

A project by



No: P02400008644

SIVRES LUMINA

LIFE'S BRIGHT HERE

The **LIGHT**
for your **LIVING.**

3 BHK PREMIUM APARTMENTS @
ALKAPUR TOWNSHIP, NEKNAMPUR



SIVRES
LUMINA
LIFE'S BRIGHT HERE

LIVE life BEAUTIFUL
and WARM.

Bright, beautiful, bountiful. Welcome to a life that has been designed to make your life all of these. And a living where good things will always get better for you. Welcome to Sivres Lumina.

126 UNITS

20 + AMENITIES & FEATURES





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Let your HOME be nature's SPOTLIGHT.

Made on 1.5 acres of earthscape, Sivres Lumina has been crafted to give you the lights you want in your everyday life, while it is also on a landscape where nature will bless it.

FEATURES

- A. Open Air Theatre
- B. Outdoor Gym
- C. Cricket Practice Net
- D. Pickleball Court
- E. Children's Play Area
- F. Jogging Track
- G. Tot-Lot

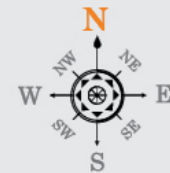


SITE PLAN

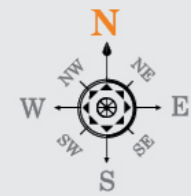


1.5 ACRE VASTNESS
2 BASEMENTS + GROUND + 10 FLOORS

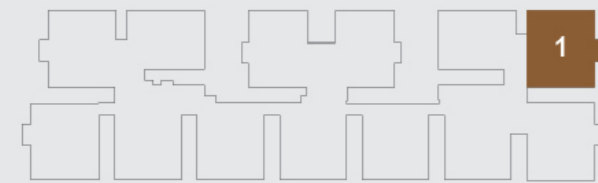
TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN



WEST-FACING | 2755 SFT



UNIT 1



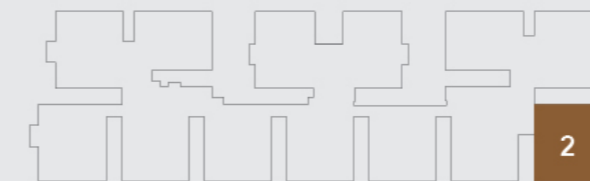
TYPICAL FLOOR PLAN



WEST-FACING | 2755 SFT

The **FREEDOM** that
will make **YOUR LIFE.**

Sivres Lumina will add a shining glory to your living, with the kind of neighbours you will have across the homes in a variety of 3 BHK residences. Designed all the way from 2165 sft to 2755 sft, breathe free and live fabulous here.

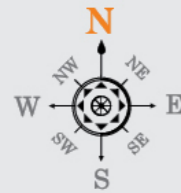


UNIT 2

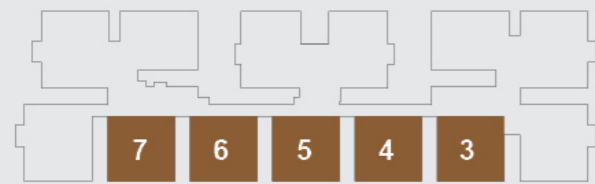


UNIT 3 TO 7

TYPICAL FLOOR PLAN



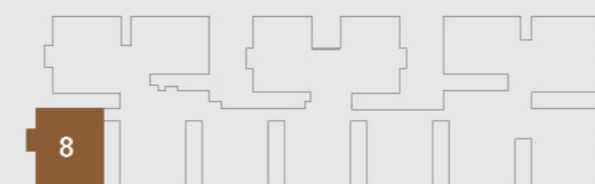
NORTH-FACING | 2165 SFT



TYPICAL FLOOR PLAN



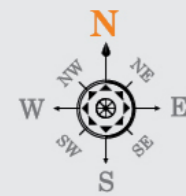
EAST-FACING | 2755 SFT



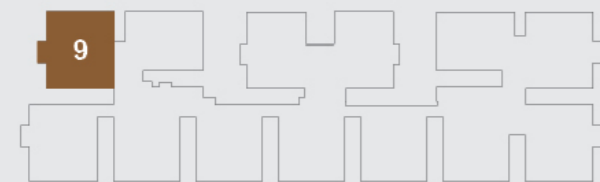
UNIT 8



TYPICAL FLOOR PLAN



EAST-FACING | 2755 SFT



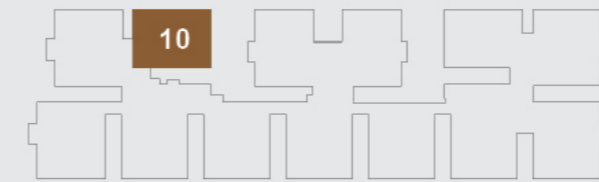
UNIT 9



TYPICAL FLOOR PLAN



WEST-FACING | 2300 SFT



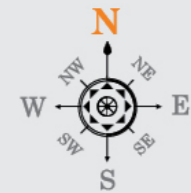
UNIT 10



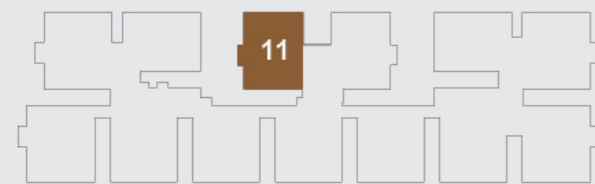
UNIT 11



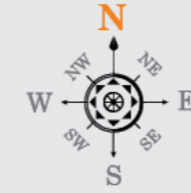
TYPICAL FLOOR PLAN



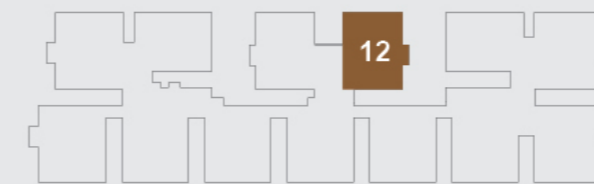
EAST-FACING | 2375 SFT



TYPICAL FLOOR PLAN



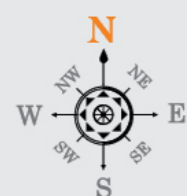
WEST-FACING | 2375 SFT



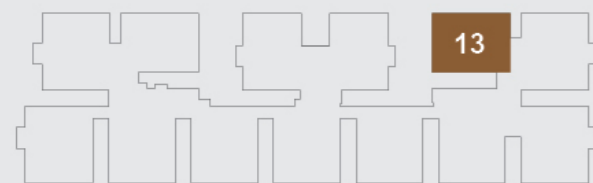
UNIT 12



TYPICAL FLOOR PLAN



EAST-FACING | 2300 SFT



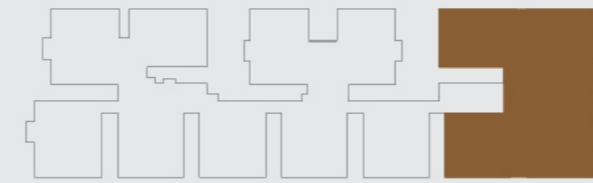
UNIT 13



FIRST FLOOR PLAN



Live **AMIDST**
an air of **LUMINOSITY.**





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AMENITIES

DAIS	INDOOR GAMES	GYMNASIUM
OFFICE	BANQUET / MULTIPURPOSE HALL	WAITING LOUNGE
DINING HALL	CHESS	CARROM
FLOOR MAT FOR UNO CARD GAME	TABLE TENNIS	POOL TABLE



10,000 sft AMENITIES

TURN on the arclights of **LEISURE.**

With the amenities spread over 10,000 sft, you will have numerous ways to unwind. That's not all, as you will also have dedicated spaces to host events like birthday parties, to even private standup shows just for the community.

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FEATURES

- Pickleball Court
- Cricket Practice Net
- Outdoor Gym
- Party Lawn
- Greenery / Landscaping
- Children's Play Area
- Amphitheatre
- Jogging Track
- Solar Fencing
- Tot-Lot
- Vaastu-Compliant
- Power Back-Up Generator
- CCTV with 24X7 Security
- Good Cross-Ventilation
- Good Quality Construction
- Car Parking with Wide Driveways
- Intercom Facility
- Rain Water Harvesting Pits
- Sewage Treatment Plant
- Centralized Gas Pipeline System

SWITCH on the
radiance of **HAPPINESS.**

20
PLUS AMENITIES



SPECIFICATIONS



STRUCTURE

RCC-framed structure to withstand seismic loads.



SUPER STRUCTURE

First-class solid brick masonry in cement mortar. All external walls will be 9" and internal walls will be 4½" or 9" as per requirement with good quality light-weight country bricks. RCC lintels and sun shades wherever necessary.



WALL FINISHES: PLASTERING & PAINTING

INTERNAL WALL FINISH: 2 coats of cement plaster with smooth finish for internal walls with Wall Care putty with 2 coats of emulsion paint over a coat of primer.
EXTERNAL WALL FINISH: 2 coats of cement plaster with textured finish for external walls with one coat of primer and two coats of exterior paint.



DOORS & MAIN DOOR

Teak wood frame and teak wood shutter with melamine polish fixed with standard hardware fixtures.
INTERNAL DOOR: Engineered wood with flush shutter, aesthetically designed and finished with laminate finish on both sides fixed with standard hardware fixtures.
TOILET & UTILITY DOOR: Engineered hardwood frame with flush shutter and laminated finish on both sides fixed with standard hardware.
FRENCH DOORS: Standard UPVC sliding door of 3-tracks with mesh.
WINDOWS: Standard UPVC sliding windows with mosquito mesh and safety grill.



FLOORING

LIVING & DINING: 800 mm X 1600 mm size vitrified tiles.
ALL BEDROOMS: 800 mm X 1600 mm size vitrified tiles.
KITCHEN: 800 mm X 1600 mm size vitrified tiles.
ALL BALCONIES: 600 mm X 600 mm size anti-skid vitrified tiles.
BATHROOMS: 600 mm X 600 mm size anti-skid vitrified tiles for floor.
UTILITY AREA: 600 mm X 600 mm size anti-skid vitrified tiles.
CORRIDORS: Granite and vitrified tile combination.
STAIRCASE: Granite.



TILE CLADDING

DADO IN KITCHEN: Ceramic tiles dado up to 2'0" height above kitchen platform.
BATHROOMS: Glazed / matt finish / vitrified tiles dado up to 8'0" height.
UTILITY AREA: Ceramic tile dado.
LIFT FACIAS: Granite or marble cladding.



KITCHEN

Granite platform with stainless steel sink shall be provided. Water and electricity provision for RO will be provided. Two separate water taps shall be provided for municipal water supply and usage water supply. Provision to install RO system, exhaust fan and chimney.



WATER SUPPLY

Hydro-pneumatic or gravity system with 100% treated water to kitchen and other areas of the flats.



BATHROOMS

Ceramic wash basins with vanities & LED mirrors will be provided in all bathrooms.
Premium quality wall-mounted EWC.
Premium quality CP fittings.
Electric geysers point provision in washrooms.
False ceilings will be provided in all bathrooms.
Shower partitions will be provided for attached bathrooms.



UTILITY / WASH AREA

Electricity points and water supply provision for washing machine and dishwasher in the utility area.



ELECTRICAL

Fire-retardant low-smoke concealed copper wiring. Sufficient power outlets and light points in each unit. LED light fixtures for common areas. Miniature Circuit Breakers (MCB) for each distribution board. Elegant and aesthetic modular switches and sockets.



POWER SUPPLY

6KW three-phase power supply for each unit. Earthing system for all units and common areas.



AIR CONDITIONING

Concealed copper piping, drain systems along with supply cables for all air conditioners.



TELECOM/INTERNET/CABLE TV

FTTH with Wi-Fi internet DTH, telephone and intercom in living / drawing, TV provision in master bedroom, dedicated communication box, drawing room.



LIFTS

Passenger and service lifts with emergency rescue device of branded companies.



WTP & STP

Domestic water made available through an exclusive water-softening plant (not RO plant). Sewage Treatment Plant (STP) of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping and flushing purpose.



GENERATOR

100% power backup for all common areas and internal flats (except air conditioners, geysers and other heavy equipment).



CAR-PARKING

Two car-parking slots would be allocated for each unit. An extra car-parking slot shall be provided at an extra cost, subject to availability.



PROVISION FOR DIFFERENTLY-ABLED

Access ramps at entrance lobbies.



SECURITY/BMS

Solar-powered security fence around the compound wall. Sophisticated round-the-clock security/surveillance system. Surveillance cameras at strategic locations for monitoring. Boom barrier at entrance. BMS for electricity, water, gas with prepaid card system will be provided.



FIRE SAFETY

Fire hydrant and fire sprinkler systems on all floors and basements, as per norms. Control panel at designated and designed locations. Fire alarm and public address system, as per norms.



LPG

Piped gas from centralized gas bank to all individual flats with prepaid gas meters.



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Where the **SPOTLIGHT**
is on the **STANDARDS.**

