



KUMAR SELENA

LAUNCHING NEW TOWER

Extra
space
for a larger life

**4.5 BHK LUXURIOUS HOMES
AT BANER - PASHAN LINK ROAD**

ECLECTIC OPULENCE

KUMAR PROPERTIES

India's leading real estate group, developing residential and commercial properties for over 50 years, Kumar Properties is a legendary brand in Pune.

Kumar Properties has dramatically expanded its presence and diversified its product offerings while maintaining a strong culture of innovation and integrity. Kumar Properties has successfully constructed over 25 million sq. ft. of prime real estate and currently has about 5 million sq. ft. under development.

KUMAR PRIVIE

'Kumar Privie' is a luxury brand by Kumar Properties. Privie is a pun of 'Privy' and 'vie'. 'Privy' meaning 'to be in the know of' and 'Vie la vie' meaning 'to live a good life' in French. Hence the name 'Kumar Privie'.

Spearheading a new phase for Kumar Properties, the Kumar Privie portfolio offers a realm of luxury homes designed for the privileged, offering a luxury lifestyle.

PUNE

Truly Glocal city of India, Pune always gets featured in top three most liveable city of India. Pune is a perfect blend of Progressive, Modern lifestyle with all the energy and vigour of youth to the cultural roots, lush green natural surroundings, safety and connectivity with the world. Pune is also the Cultural & Educational Hub of Maharashtra.

IT & Automobiles Industry have flourished here and so has the new age service industry with Retail formats.

An ideal place for families to settle down as well as for future growth and well-being.





KUMAR SELENA

Recognising the allure of this evolving, culturally rich community, Kumar Selena bring to you an upscale lifestyle, a distinctive project of 2 exclusive towers. With every home having it's own private elevator access, you are assured of an intimate way of living. An ambience crafted tastefully at a prime yet private location on Baner-Pashan Link Road offering you privacy & luxury.

SPECIFICATIONS



CONSTRUCTION

- A class, earthquake-resistant construction.



EXTERNAL FINISH

- Entire building painted with acrylic paint of external grade.



LIFTS

- Modern, automatic lifts of reputed make.



ENTRANCE LOBBY

- Designer finish entrance lobby at ground floor.



WALL & CEILING

- Gypsum punning on walls.
- Premium grade emulsion paint for walls.

FLOORING



- Marble slab flooring in living, dining and passages.
- Vitrified tile flooring in kitchen and bedrooms.
- Vitrified tile in flooring and DADO in toilets with anti-skid tiles for balconies/terraces.

KITCHEN



- International style modular kitchen with chimney and hob.
- Vitrified tile dado with wall storage unit.
- Provision for water purifier and washing machine.

WINDOWS



- Aluminium / UPVC Windows and doors with mosquito nets and aluminium windows for bathrooms.

DOORS



- Solid wood jamb door frame with solid wood shutter for main door.
- Pre-moulded HDF skin doors with SS fittings in bedrooms.
- Water-resistance FRP door shutters with SS fittings for toilets.

RAILINGS FOR ATTACHED TERRACES



- Combination of aluminium / glass railing for attached terraces.



1. Entry / Exit 2. Tower A 3. Party Area 4. Lawn 5. Tower B 6. Pool Deck 7. Swimming Pool 8. Club House

AIR-CONDITIONING FOR APARTMENT



- Entire apartment will be air-conditioned using packaged AC system for living/dining and using split/ Hi-wall units in bedrooms.

PLUMBING, BATHROOM & TOILETS



- Concealed plumbing, suspended drainage system for toilets with false ceiling.
- Premium range ceramic sanitary ware of reputed brand.
- Premium range single lever diverter in shower areas along with single lever basin mixer.
- Wall hung WC units with concealed flush tank.
- Boilers and exhaust fan in all toilets.

SAFETY



- Video door phone.
- Digital Lock for main door.
- Intercom Facility.
- Entrance lobby located at ground floor will be having access control entry with CCTV cameras.

ELECTRICAL



- Concealed copper wiring in the entire flat with ELCB and MCB switches in the distribution board.
- Premium range modular switches and sockets.
- Adequate points for lights, fans and TV.
- Telephone points in the living room and bedrooms.
- Provision for Cable TV and Broadband connectivity.

HEAD TURNING STYLE, EXTRAORDINARY LOCATION

THEATRES

E Square | **6kms**
Cinepolis- Westend Mall | **4.5kms**
PVR - The Pavillion | **7kms**

TRAVEL

Shivaji Nagar Railway Station | **8.5kms**
Pune Station | **11kms**
Pune Airport | **17kms**

CLUBS

Gold's Gym | **3kms**
Talwalkars | **2.7kms**
Pan card Club | **3.8kms**
Solaris | **2.6kms**
Oxford Golf Course | **10kms**

HOTELS

Seasons Hotel | **4kms**
JW Marriott | **7kms**
The Orchid hotel | **6kms**
Sayaji | **9kms**

AREAS

Baner | **2kms**
Aundh | **3.5kms**
Hinjewadi | **12.5kms**
Koregaon Park | **14kms**
Kothrud | **10kms**
Pimpri Chinchwad | **17kms**

PROJECTS

Kumar Shiloh | **8kms**
Kumar Sanctum | **3kms**

*Distances as per Google Maps

SHOPPING

Pune Central | **6kms**
Ozone | **3.1kms**
ICC Towers | **7.4kms**
West end | **4kms**
Pantaloons | **2.5kms**

HOSPITALS

Sancheti | **8.5kms**
Jehangir | **11kms**
Ruby Hall Clinic | **11.4kms**
Jupiter | **4.3kms**
Medipoint Hospital, Aundh | **4.3kms**
Ratna Memorial Hospital | **8kms**

GROCERIES

Food Bazaar | **2.4km**
Reliance Mart | **5kms**
D-Mart | **6kms**
Farmers & Grocers | **4.2kms**
Godrej Nature's Basket | **5kms**

EDUCATION

The Orchid School | **4kms**
Loyola School | **5.4kms**
University of Pune | **5.7kms**
Symbiosis SB road | **8.1kms**
Vibgyor | **6.5kms**
Symbiosis, Lavale Campus | **8kms**
Indira Institutes | **10kms**

STADIUMS

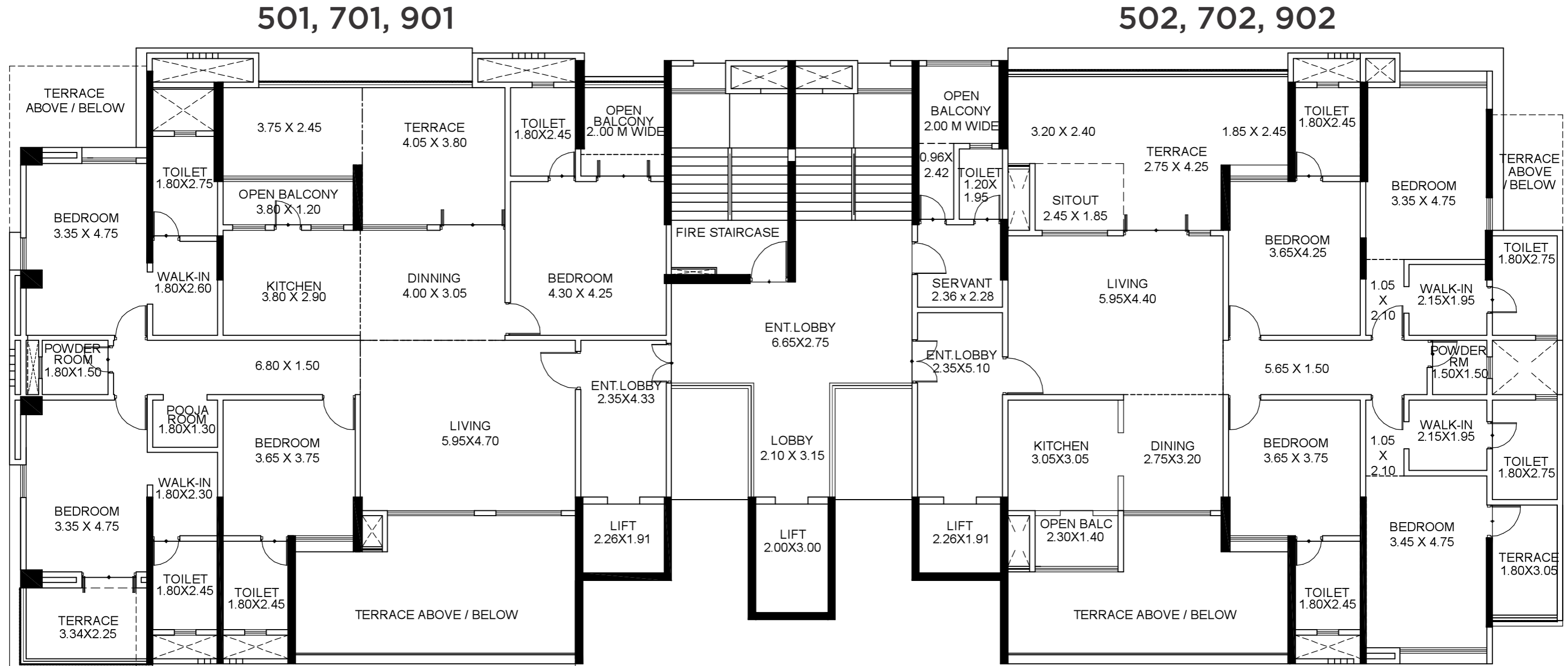
Balewadi Stadium | **6.5kms**
M. C. A. Stadium | **20kms**

FOOD

Westend Mall | **4.5kms**
Balewadi Highstreet | **5kms**

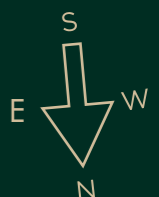


4.5 BHK ODD FLOOR PLAN



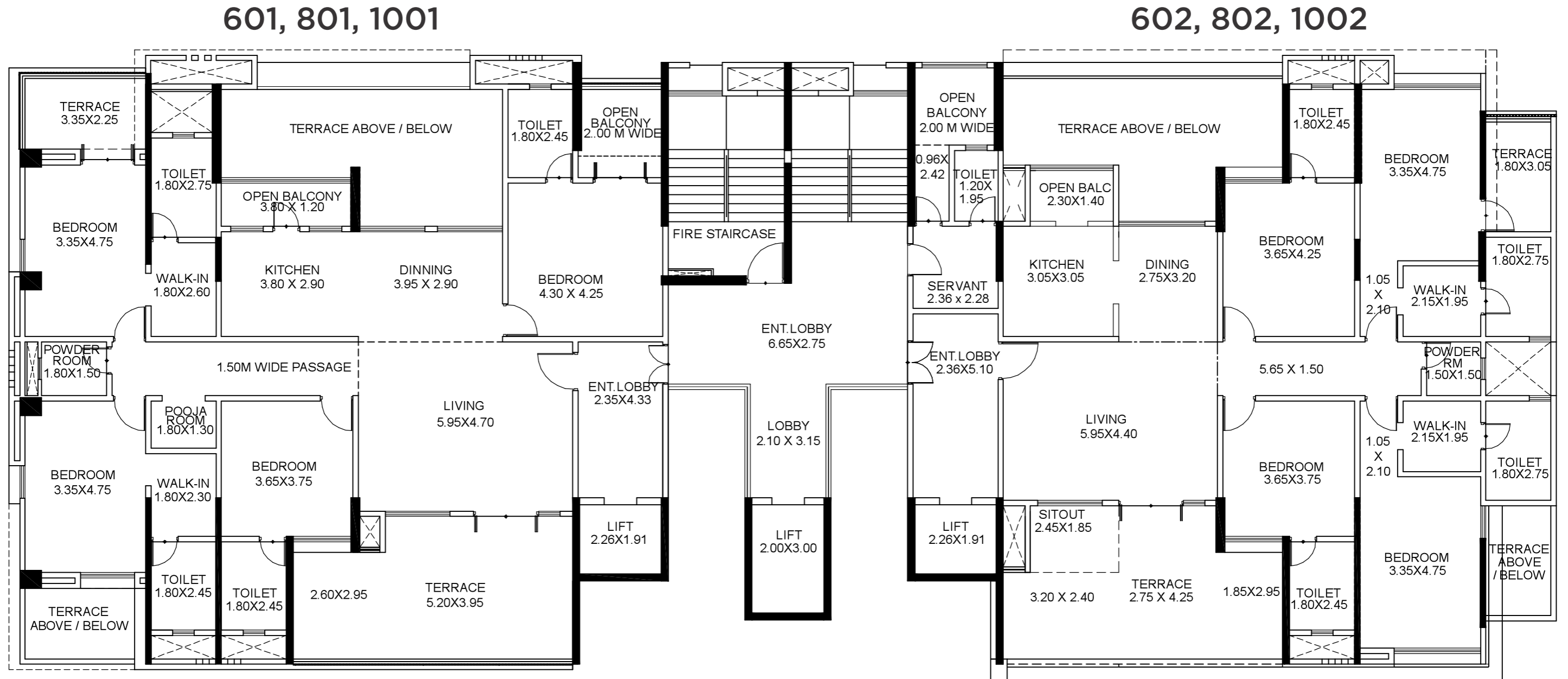
KUMAR SELENA BUILDING A

FLAT NO.	FLAT CARPET AREA	OPEN BALCONY	TERRACE AREA
	(SQ.M.)	(SQ.M.)	(SQ.M.)
501, 701...	179.40	8.68	31.58
502, 702...	186.24	7.48	29.26



NOTE: ALL DIMENSIONS IN METERS AND ALL AREAS IN SQUARE METERS

4.5 BHK EVEN FLOOR PLAN




KUMAR SELENA BUILDING A

FLAT NO.	FLAT CARPET AREA	OPEN BALCONY	TERRACE AREA
	(SQ.M.)	(SQ.M.)	(SQ.M.)
601, 801...	179.37	8.68	35.04
602, 802...	186.28	7.48	30.16





KUMAR SELENA

4.5 BHK LUXURY HOMES BANER - PASHAN LINK ROAD
CONNECT WITH US 95 95 22 00 22 | kumarprivie.com
 Tower A - P52100023773 maharera.mahaonline.gov.in

OTHER KUMAR PRIVIE PROJECTS

KUMAR SANCTUM

3.5 & 4.5 BHK Luxury Homes
Ivory Estate | Baner
For Building A1 & B1
Occupancy Certificate Received

KUMAR SHILOH

4.5 BHK Luxury Villaments
Model Colony
Occupancy Certificate Received

KUMAR SIENNA

3 & 4 BHK Luxury Homes
Magarpatta Road
Occupancy Certificate Received