

 RADIANCE
Platinum

OWN A
ONCE-IN-A-LIFETIME
LEGACY

RADIANCE LEGACY

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



CRAFTING EXCLUSIVE LIFESTYLES, DELIVERING EXCELLENCE

Radiance Platinum emerges from Radiance Realty, Chennai's most trusted luxury developer with an illustrious portfolio setting high standards in quality and value, our legacy extends across Chennai, Coimbatore and Bengaluru.

INNOVATIVE, CUSTOMER CENTRIC LIVING

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



DISCOVER
UNPARALLELED
OPULENCE AT
KORAMANGALA

Picture a life where each sunrise adorns your haven with luxury. A place where luxury meets urban living at its best. A comfortable home where every detail, from the carefully designed interiors to the breathtaking views of the city, embodies the art of refined living. Enter a world where your dreams seamlessly become reality, where every corner tells stories of elegance and exclusivity.



WHERE LUXURY
FINDS ITS
TRUE EXPRESSION

RADIANCE
Platinum

Located in the heart of the city at Koramangala, Platinum sets a new standard for luxury living with its perfect combination of sophistication and comfort, right from its timeless elevation to the plush homes. Crafted with the finest fittings and fixtures, each residence is a showcase of thoughtful design and superior craftsmanship.

Indulge in wellness with a serene sauna, rejuvenating steam room, and state-of-the-art gym. A sophisticated business lounge caters to your professional needs, while a kids' play area and panoramic viewing deck offer spaces for families to get together, unwind, and derive inspiration.

At Platinum, luxury is not just a privilege – it's a way of life.



A SYMPHONY OF DESIGN & COMFORT

Every residence at Platinum is a testament to exquisite craftsmanship and meticulous attention to detail. From the grandeur of the foyer to the breezy interiors of the units, each space is thoughtfully designed to elevate your lifestyle. You can be assured of utmost privacy with no common walls for the adjacent units. The 4 BHKs are the ultimate symbol of exclusivity with private lifts and lobbies. Get your daily dose of delightful views from the balconies that face either the podium or the exteriors.

Here, every moment is an artful blend of grace and beauty, making it a sanctuary where dreams and daily life seamlessly intertwine.



PODIUM VIEW



SPACIOUS LIVING ROOM



KITCHEN & DINING



SPACIOUS BEDROOM



SALIENT FEATURES

61% open space ensuring maximum light and ventilation to the units

Landscaped podium that encourages more light, ventilation and amenities for this compact luxurious community of 62 units

3 & 4 BHKs have zero wall sharing

Each 4 BHK is designed with a private lift & lobby

4 staircases and 6 lifts for 62 units (5 units / floor) ensures efficient vertical movement

Each 4 BHK unit is designed with a separate house help room & toilet

Vaastu compliant homes with zero dead space

Grand entry portal with water feature in front of the double-height entrance lobby

Added privacy with non-linear corridors

All units have direct ventilation (No ventilation from OTS)

All bedrooms have cross ventilation

All bedrooms and balconies face the podium or the exteriors to ensure the scenic view

Units do not face each other ensuring greater privacy

Timeless contemporary elevation



GROUND FLOOR AMENITIES IN SETBACK **FIRST FLOOR**

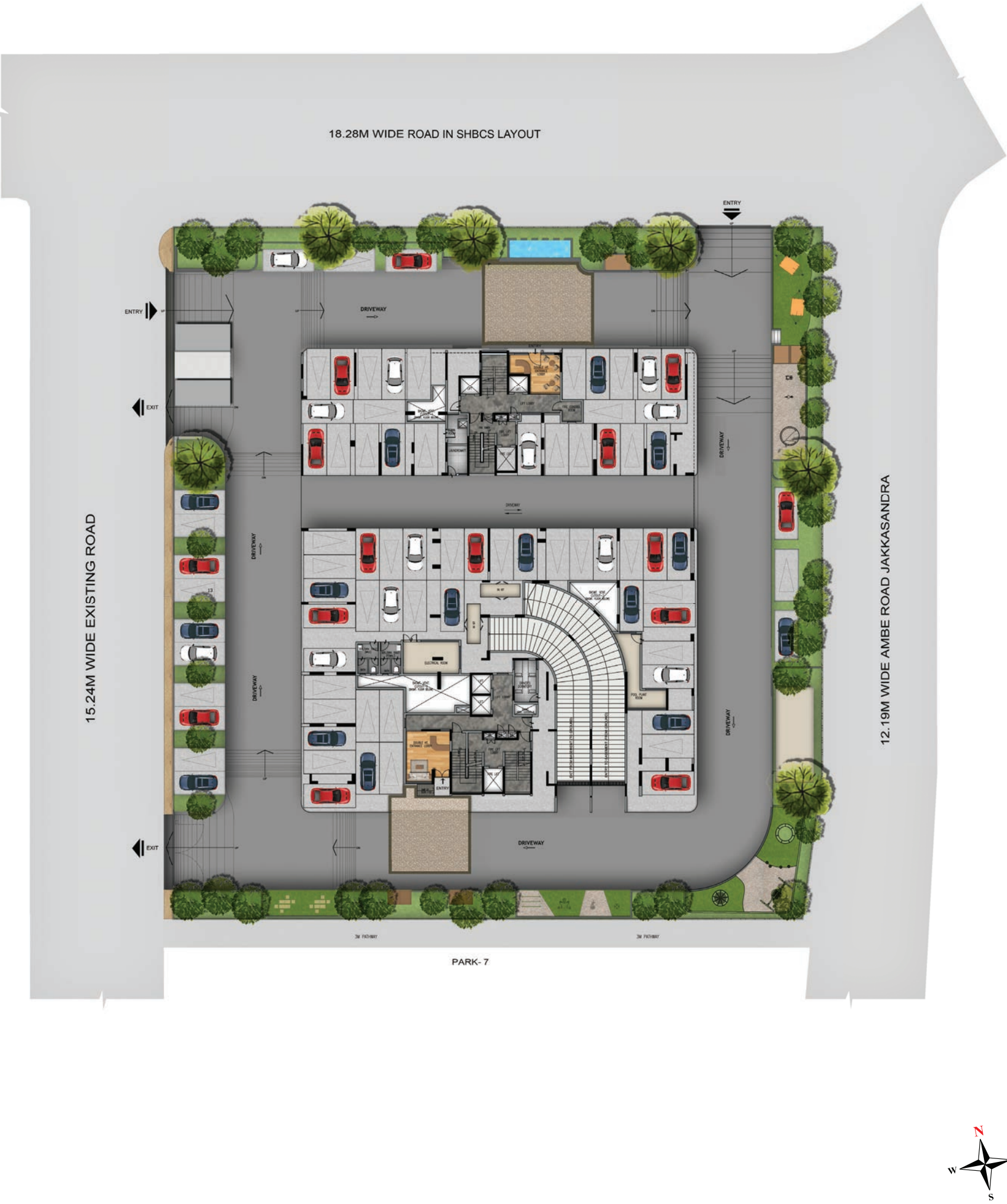
1. Entry & Exit
2. Double Height Lobby
3. Senior Citizens Alcove
4. Seating Alcove
5. Kid's Play Area
6. Tot Lot
7. Hammock Garden
8. Outdoor Gym
9. Leisure Pavilion
10. Security Cabin
11. Transformer Yard

12. Swimming Pool

13. Stepped Seating / Gathering Plaza



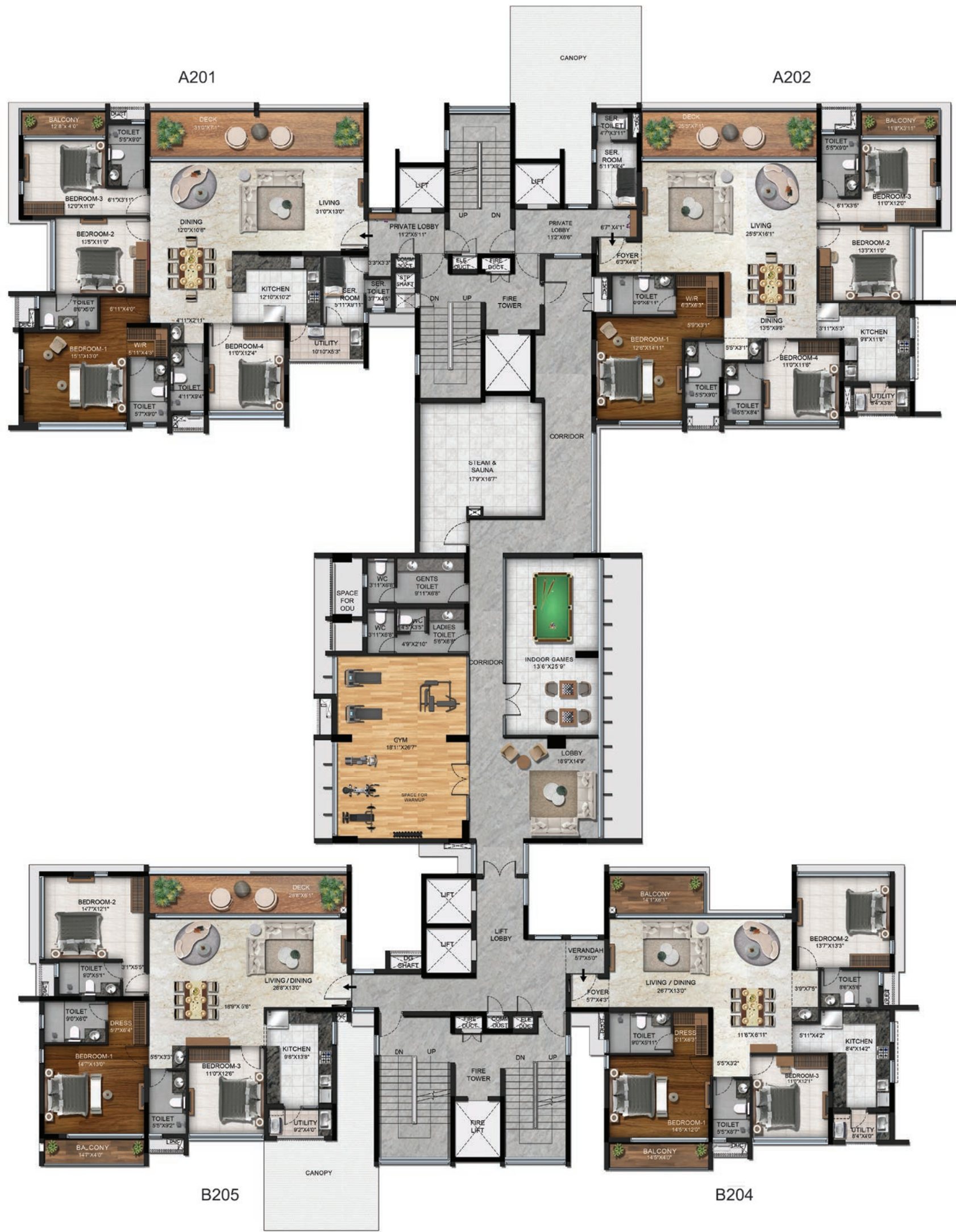
GROUND FLOOR PLAN



FIRST FLOOR PLAN



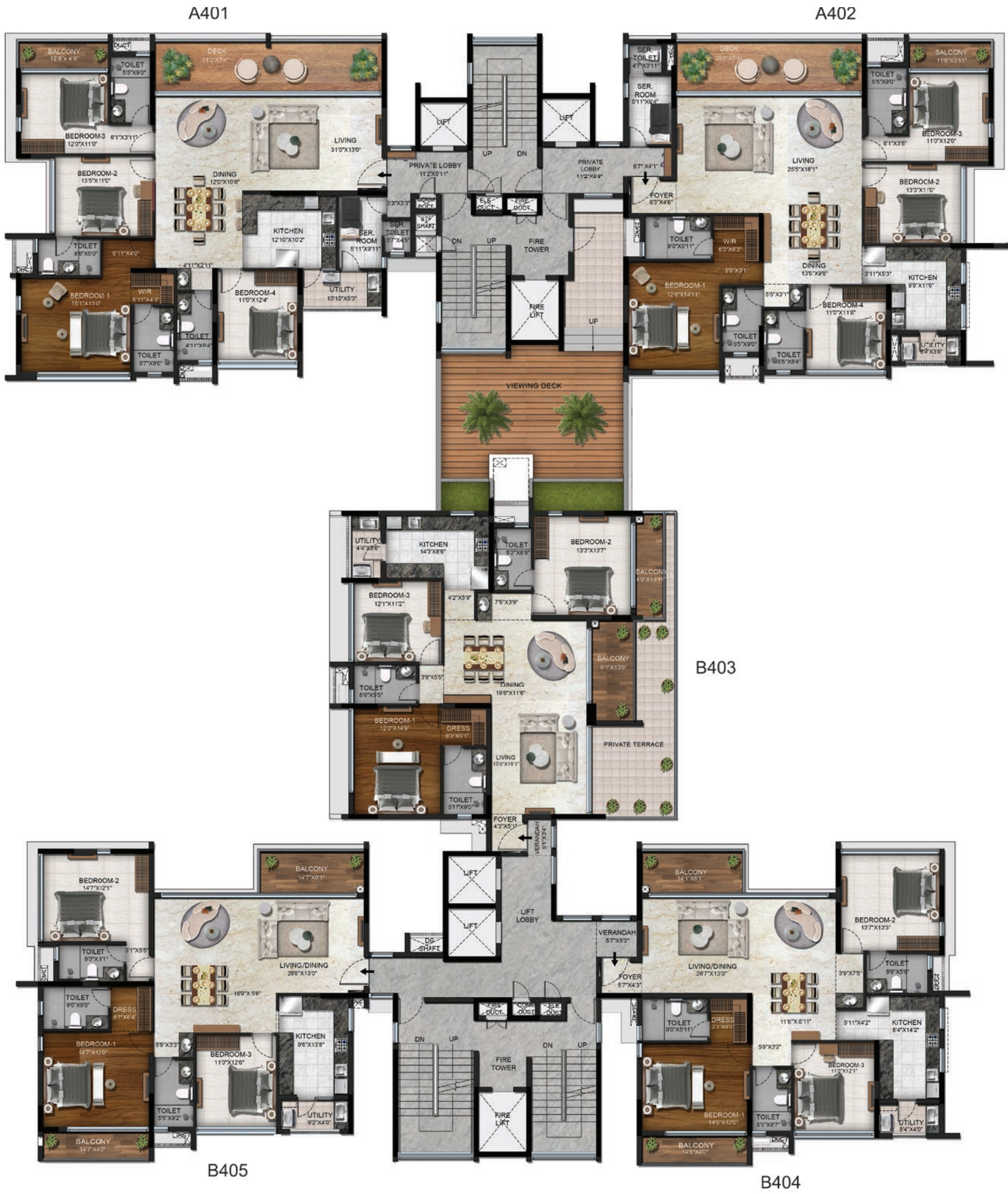
SECOND FLOOR PLAN



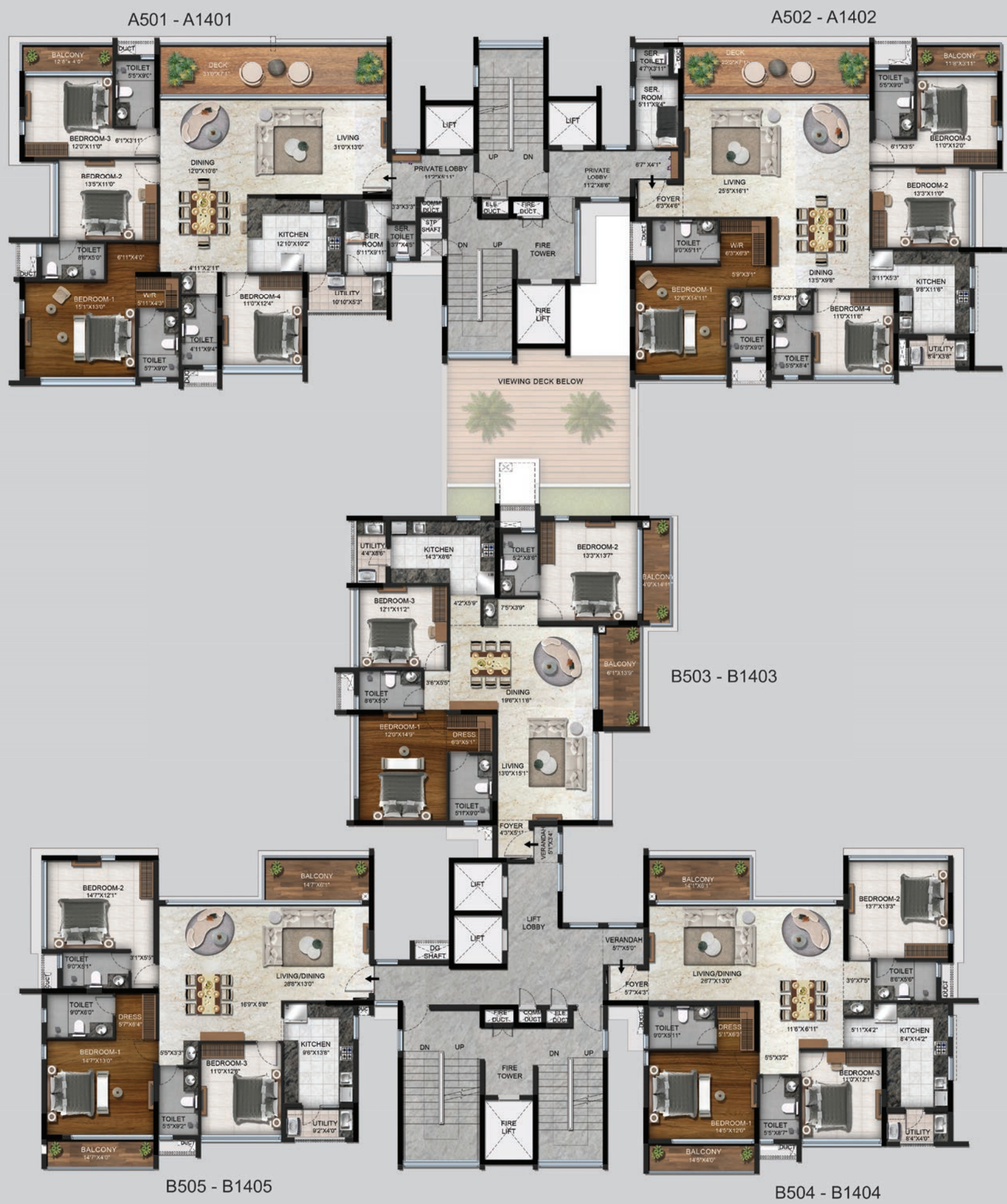
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TYPICAL FLOOR PLAN





KEY PLAN

Unit Type : 4 BHK
Unit No. : A201 - A1401 (Typical Floor)
Saleable Area : 3056 sq.ft.





Unit Type : 4 BHK
Unit No. : A202 - A1402 (Typical Floor)
Saleable Area : 3064 sq.ft.

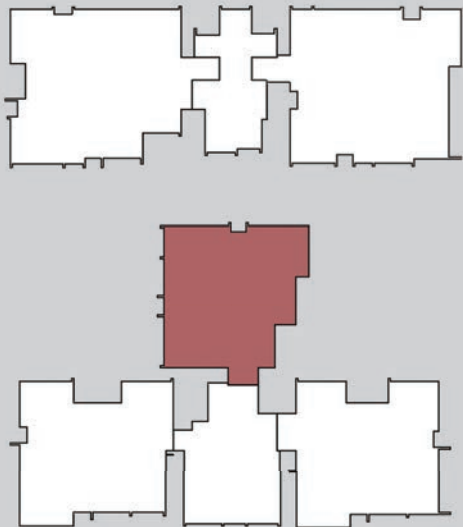
KEY PLAN





Unit Type : 3 BHK
Unit No. : B503 - B1403 (Typical Floor)
Saleable Area : 2286 sq.ft.

KEY PLAN





Unit Type : 3 BHK
Unit No. : B 204 - 1404 (Typical Floor)
Saleable Area : 2319 sq.ft.

KEY PLAN





Unit Type : 3 BHK
Unit No. : B 305 - 1405 (Typical Floor)
Saleable Area : 2296 sq.ft.

KEY PLAN



SPECIFICATIONS

STRUCTURE

- Masonry
 - ♦ RCC framed concrete structure
 - ♦ Earthquake resistance structure adhere to seismic zone II
 - ♦ Anti-termite treatment during stage wise construction
 - ♦ AAC light weight blocks for internal and external masonry walls
 - ♦ Solid concrete blocks for other masonry walls as per requirement in basement & stilt

FLOOR & WALL FINISHES

- Foyer, living, dining
 - Marble flooring
- Master bedroom floor
 - Engineered wooden flooring with 8mm thickness
- Other bedrooms, kitchen & family room floor
 - Vitrified floor tiles of suitable size
- Balcony, utility & toilet floor
 - Anti skid ceramic floor tiles of suitable size
- Common staircase
 - Granite as per architect design
- Ground floor lobby
 - Granite as per architect design
- Typical floor corridor & lift lobby
 - Vitrified tiles as per architect design
- External driveway
 - Interlocking concrete paver blocks / Granolithic screed concrete floor
- Basement & stilt car park floor
 - Granolithic screed concrete floor
- Kitchen wall dado
 - Cement plaster finish, for 600mm height above counter no tiles
- Toilet wall
 - Glazed ceramic tiles up to door lintel level
- Utility wall
 - Glazed ceramic tiles from floor up to 4 feet height
- Lift facia wall
 - Granite as per architect design

KITCHEN & UTILITY

- Water point with tap in kitchen
 - Will provide hot & cold mixture sink tap for domestic water in kitchen sink location
- Water point with tap in utility (wherever applicable)
 - Domestic water in utility sink location
- Washing machine water point
 - Will be provided in utility
- Water purifier point
 - Will be provided in kitchen

DOORS / WINDOWS / VENTILATORS / RAILING / FALSE CEILING

- Main door
 - 8 feet height factory made door, 35mm thick flush shutter with both sides veneer finish, hardwares & digital lock system of Dorset /equivalent make
- Bedroom door
 - 8 feet height factory made door, 30 to 35mm thick flush shutter with both sides laminate finish, hardwares of Dorset / equivalent make
- Toilet door
 - 8 feet height factory made door, 30 to 35mm thick flush shutter with both sides laminate finish, hardwares of Dorset / equivalent make
- Window
 - UPVC / Aluminium sliding windows with clear glass
- French door
 - UPVC / Aluminium sliding french door with clear glass
- Ventilators
 - ♦ UPVC / Aluminium ventilators with swing open shutters, lock & key for shaft access area
 - ♦ UPVC / Aluminium ventilators with swing open shutters for non access areas
- Toilet false ceiling
 - Grid type false ceiling as per architect design
- Balcony railing
 - Glass railing as per architect design
- Common staircase railing
 - Aesthetically designed MS railing

PAINTING

- Internal walls
 - 2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
- Exterior walls
 - 2 coats of Asian / Berger / Dulux / equivalent exterior emulsion paint over texture
- Ceiling
 - 2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
- MS railing
 - 2 coat of satin enamel paint of Asian / Berger / Dulux / equivalent over primer

ELECTRICAL

- Switches and sockets
 - Legrand / equivalent
- Wiring
 - Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent
- Hi-wall / Split AC point
 - Provision with electrification in living / dining room & all bedrooms
- TV & data point
 - Provision with electrification in living / dining room & all bedrooms
- 2 way control switch
 - For light and fan point in all bedrooms
- DG power backup
 - 2000 Watts each unit
- Water heater point
 - Provision with electrification in all toilets & kitchen
- 6/16 Amps point
 - For refrigerator, microwave oven, dishwasher in kitchen and for washing machine in utility (4 Nos)
- 6 Amps point
 - For chimney, water purifier, mixer / grinder in kitchen and for exhaust fan in all toilets (4 Nos) & 1 additional for balcony

PLUMBING

- Sanitary ware
 - Premium range Toto / Kohler / equivalent
- CP fittings
 - Premium range Toto / Kohler / equivalent
- Closet
 - Wall mount type EWC (European Water Closet) with wall concealed tank, health faucet
- Overhead shower
 - ♦ Single lever concealed diverter with over head shower and spout in all toilets
 - ♦ Rain shower head for all the toilets except domestic help toilet (wherever applicable)
- Washbasin
 - ♦ Counter wash basin with polished granite in all toilets & dining room
 - ♦ Hot & Cold basin mixer tap will be provided in the master bedroom toilet.
- Pipe lines
 - UPVC & CPVC water pipe lines, PVC soil, waste & rain water pipe lines shall be of ISI certified brands like Aashirwad / Astral / Supreme or equivalent

EXTERNAL/SALIENT FEATURES

- Power backup
 - DG power backup for 100% common area
- Common lift
 - Passenger lift / service lift of adequate capacity
- External
 - Landscape & hardscape as per architect design
- Boundary
 - 6 feet height compound wall as per architect design
- Water flow meter
 - Water flow meter for the domestic water line in each unit
- Video door phone
 - Video door phone of Godrej / Panasonic / equivalent make in each home integrated to the main entry gate
- Treatment plants
 - Sewage treatment plant and water softening plant
- Surveillance system
 - CCTV camera surveillance system & security cabin with boom barriers

AMENITIES

OUTDOOR AMENITIES

Ground Floor Set Back Area

- 1. Senior Citizens Alcove
- 2. Kids Play Area
- 3. Seating Alcove
- 4. Tot Lot
- 5. Hammock Garden
- 6. Outdoor Gym
- 7. Leisure Pavilion

First Floor

- 8. Swimming Pool & Kids Pool
- 9. Stepped Seating / Gathering Plaza

Fourth Floor

- 10. Viewing Deck

Terrace Floor

- 11. Yoga Deck
- 12. Meditation Pavilion
- 13. Reflexology Pathway / Garden
- 14. Barbeque Plaza / Garden

INDOOR AMENITIES

- 1. Steam & Sauna
- 2. Mini Snooker Room
- 3. Gym
- 4. Home Theatre
- 5. Business Lounge
- 6. Table Tennis
- 7. Multipurpose Hall
- 8. Chess
- 9. Carrom
- 10. Foosball
- 11. Dart Board
- 12. Snakes & Ladders



EMBRACE THE PULSE OF URBAN LIVING



Platinum oers more than just a prestigious address, it offers a lifestyle coveted by the auent and influential. Enjoy seamless connectivity to MG Road, Electronic City, HSR Layout, Indira Nagar, Domlur and other key areas of Bengaluru’s Schools, colleges, renowned hospitals, restaurants, entertainment hubs etc. You name it, you’ll find it. Amidst bustling streets and thriving cultural hubs, you’ll indulge yourself in the company of visionaries and trendsetters, making this a truly prestigious address.

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. All brands may be replaced by an equivalent or better brand, as decided by the project architect. This material does not constitute an offer and / or contract of any type between the Developer / Owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions of the Agreement for Sale / Lease entered into between the parties, and no details mentioned in this printed material shall in any way govern such transactions. This work is copyright of Radiane Realty and cannot be reproduced in any form whatsoever. All illustrations are artists’ impressions used solely for the purpose of visualization.

LOCATION ADVANTAGES



SCHOOLS

United World Academy	- 1.2 km
St Francis School	- 2.1 km
Greenwood High School	- 2.3 km
JSS Public School	- 3.4 km
Bethany High School	- 3.4 km
Lawrence High School	- 3.8 km
NPS Koramangala	- 4.2 km



COLLEGES

Krupa Nidhi College	- 2.1 km
St Francis College	- 2.2 km
St John’s Medical College	- 2.8 km
Jyothi Nivas College	- 3.1 km
Christ University	- 4.7 km



HOSPITALS

Marvel Multispeciality Hospital	- 1 km
Ayu Health Hospital	- 1 km
Acura Health Hospital	- 2.9 km
St John’s Medical College Hospital	- 3.3 km
Apollo Spectra Hospital	- 3.3 km



OFFICES & ENTERTAINMENT

Loco Bear - The Ultimate Entertainment Hub	- 200 m
D-Mart	- 750 m
Wipro Park	- 1.1 km
Cult-Fit	- 1.2 km
BBMP Park	- 1.8 km
WeWork	- 6.2 km
Pritech SEZ	- 7.1 km
Eco World	- 8.5 km
Cessna Business Park	- 9 km



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