

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

www.butterflydesignstudios.com | 98307 93711

You're Always One
Decision
Away From A Totally
Different Life.
This Is It.



Artist Impression

II

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 ambience 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.

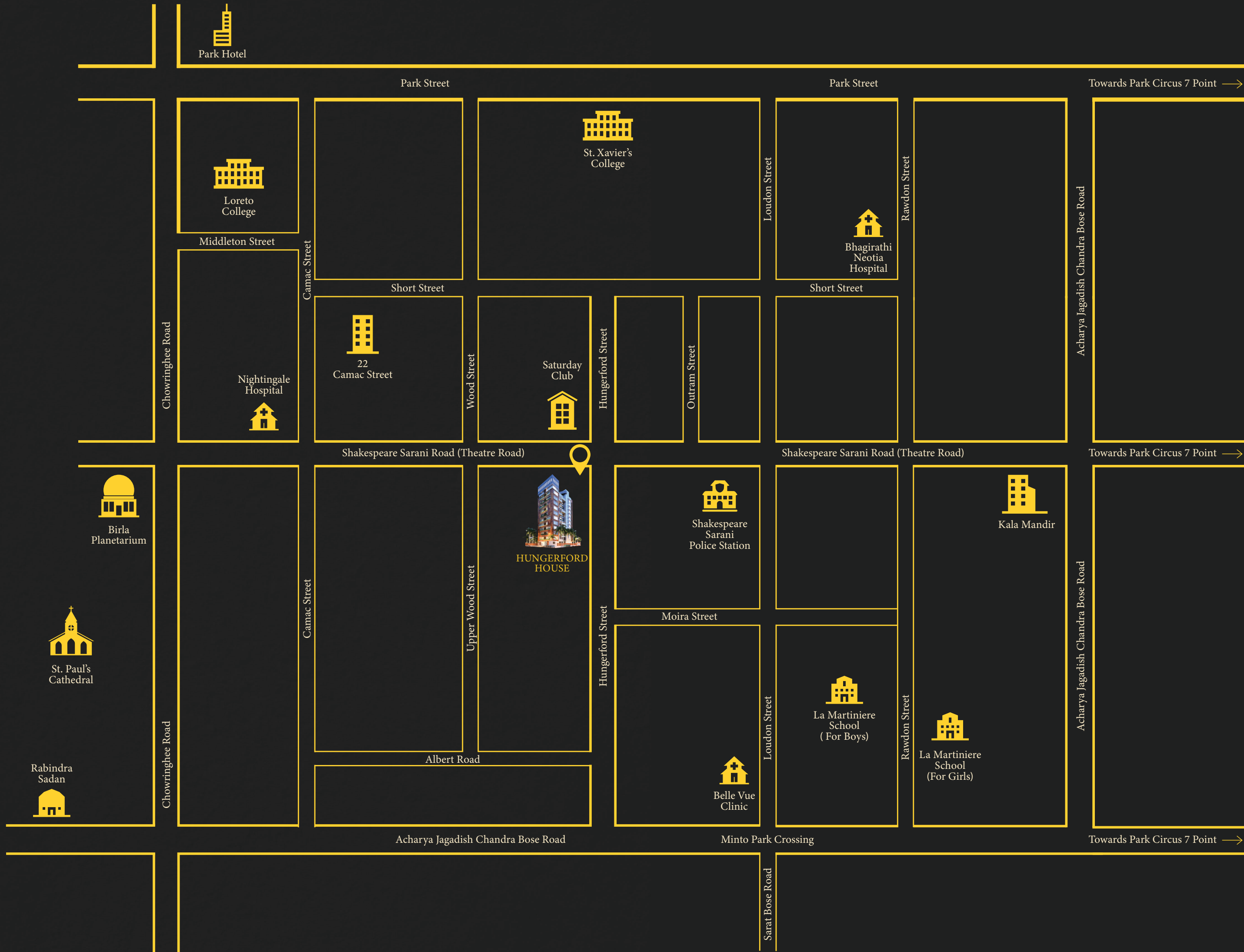


AN ICON



In An Iconic Location





Park Hotel

Park Street

Park Street

Towards Park Circus 7 Point →

Loreto College

St. Xavier's College

Bhagirathi Neotia Hospital

Middleton Street

Camac Street

Short Street

Nightingale Hospital

22 Camac Street

Wood Street

Saturday Club

Hungerford Street

Outram Street

Short Street

Rawdon Street

Acharya Jagadish Chandra Bose Road

Shakespeare Sarani Road (Theatre Road)

Shakespeare Sarani Road (Theatre Road)

Towards Park Circus 7 Point →

Birla Planetarium

St. Paul's Cathedral

Rabindra Sadan

Camac Street

Upper Wood Street

HUNGERFORD HOUSE

Hungerford Street

Shakespeare Sarani Police Station

Moira Street

La Martiniere School (For Boys)

Rawdon Street

La Martiniere School (For Girls)

Kala Mandir

Acharya Jagadish Chandra Bose Road

Albert Road

Belle Vue Clinic

Loudon Street

Sarat Bose Road

Acharya Jagadish Chandra Bose Road

Minto Park Crossing

Towards Park Circus 7 Point →

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



SCHOOLS & COLLEGES

St Xavier's - 4 min
Modern High School - 8 min
La Martiniere - 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
Kala Mandir - 5 min
Maidan - 7 min



HEALTHCARE

Bhagirathi Neotia Hospital - 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.



TRIPLE HEIGHT TERRACE WITH EVERY HOME



LANDSCAPED ROOFTOP

KIDS PLAY AREA

An area designed for the youngest members of your family to have wholesome experiences.

LOUNGE AND PARTY DECK

Spacious area for leisure. With a welcoming ambience, this space is appropriate for both hosting and lounging.

OPEN-AIR GYM

Detach and detox from the outside world with the health upkeep facility.

JACUZZI

A perfect space for your mind and body relaxation



WELL VENTILATED HOMES

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 European marble lift fascia and flooring.



Image Is Used For Illustration Purpose Only

PRIVATE TERRACE WITH EVERY HOME

A green space in your home to access
fresh air and quality time



Artist Impression

ROOFTOP AREA

You don't always need to leave the city to
revel in picturesque, soothing spaces



Artist Impression

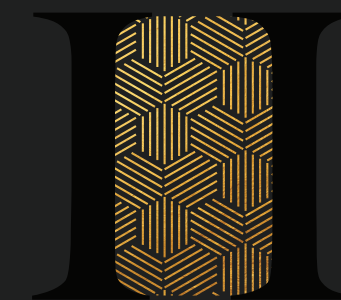
GYM WITH KIDS PLAY AREA

Your exclusive space to rejuvenate
and be playful



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 European 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

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

To ensure that your luxury is eco-friendly



LIFTS

Two lifts of reputed make.



MODERN FIRE FIGHTING SYSTEM

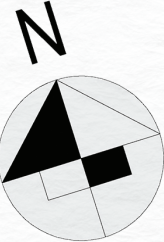
Equipped to ensure that the safety of residents is the top-most priority.



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 **33** years, in all its grand beauty. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even **30** years in the future.

With love and tradition that compliments 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 homes.

People always ask me “How to achieve success?”

My mantra is hard work, staying humble, striving for perfection, and doing our best for the community.

MR. ASHOK SARAF
Founder and Chairman, Sugam Group

With more than **3.5** decades of experience in the development of **25** completed projects and **4** million sq. ft., Sugam Group enjoys the trust of its **7,000+** residents and continues to convert homes into memories, and memories into contentment.

One of the best builders in Eastern India, 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 that is a perfect concoction of nature and contemporary features. Our hard work and dedication reflect through the several prestigious awards that we have won over the last decade, thereby making us one of the top property developers in Kolkata.

Let's take a quick walk through some of our most renowned projects.

COMPLETED PROJECTS



SUGAM HABITAT

An award-winning luxury abode of 5.7 acres off EM Bypass, housing 337 apartments, curated with the concept of sustainable, eco-friendly living, Habitat is now ready to be moved in. The project is designed with 2 & 3 BHK garden homes and a stellar 13,000 sq. ft. sky club with world-class amenities to soothe the soul and the body.



SUGAM BUSINESS PARK

Located in midst of the corporate action in Sector 5, the twelve-storey, centrally air conditioned, furnished building has office spaces which are used by corporate houses, IT offices and startups. It's the ideal workplace with 4-meter floor to ceiling height and column-less floors, befitting grand ambitions.



SUGAM PARK

Spread across 30 acres of land, Sugam park is one of the largest residential projects in Asansol with 1040 apartments & home to 1000+ families. The project is built on the concept of community living where families come together and enjoy a lifestyle completed with the best of amenities like the clubhouse, the beautifully landscaped greens with 2000 trees, the outdoor play area, multipurpose courts, and many more facilities.



FORT TERRAZZO

A 25,000 sq. ft. project in the prime location of Ballygunge with 32 flats and commercial spaces, Fort Terrazzo was built to match the interests of someone wanting to be in the city's center, Gariahat.

COMPLETED PROJECTS



SUGAM SERENITY

Spread over an area of 2.3 acres, Sugam Serenity in Kamalgazi is a ready-to-move housing society. The 5 thoughtfully designed towers have 5 floors each and 179 homes. With the 16,000 sq. ft. landscaped garden and 10,000 sq. ft. premium clubhouse, the project is a perfect combination of comfort and style.



SUGAM PARK, NARENDRAPUR

The well-planned residential project with 517 homes and some shopping area was built over an area of 356 Katthas in Narendrapur. These homes were competitively priced and designed to cater to all modern needs of a family. It is a path breaking MIG housing project.



SUGAM SUDHIR

The luxurious residential project built over 160 Katthas with 3.5 BHK duplexes in Garia has south-facing homes, 3 side open ventilation, and 2 balconies with every apartment, providing an abundance of natural light and fresh air. In addition to being strategically located Off EM Bypass, the residents in the 212 spacious homes also get to enjoy the posh clubhouse facilities, experiencing a wholesome lifestyle with their near and dear ones.



SUGAM SABUJ, NARENDRAPUR

The thoughtfully designed residential project spread over 156 katthas with 156 flats in the Narendrapur area has been built for families looking for comfortable and reasonably priced modern homes.

ONGOING PROJECTS



URBAN LAKES

Introducing modern-day homes in Konnagar, spread across 13 acres of land & surrounded by 3 side natural lakes. Designed by world-renowned Spanish architect, the high-rise living has 1800 units and comes with a Club House, a multipurpose court, a Shopping Mall, and other cosmopolitan lifestyle elements weaved within the project. Phase 1 of the project is shaping up to be beautiful while the planning of Phase 2 is in full swing.



SUGAM PRAKRITI

3 tall towers and 73% open land, large natural waterbody and gardens spread across 3 acres; Prakriti is nature's poetry. With 231 apartments having 2 side open, long balcony, the new affordable living abode is conveniently located right off Kamalgazi and has countless amenities clubbed with abundance of natural greens and fresh air.



MORYA

Designed to match the finest luxury apartments, Morya is amongst the upcoming residential projects in South Kolkata with a panoramic view of the Tollygunge Club Golf course. The 5.2 acres of land has been curated with 80% open space, 6 towers of G+18 floors, and a 30,000 sq.ft. club filled with the choicest lifestyle features. Morya is now nearing completion of its Phase 1 and is ready to launch Phase 2 with the same larger-than-life outlook.



Artist Impression

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An Environment
That Matches
The Class Of
Your Interiors.

