawn
- Meditation Pavilion
- Outdoor Work Station
- Multipurpose Court
- Herbal Garden
- Floral Garden
- Kids' Pool
- Main Pool
- Pergola with Seating
- Aroma Garden

Meet, mingle, make memories.
Our clubhouse, your community.



Ground Floor

- Lounge
- Grocery Store
- Creche
- Party Hall
- Party Deck Space
- Lap Pool
- Kids' Pool

First Floor

- Gym
- Yoga / Aerobics
- TT & Pool Table
- Badminton Court

The Master Plan

Your blueprint for a thriving future.



Legend

- 01 Entrance Portal with Guard Room
- 02 Amphitheatre
- 03 Tree Court with Outdoor Gym
- 04 Visitors' Car Parking
- 05 Play Area
- 06 Sand Pit
- 07 Pet Park
- 08 Skating Rink
- 09 Cricket Practice Net
- 10 Floor Games
- 11 Kids' Play Area
- 12 Tot Lot
- 13 Reflexology Pathway
- 14 Outdoor Gym Area
- 15 Elder Meet Zone
- 16 Yoga Lawn
- 17 Meditation Pavilion
- 18 Tree Court with Sculpture
- 19 Outdoor Work Station
- 20 Multiplay Court
- 21 Herbal Garden
- 22 Zen Garden
- 23 Kids' Pool
- 24 Main Pool
- 25 Pool Deck with Pergola
- 26 Multipurpose Lawn
- 27 Pergola with Seating
- 28 Aroma Garden
- 29 Services
- 30 Floral Garden



Disclaimer: Contents of this advertisement are only for information, interpretation not permitted and is not an offer for contract. Contact our sales team for accurate information and we appreciate independent inquiry prior to definiteness. The villa/apartment elevation, façade treatment, doors & window frames, colour, landscaping and car shown are indicative and for representation purposes only.



Image used in the creative is conceptual

Unit Plans

Step into a home where natural light fills every corner, fresh air flows effortlessly, and spacious layouts provide room to live, grow, and unwind. Designed with your comfort and well-being in mind, these spaces bring harmony to everyday life.

2.5 BHK Unit Plan

TOWER-1 WING A



LEGEND		
1. FOYER	5'0" X 8'10"	
2. LIVING	11'0" X 18'8"	
3. BALCONY	11'0" X 5'0"	
4. DINING	4'0" X 9'10"	
5. KITCHEN	10'0" X 8'6"	
6. UTILITY	5'0" X 8'4"	
7. BEDROOM - 1	10'6" X 13'3"	
8. C. TOILET	8'2" X 5'6"	
9. STUDY ROOM	8'2" X 13'3"	
10. MASTER BEDROOM	10'6" X 12'10"	
11. BALCONY	10'6" X 5'0"	
12. A. TOILET	8'2" X 5'6"	
13. WALK-IN WARDROBE	8'6" X 6'0"	

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	93.71	137.50
SQ.FT.	1008.69	1480.00



Disclaimer: The furniture/fixtures depicted in the floor plans are for illustration purposes only and are not included in the actual offering. Room dimensions are measured from block to block and do not account for plaster or finish. Any unexpected alterations to the unit plan may affect the sale area. The size, shape, and position of windows, doors, railings, kitchen platforms, and other elements are subject to change.

3 BHK Unit Plan

TOWER-1 WING A



LEGEND		
1. FOYER	5'4" X 5'2"	
2. LIVING	11'8" X 22'4"	
3. BALCONY	11'8" X 5'0"	
4. DINING	5'2" X 13'4"	
5. KITCHEN	11'0" X 8'2"	
6. UTILITY	6'0" X 8'0"	
7. BEDROOM	10'6" X 14'0"	
8. C. TOILET	5'6" X 8'6"	
9. MASTER BEDROOM	11'0" X 13'6"	
10. BALCONY	11'0" X 5'0"	
11. A. TOILET	5'6" X 8'6"	
12. WALK-IN WARDROBE	5'2" X 9'0"	
13. CHILDREN'S BEDROOM	11'0" X 14'6"	
14. A. TOILET	5'6" X 8'6"	
15. WALK-IN WARDROBE	5'2" X 12'8"	

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	114.78	166.30
SQ.FT.	1235.49	1790.00



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3 BHK Unit Plan

TOWER-3 WING A



LEGEND

1. FOYER	5'4" X 9'2"
2. LIVING	11'8" X 22'4"
3. BALCONY	11'8" X 5'0"
4. DINING	5'2" X 13'4"
5. KITCHEN	11'0" X 8'10"
6. UTILITY	6'0" X 8'9"
7. BEDROOM	10'6" X 14'0"
8. C. TOILET	5'6" X 8'6"
9. MASTER BEDROOM	11'0" X 13'6"
10. BALCONY	11'0" X 5'0"
11. A. TOILET	5'6" X 8'6"
12. WALK-IN WARDROBE	5'2" X 9'0"
13. CHILDREN'S BEDROOM	11'0" X 14'6"
14. A. TOILET	5'6" X 8'6"
15. WALK-IN WARDROBE	5'4" X 12'8"

	CARPET AREA	SUPER BUILT-UP AREA
SQ.MT.	117.74	170.48
SQ.FT.	1267.35	1835.00



Artistic Impression



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Specifications

1. STRUCTURE

- Seismic zone II compliant, RCC framed structure
- Masonry walls with AAC blocks

2. PLASTERING

- External walls: Cement plaster
- Internal walls: Gypsum / Cement plaster

3. FLOORING

- Laminated wooden flooring in master bedroom only
- Good quality vitrified tiles for living, dining, kitchen & other bedrooms
- Good quality vitrified tiles with matt finish for balconies, utility area & toilets
- Vitrified tiles in lift lobbies & corridors

4. TOILETS

- Good quality tile dado up to 7 ft (2.15 m) height in all toilets
- White color EWC & granite counter for under-counter washbasin
- Single lever mixer with shower rail & hand shower for all showers and single lever mixer for all washbasins
- Health faucet in all toilets
- Geyser point provision in all toilets
- Toughened glass sliding shower partition in master bedroom toilet only
- False ceiling in all toilets

5. DOORS

- Main door veneer finish, all other doors laminated finish with engineered frames & shutters
- Digital door lock for main door of reputed make
- UPVC sliding doors with mosquito mesh for balcony doors

6. WINDOWS

- UPVC sliding windows with mosquito mesh
- UPVC ventilators with fixed louvers in toilets

7. KITCHEN & UTILITY

- 2 ft dado with ceramic glazed tiles for kitchen
- Provision for water purifier point in kitchen
- Provision for gas connection point in kitchen
- Provision for washing machine & geyser in utility area
- Granite platform with stainless steel single bowl and vegetable bowl sink (Unfixed)
- 4' height dado in utility area

8. PAINTING / POLISHING

- Interior: Emulsion paint
- Exterior: Texture finish with paint
- Enamel painting for MS railings

9. PLUMBING

- Reputed make CP fittings
- Reputed make PVC drainage & storm water pipes
- Dual piping for fresh water in shower / washbasin / toilet faucet / kitchen and recycled treated water for toilet flushes

10. ELECTRICAL

- TV, telephone, networking in master bedroom & living area
- Electrical AC points in all bedrooms & living area
- Exhaust fan in all toilets
- Two Earth Leakage Circuit Breaker (ELCB) for each flat (One for AC & heating and the other for lighting)
- Individual metering for both BESCO & DG power backup
- Good quality electrical wires and switches
- Provision for ceiling fan in living and all bedrooms

11. LIFT

- Two elevators for each block

12. OTHERS

- Fiber to the home (Data & Voice)
- Internal telephone cabling / wiring for all apartments
- CCTV surveillance for basement & ground floor lift entry in every block
- 100% Power back-up for lifts, pumps and lighting in common areas
- Power backup for apartments at diversity factor of 0.4
- Organic waste converter
- Common rainwater harvesting system as per municipal guidelines
- Sewage treatment plant is provided, and treated water is connected to all flushing cisterns





TRANSFORMING
BENGALURU'S SKYLINE,
SINCE 1988.

36 Years of
Experience

26+ Projects
Completed

13.9 Million sq.ft.
of Ongoing Projects

22.38 Million sq.ft.
Transformed

12k+ Happy
Customers

25.09 Million sq.ft.
of Upcoming Projects



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A member of CREDAI BENGALURU

RERA No.: PRM/KA/RERA/1251/446/PR/091024/007139
For more details, visit: www.rera.karnataka.gov.in

The Project is Mortgaged to Vistra ITCL (India) Ltd. as Debenture Trustee

