



Illumina Zephyrhills

MULTIFAMILY

Illumina Zephyrhills is a 251-unit, four-story garden community in Zephyrhills, Florida, designed at 20.24 units per acre with III-A wood-frame construction and a modern farmhouse architectural character.

Stone, stucco, and Hardie-clad exteriors are paired with hospitality-driven interiors featuring voluminous clubhouse spaces, sculptural lighting, and warm contemporary finishes, while the resort pool and pavilion, coworking and club spaces, and the fitness and court-sports program serve as representative highlights of the project's broader lifestyle offering.

LOCATION
Zephyrhills, FL

TYPE
Market Rate

STYLE
Garden

UNITS
251

DENSITY
20.24/acre

STORIES
4-story

CONSTRUCTION TYPE
III-A Wood Frame

SERVICES
Architecture
Interior Design
FFE/Procurement

AWARDS

2024 – Grand Aurora Award
Best Interior Merchandising
Amenity Space

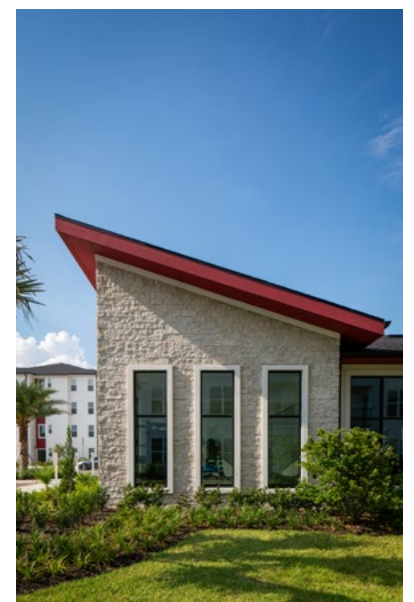
2024 – Grand Aurora Award
Best Interior Merchandising
Model



Design for intentional living

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 **FORUM**

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