



PRATIK NAGAR

PKC

PALLADIO
KOTHRUD CENTRAL



PRATIK NAGAR
PKC
PALLADIO
KOTHRUD CENTRAL

Welcome to a landmark where life comes full circle.

When we say a circle, it comes with no defined edges. Similarly here, at Pratik Nagar we believe to put forward a lifestyle that comes with no bounds, where you and your loved ones can live limitlessly. Rooted in the heart of the city, it's a place that celebrates both culture and modernity. With premium amenities, flourishing neighbourhood and a like-minded community, this is a landmark of a complete and enriched lifestyle!

3.5 ACRES
of total project area

**4 HIGH-RISE
TOWERS**
of 28 storeys

**A VIBRANT
NEIGHBOURHOOD**
for maximum livability

**50+ GROUND,
TERRACE & BUILT-IN
AMENITIES**
designed for all age groups

400+ RESIDENCES,
2, 3 & 4 BHK homes



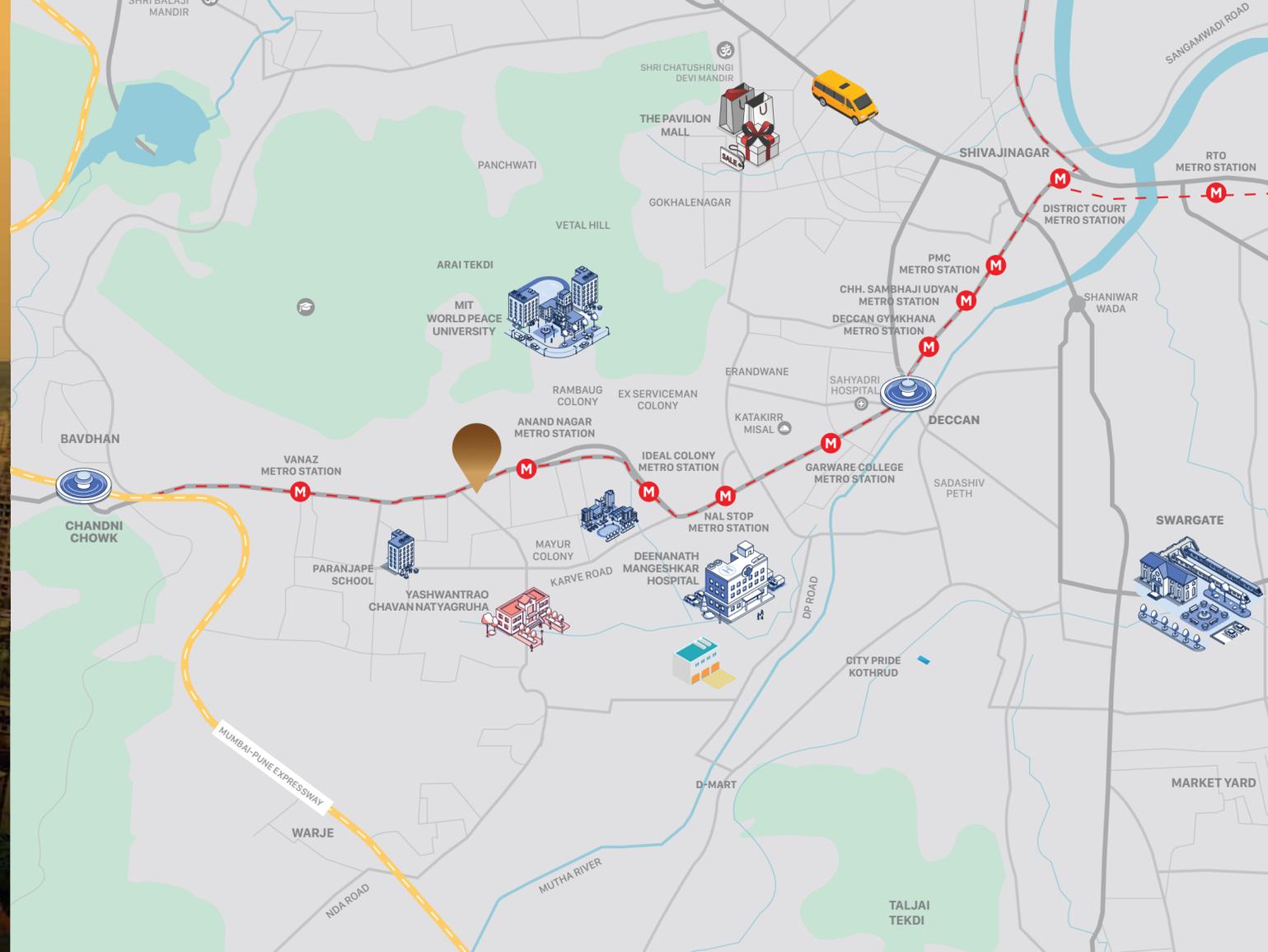


The pin code where life comes a full circle!

Nestled in the heart of Kothrud, Pratik Nagar offers a lifestyle that helps everyone live connected. With access to the city's most popular locations, this adds ease, convenience & seamless commute to your everyday life.

कोथरुड

Actual drone shot



Fostering Your Divine Connection

Surrounded by various devotional spots, your home is filled with spiritual energy, bringing peace of mind for everyone around.



Vibrant Entertainment Hubs at Your Doorstep

Whether it's catching a movie, shopping or enjoying a vibrant nightlife, you'll never be far from a source of fun and relaxation.

Embrace Your Connections
Enjoy calming walks, runs, or rejuvenation in nearby garden spaces. Share candid conversations with neighbours and build a warm sense of community.



Experience the Finest Culinary

Savour diverse dining experiences with restaurants just moments away. Indulge in flavours and cuisines that suit every taste and preference.



Live Amidst Nature

Stay closely connected to nature with ARAI's lush greenery nearby. Wake up to soothing views and begin your day with slow, refreshing mornings.



Seamless Metro Connectivity

With convenient metro stations nearby, you can enjoy quick & easy access to key destinations across the city.

A circle of seamless connectivity.

EDUCATIONAL INSTITUTES

- Paranjpe School - 4 min
- Bal Shikshan Mandir - 5 min
- P. Jog High School - 5 min
- MIT World Peace University - 6 min
- SNDT College - 7 min
- Abhinav Vidyalyay High School - 8 min

HOSPITALS

- Krishna Hospital - 4 min
- Shashwat Hospital - 7 min
- Sahyadri Hospital - 10 min
- Deenanath Mangeshkar Hospital - 11 min
- Joshi Hospital - 12 min
- Mai Mangeshkar Hospital - 14 min

SHOPPING AND ENTERTAINMENT

- Yashwantrao Chavan Natyagruha - 5 min
- City Pride Kothrud - 8 min
- Reliance Smart Bazar - 8 min
- D-Mart - 10 min
- Reliance Centro Mall - 11 min
- The Pavilion Mall - 15 min

SPORTS AND RECREATION

- Solaris Sports World - 5 min
- Thorat Udyan - 5 min
- Metrocity Sports Club - 5 min
- ARAI Tekdi - 10 min
- Deccan Gymkhana - 11 min
- PYC Hindu Gymkhana - 12 min

CONNECTIVITY & TRANSPORT

- Vanaz Metro Station - 3 min
- Anand Nagar Metro Station - 5 min
- Chandni Chowk - 8 min
- Nal Stop - 9 min
- Shivajinagar Railway Station - 20 min
- Pune Airport - 40 min

[CLICK HERE TO WATCH](#)
the resident's take on Kothrud

The above visuals are for representative purpose only.



A circle where every root comes back home!

At Pratik Nagar Palladio Kothrud Central, every tree has a story of shade given, seasons seen, and life quietly nurtured. As the land begins a new chapter of redevelopment, Project Bhoomi ensures these stories don't end, they simply move for a while. Each tree is lovingly identified, carefully nurtured, and given new soil to grow in until it can return to its original home.

This is not just a process but an act of care and gratitude. Our team watches over every root, nourishes every leaf, and ensures that the life which once stood here continues to thrive.

When the new Pratik Nagar stands tall again, these trees will come back too, stronger, greener, and full of life. Project Bhoomi is our heartfelt promise to the Earth, to create with compassion and to grow without forgetting what already lives.



From the makers of your circle.



Ar. Pawan Gosavi, Ar. Anand Deshmukh & Ar. Chetan Lahoti
Mind Manifestation Design

Our aim was to keep alive the true spirit of Pratik Nagar - its memories, connections, and the comfort people feel here. We wanted this feeling to reflect naturally in the architecture and landscape. Working within the site's limitations, we designed a superb block layout that arranges homes efficiently and leaves more open space on the ground.

This helps maintain the openness and charm of the place while bringing in a touch of modern living that feels both familiar and new.



Dr. Sruthi Atmakur-Javdekar
GRIT: Environmental design + Research studio

Our goal was to create a landmark that sets a meaningful example for the future of redevelopment in Pune. We began by engaging with the site, walking through its familiar lanes, observing its rhythm, and listening to the stories of those who have called it home for generations. These insights shaped our approach, ensuring the design grows organically from the community's collective memories and cultural fabric.

The result is a contemporary landscape offering emotional warmth and authenticity of the space.

[CLICK HERE TO WATCH the landscape film](#)





PRATIK NAGAR
PKC
PALLADIO
KOTHRUD CENTRAL

Amenities for every
occasion & generation.

TOWARDS NAL STOP

COMMERCIAL
ENTRY / EXIT

PROPOSED
42M WIDE
PAUD ROAD

RESIDENTIAL
ENTRY / EXIT

TOWARDS
CHANDNI CHOWK



LANDSCAPED AMENITIES 19,230 SQ.FT.

ENTRANCE PLAZA & ARRIVAL ZONE

- 01 Entrance plaza
- 02 Drivers' and guards' restroom
- 03 Security cabin
- 04 School bus and cab point

COMMUNITY GATHERING ZONE

- 05 Amphitheatre
- 06 Urban kattas
- 07 Parent's seating area
- 08 Flag hoisting pole
- 09 Nana-nani park
- 10 Acupressure pathway
- 11 Children's play area
- 12 Sand pit area
- 13 Killa-making space
- 14 Mud kitchen

SPIRITUAL ZONE

- 15 Worship area
- 16 Senior citizen's corner
- 17 Prayer space
- 18 Devrai or flower gardens
- 19 Wheelchair-friendly landscape

RECREATION AND LEISURE

- 20 Garden for gatherings
- 21 Swimming pool & kids' pool
- 22 Submerged lounge seating
- 23 Pool side get-together deck
- 24 Washrooms + shower area

NATURE PARK

- 25 Picnic and grill spots
- 26 Butterfly garden

GARDEN OF NOURISHMENT

- 27 Sensory garden
- 28 Herb garden
- 29 Native plantation
- 30 Box farming
- 31 Fruit plantation

ACTIVE ZONE

- 32 Open gym with equipments
- 33 Running or cycling track
- 34 Gazebo

PAW GARDEN

- 35 Pets' gym
- 36 Pet parent's seating area
- 37 Trash bins
- 38 Water spot for pet bathing

SPORTS ZONE

- 39 Multipurpose court
- 40 Audience seating
- 41 Changing room
- 42 Store room

TERRACE AMENITIES 21,308 SQ.FT.

GARDEN OF RENEWAL

- 43 Seating decks
- 44 Stargazing nooks
- 45 Under-the-canopy court
- 46 Seasonal flower garden
- 47 Peek-a-boo garden
- 48 Interactive sound garden
- 49 Outdoor workshop / fun fair gazebos
- 50 Walking track
- 51 Acupressure pathway

BUILT-IN AMENITIES 6,400 SQ.FT.

- Learning centre
- Business centre
- Wellness centre
- Fully-furnished guest centre
- Indoor sports centre
- Community lounge
- Kids' corner

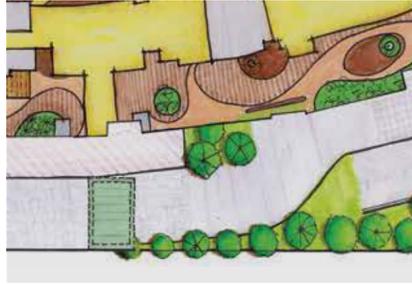
*Club*PALLADIO

- Club Palladio level 01
Fitness centre
- Club Palladio level 02
Multipurpose hall

MASTER LAYOUT

Disclaimer: This plan is for explanatory purposes only. Please refer to the sanctioned plans for details.

LANDSCAPED AMENITIES



- Grand arrival plaza
- Drivers' and guards' restroom
- Security cabin with intercom
- School bus and cab point



GRAND ARRIVAL PLAZA
Step into a reimagined life as you pass through this grand entrance gate, that makes your homecoming truly welcoming!

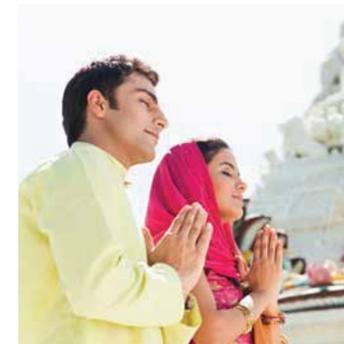
DRIVERS' & GUARDS' RESTROOM
Keeping safety at the forefront, there is a dedicated space for the ones who safeguard you all night and day.

SECURITY CABIN
A dedicated cabin for security personnel with an intercom for monitoring purposes, so that safety can never be compromised.

A circle of grand welcomes.

This is your entrance to a renewed and elevated life. As you arrive here, this space instills a sense of luxury and comfort, thereby creating a welcoming environment for you and all your guests. Not only is it inviting, but it also looks after your safety to ensure that you live peacefully every single day.

अतिथी देवो भव!



DEVRAI OR FLOWER GARDEN
As the name says, this sacred space is where your devotion blooms and the aromatic flowers spread the cheers of positivity and joy.

PRAYER SPACE
At the heart of this project is this worship space that brings peace, positivity and blessings for everyone living around.

Circle of devotion.

In this journey of life, we always circle back to our beliefs, faith, and devotion. And to cherish this sacred feeling, we have a dedicated space that makes the surroundings better and happier. Here, devotees can spend their time indulging in their prayers, or they can just sit back and enjoy the greens around.

भक्तीकृपा

- Worship area
- Seating courts
- Prayer space
- Devrai or flower garden





- Amphitheatre
- Urban kattas
- Parent's seating area
- Flag hoisting pole
- Nana-nani park
- Acupressure pathway
- Kids' and toddlers' play area
- Sand pit area
- Killa-making space
- Mud kitchen



LANDSCAPED AMENITIES

Circle of connectivity.

A home is a space that cares for all and brings everyone together. With this mindfully designed community gathering zone, you can now share and celebrate moments of joy and laughter together. Here you can meet for some fun get-togethers or spend your everyday evenings having some candid conversations.

KILLA-MAKING SPACE

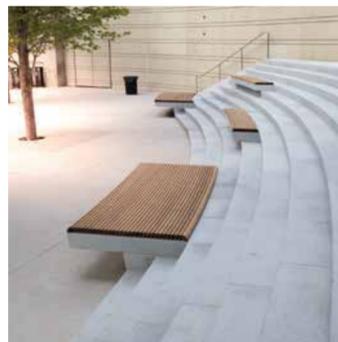
Enjoy a sensory-rich experience, where you get to connect with the nature whilst continuing our age-long tradition.

AMPHITHEATRE

Here you get the right stage to enjoy the big and small moments of your life, with everyone you care for!

ACUPRESSURE PATHWAY

Designed for all ages, now everyone can revitalise their bodies, that too with a view!



साथसंगत

Disclaimer: The above visuals are for representative purpose only.

LANDSCAPED AMENITIES

Circle of relaxation.

Take a break from your mundane routine and enjoy a refreshing dip here. A space that is designed to keep you relaxed, where you and your little ones can experience a well-designed outdoor space that shapes your living!



Garden for gatherings

Swimming pool & kids' pool

Submerged lounge seating

Pool side get-together deck

Washrooms + shower area

POOL SIDE GET-TOGETHER DECK

On days when you just want to sit back, unwind, and relax, this is where you can be. Here you can indulge in some fun conversations or just simply soak in the sun!



SUBMERGED LOUNGE SEATING

Relax in sunken lounges by the pool, offering a cool, immersive retreat for ultimate comfort and relaxation.



GARDEN FOR COMMUNITY GATHERINGS

Imagine a life where every moment is celebrated. Well, with this lawn, you can now make it happen! With ample space and other amenities, this spot is the right host for all your events.



Pets' gym

Pet parent's seating area

Trash bin

Water spot for pet bathing

A circle for furry companions.

Your home here looks after the needs of all your loved ones. And so, this space is mindfully designed to keep your furry companions happy and healthy! This can be their ultimate playground, where they can run, play, and enjoy the outdoors while you relax nearby.



WATER SPOT FOR PET BATHING

After a long play, this is the ultimate pampering spot for your pets. Equipped with all the essentials, it offers a refreshing experience for them.

PET PARENT'S SEATING AREA

Sit back and relax in the comfy seating area, the perfect spot to chill while your pets have fun!

PET GYM

A space for your furry friends and their active lifestyle, where they can be trained.

सजा-सस्ती



प्राणिमात्र

LANDSCAPED AMENITIES

Circle of movement & fitness.

While the indoor spaces here bring a sense of comfort and convenience, the outdoor environment is designed for an active life. With amenities that cater to all age groups, this space looks after your physical well-being.



Outdoor gym

Running or cycling track

Gazebo

उत्तिष्ठ जाग्रत...



OUTDOOR GYM

Your everyday workouts now come with some refreshing views! Here, you can keep your body and mind both in shape and fulfill all your fitness goals.

GAZEBO

Need a break from your intense workouts? This is your space to chill, relax, and recharge while still enjoying the action around you.

RUNNING OR CYCLING TRACK

Wheel around the greens with some fascinating views, while you meet your fitness goals.



Circle of an active life.

In today's fast-paced life, where most of us tend to go back and forth from office to home and home to office, we require a space that looks after our active life. Well, this is it. With ample of space for playing, practicing, and learning, here you and your little ones can unleash your inner champions. You can indulge in an intense game of basketball or can simply catch up with your friends for a friendly badminton game - here you can put your active mode on!

MULTIPURPOSE COURT

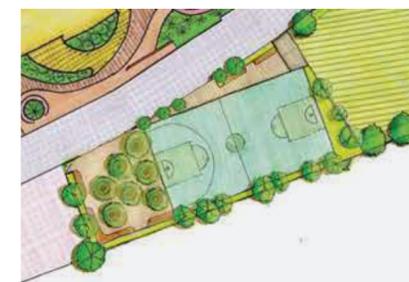
Here you can choose your game and play in style! Whether you are learning a new sport or brushing your skills, this space allows it all!

AUDIENCE SEATING

Now watch your little ones shine on the field while you sit back and cheer them!

CHANGING ROOM

Designed for both men and women, this is your spot to freshen up after an intense match!



Multipurpose court

Audience seating

Changing room

Store room

क्रीडा संग्राम

LANDSCAPED AMENITIES

Nurturing the circle.

In this dynamic circle of life, we always want to live connected. Connected to our roots, connected to the community, connected to nature, etc. Here with this garden space, you can now live that. Surrounded by the greens, this is where you can enjoy the feeling of complete peace and relaxation.

HERB GARDEN

From cooking purposes to medicinal usage, here you can grow a variety of herbs and lead a healthy lifestyle, nurturing both body and mind.



BOX FARMING

Bringing conventional farming to urban spaces, for greater convenience and healthy living, while maximising small areas for fresh produce.



FRUIT PLANTATION

Grow your own fresh, delicious fruits right at home, promoting sustainable living and enjoying nature's sweetness with every harvest.



Sensory garden

Herb garden

Native plantation

Box farming

Fruit plantation

वारसा
वसुंधरेचा!

LANDSCAPED AMENITIES

Your circle around nature.

You can now live your renewed life amidst the greens. Here you can simply take a stroll, relax, and let go of the day. Offering a peaceful exploration, this space allows you to experience the vibrant landscape and offers a space that lets you create lasting memories of togetherness.



Picnic and grill spots

Butterfly garden



SENSORY GARDEN

Live connected to nature with a sensory garden that lets you experience it all, right from vibrant colours to soothing textures.

NATIVE PLANTATION

Fostering a sense of community involvement, this space allows you to live amidst the greens, promoting sustainability and environmental awareness.



BUTTERFLY GARDEN

Immerse in nature's beauty, surrounded by colourful blooms and butterflies, offering a peaceful escape and moments of tranquility.

PICNIC & GRILL SPOT

Enjoy quality time with loved ones in a serene setting, grilling delicious meals in this beautiful and cosy space.

नवलाई

Disclaimer: The above visuals are a mix of representative images and the artist's impressions.



- Seating decks**
- Stargazing nooks**
- Under-the canopy-court**
- Seasonal flower garden**
- Peek-a-boo garden**
- Interactive sound garden**
- Outdoor workshop / fun fair gazebos**
- Walking track**
- Acupressure pathway**

TERRACE AMENITIES

अनुभूती

PEEK-A-BOO GARDEN

A space that is so fun, refreshing, and nostalgic all at the same time and that lets you bring your inner child out!

WALKING TRACK

Take a stroll along the walking track, it's perfect for clearing your mind, getting some fresh air, or just moving.

STARGAZING NOOKS

On nights when you want to just sit back and relax, this space can be your go-to spot to watch the stars above shine bright!

SEATING DECK

Make this your go-to spot to relax, people-watch, or catch up with friends in comfort.



SEASONAL FLOWER GARDEN

You can now get firsthand experience of some of the best of the seasonal plants here. With light aromas floating in the air, this is your ideal space to talk a stroll.

ACUPRESSURE PATHWAY

Your health is now taken care of with a view. This acupressure pathway, is the best for the elderly.

INTERACTIVE SOUND GARDEN

Immerse yourself in music! Here you can explore the unique sounds, enjoy the melodies, and indulge in the soothing environment.

UNDER-THE-CANOPY COURT

Chill under the canopy and enjoy the shade, whether you're relaxing, chatting with friends, or just soaking in the atmosphere.

OUTDOOR WORKSHOP FUN FAIR GAZEBO

Put on your creative caps! The fun fair gazebo is the perfect place to create and explore.

Circle of rejuvenation.

This is a place where nature and you come together. It's designed to help you relax, recharge, and feel connected to the world around you. With every detail thoughtfully crafted, this garden offers a peaceful escape that honours the environment while providing a serene setting for you to enjoy. It's a reminder that beauty can thrive in harmony, creating a space that's refreshing.





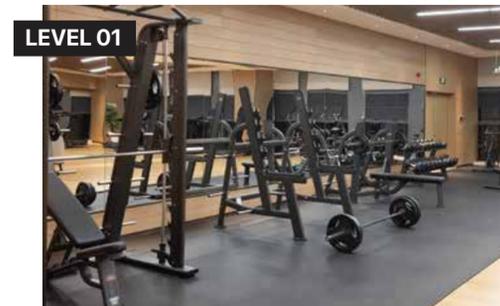


- 01 CrossFit and body weight training area
- 02 Cardio studio
- 03 Deadlift rack
- 04 Weight section
- 05 Men & women washroom
- 06 Changing room with locker

FITNESS CENTRE 3450^{SQ.FT.}

Level 1 at Club Palladio looks after your active circle of life. It has different zones where you can engage in multiple forms of workouts. So, guess what? Each day here you can practice a new form and fulfill your fitness goals! Whether it is intense weight training exercise or a relaxed cardio session, this space takes care of your physical well-being.

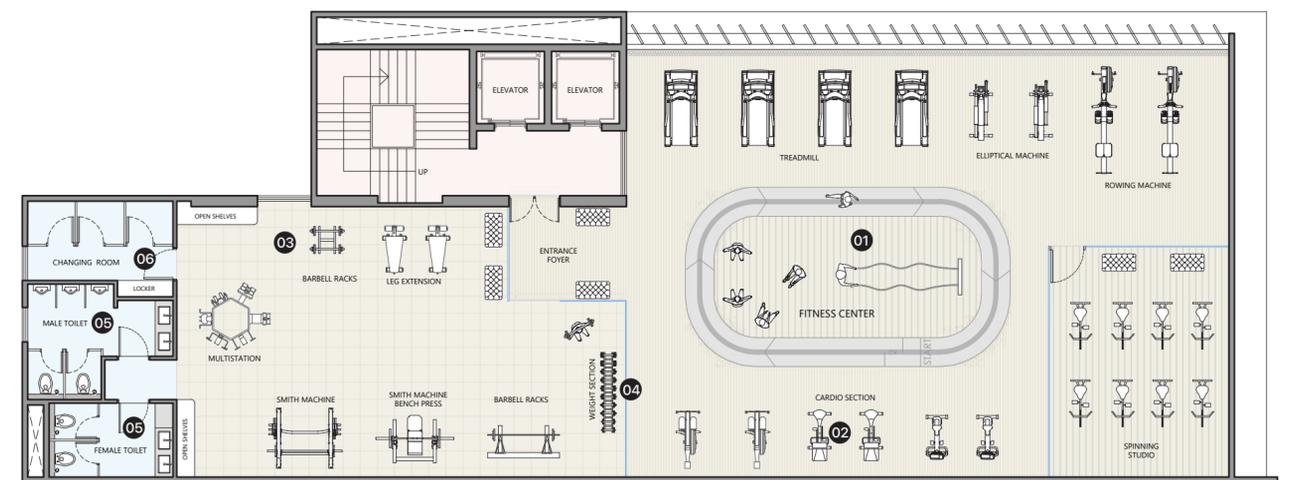
LEVEL 01 *Club*PALLADIO



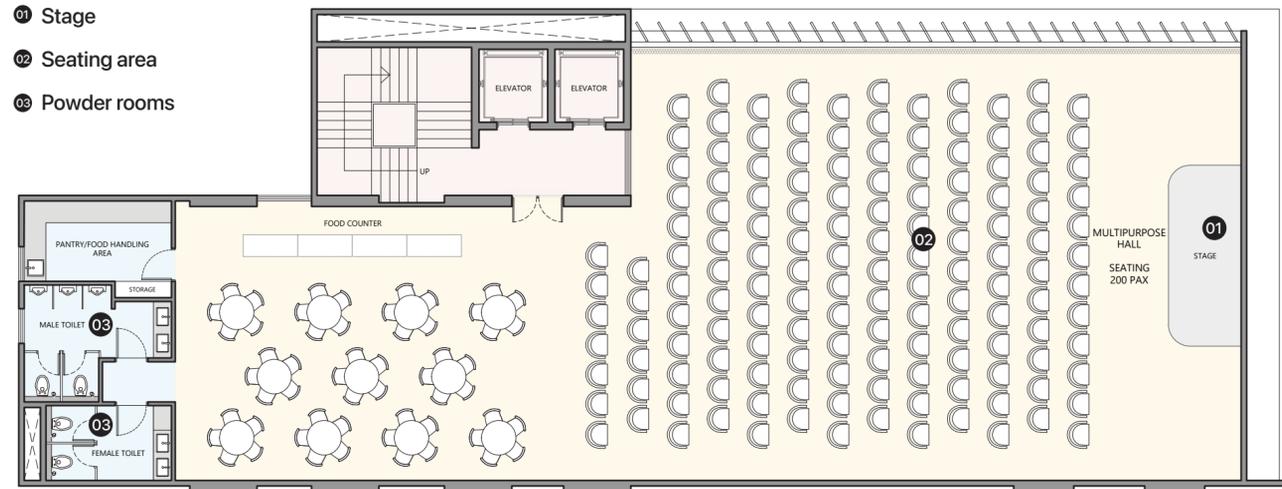
6900 SQ.FT.
Across 2 Levels

ClubPALLADIO

Welcome to Club Palladio at Pratik Nagar, where your circle of life comes alive. Here, leisure, comfort, and luxury blend to help you live your life to the fullest. So, come step into a space that elevates your lifestyle and embraces every moment of your journey.



Disclaimer: Images are representative in nature. The developer will hand over the spaces and won't be responsible for conducting activities. The plan is for representative purposes only. The square feet areas mentioned are subject to change by a few sq. ft., due to actual construction scenarios.



LEVEL 02 *Club*PALLADIO

200 Pax seating

MULTIPURPOSE HALL

Imagine a home that brings all the comfort and luxury that lets you celebrate the smaller and bigger moments of life. Whether it's an intimate party or a casual gathering, this is the ideal space to host all your guests. Not only that, the multipurpose hall can also be used for the many society events where residents can indulge in moments of fun and laughter! With ample space and a stage, this space offers convenience and a platform where you can shine!

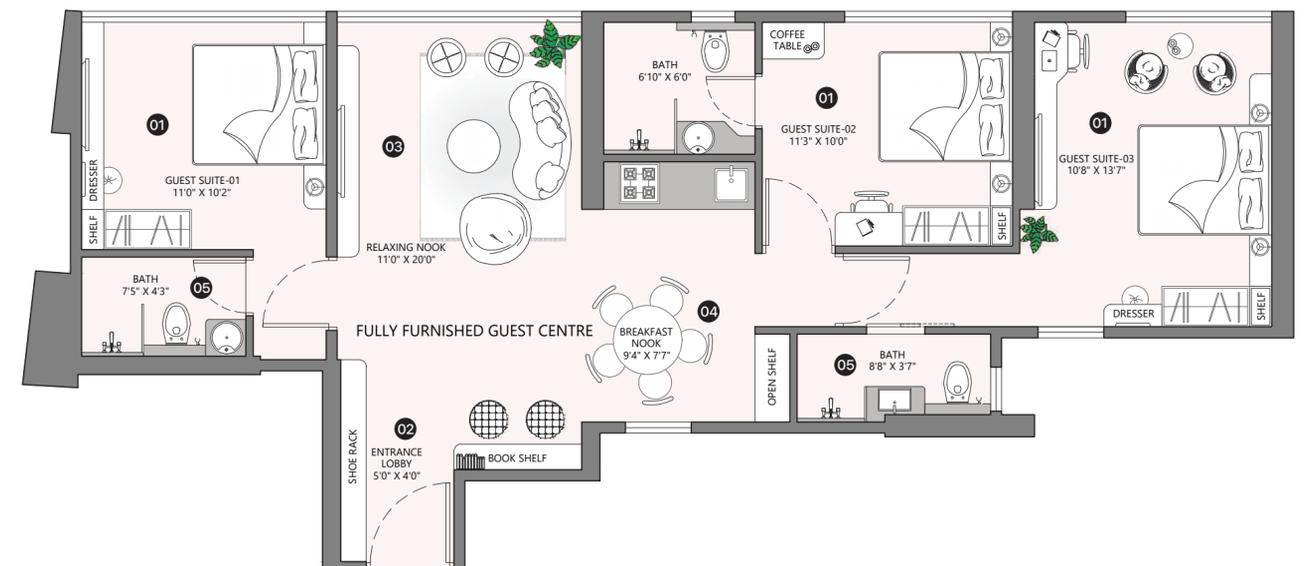


- 01 Guest suite 1, 2, 3
- 02 Entrance lobby
- 03 Relaxing nook
- 04 Breakfast nook
- 05 Bathroom

GUEST CENTRE 890^{SQ.FT.}

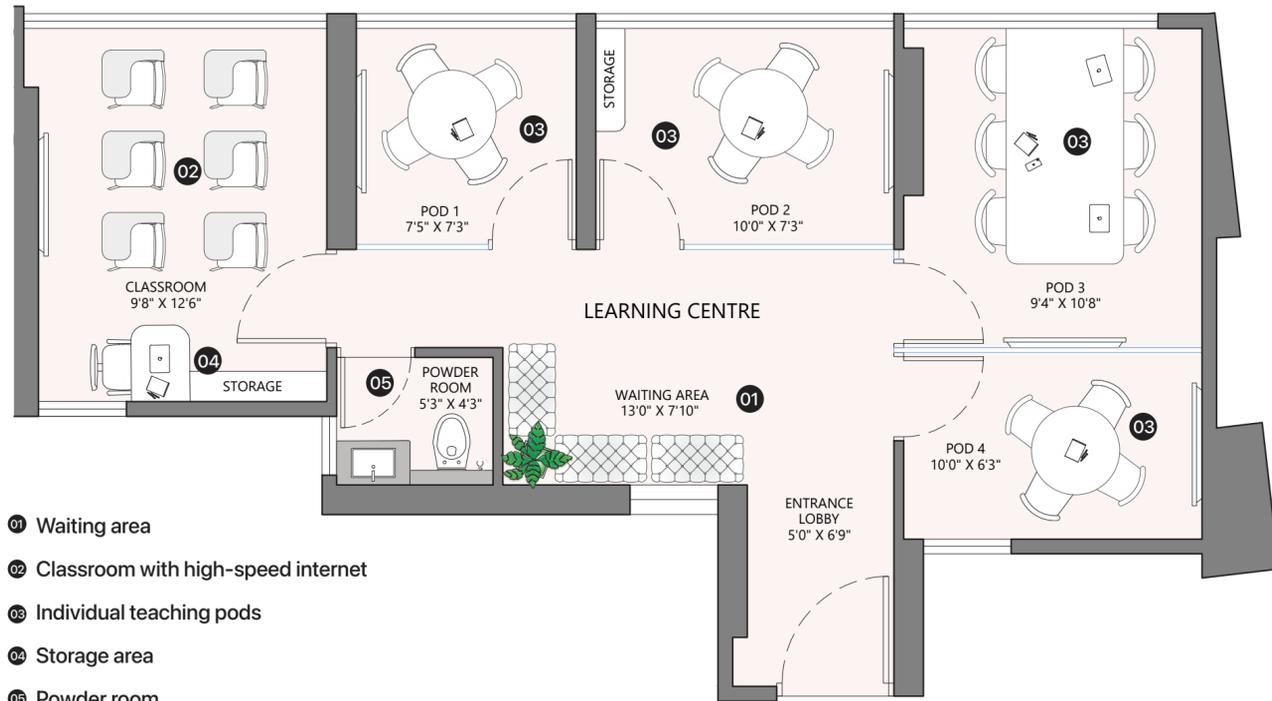
The Guest Centre offers your visitors a comfortable and elegant stay within the community. With well-designed rooms and soothing interiors, it ensures every guest enjoys a warm, relaxed, and memorable experience, making their visit feel just as special as home.

BUILT-IN AMENITIES : FIRST FLOOR



Disclaimer: Images are representative in nature. The developer will hand over the spaces and won't be responsible for conducting activities. The plan is for representative purposes only. The square feet areas mentioned are subject to change by a few sq. ft., due to actual construction scenarios.

BUILT-IN AMENITIES : FIRST FLOOR



- 01 Waiting area
- 02 Classroom with high-speed internet
- 03 Individual teaching pods
- 04 Storage area
- 05 Powder room

LEARNING CENTRE

600SQ.FT.

This is the space where your little ones can discover new things, have fun, and learn in a friendly environment. With a dedicated classroom area, your kids can take up new learning or have a great time discovering new interests and making friends.

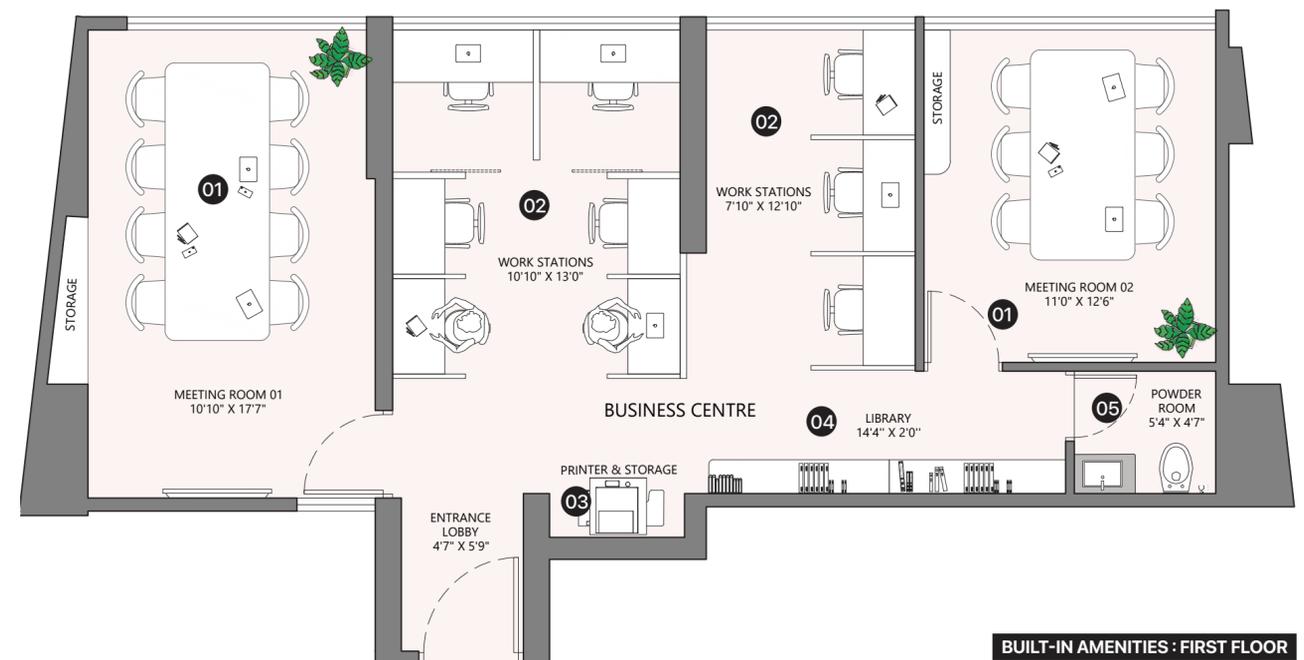


- 01 Meeting rooms with high-speed internet
- 02 Working pods with charging points
- 03 Printing facility
- 04 Library
- 05 Powder room

BUSINESS CENTRE 750

SQ.FT.

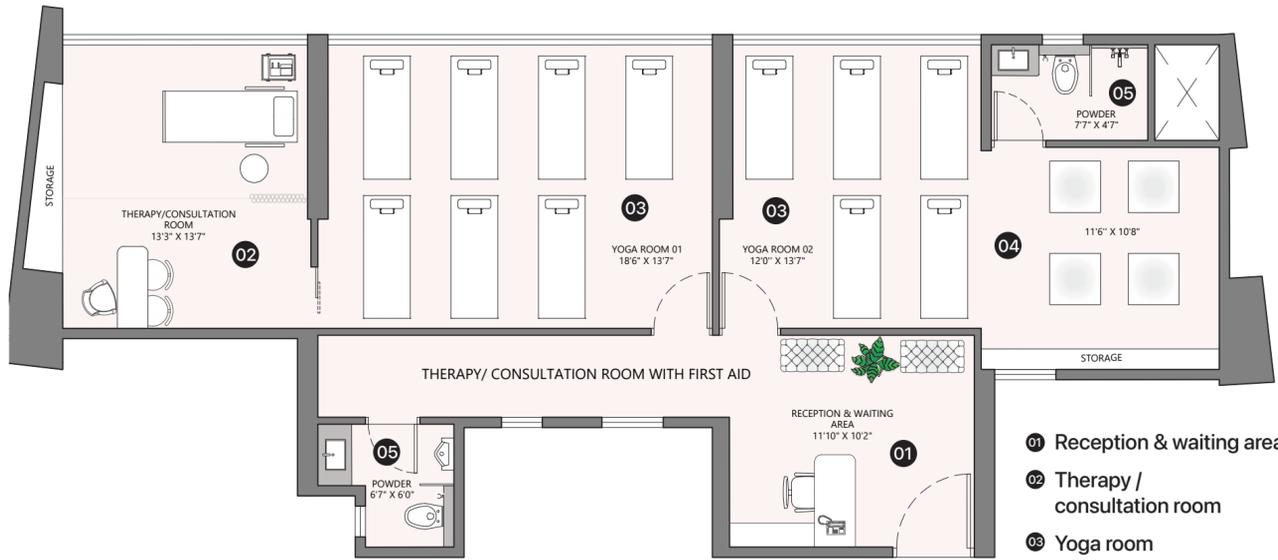
Looking for a quiet place to brainstorm or a quick change in the view to unleash your creativity, this is your ideal space. Designed to help you stay productive, this space lets you enjoy the comfort of your home while working. With fast internet provision and other necessities, this is where you can settle and make your work-from-home experience even better!



BUILT-IN AMENITIES : FIRST FLOOR

Disclaimer: Images are representative in nature. The developer will hand over the spaces and won't be responsible for conducting activities. The plan is for representative purposes only. The square feet areas mentioned are subject to change by a few sq. ft., due to actual construction scenarios.

BUILT-IN AMENITIES : FIRST FLOOR



- 01 Reception & waiting area
- 02 Therapy / consultation room
- 03 Yoga room
- 04 Meditation room
- 05 Powder room

1000^{SQ.FT.}

THERAPY / CONSULTATION CENTRE

The Therapy Centre is your go-to space for health and well-being. From physiotherapy room and massage therapies, it's designed to help you feel your best. Enjoy a holistic approach to health with a consultation room equipped with modern facilities, and a peaceful environment that supports your wellness journey.

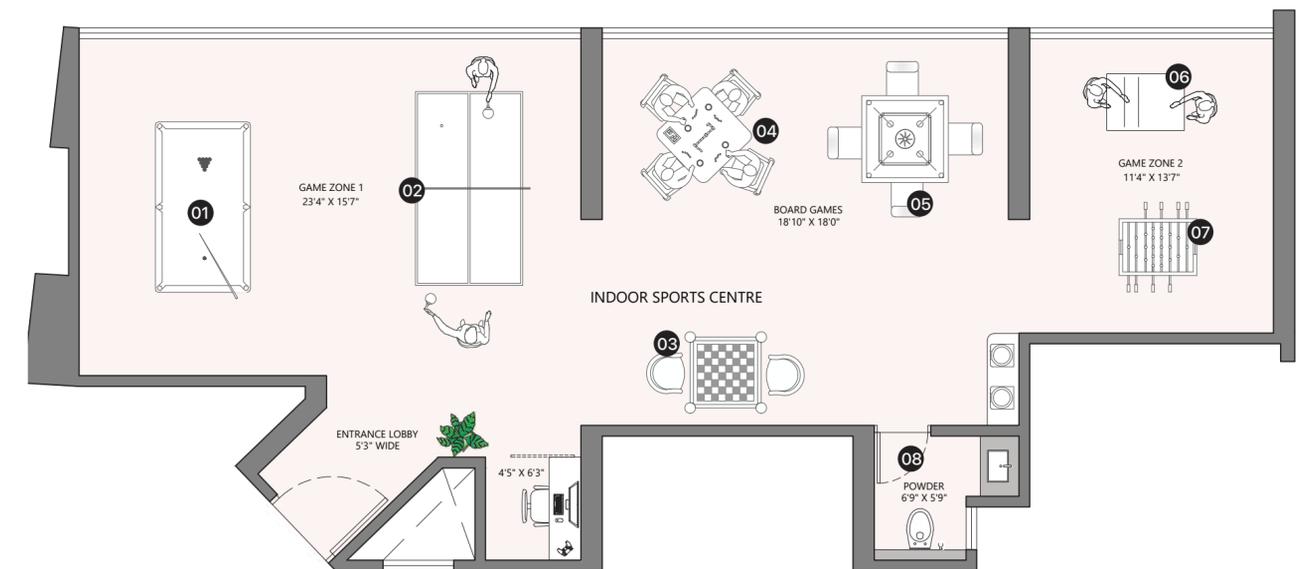


- 01 Pool table
- 02 Table tennis
- 03 Chess
- 04 Board games table
- 05 Carrom table
- 06 Air hockey
- 07 Foosball table
- 08 Powder room

INDOOR SPORTS CENTRE 970^{SQ.FT.}

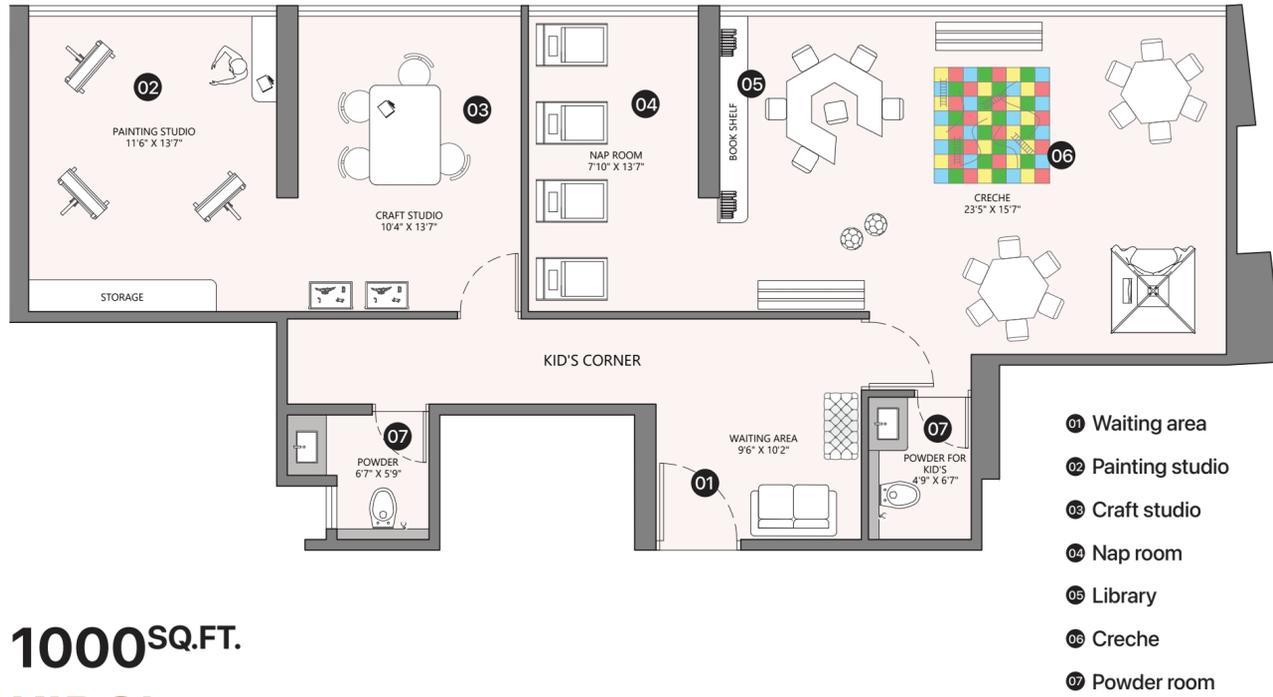
Who wouldn't like a fun game of carrom after a long tiring day at work? Here at the Indoor Sports Centre, you choose your favourite game and enjoy some fun moments playing it with your friends and family. Not only that, but here your little ones can practice their skills or pick up a new hobby.

BUILT-IN AMENITIES : FIRST FLOOR



Disclaimer: Images are representative in nature. The developer will hand over the spaces and won't be responsible for conducting activities. The plan is for representative purposes only. The square feet areas mentioned are subject to change by a few sq. ft., due to actual construction scenarios.

BUILT-IN AMENITIES : FIRST FLOOR



1000^{SQ.FT.}
KIDS'
CORNER

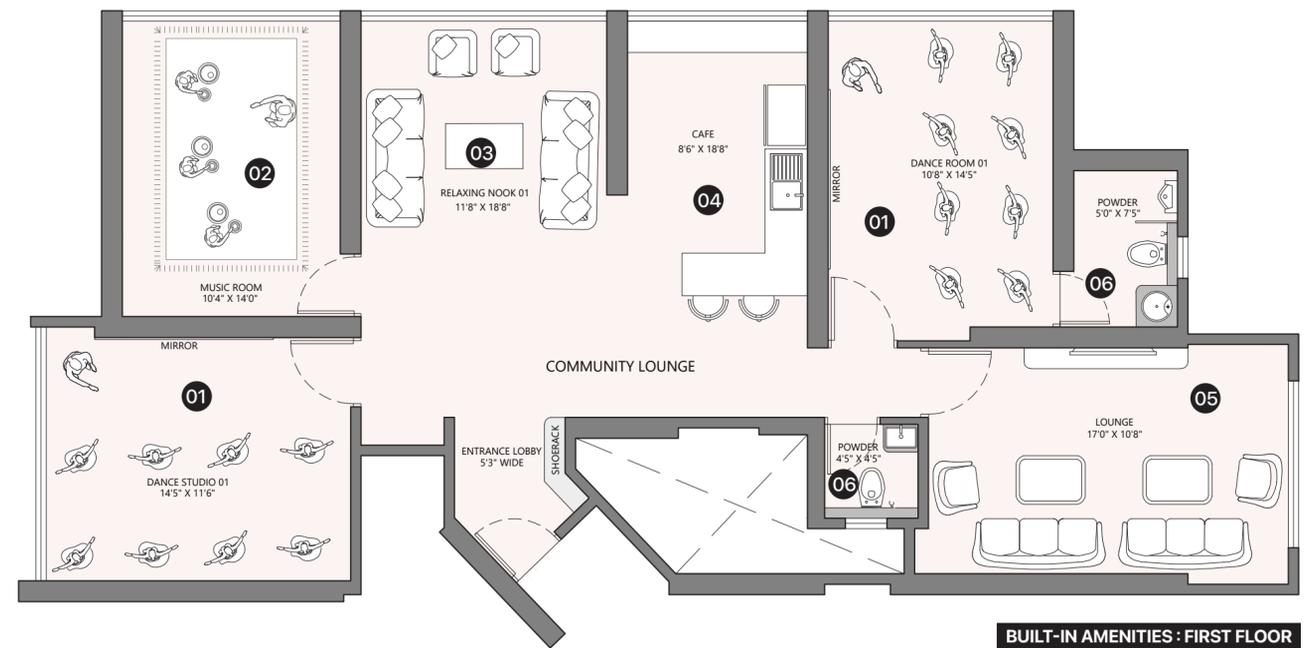
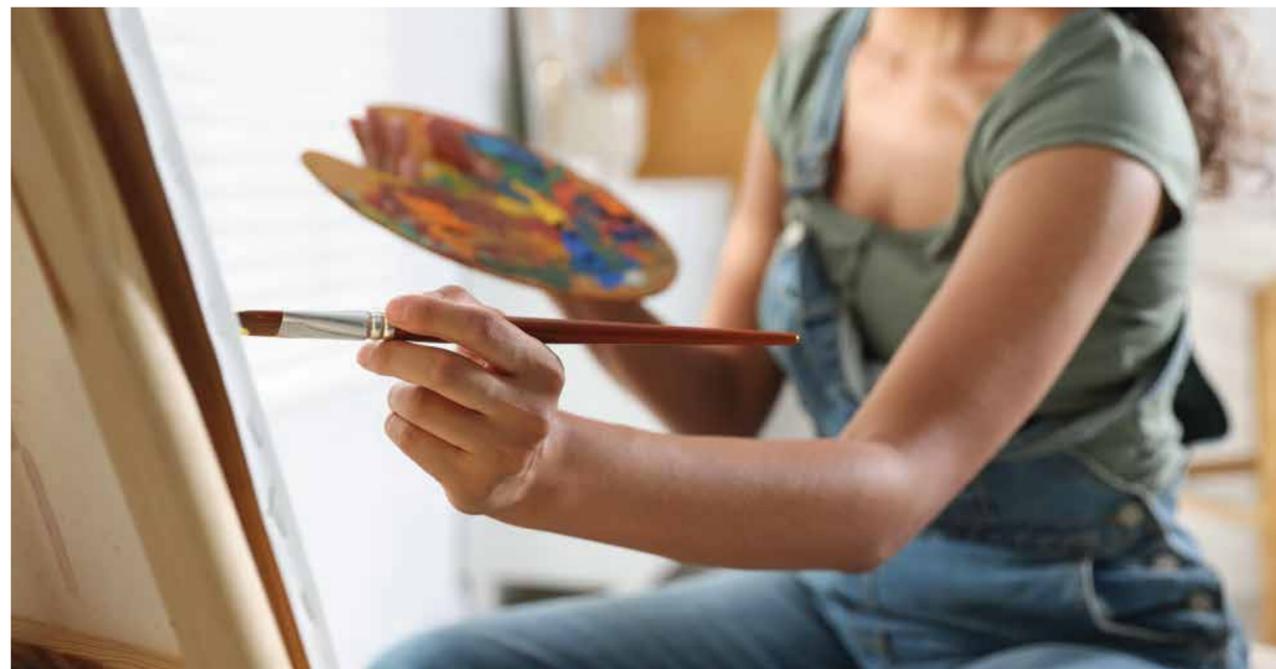
This is a vibrant space where young minds can explore creativity through both hands-on crafts and performing arts. From painting and crafting to dance and drama, children can express themselves freely, discover their talents, and build confidence in a fun environment.



- 01** Dance studio
- 02** Music room
- 03** Relaxing nook
- 04** Cafe
- 05** Lounge
- 06** Powder room

COMMUNITY
LOUNGE 1190^{SQ.FT.}

Here you get a dedicated space to embrace your community. You can spend your mornings here amidst the peaceful surroundings that help relax and get ready for the day. Or, you can just simply let go of the day and reconnect with your community. This is where your mind, soul, and body are nurtured for a healthier and happier life.



BUILT-IN AMENITIES : FIRST FLOOR

Disclaimer: Images are representative in nature. The developer will hand over the spaces and won't be responsible for conducting activities. The plan is for representative purposes only. The square feet areas mentioned are subject to change by a few sq. ft., due to actual construction scenarios.

Everything that shapes your circle.

At Palladio Kothrud Central, every single specification is curated with attention to detail, to make sure that the spaces deliver a fine indoor living experience, for every family member.



Specifications

STRUCTURE

RCC structure
Structural design for earthquake
Seismic Zone III

FLOORING

800 x 1600 MM Vitrified tiles with matching skirting in the entire apartment
600 x 1200 MM Vitrified tiles for flooring in the bathroom
600 x 1200 MM Vitrified tiles for walls in all bathrooms
200 x 1000 MM wooden-finish tiles in the balcony

KITCHEN

Granite kitchen platform with SS sink
Semi-modular kitchen with under-counter cabinets
Washing machine plumbing provision and electrical point provision in utility
Electrical points as per electrical layout

WALLS & CEILINGS

Gypsum-finish surface to inner walls in the entire apartment
All ceilings in the apartment finished in gypsum
Water-based acrylic emulsion paint to all inside walls

WINDOWS

UPVC system windows with glass & mosquito mesh
SS wired grills for sliding windows
Granite window frames

DOORS

Decorative safety door
Both side laminated main door and all internal doors
Toilet door frames in granite
All door fittings in stainless steel/brass with locks
Smart lock on main door

ELECTRICAL

Fire-retardant copper wiring with ELCB, MCBs
Modular sockets and switches
TV and USB / C-type point provision in living & master bedroom
Broadband internet connection provision
Ac point in all rooms

TOILETS

CPVC plumbing and sanitary ware
Cockroach preventive traps

A circle that safeguards you.

The safest place to be at, is your home. And so, it needs to be designed in a way where it offers layers of security for you and your loved ones. At VJ, we mindfully build spaces that take care of the smallest details and help you live your life in a more secure manner.

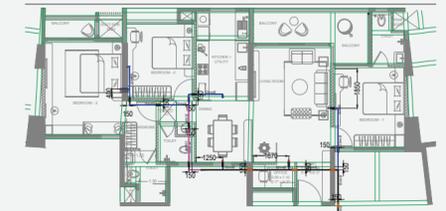
HVAC

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



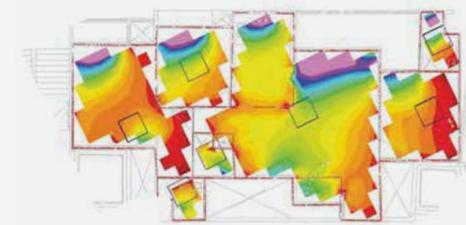
FIREFIGHTING

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



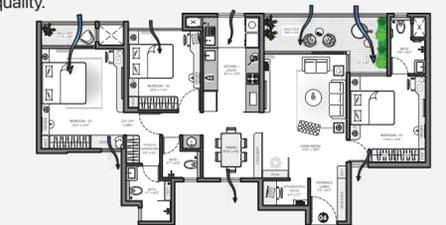
LUMINOSITY

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



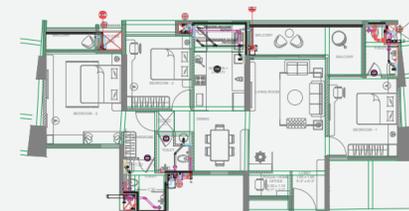
INTERNAL AIR QUALITY

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



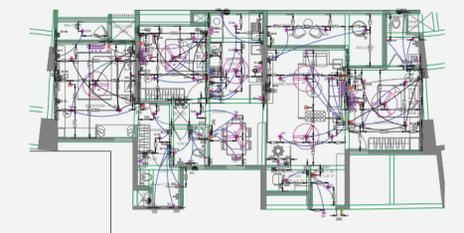
ELECTRICAL

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



PLUMBING

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





Recognitions that crafts our timeless legacy.

At VJ, we've designed and shaped various creations that are acknowledged nationally and internationally. We cherish these creations as they are a reflection of the efforts and dedication that we put in, every single time. We further embrace these, as they inspire our journey today!

COEP Abhiman Award

Sep 2025

Vilas Javdekar was awarded by Hon'ble Chief Minister Devendra Fadnavis

VJ Happiness Street

Dec 2024

Well Built Structure Award, commercial category

Yashwin Urbo Centro

Nov 2024

Best Facility Award - Gold, given to the Labour Camp Infra by CREDAI Pune

YashONE Eternitee

Oct 2023

Best Facility Award - Silver, given to the Labour Camp Infra by CREDAI Pune

YashONE Hinjawadi

Feb 2019

Awarded Most Environment-friendly Residential Space by Realty Plus

Yashwin Encore

Feb 2019

Awarded 'Architectural Design of the Year - Residential' by Realty Plus

YashONE Pirangut

Feb 2018

Awarded as 'Affordable Housing Project' of the Year by Realty Plus

YashONE Hinjawadi

Sep 2017

Awarded as 'Mid-Segment Project (West)' of the Year by Realty Plus

YashONE Hinjawadi

Feb 2023

'Well Built Structure Award 2022' in residential housing complex category by BAI

YashONE Hinjawadi

Oct 2022

'Green Champion Award' by IGBC under 'Developer Leading the Green Homes Movement in India'

Lokmat Award

May 2022

Lokmat 'Vishwakarma Award' awarded to Vilas Javdekar at the hands of Mr. Nitin Gadkari

Portia Quintessential

June 2021

Architects, Engineers & Surveyors' Association (AESAs) Award

Portia Quintessential

Mar 2017

Awarded as 'Super Luxury Project' of the Year by Realty Plus

Lifetime Achievement

Feb 2016

Vilas Javdekar Scroll of Honour Lifetime Achievement Award

Euro School

Feb 2016

Commercial Property of the Year

Young Achiever

Feb 2015

Aditya Javdekar awarded Young Achiever of the Year



The circle of convenience.



A community of VJ homeowners with access to exclusive privileges

At VJ, we are committed to making the life of our home buyers and homeowners truly hassle-free, at different stages of owning a home and then living in it. We offer complete convenience and comfort through our paid signature services, which are available exclusively to the members of the VJ family. We fondly call this bouquet of services, VJ Parivaar.



Personalising a house into your home



Financial services to simplify home buying



Single point contact for all your queries



Rent & Sell verified properties

SERVICES FOR SIMPLIFIED HOME BUYING!



Security & property solutions for every VJ community



Preferential treatment for VJ homeowners



Revenue generating spaces to lower society's maintenance cost



Third party audit of homes at the time of possession

Aspirations that have crafted our journey.

Driven by the idea of putting people-first, everything we do at Vilas Javdekar Developers is made of ambitions that aim to serve the people in the best possible manner. And so, we strive to make the best homes in terms of user-friendly design, aesthetic brilliance, robust engineering, and sustainability. For us, development is not just a business, it is what we love to do - creating long-term value for everyone. And every single time, the ambition is to be a part of a complete home and a happy lifestyle.

1,200+ Team members
that make it happen



With 5 decades of extensive experience in real estate business, he is team VJ's guiding light and source of inspiration.

Vilas Javdekar
Founder Chairman



Spearheading the overall ambitions of VJ, he is the driving force behind all the strategic and business decisions of the organisation.

Aditya Javdekar
CEO



Building the in-house technical expertise and adding innovation to the construction technology, he leads the delivery function at VJ.

Sarvesh Javdekar
Technical Director

VJ

WE'♥️
WHAT
WE DO™



59+

Completed and ongoing projects

25,000+

Families that call a VJ home their home

45

Years of rich legacy

15

Popular locations across Pune

Zero

Customer complaints till date, a proud record

1.2 Cr.

Sq. ft. of ongoing construction



PRATIK NAGAR, KOTHRUD, PUNE 411038

WWW.JAVDEKARS.COM

Disclaimer : The materials contained in this brochure should not be considered an offer and are solely of an informational nature. The references, images, advertising or declarations made herein are informational only, and not to be interpreted in any other manner. The developer (Vilas Javdekar Developers and/or its affiliates and/or its subsidiaries) reserves the right to make any modifications to the materials, specifications, plans, designs and delivery of the residences advertised here without any prior notice. All of the specifications contained herein, including technical, promotional, related to images or of any other nature are the property of Vilas Javdekar Developers and/or its affiliates and/or its subsidiaries and such specifications may not be used by any person, including an individual entity without the prior written consent of Vilas Javdekar Developers and/or its affiliates and/or its subsidiaries.



PR1260002501660
www.maharera.mahaonline.gov.in

