A JOINT VENTURE BY

Koncept Ambience | SUKOD Projects

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Ambience LUMINA

THE LUSH SIDE OF LIFE

Exclusive 3 BHK Residences @ Hafeezpet



A VISION.
A WINDOW.
A WORLD.

Every time you look through it, something beautiful looks back.

The green of the canopy above, the warmth of the earth below, the calm of the lake at its heart, the sun rising in its full glory, and the air carrying light into every corner.

This is your first view of Ambience Lumina.
And it only gets better from here.



It's your LUSHSCAPE.
where HARMONY weaves itself into EVERY DAY.

Beyond the built.
the SKY stretches above.
the LAKE rests beside.
the EARTH holds firm beneath.
and LIGHT pours in with measured abundance.

This is where LUXURY sheds its formality
and becomes something far more PERSONAL.

Bringing warmth to every MOMENT.
every MOVEMENT.
everything that makes LIFE
worth coming HOME TO.

LIVE THE LUSH SIDE OF LIFE.



YOU'LL FIND
YOURSELF HERE,
BEFORE THE
DAY BEGINS.

HAFEEZPET
BY THE LAKE
AT THE CENTRE
ALL AROUND YOU.

Hafeezpet, one of Hyderabad's most coveted addresses, has now evolved into a hub of urban choices. The lake on one side, the city all around, and you at the centre of it all.

The Metro keeps you connected, while business hubs, workplaces, schools, and lifestyle destinations become part of your everyday. Convenience, connectivity, and comfort come together to shape Hafeezpet as a destination for urban living. Here, lush never finds rush.

METRO-LINKED.
CITY-CONNECTED.
NATURE-INFUSED.



A HOME SO COMPLETE, BY NATURE AND BY LIFE.



Set beside the lake and rising across multiple levels into open skies. Ambience Lumina presents a way of living shaped by light, air, and the land it stands on. With a limited number of homes within a carefully designed layout, your home at Ambience Lumina begins from the very first step inside, welcoming you with a sense of ease and warmth, as each day feels deeply and beautifully fulfilling.

1.9
ACRES

14 LEVELS*
ABOVE GROUND

3 LEVELS
BELOW GROUND

201
UNITS

1500-2550
SQ.FT. UNIT SIZES

3 BHK
RESIDENCES

*Disclaimer: 10 floors approved; additional 3 floors under TDR application.



MODERNITY, ROOTED IN THE EARTH.

The most beautiful things always begin from the ground up. From first roots to structures that rise into the skyline, the ochre tint becomes the canvas for life and monumental wonders.



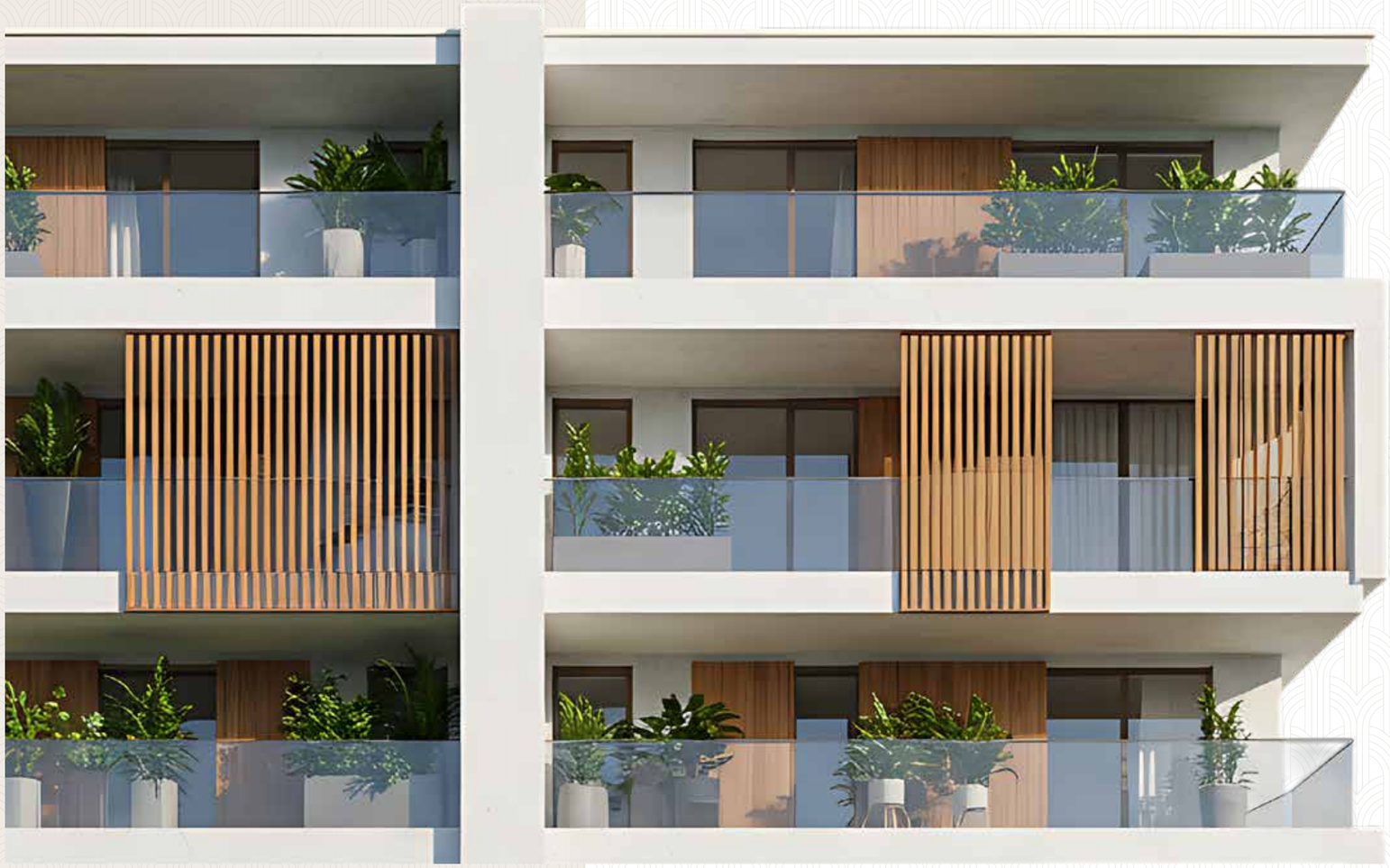
A STATEMENT BUILT TO STAND TALL.

From its grand double-height entrance to its gracefully tiered ascent, Lumina rises with an elegance that only the finest architecture carries. Every floor breathes with texture, light, and nature's touch, as every opening draws in the sky and the breeze. Rooted in the earth and reaching for the horizon, this is a tower built to stand tall and a life built to feel abundantly alive.

LUXURIANT IN DESIGN.
LUSH IN EVERY DETAIL.
LAVISH IN ELEGANCE.

A VISION SO GRACEFUL,
WHERE LIFE AND MOMENTS
BLOOM ON
EVERY FLOOR.





A TESTAMENT OF
CRAFTSMANSHIP,
THAT TELLS
THE STORY OF
EVERYTHING WITHIN.



LIVING DESIGNED BY LIGHT

Every great interior begins not with walls. but with what fills them. Light finds its way in. air finds its path through. and life finds its most natural and beautiful expression within.



Living Room

Dining Room

A SPACE THAT HOSTS YOUR BEST LIFE, IN LIGHT AND LUXURY.

It is where loved ones gather in grandeur, where celebrations take centre stage, and even the everyday carries a sense of richness. Family stories unfold within refined surroundings, and hospitality flows with ease. Here, light and luxury come together, gracing every moment, every gathering, and every memory worth cherishing.

DRAPED IN LUXURY, KISSED BY THE MORNING, THIS IS LIVING AT ITS MOST PERSONAL.

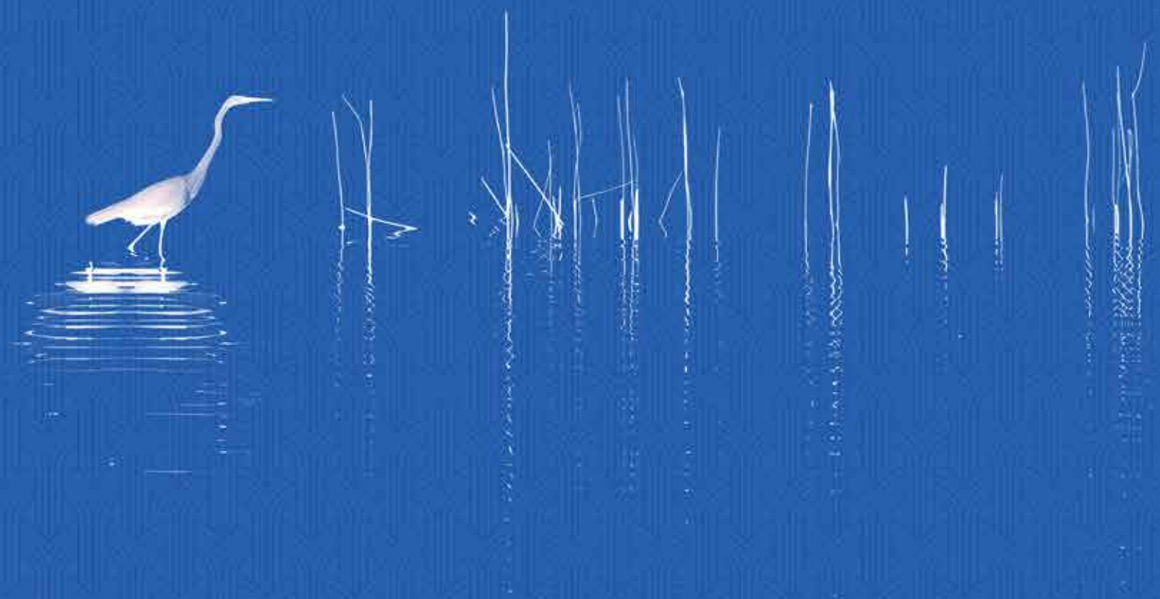
Morning light slides in warmly, the breeze follows with easy grace, and rich textures hold you in quiet indulgence. Here, every night is deeply restful and every morning arrives in the most beautiful light, because luxury is simply what you wake up to.



Master Bedroom



Balcony



THE ART OF THE FLOW

A great plan is one that lets life flow naturally. Every layout is a carefully considered promise that every room breathes well. every breeze finds its way in. and every life within it flourishes through the invisible intelligence of thoughtful planning.

MASTER PLAN


Neighbor's Land
7M Wide Road
Area Left Towards Road Widening
ENTRY / EXIT
7M Wide Road
A4
3 BHK.EF
2550 SFT.
A5
3 BHK.EF
2045 SFT.
A1
3 BHK.WF
1500 SFT.
A3
3 BHK.EF
2250 SFT.
A2
3 BHK.WF
2250 SFT.
B1
3 BHK.WF
2170 SFT.
B6
3 BHK.EF
2250 SFT.
B2
3 BHK.WF
2250 SFT.
B5
3 BHK.EF
2250 SFT.
B3
3 BHK.WF
2250 SFT.
B4
3 BHK.EF
2250 SFT.
C1
3 BHK.WF
2250 SFT.
C5
3 BHK.EF
2250 SFT.
C2
3 BHK.WF
1930 SFT.
C4
3 BHK.EF
1885 SFT.
C3
3 BHK.WF
1930 SFT.
Lobby
P.Lift
Fire Lift
70' Wide Corridor
Sand Pit
Lawn
Court
Ventilation
Jogging Track
Lake Buffer
Lake/Tank/Kunta
N
W
E
S

LANDSCAPE PLAN



LEGEND:

01. DRIVEWAY
02. INTERNAL FLOORING
03. GRASS PAVERS
04. JOGGING TRACK
05. KIDS PLAY AREA
06. SAND PIT
07. BADMINTON COURT
08. PICKLEBALL COURT
09. OUTDOOR GYM
10. DRIBBLE COURT
11. LAWN
12. PERGOLA
13. SEATING AREAS
14. PICKUP ZONE

FIRST FLOOR PLAN



TERRACE PLAN



LEGEND:

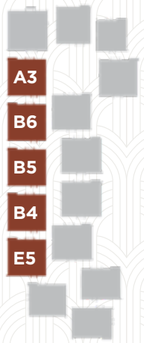
01. PARTY LAWN
02. PICNIC SPOT
03. OUTDOOR WORKSTATION
04. YOGA DECK
05. ZEN GARDEN
06. SOLAR INSTALLATION
07. TERRACE SEATING
08. OUTDOOR SCREENING
09. CHANGING ROOM AREA
10. CHANGING ROOMS
11. POOL DECK
12. SWIMMING POOL
13. REFLEXOLOGY GARDEN
14. BBQ ZONE



2250 SFT

3 BHK | EAST FACING

KEY PLAN



1885 SFT

3 BHK | EAST FACING

KEY PLAN







2045 SFT

3 BHK | EAST FACING

KEY PLAN



2550 SFT

3 BHK | EAST FACING

KEY PLAN







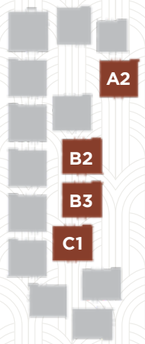
1500 SFT
3 BHK | WEST FACING

KEY PLAN



2250 SFT
3 BHK | WEST FACING

KEY PLAN







1930 SFT
3 BHK | WEST FACING

KEY PLAN

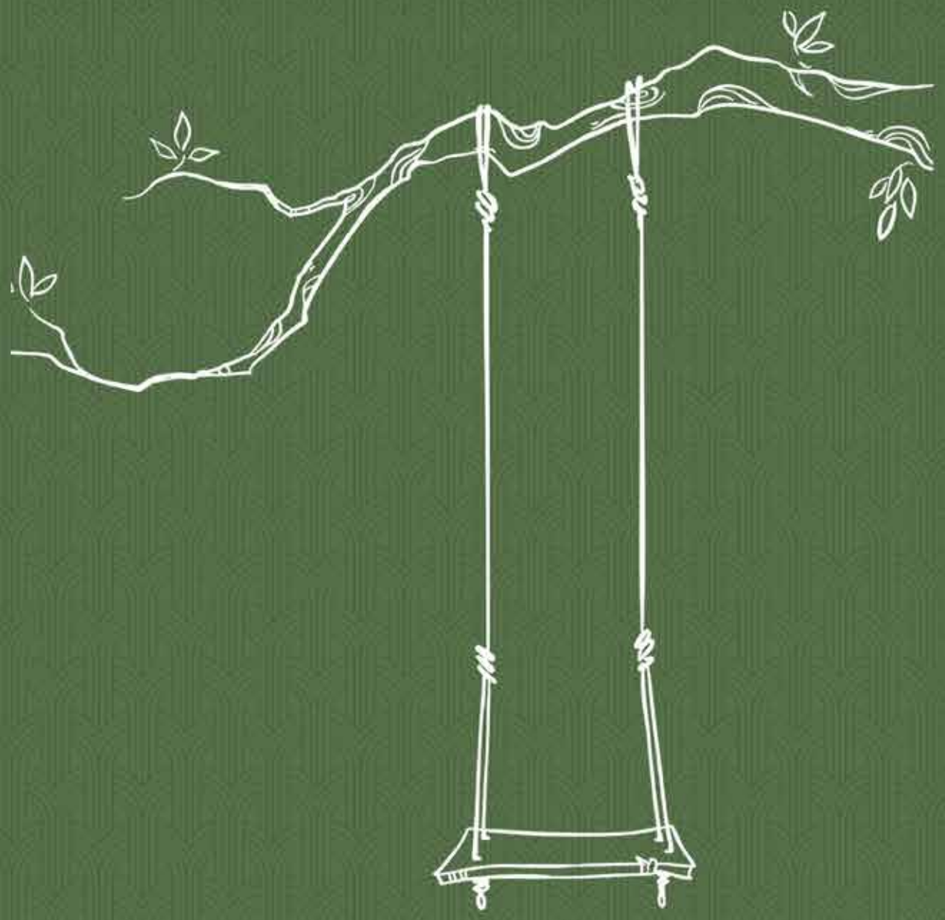


2170 SFT
3 BHK | WEST FACING

KEY PLAN







A LIFE OPEN TO THE NATURE

Look up and you will find it. The richest days are rarely spent indoors. They are the ones who spend moving. breathing. gathering and simply being present under an open sky. At Lumina. those days are not occasional. They are everyday.

THE SOCIAL SOUL OF LUMINA, WHERE EVERY CHOICE FEELS LIKE A SKY-HIGH PRIVILEGE.

Within the clubhouse, every pursuit is presented with intention and distinction. From energising workouts and restorative spa experiences to refined gathering spaces, leisure feels elevated, recreation feels enriched and every moment carries the unmistakable mark of something truly exceptional.


Party Halls


Yoga Deck


Reading Corner


Reflexology Path


Pickle Ball Court


Co-working spaces


Senior Citizens Room


Guest Rooms


Kids Play Area


Swimming Pool


Banquet Hall


Hobby Room

SPECIFICATIONS





PROJECT

GENERAL
- Seismic Zone II compliant RCC framed structure
- Charging Station for Electric Vehicle (EV)
- Concrete Block Construction

GREEN LIVING
- Water and Sewerage Treatment plant with zero discharge
- Rainwater Harvesting System
- Organic Waste Converter
- Solar provided for common area electricity

TECHNOLOGY
- Centralised TV and Internet Distribution with multi -service providers
- Common Area Wi-Fi Connectivity
- Video Door Phones with multi channel communication
- CCTV in all common areas, club house and building entrance
- Boom Barriers at Entry & Exit for vehicles
- Round the clock security system

GENERATOR
100% Power backup with DG set backup for each flat and all common areas

ELEVATORS
- 6 Passenger – High speed lifts with rescue device of Kone/Otis / Johnson or equivalent
- 2 Service – Dedicated lifts for Goods and Services of Kone/Otis / Johnson or equivalent

PARKING & TRAFFIC MANAGEMENT
- Basement Parking with designated visitor parking
- VDF Flooring finish with marking as per standards
- Traffic Safety devices such as convex mirrors, speed bumps, road studs, way signages as per design

CAR WASH FACILITY
Provision for car wash facility in the basement

WATER SUPPLY
Hydro-Pneumatic system for water with Under ground sump of sufficient capacity.

LPG/PNG
Central Gas Bank with gas leak detector system

RESIDENCES

FLOORING
- DRAWING, LIVING & DINING: Large Size Vitrified Tiles with 4" skirting to be flushed
- MASTER BEDROOMS: Large Size Vitrified Tiles
- OTHER BEDROOMS: Large Size Vitrified Tiles
- BATHROOMS: Matte Finished Vitrified Tiles
- BALCONIES : Matte Finished Vitrified Tiles
- KITCHEN: Large Size Vitrified Tiles
- UTILITY: Vitrified Tiles
- STAIRCASE/CORRIDOR: Combination of natural stone / vitrified tiles as per design

WALL FINISHES
- DRAWING, LIVING & DINING: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer.
- ALL BEDROOMS : Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer.
- BATHROOMS: Dado upto false ceiling height using Vitrified tiles.
- BALCONIES : Texture finish with two coats of exterior grade paint as per design
- KITCHEN: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer
- UTILITY: Dado upto 4' using Vitrified Tiles combined with exterior grade paint as per design

CEILING FINISHES
- DRAWING, LIVING & DINING: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer.
- ALL BEDROOMS : Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer.
- BATHROOMS: Grid Ceiling/Gypsum False Ceiling/PVC as per design
- BALCONIES : Texture finish with two coats of exterior grade paint as per design
- KITCHEN: Two Coats of Premium Acrylic Emulsion over Putty Finish and a coat of primer
- UTILITY: Two Coats of exterior grade paint as per design

JOINERY
- MAIN DOOR: 7' x 4' – Engineered Wood/ Hard Wood Door Frame and Veneered Flush Shutter and Hardware of reputed make.
- INTERNAL DOORS: 7' x 3' – Engineered Wood/ Hard Wood Door Frame and Veneered Flush Shutter and Hardware of reputed make
- TOILET DOORS: 7' x 2'6" – Engineered Wood/ Hard Wood Door Frame with one side Veneered and other side with laminate flush shutter with Hardware of reputed make of size
- BALCONIES &UTILITY: UPVC Doors
- WINDOWS & VENTILATORS: UPVC windows

PLUMBING
- All sanitary and CP fitting of KOHLER/GROHE or equivalent make
- Provision for Geysers in all bathrooms

ELECTRICAL
- Concealed copper wiring of Havells/Finolex or equivalent
- Modular switches of Legrand/Schneider or equivalent make
- Power outlets for air conditioners in each room
- Three phase power supply for each unit.
- Miniature Circuit Breakers (MCB) of Legrand/Schindler/L&T or equivalent

HVAC
- Sleeves for copper piping in all bedrooms and common areas as per design
- Concealed drain piping for split AC's in all bedrooms and common areas as per design

RAILING
MS/SS/Aluminium railing with laminated glass as per design

NOTE: In the specifications and materials mentioned above, the developer is entitled to use equivalent make / brand of superior quality.

LOCATION MAP

(Not To Scale)



Scan For Location

THE FINEST ADDRESS THAT ALWAYS RUNS ON GREEN.

2 MINS to Miyapur Metro Station | 10 MINS to Hitec City

15 MINS to Gachibowli | 25 MINS to Financial District

Location Highlights

SCHOOLS

- Narayana Concept School
- Sanghamitra School
- Vikas Concept School
4. Oakridge International School

COLLEGES

1. JNTU
2. Sri Chaitanya Juniour Colleges
3. Hyderabad University

IT ZONE

1. Google Campus
2. TCS
3. Genpact
4. Amazon
5. Wipro

HOSPITALS

1. Holistic Hospitals
2. Landmark Hospital
3. Rainbow Childrens Hospital
4. AIG Hospital
5. Yashoda Hospital
6. KIMS

MALLS & ENTERTAINMENT

1. Nexus Mall
2. Manjeera Mall
3. Lulu Mall
4. Sharath City Mall
5. Decathlon
6. GSM Mall

ADDRESS:

SUKOD PROJECTS: Sy No. 49, 50, 51, Hafeezpet (near Aparna County villas), Hyderabad - 500049.

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RERA NO.: PO2400010821

Approved By ICICI Bank | Construction Finance Partner Hero FINCORP

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only.