



portia  
• GRANDÉ





## 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.





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GRANDÉ



## 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

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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



AIR. AQUA. LIGHT

02

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



GREEN

03

Caring for physical, emotional and social well-being



HEALTH

04

Crafting self-sustainable earning opportunities for the community



COMMUNE

05

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



FLEXI

06

Connecting everyday life and spaces with useful technology



TECH

07

Celebrating the blue heaven above us



SKY

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## 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.





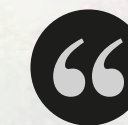


# portia GRANDÉ

## 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.





# MASTER LAYOUT



## 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



## 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



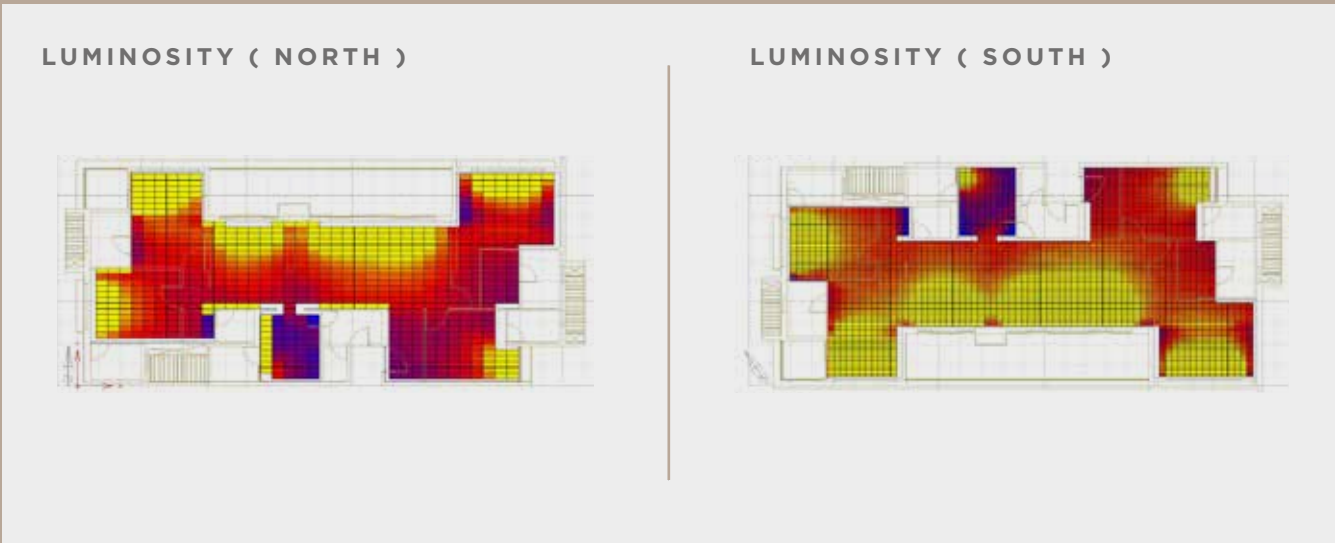
Unobstructed views with thoughtfully designed bay windows



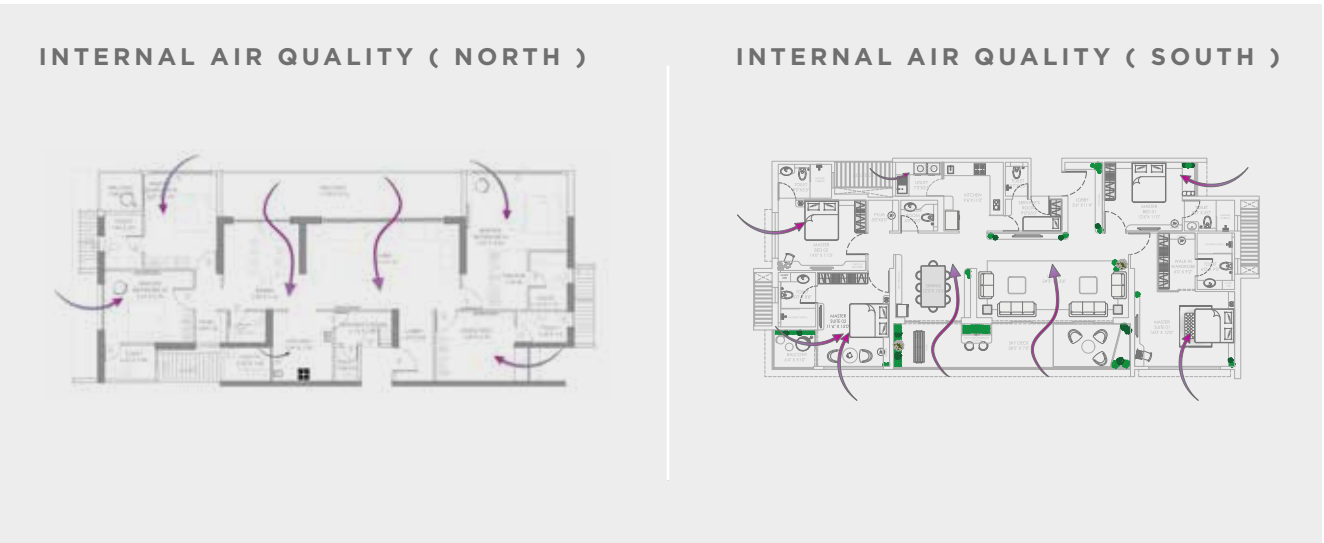
# LAYERS OF INDOORS THAT HAVE IT ALL.

The promise to enjoy wholesome indoors is brought alive by not just what one sees, but what is behind the walls of the residence.

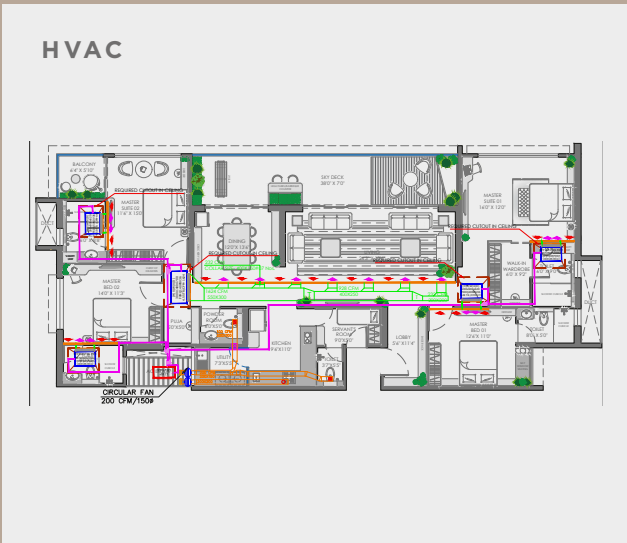
At VJ, we thoughtfully design the smallest detail that goes into making a residence, a ‘have-it-all’ abode for you.



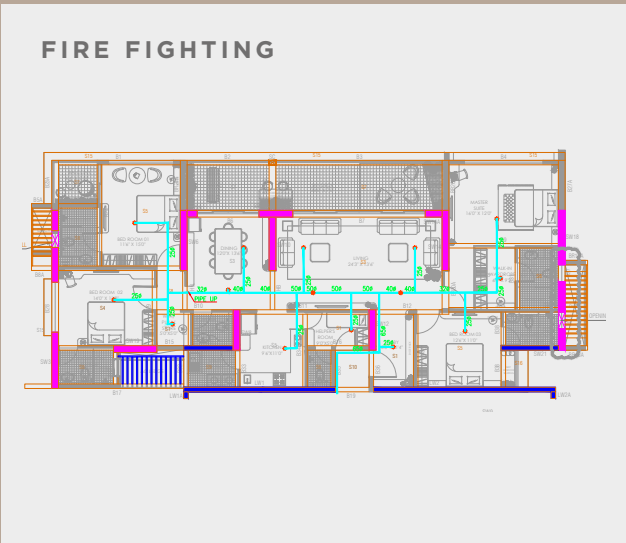
This luminosity layout showcases the natural sources, from where light enters the home.



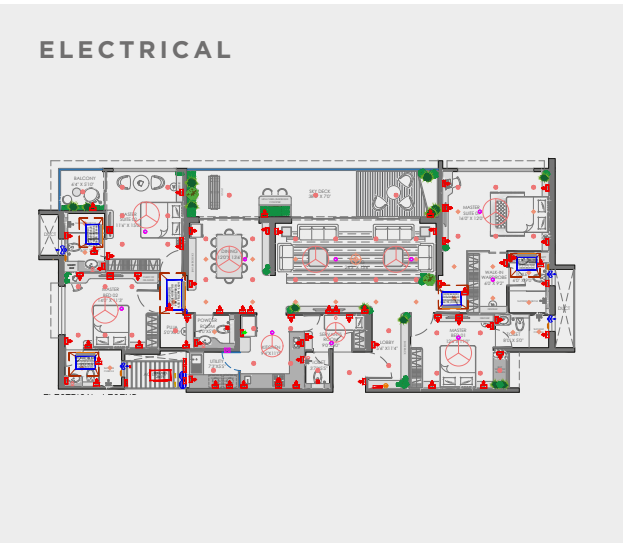
This IAQ layout showcases the well-thought design of the home for maximum air circulation, increasing the internal air quality.



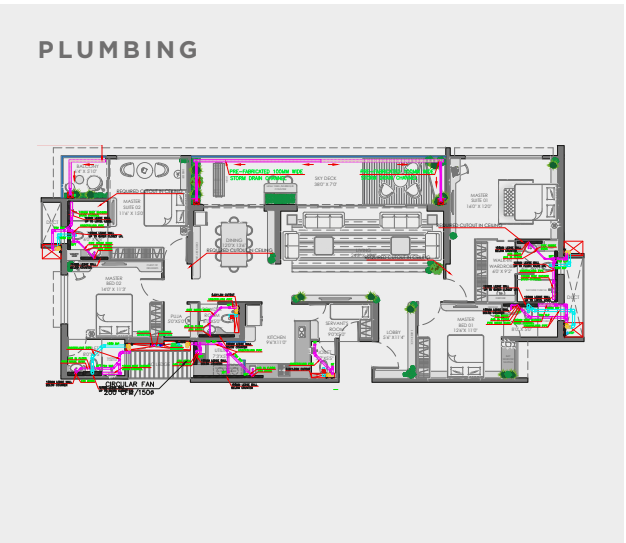
This HVAC layout showcases the well-thought design of the home for installing indoor & outdoor units of the air-conditioning system.



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



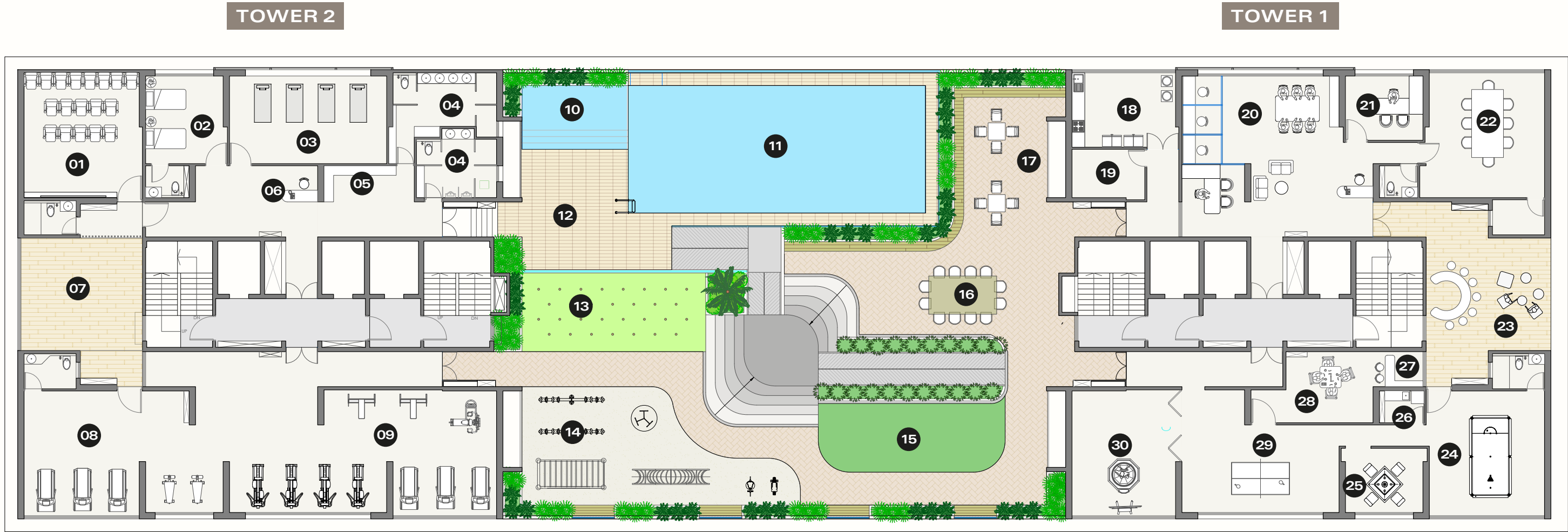
This layout explains the fixed points and provisional electrical points inside the home.



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

Disclaimer : These layouts are for explanation purpose only.  
Please refer to the sanctioned plans for details.





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 AI Fresco Dining
- 17 Poolside Café

COMMUNITY FLOOR

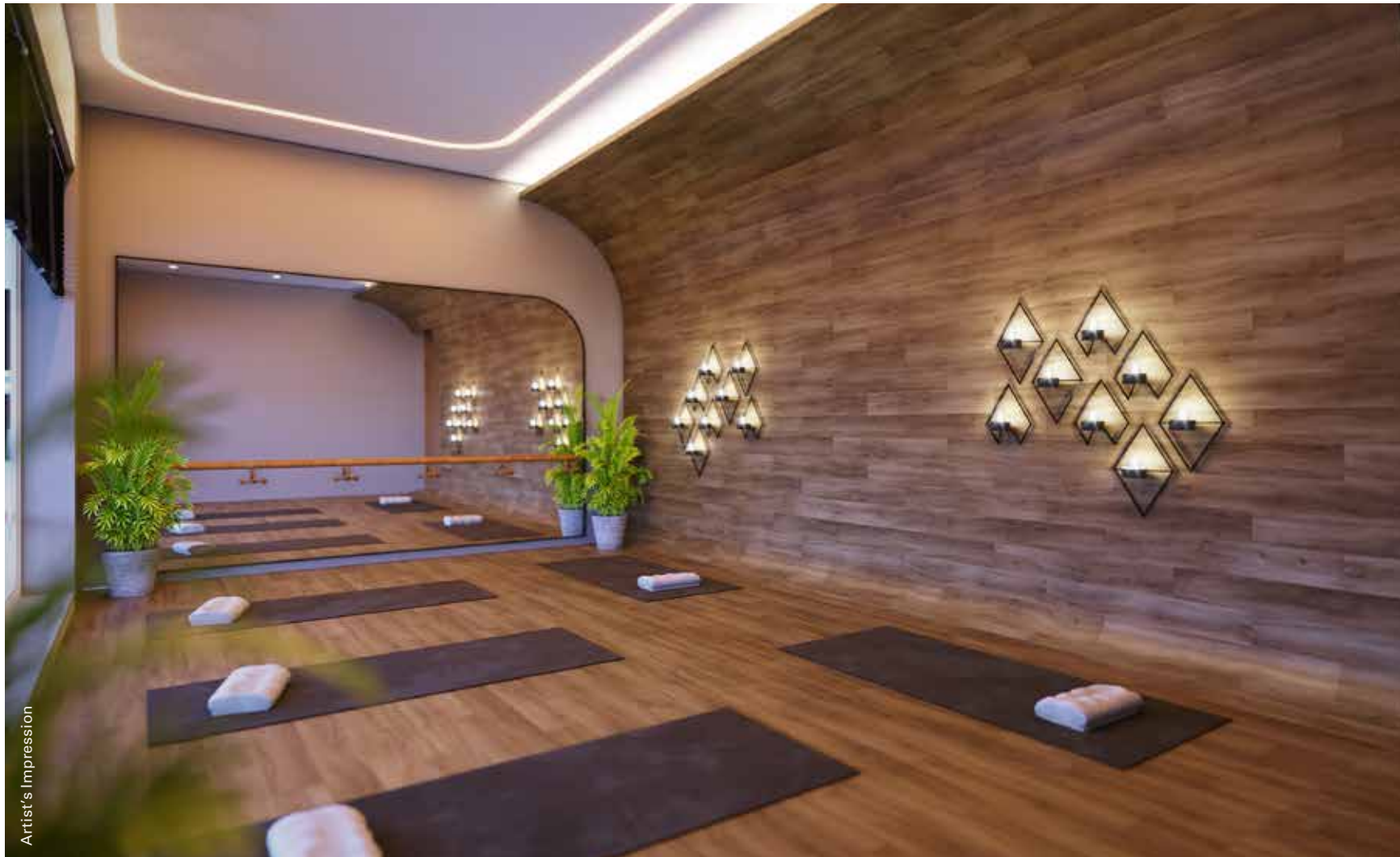
- 18 Community Kitchen
- 19 Cold Storage + Dry Food Storage
- 20 Coworking Lounge
- 21 Society Office
- 22 Board Room
- 23 Health Kiosk
- 24 Snooker Room
- 25 Carrom Board Room
- 26 Pantry
- 27 Bar
- 28 Poker Room
- 29 Table Tennis Room
- 30 Virtual Reality Games Room



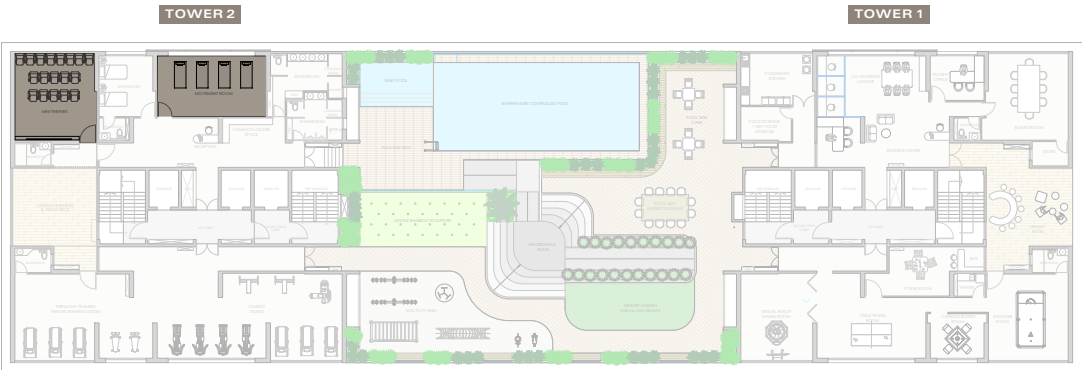


INDULGENCE, GRANDÉ.

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.



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.



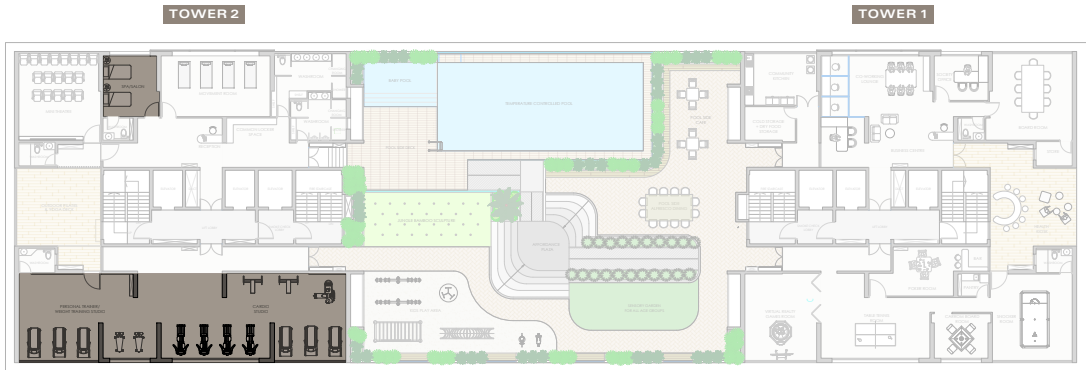




For some it might be the fatigue caused by a hectic routine, while for some it would be a chance to just refresh their senses. The Spa at Portia Grandé, pampers everyone.



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.



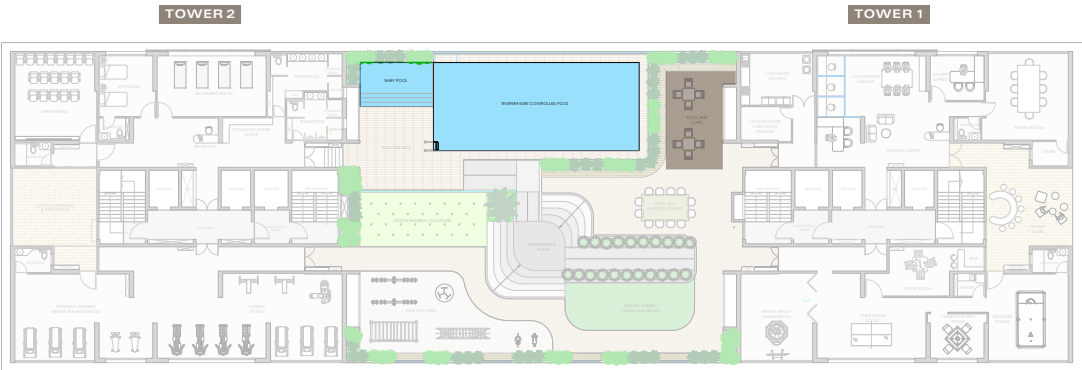




## REJUVENATION, GRANDÉ.

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.



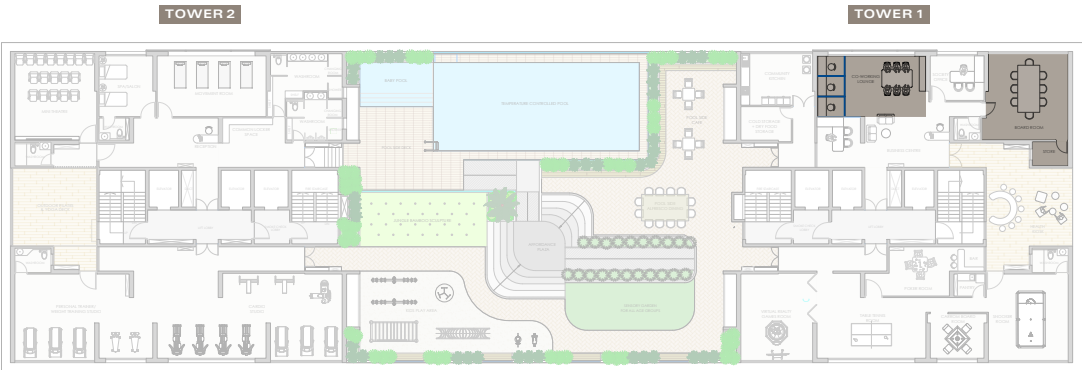




AMBITIONS, GRANDÉ.

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.

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.

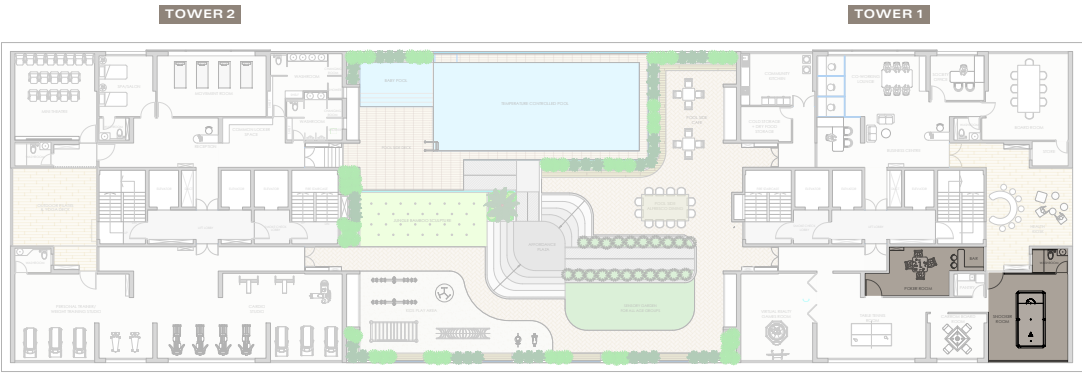


Artist's Impression



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!

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.

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?





## 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

## 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

## DINING

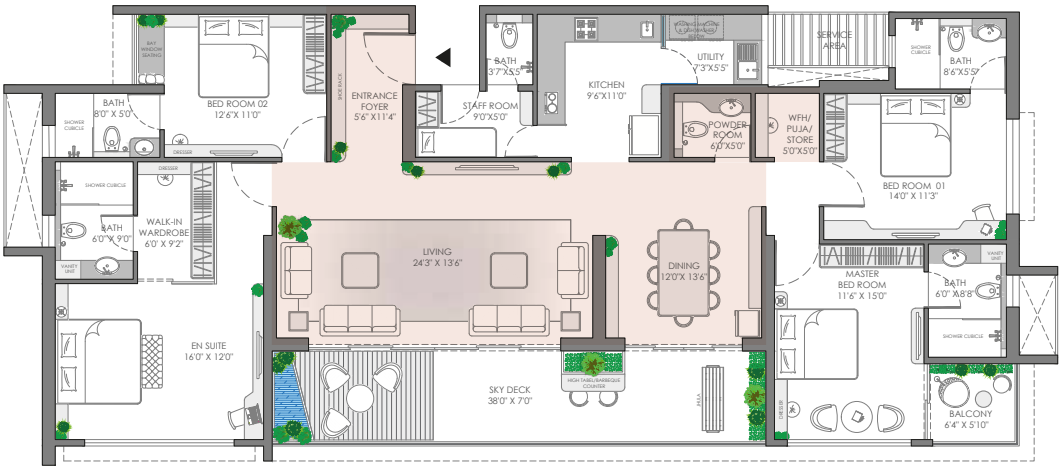
- Planned electrical points for refrigerator/juicer etc. in the dining area
- Space for cabinet / bookshelf / bar counter in the dining area
- Co-learning /gallery wall in front of the dining
- Separation wall between the living room and dining area for privacy
- Easy access to the powder room from the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

## 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)

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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.



Images used are from the sample residence at Portia Grandé





## 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 barbeque counter / high bar table in the sky deck

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

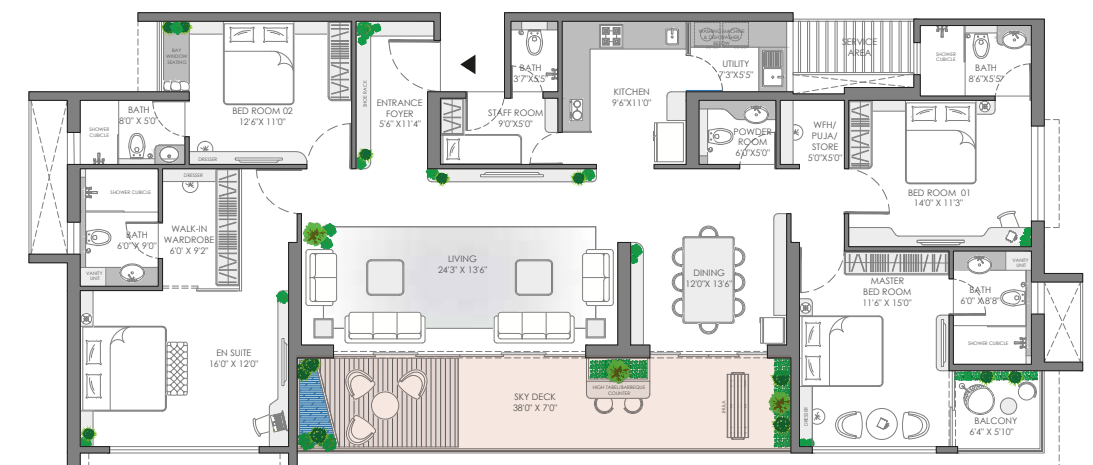
Starry lights in the sky deck for an aesthetic elevation

Railing provided with an LED

Use of toughened laminated glass for the railing

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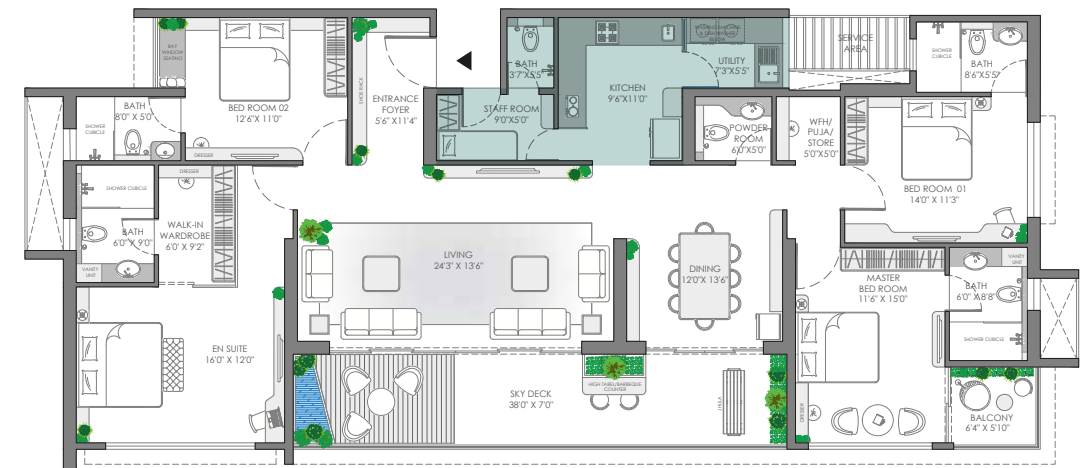
A grand residence deserves a grand sky deck.  
The 38 feet long sky deck at Portia Grandé,  
has all that you need.





# portia GRANDÉ

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





## 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- 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 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 - 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

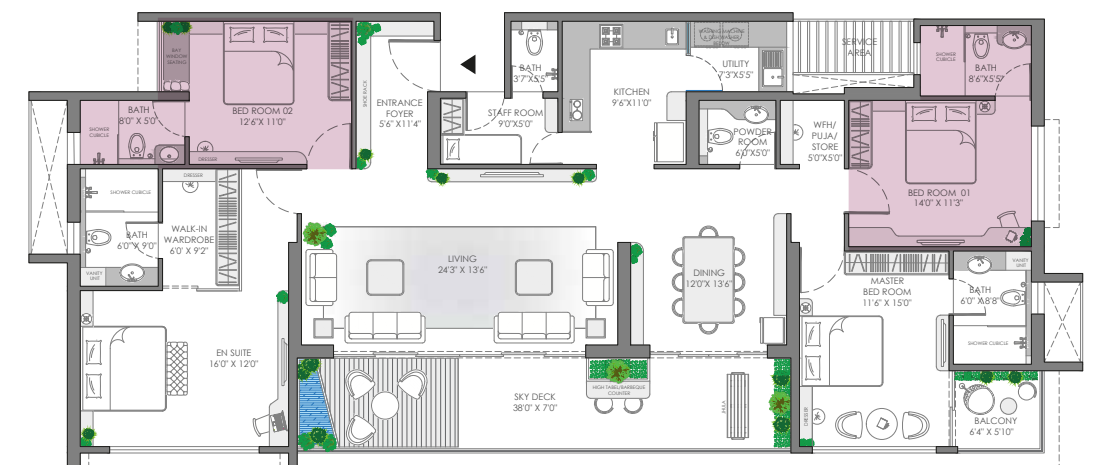
Storage space below the marble counter for laundry / essentials

8 Feet high marble dado finish on the walls

LED mirror in the bath

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GRANDÉ

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.

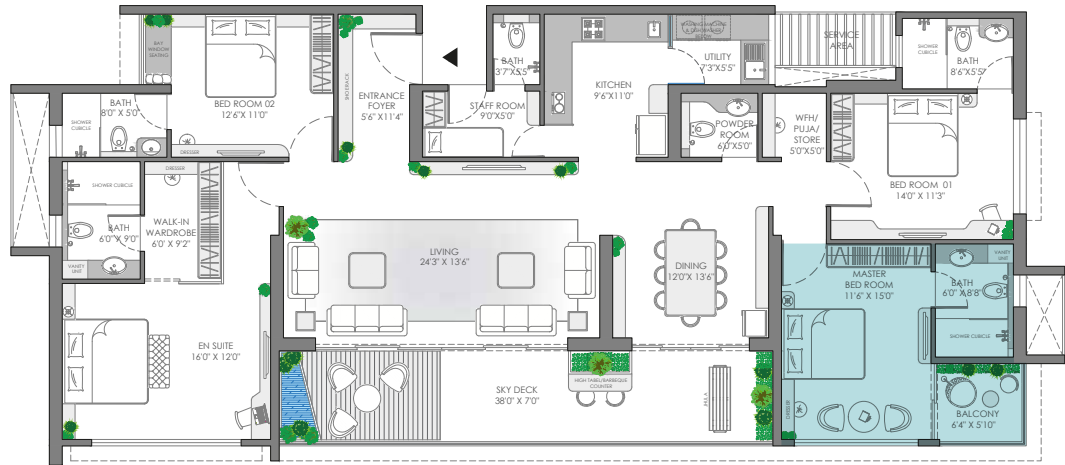


Images used are from the sample residence at Portia Grandé





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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## 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

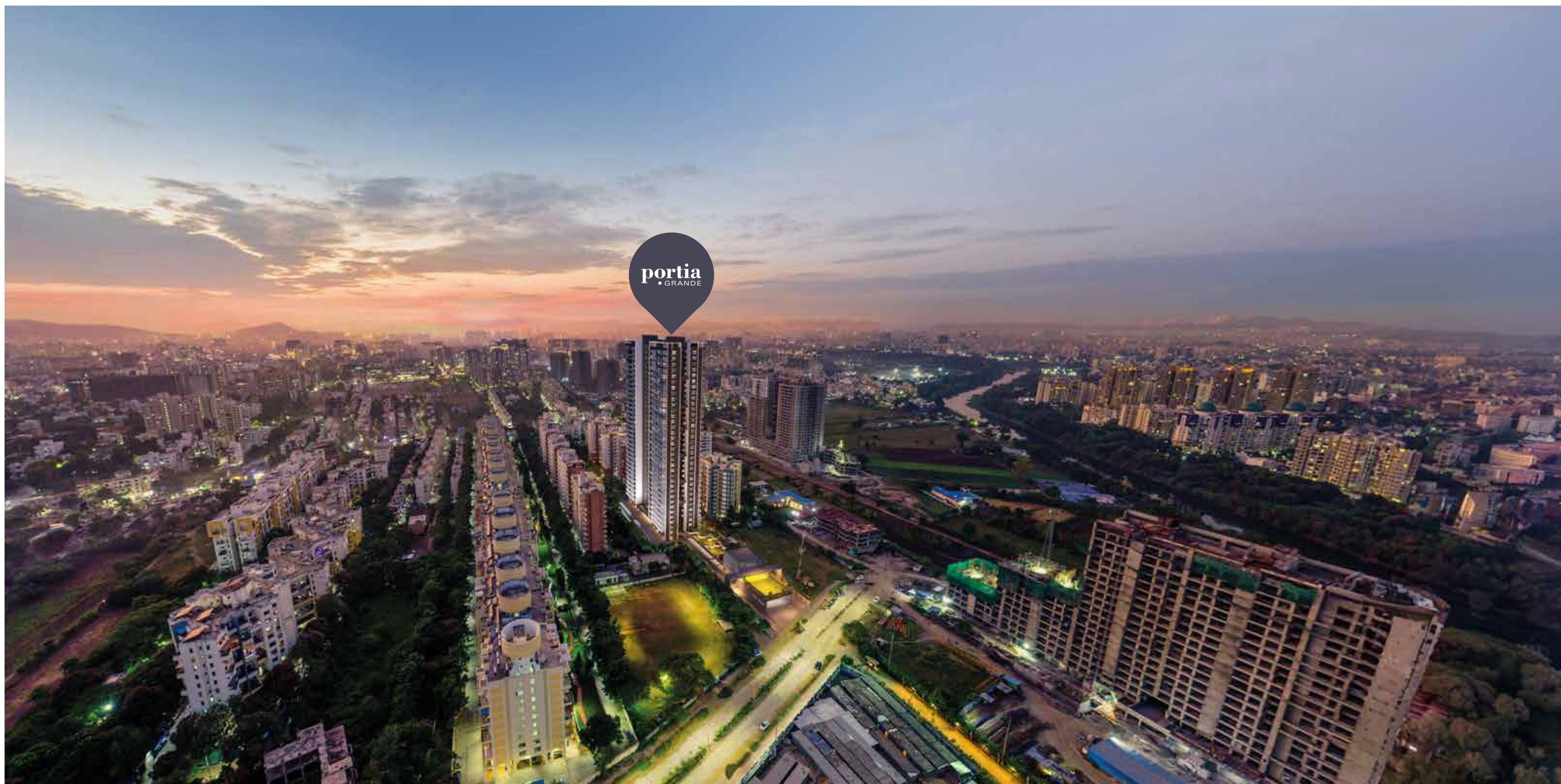
- VDP with access to open the entrance lobby door
- Intercom in VDP to communicate with the security guard
- Provision of smart locks for master bedroom and en suite



## 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

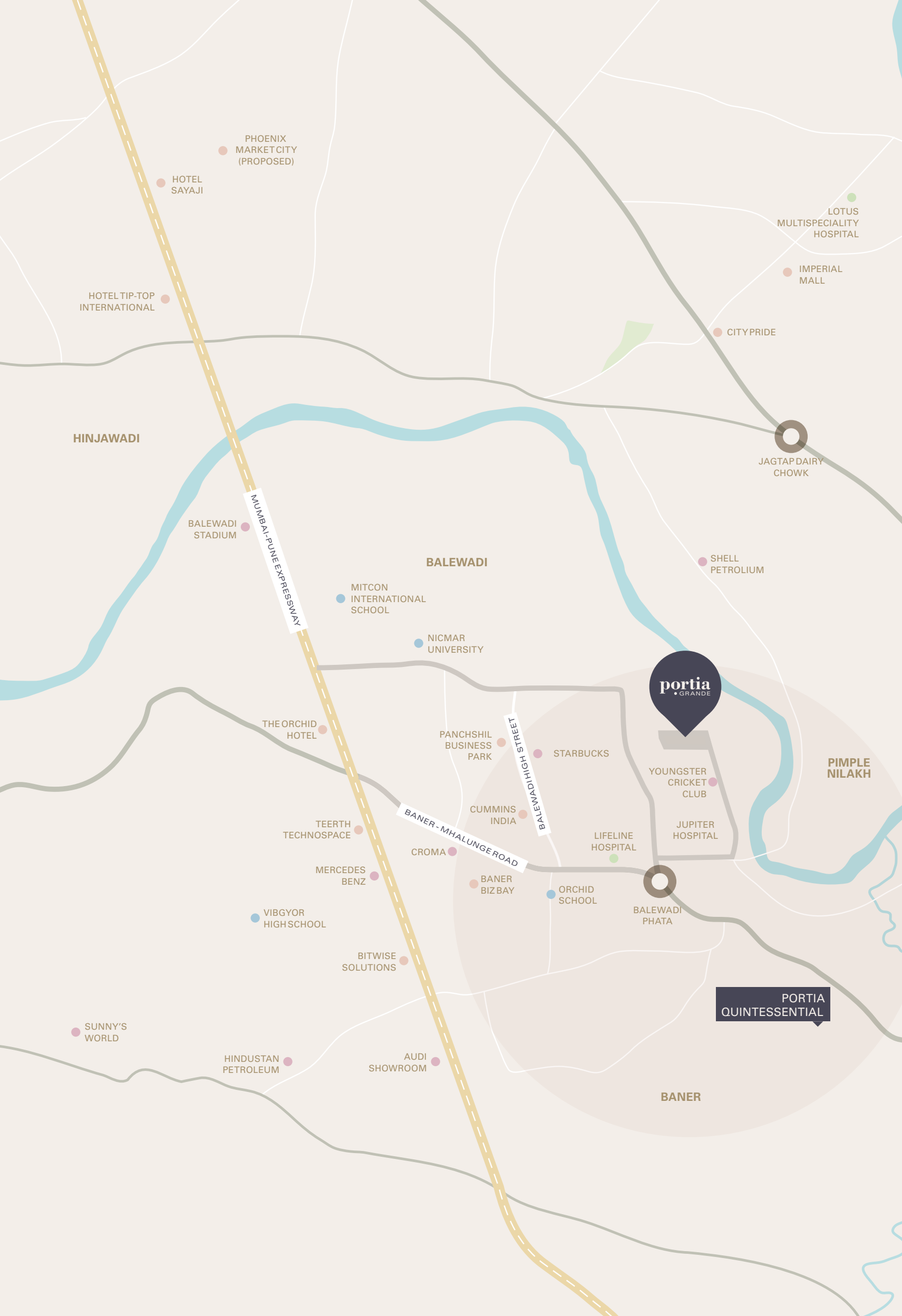
Baner-Balewadi has fast-tracked its overall infra growth to make it an urban destination loved by all.

### 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







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QUINTESSENTIAL  
One Pallo Farm, 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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