

KUMAR  
PRIVIE

## LEGACY CONTINUES

25+ million sq. ft. of construction

30,000+ satisfied customers

50+ years in the industry

130+ completed projects

# 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 Global 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 SIENNA

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It won't be easy to click out of holiday mode in this stylishly contemporary residence for the modern pleasure-seeker.

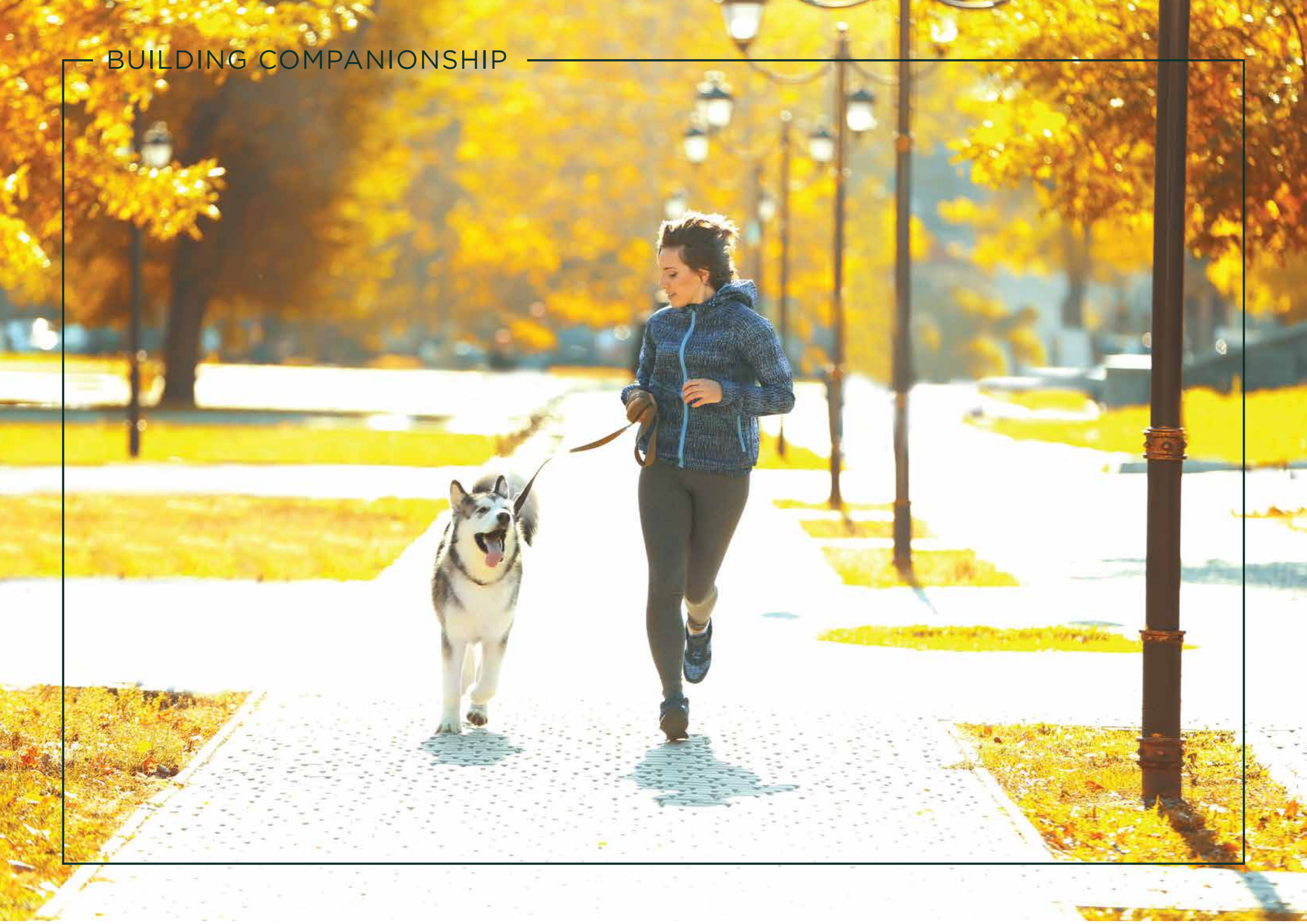
Cool, calm and sophisticated with a youthful edge, this functional luxury home is enveloped in light and comfort.

The living is easy in this impressive, generously proportioned contemporary residence with IT Parks & Retail therapy next door, Comfortable life with conveniences literally stone's throw away.

Sienna is truly an Earthly luxury.



BUILDING COMPANIONSHIP



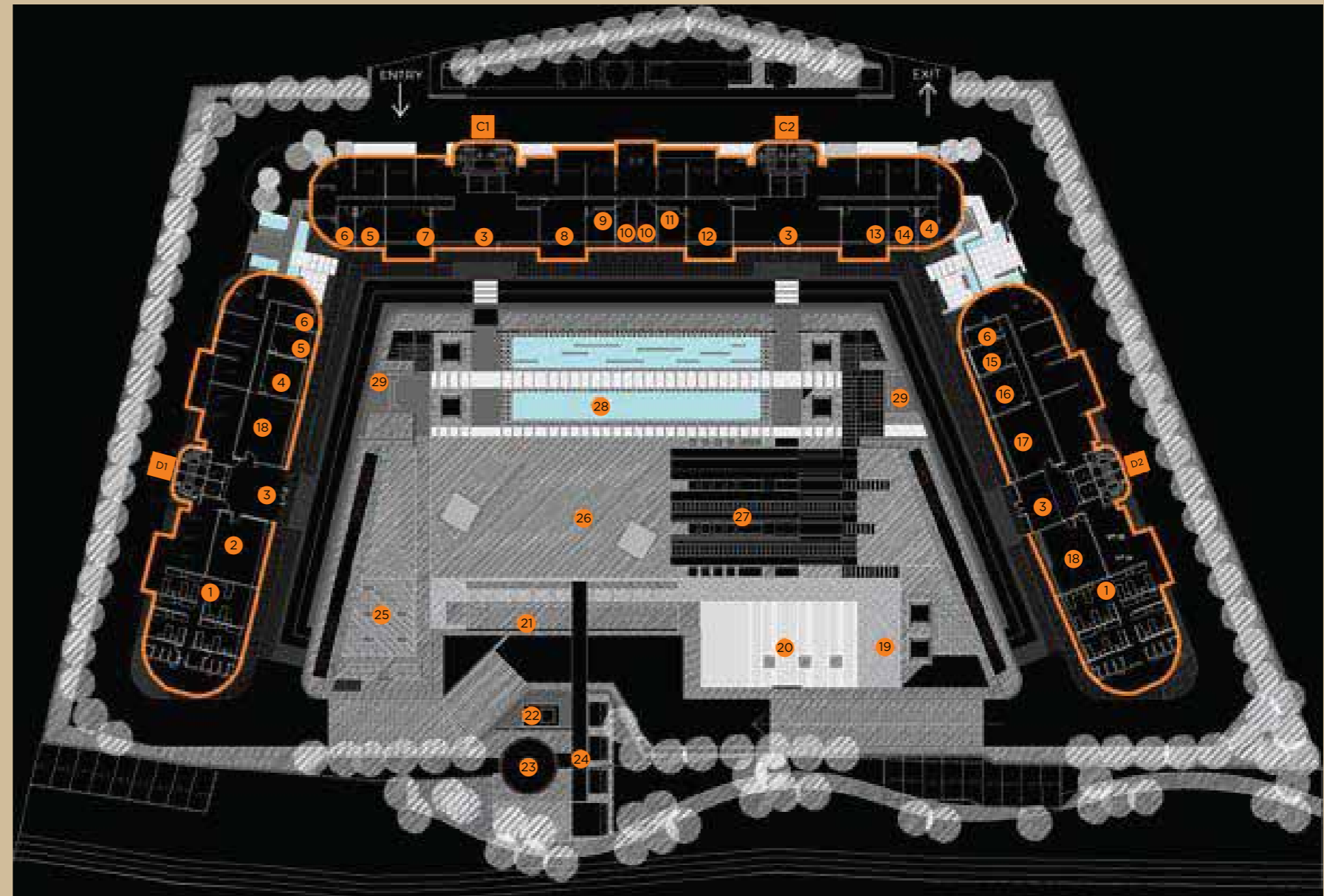
# PODIUM

## INDOOR AMENITIES

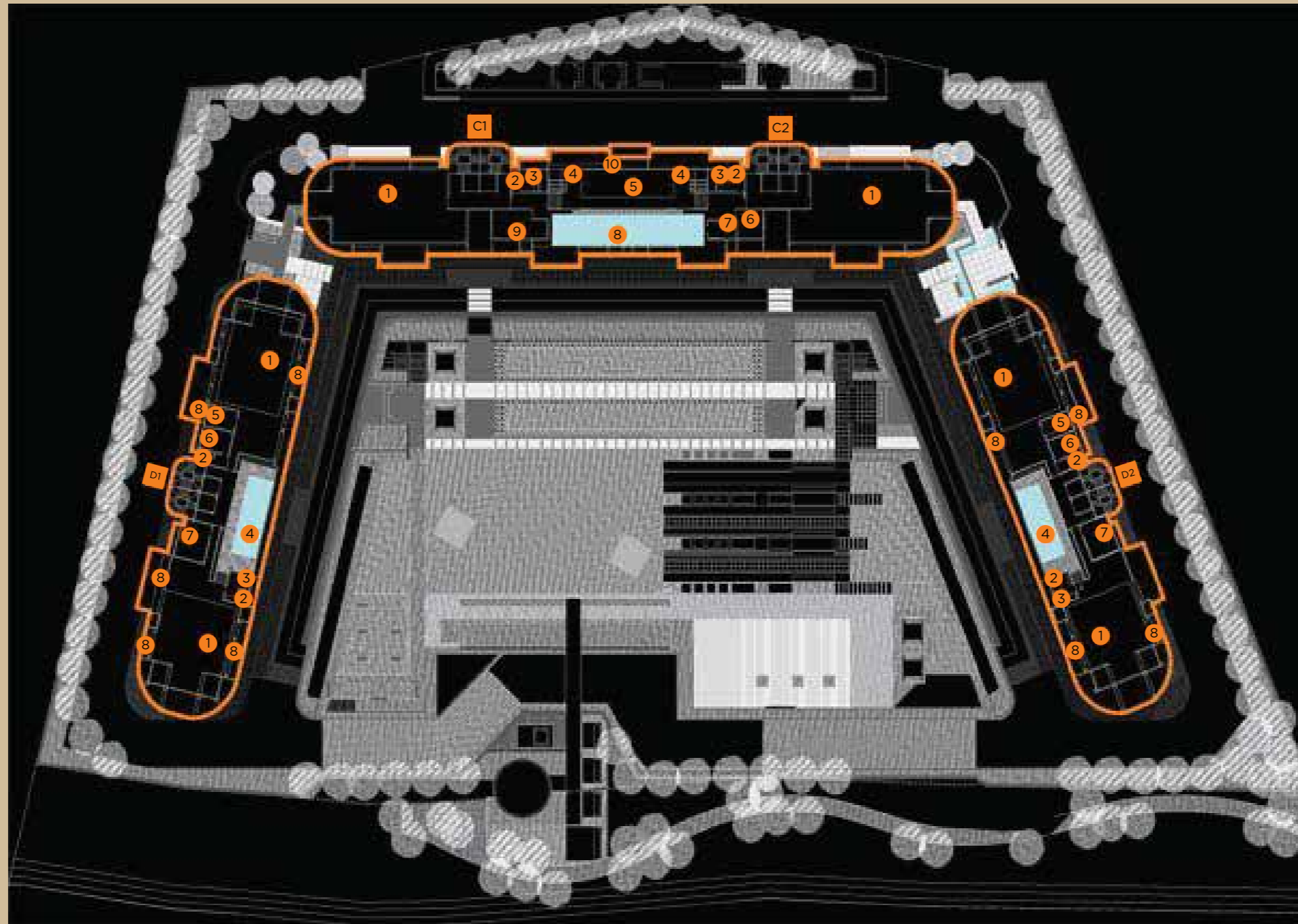
1. Staff Dormitory
2. Games Room
3. Entrance Lobby
4. Facility Mangement Room
5. Building Management System Room
6. Security Room
7. Reading Room
8. Study Room
9. Gymnasium
10. Cafeteria
11. Pantry
12. Toilet
13. Toddler's Room
14. General Store Room
15. Music Room
16. Parlour
17. Society Office
18. Conference Room
19. Snooker Room
20. Indoor Games Room

## OUTDOOR AMENITIES

21. Deck Area
22. Kid's Play Area
23. Temple
24. Water Well
25. Barbeque Area
26. Party Lawn
27. Plaza
28. Water Feature
29. Entry Court



# ROOFTOP



## 4BHK ROOFTOP PLAN (D1, D2)

- |                     |                |
|---------------------|----------------|
| 1. Party-deck       | 5. Pantry      |
| 2. Toilet           | 6. Store Room  |
| 3. Changing Cubicle | 7. Cardio Room |
| 4. Swimming Pool    |                |

## 3BHK ROOFTOP PLAN (C1, C2)

- |                     |                  |                |
|---------------------|------------------|----------------|
| 1. Terrace          | 4. Deck          | 7. Pantry      |
| 2. Changing Cubicle | 5. Swimming Pool | 8. Party-deck  |
| 3. Toilet           | 6. Store Room    | 9. Cardio Room |

HOME IS WHERE YOUR HEART IS





# SPECIFICATIONS



## CONSTRUCTION

- A class, earthquake-resistant construction.



## EXTERNAL FINISH

- Entire building painted with acrylic paint of external grade along with combination of ACP cladding.



## LIFTS

- Modern, automatic lifts of reputed make.



## ENTRANCE LOBBY

- Designer finish air-conditioned entrance lobby at ground floor.



## WALL & CEILING

- Gypsum punning on walls.
- Premium grade luster 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.



## WINDOWS

- Powder coated Aluminum sliding windows with fly mesh.

## 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.



## 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 thermostatic shower mixer set for master toilet.
- Premium range single lever diverter in shower areas along with single lever basin mixer for other toilets.
- Wall hung WC units with concealed flush tank.
- Boilers and ductable exhaust fan system in all toilets.



## SAFETY

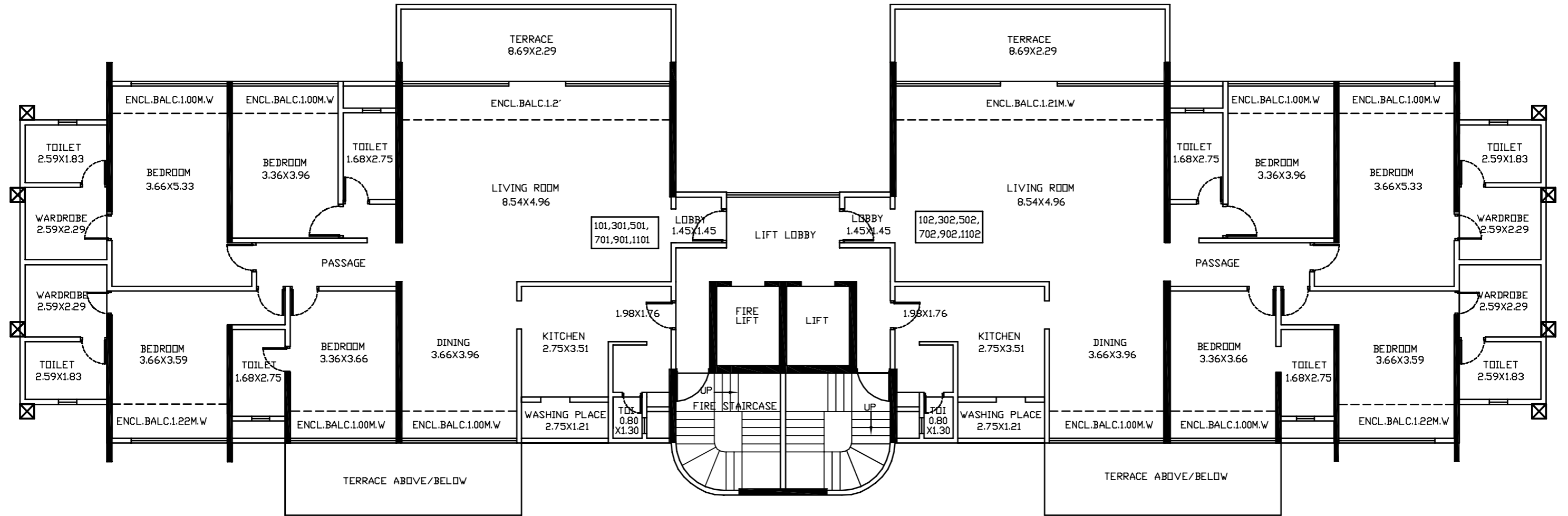
- Integrated-type video door phone.
- Digital Lock for main door.
- Intercom Facility.
- Security Surveillance room.
- Fire fighting systems for every building.
- Entrance lobby located at ground floor will be having access control entry with CCTV cameras.



## 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.
- Complete DG Back-up.
- Telephone points in the living room and bedrooms.
- Provision for Cable TV and Broadband connectivity.

# 4 BHK ODD FLOOR PLAN - Royal 1 & 2 (D1 & D2)



**KUMAR SIENNA**

101, 301, 501, 701, 901, 1101	Flat Type 4 BHK	Flat Area 189.82	Enclosed Balcony 27.92	Terrace Area 15.07
102, 302, 502, 702, 902, 1102	Flat Type 4 BHK	Flat Area 189.82	Enclosed Balcony 27.92	Terrace Area 15.07

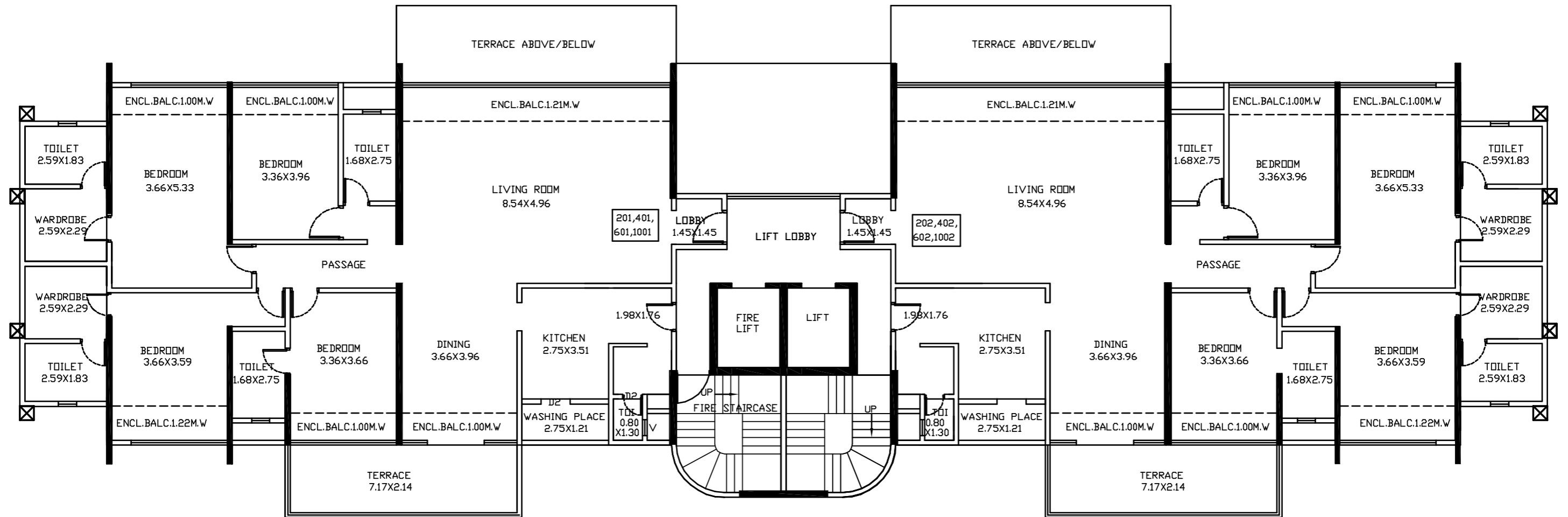
Direction for D1



Direction for D2

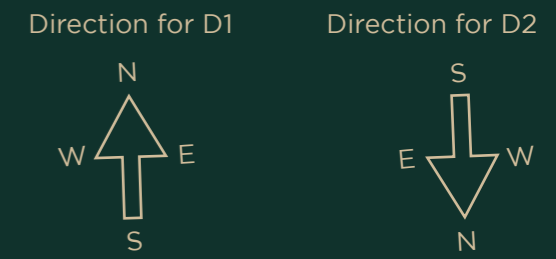


# 4 BHK EVEN FLOOR PLAN - Royal 1 & 2 (D1 & D2)



**KUMAR SIENNA**

201, 401, 601, 1001	Flat Type 4 BHK	Flat Area 189.82	Enclosed Balcony 27.92	Terrace Area 15.07
202, 402, 602, 1002	Flat Type 4 BHK	Flat Area 189.82	Enclosed Balcony 27.92	Terrace Area 15.07



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

# HEAD TURNING STYLE, EXTRAORDINARY LOCATION

## CINEMA

Inox | **950m**  
Cinepolis | **1km**  
PVR | **10kms**  
Carnival | **10kms**

## CLUBS

ABS Fitness Club | **2kms**  
Gold's Gym | **5kms**  
Turf Club | **7kms**  
The Poona Club | **8kms**  
The Ladies Club | **8kms**

## HOTELS

Cocoon Hotel | **1km**  
Treebo Park View | **2kms**  
The Fern Hotel | **5km**  
Hotel Aurora Towers | **8km**  
Hyatt Pune | **8.5km**  
Mariott Suites | **9km**  
Westin | **10km**

## AREAS

Hadapsar | **1.3kms**  
Magarpatta City | **1.5kms**  
Fatima Nagar | **4kms**  
Sopan Baugh | **4.8kms**  
Mundhwa | **6.4kms**  
Kharadi | **8.5kms**  
Koregaon Park | **10km**

## PROJECTS

Kumar Shiloh | **13.4kms**  
Kumar Sanctim | **17.4kms**  
Kumar Selena | **19.1kms**

## TRAVEL

Pune Station | **9kms**  
Pune Airport | **14kms**

## SHOPPING

Amanora Mall | **650m**  
Seasons Mall | **650m**  
Brand Factory | **3.6kms**  
Croma | **3.6kms**

## HOSPITALS

Noble Hospital | **1kms**  
Sahyadri | **2kms**  
Columbia Asia | **8kms**  
Ruby Hall | **7kms**

## GROCERIES

Star Bazaar | **950m**  
Bigbazaar | **1kms**  
More Supermarket | **3kms**  
Dmart | **3kms**

## EDUCATION

HDFC School | **100m**  
Pawar Public School | **4kms**  
Vibgyor | **5kms**  
St Patrick's High school | **5kms**  
The Bishop School | **6kms**  
University of Pune | **15kms**

## STADIUMS

Balewadi Stadium | **24.5kms**  
M.C.A Stadium | **38kms**

## FOOD

Amanora Mall | **650m**  
Seasons Mall | **650m**



\*Distances as per Google Maps



## KUMAR SIENNA

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DEVELOPER: KUMAR PROPERTIES & PROMOTERS PVT. LTD.

### OTHER PROJECTS ACROSS PUNE

#### KUMAR SELENA

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4.5 BHK Luxury Homes  
Baner - Pashan Link Road  
MahaRERA No. - P52100000252  
For Building B

#### KUMAR SANCTUM

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3.5 & 4.5 BHK Luxury Homes  
Ivory Estate | Baner  
MahaRERA No. - P52100004814  
For Building A1 & B1

#### KUMAR SHILOH

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4.5 BHK Luxury Homes  
Model Colony  
MahaRERA No. - P52100002763



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