



RESERVED FOR THE HUNDRED





CLASS

A haven of refined lifestyle where subtle elegance meets luxury and opulence.



COMFORT

Step into a realm where everyday life feels effortlessly elevated.



COMMUNITY

An abode where your neighbourhood is an extension of your own excellence.





EXPERIENCE A LIFE

that speaks to
your achievements and aspirations.



AN ADDRESS
SO DISTINGUISHED
IT WELCOMES ONLY
A CHOSEN FEW.



ARTISTIC IMPRESSION



Large 3.5, 3.5 BHK+Staff
and 4.5 BHK+Staff Residences
Near KIADB Aerospace and IT Park,
Bagalur, Bengaluru

Introducing 'Kumar Plumeria',
a limited-edition address of only
one hundred residences. Each residence is
a testament to refined living - an exquisite
haven where the essence of luxury blooms
in every corner. This low-density enclave
honours principles of community and
privacy with grace.



ARTISTIC IMPRESSION

Breathtaking Facade

WHERE SPACE EMBODIES FREEDOM



From expansive living areas
bathed in natural light to balconies
framing panoramic vistas, every
residence radiates serenity.
It's a haven you'll love returning to,
day after day.



WHERE EXCLUSIVITY IS AN UNWRITTEN CODE

In this exclusive circle, your peace is held above all else. Streets remain calm, facilities are uncrowded, and every experience is thoughtfully designed for the fortunate hundred who truly belong here.



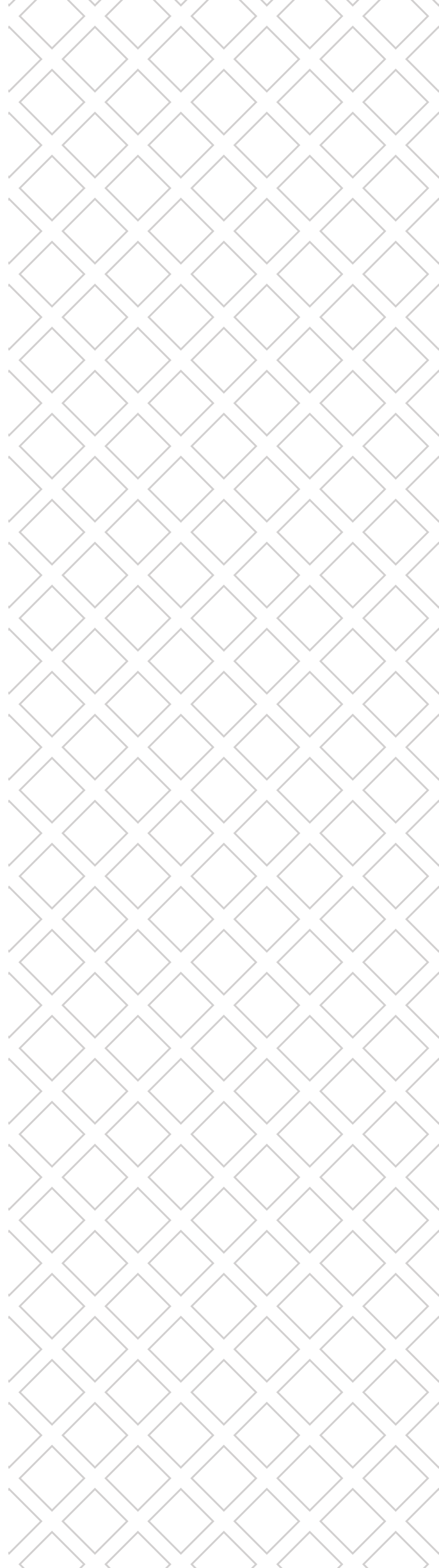
ARTISTIC IMPRESSION

Walkway



A FRAGRANCE OF SUBLIME OPULENCE

At 'Kumar Plumeria', each residence spans 2,680 to 3,070 sq.ft., ensuring boundless comfort. Pristine finishes and design elements blend seamlessly with nature. Wide-open decks overlook lush courtyards, while rooftop terraces invite moments of reflection allowing you to truly bloom in luxury.

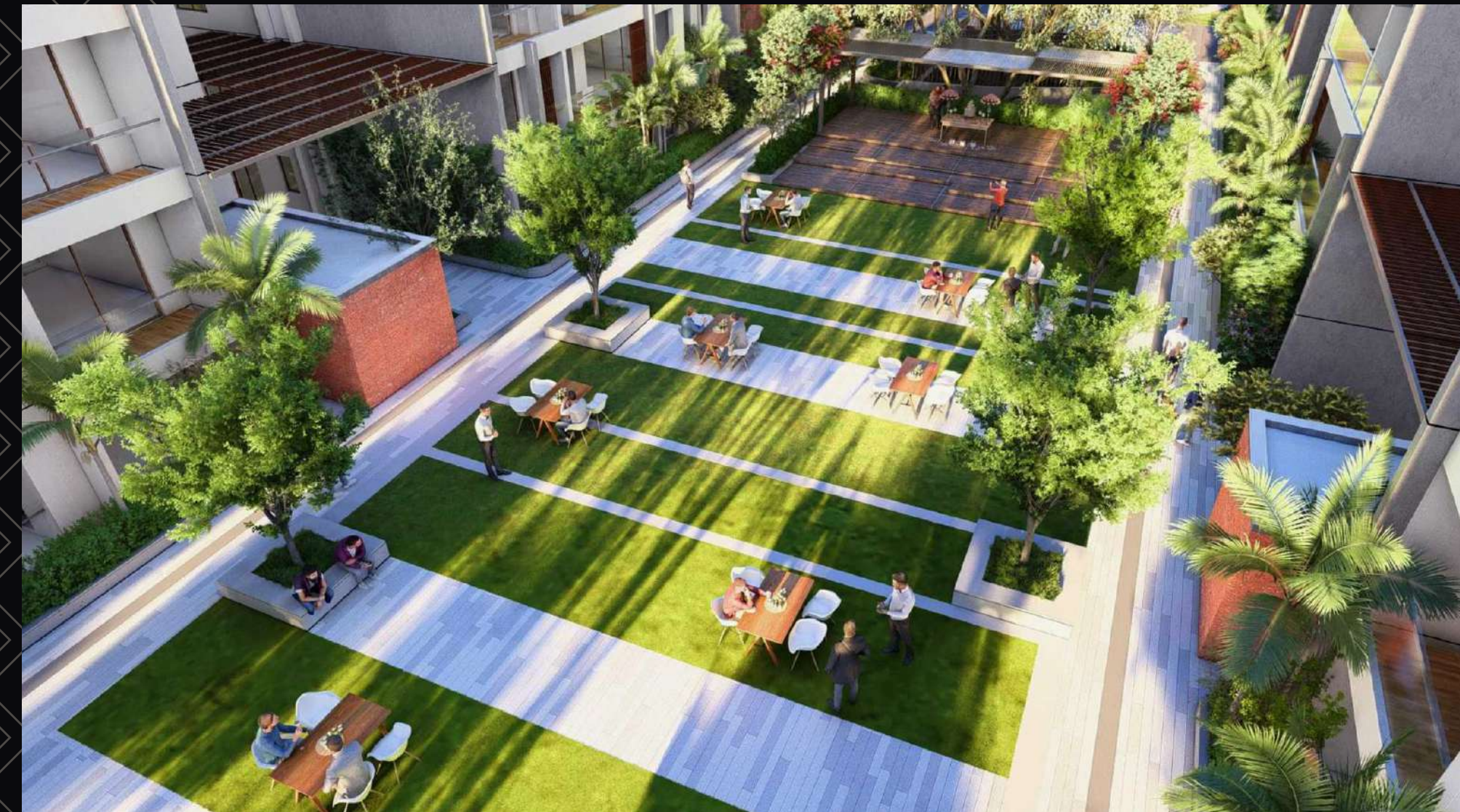




PRISTINE FINISHES AND DISTINCT DESIGN ELEMENTS

blend impeccably to present
a home as discerning as its owner.

In this exclusive circle,
**YOUR
PEACE AND
PRIVACY**
are paramount.



WIDE-OPEN DECKS
overlook verdant landscaped courtyards.
ROOFTOP TERRACES
invite moments of introspection.



Landscaped Courtyard

ARTISTIC IMPRESSION



Bird's Eye View
ARTISTIC IMPRESSION

Exclusive advantages for a royal lifestyle

- Only 100 apartments over 3.5 acres of land
- Low-density residence complex
- Large 3.5, 3.5 BHK+Staff & 4.5 BHK+Staff residences
- Spacious study area for home-office advantage
- Expansive balconies/decks overlooking landscaped areas on all sides
- Wide landscaped central courtyard with large tree decks
- Exclusive Clubhouse with rooftop terrace gardens
- Highest UDS share
- Dedicated standalone staff rooms for 60% of homes
- One EV charging point per apartment



AT THE HEART OF OPPORTUNITY

Nestled beside 3,000 acres of KIADB Hardware and Aerospace Technology Park, 'Kumar Plumeria' offers unmatched connectivity to major corporations, educational institutes, healthcare facilities, sports centre, malls and shopping plazas, and the Bengaluru International Airport without compromising the tranquil lifestyle you deserve.





Location Advantage

- Surrounded by 3,000 acres of KIADB Hardware & Aerospace Technology Park
- 250 acres of residential developments
- Excellent road connectivity to Whitefield, Hennur, Yelahanka and Hebbal
- Easy and toll-free access to Bengaluru International Airport
- Near Airport City
- Near NCA Centre for sports excellence
- Close to large schools and college campuses
- Quick access to hospitals like Sparsh, Manipal, Motherhood and Aster
- Close to Orion, RMZ, and Garuda Malls

In the Proximity (Approx. time by road)

						
5 to 10 Minutes	• Vidyashilp Academy	• Shell Technology Center	• School of Raya			
10 to 20 Minutes	• Kempegowda Intl. Airport • Devanahalli Business Park • Delhi Public School • Chrysalis High School	• Ryan Intl. School • National Public School • Bellary Road - NH 44 • REVA University	• Hinduja Ecopolis • Decathlon • Byg Brewski • OIA			
20 to 30 Minutes	• Hebbal • Kirloskar Tech Park • L&T Tech Park • Mayata Tech Park • Ecopolis Tech Park • Phillips Innovation Campus • Manipal Hospital • Baptist Hospital • Motherhood Hospital	• Rainbow Children Hospital • Phoenix Mall of Asia • Elements Mall • Esteem Mall • RMZ Galleria Mall • Padukone Dravid Centre of Sports Excellence • Canadian Intl. School • CMR University	• Stonehill Intl. School • Chanakya University • Acre Restaurant • Devanahalli Fort • HOSMAT Kalyannagar • Aster CMI			
40 to 50 Minutes	• Discovery Village	• Nandi Hills				



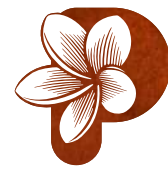
Master Plan

- 01 Security Cabin
- 02 Sculpture Court
- 03 Drop Off Area
- 04 Pedestrian Pathway
- 05 Informal Seating Area
- 06 Yoga/Meditation Deck with Shade Structure
- 07 Mini Soccer and Box Cricket
- 08 Paddle Court
- 09 Basketball Practice Court
- 10 Amphitheatre
- 11 Outdoor Gym
- 12 Children's Play Area
- 13 Pet Park
- 14 Connecting Bridge
- 15 Stage with Pavilion
- 16 Community Plaza Area with Seating
- 17 Shade Structure with Lounge Seaters and Poolside Cabana
- 18 Kid's Pool
- 19 Swimming Pool
- 20 Pool Deck
- 21 Welcome Court at Tower Entry
- 22 Electrical Room



ARTISTIC IMPRESSION

Swimming Pool



Amenities

OUTDOOR



Heated Swimming Pool



Large Pool Deck



Spa and Change Room



Jogging Track



Kids Play Area with Adventures Sports Equipment



Yoga and Meditation Pavilion



Landscape Gardens



Exclusive Pet Park



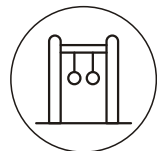
Huge Central Courtyard with Stage



Amphitheatre



Work from Garden Pods Near Walkways and Garden



Outdoor Gym



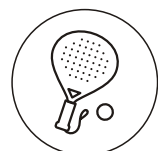
Practice Basketball Court



Box Cricket



Mini Soccer



Paddle Court



Sculpture Courts



Two majestic Tree Courts with the trees emerging from basement level up to the Central Courtyard.
(Very unique feature, first time in Bengaluru)

INDOOR



Exclusive Clubhouse with multiple levels of amenities



Multipurpose Hall



Party Area on the Clubhouse Terrace



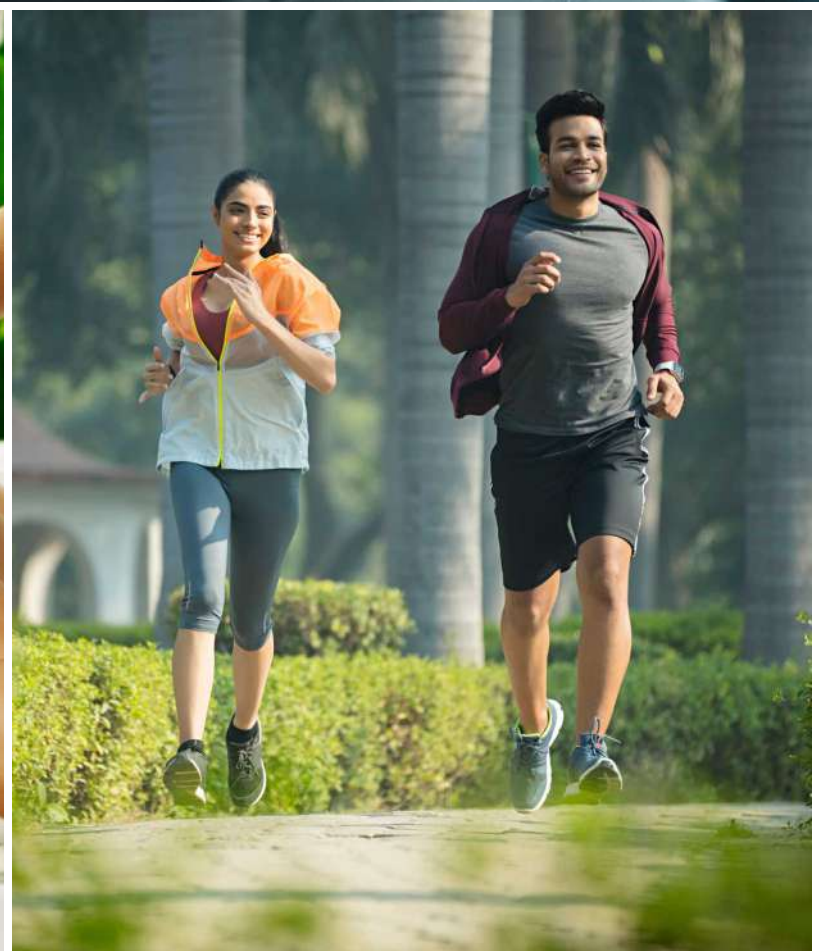
Indoor Gymnasium



Indoor Games like Air Hockey, American Pool, Table Tennis, Foosball, Carrom, Chess and Cards



Badminton Court





Yoga and
Meditation Pavilion
ARTISTIC IMPRESSION



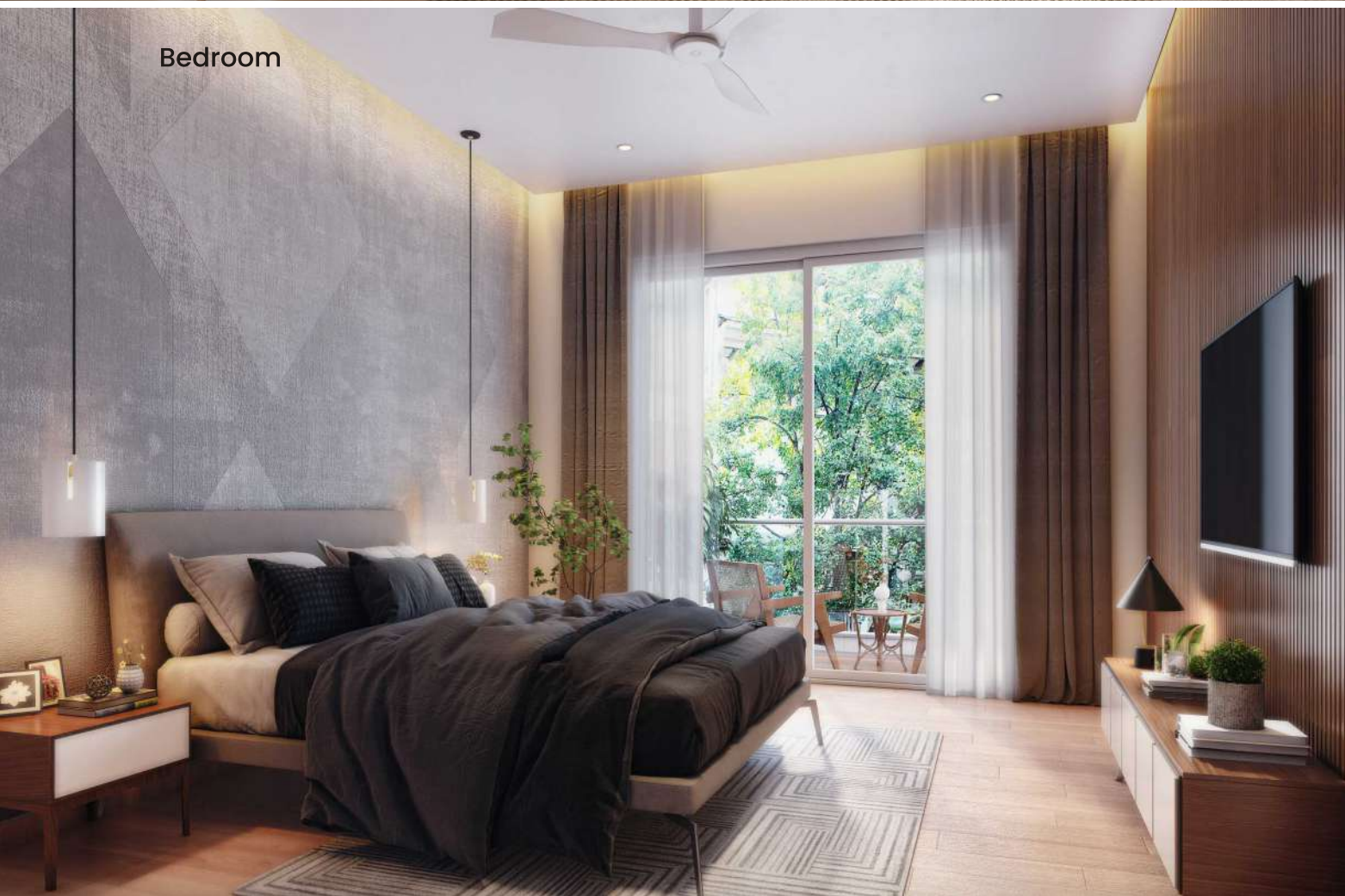
Kids Play Area
with Adventures
Sports Equipment
ARTISTIC IMPRESSION





ARTISTIC IMPRESSION

Living Room



Bedroom



Home-Office



Specifications



STRUCTURE

- RCC framed structure with earthquake resistance design
- Solid block masonry with internal ceiling & internal walls finished with gypsum plaster



COMMON AREA FLOORING - LOBBY/CORRIDOR

- Ground floor lobby with granite/marble flooring
- Upper floor & basement Lobbies with combination of granite/vitrified tiles for flooring



FLOORING - FOYER/LIVING/DINING/BEDROOMS

- Living, dining, foyer and kitchen - Italian/imported marble
- Master bedrooms - Wood finish tile
- Other bedrooms - Large format vitrified tiles



KITCHEN AND UTILITY AREA

- Provision for chimney, Washing machine, dish washer point and water purifier



BALCONY

- Wood finish anti-skid vitrified tiles for balcony
- Anti-skid vitrified tiles for flooring and dado in utility
- Glass Railing with aluminium powder-coated handrail



TOILETS

- Superior quality Vitrified tile wall dado up to false ceiling
- Superior quality anti-skid vitrified tile flooring
- Engineered/natural stone counter for master bedroom wash basin
- Shower Partition in Master Toilet



DOORS/WINDOWS/HARDWARE

- Main door solid wood door frame with veneer finish shutter with architrave
- Digital lock for main door
- Provision for video door phone
- Internal door engineered wood frame with laminate finish shutter with architrave
- Toilet door engineered wood frame with laminate finish shutter outside and matching laminate on the inside with architrave
- Superior quality door hardware accessories
- High quality UPVC sliding windows with mosquito netting
- Protective invisible grills for windows



ELECTRICAL

- Power supply - 3.5 BHK, 3.5 BHK+staff 5 KW & 4.5 BHK+staff 6 KW
- Power backup - 1.5 KW for each apartment
- 100% power backup for common facilities.
- Superior quality modular switches from reputed brands
- Television points in living and bedrooms
- Provision for split AC in living and bedrooms
- One EV charging point per apartment



PLUMBING AND SANITARY

- CP fittings and sanitaryware from reputed brands
- Water supply & drainage pipes from reputed brands



LIFTS

- High speed lifts of reputed brands



EXTERIOR/INTERIOR FINISHES

- Texture paint finishes as per elevation
- Premium emulsion paint finishes for internal walls



BASEMENT FINISHES

- VDF flooring with dedicated marked walkways
- Corner guards in driveway

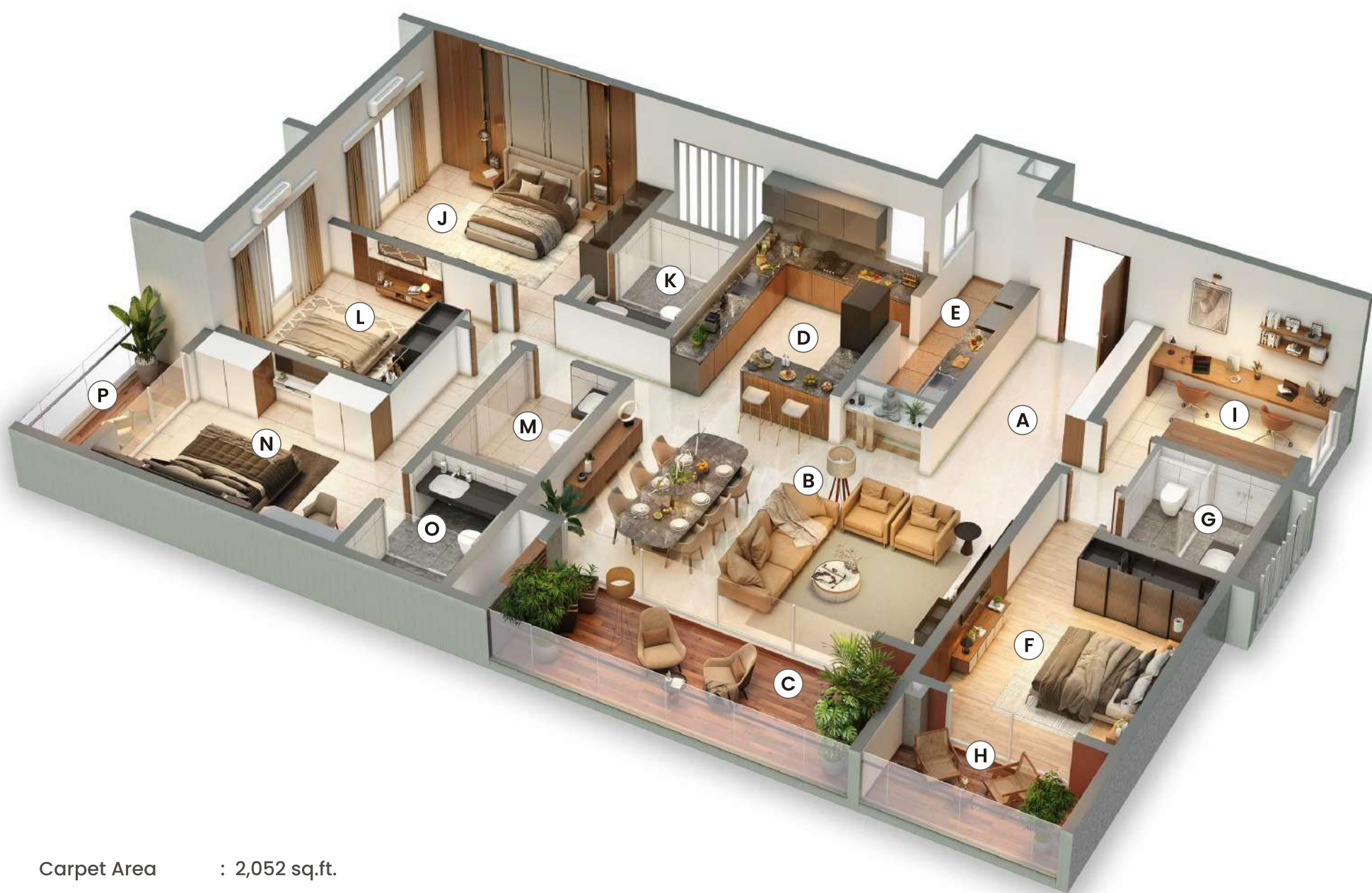


SOLAR PANELS

- Solar water supply in Utility areas



4.5 BHK + Staff Residence



Carpet Area : 2,052 sq.ft.
Saleable Area : 3,070 sq.ft.
Balcony Area : 281 sq.ft.
Total Carpet Area : 2,333 sq.ft.

1 sq.mtr. = 10.764 sq.ft.
Refer individual plan.

	Space Description	Size in Feet & Inches	Size in Meters
A	Foyer	14'5" X 7'3"	4.40 X 2.20
B	Living and Dining	16'1" X 24'0"	4.90 X 7.30
C	Balcony	7'5" X 21'4"	2.25 X 6.50
D	Kitchen	12'8" X 10'4"	3.85 X 3.15
E	Utility	15'6" X 5'1"	4.72 X 1.55
F	Master Bedroom	13'11" X 11'0"	4.25 X 3.35
G	Master Toilet	8'1" X 7'1"	2.45 X 2.15
H	Balcony	5'7" X 11'0"	1.70 X 3.35

	Space Description	Size in Feet & Inches	Size in Meters
I	Study	9'0" X 11'0"	2.75 X 3.35
J	Bedroom-1	12'0" X 16'1"	3.65 X 4.90
K	Attached Toilet	9'0" X 6'1"	2.75 X 1.85
L	Bedroom-2	11'2" X 11'8"	3.40 X 3.55
M	Common Toilet	9'4" X 6'1"	2.85 X 1.85
N	Bedroom-3	12'0" X 16'1"	3.65 X 4.90
O	Attached Toilet	9'0" X 6'1"	2.75 X 1.85
P	Balcony	12'0" X 4'1"	3.65 X 1.25

3.5 BHK Residence



Carpet Area : 1,644 sq.ft.
Saleable Area : 2,680 sq.ft.
Balcony Area : 386 sq.ft.
Total Carpet Area : 2,030 sq.ft.

1 sq.mtr. = 10.764 sq.ft.

	Space Description	Size in Feet & Inches	Size in Meters
A	Foyer	9'8" X 7'3"	2.95 X 2.20
B	Living and Dining	16'5" X 24'0"	5.00 X 7.30
C	Balcony	9'4" X 27'11"	2.85 X 8.50
D	Kitchen	8'8" X 12'10"	2.65 X 3.90
E	Utility	5' 1" X 11'1"	1.55 X 3.37
F	Bedroom-1	15'1" X 11'0"	4.60 X 3.35
G	Attached Toilet	8'1" X 7'1"	2.45 X 2.15
H	Balcony	4' 1" X 11'0"	1.25 X 3.35

	Space Description	Size in Feet & Inches	Size in Meters
I	Study	9'0" X 11'0"	2.75 X 3.35
J	Bedroom-2	13'0" X 10'6"	3.95 X 3.20
K	Attached Toilet	8'1"X 5'1"	2.45 X 1.55
L	Common Toilet	5'1" X 5'7"	1.55 X 1.70
M	Master Bedroom	17'5 X 11'6"	5.30 X 3.50
N	Walk in Wardrobe	8'8" X 6'7"	2.65 X2.00
O	Master Toilet	8'1 X 7'1"	2.45 X2.15
P	Balcony	8'4" X 8'8"	2.55 X2.65

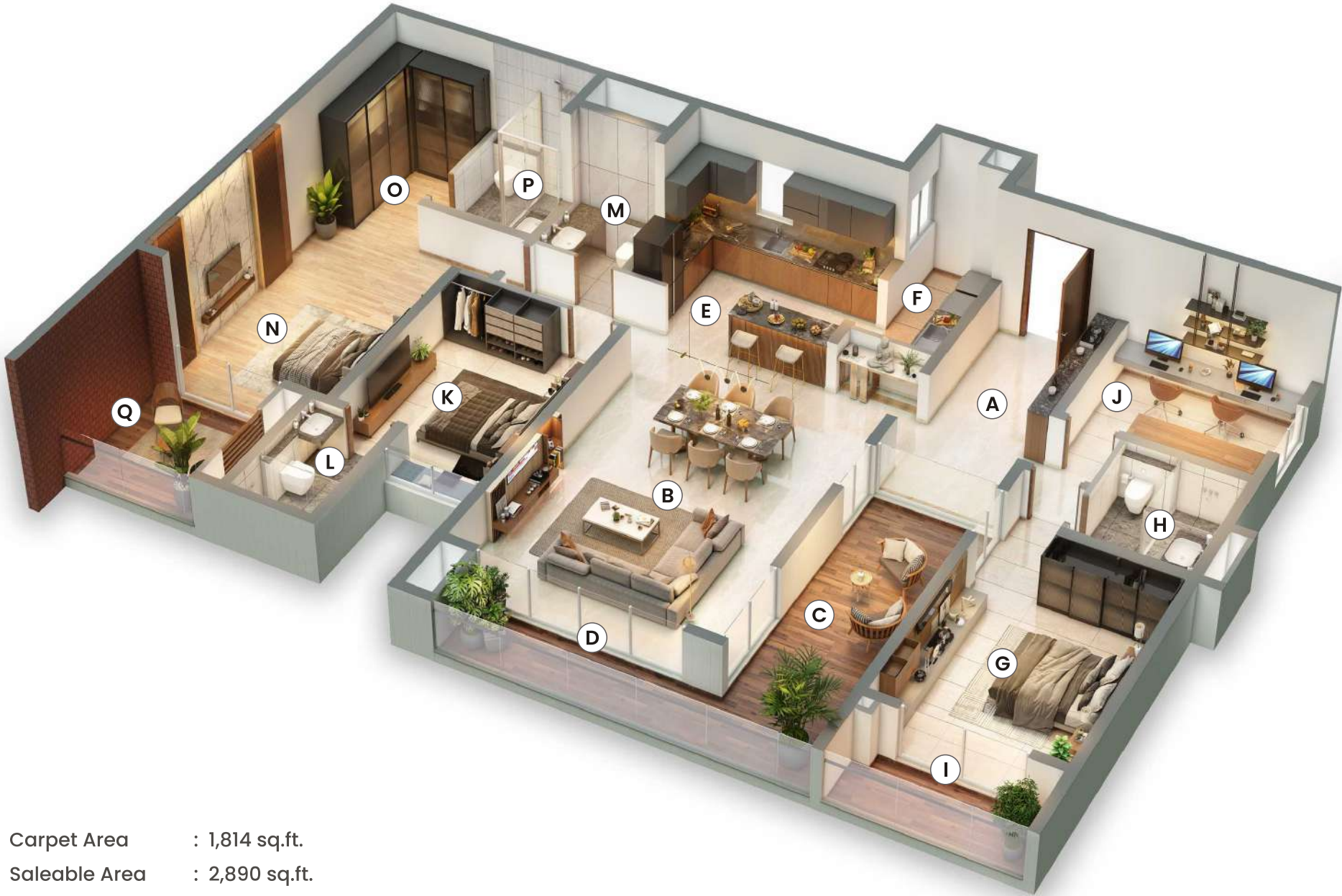




Living Room

ARTISTIC IMPRESSION

3.5 BHK + Staff Residence



Carpet Area : 1,814 sq.ft.
Saleable Area : 2,890 sq.ft.
Balcony Area : 344 sq.ft.
Total Carpet Area : 2,158 sq.ft.

1 sq.mtr. = 10.764 sq.ft.
Refer individual plan.

	Space Description	Size in Feet & Inches	Size in Meters
A	Foyer	15'11" X 7'3"	4.84 X 2.2
B	Living and Dining	24'0" X 16'1"	7.3 X 4.9
C	Balcony	21'9" X 7'3"	6.61 X 2.2
D	Balcony	3'11" X 22'0"	1.20 X 6.70
E	Kitchen	8'8" X 12'10"	2.65 X 3.9
F	Utility	11'1" X 5'1"	3.37 X 1.55
G	Master Bedroom	15'1" X 11'0"	4.6 X 3.35
H	Master Toilet	8'1" X 7'1"	2.45 X 2.15
I	Balcony	4'1" X 11'0"	1.25 X 3.35

	Space Description	Size in Feet & Inches	Size in Meters
J	Study	9'0" X 11'0"	2.75 X 3.35
K	Bedroom-1	13'0" X 10'6"	3.95 X 3.2
L	Attached Toilet	8'1" X 5'1"	2.45 X 1.55
M	Common Toilet	5'1" X 5'7"	1.55 X 1.7
N	Bedroom-2	17'5" X 11'6"	5.3 X 3.5
O	Walk In Wardrobe	8'8" X 6'7"	2.65 X 2
P	Attached Toilet	8'1" X 7'1"	2.45 X 2.15
Q	Balcony	8'4" X 8'8"	2.55 X 2.65



A LEGACY OF EXCELLENCE

Conceived and crafted by Kumar Properties, a brand well-known for its enduring commitment to quality, innovation, and trust. 'Kumar Plumeria' stands as a pinnacle of exclusivity, reflecting decades of excellence in design and an exceptional customer-centric approach.

HALLMARK OF TRUST AND RELIABILITY

'Kumar Plumeria' has been conceived and crafted by Kumar Properties, a brand with a track record for delivering premium projects across India. The company has created a blueprint for customer centricity to enhance service and success. For over five decades, we have stood for trust, reliability, and a steadfast commitment to offering the finest developments to over 42,000+ families across Pune, Mumbai, and Bengaluru.

In Bengaluru, our successful projects include 'Kumar Princetown', 'Kumar Princetown Royale', 'Kumar Princeville', 'Kumar Kino Platinum', and 'Kumar Prospera'. Each project seamlessly integrates expansive green vistas with thoughtfully planned amenities, ensuring that residents enjoy an elevated lifestyle brimming with comfort and convenience. Now known as Kumar Corp, Kumar Properties continues to uphold a legacy of excellence through intelligent design, resolute reliability, and exclusive living experiences.

Presence in Bengaluru

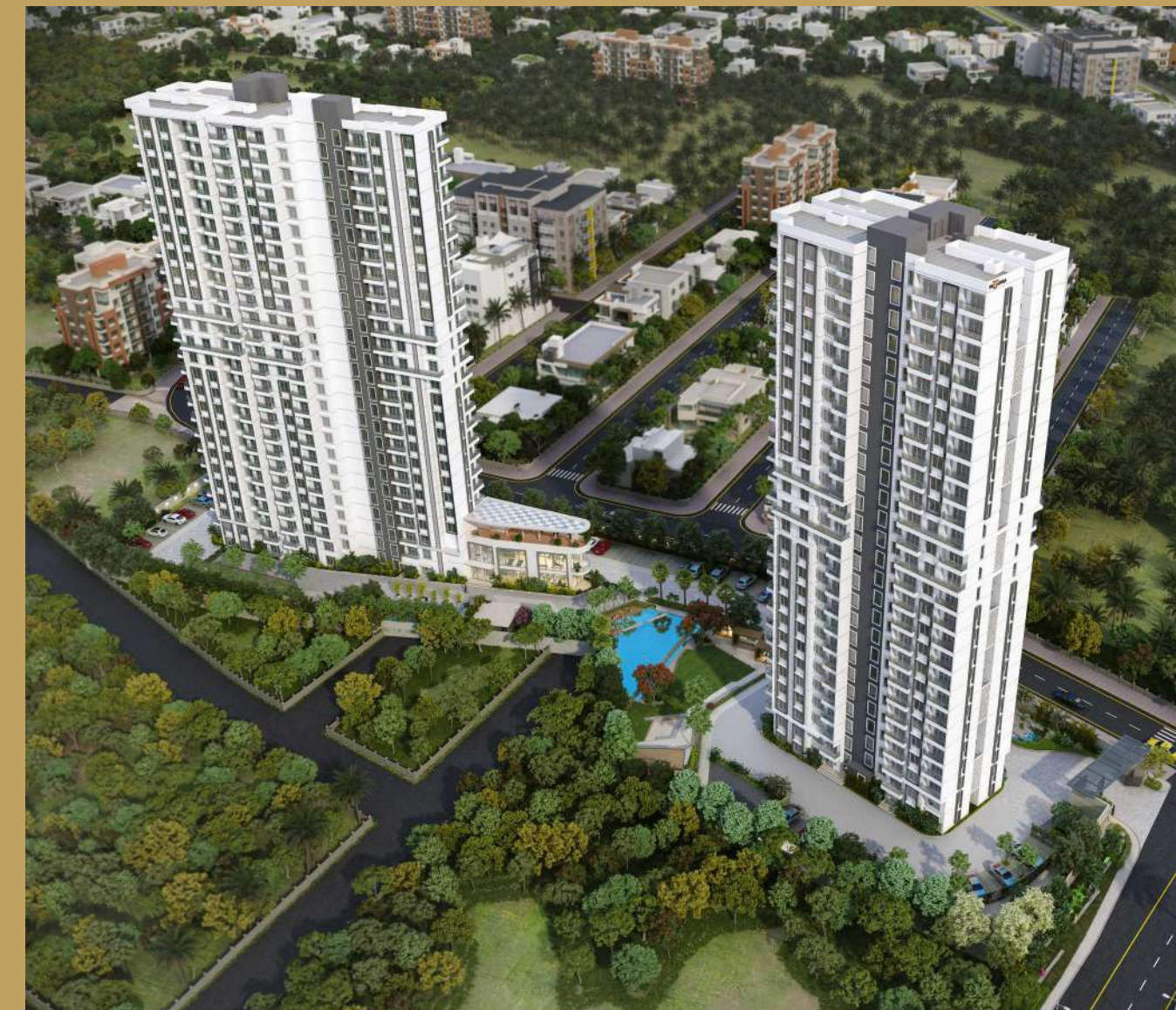
Kumar Princetown – Jalahalli West



Kumar Princeville – Mysore Road



Kumar Princetown Royale – Near Jalahalli Metro Station



Kumar Prospera – Hennur Main Road



Kumar Kino Platinum – Sheshadripuram Main Road

Ongoing Projects in Pune

Kumar Prospera – Magarpatta



Kumar Siddhachal – Market Yard



Kumar Prithvi – Market Yard Annex

Ongoing Projects in Pune

Princetown Towers – Undri



Kumar Parc Residences – Magarpatta



Kumar Palmspring Towers – Undri



RESERVED FOR THE HUNDRED

ARE YOU
AMONG THEM?

ARCHITECT

Urban Frame Pvt. Ltd.

STRUCTURAL CONSULTANT

Sunil Mutalik & Associates

LANDSCAPE CONSULTANT

Elements

MEP CONSULTANT

HMN Techconsultants P. Ltd.

DEVELOPER

**Kumar Properties Private Limited
Harish Kumar Devaraj**



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BENGALURU : No. 23/3, Crescent Road, High Grounds, Opp. Taj West End Hotel – Back Gate,
Bengaluru – 560 001, Karnataka, India.

E-mail : bangalore@kumarworld.com

Site Address : S. No. 179, Bagalur Village, Jala Hobli, Yelahanka Taluk, Bengaluru – 562 140, Karnataka, India.

RERA Registration No. : PRM/KA/RERA/1251/309/PR/210125/007402

www.kumarplumeria.com | www.kumarworld.com



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