

# LUMA RESIDENCES

INTERIOR DESIGN SPECIFICATIONS FACTSHEET



A soft-focus photograph of a mountain range, with layers of mist and light creating a sense of depth. The colors are cool and muted, with blues, greys, and hints of orange from the sky.

INTRODUCING NATURE-INSPIRED  
ELEMENTS, SUSTAINABLE TEXTILES,  
AND NEUTRAL TONES INTO A MINIMALIST,  
MODERN SPACE FOR AN EFFORTLESS AND  
COZY YET SOPHISTICATED DESIGN.



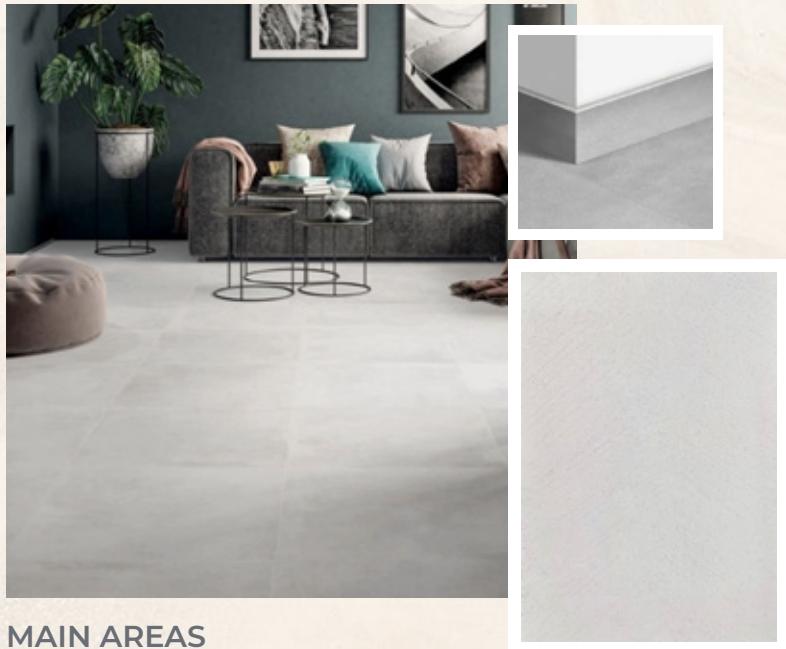
SIGNATURE ELEGANCE



# SIGNATURE ELEGANCE FLOOR FINISHES

TYPE	DESCRIPTION	SIZE	FLOOR	SPACE
PORCELAIN TILES	PORCELAIN TILES - BEIGE TEXTURED, FULL BODY TILE, MATT FINISH, NATURAL FINISH OR EQUALLY APPROVED.	600X1200	ALL	LIVING ROOM, KITCHENS, BEDROOMS, NANY ROOM, BALCONY
PORCELAIN TILES	PORCELAIN SKIRTING - BEIGE TEXTURED, FULL BODY TILE, MATT FINISH, NATURAL FINISH OR EQUALLY APPROVED.	100X1200	ALL	LIVING ROOM, KITCHENS, BEDROOMS, MAID'S ROOM, BALCONY
PORCELAIN TILES	PORCELAIN - STONE LOOK NATURAL FINISH, ANTI-SLIP (MINIMUM R9), FULL BODY OR EQUALLY APPROVED.	600X600	ALL	BATHROOMS
VANITIES	MARBLE	AS PER DRAWINGS	ALL	BATHROOMS
PORCELAIN TILES	PORCELAIN- STONE LOOK MATT FINISH, FULL BODY OR EQUALLY APPROVED.	STAIR TILE CUT TO SIZE OF STEPS AND LANDING	ALL	INTERNAL STAIRCASE OF VILLAS
EPOXY PAINT	EPOXY PAINT	N/A	ALL	MECHANICAL ROOM
TERRAZZO TILE	TERRAZZO TILES FRONT LAYER: CEMENT, MICRON MARBLE POWDER MARBLE CHIP, ADMIXTURE, SPECIAL CHEMICALS. BACK LAYER: CEMENT, SAND, DOLOMITE. POLISHED FINISH: 30MM THICKNESS	300X300	ALL	ROOF / SERVICE TERRACE
GRANITE STEPS & LANDING	GRANITE STEPS AND LANDING 30MM THICK CUT TO SIZE WITH 2 GROOVE LINES & RISER 20MM THICK.	"LANDING: 300X600, STEPS: CUT TO SIZE"	GROUND FLOOR	BUILDING ENTRANCE

# FLOORING



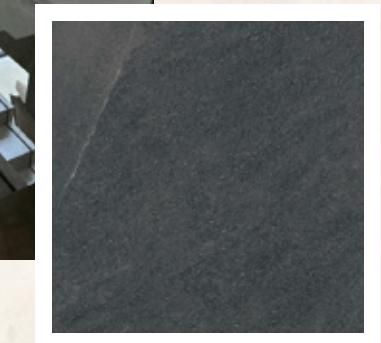
MAIN AREAS



BATHROOMS



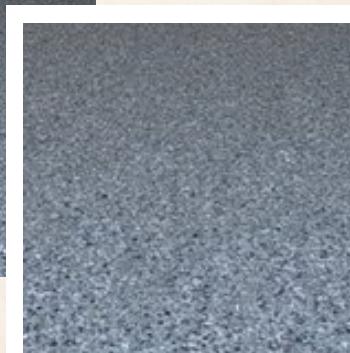
INTERNAL STAIRCASES



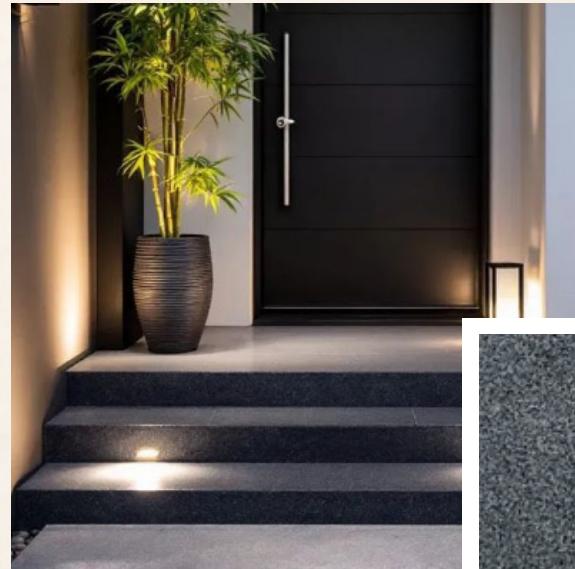
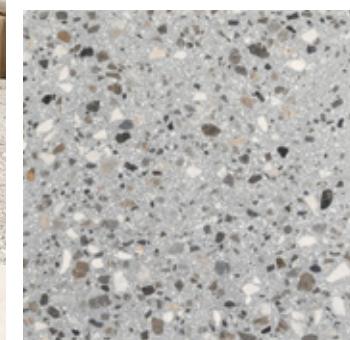
# FLOORING



MEP FLOORING



ROOF / SERVICE TERRACE



BUILDING ENTRANCES





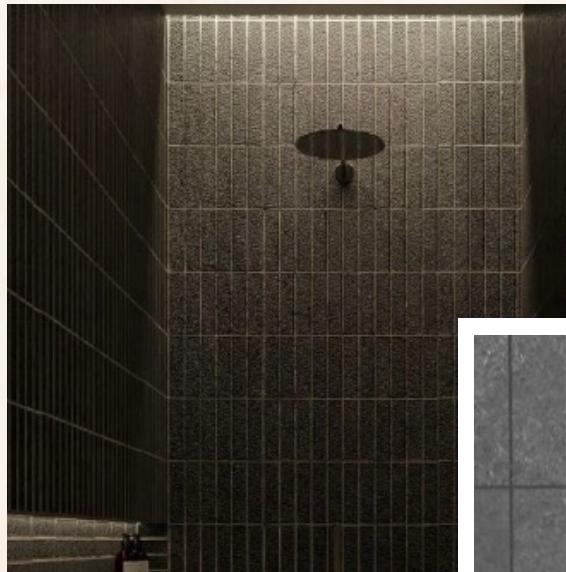
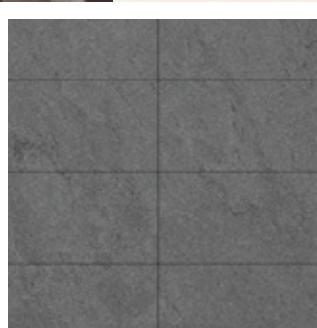
# SIGNATURE ELEGANCE WALL FINISHES

TYPE	DESCRIPTION	SIZE	SPACE
PORCELAIN TILES	PORCELAIN TILES - STONE LOOK NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	1200X600	BATHROOMS (MAIN TILE)
PORCELAIN TILES	PORCELAIN TILES - STONE LOOK NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	260X65	BATHROOMS (DECORATIVE WALLS SHOWER AREA)
PORCELAIN TILES	PORCELAIN TILES - NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	300X600	KITCHEN SPLASH BACK/COUNTERTOP
INTERNAL PAINT	WALL PAINT – WHITE DOUBLE-COATED PRIMER UNDER TRIPLE COATED SATIN FINISH FINAL PAINT COLOR CODE: (RAL9010 OR AS SELECTED BY ENGINEER)	ALL	REFER TO DRAWINGS

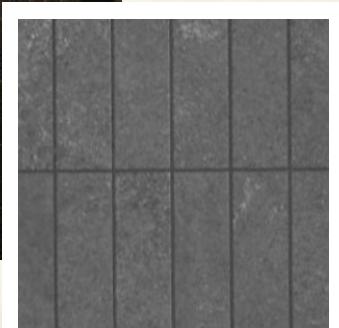
# WALL FINISHES



BATHROOM



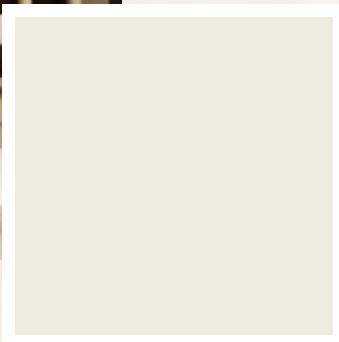
SHOWER AREA



KITCHEN SPLASH BACK/  
COUNTERTOP



MAIN AREAS - WALL PAINT





SIGNATURE ELEGANCE  
CUSTOM CRAFTED WOODWORK

TYPE	DESCRIPTION	SIZE	SPACE
WOODEN DOORS	WOOD - WHITE COLOR, FULL BODY, CONCEALED HINGES, BLACK HANDLE AND LOCK OR EQUALLY APPROVED.	AS PER DRAWINGS	ALL INTERNAL DOORS
WARDROBES	WOOD - WHITE COLOR, FULL BODY, , BLACK HANDLE AND LOCK OR EQUALLY APPROVED.	AS PER DRAWINGS	ALL INTERNAL DOORS
KITCHEN CABINETS	LAMINATED WOODEN CABINETS DARK GREY GLOSSY FINISH AND NATURAL WOODEN OR EQUALLY APPROVED.	AS PER DRAWINGS	KITCHEN AND LAUNDRY
KITCHEN COUNTER TOP	QUARTZ – DARK GREY TO MATCH THE DARK GREY CABINET	ALL	KITCHEN AND LAUNDRY

# WOODWORK



ALL INTERNAL DOORS



WARDROBES - ALL DOORS



CABINETS  
KITCHEN / LAUNDRY ROOM





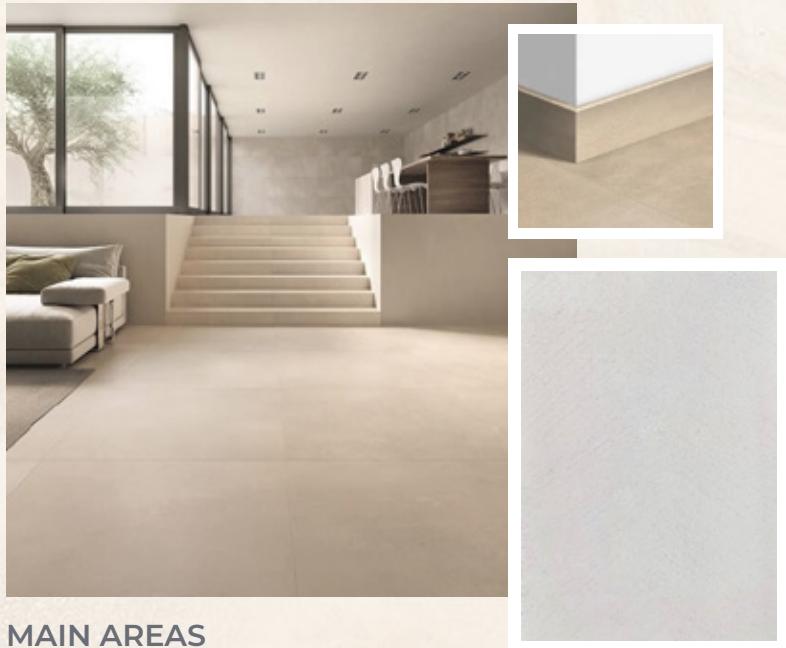
OPAL SERENITY



# OPAL SERENITY FLOOR FINISHES

TYPE	DESCRIPTION	SIZE	FLOOR	SPACE
PORCELAIN TILES	PORCELAIN TILES - BEIGE TEXTURED, FULL BODY TILE, MATT FINISH, NATURAL FINISH OR EQUALLY APPROVED.	600X1200	ALL	LIVING ROOM, KITCHENS, BEDROOMS, NANY ROOM
PORCELAIN TILES	PORCELAIN SKIRTING - BEIGE TEXTURED, FULL BODY TILE, MATT FINISH, NATURAL FINISH OR EQUALLY APPROVED.	100X1200	ALL	TERRACES
PORCELAIN TILES	PORCELAIN - STONE LOOK NATURAL FINISH, ANTI-SLIP (MINIMUM R9), FULL BODY OR EQUALLY APPROVED.	600X600	ALL	BATHROOMS
VANITIES	MARBLE	AS PER DRAWINGS	ALL	BATHROOMS
PORCELAIN TILES	PORCELAIN- STONE LOOK MATT FINISH, FULL BODY OR EQUALLY APPROVED.	STAIR TILE CUT TO SIZE OF STEPS AND LANDING	ALL	INTERNAL STAIRCASE OF VILLAS
EPOXY PAINT	EPOXY PAINT	N/A	ALL	MECHANICAL ROOM
TERRAZZO TILE	TERRAZZO TILES FRONT LAYER: CEMENT, MICRON MARBLE POWDER MARBLE CHIP, ADMIXTURE, SPECIAL CHEMICALS. BACK LAYER: CEMENT, SAND, DOLOMITE. POLISHED FINISH: 30MM THICKNESS	300X300	ALL	ROOF / SERVICE TERRACE
GRANITE STEPS & LANDING	GRANITE STEPS AND LANDING 30MM THICK CUT TO SIZE WITH 2 GROOVE LINES & RISER 20MM THICK	"LANDING: 300X600, STEPS: CUT TO SIZE"	GROUND FLOOR	BUILDING ENTRANCE

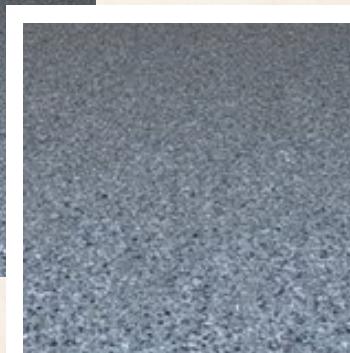
# FLOORING



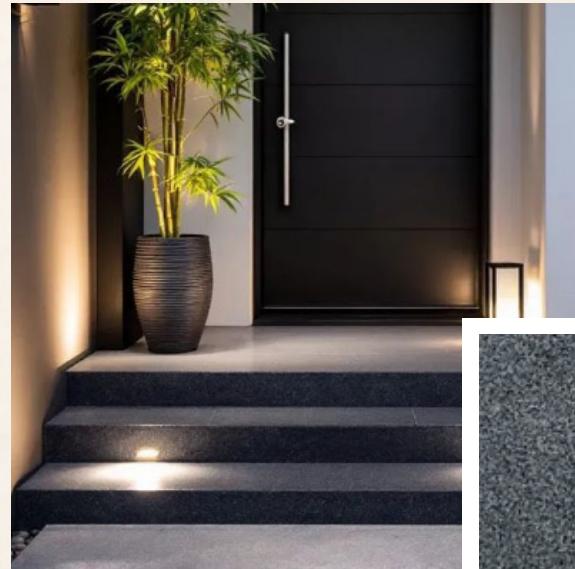
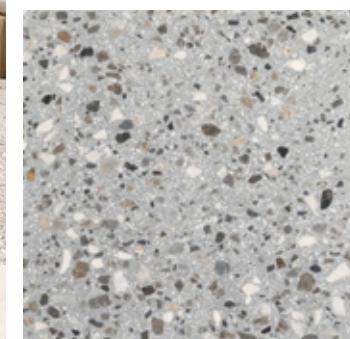
# FLOORING



MEP FLOORING



ROOF / SERVICE TERRACE



BUILDING ENTRANCES





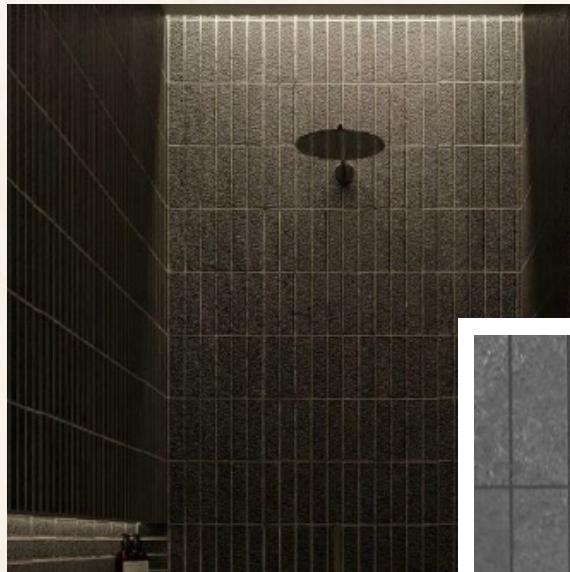
# OPAL SERENITY WALL FINISHES

TYPE	DESCRIPTION	SIZE	SPACE
PORCELAIN TILES	PORCELAIN TILES - STONE LOOK NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	1200X600	BATHROOMS (MAIN TILE)
PORCELAIN TILES	PORCELAIN TILES - STONE LOOK NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	260X65	BATHROOMS (MAIN TILE)
PORCELAIN TILES	PORCELAIN TILES - NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	300X600	KITCHEN SPLASH BACK/COUNTERTOP
INTERNAL PAINT	WALL PAINT – WHITE DOUBLE-COATED PRIMER UNDER TRIPLE COATED SATIN FINISH FINAL PAINT COLOR CODE: (RAL9010 OR AS SELECTED BY ENGINEER)	ALL	REFER TO DRAWINGS

# WALL FINISHES



BATHROOM



SHOWER AREA



KITCHEN SPLASH BACK/  
COUNTERTOP



MAIN AREAS - WALL PAINT



OPAL SERENITY  
CUSTOM CRAFTED WOODWORK

TYPE	DESCRIPTION	SIZE	SPACE
WOODEN DOORS	WOOD - WHITE COLOR, FULL BODY, CONCEALED HINGES, BLACK HANDLE AND LOCK OR EQUALLY APPROVED.	AS PER DRAWINGS	ALL INTERNAL DOORS
WARDROBES	WOOD - WHITE COLOR, FULL BODY, , BLACK HANDLE AND LOCK OR EQUALLY APPROVED.	AS PER DRAWINGS	ALL INTERNAL DOORS
KITCHEN CABINETS	LAMINATED WOODEN CABINETS DARK GREY GLOSSY FINISH AND NATURAL WOODEN OR EQUALLY APPROVED.	AS PER DRAWINGS	KITCHEN AND LAUNDRY
KITCHEN COUNTER TOP	QUARTZ – DARK GREY TO MATCH THE DARK GREY CABINET	ALL	KITCHEN AND LAUNDRY

# WOODWORK



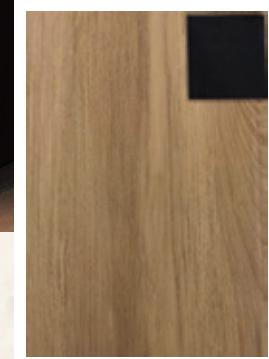
ALL INTERNAL DOORS



WARDROBES - ALL DOORS



COUNTER TOP  
KITCHEN / LAUNDRY ROOM





TIMELESS EXTERIOR  
CHARM

TYPE	DESCRIPTION	SPACE
INTERNAL PAINT	WALL PAINT: DOUBLE-COATED PRIMER UNDER TRIPLE COATED MEDIUM TEXTURE FINAL PAINT FINISH. COLOR CODE: [RAL1013 OR AS SELECTED BY ENGINEER]	ELEVATIONS
STONE CLADDING	STONE CLADDING: INDIAN SANDSTONE CLADDING (REDDISH BROWN) IN BUSH HAMMERED FINISH OR EQUALLY APPROVED. SS 316 MECHANICAL FIXING.	ELEVATIONS
ALUMINUM FINISH	ALUMINUM SECTIONS: POWDER COATED ALUMINUM SECTIONS FOR WINDOWS, DOORS & CURTAIN WALLS [RAL7013 OR AS SELECTED BY ENGINEER]	ELEVATIONS
TEMPERED GLASS	TEMPERED GLASS: DOUBLE GLAZED GREY TINTED GLASS (LOW E) 6MM+10MM AIR SPACE+8MM FOR WINDOWS 6MM+14MM AIR SPACE+8MM FOR CURTAIN WALLS	ELEVATIONS
WOOD	WPC CLADDING	PERGOLA AND WINDOWS LOUVERS

# EXTERIOR FINISHES



RAL 1013  
OYSTER WHITE

INTERNAL PAINT



RAL 7013  
BROWN GREY

ALUMINUM SECTIONS

# EXTERIOR FINISHES



STONE CLADDING



TEMPERED GLASS

# EXTERIOR FINISHES



WOOD  
PERGOLA AND WINDOWS LOUVERS

## DISCLAIMER

- All materials, dimensions, and drawings are approximate only.
- Information is subject to change without notice, at the developer's absolute discretion.
- All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
- The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

LIVE THE EXTRAORDINARY EVERY DAY

THANK YOU

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