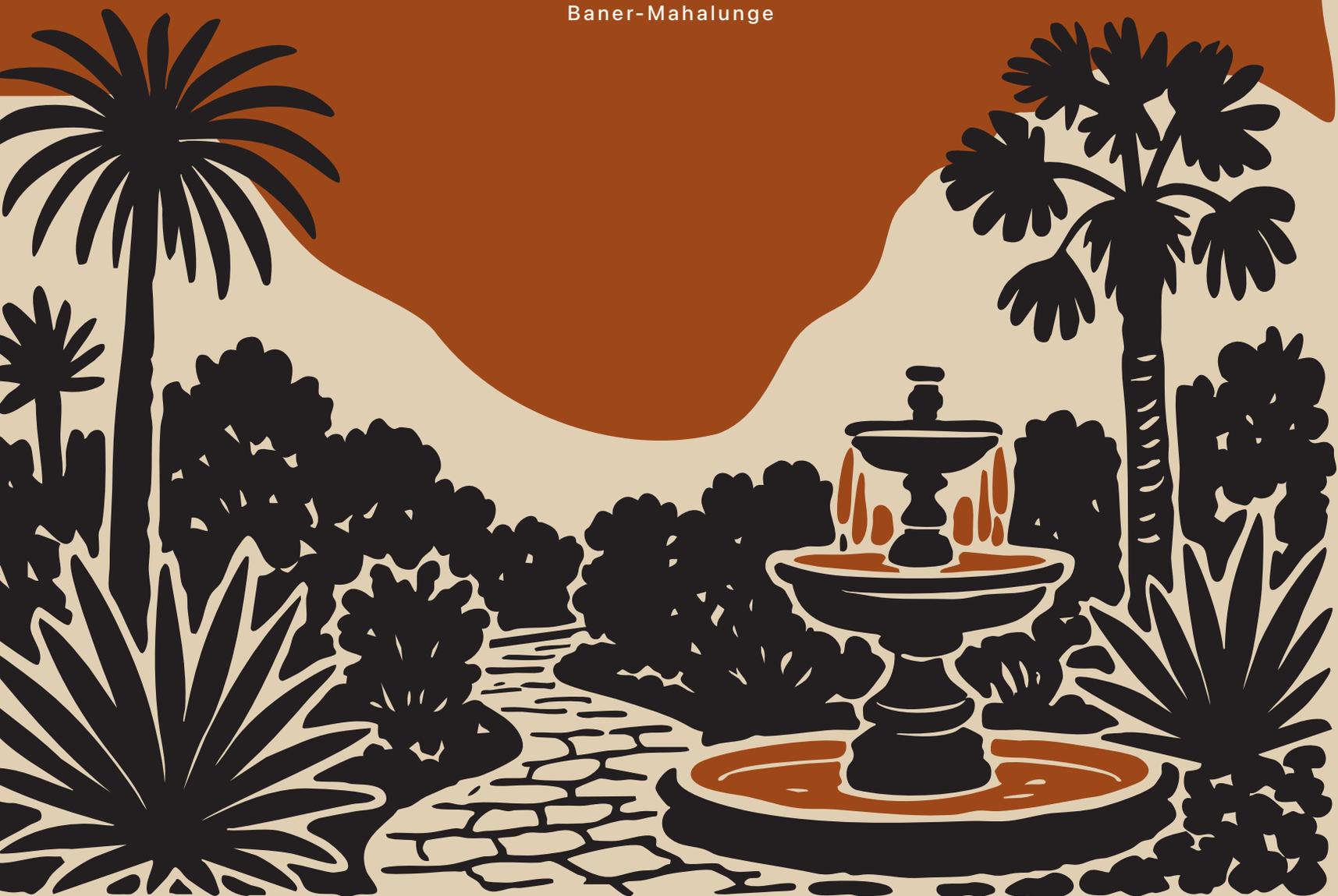




PALLADIO

La Siento

Baner-Mahalunge





When you rise even a little, the world feels different. You notice small details you might have missed before. The air, the sunlight, the sway of trees, the quiet rhythm of life. When you rise, you do not just see the world in a new way, you feel it and live it different every single day. It's time to breathe fresh, it's time to...

Fly HIGH!





Artist's impression

Artist's impression

HOMES WHERE
LIVES TAKE

Flight.



PALLADIO
La Siento

- Excellent location at Baner-Mahalunge
- 2 Elegant towers rising 27 storeys
- Exclusive 3 bedroom residences
- 40+ Curated lifestyle amenities
- Future-ready specifications
- A like-minded community of 500+ families

THE MAKERS OF YOUR REIMAGINED LIFE!

From the Architect's desk



Ar. Girish Brahme
Principal Architect

Wind, one of the 5 elements that have shaped mother earth, is the inspiration behind the design of Palladio LaViento. The building has a curved facade to make sure that every home gets maximum ventilation throughout the day, while also ensuring maximum natural light. At the same time, this curve adds a sense of unforgettable glamour to the building, further elevating its charm.



Dr. Sruthi Atmakur-Javdekar
GRIT: environmental design + research studio

With wind at its core and light & movement as two crucial pillars, Palladio LaViento has two towers positioned to maximise cross-ventilation, views and social interaction. A Spanish villa - inspired club anchors these two towers. The landscape is designed as an experiential journey: a fragrant arrival court, rustling tree-lined pathways, wind installations, a 40-element nature-led play zone, and calming breath and movement courts.

Every space, like flowing wind, seamlessly allows people to interact and brings the community together.



PALLADIO
La Siento

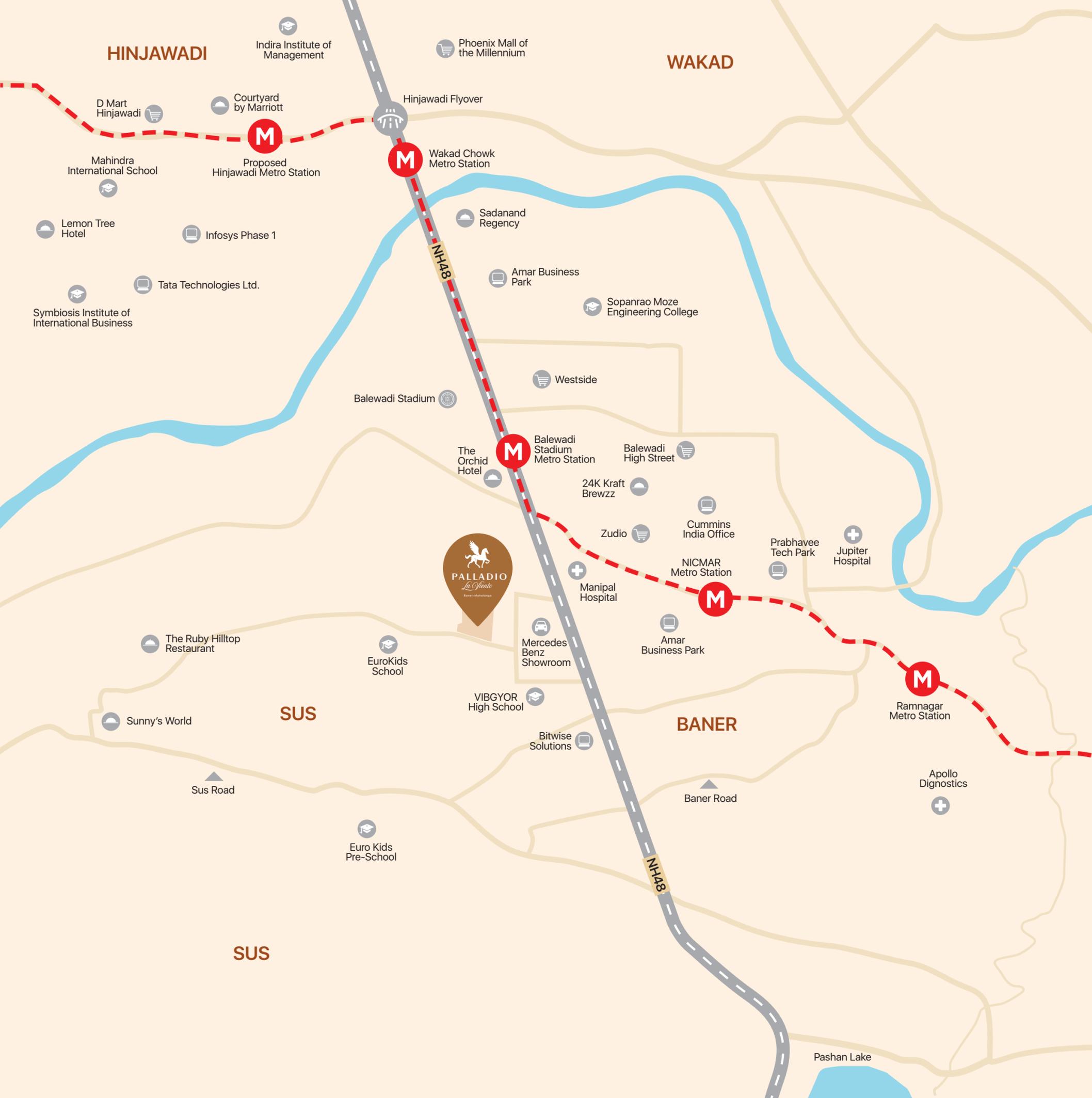
THE TRINITY OF SEAMLESS CONNECTIVITY!

While you live elevated, it is also crucial that you live connected. Connected to everything that matters for you and your loved ones' lifestyle and rhythm of life.

Encircled by 3 prime locations of West Pune- Baner, Sus and Balewadi, your home here brings you closer to urban conveniences and surrounds you with a more serene and green environment. Not only that, with close proximity to major highways, IT parks, schools, hospitals, and more, this is now becoming Pune's sought-after residential address that takes life to new heights.

Baner-Mahalunde





IT Parks and Hubs

Teerth Technospace	3 mins
Bitwise Solutions	4 mins
Amar Business Park, Baner	6 mins
Prabhatee Tech Park	11 mins
Cummins India Office, Balewadi	11 mins
Cisco Systems Pvt. Ltd.	15 mins
Infosys Phase 1	20 mins
Persistent Systems	21 mins

Schools and Colleges

VIBGYOR High School, Balewadi	1 mins
EuroKids School	1 mins
Sopanrao Moze Engineering College	8 mins
The Orchid School, Baner	9 mins
Daffodil International School, Baner	10 mins
Bharti Vidyapeeth School	10 mins
Indira Institute of Management	12 mins

Shopping and Entertainment

D-Mart	7 mins
Zudio	8 mins
Balewadi High Street	9 mins
Westside	9 mins
Phoenix Mall of the Millennium	13 mins
Xion Mall, Hinjawadi	18 mins

Hotels and Restaurants

The Orchid Hotel	9 mins
24K Kraft Brewzz	9 mins
Sayaji Hotel	13 mins
Courtyard by Marriott	18 mins
Hotel Tip-Top International	19 mins
Vivanta by Taj	19 mins

Hospitals

Manipal Hospital	7 mins
Benecare Mother & Child Hospital	7 mins
Lifepoint Multispecialty Hospital	10 mins
Jupiter Hospital	12 mins
Apollo Diagnostics	16 mins
Sanjeevani Multispecialty Hospital	20 mins

Sports & Recreation

Sunny's World, Sus	8 mins
Balewadi Stadium	10 mins
Pashan Lake	10 mins
Baner Pashan Biodiversity Park	15 mins

Commute

Upcoming Balewadi Metro Station	10 mins
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Fragrance Court to delight your senses.



SPREAD YOUR
Wings
WITH MULTIPLE AMENITIES!



Aura Court to indulge in many luxuries.



Movement Court to live fit and active.



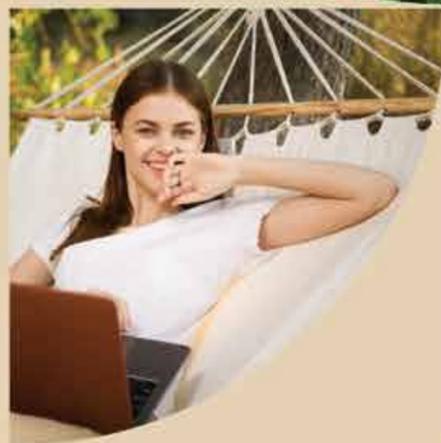
It's not only the indoors that help you live enriched, but it's also the outdoors that carve a segway to it. Here at Palladio LaViento, we have mindfully curated 6 zones of amenities, each catering to the needs of every occasion and generation. Each court captures the essence of the outdoors, combining utility, serenity & luxury, thereby offering a lifestyle that is unmatched and unequalled!

Club La Viento

Rustle Court to experience togetherness.



Breath Court to breathe in positivity.





- ZONE 1**
- 01. Entrance gate & canopy
 - 02. Security cabin
 - 03. Pick-up & drop-off point
 - 04. Fragrance garden with feature wall

- ZONE 2**
- 05. Nana-nani pods
 - 06. Sensory garden with wind sculpture
 - 07. Toddlers' nature play area
 - 08. Sand pit area
 - 09. Water feature
 - 10. Sound garden
 - 11. Spin wheel garden
 - 12. Hammock swing garden
 - 13. Permaculture garden

- ZONE 3**
- 14. Jogging track
 - 15. Party lawn
 - 16. Deck area
 - 17. Swimming pool with kids' pool
 - 18. Seating nooks with wind installations
 - 19. Flag hoisting pole / stage
 - 21. Amphi-style seating
 - 22. Platform stage
 - 23. Reflexology path
 - 24. Kids' play area
 - 25. Box farming

- ZONE 4**
- 26. Avenue walk
 - 27. Temple gathering space
 - 28. Tulsi vrindavan
 - 29. Seating nooks
 - 30. Temple
 - 31. Pradakshina marg
 - 32. Lotus pond
 - 33. Devrai

- ZONE 5**
- 34. Audience seating
 - 35. Multipurpose court
 - 36. Pickleball court
 - 37. Open gym
 - 38. Seating nooks
 - 39. Pets' gym
 - 40. Pet parent deck area
 - 41. Pets' sand pit
 - 42. Pets' bath area

- ZONE 6**
- Club La Viento*
- **GROUND FLOOR:**
Celebration hall
 - **FIRST FLOOR:**
Personal training studio
 - **SECOND FLOOR:**
Great room

- A BUILDING**
- Guest suites
 - Kids' learning centre
 - Business centre



ZONE 1

FRAGRANCE *Court*

FOR ALL THOSE HAPPY
& GRAND WELCOMES!



PALLADIO
La Viento



Key plan of Fragrance Court

Entrance gate
& canopy

Security cabin

Pick-up &
drop-off point

Fragrance garden
with feature wall



Entrance Gate & Canopy

Imagine a welcome that brings you closer to realising that you're living at the zenith, every single day. Well, here, you can actually experience it and make homecoming truly delightful!

Security Cabin

A dedicated security cabin for monitoring and supervision, because one doesn't have to choose between safety and luxury.

Pick-up & Drop-off Point

A designated spot for the pick-ups & drop-offs of your little ones, ensuring the safety of the kids and convenience of the parents alike.

Fragrance Garden

Planted for a pleasant aromatic experience, the fragrance garden is curated to stimulate the sense of smell, so that the wind sways the scent of tranquility and freshness.



ZONE 2

RUSTLE *Court*

FOR NEW CONNECTIONS
AND MANY MEMORIES!



Key plan of Rustle Court

Nana-nani
seating pods

Sensory garden
with wind sculpture

Toddlers' nature
play area

Sand pit area

Water feature

Sound garden

Spin wheel garden

Hammock swing garden

Permaculture garden



Sensory Garden with Wind Sculpture

Sight, smell, touch & sound - a space carved to revive all these 4 senses. Here, you can pause out the daily chaos and reconnect with nature. Unwind, relax, or connect, all with a magical view of the wind sculpture.

Toddlers' Nature Play Area

Your little champs need space to unleash their inner playful spirit. This spot right here, surrounded by the greens allows them to indulge in some exciting fun and frolic.



Sand Pit Area

A dedicated sand playground for your little ones to play, dig and unleash their creativity. Moreover, it's a sensory-rich zone, encouraging calmness and social connectivity amongst the kids.

Sound Garden

Indulge in the sound of calmness, quietness and peace at this rejuvenating spot that brings together a variety of pleasing sounds from nature and other elements. Here, you can also give your evenings a soothing musical touch!



Key plan of Rustle Court



RUSTLE *Court*

Hammock Swing Garden

Relax and swing to the tunes of nature with this hammock-style garden, curated for you to spend your leisure time, enjoying the magical views of the sky.

Permaculture Garden

A shared green space that encourages healthy, organic, and locally produced food essentials, thereby strengthening strong community bonds.



Representative images

ZONE 3

AURA *Court*

FOR MOMENTS THAT MAKE LIFE
WORTH LIVING EVERY DAY!



Key plan of Aura Court

Jogging track

Party lawn

Deck area

Swimming pool
with kids' pool

Seating nooks
with wind installations

Flag hoisting pole / stage

Swing pavilion

Amphi-style seating

Platform stage

Reflexology path

Kids' play area

Box farming



Jogging Track

Start your mornings on an energetic note or wind down after a long day with a peaceful jog amidst lush greens and open skies. This track keeps your fitness goals on point and your mind refreshed.

AURA Court



Party Lawn & Deck Area

What's life without a little celebration? Here all your celebrations are made grand along with a deck area that gives you a front-row seat to enjoy these moments.

Swimming Pool with Kids' Pool

Dive into leisure! While you swim your stress away, your little ones can splash around safely in their own pool space.

Seating Nooks with Wind Installations

Find your corner of calm. These beautifully designed seating nooks, invite you to pause, breathe, and just be.

Swing Pavilion

Take a seat, sway gently, and feel the world slow down. The swing pavilion is a space to pause before you continue with your daily hustles.



Key plan of Aura Court



Amphi-Style Seating and Stage

Perfect for small gatherings, performances, or impromptu evening chats, the amphitheatre-style seating and the performance stage, give the residents the right platform to shine!

Reflexology Path

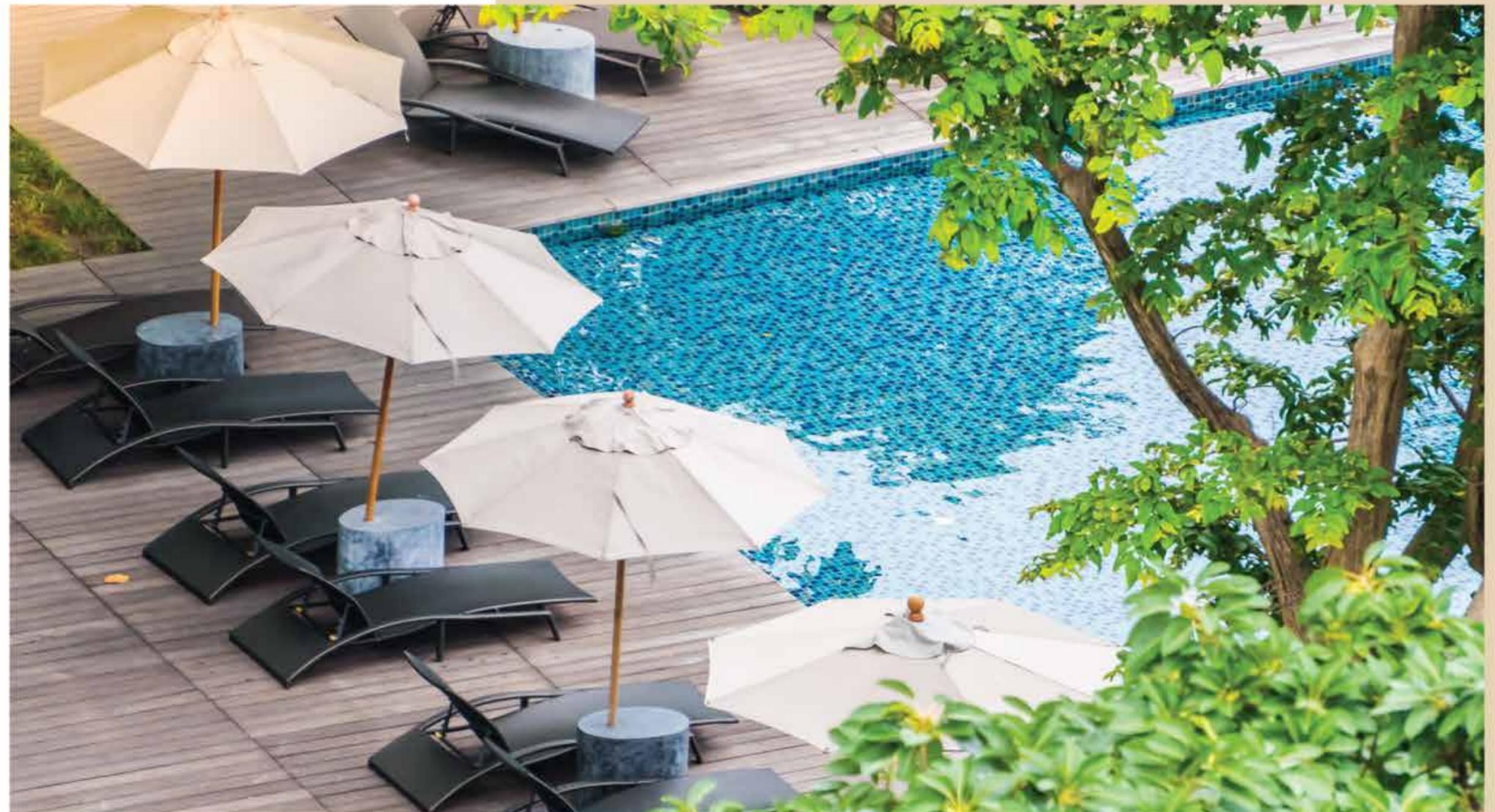
Stimulate your senses, improve circulation, and embrace a few minutes of mindful calm as you tread along this wellness path.

Kids' Play Area

A vibrant, safe, and fun-filled zone where children can laugh, climb, and create their own little adventures, right in the heart of the community.

Box Farming

Grow together, quite literally! Engage in box farming with your neighbours and experience the joy of nurturing your own little patch of green!



Representative images

ZONE 4

BREATH *Court*

FOR SOULFUL MOMENTS OF
SPIRITUALITY, POSITIVITY
& DEVOTION!



PALLADIO
La Viento



Key plan of Breath Court

Avenue walk

Gathering space

Tulsi Vrindavan

Seating nooks

Worship area

Pradakshina Marg

Lotus pond

Devrai

Avenue Walk

Take a gentle stroll along the tree-lined path where fresh air and rustling leaves make every walk feel peaceful. It's the perfect way to clear your mind, slow down, and soak in nature's quiet beauty every day.

Gathering Space

A calm open space where people come together to pray, share stories, and connect. Whether it's a festive morning or a peaceful evening, this space brings warmth, devotion, and a sense of belonging to every moment.





Pradakshina Marg

Walk this sacred path with mindfulness and grace. The Pradakshina Marg offers a quiet rhythm that soothes your mind, helping you feel grounded and connected as you move through moments of reflection and spiritual peace.

Lotus Pond

A beautiful pond where lotus blooms float gently on clear water. Watching them sway in the breeze brings an instant sense of calm and clarity, reminding you to stay rooted.

Devrai

A green sanctuary that celebrates the bond between people and nature. The devrai feels alive with energy, birdsong, and fresh air, offering a serene escape where you can breathe deeply and feel close to the earth.

BREATH *Court*



Key plan of Breath Court

Tulsi Vrindavan

A sacred corner that fills the air with purity and calm. The Tulsi Vrindavan becomes a part of your daily rhythm, reminding you to begin each day with gratitude, positivity, and a quiet sense of devotion.

Seating Nooks

Cosy little corners designed for comfort and stillness. Sit down with a book, a thought, or simply yourself. Surrounded by greenery, these nooks invite you to unwind, breathe easy, and let the world slow down a little.

Worship Area

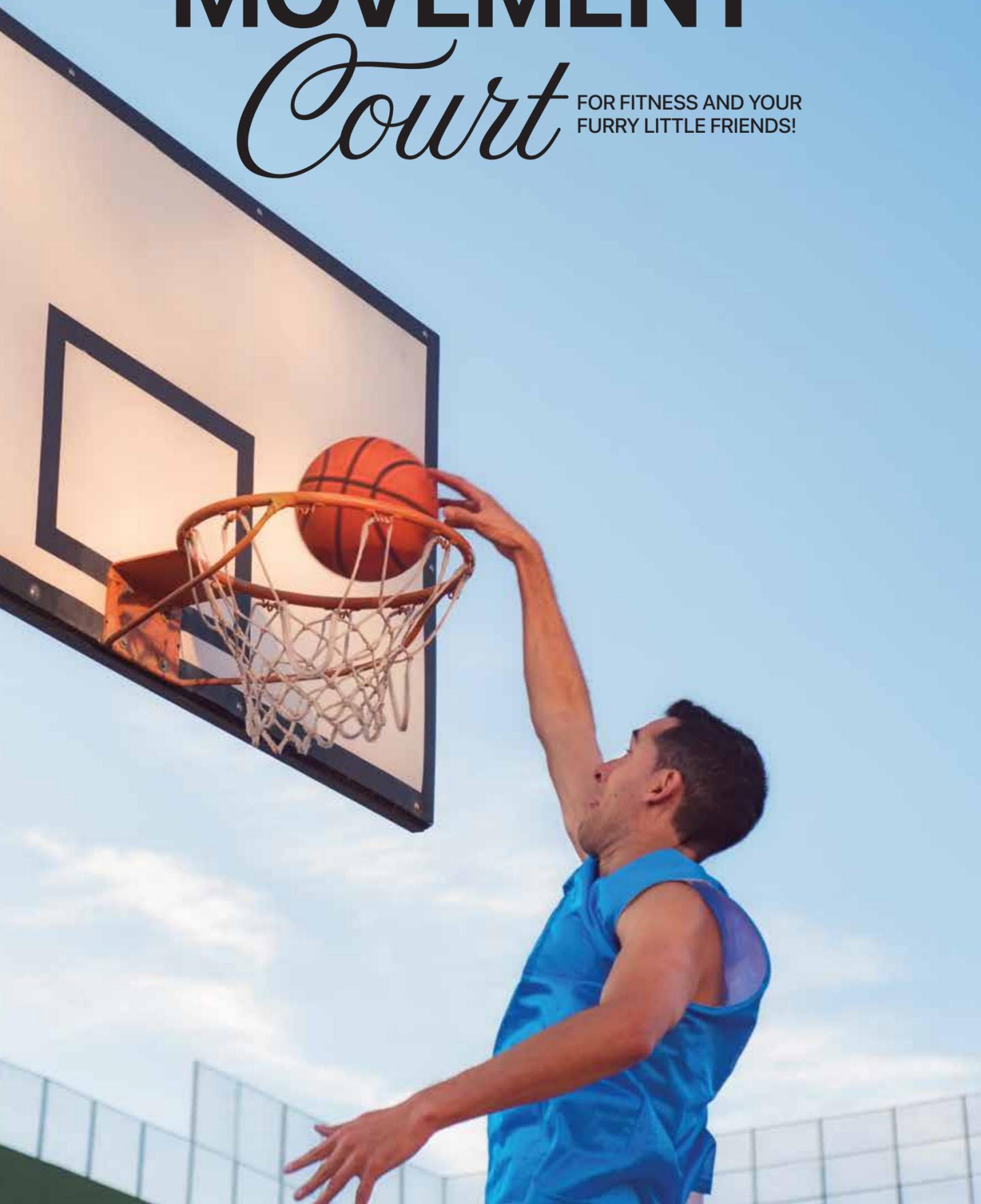
A peaceful retreat where faith meets stillness. This area invites you to pause from the day's rush, light a diya, and find calm in prayer. It's a space that restores your spirit and centres your thoughts.



ZONE 5

MOVEMENT *Court*

FOR FITNESS AND YOUR
FURRY LITTLE FRIENDS!



PALLADIO
La Viento



Key plan of Movement Court

Audience seating

Multipurpose court

Pickleball court

Open gym

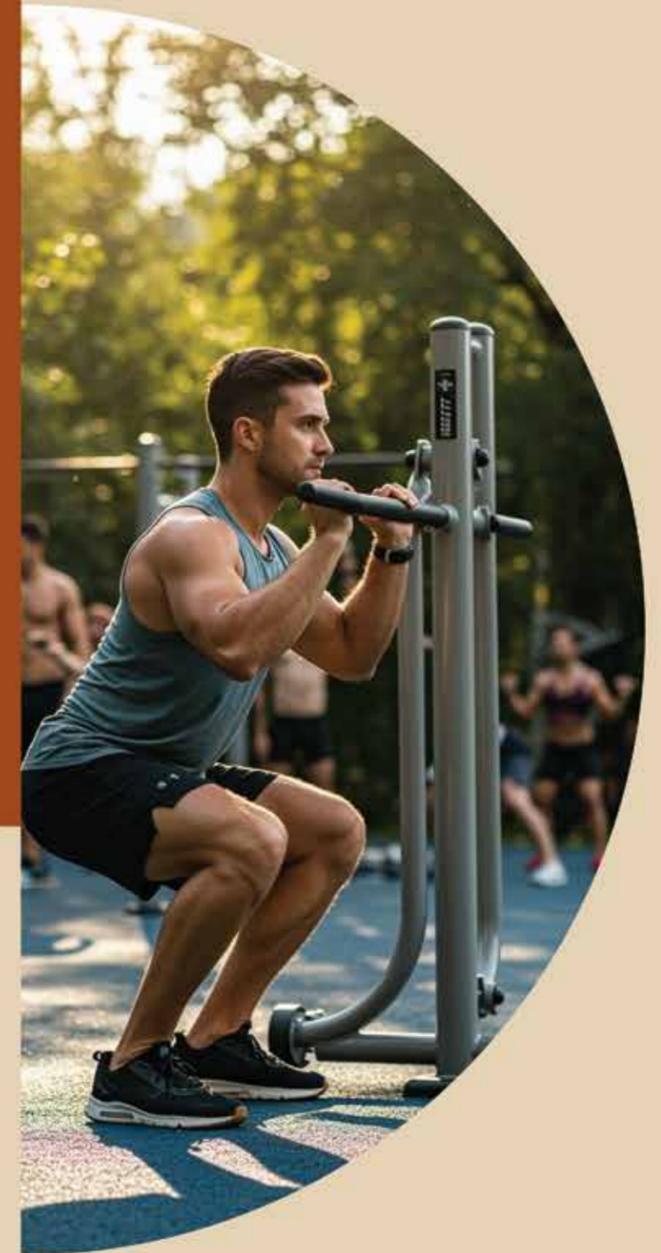
Seating nooks

Pets' gym

Pet parent deck area

Pets' sand pit

Pets' bath area



Audience Seating

A lively space where cheers and laughter fill the air. Whether you're watching a friendly match or a fitness session, the audience seating keeps you close to the action and part of every energetic moment.

Multipurpose Court

From badminton to basketball, this court is ready for every game. It's where fun, fitness, and friendly competition come together, giving everyone a chance to move, play, and make great memories outdoors.

MOVEMENT *Court*

Pickleball Court

Perfect for both beginners and pros, the pickleball court adds a playful spark to your routine. Enjoy fast rallies, light-hearted matches, and endless fun with family and friends every time you pick up the paddle.

Open Gym

Stay active in the open air as you work out surrounded by greenery and sunlight. The open gym makes fitness refreshing and enjoyable, giving your routine the right mix of energy and fresh motivation.



Seating Nooks

After a good workout or game, relax in these calm corners. With open skies above and cool breezes around, the seating nooks are perfect for catching your breath and soaking in the lively atmosphere.

Pets' Gym

A fun space where your furry friends can stay active and happy. With playful obstacles and open space to run, the pets gym keeps their tails wagging and adds a dose of joy to their day.



Key plan of Movement Court

ZONE 6

Club LaViento

AMENITIES FOR EVERY DAY LIVING!



PALLADIO
LaViento



Key plan of Club LaViento

GROUND FLOOR
Celebration hall

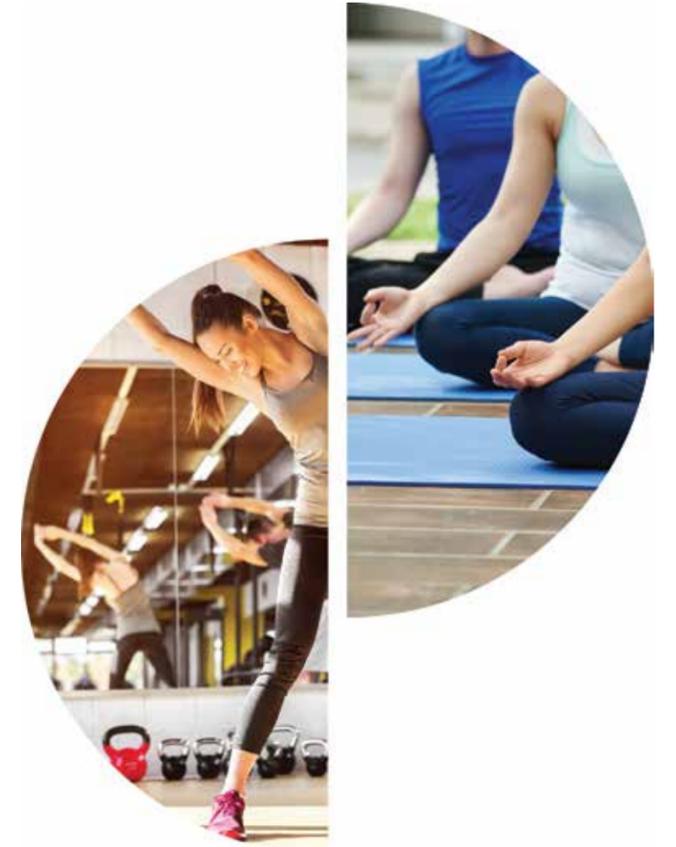
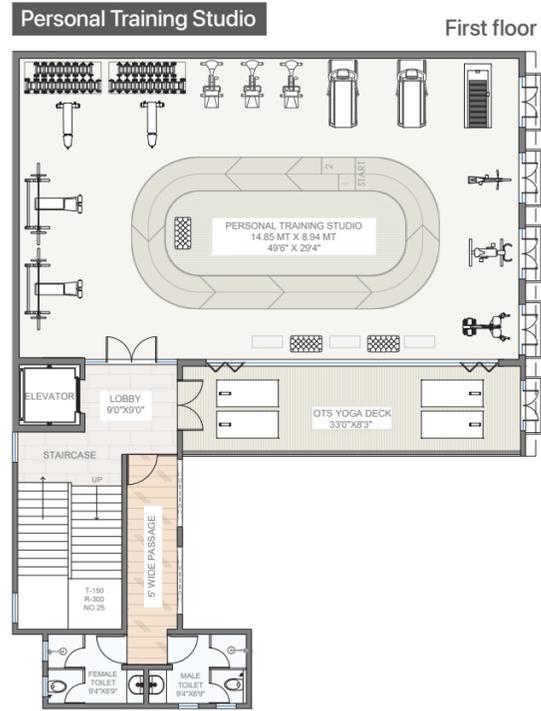
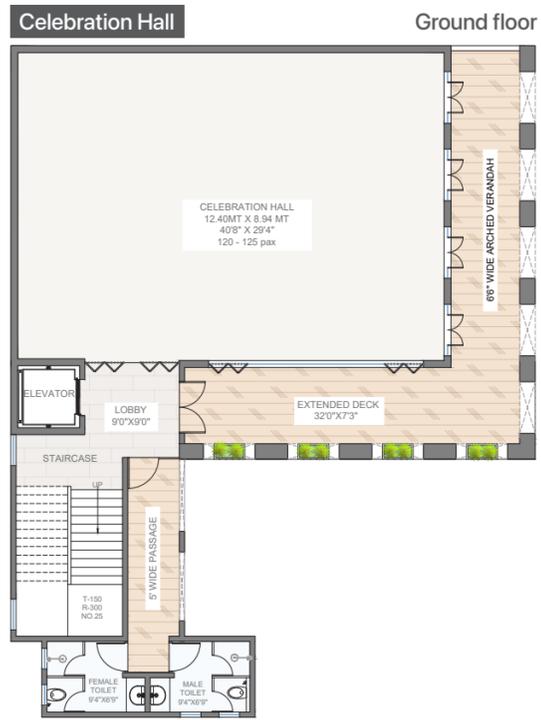
FIRST FLOOR
Personal training studio

SECOND FLOOR
Great room



Inspired by Spanish Villa-style architecture and interiors, Club LaViento offers amenities for all generations and occasions.

With an inviting atmosphere for relaxation and celebration, this space here is ideal for lively gatherings or family fun. Club LaViento brings people together in a setting that feels warm, refined and unforgettable.



1073 SQ.FT.

Celebration Hall

A warm, elegant space for every special occasion. From birthdays to festive get-togethers, the celebration hall sets the stage for laughter, memories, and moments that bring everyone closer in a lively and beautiful setting.

1278 SQ.FT.

Personal Training Studio

A dedicated space designed to help you focus on your fitness goals. Whether it's strength, flexibility, or endurance, the personal training studio offers the perfect mix of privacy, motivation, and professional guidance every day.

557 SQ.FT.

Great Room

A cosy and inviting recreational space to host special events for your family and friends. Here, with Alfresco dining, you can relax and unwind along with laughter and togetherness echoing around.

A BUILDING

BUILT-IN *amenities*

FOR YOUR EVERY DAY COMFORT!



Business Centre



925 SQ.FT.

Business Centre

A smart, quiet space built for focus and productivity. Whether you're working remotely or holding meetings, the business centre offers a professional environment that helps you stay efficient and inspired throughout the day.

Business centre

Guest suites

Kids' learning centre



Experience a lifestyle where comfort, convenience and community come together under one roof. Every space is thoughtfully designed to enhance daily living, offering something meaningful for every member of the family. From welcoming guests with ease to inspiring young learners and supporting productive workdays, these built-in amenities make life smoother, richer and effortlessly elevated.

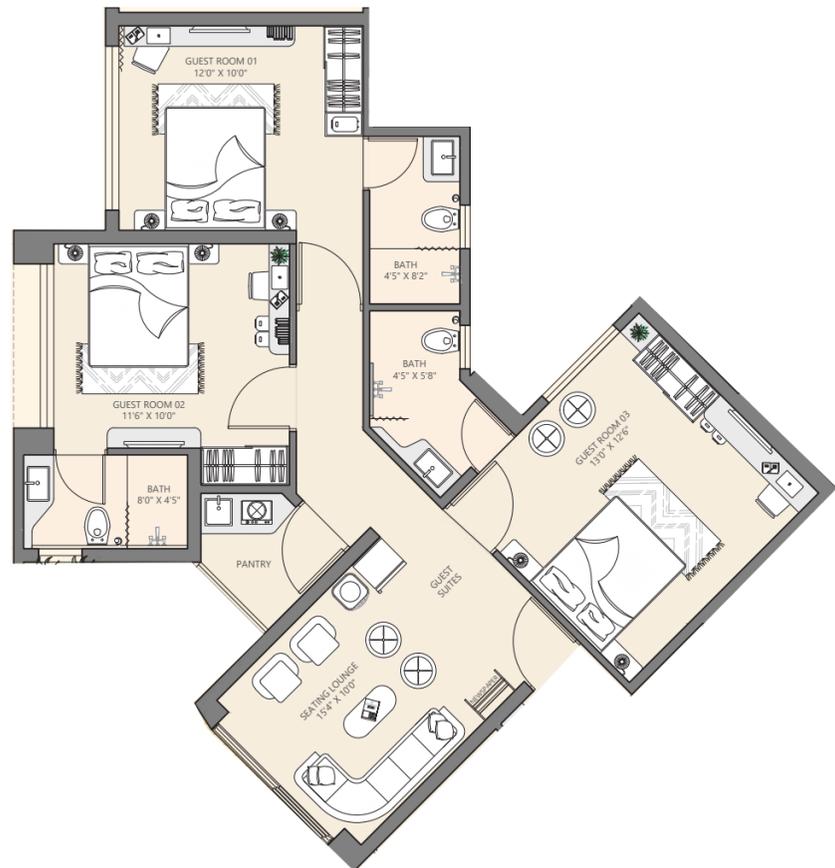
Disclaimer: Images are representative in nature. The developer will hand over the spaces and won't be responsible for conducting activities. The plan is for representative purposes only. The square feet areas mentioned are subject to change by a few sq. ft., due to actual construction scenarios.

BUILT-IN *amenities*



Kids Learning Centre

Guest Suites





**CRAFTED WITH LOVE.
DESIGNED FOR LIFE.**

A home shapes your every day and the interactions you have with your family, your friends and your social circle. At VJ, we believe in shaping such an important space, in a special way. VJ Homes 2.0 are a set of design principles, and our way of redefining your everyday comfort, significantly.

- CREATING INDOORS WITH MORE OUTDOORS
- ENSURING MENTAL WELL-BEING
- COEXISTENCE OF ME-TIME & WE-TIME
- HYGIENE & SAFETY PROTOCOLS
- FOSTERING MULTI-GENERATIONAL LIVING
- SPACES FOR PETS & BIRDS
- FOSTERING LEARNING
- BLENDING TRADITIONAL VALUES AND MODERN TECH
- OFFERING FRESH, CLEAN AIR





SPECS THAT TAKE YOUR COMFORT HIGHER!

At Palladio LaViento, the promise to live a life that lets you fly higher, is built on the foundation of homes crafted with handpicked specifications. And this is what it looks like.

Specifications

STRUCTURE

RCC structure with conventional/
aluminium formwork technology

Structural design for earthquake
Seismic Zone III

DOORS

Engineered main door and all internal doors

All door fittings in stainless steel/
brass with locks

Safety door with grill

Digital smart lock for safety door

WALLS & CEILINGS

Gypsum-finish surface to inner walls
in the entire apartment

All ceilings in the apartment finished in POP

Water-based acrylic emulsion paint to
all inside walls

False ceiling in the open balcony

WINDOWS

Sliding windows with bottom fixed glass
& mosquito mesh

Openable windows for cross ventilation

Granite frame for all windows

KITCHEN

Granite kitchen platform with SS sink

Electrical points as per electrical layout

Washing machine & dishwasher
plumbing provision and electrical point
provision in utility

TOILETS

CPVC plumbing and sanitaryware

Cockroach preventive traps

ELECTRICAL

Fire-retardant copper wiring with ELCB, MCBs

Modular sockets and switches

Home Automation Touch Panel for main
switch board of living room, kitchen
& all bedrooms

TV point provision in living & all bedrooms

AC Point in living/dining & all bedrooms

Broadband internet connection provision

All lights & fan points on inverter

Motion sensors in all bathrooms

FLOORING & DADO

800 x 1600 MM tiles with matching
3-inch skirting in the entire apartment

600 x 1200 MM tiles for flooring &
walls in the common bathroom

Imported marble for flooring & walls of
master-1 & master-2 bathroom

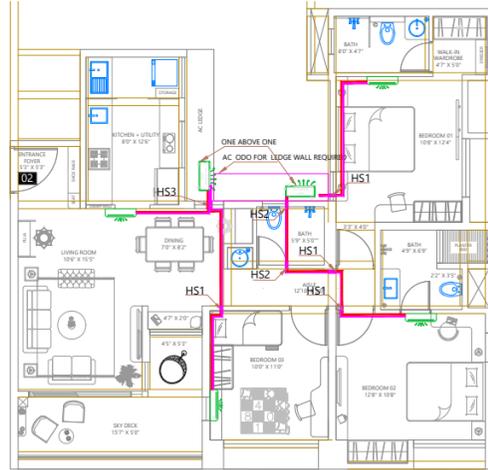
600 x 1200 MM tiles in the terrace

SCAN TO WATCH
THE SAMPLE FLAT FILM



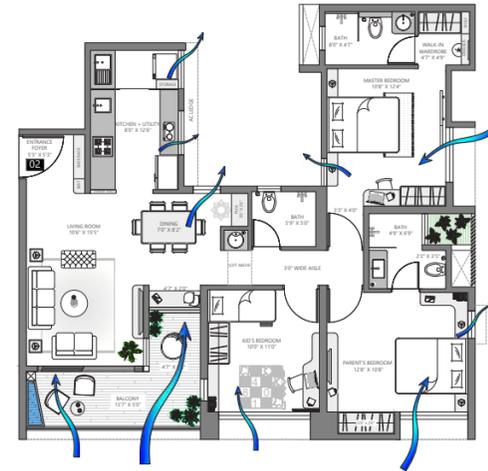
A HOME DESIGNED FOR FUNCTIONALITY.

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, all our projects are mindfully built, taking care of the smallest details that help you live your everyday 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.

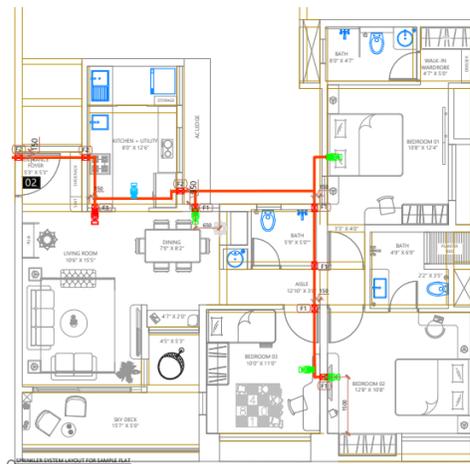


INTERNAL AIR QUALITY

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

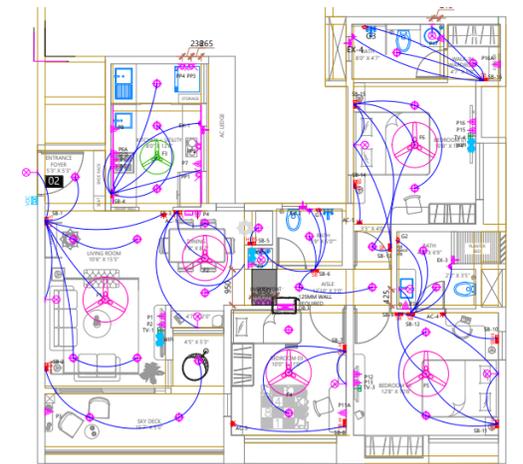
FIREFIGHTING

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



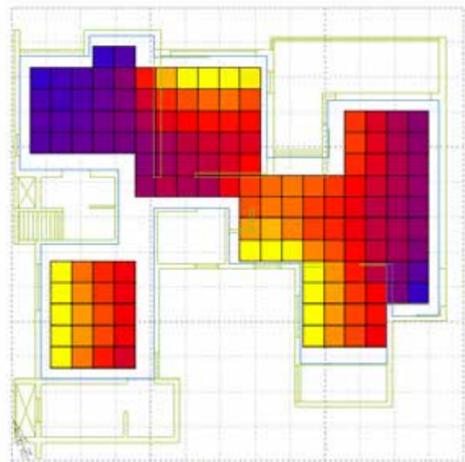
ELECTRICAL

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



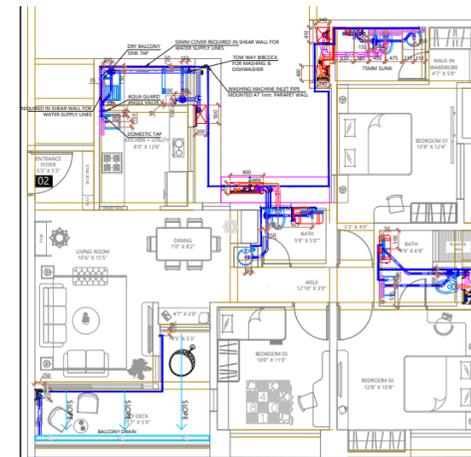
LUMINOSITY

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



PLUMBING

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





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 UNRUSHED LIVING!



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



RISE HIGH IN COMFORT!

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.



ASPIRATIONS THAT CRAFTS 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



RECOGNITIONS THAT FILL US WITH PRIDE!

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 us and keep our journey going!



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 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 (AESA) Award

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

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

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



WWW.JAVDEKARS.COM

SITE OFFICE

PALLADIO LAVIENTO, NEAR VIBGYOR HIGH SCHOOL,
BANER-MAHALUNGE, PUNE, 411021

Project is mortgaged with and funded by Godrej Finance Limited.
No objection certificate / permission to mortgage from Godrej Finance Limited will be provided for sale of flats / property.

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