PRIVE

RESIDENCES

SHILOH

PRIVIE
RESIDENCES

A BRAND BY

Kumar Properties

statement

NOUN (thing)

A definite or clear expression of facts.

"Ironically, making a statement with words is the least effective method."

PRIVATE.
POSSESSION.

Privacy is the highest form of luxury.

Nothing could be truer.

Your home is personal.

It is your most prized possession.

It is a statement.

And a testament to what you've achieved.

"Ironically, making a statement with words is the least effective method."

THE BEST STATEMENTS ARE THE ONES YOU DON'T HAVE TO MAKE.

SHILOH

VILLAMENTS NEAR PUNE CENTRAL, MODEL COLONY

An address for the discerning.

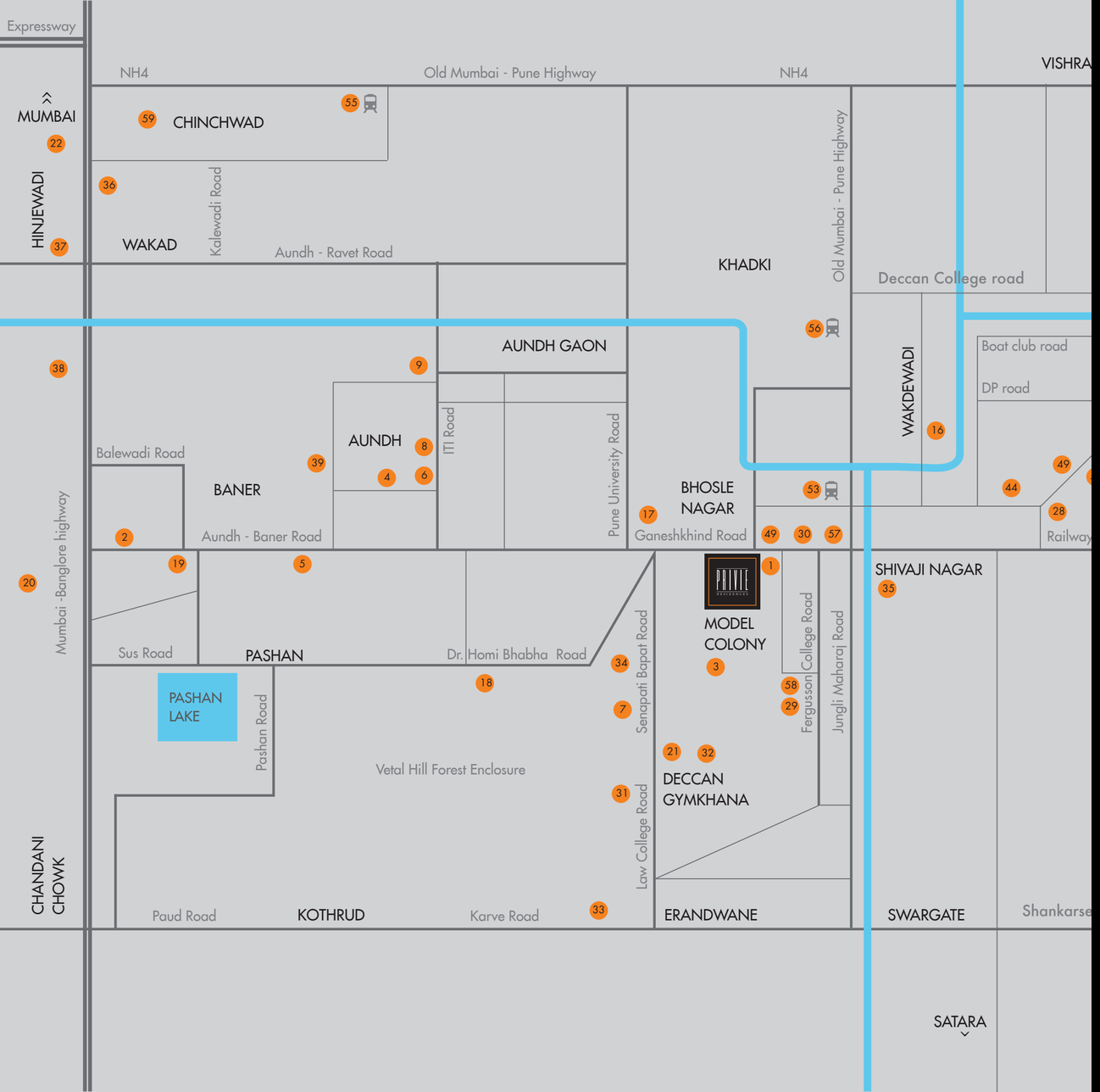
A lifestyle of a certain calibre.

A home amongst the elite.

The ultimate residential destination.

A statement.

PRIVY TO JUST A FEW.



PRIME.
PRIME.PRIME.

All roads lead to the centre of Pune city and arrive at Model Colony. It is not only prime, but in fact reclusive and prestigious.

It is one of the very few areas of the city that will always be abundantly green, well connected and impeccably maintained. Today it is almost impossible to obtain a home in Model Colony, leave alone a brand new villament with all that you desire.

And that is exactly what we're offering up. A unique project at this coveted address and an opportunity to reside where most can't. We give you SHILOH, at the heart of Pune city.

Now you can live in a neighbourhood that is par excellence and enjoy the city, its natural beauty and fabulous weather, all to the fullest.

SHOPPING

1. Pune Central
2. D-mart
3. More Super Store
4. The Providore
5. Food Bazaar
6. Ozone
7. ICC
8. Bonsai
9. Reliance Mart
10. Ishanya
11. SGS Mall
12. Inorbit
13. Phoenix Marketcity
14. Amanora Town Centre
15. Lifestyle
16. Shoppers stop

INSTITUTES

17. University of Pune
18. Loyola School
19. The Orchid School
20. Vibgyor International School
21. Symbiosis University
22. Indira Institutes
23. Rosary School
24. Bishops School
25. St. Mary's School
26. St. Vincents High School
27. Vidyabhavan School
28. Wadia College
29. Fergusson College
30. Agricultural College
31. ILS Law College
32. Brihan Maharashtra College of Commerce
33. SNDT Women's University

HOTELS

34. JW Marriott
35. Courtyard by Marriott
36. Sayaji
37. Hyatt Place
38. Holiday Inn
39. Seasons Apartment Hotel
40. Hotel Aurora Towers
41. Royal Orchid
42. O Hotel
43. Westin
44. LeMeridien
45. Vivanta By Taj
46. Radisson
47. Sun and Sand
48. Four Points Sheraton

THEATRES

49. E Square
50. PVR
51. Inox

TRAVEL

52. Pune International Airport
53. Shivaji Nagar Railway Station
54. Pune Station
55. Chinchwad Railway Station
56. Khadki Railway Station

HOSPITALS

57. Sancheti
58. Deendayal Memorial Hospital
59. Aditya Birla
60. Jehangir
61. Ruby Hall Clinic
62. Sahyadri Hospital

SCENIC.
IS AN UNDERSTATEMENT.

Just off the main road, tucked away in thick foliage, lies a beautiful property that is home to yet another PRIVIE Residence. A privileged few will have a view off the lush green canopies of the University of Pune by day and see the city transform to light up by night.

One can enjoy these breath-taking sights from your residence's outdoor entertainment area. If that wasn't enough, one can soak in panoramic views from the private rooftop. Rest assured that 'scenic', will be an understatement.

RISE.
ABOVE.

Renowned for their contemporary style and immaculate attention to detail, SHILOH is designed by one of the biggest names in Indian architecture - TAO Architects.

One independent tower stands tall, with exclusive four bedroom villaments that give you fabulous views, ample natural light and ventilation.

The tower is intelligently designed to have its amenities integrated into the structure and its very own private rooftop entertainment area for the residents.

Only a few select residents will be privy to see the city in its true beauty.

Renowned for their contemporary style and immaculate attention to detail, SHILOH is designed by one of the biggest names in Indian architecture - TAO Architects.

One independent tower stands tall, with exclusive four bedroom villaments that give you fabulous views, ample natural light and ventilation.

The tower is intelligently designed to have its amenities integrated into the structure and its very own private rooftop entertainment area for the residents.

Only a few select residents will be privy to see the city in its true beauty.

MASTER PLAN.

The project master plan has been designed around the properties exisiting landscape, retaining and harnessing natural elements whilst creating structures around the perimeter to encapsulate the land.

Various facilities are spread across the premises and each are designed keeping utility and privacy in mind.

One can feel at ease moving between different areas and using them to the fullest.

LEGEND.

1. Swimming Pool
2. Gymnasium/ Club House
3. Party area/lawn
4. Pool deck
5. Children's play area at ground level
6. Entry/ Exit

A VILLA OR AN APARTMENT? OR BOTH?

A villament is a mélange of a villa and an apartment.

It's where an apartment ends and a villa begins.

It gives you the privacy and openness that you'd have in a villa, and also the amenities that you'd find in an apartment building.

With each villament ranging at 4,500 sq. ft., the service and exclusivity is one that you won't find in either an independent villa or an apartment complex.

Now you can indulge in the luxury of a home that is the best of both.

A LAYOUT PLANNED MASTERFULLY. SO YOU CAN LIVE PEACEFULLY.

SHILOH

V I L L A M E N T S

Your villament begins from the time you reach the premises.

You're welcomed at the common lobby where the concierge awaits your arrival.

Your residence follows a spacious layout and gives you spectacular views.

The private rooftop caters to activities and entertainment.

And overall the tower is planned impeccably, to ensure that your privacy and comfort are held in the highest regards.

A TOUR AROUND THE VILLAMENT.

MEET AND GREET.

Use the high-speed elevators from the Common Lobby to arrive on your floor and step out into the Floor's Foyer. From here you can access the Floor's Lobby, which is ideal to meet and greet.
If you desire more privacy, your residence has a Private Lobby before entering your residence and one after.

LIVE. DINE. ENTERTAIN.

The residence is planned in such a manner that you can have three independent areas within one large space. This arrangement gives a spacious feeling to the home and the freedom for you to design it based on your lifestyle.

IN/OUT DOORS.

The outdoor recreation area is uniquely designed to have dual functions. On one hand, it acts as an extension of the living and dining areas, which makes them grand and spacious. The beautiful daylight and breeze flowing through inside, makes the mood uplifting. And on the other, this area is large enough to host multiple recreational and entertainment activities, which offers a lively and exciting element to the residence. This way you can spend as much time outdoors as you do indoors.

BREATHTAKING VIEWS.

Soak in the cities natural beauty and fabulous weather, as you bask on the outdoor deck.
It's the perfect place to appreciate stunning views of the cityscape by day and night.
And your opportunity to enjoy the outdoors all year round, from the privacy of your own home.

FOOD FOR THE SOUL.

All great memories are made around a lovely meal or refreshments. Friends, family and loved ones all gather around, conversations are sparked and unforgettable moments are created. And the kitchen is where it all originates from.

THE PERFECT DAY.

As you rise in the morning, your day starts with soft sunlight and gentle breeze flowing into the Master Suite, and set the perfect mood for the perfect day. The open concept bathroom feels just as you would in a spa. Light a few aroma candles, soak in a bubble bath and read a book. What better way to end the perfect day.

TRANSEND TO THE ROOFTOP.

UNDER THE OPEN SKIES.

Consider the private rooftop as part of your villament.

Here's a space where you can be relaxed or active.

There's no better place to be, other than under the open skies.

It's calming and rejuvenating effect is unlike anything else. And we've made sure that you'll have loads to do up there.

LOUNGE IN OR BY THE POOL.

The rooftop pool experience is relaxing and liberating. It is exactly what one needs to reconnect with oneself. Relieve yourself from daily exhaustion by taking a quick dip or simply laze on the sun-deck and de-stress. Spend some quality time with yourself. Make a statement to yourself.

GYM WITH A VIEW.

Workout in a state-of-the-art rooftop gymnasium with only the open skies in your sight.
It's all the motivation you'll need to get to the gym everyday.
Make a committment to yourself.

A PRIVATE AFFAIR.

Host an elegant event. Celebrate an occasion. Use the rooftop party-deck every chance you get. It's sure to be a memorable event when it's you and your loved ones under the starry skies. Make an unforgettable statement.

FOUR BHK LUXURY VILLAMENTS.

PRIVY TO JUST A FEW.

SHILOH

NEAR CENTRAL MALL, MODEL COLONY

Each villament features:

Private lobbies.

Four bedrooms and bathrooms.

Independent living, dining and family areas.

Modular kitchen, attached quarters for help with separate access.

Outdoor recreation deck.

Private rooftop facilities.

F L O O R P L A N S

4 BHK ODD

FLAT NO.	FLAT CARPET (SQ. FT.)	TERRACE 1 (SQ. FT.)	TERRACE 2 (SQ. FT.)	TOTAL CARPET AREA (SQ. FT.)	TOTAL SALEABLE (SQ. FT.)
301, 701, 901	2938	286	124	3348	4350
302, 702, 902	2939	286	124	3349	4350

TYPE 1

1. Entrance lobby
2. Formal living room
3. Informal living room
4. Dining room
5. Kitchen
6. Utility room
7. Service room
8. Powder room
9. Service toilet
10. Dry shaft
11. Bedroom
12. Toilet
13. Terrace
14. Bedroom
15. Toilet
16. Bedroom
17. Toilet
18. Terrace
19. Master bedroom
20. Toilet
21. Walk in wardrobe

4BHK VILLAMENT

TYPE 2

4BHK VILLAMENT

1. Entrance lobby
2. Formal living room
3. Informal living room
4. Dining room
5. Kitchen
6. Utility room
7. Service room
8. Powder room
9. Service toilet
10. Dry shaft
11. Bedroom
12. Toilet
13. Terrace
14. Bedroom
15. Toilet
16. Bedroom
17. Toilet
18. Terrace
19. Master bedroom
20. Toilet
21. Walk in wardrobe

4 BHK EVEN

FLAT NO.	FLAT CARPET (SQ. FT.)	TERRACE 1 (SQ. FT.)	TERRACE 2 (SQ. FT.)	TOTAL CARPET AREA (SQ. FT.)	TOTAL SALEABLE (SQ. FT.)
201, 401, 601, 801, 1001	2938	286	124	3348	4350
202, 402, 602, 802, 1002	2934	286	124	3344	4350

TYPE 1

1. Entrance lobby
2. Formal living room
3. Informal living room
4. Dining room
5. Kitchen
6. Utility room
7. Service room
8. Powder room
9. Service toilet
10. Dry shaft
11. Bedroom
12. Toilet
13. Terrace
14. Bedroom
15. Toilet
16. Bedroom
17. Toilet
18. Terrace
19. Master bedroom
20. Toilet
21. Walk in wardrobe

4BHK VILLAMENT

TYPE 2

4BHK VILLAMENT

1. Entrance lobby
2. Formal living room
3. Informal living room
4. Dining room
5. Kitchen
6. Utility room
7. Service room
8. Powder room
9. Service toilet
10. Dry shaft
11. Bedroom
12. Toilet
13. Terrace
14. Bedroom
15. Toilet
16. Bedroom
17. Toilet
18. Terrace
19. Master bedroom
20. Toilet
21. Walk in wardrobe

SELECTIVE.
DETAILED.

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

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

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

SPECIFICATIONS

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.

LIFTS

Modern, automatic lifts of reputed make.

ENTRANCE LOBBY

Designer finish entrance lobby at ground floor.

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.
100% generator back up.

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.

CREDITS

DEVELOPER
Viraj Properties

DESIGN ARCHITECT
Tao Architects, Pune

LIAISON ARCHITECT
Prakash Sharma, Pune

STRUCTURAL DESIGN
Sunil Mutalik & Associates, Pune

INTERIOR DESIGN- PROJECT AREA
Eecenze, Pune

LANDSCAPE ARCHITECT
Landart Designs, 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

Kumar Properties

We’ve built trust and reliability since 1966.

We’ve achieved more than we imagined.

Here’s our legacy thus far.

PRIVIE
RESIDENCES

SHILOH

CONTACT

[e] connect@privieworld.com

[t] 020 3052 8888
+91 9595 220022

[a] Model Colony, Pune

DISCLAIMER:

This brochure is purely conceptual and not a legal offering. The developers reserve the right to amend any details/ specifications/ layout/ floor plans/ elevations/ amenities/ facilities at their discretion. All images are merely for representation and are not literal. Architectural features may differ in different apartments.

PRIVIE

RESIDENCES

A BRAND BY

Kumar Properties

www.privieworld.com