


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.







Artist Impression



# 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.





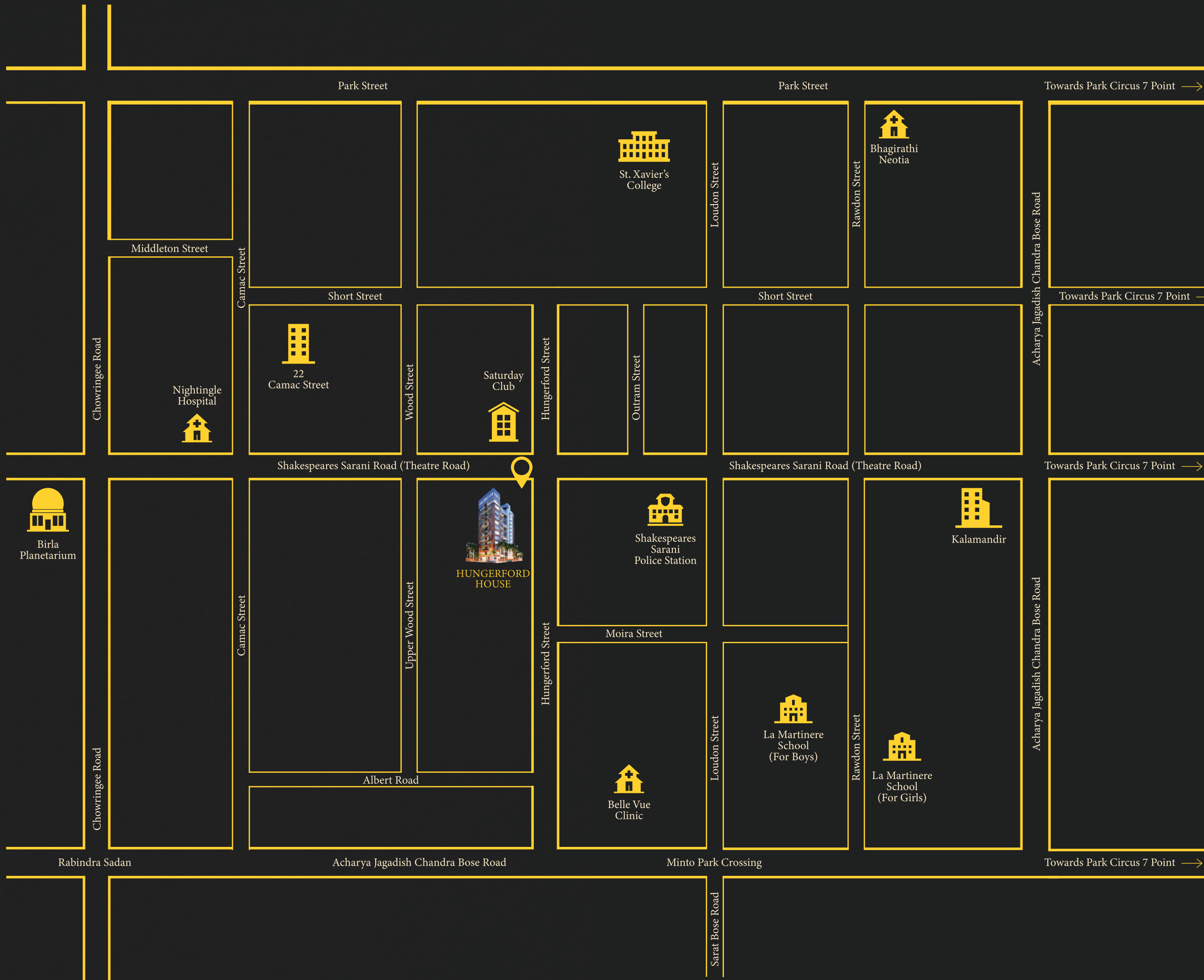
AN ICON



In an iconic location







Park Street

Park Street

Towards Park Circus 7 Point →

Middleton Street

Short Street

Short Street

Towards Park Circus 7 Point →

22  
Camac Street

Saturday  
Club

Shakespeares Sarani Road (Theatre Road)

Shakespeares Sarani Road (Theatre Road)

Towards Park Circus 7 Point →

Birla  
Planetarium

Shakespeares  
Sarani  
Police Station

Kalamandir

Moira Street

La Martinere  
School  
(For Boys)

La Martinere  
School  
(For Girls)

Albert Road

Belle Vue  
Clinic

Rabindra Sadan

Acharya Jagadish Chandra Bose Road

Minto Park Crossing

Towards Park Circus 7 Point →

Sarat Bose Road

Chowringee Road

Camac Street

Wood Street

Hungerford Street

Outtram Street

Loudon Street

Rawdon Street

Acharya Jagadish Chandra Bose Road

Chowringee Road

Camac Street

Upper Wood Street

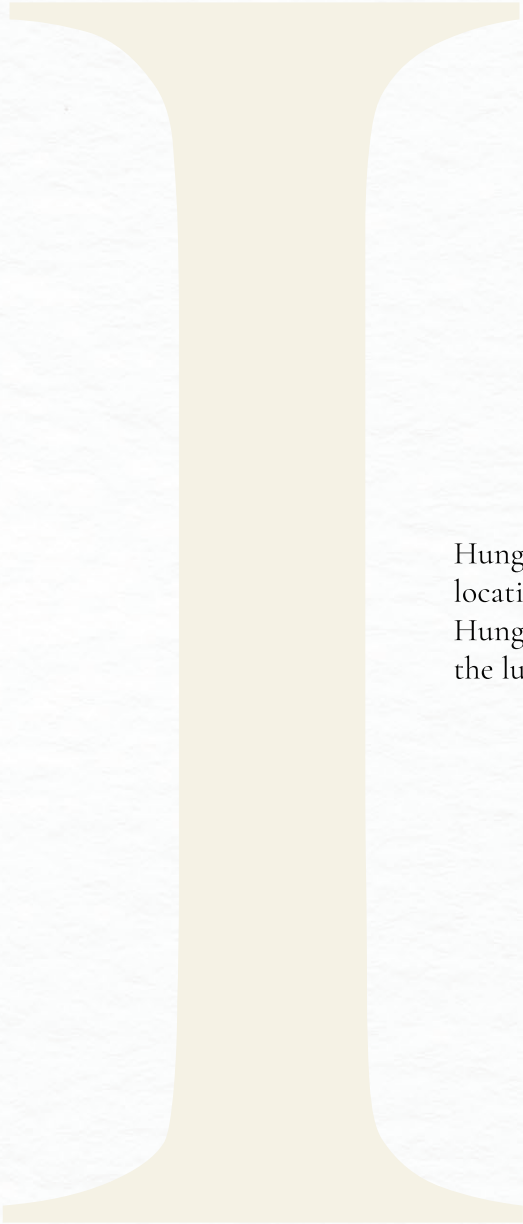
Hungerford Street

Loudon Street

Rawdon Street

Acharya Jagadish Chandra Bose Road





Hungerford House stands tall at the most prime location of the city - at the junction of Hungerford Street & Theatre Road, overlooking the lush lawns of the Saturday Club.

 **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**

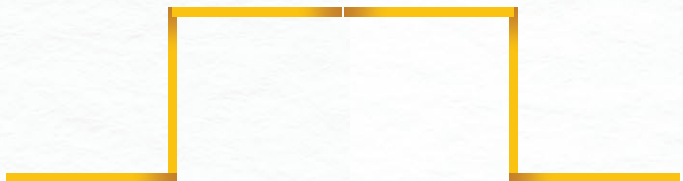
- Elliot Park - 6 min
- Victoria Memorial - 7 min

 **RECREATION / LEISURE**

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

 **HEALTHCARE**

- Bhagirathi Neotia - 5 min
- Belle Vue Clinic - 2 min

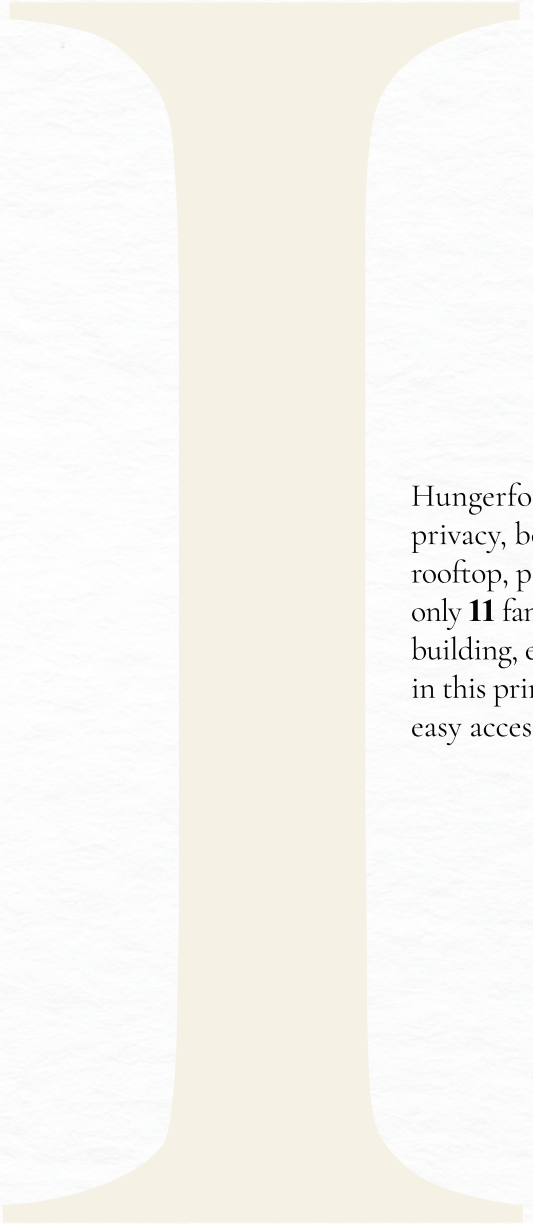




AMENITIES

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 fascia 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



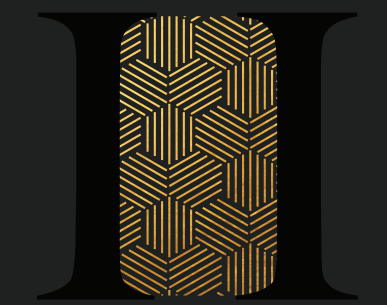


*Artist Impression*

LOUNGE VIEW

A private, soothing view in the midst of the city

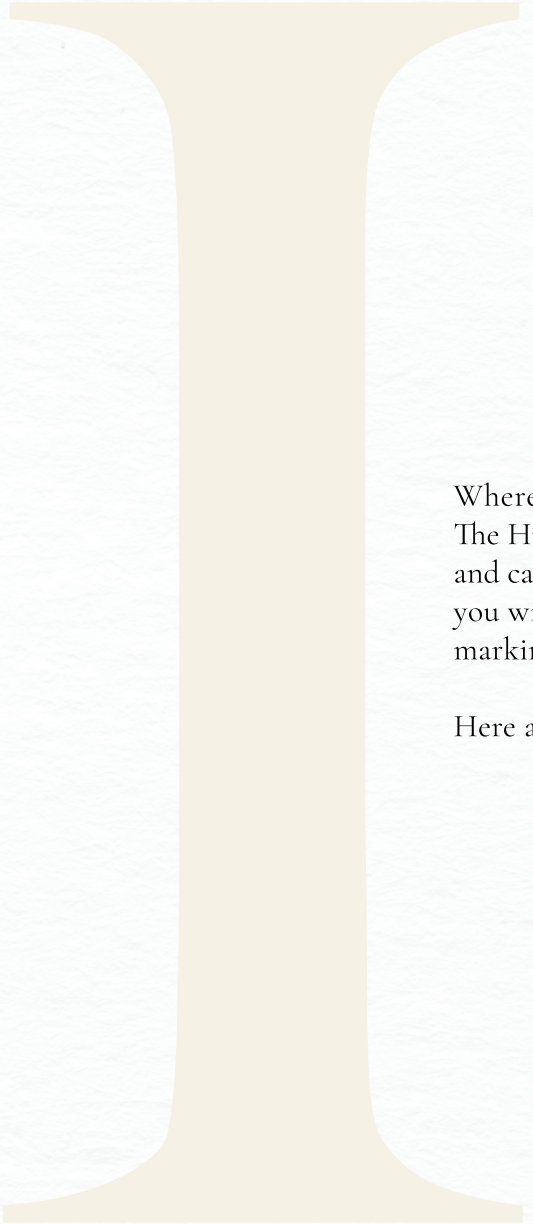




SPECIFICATIONS

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







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](http://www.hira.wb.gov.in) as well as our website [www.sugamhomes.com](http://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.