

KUMAR

Palmspring TOWERS

COME HOME TO

PARADISE

EVERYDAY

COME HOME TO A

RESORT LIFESTYLE

Imagine coming home to a resort lifestyle. The Palmspring Towers are an excellent place for those who want the perfect mix between city life and resort comfort, with all of your necessities at their fingertips! What's not love about this place?
The tropical resort living theme offers an excellent backdrop for your living as you come home every time, here at 'The Place To Be'.

You'll find spacious two or three bedroom apartments that suit any needs, along side beautifully landscaped grounds. It will be hard making decisions on which bedroom or living room is your favorite because they all offer something special in their own way; whether that means spacious bedrooms with large windows where natural light shines through or the large private balconies equipped for endless entertainment, options include fabulous sunsets. Yes please!

Now, relax and enjoy yourself without ever leaving.

Conceptual Image

COME HOME TO THE

BEST ADDRESS IN TOWN

Kumar Palmspring Towers is the best address in Pune. It's close to everything, with an amazing environment and top-of-the line connectivity that you can't get anywhere else. Located in the idyllic environment of Undri, it is well connected with all major localities.

Undri has the advantage of being well connected to various key localities in Pune via various local and interstate highways and expressways while retaining its serenity. Proximity to Wanowrie and NIBM gives ensures that residents in Undri have access to all necessities of daily living. It is an ideal residential location, and one of the few in the more connected parts of Pune which still offer the city's laid-back natural charm at affordable rates.

Artistic Impression

COME HOME TO A

LUSH TROPICAL LANDSCAPE

Kumar Palmspring Towers is a marvel of landscaping, providing an oasis in the city. The lush tropical gardens are designed by world-renowned architects from Singapore and there's so much to do.

With 150 feet of swimming pool to enjoy at your leisure or play tennis in one of the turf courts - there are many options available so you can find what suits best!
For those who would rather rest than roam around exploring all this property has offer (seniors have their own cabanas where they can relax) , there's plenty more activities waiting just around the podium. Kids will find plenty of play areas with trellis gardens wrapped around with exotic flowering gardens.

Artistic Impression

COME HOME TO

AMENITIES GALORE

Unparalleled indulgence awaits you at home – the prestigious 16-tower apartment complex! Boasting podium level amenities, a boutique clubhouse and myriad recreational options - from luxurious 150ft swimming pool to active sports courts - these 2 & 3 bedroom apartments will elevate your lifestyle with superior infrastructure, high quality materials, stunning design features and beautiful facades.

Don't miss out on this amazing opportunity for an unforgettable living experience!



Artistic Impression

CURRENT

AMENITIES

Large central amenity area located on top of Podium (80,000 sqft) having ClubHouse (9500 sqft), access via sky bridge, lift & staircase.

Club House consisting of Multi-purpose Hall, Gymnasium and Games room, Mini Theatre along with Outdoor Party Area.

Sewage Treatment Plant along with Water Treatment Plant and Organic Waste Convertor To treat wet Garbage.

DG set for emergency power for Lifts and common Area Lighting.





Artistic Impression

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Artistic Impression


Pune Station
Camp
Magarpatta IT Park
MG Road
PUNE - Solapur Road
Golibar Maidan
Inamdar Hospital
G
Fatima Nagar
Command Hospital
H
Wanowrie
Hadapsar
Market Yard
Lullanagar Chowk
Ruby Hall Clinic
H.V. Desai Hospital
Salunke Vihar Road
Jyoti Restaurant
NIBM
Clover Hill Plaza
F
Royal Heritage Mall
E
Bizzbay
KUMAR
Palmspring
TOWERS
Delhi Public School
C
Kondhwa
D
The Corinthians Club
Palace Orchard
A
Sanskriti School
Country Club
Police Chowki
D-Mart
Bishops School
B
Euro School
Katraj Kondhwa Road
Mumbai - Bengaluru Highway
Khadi Machine Chowk
Undri Chowk
RIMS International School
The New Iscon Temple
Sinhgad College of Engineering & Management
(N)
Map not to scale



COME HOME TO THE

BEST LOCATION

Kumar Palmspring Towers

- A Sanskriti School
- B Bishops School
- C Delhi Public School
- D The Corinthina's Resort & Club
- E Dorabjee Royal Heritage Mall
- F Clover Hill Plaza
- G Inamdar Hospital
- H Command Hospital

3-5 minutes

The Corinthina's Resort & Club
Dorabjee's Royal Heritage Mall
Bizz Bay Mall
D Mart
Delhi Public School
Hill Green High School

10-15 minutes

M G Road
Katraj
Konark E-Square
Reliance Smart
Ruby Hall Clinic, Wanowrie

15-20 minutes

Kumar Pacific Mall
Turf Club
Pune-Bengaluru Highway
Pune-Solapur Highway

20-30 minutes

Phursungi IT Park
Pune Railway Station


BUILDING B2
(WING B)
BUILDING A6
BUILDING B3
(WING B)
BUILDING A4
BUILDING A5
N
FUTURE
DEVELOPMENT
BUILDING B2
(WING A)
BUILDING B3
(WING A)
BUILDING A7
I
J
H
G
C
A
F
D
B
E
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
ENTRY / EXIT
NIBM ROAD
ENTRY / EXIT

PROPERTY

LAYOUT PLAN

Ⓐ **CLUB HOUSE**

Ⓑ **PARTY LAWN**

AMENITIES WILL BE PROVIDED WITH FUTURE DEVELOPMENT/ PHASES

Ⓒ **KIDS' PLAY POOL**

Ⓓ **SWIMMING POOL**

Ⓔ **CHILDREN'S PLAY AREA**

Ⓕ **SENIORS' CORNER**

Ⓖ **FITNESS STATION**

Ⓗ **MULTI-PURPOSE COURT**

Ⓘ **TENNIS COURT**

Ⓙ **HALF BASKETBALL COURT**

COME HOME TO THE

HIGHEST STANDARDS IN CONSTRUCTION

Construction

A - class, Earthquake Resistant Construction

Entrance Lobby

Designer finish entrance lobby.

Walls & Ceilings

Gypsum punning on walls.

Superior OBD paint for walls and ceilings.

Electricals

Concealed copper wirings in the entire flat with ELCB and MCB switches in the distribution board.

Modular Electrical Switches and Sockets.Electric supply by way of 1 Phase.

Adequate points for lights, fans and TV.

Telephone point in Living Room and bedrooms.

Provision of Electric point for Cable TV and broadband connectivity.

Provision of Electric point for split AC in Living Room and master bedroom

Flooring

800 X 800 mm size Vitrified tiles in living, kitchen and bedrooms. Matt finished ceramic Tile flooring in toilets.

Anti skid tiles for Balconies / Terraces.

Safety

Intercom facility by way MY GATE app or equivalent.

Main entrance lobby at ground floor with CCTV camera.

Doors

Vinyl skin pre moulded flush door with SS fittings for Entrance Door.

HDF SKIN moulded flush doors with SS fittings for bedrooms and toilets.

Kitchen

Granite kitchen counter.

Stainless steel sink.

Glazed tile dado up to Window height.

Provision for water purifier and exhaust fan.

Plumbing, Bathroom & Toilets

Concealed plumbing.

White / coloured ceramic sanitary ware of reputed brand.

Single lever diverter in shower areas along with single lever basin mixer for master toilets.

7' height toilet dado with Vitrified Tiles.

Provision for boiler and exhaust fans in all toilets.

Windows

Anodised Aluminum Sliding Windows with Invisible SS wire Grill.

Railings for attached Terraces

Aluminium Glass Railing for attached

Lifts

Modern, Automatic lifts of reputed make.

External finish

Entire building painted with exterior grade Acrylic Paint over Texture.

COME HOME TO

AWESOME LIVING SPACES

It will be hard making decisions on which bedroom or living room is your favorite because they all offer something special in their own way; whether that means spacious bedrooms with large windows where natural light shines through or the large private balconies equipped for endless entertainment, options include fabulous sunsets.



Model Apartment



Model Apartment

Model Apartment

2 BHK APARTMENT - B2

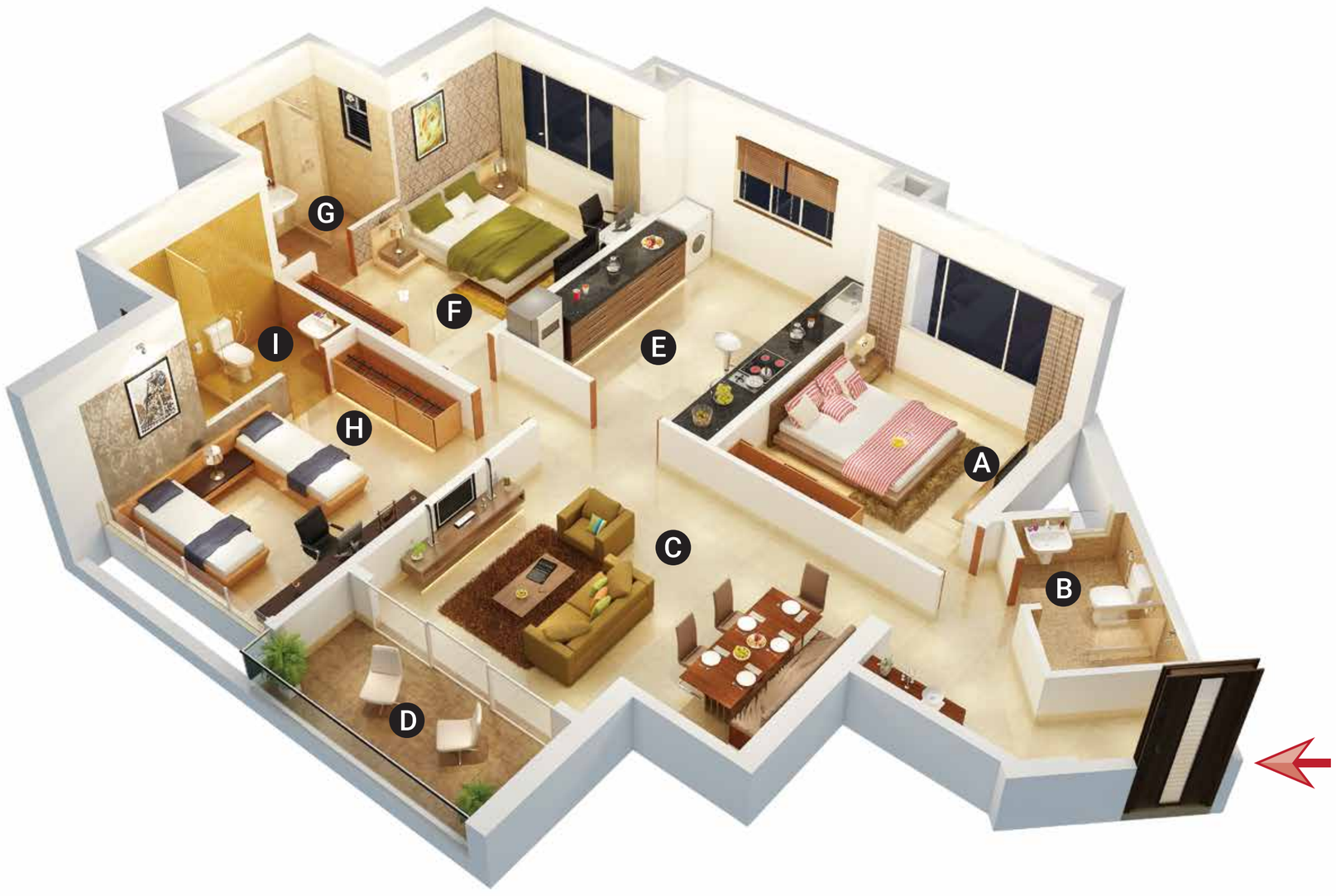
ISOMETRIC VIEW



- **A** MASTER BEDROOM
- **B** TOILET
- **C** BEDROOM
- **D** TOILET
- **E** TERRACE
- **F** LIVING ROOM
- **G** KITCHEN

3 BHK APARTMENT - B2

ISOMETRIC VIEW



- A BEDROOM
- B TOILET
- C LIVING ROOM
- D TERRACE
- E KITCHEN
- F MASTER BEDROOM
- G TOILET
- H MASTER BEDROOM
- I TOILET



1st FLOOR - B2
FLOOR PLAN

BUILDING 'B2' 1st FLOOR (AREA IN SQ. M)

UNIT PARTICULARS	CARPET	TERRACE
WING A		
101	70.50	4.20
102	71.00	4.20
103	78.50	5.00
WING B		
101	78.50	5.00
102	71.00	4.20
103	70.50	4.20

Proposed 15 Storey Tower (Currently 14 Storey Sanctioned)

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2nd FLOOR - B2
FLOOR PLAN

WING 'B2' 2nd FLOOR (AREA IN SQ. M)

UNIT PARTICULARS	CARPET	TERRACE
WING A		
201	71.00	4.20
202	71.00	4.20
203	79.00	5.00
WING B		
201	79.00	5.00
202	71.00	4.20
203	71.00	4.20

Proposed 15 Storey Tower (Currently 14 Storey Sanctioned)



3rd, 4th, 5th, 6th, 7th FLOOR - B2
FLOOR PLAN

BUILDING 'B2' 3rd to 7th FLOOR (AREA IN SQ. M)

UNIT PARTICULARS	CARPET	TERRACE
WING A		
301,401,501,601,701	71.00	4.20
302,402,502,602,702	71.00	4.20
303,403,503,603,703	102.50	5.00
WING B		
301,401,501,601,701	102.50	5.00
302,402,502,602,702	71.00	4.20
303,403,503,603,703	71.00	4.20

Proposed 15 Storey Tower (Currently 14 Storey Sanctioned)





8th, 12th FLOOR - B2
FLOOR PLAN

WING 'B2' 8th,12th FLOOR (AREA IN SQ. M)

UNIT PARTICULARS	CARPET	TERRACE
WING A		
801,1201	71.00	4.20
802,1203	71.00	4.20
803,1203	79.00	5.00
WING B		
801,1201	79.00	5.00
802,1202	71.00	4.20
803,1203	71.00	4.20
804,1204	102.50	5.60

N



9th, 10th, 11th, 13th, 14th FLOOR - B2
FLOOR PLAN

BULDING 'B2' 9th,10th,11th,13th,14th FLOOR (AREA IN SQ. M)

UNIT PARTICULARS	CARPET	TERRACE
WING A		
901,1001,1101,1301,1401	71.00	4.20
902,1002,1102,1302,1402	71.00	4.20
903,1003,1103,1303,1403	102.50	5.00
WING B		
901,1001,1101,1301,1401	102.50	5.00
902,1002,1102,1302,1402	71.00	4.20
903,1003,1103,1303,1403	71.00	4.20
904,1004,1104,1304,1404	102.50	5.60

Proposed 15 Storey Tower (Currently 14 Storey Sanctioned)





15th FLOOR - B2
FLOOR PLAN

WING 'B2' 15th FLOOR (AREA IN SQ. M)			
UNIT PARTICULARS	CARPET	TERRACE	COV VERRANDAH AND TERRACE
	WING A		
1501	90.00	4.20	41.50
1502	71.00	4.20	0.00
1503	102.50	5.00	0.00
	WING B		
1501	102.50	5.00	0.00
1502	71.00	4.20	0.00
1503	90.50	4.20	41.50

Proposed 15 Storey Tower (Currently 14 Storey Sanctioned)



COME HOME TO AN

UNPARALLELED REAL ESTATE LEGACY

Kumar Corp is a symbol of trust and integrity, built over a legagcy of 56 years and over 32 million sq ft in real estate development.

Over 35,000 happy families from diverse backgrounds, cultures and ethnicities enjoy the comfort and pleasures of living within our communities. With a keen sense for developing high quality, eco friendly and sustainable premium properties, Kumar Properties has executed over 32 million sq ft of real estate spanning from premium residential ecosystems, to IT Parks, commercial hubs, malls and other significant landmarks. As professionally run development giant with impeccable credentials, we understand what comfort, luxury and style mean to you.

CREDITS

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ARCHITECTURAL & INTERIOR DESIGN (CLUB- HOUSE)
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DEVELOPER
Kumar Kering Developers LLP

Kumar CORP
A LIMITLESS SKY

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The project has been registered via -
MahaRERA No: P52100048329 (Bldg A4/A5/B2),
P52100018532 (Bldg A6/A7/B3) and is available on
the website: https://maharera.mahaonline.gov.in under registered projects