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2 BHK HOMES, **MAGARPATTA**

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A woman with long, light-colored hair is seated in a large, tufted armchair. She is wearing a light-colored, long-sleeved dress with a subtle pleated texture. Her right hand rests against her chin in a contemplative pose, while her left hand rests on her knee. The room is dimly lit by a floor lamp with a large, translucent shade to the left. Behind her are dark, vertical blinds covering a window. To the right, a portion of a sofa and a brick wall are visible.

BEHOLD YOUR VERY  
OWN **PARADISE!**

## OPENING THE DOORS TO PARADISE

Owning a residence in the spacious new tower of Kumar Paradise will give you access to a premium abode. With us, you get the perfect blend of urban convenience and natural beauty. Magarpatta boasts several lush green parks on which you can count to get away from the hustle and bustle of the city.

The 2 BHK homes in themselves are spacious, well-ventilated, and offer room for plenty of natural light. Abound with all modern amenities like a clubhouse, swimming pool, garden, and a gazebo, you can easily spend a relaxing time at your masterpiece – your new home.



# VISIONS OF PARADISE

The new elevation's strategic placement in Magarpatta ensures proximity to Hadapsar, one of Pune's fastest-growing suburbs. This prime location for development offers excellent connectivity and access to all that Pune has to offer. The residences here offer close access to schools, workplaces, and malls in the vicinity amping up the quality of life.

With excellent infrastructure and proximity to major commercial hubs, Magarpatta is the perfect location for those who want to live in a bustling urban setting. Moreover, its access to some of the best schools, healthcare facilities, shopping centres, and entertainment options make it a paradise in the truest sense for its residents.



Actual Site Image



ANOTHER CHANCE TO  
LIVE IN A **BUSTLING**  
**NEIGHBOURHOOD**

- 1-2 Km**
- » Amanora Mall
  - » Seasons Mall
  - » Magarpatta Vibgyor International School
  - » HDFC School

- 3-4 Km**
- » Amanora School
  - » Colombia Asia Hospital
  - » Noble Hospital
  - » Sahyadri Hospital

- 5-9 Km**
- » Kalyani Nagar
  - » Koregaon Park
  - » Kharadi
  - » Airport



CLOSER TO  
ENTERTAINMENT



CLOSER TO  
SCHOOL



CLOSER TO  
WORK

CLOSER TO  
DAILY NEEDS





# FUNCTIONAL AMENITIES



# SPECIFICATIONS

## CONSTRUCTION

- » A-class, earthquake-resistant construction

## FLOORING

- » 800×800 mm vitrified tile flooring in living, kitchen and bedrooms
- » Matt finished ceramic tile flooring in toilets
- » Anti-skid tiles for balconies/terraces

## DOORS

- » Vinyl SKIN pre-molded flush door with SS fittings for entrance door
- » HDF SKIN molded flush door with SS fitting for bedrooms and toilets

## WALLS AND CEILING

- » Gypsum punning on walls
- » Superior OBD Paint for walls and ceilings

## WINDOWS

- » Powder Coated Aluminum Sliding Windows with MS Grills

## RAILINGS FOR ATTACHED BALCONY

- » MS railing for attached balcony

## PLUMBING, BATHROOM AND TOILETS

- » Concealed plumbing
- » White/colored ceramic sanitary ware of reputed brand
- » Single-level diverter in shower areas along with single lever basin mixer for the master toilet
- » 7' height toilet dado with ceramic tiles
- » Provision for boiler and exhaust fan in all toilets

## KITCHEN

- » Granite kitchen counter
- » Stainless steel sink
- » Glazedtile dado up to Window Height
- » Provision for water purifier and exhaust fan

## ELECTRICALS

- » Concealed copper wiring in the entire apartment with ELCB and MCB switches in the distribution board
- » Modular electrical switches and sockets
- » Electrical supply by way of 1 phase
- » Adequate points for lights, fans and TV
- » Telephone point in the living room and bedrooms
- » Provision for electric point for cable TV and broadband connectivity
- » Provision of electric point for split AC in living and master bedroom

## ENTRANCE LOBBY

- » Designer finish entrance lobby at the ground floor

## LIFTS

- » Modern, automatic lifts of reputed brands

## EXTERNAL FINISH

- » Entire building painted with acrylic paint of external grade

## SAFETY

- » Intercom Facility
- » Main entrance lobby at ground floor with CCTV camera

## ANOTHER CHANCE TO OWN MASTERPIECE!

Open the doors to your personal paradise by investing in a new home at Kumar Paradise, Magarpatta. Kumar Properties has been the hallmark of excellence for over five decades, and their thoughtful design in this project will provide you with a rich residential experience.

With us, excellent opportunities for a unique lifestyle beckon you. Live in an excellent location with access to essential amenities and experience the best of urban living in one of the most sought-after addresses in the city.



Artistic Impression

# PROJECT LAYOUT



Landscape Garden

Swimming Pool with Change Room

Club House Consists of Multiple Hall with Gymnasium

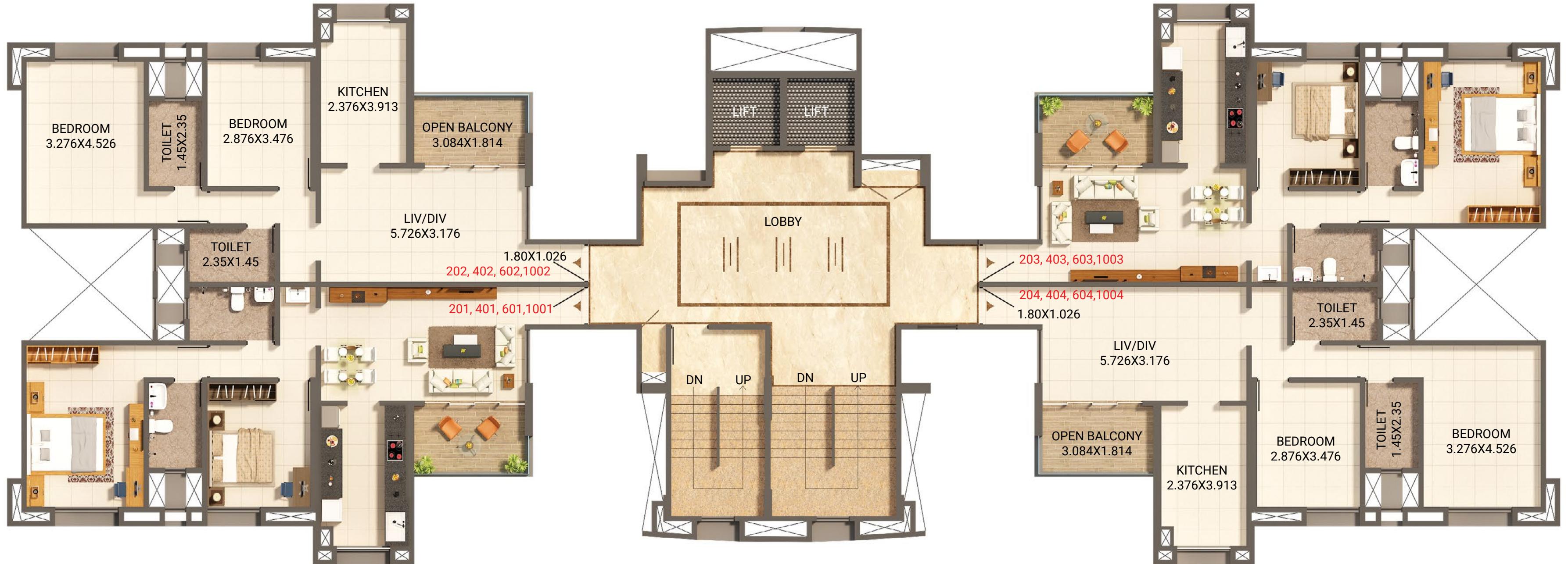
Artistic Impression

# 2 BHK



- |                     |            |                   |
|---------------------|------------|-------------------|
| 1. Entrance Passage | 4. Kitchen | 7. Toilet         |
| 2. Living Room      | 5. Dining  | 8. Master Bedroom |
| 3. Balcony          | 6. Bedroom | 9. Toilet         |

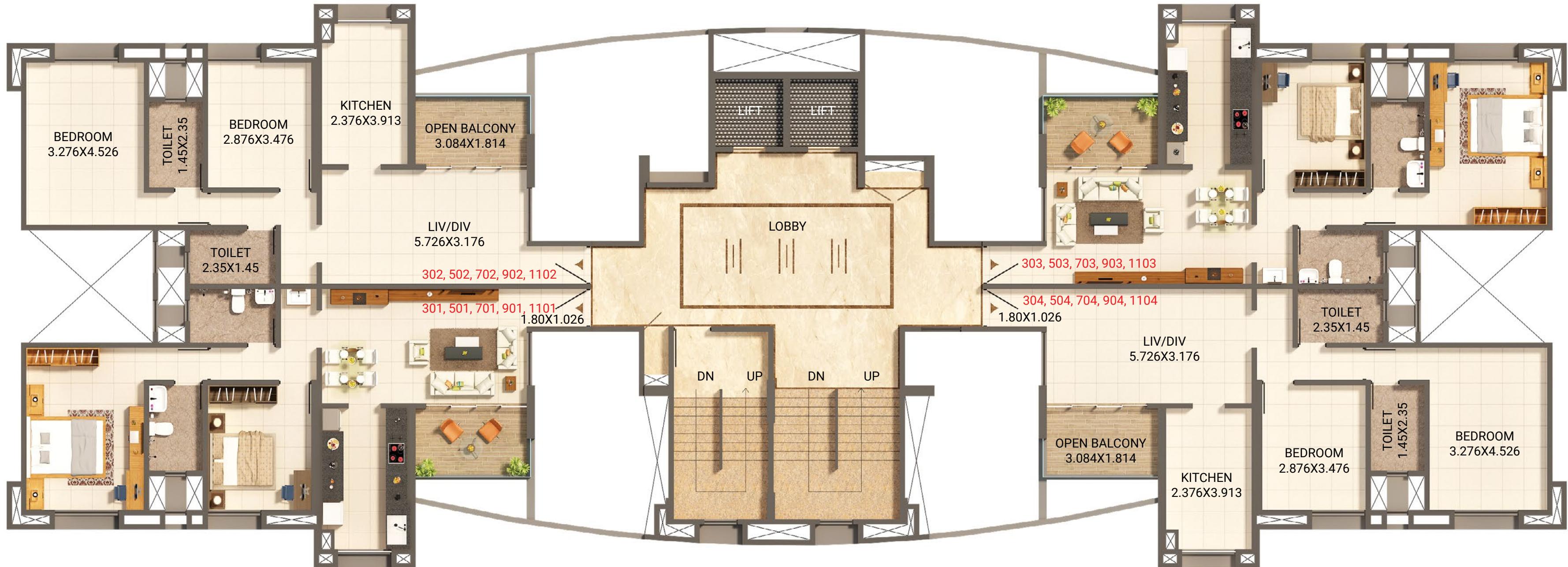
## 2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, & 10<sup>TH</sup> FLOOR PLAN - BUILDING B2



BLDG 'B2' TYPICAL FLOOR (AREA IN SQ.M.)

UNIT PARTICULARS	CARPET	OPEN BALCONY
201, 202, 203, 204, 401, 402, 403, 404, 601, 602, 603, 604, 1001, 1002, 1003, 1004,	72.00	5.50

## 3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup> & 11<sup>TH</sup> FLOOR PLAN - BUILDING B2

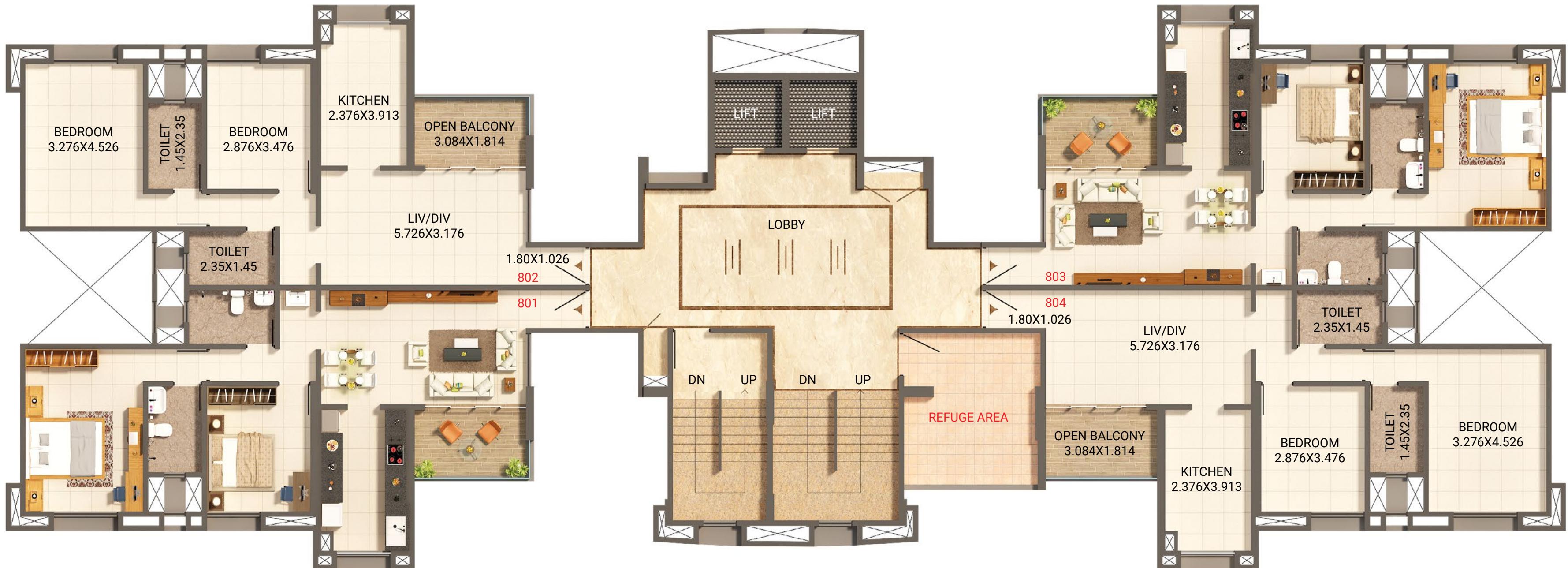


BLDG 'B2' TYPICAL FLOOR (AREA IN SQ.M.)

UNIT PARTICULARS	CARPET	OPEN BALCONY
301, 302, 303, 304, 501, 502, 503, 504, 701, 702, 703, 704, 901, 902, 903, 904, 1101, 1102, 1103, 1104	72.00	5.50



## 8<sup>TH</sup> REFUGE FLOOR PLAN - BUILDING B2



BLDG 'B2' REFUGE FLOOR (AREA IN SQ.M.)

UNIT PARTICULARS	CARPET	OPEN BALCONY
801, 802, 803, 804	72.00	5.50



CREDITS

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The project (B2 & B3) has been registered via MahaRERA registration number: P52100049914  
is available on the website [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in) under registered projects.

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