



PKC

PALLADIO
KHARADI CENTRAL



Destiny.
It is not what the future
holds for you, but what
you do today to manifest
your tomorrow.





DESTINY MEETS DESTINATION

Welcome to Palladio Kharadi Central, a fine combination of spaces, location and lifestyle that gives your destiny a destination to own and celebrate for a lifetime. Because that's what a destiny is meant to be.



DESTINED FOR AFFLUENCE



Palladio Kharadi Central by Vilas Javdekar Developers is a premium address of enriched urban living, where the promise of Pune's most trusted developer takes shape at a location in Kharadi, which will further shape the future of lifestyle, on the eastern side of Pune. Go ahead, embrace your destiny.

An excellent location at the heart of Kharadi

4 Glamorous towers

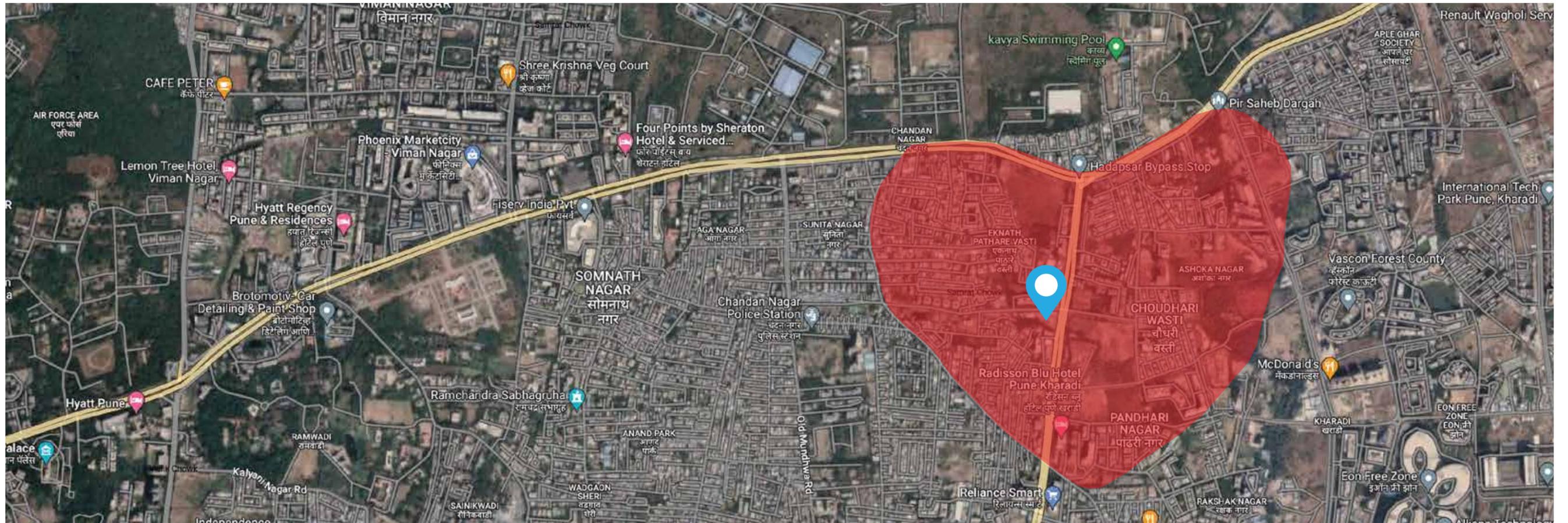
2, 3 & 4 Bedroom residences with thoughtful variants

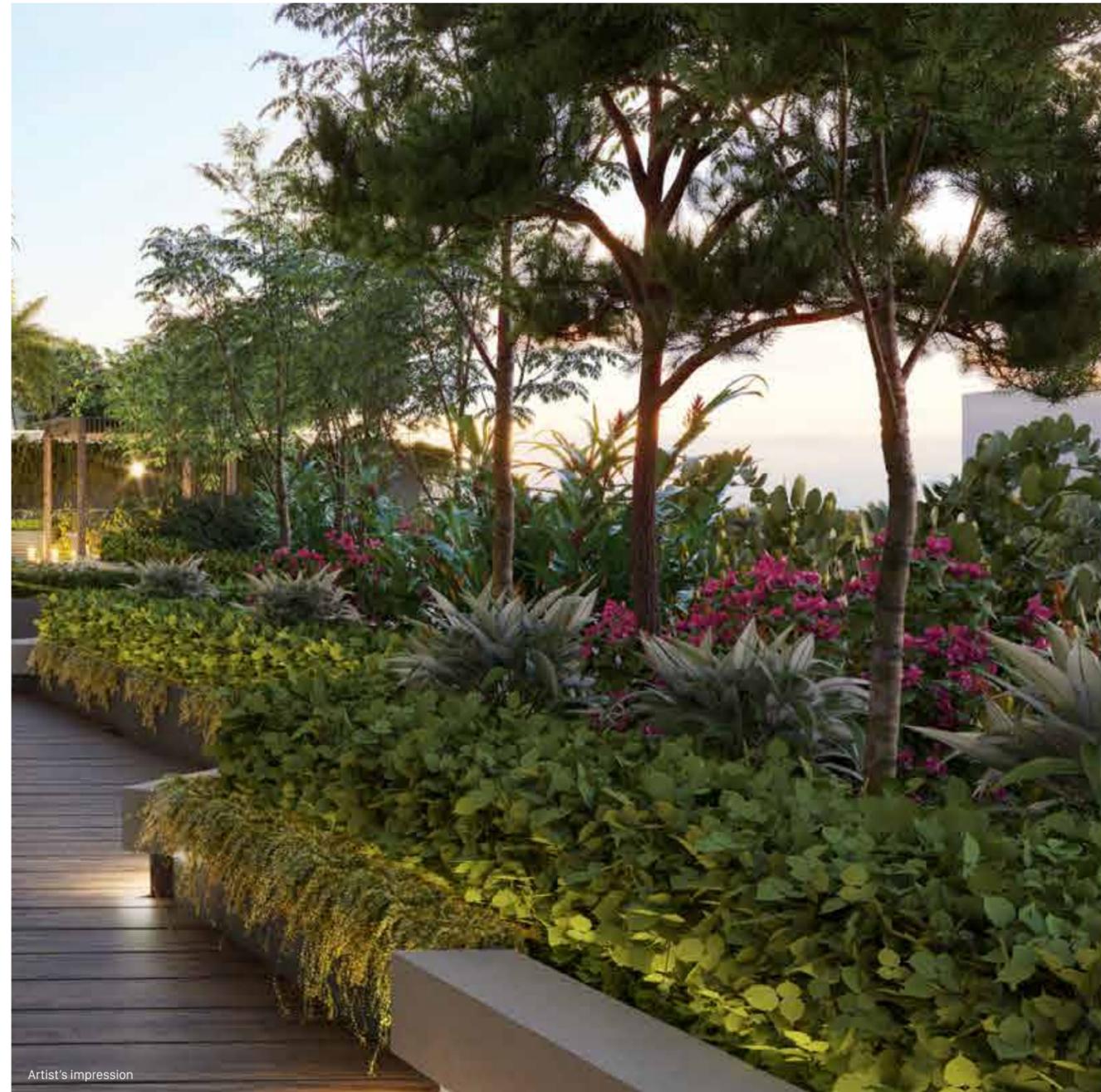
30+ Lifestyle amenities across 4 levels

An urban community of 300+ like-minded families

Dedicated high street retail for the residents

6 Levels of fully covered parking





There is a global confluence of lifestyles and cultures. We decided to handpick the finest landscaping elements from Singapore and deliver them for Pune's evolved urban communities.

COEN Design Team, Singapore
Landscape Architect

DESTINY MADE SOULFUL

The fine line between indoor living and outdoor experiences is getting blurred by the day. At Palladio Kharadi Central, the architecture and landscaping blend these two in a seamless manner to create an enchanting everyday experience.

We have drawn inspiration from the evolved architecture of Singapore. By maximising the vertical spaces with greens, we're elevating the urbanness to align the indoors and outdoors for an enriched everyday living.

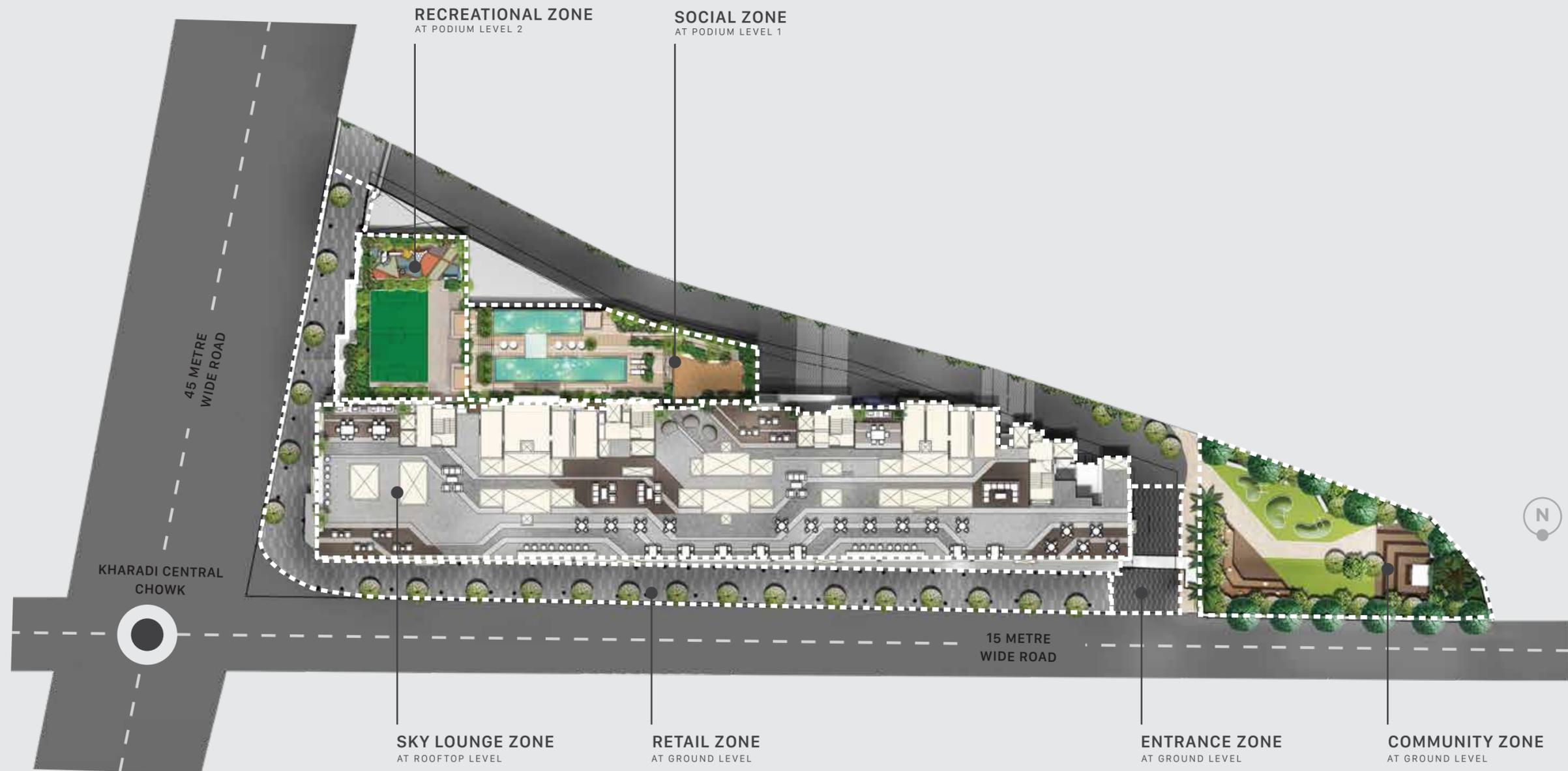


The idea that you are destined to meet people and yet carve your own story of life, is what shapes the architecture here.

Ar. Girish Brahme,
Principal Architect



MASTER LAYOUT



RETAIL ZONE AT GROUND LEVEL

- High street retail
- Convenience shopping
- 35 Retail shops

ENTRANCE ZONE AT GROUND LEVEL

- Entrance gateway
- Pickup and drop-off point
- Security cabin and boom barriers
- Washrooms for service staff

COMMUNITY ZONE AT GROUND LEVEL

- Worship area
- Garden with lawn
- Mini amphitheatre
- Flag hoisting pole
- Young kids' play area
- Grandparents' nooks

SOCIAL ZONE AT PODIUM LEVEL 1

- Lap pool
- Leisure pool
- Viewing pavilion
- Multi-purpose deck
- Clubhouse
- Wellness area

RECREATIONAL ZONE AT PODIUM LEVEL 2

- Multi-sports court
- Teenagers' social pods
- Play area

SKY LOUNGE ZONE AT ROOFTOP LEVEL

- Urban scape view deck
- Sundowner lounge
- Open to sky seating
- Stargazing nooks
- Community kitchen with service area
- Barbeque deck
- Cocoon seating

A home is
a destination,
where your destiny
comes alive.

ZONES OF LIFE ACROSS MANY LEVELS

SKY LOUNGE ZONE
AT ROOFTOP LEVEL

COMMUNITY ZONE
AT GROUND LEVEL

ENTRANCE ZONE
AT GROUND LEVEL

SOCIAL ZONE
AT PODIUM LEVEL 1

RECREATIONAL ZONE
AT PODIUM LEVEL 2

RETAIL ZONE
AT GROUND LEVEL





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Lifestyle is
your destiny

VJ KHARADI CENTRAL

**RETAIL ZONE
AT GROUND FLOOR**

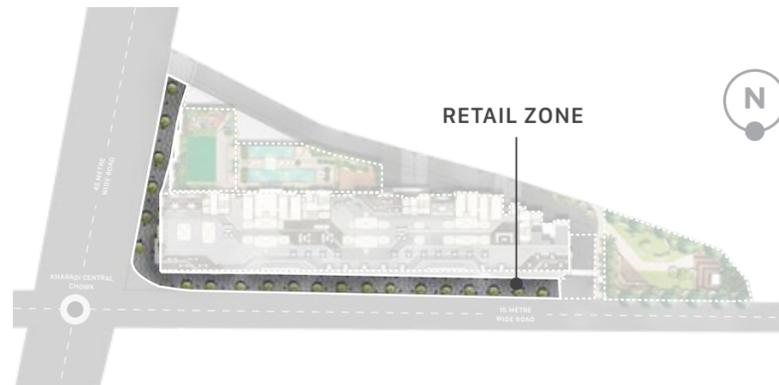


LIFESTYLE HUB

From everyday utility like groceries and medicines, to high-end apparel and lifestyle brands, everything comes to your doorstep with this modern, urban lifestyle hub.



- ① High Street Retail
- ② Convenience Shopping
- ③ 35 Retail Shops

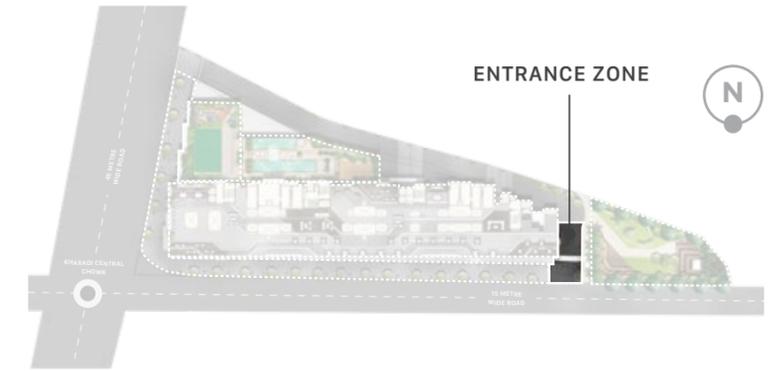




Come home to
your destiny

**ENTRANCE ZONE
AT GROUND LEVEL**

- ❶ Entrance gateway
- ❷ Pickup and drop-off point
- ❸ Security cabin and boom barriers
- ❹ Washrooms for service staff



YOUR HAPPY HOMECOMING



Stepping into the world of Palladio Kharadi Central comes with a warm welcome that is both secure and full of conveniences for everyone.





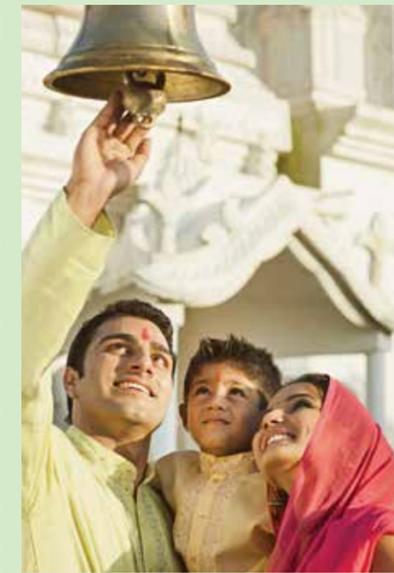
Where destiny
gets a blessing

**COMMUNITY ZONE
AT GROUND LEVEL**

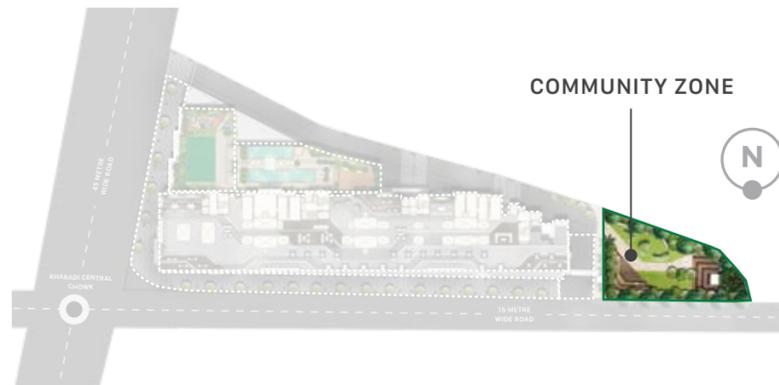


ACTIVITY JUNCTION

A truly urban address needs to have something for everyone, while bringing them together. This is what is in store at this hub of multi-generational activity.



- ❶ Worship area
- ❷ Garden with lawn
- ❸ Mini amphitheatre
- ❹ Flag hoisting pole
- ❺ Young kids' play area
- ❻ Grandparents' nooks





Immerse in
your destiny

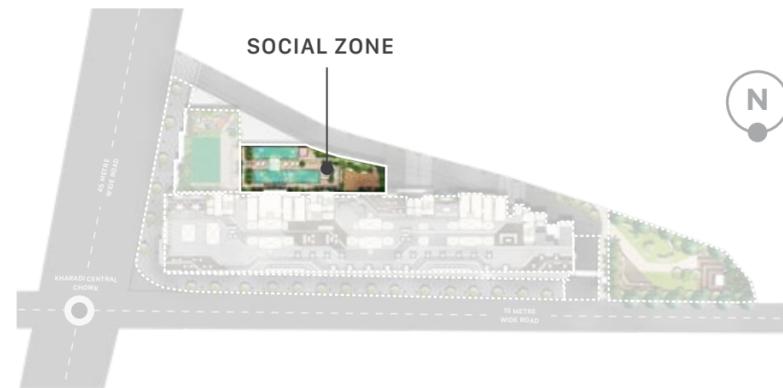
SOCIAL ZONE

AT PODIUM LEVEL 1

- ❶ Lap pool
- ❷ Leisure pool
- ❸ Viewing pavilion
- ❹ Multi-purpose deck
- ❺ Clubhouse
- ❻ Wellness area



CONNECT WITH SMILES



From a plunge in the pool to diving into conversations and celebrations with like-minded people, here's a grand clubhouse that unlocks your access to the best of urban community living with superior amenities for indulgence.





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Feel the pulse
of your destiny

**RECREATIONAL ZONE
AT PODIUM LEVEL 2**

- ① Multi-sports court
- ② Teenagers' social pods
- ③ Play area

DETOX. ENJOY. REPEAT.

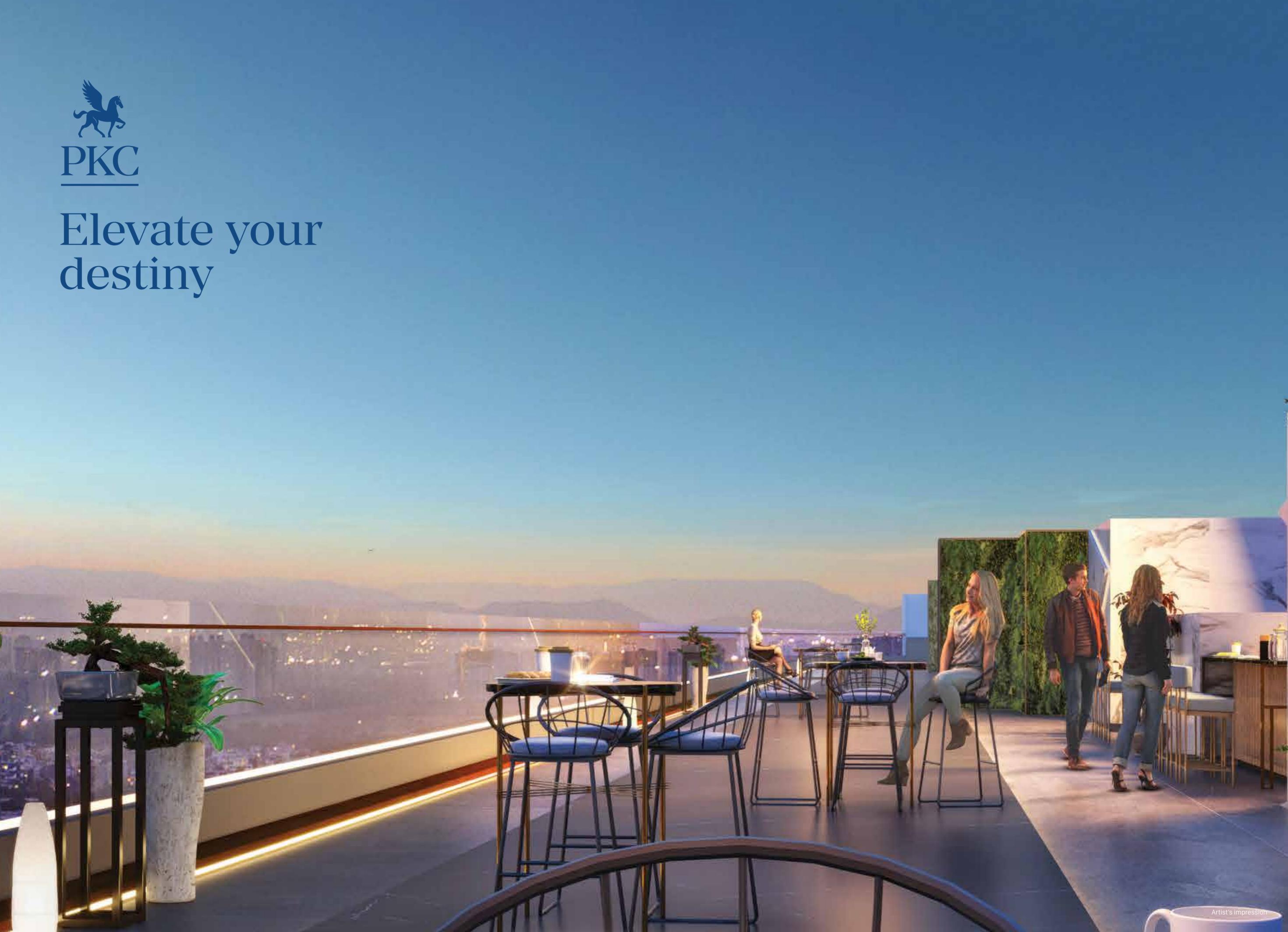


Play a sport you like or enjoy some candid conversations to liberate yourself from the daily chaos, at this perfectly curated zone, specially for the teenagers.

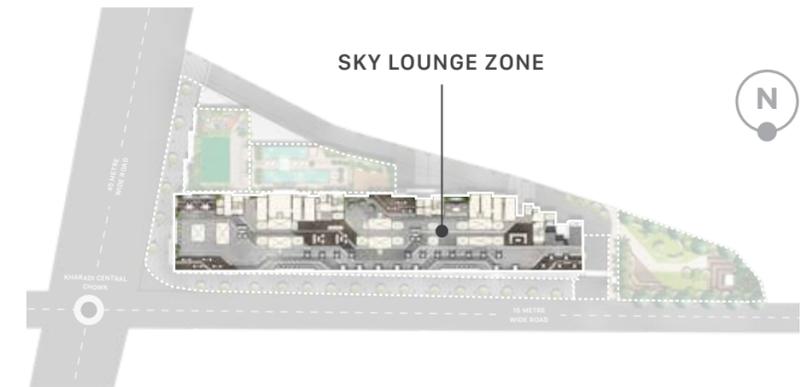




Elevate your
destiny



SKY LOUNGE ZONE
AT ROOFTOP LEVEL



THE TERRACE AT TWILIGHT



- 1 Urbanscape view deck
- 2 Sundowner lounge
- 3 Open to sky seating
- 4 Stargazing nooks
- 5 Community kitchen with service area
- 6 Barbeque deck
- 7 Cocoon seating

As the sun casts its spell at some beautiful angles, the terrace offers spaces to embrace this warmth. Admire the stars, soak in the city lights from the rooftop and let your dreams take flight at this zone, designed exclusively for the grown-ups.





PKC

Rejuvenate your
destiny

CREATING INDOORS WITH
MORE OUTDOORS

ENSURING MENTAL
WELL-BEING

COEXISTENCE OF
ME-TIME & WE-TIME

HYGIENE &
SAFETY PROTOCOLS

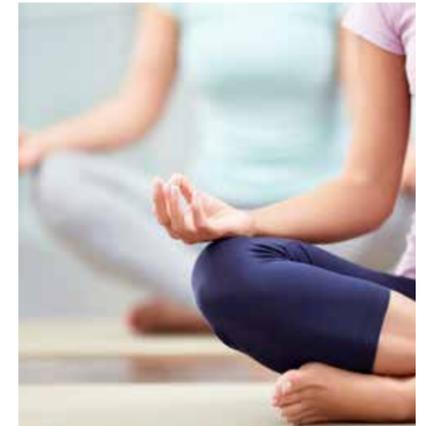
FOSTERING MULTI-
GENERATIONAL LIVING

SPACES FOR PETS & BIRDS

FOSTERING LEARNING

BLENDING TRADITIONAL
VALUES AND MODERN TECH

OFFERING FRESH,
CLEAN AIR



CRAFTED WITH LOVE. DESIGNED FOR LIFE.

A home is central to your life every day and also shapes the interactions you have with your family, your friends and your social circle.

At VJ, we believe in shaping such an important space, in a special way. VJ Homes 2.0 is a set of design principles, and our way of redefining your comfort, significantly.

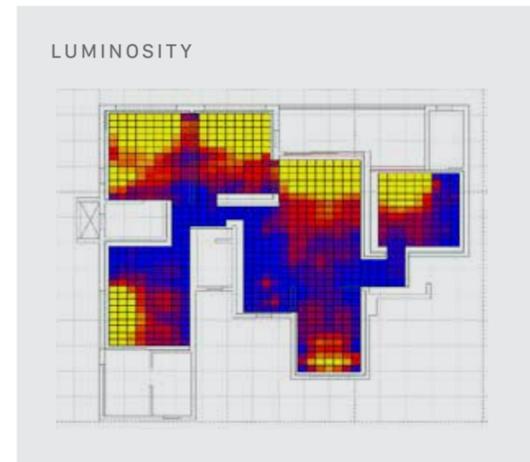


VJ Homes 2.0

SAFEGUARDING YOUR DESTINY

The home is the place that cares for our loved ones. It needs to be built in a manner that there are layers of safety that it offers to the residents.

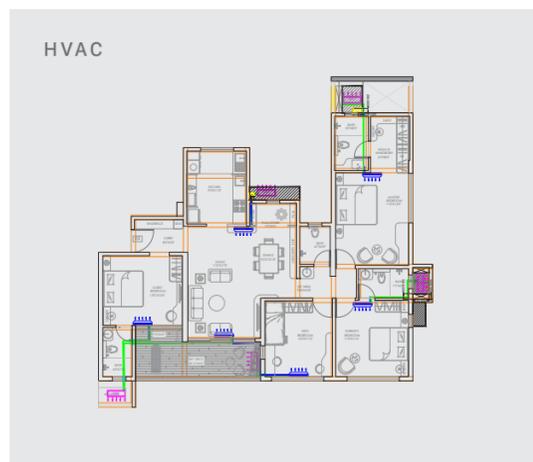
At VJ, we design the smallest detail that goes into making a residence that ultimately cares for your destiny.



This luminosity layout showcases the natural sources, from where light enters the home.



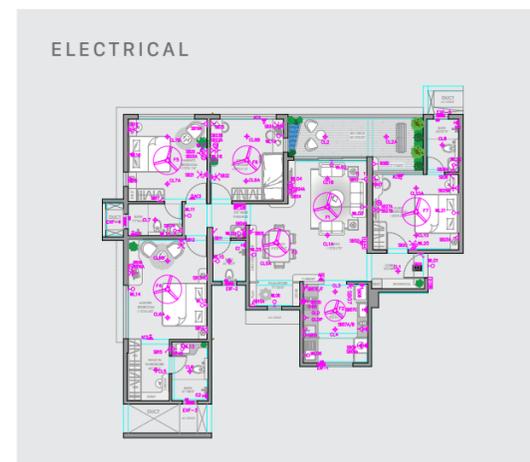
This IAQ layout showcases the well-thought design of the home for maximum air circulation, increasing the internal air quality.



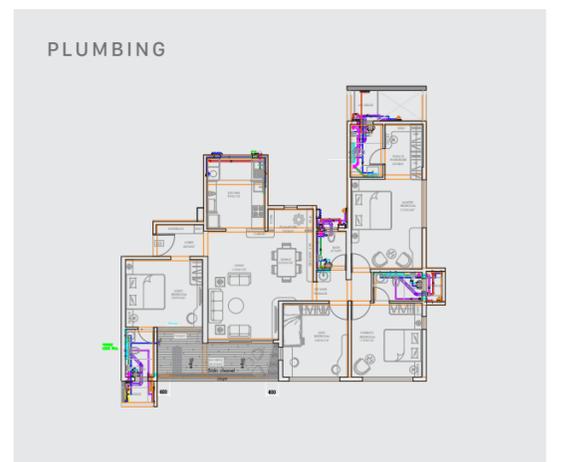
This HVAC layout showcases the well-thought design of the home for installing indoor units & outdoor units of the air-conditioning system.



This fire fighting layout explains the routing of fire pipes along with the location of smoke detectors, to ensure maximum safety.



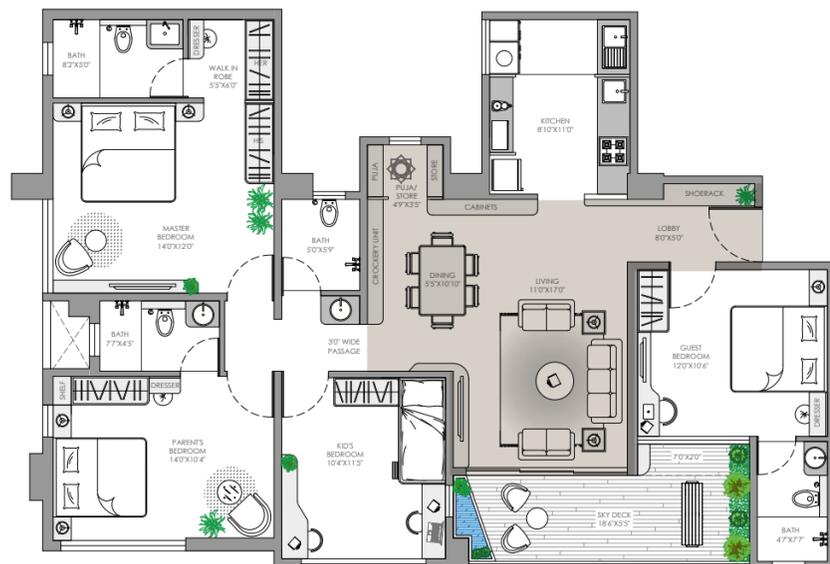
This layout explains the fixed points and provisional electrical points inside the home.

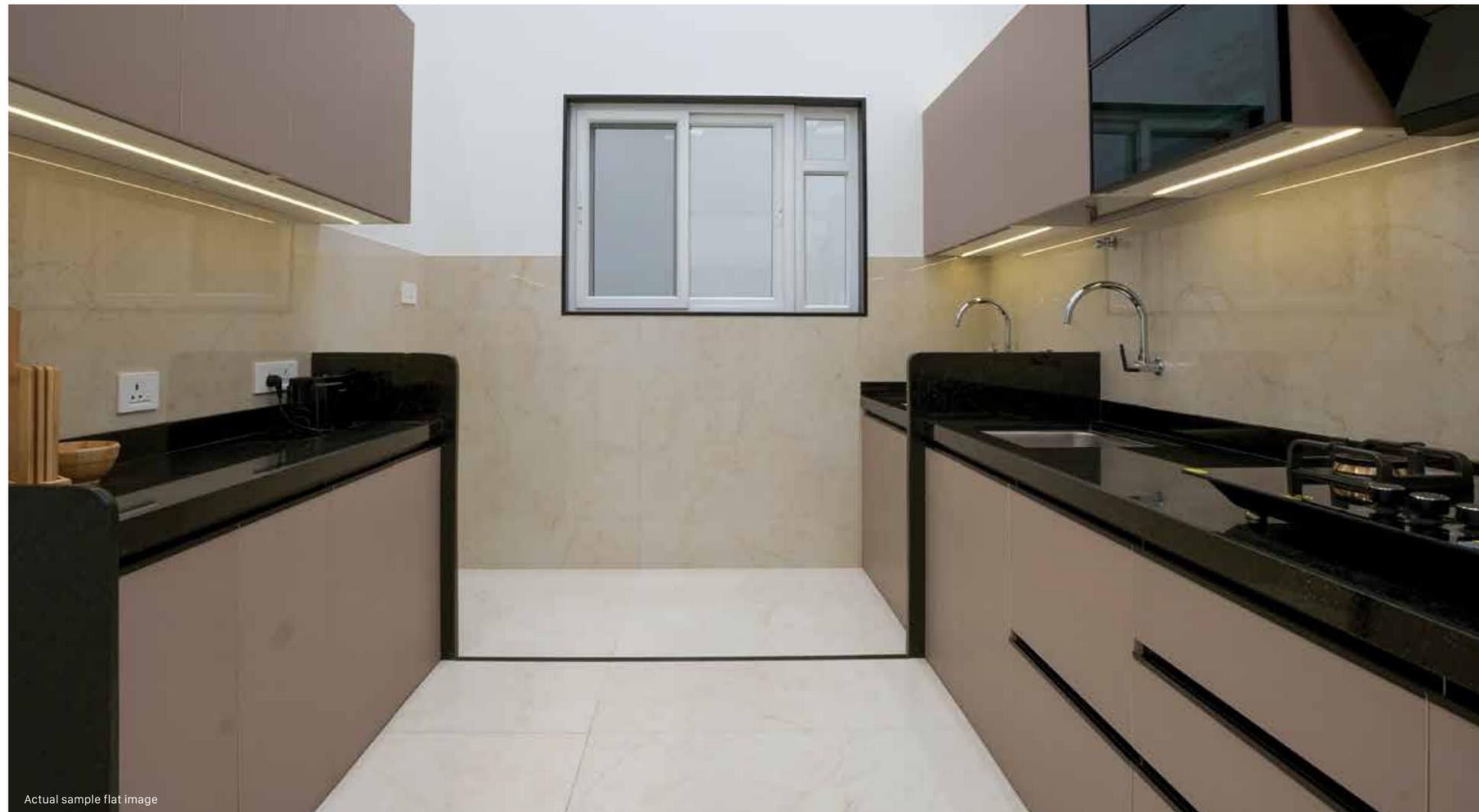
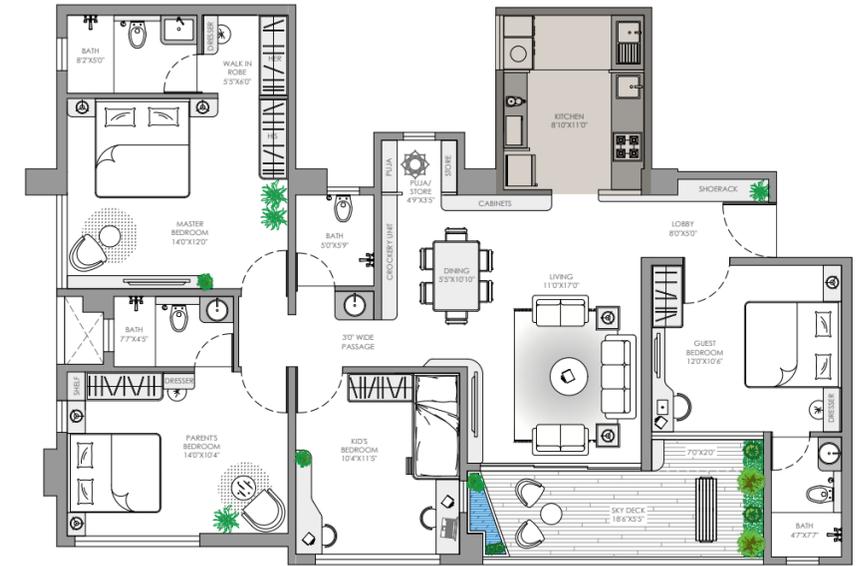


This layout explains the location of the pipes that carry raw water, domestic water & treated water inside the home.

LOBBY, LIVING & DINING

- Video door phone for safety & security
- East-west facing main entrance door
- Full height paneling at entrance door for grandeur with welcome light
- Pre-installed hooks on main door frame for 'Toran'
- Space for umbrella, helmet & shoe rack in the entrance lobby
- L-shaped living-dining space for achieving privacy and flexibility in spaces
- 7-Seater sofa space in living room
- Maximum opening size of sliding doors for natural light & ventilation in living room with toughened glass
- Low-level charger point & telephone point near the seating area
- Space for cabinet / book shelf / crockery unit in the dining area





Actual sample flat image

KITCHEN & UTILITY

- Additional kitchen sink provided for washing utensils
- Exhaust fan provision
- Space for washing machine & dish washer above with provision for plumbing and electrical points
- Segregated utility area
- Electrical and water supply point provided above the sink for water purifier
- Small sink to wash vegetables and fruits
- Planned electrical points for mixer, microwave and other appliances
- Dwarf wall for better ventilation and visual connectivity
- Chimney and hob electrical point

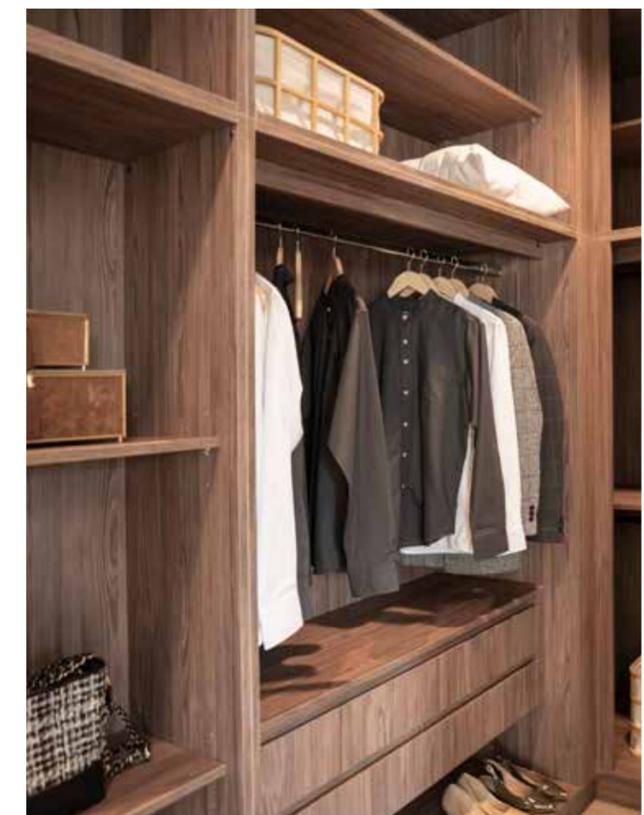
MASTER SUITE WITH WALK-IN WARDROBE SPACE



- Space for informal seating
- Mobile charging points for Him & Her along both sides of the bed
- Wider window for better light, ventilation and view
- Telephone point provision
- Space for dresser and vanity unit
- Dedicated walk-in wardrobe space for Him & Her
- Linen storage space below master counter in the master bath
- Hair dryer point in the master bath
- Space on counter-top for indoor plants/aroma candles/potpourri in the master bath

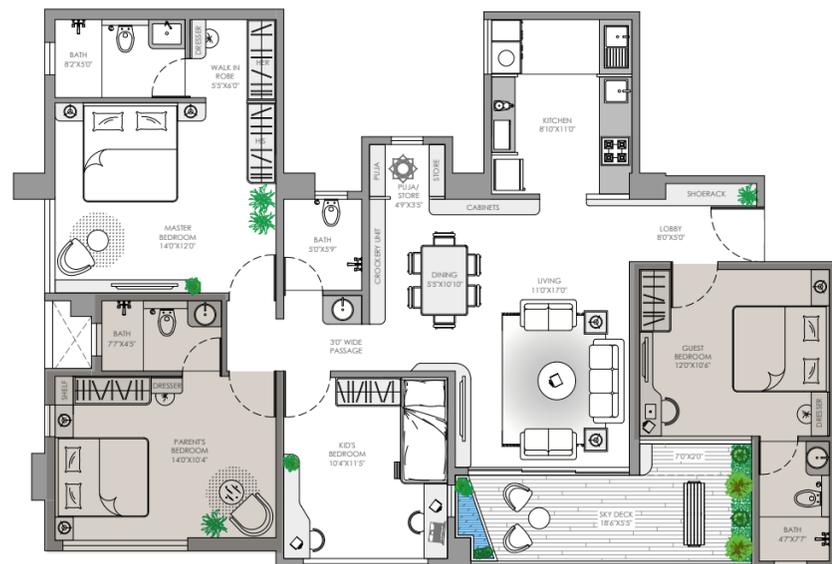


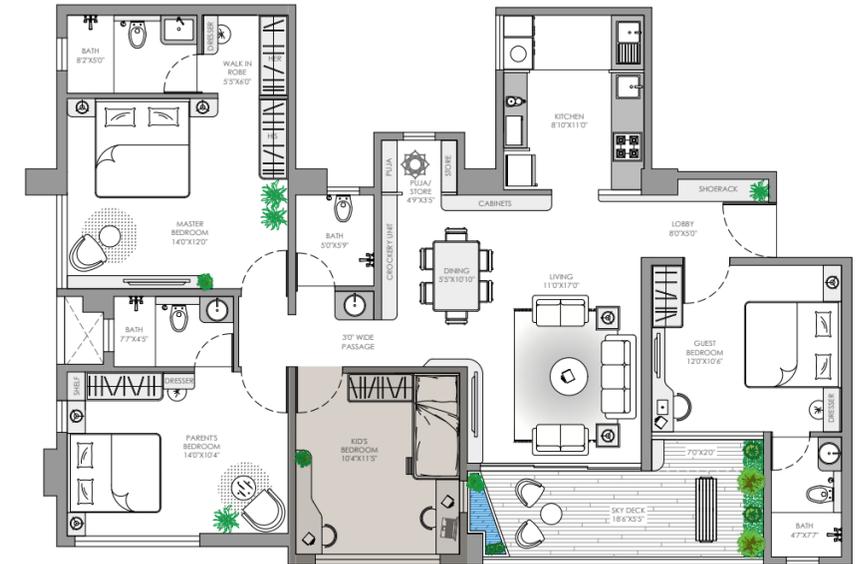
Disclaimer: The plan is for explanation purpose only. Please refer to the sanctioned plans for details. The design features mentioned are standard features in a PKC home, which may vary in different configurations. The images used here are suggestive only.



PARENTS' & GUEST BEDROOM

- Cross-ventilation for better IAQ
- Bed not having headboard on north side (Vastu-compliant)
- Space for arm chair / reading corner in parents' bedroom
- Planned space for dressing table in guest bedroom
- Geysers point provision in guest bathroom



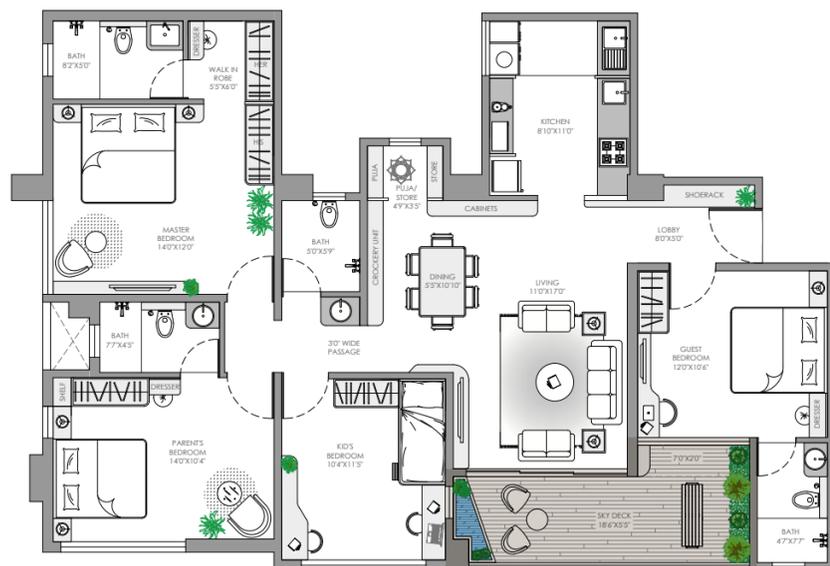
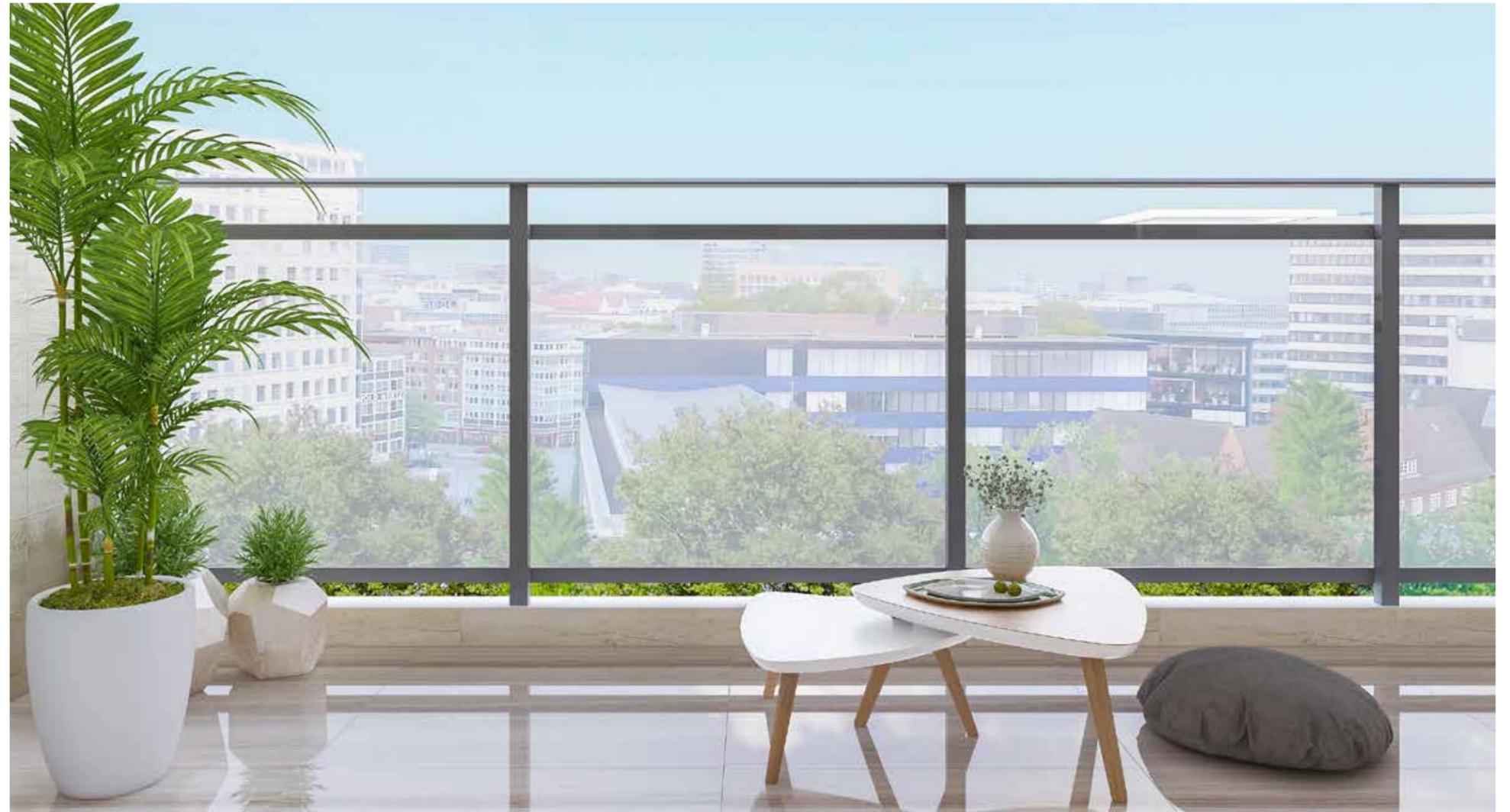


KIDS' BEDROOM

- Cross-ventilation for better IAQ
- Planned space for study table/s with charging point
- Wall-to-wall window for better views
- Bunk bed proposed in kids' room for maximum free activity space
- AC Point

SKY DECK

- Electrical point in the sky deck for festive decoration, charging, etc.
- Provision of water supply on sky deck
- Balcony with dedicated space for jhula, green wall, water body, seating, etc.
- Pre-installed hooks for festive decor / windchimes / lights
- Laminated glass railing for safety
- Covered balcony attached to living for home workout, yoga, pets' corner, home garden, etc.
- Space for AC outdoor unit



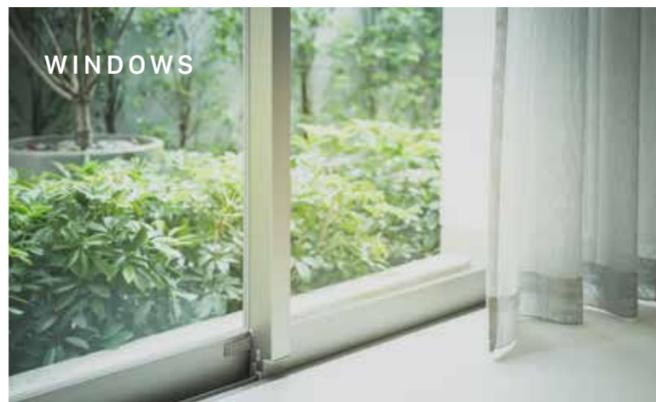
SPECIFICATIONS

- Vitrified tiles of size 4 feet x 6 feet
- Toilet flooring & dado tile size 2 feet x 4 feet
- Italian marble for master bath of 2, 3 and 4 BHK homes
- 2 MM horizontal spacer for common & guest bathroom for aesthetics

- VDP with access to open the main door
- Intercom in the VDP to communicate with the security guard
- Provision of smart locks for master bedroom & main door
- SS wire grills for all sliding windows
- Laminated glass railing for increased safety
- Fire sprinklers in the entire home



- Provision of water inlet and outlet in the sky deck
- Provision of showers in master bathroom
- Premium quality CP and sanitary fittings



- Toughened glass for all windows to avoid breakage & noise due to high wind pressure
- All windows are UPVC windows
- Granite frame in all windows to ensure clean edges
- Washroom windows are made of toughened frosted glass
- Pleated mosquito mesh for select windows

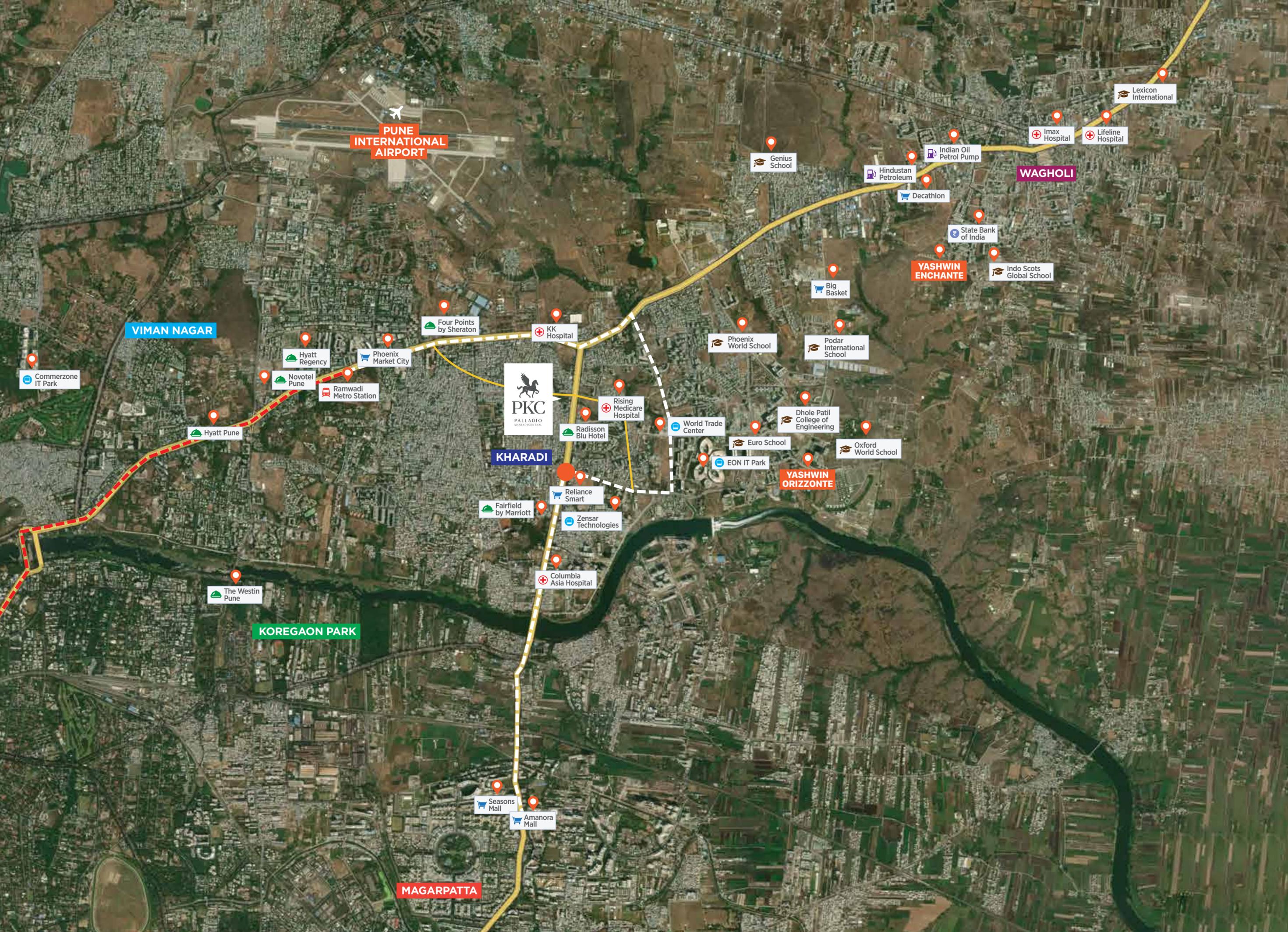


- 7.5 Feet height main door
- All-in-one smart lock accessible by multiple options
- Pre-hung laminate finished doors for all bedrooms & washrooms
- Main door is 43mm thick and is laminated on both sides
- Bedroom door is 35mm thick with mortise lock with key
- Main door and master bedroom door with digital lock



Do the heart and mind
ever meet? They do.
Just like your destiny
and your destination
converge for you.





PUNE
INTERNATIONAL
AIRPORT

VIMAN NAGAR

KOREGAON PARK

KHARADI

MAGARPATTA

WAGHOLI

YASHWIN ENCHANTE

YASHWIN ORIZZONTE

Commerzone IT Park

Hyatt Pune

The Westin Pune

Hyatt Regency

Novotel Pune

Ramwadi Metro Station

Phoenix Market City

Four Points by Sheraton

Fairfield by Marriott

Seasons Mall

PKC
PALLADIO
KHARADICENTRAL

KK Hospital

Radisson Blu Hotel

Zensar Technologies

Columbia Asia Hospital

Rising Medicare Hospital

Reliance Smart

World Trade Center

Phoenix World School

EON IT Park

Euro School

Dhole Patil College of Engineering

Oxford World School

Big Basket

Hindustan Petroleum

Decathlon

Indian Oil Petrol Pump

State Bank of India

Indo Scots Global School

Imax Hospital

Lifeline Hospital

Lexicon International

Genius School

Podar International School

World Trade Center

Palladio Kharadi Central gives you access to the most popular destinations, so that you can live every day to the fullest.

DESTINATIONS AROUND YOUR DESTINY

ENTERTAINMENT

- Reliance Smart: 950 M
- Phoenix Marketcity: 2.8 km
- Seasons Mall: 4.4 km
- Amanora Mall: 4.5 km

SCHOOLS

- City International School: 800 M
- Bumble Bees School: 1.2 km
- Royal Kids: 1.4 km
- Orchids International School: 1.4 km

HOSPITALS

- Rising Medicare: 650 M
- Medipoint Hospital: 1.1 km
- Motherhood Hospital: 1.3 km
- Columbia Asia: 2.0 km

WORKPLACES

- Zensar: 1.5 km
- WTC: 2.1 km
- EON IT Park: 2.8 km
- Barclays: 3.1 km

HOSPITALITY

- Radisson Blu: 550 M
- Fairfield by Marriott: 1.4 km
- Hyatt: 4.8 km
- Novotel: 5.6 km

IMPORTANT SUBURBS

- Viman Nagar: 3.9 km
- Magarpatta: 5.6 km
- Pune International Airport: 5.9 km
- Koregaon Park: 7.3 km





WWW.JAVDEKARS.COM

SITE OFFICE

PALLADIO KHARADI CENTRAL, 38/1/A/1A/1, 38/3, 38/4/1, 38/5
NEAR RADISSON BLU HOTEL, KHARADI, PUNE 411 014

Project is mortgaged with and funded by Bajaj Housing Finance Limited.

No objection certificate / permission to mortgage from Bajaj Housing Finance Limited will be provided for the sale of flats.

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