

A person with dark skin and curly hair is sitting on the edge of a large, solid green circle. They are wearing a light blue long-sleeved shirt, dark blue jeans, and white sneakers. They are smiling and looking towards the right. The background is plain white.

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THE CHOICE TO HAVE IT ALL.

You have seen it all - the hype, the tall claims, the flowery promises and much more. But you also know what you really deserve. And here we are, presenting just that. Welcome to Portia Grandé at Aundh Baner Link Road (ABLR), where you own the choice to have it all in urban living, for a lifetime of indulgence.





CRAFTED, GRANDÉ.

Portia Grandé, with its aesthetics and substance, is set to create an urban living experience that will be uncompromisingly fulfilling for those who choose to call it home.

Created by Vilas Javdekar Developers, it takes their signature engineering excellence to a new height and curates a futuristic version of luxury living.

2 ELEGANT TOWERS
RISING ABOVE
THE SKYLINE

125+
SELECT
RESIDENCES

30 HANDPICKED
LIFESTYLE AMENITIES
FOR URBAN INDULGENCE

34 STOREYS THAT
DELIVER A LEGENDARY
LIFESTYLE

EXCLUSIVE 4 BEDROOM
RESIDENCES, DUPLEXES &
PENTHOUSES

2 RESIDENCES
PER FLOOR
FOR PRIVACY



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WHAT PRICE
WILL YOU PAY TO
HAVE IT ALL?



DESIGNED, GRANDÉ.

At every VJ home, the indoor and outdoor experiences live up to the promise that comes with the name and the legacy of the makers. Built on the foundation of VJ's signature design philosophy of Super Seven, it creates unending indulgence in every dimension of urban living.

01

Constructing spaces with maximum use of 3 natural elements



02

Creating responsible, low maintenance & environment-friendly spaces for residents



03

Caring for physical, emotional and social well-being



04

Crafting self-sustainable earning opportunities for the community



05

Catering to the unique home and home-buying needs of every resident



06

Connecting everyday life and spaces with useful technology



07

Celebrating the blue heaven above us



PRINCIPAL ARCHITECTS

ANAND DESHMUKH
PAWAN GOSAVI
CHETAN LAHOTI

MIND MANIFESTATION DESIGN



WHEN YOU INVITE PEOPLE TO
YOUR HOME, YOU INVITE THEM
TO YOURSELF!

From the Architect's Desk

Behold the grandeur of Portia Grandé, a dwelling destined to become the town's most coveted address. Here, we have meticulously crafted multifunctional luxury spaces that the best in elite circles, will call home.

Each unit presents a sanctuary of seclusion, boasting sweeping vistas of the metropolis, optimizing every inch of space to eliminate wastage, and offering a multitude of possibilities to cater to individual preferences.

For a decade now, Mind Manifestation has been acclaimed for its user-centric approach in creating timeless spaces. This same ethos permeates the design, fashioning thoughtful amenity zones tailored to different age groups.

As an urban marvel, the twin towers stand tall, their elegantly crafted facade derived from functional geometries, promising to enhance Pune's ever evolving cityscape with its undeniable splendor.





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LANDSCAPE DESIGN
DR. SRUTHI ATMAKUR-JAVDEKAR
GRIT: ENVIRONMENTAL DESIGN + RESEARCH STUDIO

AFFORDANCES OF THE ENVIRONMENT ARE WHAT IT OFFERS THE ANIMAL (HERE, HUMAN), WHAT IT PROVIDES OR FURNISHES, EITHER FOR GOOD OR ILL

-Gibson J.J (1979), *The Ecological Approach to Visual Perception*, Psychology Press

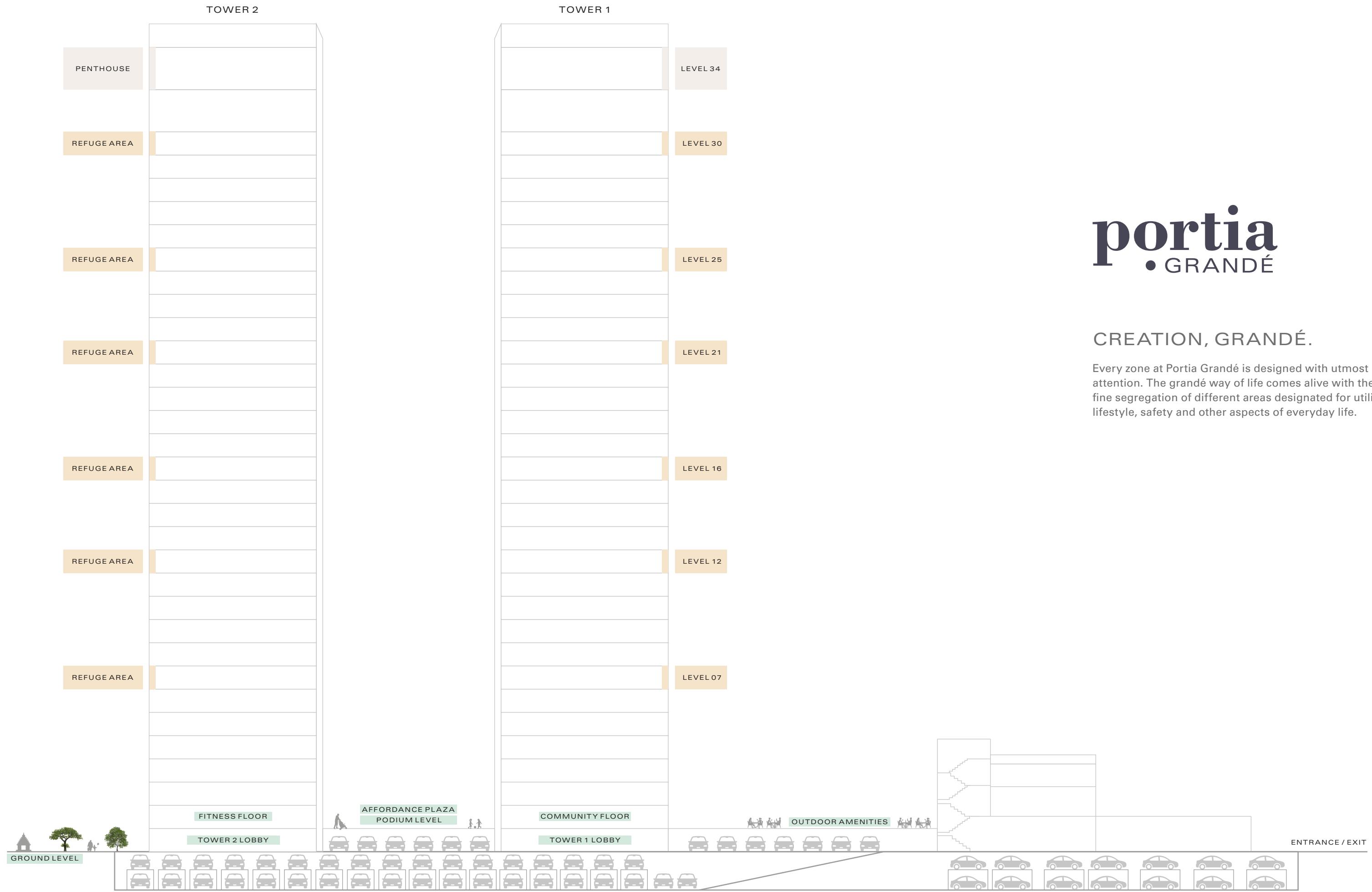
Here, 'affordance' implies the '**complementarity**' of the human and the environment, which is integral to the landscape design.

'Grandé' calls for a landscape that is 'Larger Than Life'. A landscape that desires 'something more'.

Taken together, the landscape concept for Portia Grandé circles around themes of uber-manicured spaces, people's privacy and individualism.

The 'bend' of the river in Portia Grandé's neighbourhood has been a key design inspiration. Where, like the river-bend, there is something 'awaiting' along various nooks of the proposed landscape.

At GRIT, we aim to create environments where children, young people and adults can thrive together, and Portia Grandé's landscape is integral to our aim, where people across all age groups can find their 'nook' within this 'Larger Than Life' landscape.



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CREATION, GRANDÉ.

Every zone at Portia Grandé is designed with utmost attention. The grandé way of life comes alive with the fine segregation of different areas designated for utility, lifestyle, safety and other aspects of everyday life.



GROUND LEVEL

- 01 Entrance Court
- 02 Security Cabin
- 03 Shrub Plantation
- 04 Water Body
- 05 Tower Arrival Court
- 06 Water Feature
- 07 Multi-deity Worship Area
- 08 Services Space
- 09 Green Box for Cricket
- 10 Plantation

PODIUM LEVEL

- 11 Fitness Floor
- 12 Affordance Plaza
- 13 Community Floor
- 14 Amphitheatre
- 15 Outdoor Seating
- 16 Party Lawn With Catering Service Area
- 17 Parkour / Outdoor Gym Space
- 18 Futsal Court
- 19 Air-Conditioned Banquet Hall
- 20 Guest Suites
- 21 Landscaped Party Deck
- 22 Retail / Commercial Space Below
- 23 Flag Hoisting Pole

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INDULGENCE, GRANDÉ.

The everyday interaction one has with the residences and the residential tower is immense. And so, at Portia Grandé, thoughtfully curated enhancements are added to the spaces to celebrate everyday indulgence.



GROUND LEVEL WELCOME

Fully air-conditioned
entrance lobby

Grand lobbies of
900 sq. ft. each

Worship area placed
in the visual periphery of
the driveway entrance



A grand arrival court
for you and your guests



An elaborate reception desk
for warm greetings



An expansive waiting area
to ensure maximum comfort



TOWER LEVEL ENRICHMENTS

Aluform technology to provide monolithic casting with free-flow, high strength concrete for all structural & external walls

LED strip on the railing of the sky deck for enhanced aesthetics

3 Dedicated elevators for each tower



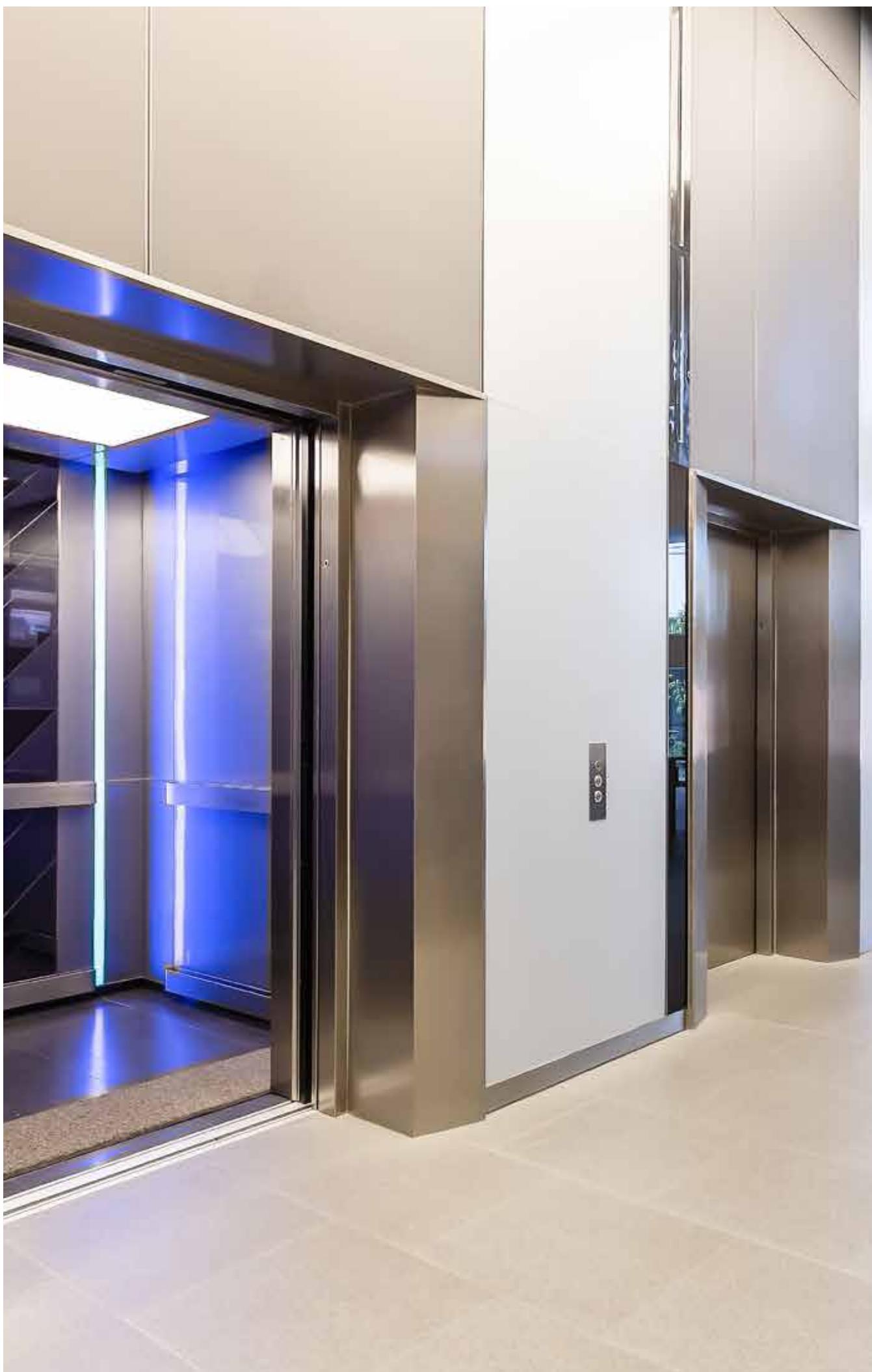
Elevated living with glamorous high-rise towers



High-speed elevators at 2 metres per second



Starry lights on the sky deck ceiling



FLOOR LEVEL GRANDEUR

Only 2 residences on each floor for privacy

28 Feet distance between two residences

GI powder-coated duct doors for all shafts in all floor lobbies



Italian marble flooring throughout all floor lobbies



Elevator movements with zero noise to ensure peace



Smoke detector equipped lobbies for maximum safety



RESIDENCE LEVEL ENHANCEMENTS

Separate service staff entry with limited access for enhanced safety of your home

Pre-hung laminated finish doors for all bedrooms and washrooms

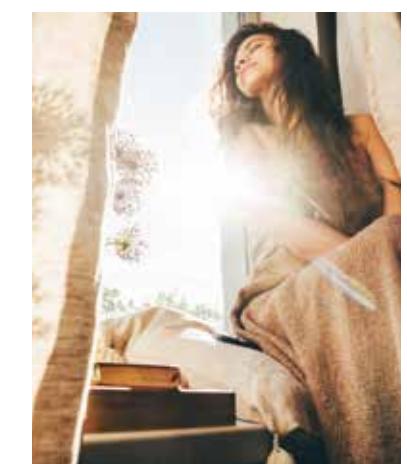
Premium Italian marble in all bath areas



Full height XL windows for more natural light and air

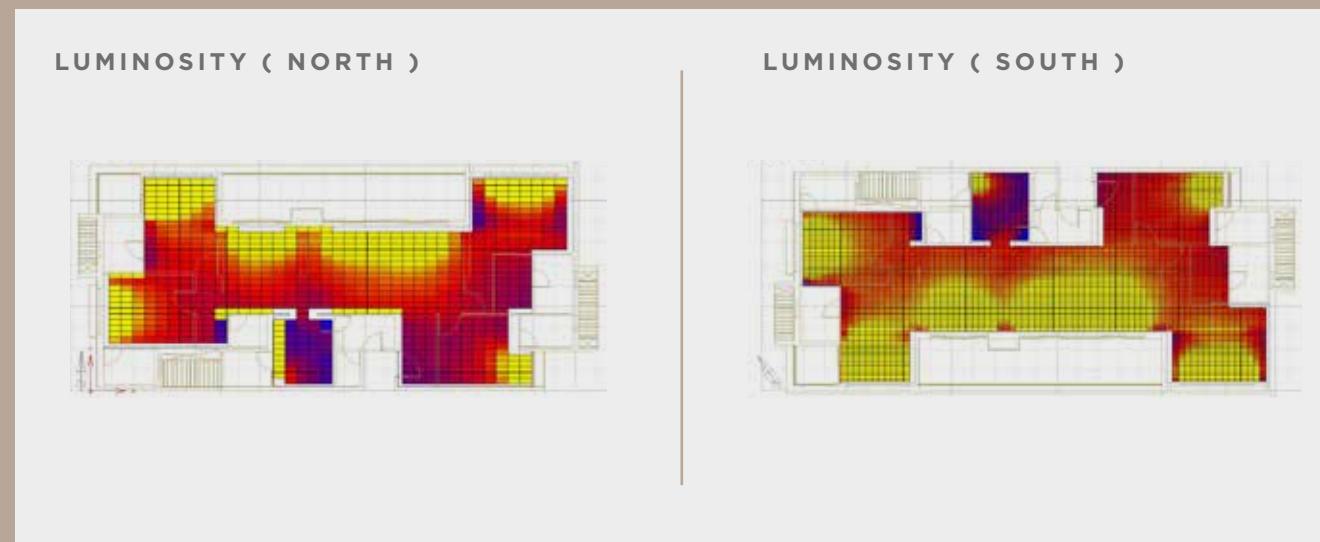


Toughened laminated glass railing for complete safety

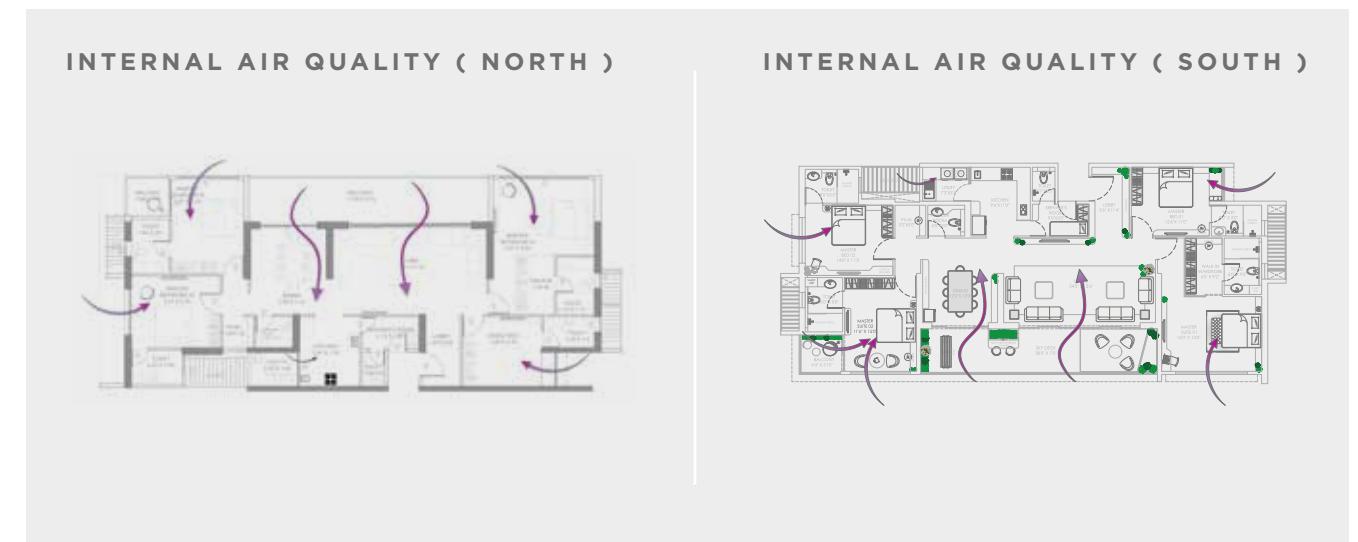


Unobstructed views with thoughtfully designed bay windows

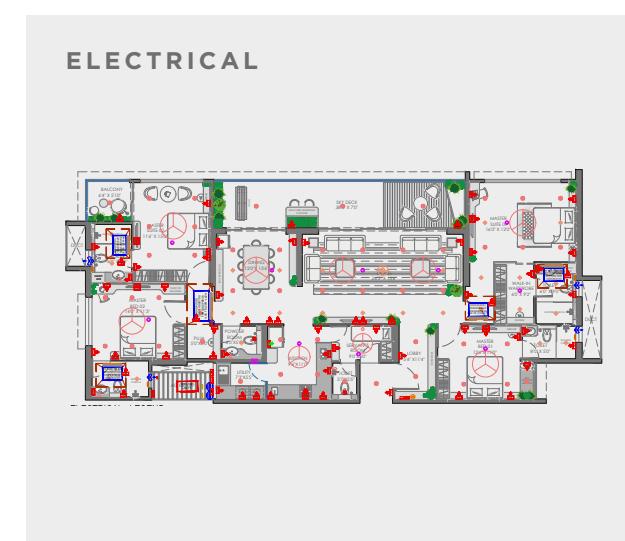
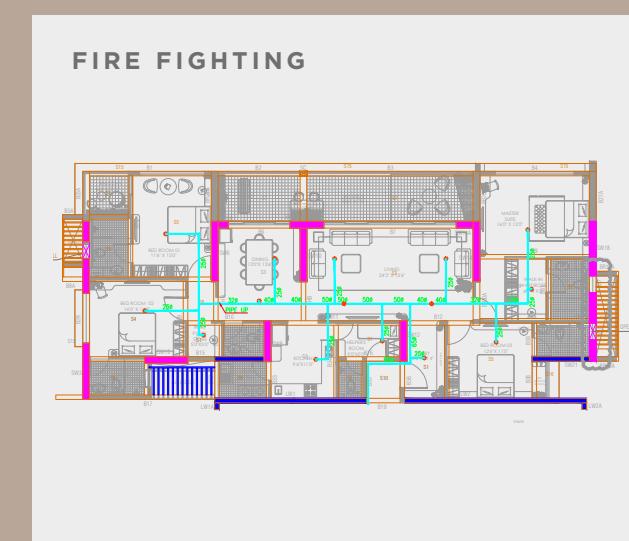
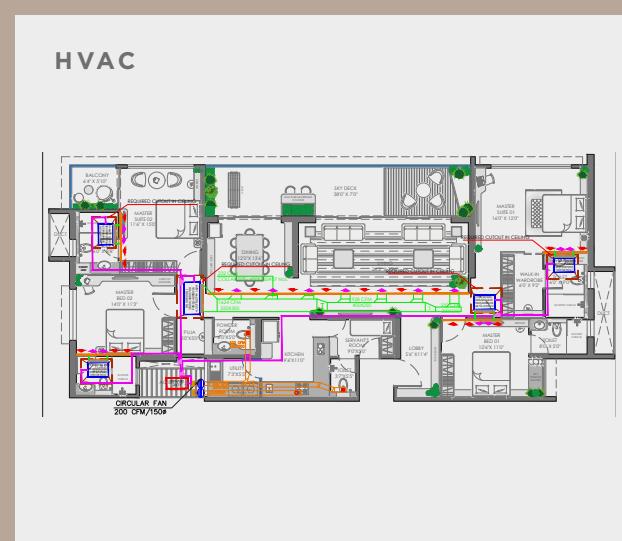
LAYERS OF INDOORS THAT HAVE IT ALL.



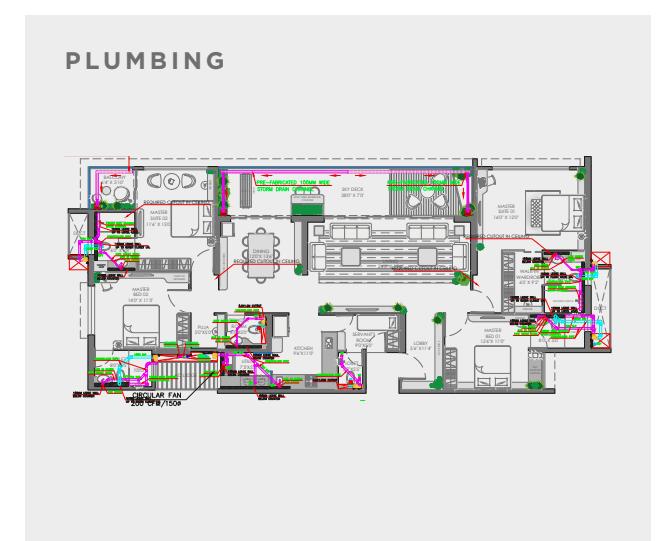
This luminosity layout showcases the natural sources, from where light enters the home.



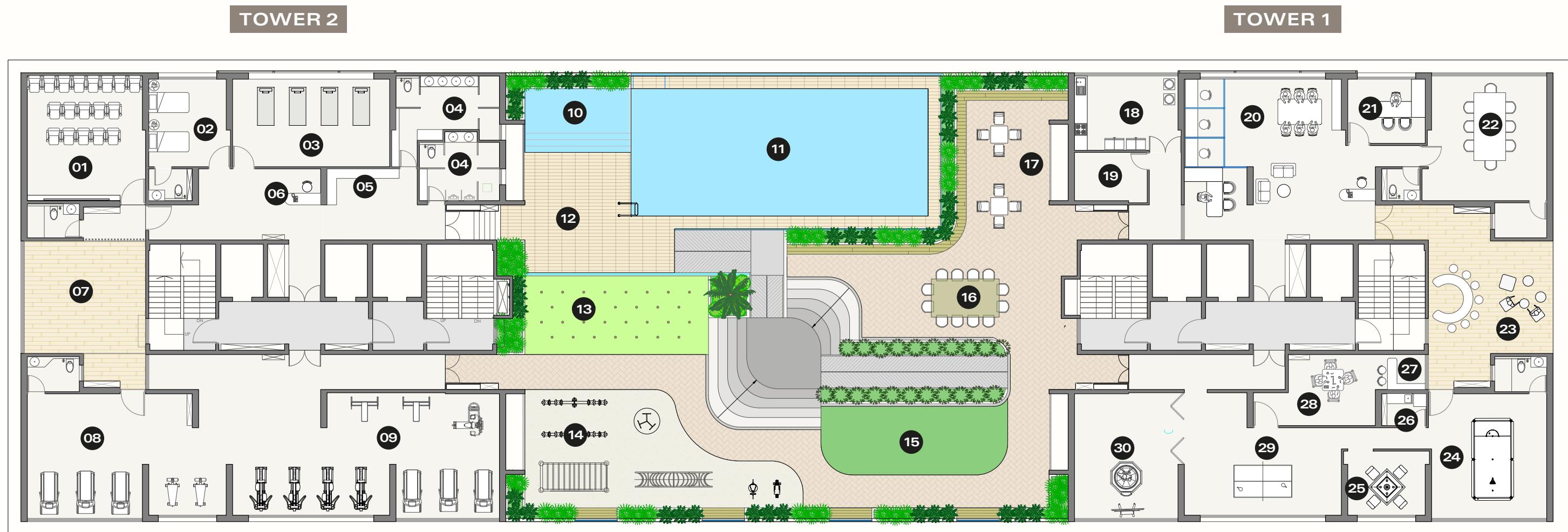
This IAQ layout showcases the well-thought design of the home for maximum air circulation, increasing the internal air quality.



This 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.



N

FITNESS FLOOR

- 01 Mini Theatre
- 02 Spa / Salon
- 03 Movement Room
- 04 Washroom with Changing Rooms
- 05 Common Locker Space
- 06 Reception
- 07 Outdoor Pilates & Yoga Deck
- 08 Personal Trainer / Weight Training Studio
- 09 Cardio Studio

AFFORDANCE PLAZA

- 10 Baby Pool
- 11 Temperature Controlled Pool
- 12 Pool Side Deck
- 13 Jungle Bamboo Sculpture
- 14 Kids' Play Area
- 15 Sensory Garden for All Age Groups
- 16 Poolside Al Fresco Dining
- 17 Poolside Café

COMMUNITY FLOOR

- 18 Community Kitchen
- 19 Cold Storage + Dry Food Storage
- 20 Coworking Lounge
- 21 Society Office
- 22 Board Room
- 23 Health Kiosk
- 24 Snooker Room
- 25 Carrom Board Room
- 26 Pantry
- 27 Bar
- 28 Poker Room
- 29 Table Tennis Room
- 30 Virtual Reality Games Room

INDULGENCE, GRANDÉ.

The podium level lets you take the next step in enjoying a lifestyle that has it all for you. For starters, the Movement Room sets the tone.



Artist's Impression



Artist's Impression

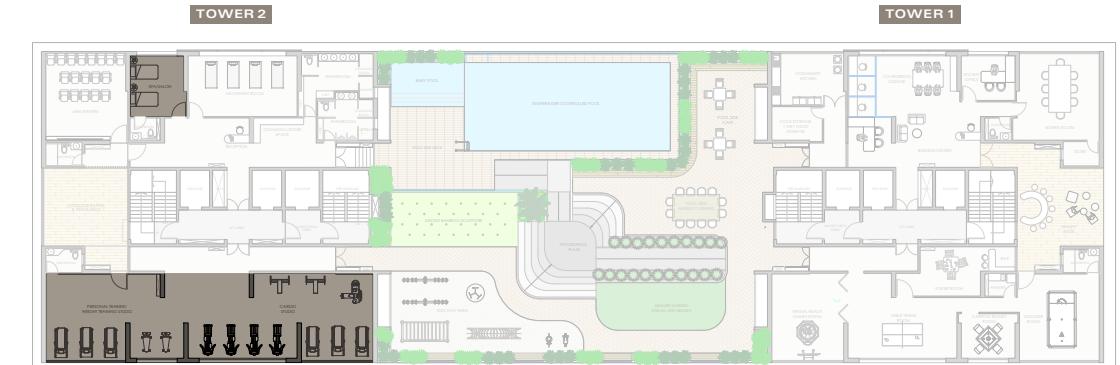
The magic of the big screen is yours to be felt and lived. The mini theatre is your gateway to special movie screenings or watching the big games with your tribe.



For some it might be the fatigue caused by a hectic routine, while for some it would be a chance to just refresh their senses. The Spa at Portia Grandé, pampers everyone.



How to stop a burn out at work? Well, by burning calories and staying in top shape. Portia Grandé's well-equipped gymnasium is an invitation to make it happen.



REJUVENATION, GRANDÉ.

Whether it's the Monday blues or a hectic routine making you feel blue, take a relaxing dip in this blue delight. Yes, the swimming pool is yours to indulge at Portia Grandé.



What's the best thing to do when your kids are taking a dip in the swimming pool? Well, treat your soul to poolside relaxation.





Artist's Impression

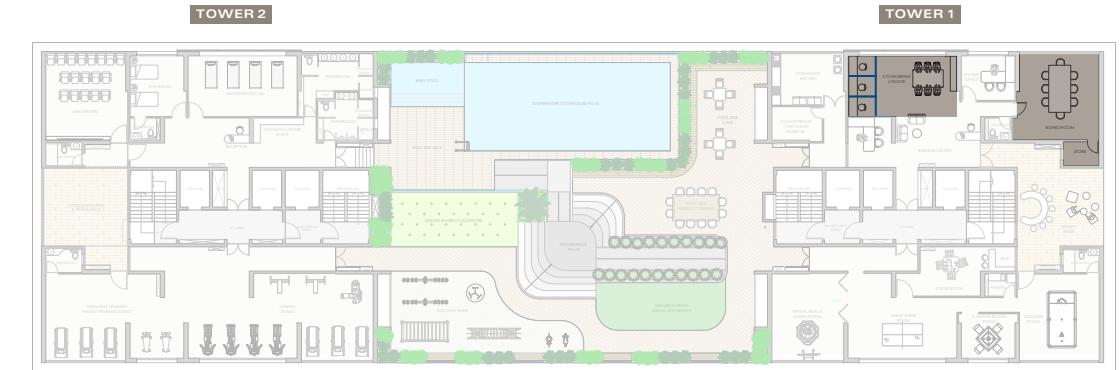
AMBITIONS, GRANDÉ.

We help you channelise your passion for your work with business infrastructure that is truly incredible. The conference room and its support features are here to serve you and your work.



Artist's Impression

The Coworking Space is a confluence of great vibes and great utility. Imagine giving yourself small breaks between work.



If you know how to play your cards well,
this is where you will be the winning ace.
The Poker Room with many delights is yours
to enjoy and indulge in some banter.

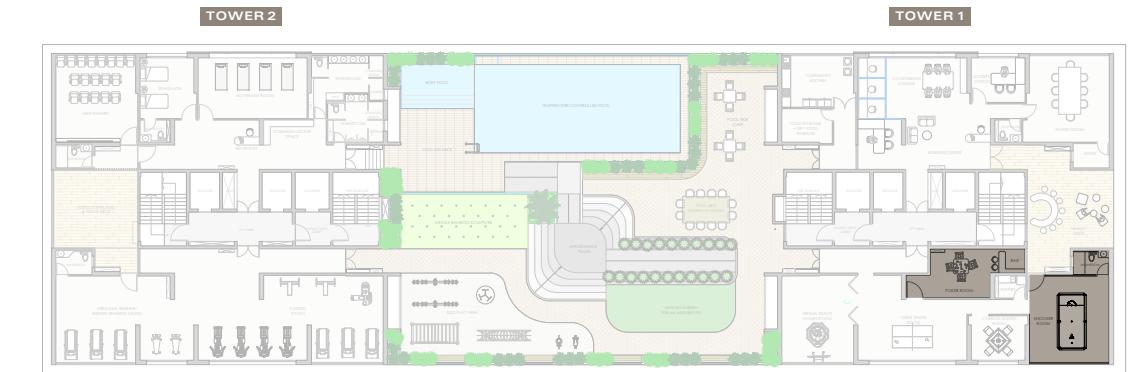


Artist's Impression



Artist's Impression

All work and no play... Well you know
how it ends. And so, here's a spacious
and properly equipped indoor games
room for some quick recreation.



EXPERIENCE, GRANDÉ.

There are occasions and then there are celebrations. And to make sure that you enjoy them to the fullest, welcome to the banquet hall at Portia Grandé. Let's party!



Representative image



Representative image

While staying indoors has its own charm, there is an innate desire to just step out for some experiences. Let the kids enjoy their childhood at a safe & vibrant play area.

While the world around you is full of indulgences,
the mind keeps seeking spaces to just disconnect.
The serenely beautiful multi-deity worship area at
Portia Grande lets you explore and enrich your faith.



Artist's Impression



Shot at Portia Quintessentials

The passion for cricket runs high across all age groups and at Portia Grandé, you can step out to enjoy a game you love so much. Free hit or powerplay - what's your style?



VJ Homes 2.0

LUXURY, GRANDÉ.

While luxury is about the aesthetics, it is made more enjoyable by the functionality and utility that shape the indoor spaces.

VJ Homes 2.0 are our set of design principles that elevate the dimension of comfort, significantly, while catering to the needs of every family member.

OFFERING FRESH, CLEAN AIR

HYGIENE & SAFETY PROTOCOLS

ENSURING MENTAL WELL-BEING

FOSTERING MULTI-
GENERATIONAL LIVING

BLENDING TRADITIONAL VALUES
AND MODERN TECH

CREATING INDOORS WITH
MORE OUTDOORS

FOSTERING LEARNING

COEXISTENCE OF ME-TIME & WE-TIME

SPACES FOR PETS & BIRDS



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HOW PASSIONATE
ARE YOU TO
HAVE IT ALL?



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Once you enter a residence, living & dining are its two most utilised spaces. At Portia Grandé, they are designed with excellence.

ENTRANCE FOYER

Veneer finish around the door for a grand arrival feel
 Space in the entrance foyer for shoe rack and other utility items
 4 Feet wide entrance door for grandeur
 All entrances facing east-west for Vastu compliance
 Sanitation desk space in the entrance foyer
 Pre-installed hooks on main door frame for Toran
 Video door phone & smart lock for safety & security
 28 Feet distance between two residences for privacy

DINING

Planned electrical points for refrigerator/juicer etc. in the dining area
 Space for cabinet / bookshelf / bar counter in the dining area
 Co-learning /gallery wall in front of the dining
 Separation wall between the living room and dining area for privacy
 Easy access to the powder room from the living & dining area
 8 Feet high sliding door to the sky deck

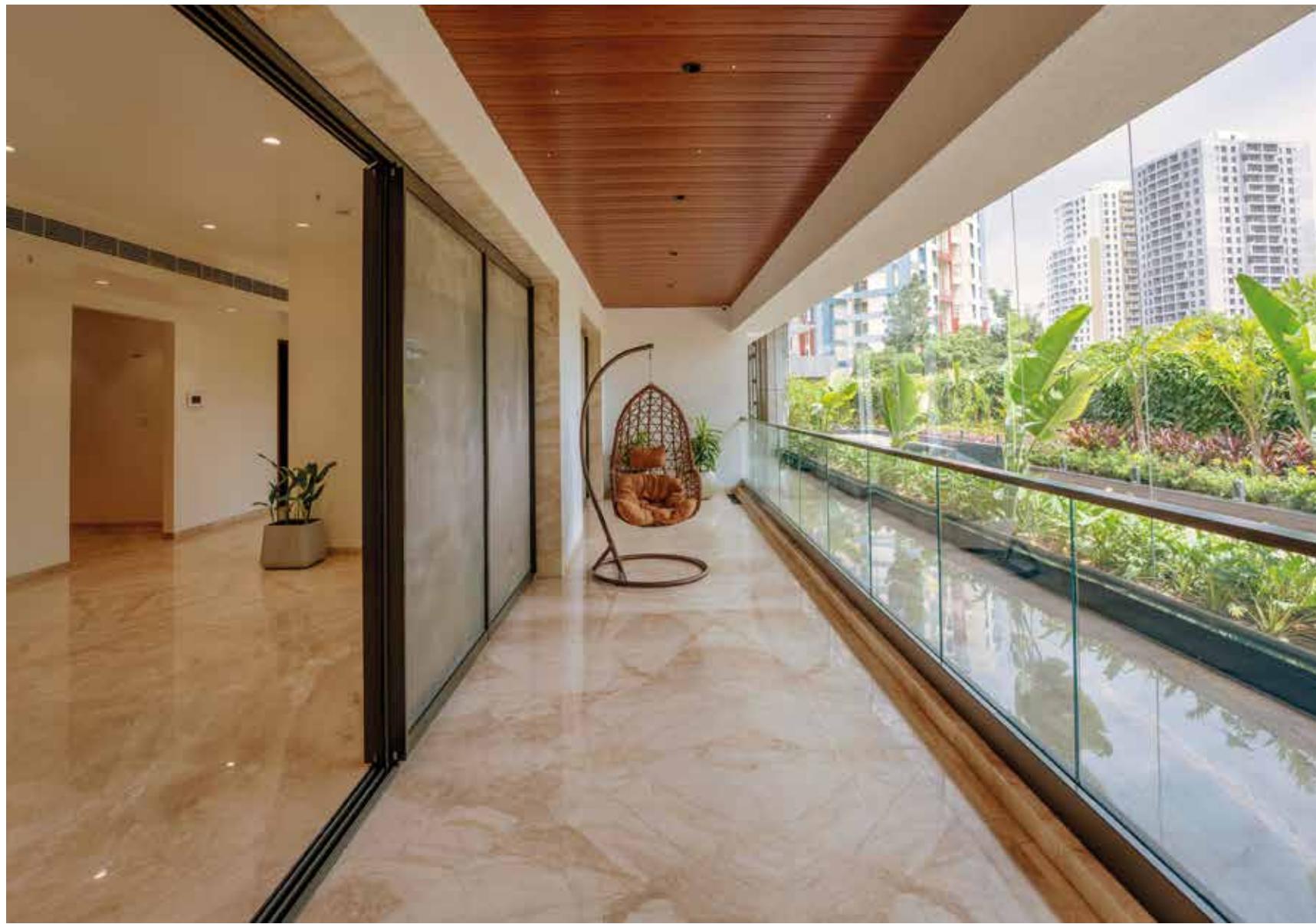
LIVING

10-Seater sofa space in the living room for family gatherings
 Provision of chandelier / central Music System point in the living room
 8 Feet high sliding door to the sky deck for natural light and ventilation in the living room
 Low level charging point near the seating area
 Planned USB switch, TV & telephone points in the living room
 System sliding door to the sky deck which can handle high wind pressure

POWDER ROOM & PUJA

Marble counter around the WHB for aroma candles/potpourri etc
 8 Feet high premium marble finish on the walls
 Provision for mechanical ventilation / exhaust
 Easy access for guests from the living room to maintain privacy of the entire house
 LED mirror in the powder room
 5'0" x 5'0" East-West facing puja space (Multi-utility space)





SKY DECK

Provision of water inlet & outlet in the sky deck for gardening

Thoughtful space for pets' corner in the sky deck

Space for Jhula / chairs for casual seating

Plug point in the sky deck for festive lights & other utilities

Covered private space for home workouts, yoga etc.

Space for barbecue counter / high bar table in the sky deck

Wall for planters / vertical garden according to the direction of the sunlight

Starry lights in the sky deck for an aesthetic elevation

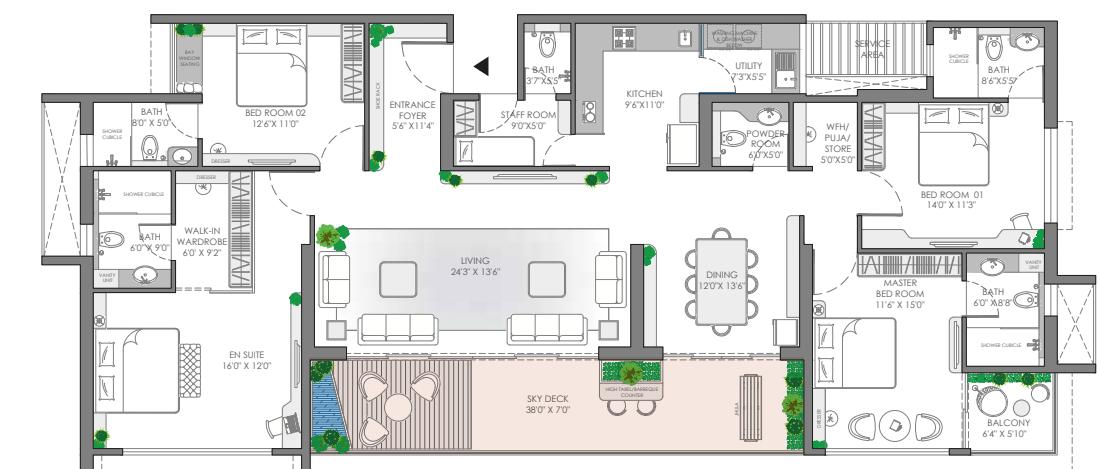
Railing provided with an LED

Use of toughened laminated glass for the railing

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A grand residence deserves a grand sky deck.
The 38 feet long sky deck at Portia Grande,
has all that you need.

Images used are from the sample residence at Portia Grande



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The space where the meals that enrich you get cooked, has to be an elaborately thought one. It's just how the kitchen is planned here.



KITCHEN

L-shaped kitchen platform made in premium black sparkle granite

Planned electrical points for mixer, microwave and refrigerator

Provision of electrical and water supply points above the kitchen sink

Kitchen sink designed with dedicated space for scrubber / soap / bottles etc.

Sensor-based chimney to avoid contact while cooking

Modular cabinets above and below the kitchen platform

UTILITY

Planned space for washing machine & dishwasher with plumbing and electrical points

Additional sink for efficient usage

Utility items storage space below the sink

STAFF ROOM

Separate staff entry for maintaining privacy

Separate washroom in the staff room

Planned space for a bed and cabinet in the staff room

Images used are from the sample residence at Portia Grandé



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When you choose to live in a grand 4 bed residence, every bedroom matters. The 2 bedrooms, other than the en suite and the master bedroom, imbibe these features.

BEDROOM- 1

3'5" Wide grand bedroom entrance
5'3" Length wardrobe space
8 Feet high window with 4 feet high railing for maximum light & ventilation considering safety
Planned space for study table & TV
Vastu-compliant bed positioning with mobile charging points along both sides of the bed
Use of toughened glass for all windows
Use of toughened laminated glass for the window railing

BEDROOM 1 - BATH

Floor drop for wet-dry area separation
Centralised heat pump for continuous hot water supply
Marble counter around the WHB for aroma candles / potpourri etc.
Provision of electrical point for exhaust fan
Separate shower partition
Electrical point above the marble counter for hair dryer & other grooming electronics
Storage space below the marble counter for laundry / essentials
8 Feet high marble finish on the walls
LED mirror in the bath

BEDROOM- 2

3'5" Wide grand bedroom entrance
Planned space for dressing table & TV
Vastu-compliant bed placement with mobile charging points along both sides of the bed
6 Feet wide wardrobe space
Bay window for relaxation / reading etc
Use of toughened glass for all windows
Use of toughened laminated glass for the railing

BEDROOM 2 - BATH

Centralized heat pump for continuous hot water supply
Provision of electrical point for exhaust fan
Floor drop for wet-dry area separation
Separate shower partition
Marble counter around the sink for aroma candles / potpourri etc
Electrical point above the marble counter for hair dryer & other grooming electronics
Storage space below the marble counter for laundry / essentials
8 Feet high marble dado finish on the walls
LED mirror in the bath



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The master bedroom is where you desire privacy and enjoy your me-time. The design caters to all this & much more.



MASTER BEDROOM

3'5" Wide entrance with smart lock for privacy & security

Planned space for dressing table & TV

8 Feet wardrobe space

Vastu-compliant bed placement with mobile charging points along both sides of the bed

Wooden flooring in the master bedroom

8.5 Feet high window with 4 feet high railing for maximum light & ventilation, considering safety

Use of toughened glass for all windows

Space for informal seating in the master bedroom

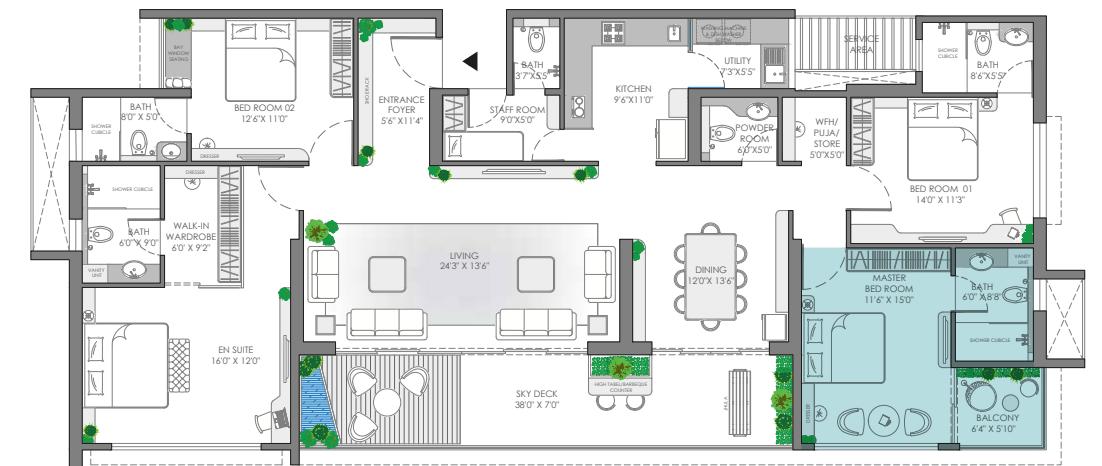
BALCONY

Sliding door to the balcony for maximum space usage

Relaxing cove along with space for coffee table

Planters / vertical garden space according to the direction of sunlight

Use of toughened laminated glass for the railing



MASTER BEDROOM BATH

Floor drop for wet-dry area separation

Marble counter around the WHB for aroma candles / potpourri etc.

Storage space below the marble counter for laundry / essentials

Dedicated space for vanity unit in the master bathroom

Centralized heat pump for continuous hot water supply

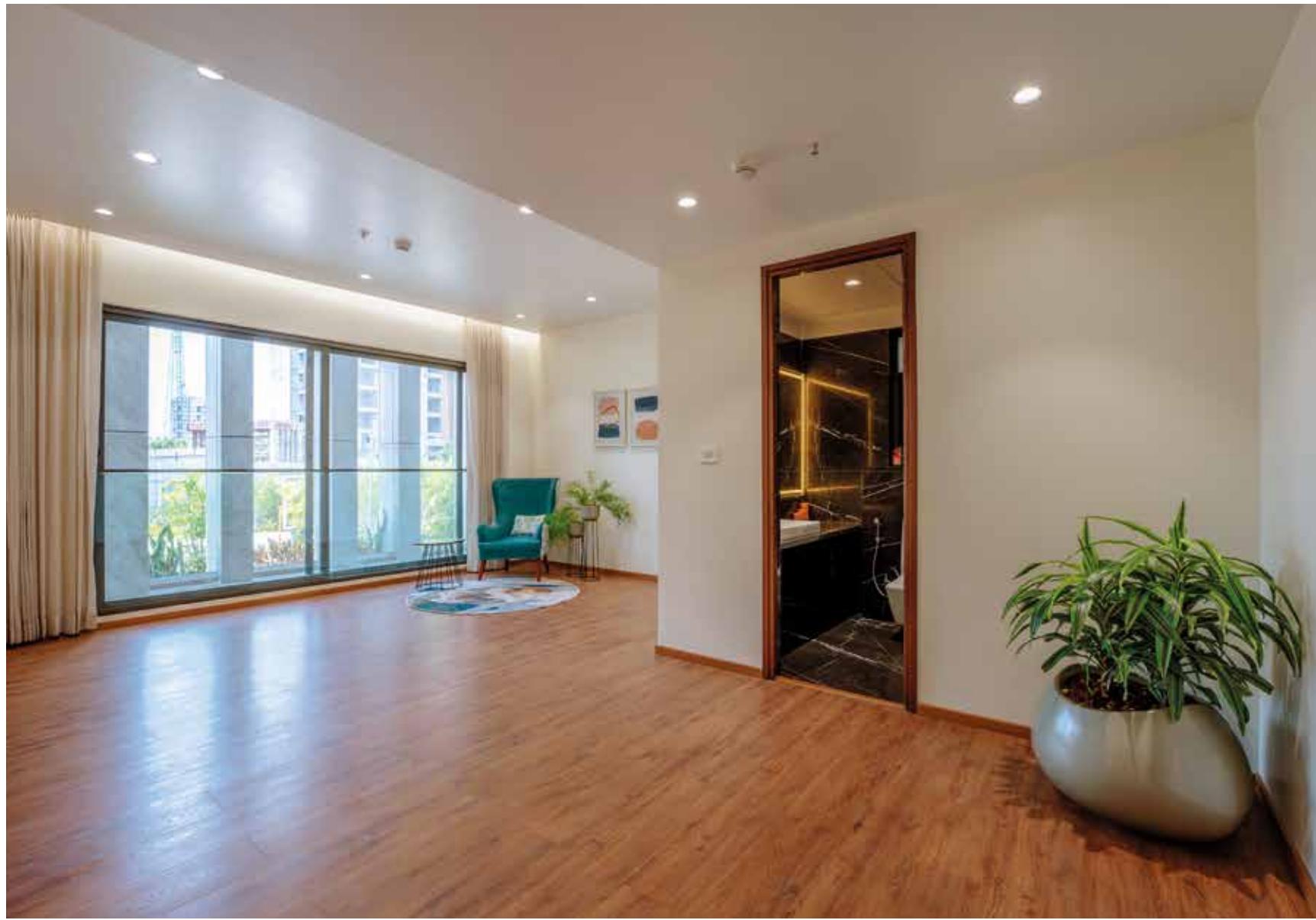
Separate shower cubicle

Provision of rain shower in the master bath

Niche for toiletries in the shower area

Provision of electrical point for exhaust fan

8 Feet high marble finish on the walls



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• GRANDÉ

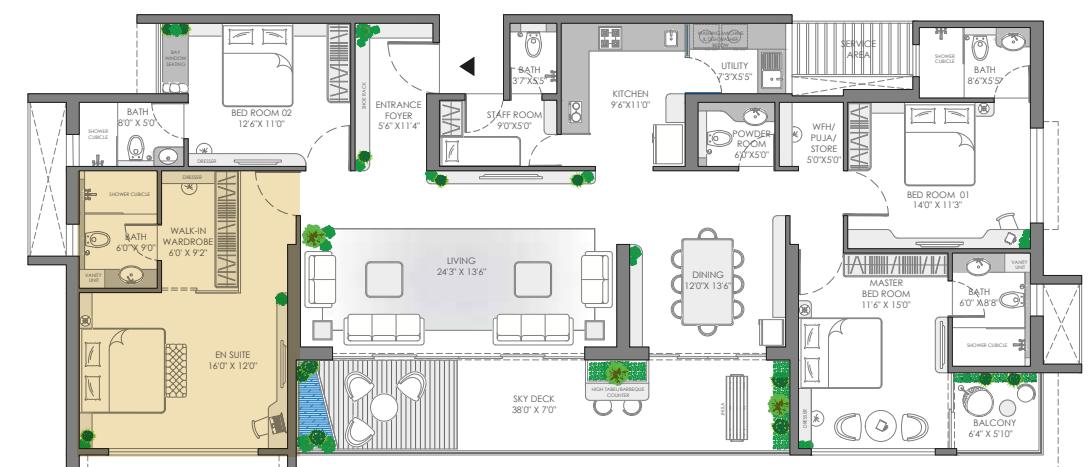
This is the epitome of grandé in every residence. And so, every en suite is full of utility-rich opulence.

EN SUITE

3'5" Wide entrance with smart lock for privacy and security
Planned space for dressing table, study table and TV
9 Feet long dedicated walk-in wardrobe space
8.5 Feet high window with 4 feet high railing for maximum light & ventilation, considering safety
Vastu-compliant bed placement with mobile charging points along both sides of the bed
Use of toughened glass for all windows
Use of toughened laminated glass for the railing
Wooden flooring in the en suite

EN SUITE - BATH

Centralized heat pump for continuous hot water supply
Provision for exhaust fan point
Separate shower cubicle
Floor drop for wet-dry area separation
Marble counter around WHB for aroma candles / pot-pourri etc.
Laundry space below WHB counter
Hair dryer point above the marble counter
Provision of rain shower in the en suite bath







WINDOWS

- Aluminum powder-coated system windows
- Use of silicon sealant to seal all sides of the windows avoids seepage from the joints
- Use of toughened glass for all windows
- Marble frame around all windows
- All windows provided with a railing and full height mosquito mesh
- Washroom windows made of toughened frosted glass and provided with a pleated mosquito mesh



PLUMBING

- Water inlet and outlet in the sky deck
- Seamless/Joint-less internal plumbing system
- Rain shower fittings in the master washroom & en suite washroom
- Heat pump for continuous hot water supply



FLOORING & DADO

- Wooden flooring in the master bedroom & en suite
- Italian marble floor finish in the entire residence
- 8 Feet high marble dado in all washrooms
- Vitrified tiles in the staff washroom
- Premium black sparkle granite for kitchen platform & dado



SERVICING

- Centralized air conditioning for the entire residence
- Trap doors at required locations for servicing of the AC
- Centralised system that terminates at the service platform of the utility area



DOORS

- Pre-hung laminated finish doors for all bedrooms & washrooms
- Main door 45mm, internal doors 40mm & washroom doors 35mm in thickness
- Concealed door closer for all doors with rubber bedding on the door frames to avoid banging
- Smart lock (accessible with key/card/fingerprint/passcode) for the main entrance, master bedroom & en suite for privacy & security
- All doors 8 feet in height
- 4 Feet wide main door & 3.5 feet wide internal bedroom doors
- L-shaped veneer wooden paneling for the main door + staff entry



WALLS & CEILINGS

- Gypsum-finish surface for all inner walls in the residence
- Water-based acrylic emulsion paint used for all internal walls
- Gypsum false ceiling with lights as per the electrical layout
- PVC wooden finish false ceiling in the sky deck



ELECTRICAL

- 100% DG backup for all electrical points
- Modular switches as per the electrical layout
- Mechanical ventilation in the staff washroom & powder room



SECURITY

- VDP with access to open the entrance lobby door
- Intercom in VDP to communicate with the security guard
- Provision of smart locks for master bedroom and en suite



STRUCTURE

- Strong RCC structure with aluminum formwork technology
- Structural design for earthquake seismic zone III and high wind pressure
- External walls made in RCC





LIFESTYLE, GRANDÉ.

In recent times, Baner-Balewadi has evolved into a high-end neighbourhood that offers an incredible lifestyle experience. Portia Grandé is at the nucleus of this lifestyle and connectivity.

WORK & LEISURE

Close to IT hubs of Hinjawadi, Wakad and Baner and closer to the delights of Balewadi High Street.

CITY & GREENS

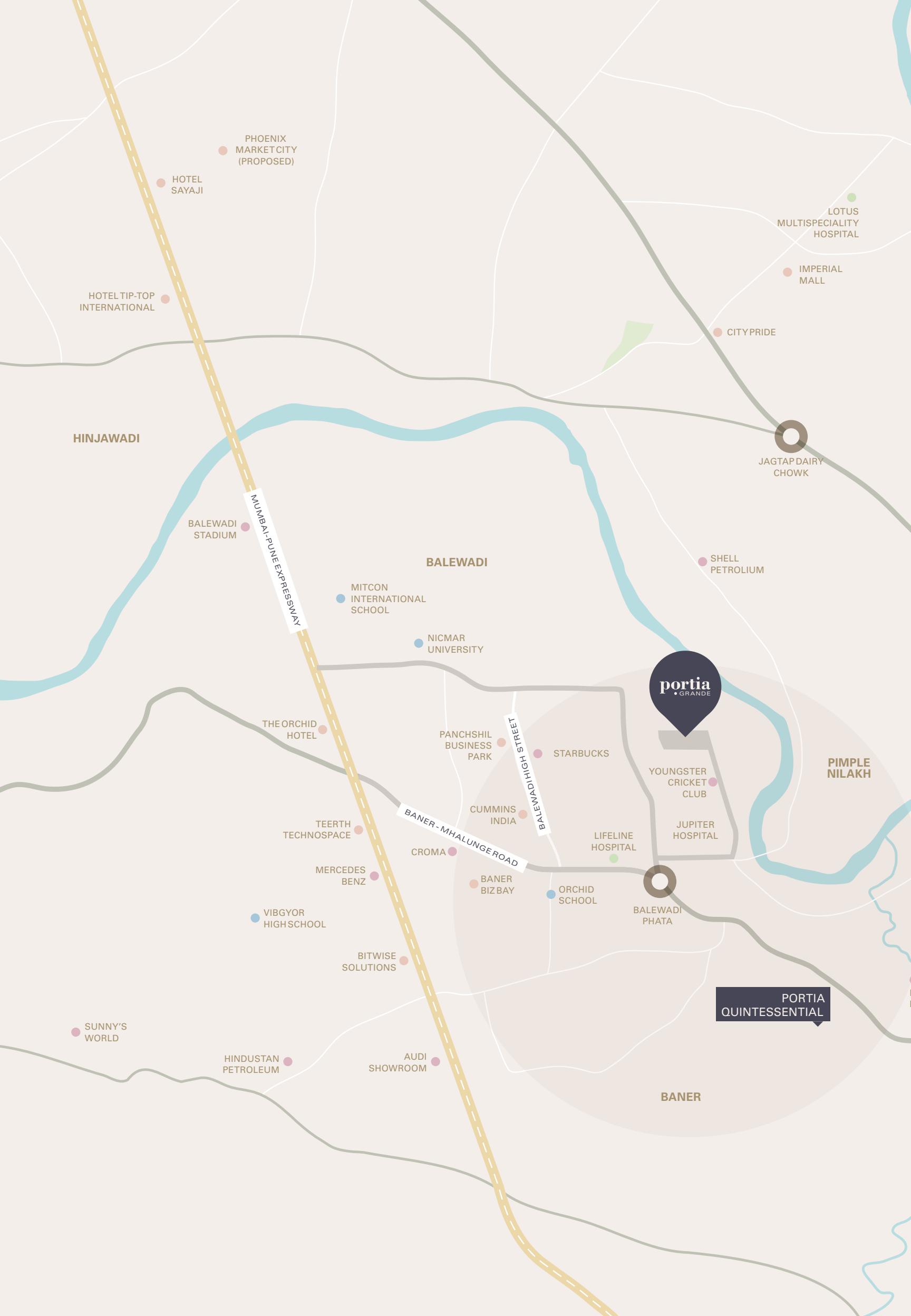
It's easy to reach out to the city's most happening places, while enjoying a cosy zone of green views.

LIVABILITY & LIKEABILITY

Baner-Balewadi has fast-tracked its overall infra growth to make it an urban destination loved by all.

CONNECTIVITY & CREDIBILITY

A choice of people who love fine living, Baner's excellent city & highway connectivity make it the perfect place.



CONNECTIONS, GRANDÉ.



SCHOOLS & COLLEGES

- Orchid School - 2.6 km
- MITCON International School - 3.8 km
- NICMAR University Pune - 4 km
- Vibgyor High School - 4.4 km
- Savitribai Phule Pune University - 7.1 km



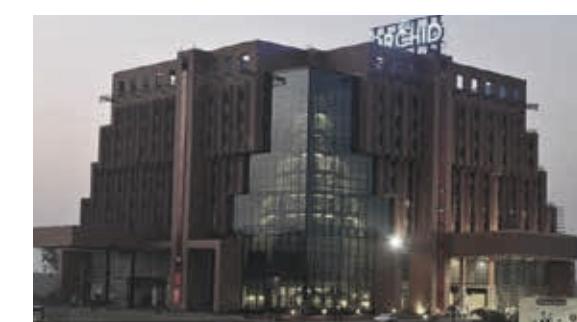
HOSPITALS

- Jupiter Hospital - 900 m
- District Hospital - 5.7 km
- Lifeline Hospital - 6.8 km
- Sancheti Hospital - 13 km



WORKPLACES

- Baner Biz Bay - 2.7 km
- Panchshil Business Park - 2.7 km
- Cummins India - 2.8 km
- Teerth Technospace - 3.8 km
- Bitwise Solutions - 3.8 km



RESTAURANTS

- The Urban Foundry - 2.8 km
- Starbucks - 2.9 km
- The Orchid Hotel - 3.5 km
- Ramada Plaza - 5.5 km
- Hotel Tip-Top International - 11 km



portia
QUINTESSENTIAL

One Pallod Farms, Baner



WHEN IT'S ABOUT
RECOGNITION, WE HAVE IT ALL.

The creations by Vilas Javdekar Developers have always earned the highest appreciation. What's more; even Portia comes with a legacy of recognition that is a testimony to its exclusivity. Add to this, many more plaudits that decorate our journey.





A COMMUNITY OF VJ HOME OWNERS WITH ACCESS TO EXCLUSIVE PRIVILEGES

At VJ, we are committed to making the life of our home buyers and home owners 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



Security & property solutions
for every VJ community



Hassle-free indoor management
for residential properties



Preferential treatment for
VJ home owners



Revenue generating spaces to
lower society's maintenance cost



Third party audit of homes
at the time of possession

CREDITS

PRINCIPAL ARCHITECT
Mind Manifestation Design

LANDSCAPE DESIGN
GRIT: Environmental Design + Research Studio

STRUCTURAL DESIGNER
Strudcom Consultants Pvt. Ltd.

BRAND CONSULTANT
Setu Advertising Pvt. Ltd.



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