

PRIVIE
RESIDENCES

SELENA



A BRAND BY



view

NOUN

A particular way of
considering or regarding
something; an attitude
or opinion.



PRIVATE. VIEWING.

Prive exists because of the imaginative, progressive, sophisticated, glamorous and knowledgeable view of its patrons.

Prive Selena celebrates this point of view, of the elite few, and translates it into exclusive, luxurious homes.

A
VIEW.
PRIVY
TO
JUST
A FEW.

SELENA

BANER-PASHAN LINK ROAD.

Pashan is among the most prime residential neighbourhoods in Pune. This area has a great mix of lush greenery and avant garde infrastructure, making it one of the most sought-after locales in the city. It is rare to find a property of this scale in a locality as exquisite.

In fact, SELENA is the only property in the vicinity with such standards of luxury, privacy and class

PRIVY TO JUST A FEW.

UTMOST PRIVACY

PRIVIE SELENA homes have been planned, designed and built to exude privacy and exclusivity in every nook, every corner. With only 2 exclusive towers, and just 2 unbelievably spacious homes on every floor, your space and luxury have been carefully woven to be perfectly balanced.

Think of PRIVIE SELENA as a select sanctuary, where the crowd gets filtered to just the crème of the city and you live among the elite, stylish and extremely classy.





PRIME. ESTATE.

At a time when a home in a great neighbourhood is one of the most difficult things to find, SELENA is located in a prime slice of real estate, supported by expansive views and modern infrastructure both.

PRIVIE SELENA is located on Baner-Pashan link road, and is conviniently connected to both Baner and Pashan.

It is also close to Aundh and has an easy access to the Pune-Mumbai Expressway.

Close proximity to the city's top educational institutes as well as the IT hub and movie theatres makes this one of the most prime locations in the city.



THEATRES

- 1. E Square | 5.3kms | 11mins
- 2. City Pride | 9.3kms | 19mins

SHOPPING

- 3. Pune Central | 6.1kms | 14mins
- 4. Ozone | 3.2kms | 9mins
- 5. ICC | 6.2kms | 15mins
- 6. Bonsai | 3.2kms | 9mins
- 7. Reliance Mart | 4.3kms | 11mins
- 8. Phoenix Market City | 15.9kms | 30mins

HOTELS

- 27. JW Marriott | 6.2kms | 15mins
- 28. Courtyard by Marriott | 11.1Kms | 18mins
- 29. Sayaji | 10.7kms | 17mins
- 30. Hyatt Place | 12.2kms | 20mins
- 31. Holiday Inn | 7.1kms | 12mins
- 32. Seasons Apartment Hotel | 3.3kms | 9mins

SCHOOLS

- 33. Loyola School | 5kms | 13mins
- 34. The Orchid School | 4kms | 9mins
- 35. Vibgyor | 5.8kms | 12mins
- 36. University of Pune | 5.4kms | 14mins
- 37. Symbiosis, S.B Road Campus | 7.6kms | 17mins
- 38. Indira Institutes | 13.1kms | 20mins
- 39. Symbiosis, Lavale Campus | 9.2kms | 17mins

TRAVEL

- 9. Pune International Airport | 16.5kms | 20mins
- 10. Shivaji Nagar Railway Station | 7.4kms | 17mins
- 11. Pune Station | 9.8kms | 19mins

HOSPITALS

- 12. Sancheti | 7.7kms | 16mins
- 13. Aditya Birla | 10.5kms | 16mins
- 14. Sanjeevani | 9.9kms | 22mins
- 15. Jehangir | 10kms | 20mins
- 16. Ruby Hall Clinic | 10.4kms | 21mins

EAT

- 40. Subway | 1.9kms | 5mins
- 41. Mc Donalds | 4.1kms | 10mins
- 42. Mainland China | 2.8kms | 8mins
- 43. Sigree | 2.7kms | 7mins
- 44. Kobe Sizzlers | 3.3kms | 10mins
- 45. Kiva Ivy | 2.2kms | 6mins

AREAS

- 46. Hinjewadi | 11.4kms | 19mins
- 47. Chakan | 32.6kms | 41mins
- 48. Bhosari | 18.4kms | 28mins
- 49. Pimpri-Chinchwad | 14kms | 28mins

CLUBS

- 17. Pancard Club | 2.8kms | 10mins
- 18. Talwalkars | 2.5kms | 8mins
- 19. Oxford Golf & Country Club | 11.3kms | 21mins
- 20. Club Solaris | 9kms | 21mins
- 21. Deccan Gymkhana | 8.1kms | 18mins

GROCERIES

- 22. Food Bazaar | 2.3kms | 6mins
- 23. D-mart | 5.6kms | 12mins
- 24. More Super Store | 4.7kms | 10mins
- 25. The Providore | 3.3kms | 9mins
- 26. Tutto Bene Delicatessen | 4.7kms | 10mins

STADIUMS

- 50. Subrata Roy Sahara | 21kms | 31mins
- 51. Balewadi Stadium | 6.5kms | 12tmins

PROJECTS

- 1. Sanctum | 1.3kms | 5mins
- 2. Shiloh | 5.4kms | 10mins
- 3. Selena | 0kms | 0mins



CORE OF THE MATTER.

SELENA has been cleverly designed to have its amenities seamlessly integrated into the structure.

The property has an expansive infinity pool on the rooftop.

The 2 towers of PRIVIE SELENA are joint, creating an interesting façade and a stunning view. The apartments are spacious, giving you a free hand and unlimited choices about what you wish to do with the space.

Each apartment is larger than anything you'd see in this locale, giving you and your family a unique asset and setting you apart in all the right ways.

A LAYOUT
PLANNED
MASTERFULLY.

SO YOU
CAN LIVE
PEACEFULLY.

MASTER PLAN.

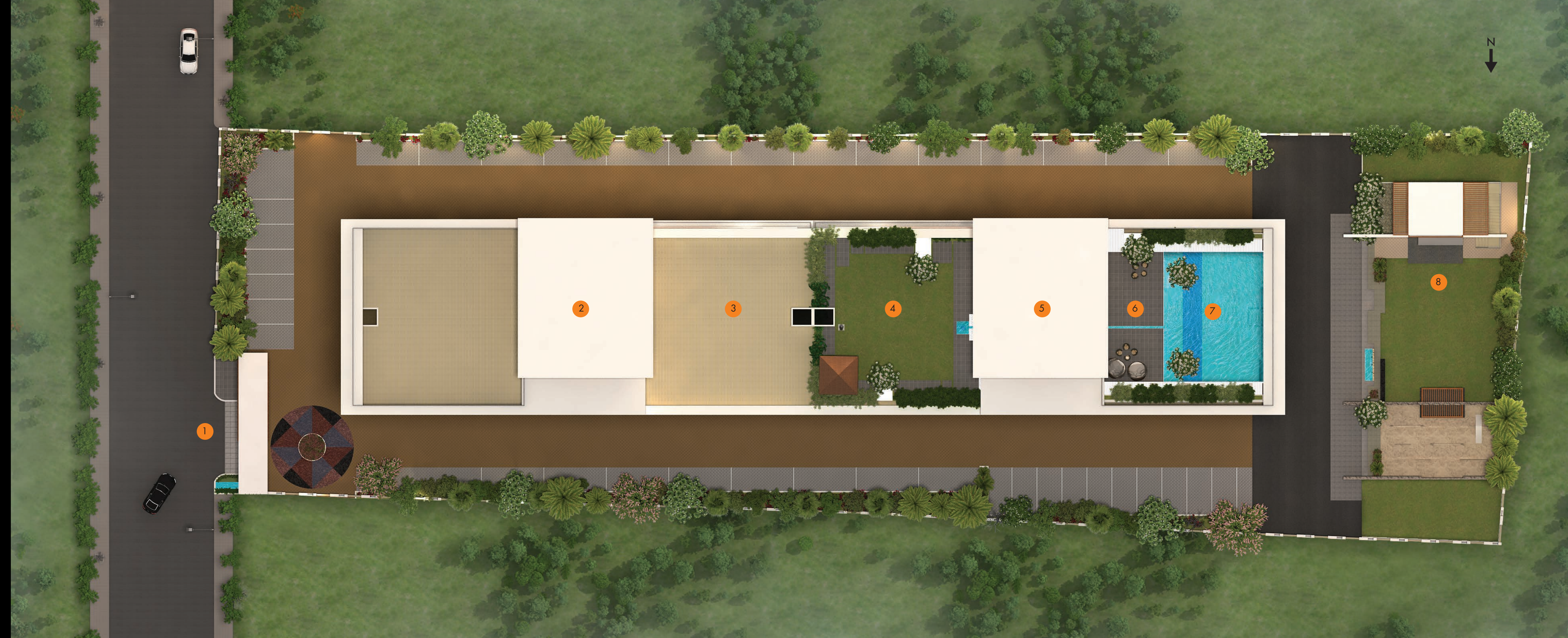
The homes in SELENA are grand pools of privacy and serenity in themselves.

The spacious rooms have pragmatism, class and luxury, all integrated into the very thought and design.

We have open spaces, and versatile areas that can be used according to your ideas as jacuzzis, bars or meditation rooms.

Everything you've always wanted has been woven into an all-inclusive, beautiful home.

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MASTERFULLY.
SO YOU
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PEACEFULLY.



1. Entry/ Exit

2. Tower A

3. Party Area

4. Lawn

5. Tower B

6. Pool Deck

7. Swimming Pool

8. Club House

L I F E A T S E L E N A



EVERYDAY HAPPINESS

Relish the simple pleasures that surround your home at SELENA.

Your day can go from lounging around to having a great workout to planing an elaborate social soirée, all within the comforts of your own property.

Amenities at SELENA:
Rooftop with an infinity pool, plunge pool and poolside deck.

Fully-equipped open air party area with pantry, on the rooftop.

Club house with state-of-the-art gymnasium.

START THE DAY RIGHT.

Workout in a state-of-the-art
gymnasium and clubhouse within
the comforts of your own property.
It's all the motivation you'll need to
get to the gym everyday.

Make fitness a part of your lifestyle!





INFINITE POSSIBILITIES.

Soak in the infinity pool on the rooftop and feel your long day dissolve away. Spend the rest of your evening splashing around in the plunge pool or kicking back on the poolside deck.

SUNRISES AND SUNSETS

Enjoy the best of both on your beautiful rooftop lawn!

You can host a weekend soirée, do some morning yoga or simply walk on barefoot the grass.





GOOD TIMES

Give a whole new meaning
to entertaining –
Show your families and
friends a time they can't forget.

2 TOWERS

2 HOMES PER FLOOR

2 MASTER BEDROOMS

2 SPACIOUS BEDROOMS

1 PRIVATE ELEVATOR
FOR EACH HOME

SELENA

BANER-PASHAN LINK ROAD.

Luxury, if you consider it deeply, is a point of view.

Where and how we feel most luxurious depends largely on how we perceive it. Luxury is where we feel most looked after, most satisfied and above all, most happy.

A PRIVIE RESIDENCE is about making sure your deepest need for luxury is taken care of.

4 B H K L U X U R Y R E S I D E N C E S



PRIVACY IS PARAMOUNT.

Each home has a private elevator.
Yes, you read that right.

You will be among the elite few who have the luxury
of stepping out of the elevator and walking directly
into your own home.

We have left no stone unturned in making your abode
a luxurious bubble that sets you apart in every way,
giving you utmost convenience, true privacy and
unmatched luxury & class.



YOUR LIVING SPACE.

The Living area of every PRIVIE SELENA home is attached to an expansive terrace with stunning views. Every terrace has a unique enclave that you can customise according to what you want – a jacuzzi, a meditation area, a temple or a bonsai garden.

The choice is yours!



MASTER BEDROOMS.

Nothing about PRIVIE Selena is standard.

Each home comes with not 1, but 2 master bedrooms.

Each master bedroom has walk-in wardrobes and an ensuite bathroom.

In addition to this, you have 2 additional spacious bedrooms at your disposal.

F L O O R P L A N S

4BHK EVEN

1. Elevator
2. Entrance lobby
3. Living room
4. Terrace
5. Dining room
6. Kitchen
7. Dry balcony
8. Master bedroom
9. Walk-in-wardrobe
10. Attached bathroom
11. Terrace
12. Bedroom
13. Attached bathroom
14. Common toilet
15. Servant bedroom
16. Servant bathroom





4 BHK FLOOR PLAN **EVEN**

FLAT NO.	FLAT CARPET AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	TOTAL SALEABLE (SQ. FT.)
201, 202, 401, 402, 601, 602	1936	379	3010
801, 802, 1001, 1002	1936	379	3010

4BHK ODD

1. Elevator
2. Entrance lobby
3. Living room
4. Terrace
5. Dining room
6. Kitchen
7. Dry balcony
8. Master bedroom
9. Walk-in-wardrobe
10. Attached bathroom
11. Terrace
12. Bedroom
13. Attached bathroom
14. Common toilet
15. Servant bedroom
16. Servant bathroom





4 BHK FLOOR PLAN ODD

FLAT NO.	FLAT CARPET AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	TOTAL SALEABLE (SQ. FT.)
101, 102, 301, 302, 501, 502, 701, 702, 901, 902, 1101, 1102	1936	369	2997



SELECTIVE. DETAILED.

Every PRIVIE RESIDENCE follows a common methodology of material selection, sourcing and installation.

Each project provides the best possible specifications available at the time of conception.

The aim is to meet the standards and expectations of discerning individuals who will go on to inhabit the residences.

S P E C I F I C A T I O N S

WINDOWS

Powder coated Aluminum sliding windows with fly mesh.

WALL & CEILING

Gypsum punning on walls.
Premium grade luster paint for walls.

RAILINGS FOR ATTACHED TERRACES

Combination of SS / 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.

CONSTRUCTION

A class, earthquake-resistant construction.

FLOORING

Imported Marble slab flooring in living, dining and passages.
Vitrified tile flooring in kitchen and bedrooms.
Wooden style vitrified tile flooring in master bedroom.
Vitrified tile in flooring and dado in toilets with anti-skid tiles for balconies/terraces.

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.

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.

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.
Pre-installed light fixtures and fans in the apartment.
Telephone points in the living room and bedrooms.
Provision for Cable TV and Broadband connectivity.

KITCHEN

International style modular kitchen with chimney and hob.
Vitrified tile dado with wall storage unit.
Provision for water purifier.

EXTERNAL FINISH

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

SAFETY

Integrated-type video door phone.
Digital Lock for main door.
Intercom Facility.
Entrance lobby located at ground floor will be having access control entry with CCTV cameras.

LIFTS

Modern, automatic lifts of reputed make.

ENTRANCE LOBBY

Designer finish entrance lobby at ground floor.



CREDITS

DEVELOPER

Kumar Company

DESIGN AND LIAISON ARCHITECT

Vikas Achalkkar, Manoj Tatooskar

STRUCTURAL DESIGN

Sunil Mutalik & Associates, Pune

INTERIOR DESIGN- PROJECT AREA

Eecenze, Pune

LANDSCAPE DESIGN

Ajay Mehta (Design Studio)

BUILDING SERVICES DESIGN

Integrated Consultants, Pune

BRAND CONSULTANT

BEAU|MACH

18

million sq. ft. of construction

25000

satisfied customers

47

years in the industry

125

completed projects

25

ongoing projects



We've built trust and reliability since 1966.

We've achieved more than we imagined.

Here's our legacy thus far.



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