

Be The Centre
Of Your World.
Find Yourself
At The Epitome
Of Luxury.

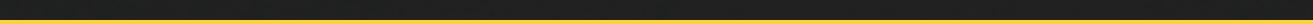


LIVE LIKE MODERN ROYALTY

4A PICASSO BITHI
(HUNGERFORD STREET, KOLKATA)

A Sugam Project

You're Always One
Decision
Away From A Totally
Different Life.
This Is It.





HUNGERFORD HOUSE

A SUGAM PROJECT



LIVE LIKE MODERN ROYALTY

Carrying the charm and esteem of Old Calcutta, and the amenities and persona of the modern Kolkata high society, **Hungerford House** is the epitome of class, and refined, polished living, in the heart of the city.

Built to maintain the aesthetic of a contemporary lifestyle, this property stands tall as a luxury abode on the most beloved street of the city, making it a golden space to reside.. Providing you and your family the ambiance to indulge, Hungerford House spells space, taste, and prestige for families that are no less than modern royalty.

Belong To The Golden Street

At

4A PICASSO BITHI
(HUNGERFORD STREET)
KOLKATA



LOCATION

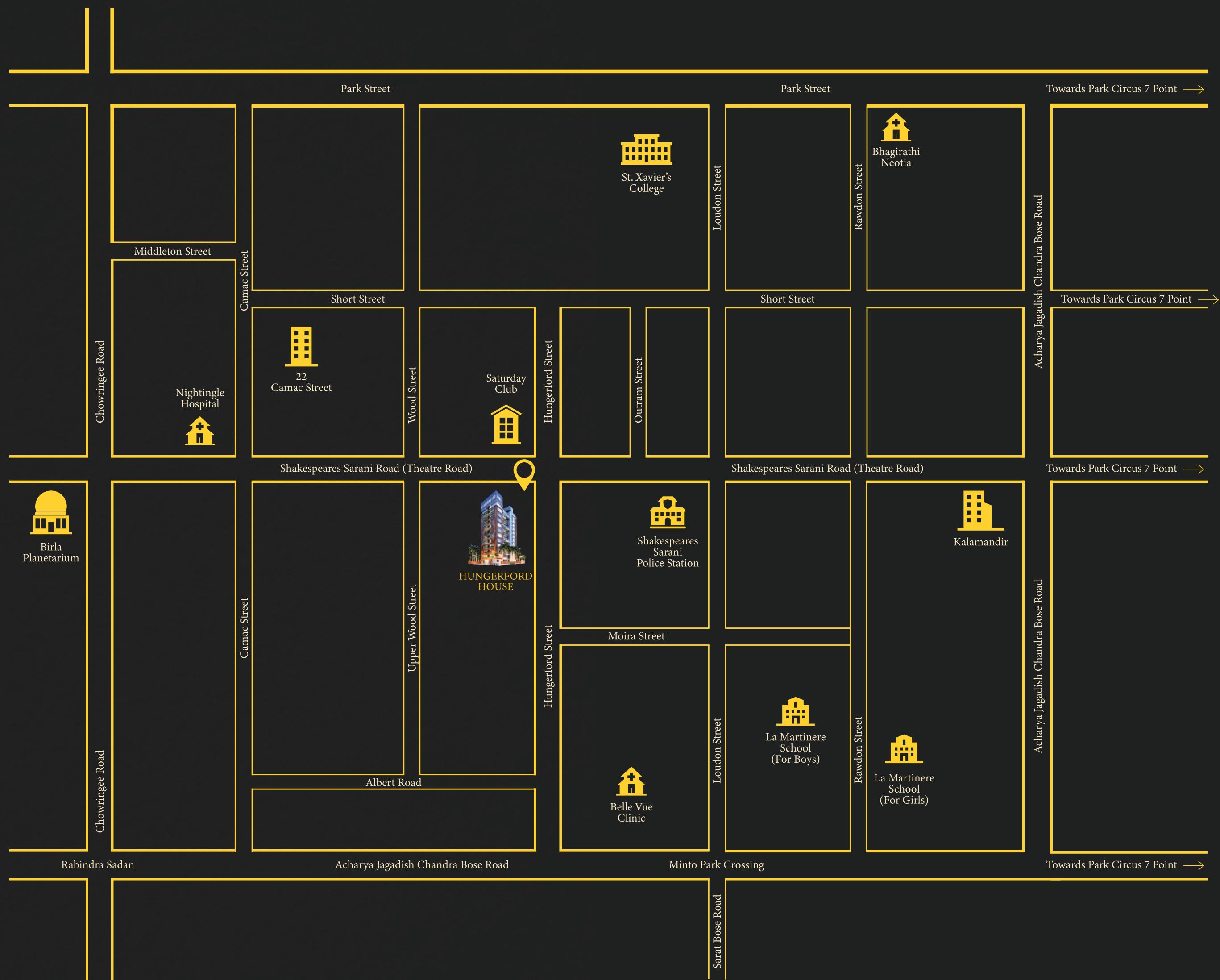
You Know You
Are At The Right Place
When The Neighbourhood
Is As Classy As You.

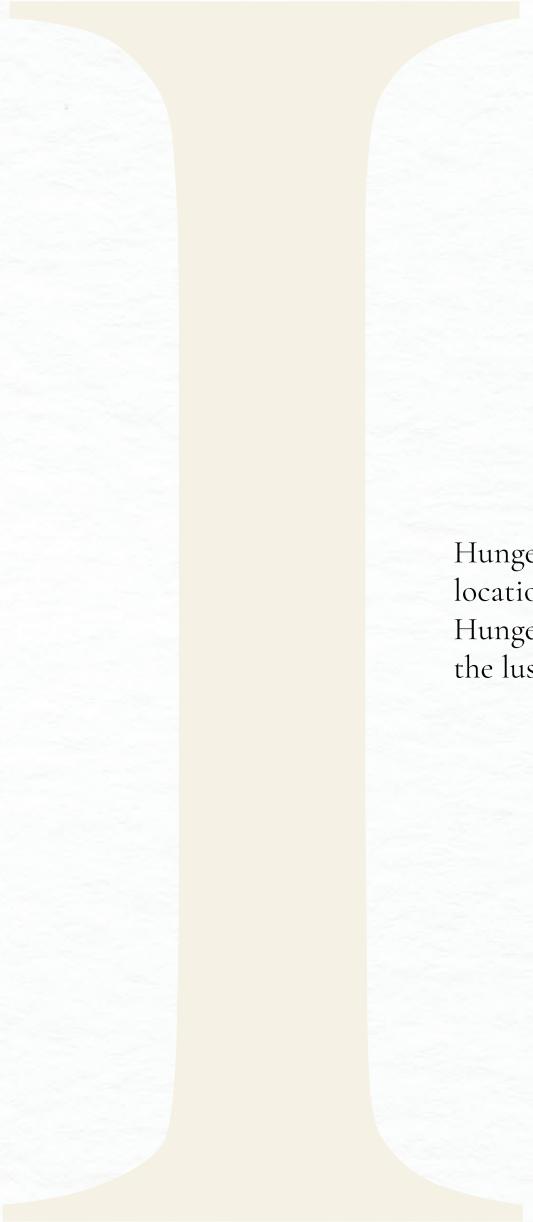


AN ICON

In an iconic location







SCHOOLS & COLLEGES

St Xavier's - 4 min
Modern High School - 8 min
La Martinere - 4 min

CLUBS

Saturday Club - 1 min
Outram Club - 4 min
Hindustan Club - 2 min

MALLS

Forum Mall - 5 min
Quest Mall - 7 min

PARKS/GARDENS

Elliot Park - 6 min
Victoria Memorial - 7 min

RECREATION / LEISURE

Birla Planetarium - 6 min
Kalamandir - 5 min
Maidan - 7 min

HEALTHCARE

Bhagirathi Neotia - 5 min
Belle Vue Clinic - 2 min





AMENITIES

They Call It
Luxury.
We Call It
Necessity.

Hungerford House, observed for its exclusivity and privacy, boasts of a beautifully designed, landscaped rooftop, pampered with amenities like no other. With only **11** families residing in this four sides open, spacious building, each family occupies one floor. Enjoy privacy in this primely located, purely residential project, with easy access to the world around you.



TERRACE WITH EVERY APARTMENT



LANDSCAPED ROOFTOP

KIDS PLAY AREA

An area designed for the youngest members of your family to have wholesome experiences.

LOUNGE AND PARTY DECK

Spacious, grand area for leisure. With high pax capacity, yet a welcoming ambiance, this site is appropriate for both hosting and lounging.

OPEN-AIR GYM

Detach and detox from the outside world with your own private health upkeep facility.

JACUZZI

A perfect space for your mind and body relaxation



WELL VENTILATED

All four sides open.



AIR-CONDITIONED GROUND FLOOR DESIGNER LOBBY

The perfect grand entrance for the residence of the modern royalty.

Well designed common lobbies with decorative ceilings, and imported Italian marble lift facia and flooring.



Artist Impression

ROOFTOP AREA

You don't always need the city to revive in
picturesque, open and green spaces



Artist Impression

GYM WITH KIDS PLAY AREA

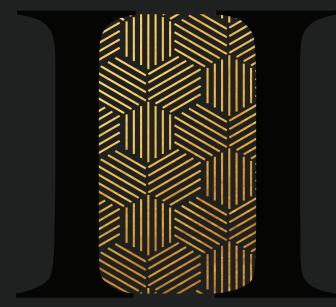
Home should be your space to breathe,
rejuvenate and be playful



Artist Impression

LOUNGE VIEW

A private, soothing view in the midst of the city



SPECIFICATIONS

Because
We Understand
That True
Luxury
Is In The Details

Where the roots are deep, there is no reason to fear the wind. The Hungerford House has been planned with utmost precision and care. It's not just the breathtaking facade we aim to impress you with, it's the significant details which goes into making it, marking the difference between average and stunning.

Here at the Hungerford House quality is not an act, it's a habit.

STRUCTURE

RCC framed earthquake resistant structure with pile foundation

FLOORING

Premium quality Imported Italian marble slab flooring in the dining /drawing rooms and bedrooms

Superior quality tiles on the bathroom walls and floors.

FURNISHING

Polished, solid core decorative wooden main doors

Teak wood panel doors and frames for all rooms

Chrome plated (CP) fittings of reputed make

Modular switches of reputed make

Branded hardware fittings and locks of superior quality

KITCHEN

Granite top cooking platform with stainless steel sink and drain board

ELECTRICAL

Concealed Copper Wiring

Electronic tripping device (ELCB) installed in each flat to ensure electrical safety

Telephone, DTH cabling, internet wiring in all the bedrooms and the living/dining area

SOLAR POWER

Latest machenizations to ensure that your luxury is eco-friendly

LIFTS

Two lifts of reputed make.

MODERN FIRE FIGHTING SYSTEM

Equipped to ensure that the safety of residents is the top-most priority.



FLOOR PLAN

Wholesome
Living Is
A State Of Mind,
Not A Space.
But If It Was,
This Would Be It.

TYPICAL FLOOR PLAN





SUGAM
Building Happy Communities

The joy of creating homes out of houses has captured Sugam for 20 years, in all its grand beauty. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even 20 years in the future.

With love and tradition that complements design and structures, Sugam Group - led by a stellar team of dedicated workers - has touched thousands of lives. They are a harbinger of happy communities that are nourishing wholesome lifestyles.

Divulging into the various categories of Real Estate, Sugam Group has emerged as a pioneer in the creation of diverse sectors of projects such as commercial properties, high-end residential domains, and even mass appealing establishments.

People always ask me "How to achieve success?"

My mantra is hard work, staying humble, striving for perfection, and doing my best for the community.

MR. ASHOK SARAF
Founder and Chairman, Sugam Group

With 3 decades of experience in the development of 20 completed projects and 4 million sq. ft., Sugam Group enjoys the trust of its 5,000 residents and continues to convert homes into memories, and memories into contentment; and is renowned for projects like

MORYA - The Maharaja Style of Living

SUGAM HABITAT - A Lifestyle Seeped in Nature

URBAN LAKES - The Perfect Blend of a Natural Ambiance & Modern Amenities

SUGAM PARK - The New face of Convenient Living

URBAN SERENITY - The Perfect Location for urban families

SUGAM PRAKRITI - A Conveniently Located Natural Abode

URBAN BUSINESS PARK - Environment-Friendly Commercial Complex

SUGAM SUDHIR - Well-Crafted, Spacious Duplex Homes

One of the best builders in Kolkata, each of our properties is developed combining 30 years of legacy defined by excellence and trust with a commitment to cutting-edge design and technology.

At Sugam Homes, our buildings are also curated upon sustainable and eco-friendly ideas. Right from architectural design to maintenance, the Green concept runs in our DNA to provide our residents with a lifestyle- a perfect concoction nature and contemporary features. Our hard work and dedication reflect through the prestigious awards that we have won in the last 4 years, thereby making us one of the top property developers in Kolkata.



DISCLAIMER

WBHIRA Registration No.: HIRA/P/KOL/2018/000047

Sugam Habitat is developed by SGM Builders Pvt. Ltd. The Project is registered with the WB Housing Industry Regulation Authority (WBHIRA) and details of the same are available at www.hira.wb.gov.in as well as our website www.sugamhomes.com

Customers are requested to visit the said link for details and update themselves with all the necessary details in respect of the project from time to time. Maps may not be to scale and distances are as available on Google Maps. All dimensions mentioned in the drawings may vary/differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities. Specifications, amenities, information, images, visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals. Actual Photo: The images marked as "actual photo", are actual photographs of the dream flat merged with actual drone views from the site. Rendered Image: Images marked as "Rendered Image" are only indicative. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deems fit and proper. The views depicted in the pictures are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the Promoter. The view/s may not be available from all the flats in the Project and customers will need to apprise themselves on the views available from the flat/apartment of your choice. All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time. The picture of the proposed Residential Flat is of a specific configuration showcasing the interior layout.



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An Environment
That Matches
The Class Of
Your Interiors.