



PBC

PALLADIO
BALEWADI CENTRAL

**3BHK, 4BHK & 4BHK XL RESIDENCES
AT BALEWADI**

LIVE YOUR
STORY



PBC
PALLADIO
BALEWADI CENTRAL

VJ | VILAS
JAVDEKAR
DEVELOPERS



When emotions and relations are aligned at the core of a creation, the architecture shapes a living experience where people are at its centre.

Ar. Girish Brahme
Principal Architect



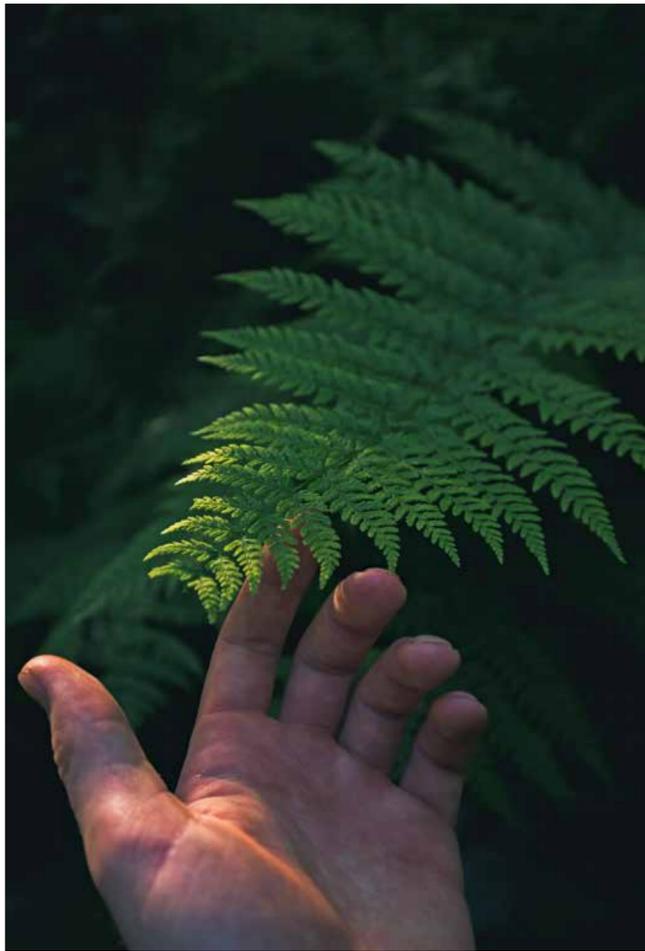
Affordances of the environment are what it offers the animal (here, human), what it provides or furnishes, either for good or ill.

Ar. Sruthi Atmakur-Javdekar
Landscape Architect,
Grit Design Research



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

COEN Design Team, Singapore
Landscape Architect



Decorating your story

The desire to live in a developed neighbourhood, comes with the challenge of diminishing greens. At Palladio Balewadi Central, the project and its landscape is planned, keeping this big hurdle in mind. It helps you disconnect from the clutter of the neighbourhood, while allowing you to reconnect with yourself, your loved ones and your new-found community, in a setting that blends the best aspects of nature, every day. What's more; it is designed by the experts.

Own your story

A home is the manifestation of your dreams, your journey and your future. Put simply, it is not just a chapter in your life, but covers the entire story. So, how about coming home to an address where you get to shape, feel, enjoy and celebrate this timeless story.

Welcome to Palladio Balewadi Central.

4.2 Acres

of total project area

05 Towers

across all phases

06 Levels of parking

across 5 residential towers

34 Storey towers

with great views

700+ Residences

with 3 BHK, 4 BHK & 4 BHK XL

30+ Amenities

spread across multiple levels

25,300 Sq.ft.

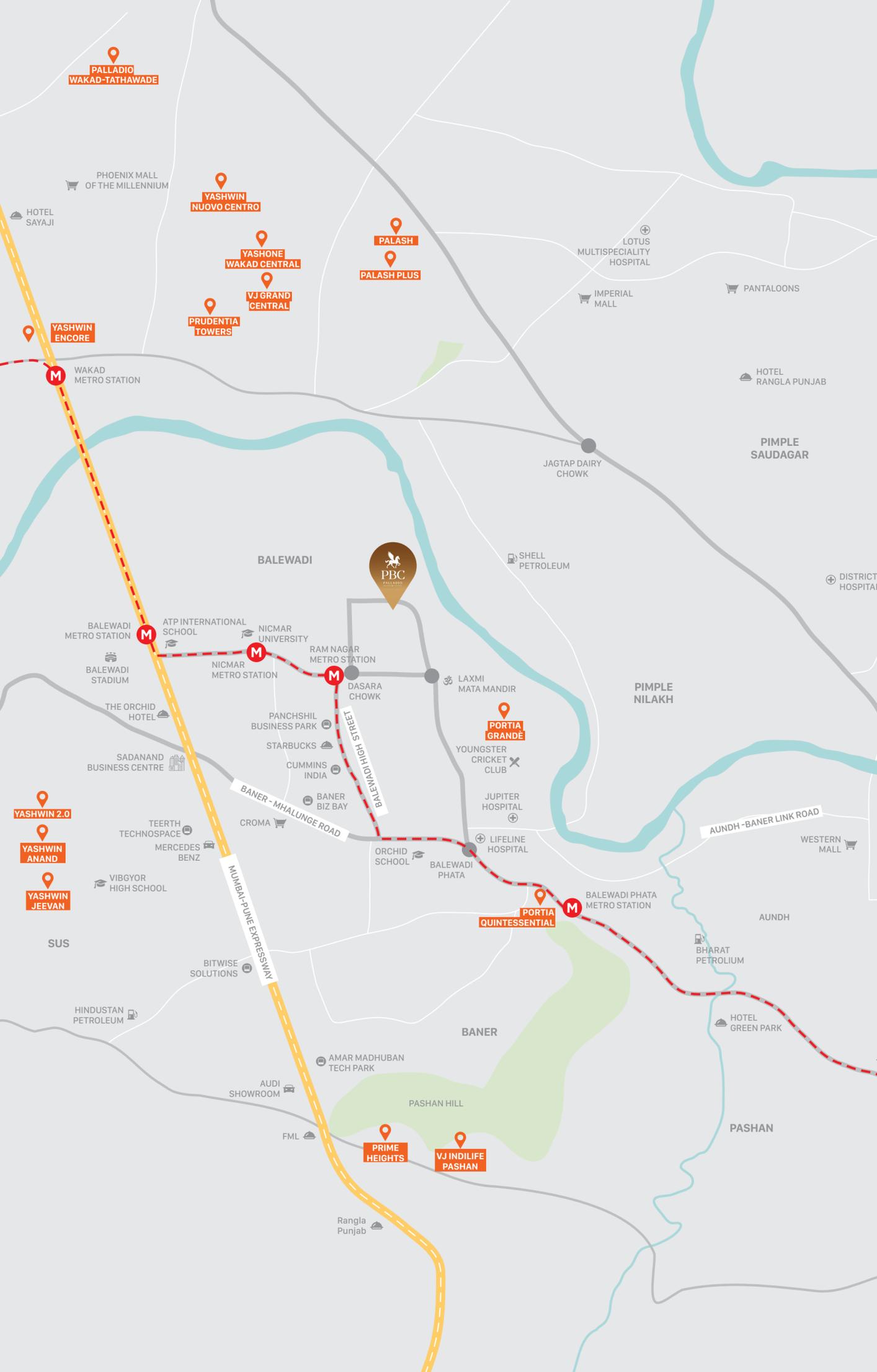
landscaped podium area

8,100 Sq.ft.

of built-in amenities for an urban lifestyle

8,300 Sq.ft.

Club Palladio



Balewadi

The destination of your story

The journey of West Pune has had many milestones and stories. But, the way Balewadi has taken centre stage across decades, is just unbelievable. With every connection it offers, Balewadi shapes a story of comfort, convenience, leisure and much more. And the best part is that these connections have continuously evolved to add more value and joy to the lives of people who choose Balewadi as their destination. What's more, the location of Palladio Balewadi Central is simply perfect in terms of the city and highway access it provides to celebrate every facet of lifestyle.

Entertainment

Balewadi High Street	1.4 km
Balewadi Stadium	3.7 km
Phoenix Mall of the Millennium	7 km
Decathlon	9 km

Schools

Rabindranath Tagore School Of Excellence	1.2 km
GS Moze College of Engineering	1.8 km
NICMAR University	1.9 km
The Orchid School	2.2 km
MITCON International School	2.4 km
National Insurance Academy	2.4 km
Universal Wisdom International School	3.4 km

Important Suburbs

Ramnagar Metro Station	1.1 km
Baner	2.1 km
Aundh	4.8 km
Pashan	5.8 km
Mahalunge Maan Hi-Tech City	6.4 km
Hinjawadi	7.3 km
Wakad	7.3 km

Hospitals

Jupiter Hospital	1.60 km
Manipal Hospital	2.4 km
Cradle Hospital	2.9 km
Dhanwantari Hospital	3.6 km
Surya Mother & Child Superspeciality Hospital	4.6 km
Lifeline Hospital	5.1 km

Workplaces

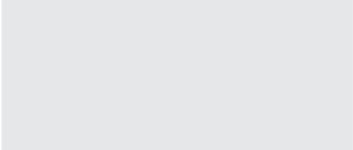
Cummins India Office Campus	1.5 km
Siemens Digital Industries	
Software India Pvt. Ltd.	1.7 km
Amar Tech Park	2.3 km

Hospitality

The Orchid Hotel	3.1 km
Hotel Tip Top International	5.8 km
Sayaji Hotel	6.4 km
Courtyard by Marriott	7.5 km

Shopping

Westside	2.8 km
DMart	3.1 km
Westend Mall	5.4 km



The story around you



In every VJ community, 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 builds a life experience that has a beautiful story of comfort, convenience and sustainability woven around it.



01

Air. Aqua. Light

Constructing spaces with maximum use of 3 natural elements

Green

Creating responsible, low maintenance & environment friendly spaces for all

02



03

Health

Caring for physical, emotional and social well-being

Commune

Crafting self-sustainable earning opportunities for the community

04



05

Flexi

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

06

Tech

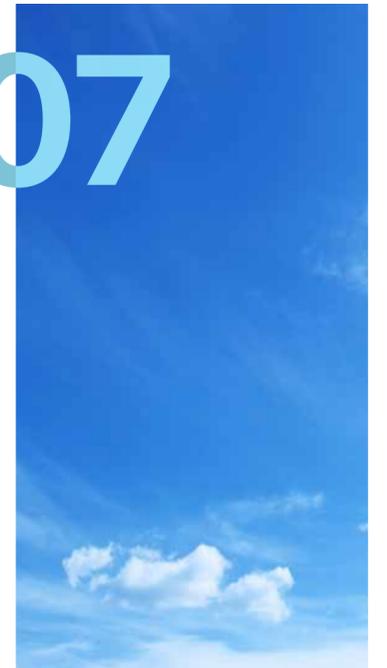
Connecting everyday life and spaces with useful technology



07

Sky

Celebrating the blue heaven above us





Artist's Impression

**The address of
your happy story!**



The world around your story!

Palladio Balewadi Central is spread across 4.2 acres and we've elaborately planned each and every zone and amenity to ensure the perfect story for you to live, every single day.

Ground Zone

1. Entrance Gate
2. Water Feature Walls
3. Drop-off Areas
4. Green Walls
5. Amphitheatre Style - Hangout Space
6. Foliage Style - Hangout Space
7. Visitor's Lounge
8. Sensory Walkway
9. Pedestrian Zones
10. Pet Park
 - Linear Trails for Pet Exercises
 - Seating Pavilion for Pet Parents
 - Pet Bath Station
 - Pet Litter Area
11. Worship Place
12. Sports Pavilion
13. Multi-sport Court
14. Senior Citizens' Park

Podium Zone

15. Swimming Pool
 - Ladies Pool with Green Wall
 - Jacuzzi Seats
 - Water Beds
 - Outdoor Shower
16. Pebble Seating Style - Hangout Space
17. Community Seating Style - Hangout Space
18. Family Deck
19. Reflexology Path
20. Swing Pavilion
21. Meditation Pavilion

Club Palladio

22. Multipurpose Hall
23. Fitness Centre
24. Yoga Deck
25. Cross-fit Deck

Play Zone

26. Box Cricket
27. Kids' Play Area

Lifestyle Amenities

Level P2

- Performing Arts Centre
- Learning Centre
- Art & Craft Centre
- Mini Theatre

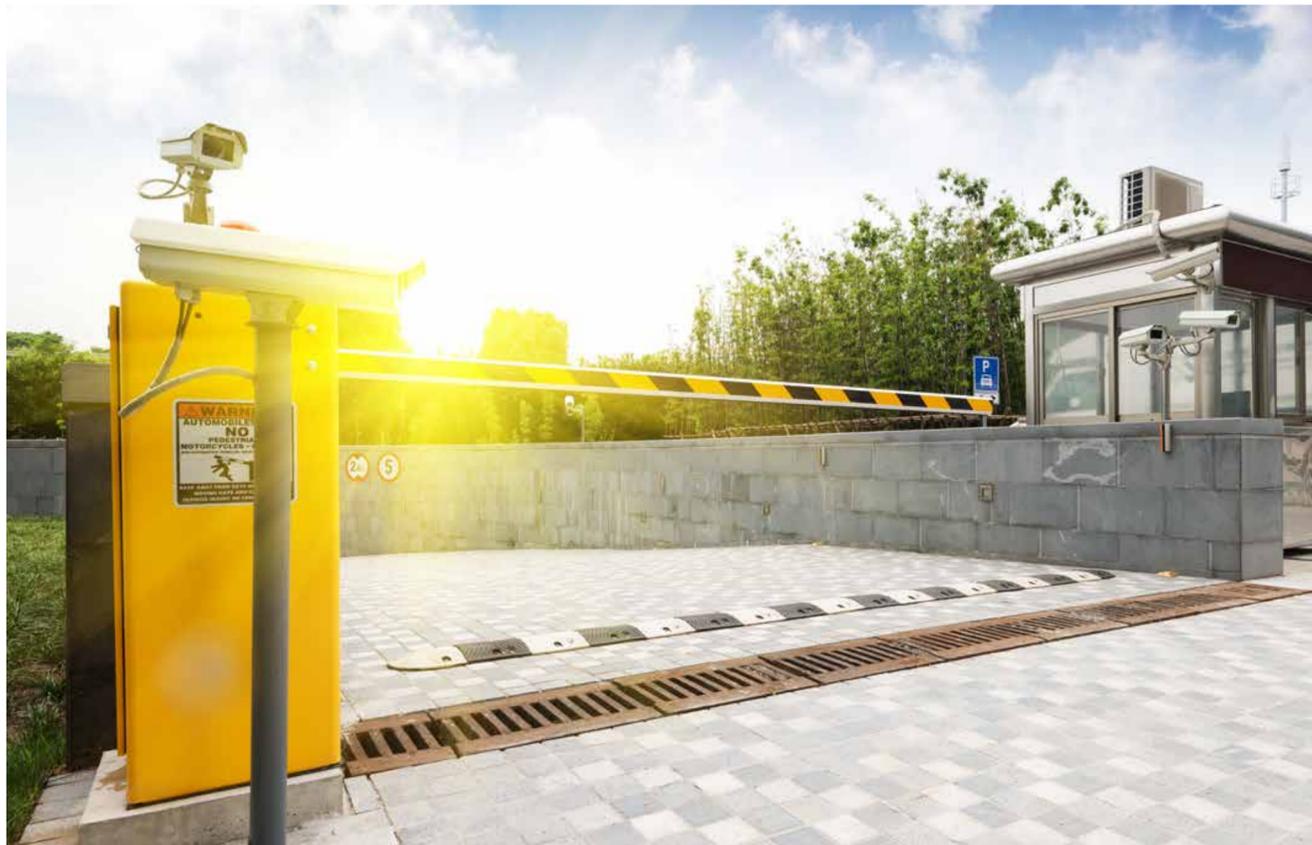
Level P3

- Indoor Sports Centre
- Business Centre
- Guest Centre
- Medical Centre

GROUND LEVEL

Entrance Gate

Step into a world of comfort and elegance as you pass through an inviting Entrance Gate at Palladio Balewadi Central.



Boom Barrier

Enjoy controlled access with an efficient Boom Barrier, which helps maintain a sense of security within Palladio Balewadi Central.

Welcome Zone

This is your gateway to the world of **Palladio Balewadi Central**. As you arrive, the Grand Entrance Gate invites you into a space of luxury and convenience. Feel reassured by our vigilant Security System, that will ensure your safety and peace of mind throughout the day.



Drop-off Areas

Experience convenience and efficiency with designated pick-up and drop-off points, making transportation hassle-free for residents and guests alike.



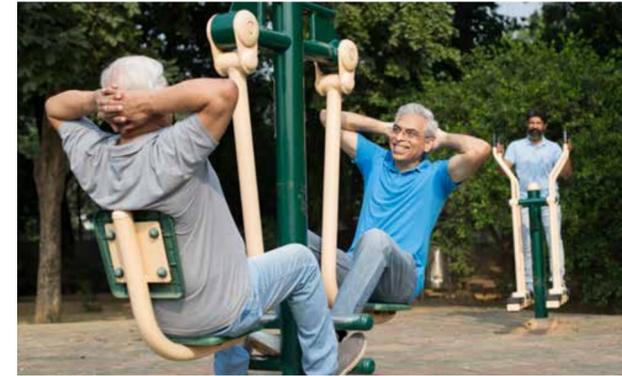
Security Cabin

To make sure that the sense of security is felt right from the beginning, a designated Security Cabin is set up that is manned by professional security personnel to regulate entry and exit from the project.

GROUND LEVEL

Active Zone

Indoors bring immense joy and comfort to everyone. But then, the heart seeks to step out and embrace the various hues of the world outside. This zone at Palladio Balewadi Central is your gateway to outdoor joys.



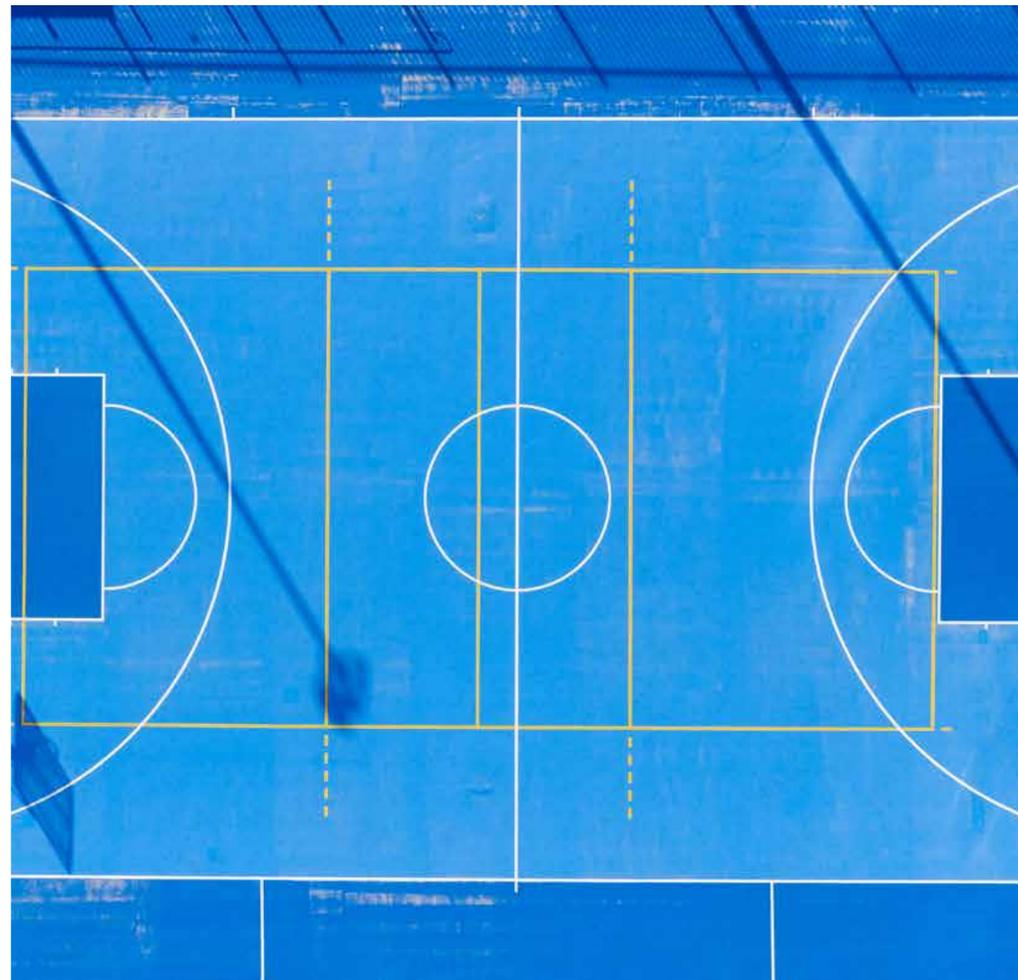
Senior Citizens' Park

A serene oasis designed for leisurely strolls, gentle exercises and moments of reflection, the Senior Citizens' Park is a piece of relaxation and joy.



Multi-sport Court

This space is an all-in-one destination for people who seek to try their hand at different sports.



Sports Pavilion

Spectators are an important part of sport. Here, a well-designed Sports Pavilion allows friends and family to sit comfortably and enjoy the game.



GROUND LEVEL

Water Feature Walls

Water, with its free-flowing nature, brings a sense of peace to tired minds. The Water Feature Wall is not just an aesthetic delight, but also gives everyone a dose of happiness and relaxation, whenever one looks at it.



Green Wall

Concrete jungle might be a concern for others, but not for you. At Palladio Balewadi Central, facades come with green covers to soothe your eyes and make you feel happier.



Sensory Walkway

Immerse yourself in nature's delights as you meander along an enchanting Sensory Walkway, engaging your senses and soothing your soul.

Nature Zone

Embark on a journey along the captivating walkway, designed to engage all your senses and rejuvenate your spirit. Take a stroll at the pedestrian walkway zone, where serenity and convenience intersect seamlessly, providing a peaceful path for exploration and connection amidst the vibrant landscape of Palladio Balewadi Central.



Pedestrian Zones

Experience serenity as you traverse the Pedestrian Walkway Zone, designed to enhance your leisurely strolls and promote a sense of community.



GROUND LEVEL

Community Zone

When the idea is to build an address that nurtures a like-minded community, it needs to have spaces that allow people from different age groups to come together, sit and have candid conversations. At Palladio Balewadi Central, the meticulously planned Community Zone takes care of this need.

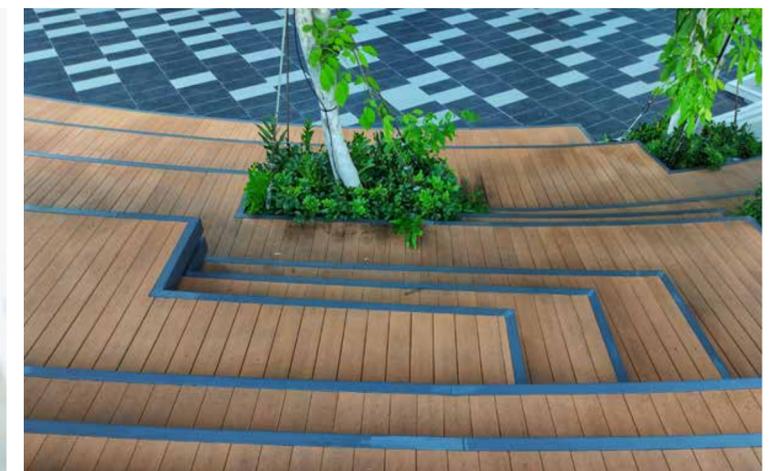


Foliage Style Seating - Hangout Space

Escape into tranquility amidst lush greenery with the Foliage-Style Seating. Designed to blend seamlessly with nature, it's the ideal spot to unwind, connect and rejuvenate in the midst of a vibrant community.

Amphitheatre Style Seating - Hangout Space

Experience the allure of open-air entertainment with an Amphitheatre-Style Seating. Perfectly nestled within the heart of this community zone, it's where moments turn into memories under the open sky.



Worship Place

Mandir space offers a tranquil setting for worship, fostering spiritual connection and solace. Its architecture embodies the cultural and religious essence of the community.

GROUND LEVEL

Pet Bath Station

Treat your furry friends with the ultimate pampering experience at the Pet Bath Station. Equipped with all the essentials for a refreshing cleanse, it's where cleanliness meets convenience, ensuring your pet stays happy, healthy and oh-so-cuddly.



Pet Park

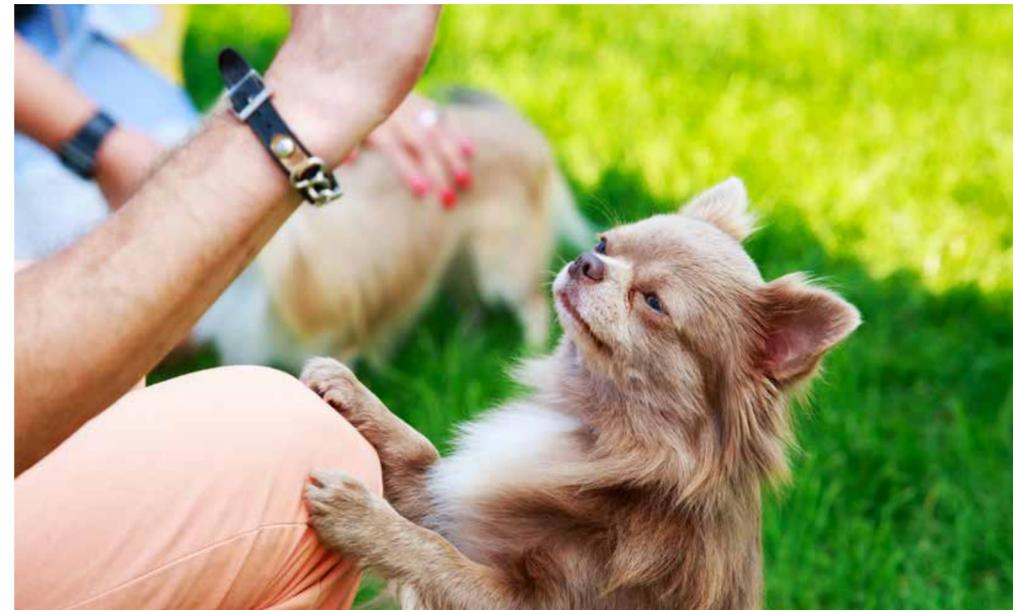
Unleash joy and playfulness at the Pet Park, where furry companions roam freely and tails wag with delight. Designed with your pet's happiness in mind, it's the perfect haven for bonding, exercise and endless tail-wagging adventures.

Pet Zone

At Palladio Balewadi Central, the Pet Zone is the ultimate playground for your furry friends. Tailored for their happiness and your convenience, it's where companionship flourishes and memories are made.

Pet Litter Area

Maintain a clean and hygienic environment for your beloved pets with the dedicated Pet Litter Area. Thoughtfully designed and conveniently located, it's the perfect spot to ensure both pet comfort and environmental responsibility, making every stroll a breeze.



Seating Pavilion for Pet Parents

As your pets make new friends and you want them to be on their own for a while, the Pet Parents' Pavilion allows the companions to sit, relax and enjoy the sight of their beloved pet running around.

LOWER GROUND LEVEL

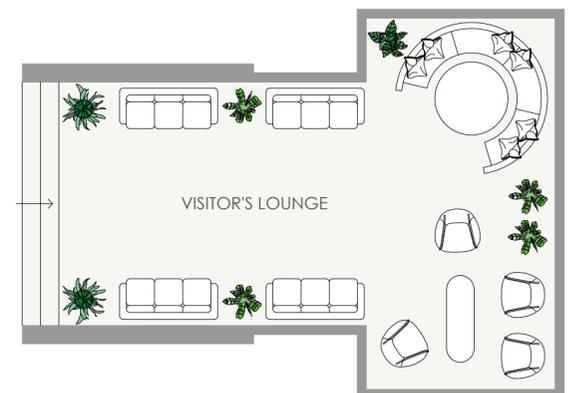
Visitor's Lounge

Imagine a story that begins with comfort and hospitality. Well, the Visitor's Lounge at Palladio Balewadi Central offers a perfect welcoming waiting area where your welcomes are met with class and exclusivity.



Waiting Lounge

Relax and unwind at our comfortable Waiting Lounge, designed to provide a welcoming and cosy atmosphere for visitors while they wait.



PODIUM LEVEL

Happiness Zone

Welcome to the Happiness Zone, where you'll find a serene pebble seating, vibrant community spaces, cherished family areas, rejuvenating reflexology paths and playful swing pavilions. Write your story of smiles, right here!

Community Seating Style - Hangout Space

Foster connections and conversations at the Community Seating area, designed for social interaction and shared moments.



Reflexology Path

Rejuvenate your senses as you walk along through the Reflexology Path, designed to stimulate pressure points and enhance well-being.

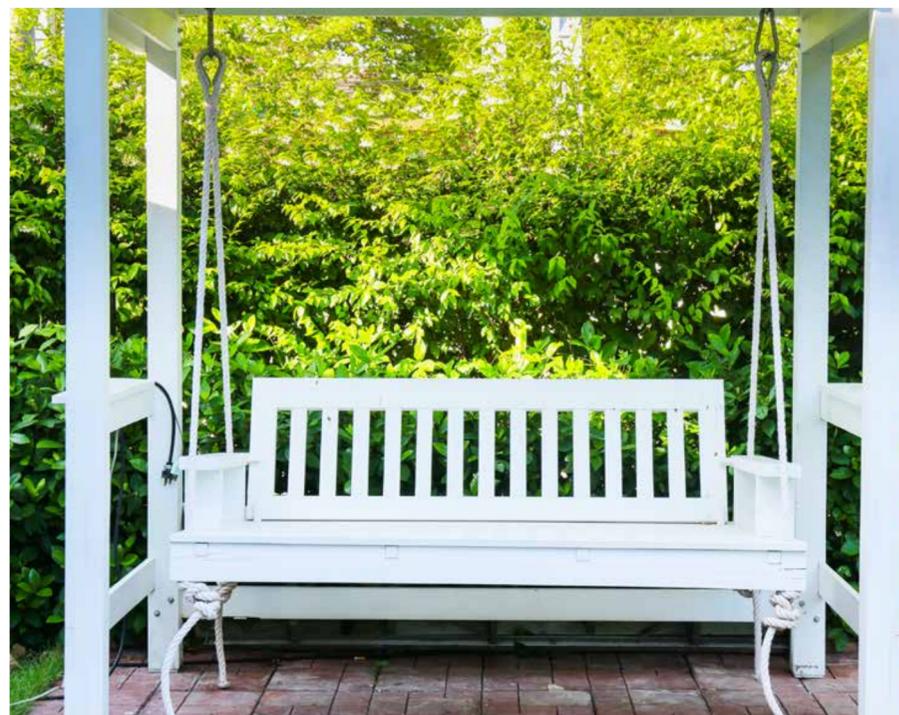
Family Deck

Create memories with loved ones at the dedicated family seating space, perfect for bonding and delightful relaxation.



Pebble Seating Style - Hangout Space

Relax and unwind onto the comfortable Pebble Seats, blending nature with comfort, for a serene experience.



Swing Pavilion

Embrace joy and playfulness at the Swing Pavilion, which offers a refreshing retreat for all ages to enjoy swinging under the open sky.

PODIUM LEVEL

Water Beds

Drift away on tranquil Water Beds, where you can lounge and bask in the serenity of the aqua zone.



Outdoor Shower

Rinse off and refresh under the open sky at the Outdoor Shower area, adding a touch of nature to your aquatic experience.



Jacuzzi Seats

Unwind and soothe your muscles in the luxurious Jacuzzi Seats, offering a blissful escape from the stresses of the day.



Exclusive Pool Area for Ladies

Enjoy privacy and comfort in the exclusive swimming pool for ladies, providing a serene oasis for relaxation.

Swimming Pool

Dive into relaxation and refreshment in the inviting swimming pool, perfect for a leisurely swim or some aquatic exercise.



Aqua Zone

Water is heaven and here's your haven of luxury and relaxation. Take a dip in the refreshing swimming pool or enjoy the exclusivity of the ladies' pool. Indulge in the comfort of the jacuzzi seats and serene water beds. Complete your experience with an invigorating outdoor shower. Find relaxation and rejuvenation at every turn.





*Club*PALLADIO

**Stories that rejuvenate
your mind and soul!**



PODIUM LEVEL

Club 8,300^{sq.ft.} Across 3 levels PALLADIO

Welcome to Club Palladio, your ultimate destination for wellness and community living. Discover celebrations at the multipurpose hall, strength in the fitness area, serenity at the yoga deck and vitality on the running track. And when it's time to unwind, come together at an inviting community seating area. Experience many stories coming alive at Club Palladio.

Level 1

Multipurpose Hall



Level 2

Fitness Centre



Level 3

Open Deck



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

LEVEL 1
2970 sq.ft.

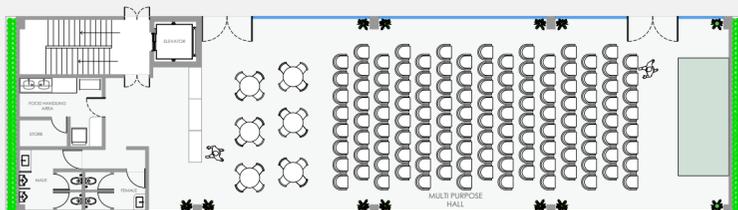
Multipurpose Hall

Here, you'll always be assured of endless possibilities that let you connect and celebrate. With a seating for 150, food handling area, and restrooms, it's ideal for any event. Whether it's a conference, party or special occasion, comfort and convenience are guaranteed.



Versatile Usage

The multipurpose banquet hall caters to a wide variety of events from family and friends to extended social circle.



Food Handling Area

A well-equipped food handling area, in addition to serving counters, to ensure a seamless catering experience.

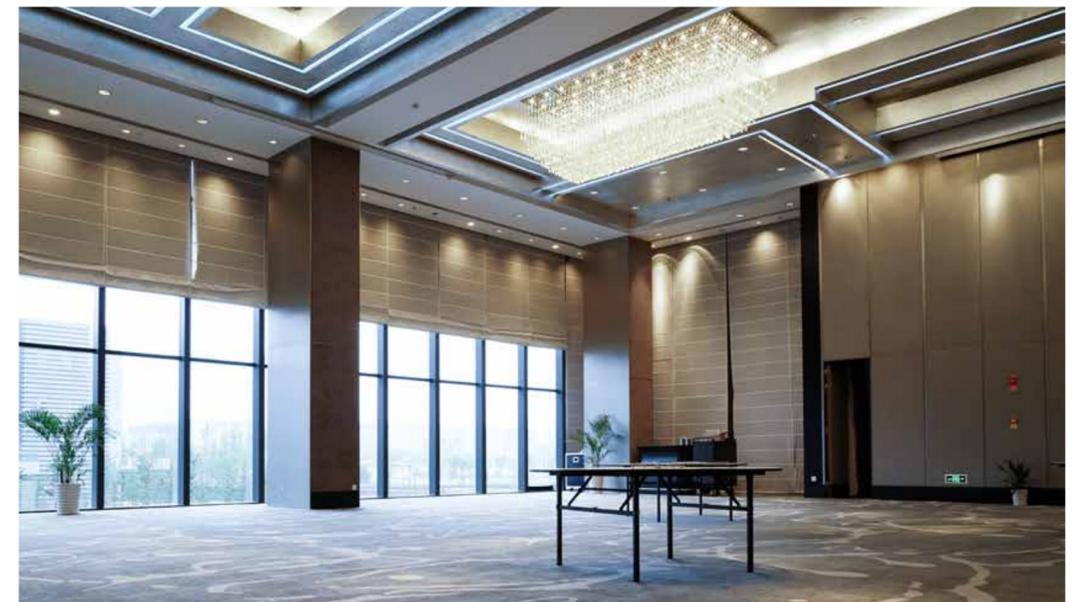


Ample Space

To accommodate a variety of gatherings for diverse sets of occasions and events.

Dedicated Restrooms

Dedicated restrooms for the community hall that ensures convenience for guests.



LEVEL 2
2970 sq.ft.

Club
PALLADIO

Fitness Centre

Cultivate strength, wellness and vitality at the Fitness Centre. Equipped with cutting-edge facilities and personalised training programs, Palladio Balewadi Central invites you to embark on a transformative journey towards a healthier, happier you.

Cardio Section

Boost your endurance and elevate your heart rate in the Cardio Section with a range of machines designed to get your blood pumping.



Elliptical Section

Step into the Elliptical Section for a low-impact, high-intensity workout experience. Designed to target multiple muscle groups while being gentle on joints, it's the perfect addition to your fitness.



Dedicated Changing Room

Experience convenience and comfort with dedicated Changing Room facilities. Seamlessly transition from workout to relaxation, knowing you have a private and well-equipped space to refresh and rejuvenate.

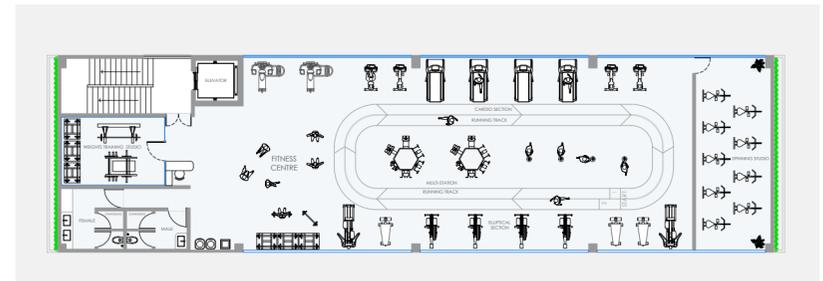
Spinning Studio

Pedal towards your fitness goals at the energising Spinning Studio. Feel the rhythm, push your limits and enjoy the exhilarating ride towards improved health and vitality.



Weight Training Studio

Unleash your strength and sculpt your body at the state-of-the-art Weight Training Studio equipped with premium gear and expert guidance to achieve your fitness goals.



LEVEL 3
2360 sq.ft.

Open Deck

Welcome to the Open Deck at Club Palladio, where wellness meets relaxation under the open sky. With amenities like a running track, cross-fit area, and Yoga deck, experience the ultimate blend of fitness and serenity, while enjoying stunning views and fresh air.

Running Track

Hit the ground running on the dedicated Running Track. Whether you're a seasoned athlete or just starting out, experience the freedom of movement and the joy of progress at this scenic track.



Yoga Deck

Elevate your mind and spirit at the serene Yoga Deck. Find your inner balance amidst the tranquil surroundings of Palladio Balewadi Central, where every breath is a step towards wellness and harmony.

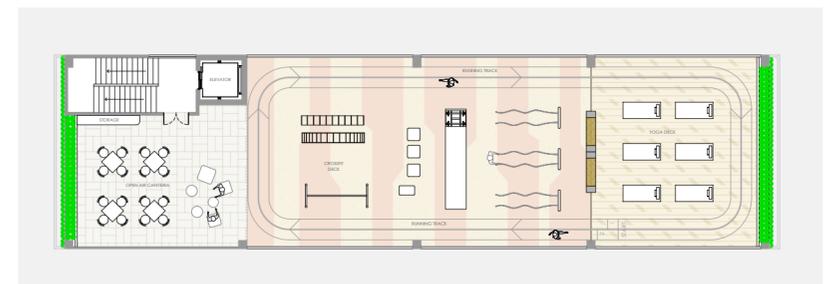
Open Air Cafeteria

Connect, relax and recharge at the inviting community seating area. Whether you're catching up with friends or simply taking a moment for yourself, find solace and companionship in the vibrant atmosphere.



Cross-fit Deck

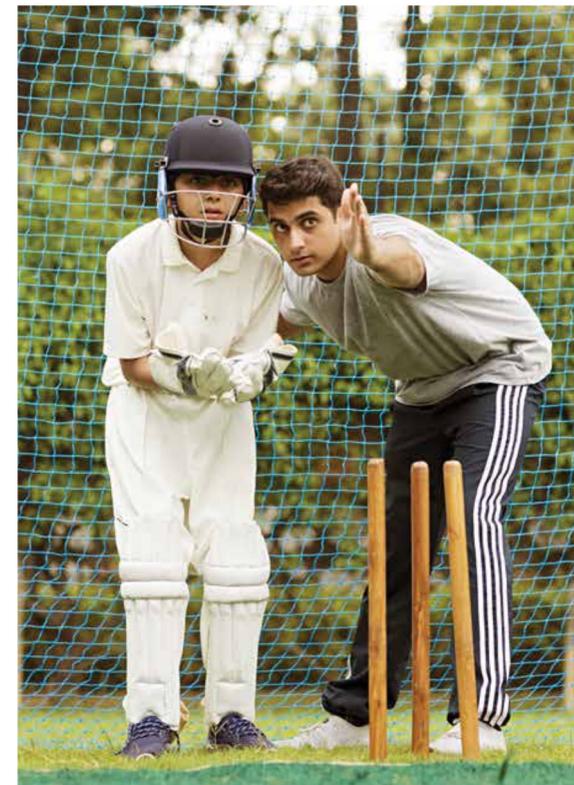
Unleash your strength and determination at the dynamic Cross-fit Area. Push your limits, conquer challenges and sculpt your body into its best shape.



Club PALLADIO

Play Zone

With a sprawling play area, inviting party lawn, and captivating linear swing trail, every moment is filled with laughter and excitement. Embrace the thrill of playing at this dynamic outdoor space.



Bonding and growth

The seniors in the group take up a mentorship role and this helps the younger ones fine-tune their skills.



Kids' Play Area

Boundless fun awaits you at the expansive Play Area at Palladio Balewadi Central. Let imagination run wild and laughter fill the air as children explore and play to their heart's content.



Box Cricket

Above all, the joy of playing a game of cricket is a fulfilling experience. Let the turf be your playground and enjoy it to the hilt.



Artist's Impression

**Stories that open
up grand views!**

LIFESTYLE AMENITIES

LEVEL P2 3850 sq.ft.

1. Performing Arts Centre
2. Learning Centre
3. Art & Craft Centre
4. Mini Theatre



Express your story

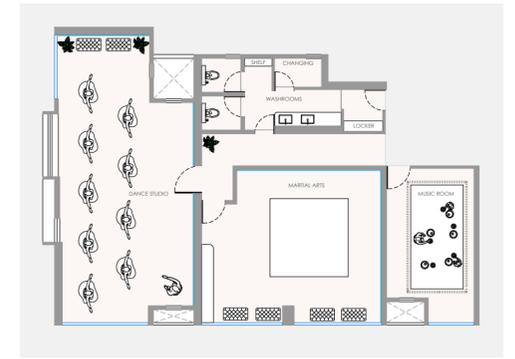
At the P2 Level Floor, a hub of creativity, learning and convenience is ready to shape a vibrant story. Explore opportunities to express yourself through various art forms and expand your knowledge through educational offerings. Experience a space designed to cater to your passion and practical needs alike.



LEVEL P2 1460 sq.ft.

Performing Arts Centre

A dynamically designed Performing Arts Centre where creativity knows no bounds. Whether you're honing your dance moves, refining your voice, or mastering martial arts, this versatile space provides the perfect environment for expression and growth. Embrace your passion and let your talents shine as you explore the diverse world of performing arts within our community.



Music

Strumming up a guitar or jamming with a bunch of music enthusiasts allows you to give your mind and heart a good break.



Zumba

Bring in a Zumba trainer and feel the joy of sweating it out with a bunch of equally enthusiastic friends and neighbours of your community.



Martial Arts

Offering the dual benefit of fitness and self-defence, Martial Arts is a great activity for both, kids and adults. Go ahead, participate in this stress-relieving workout.



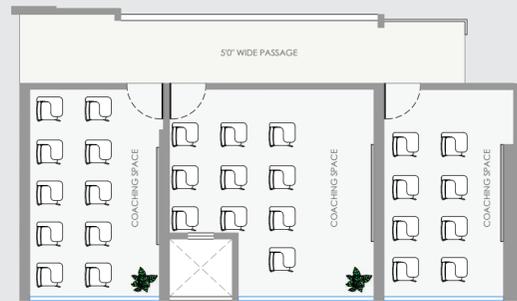
Singing

If classical is your beat, then perform the ragas you love so much, with people who love this genre of Indian music.



Dance

Pursue a dance form of your choice by onboarding professional teachers. Learn any dance form that appeals your heart, without the age barrier.



Centre Under Teacher's Control

It empowers the teacher by giving him/her the control over light & audio settings of the classroom.

Learning Centre 570 sq.ft. OF LEARNING LEVEL P2

Learning has taken a whole new meaning in our lives and it seeks avenues and classrooms that offer modern, holistic learning experiences. All this is what awaits you here!



HIGH-SPEED INTERNET

FLEXIBLE SEATING

Interactive Whiteboards

Allows teachers to project educational content, diagrams and multimedia presentations, very easily.

Audio-visual Support

Both teachers and students can leverage the use of projectors to ensure better presentations.

Comfortable Classrooms

The classrooms are both well-lit and well-ventilated to give the students a pleasant experience.



Multiple Spaces

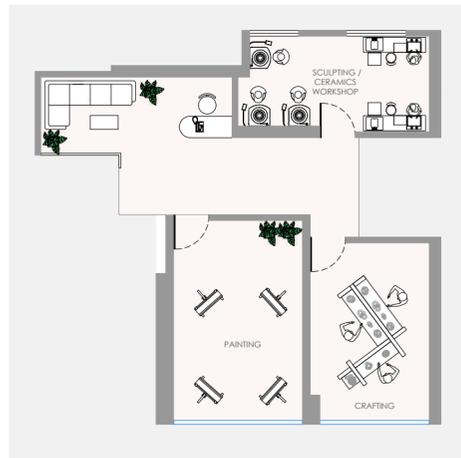
With 2 separate classrooms, it allows multiple learning sessions to go on at the same time.



Art & Craft Centre

In a world full of technology and automation, art and craft is a peaceful getaway that promises a sense of relaxation, even in the most hectic of routines. At Palladio Balewadi Central, a dedicated and elaborate Art & Craft Centre allows the residents to indulge in their hobbies and learn something that keeps them happy.

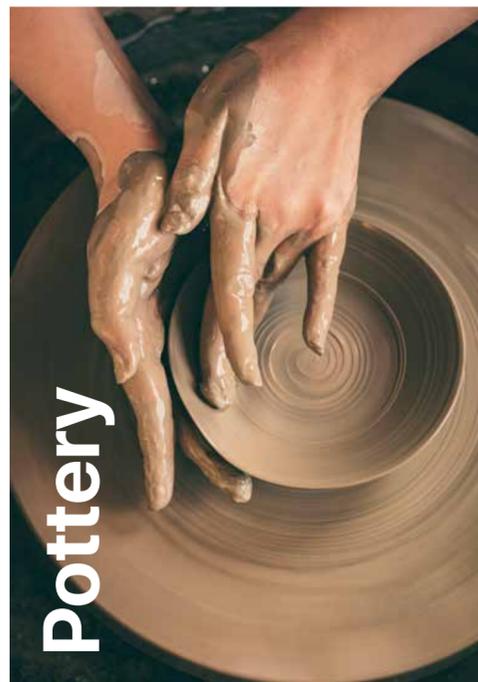
600 sq.ft.



Origami helps reduce stress, improve hand-eye coordination, boost creativity, enhance patience and persistence and promote learning.



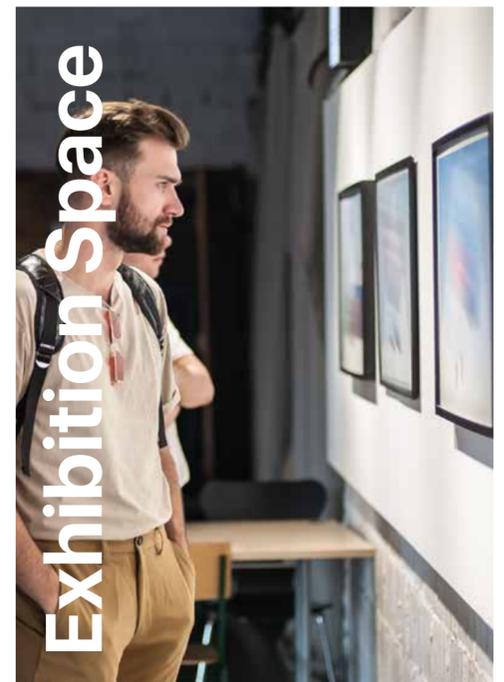
Craft Pods can let you focus and enjoy peace of mind. Having a Craft Pod to pursue your hobby means having a place where you can be one with your craft.



The art of Pottery is often described as therapeutic and relaxing. While spinning clay, your mind and body are in natural synergy, giving you a sense of peace, which you will cherish.



Painting has always been the most popular expression of creativity. Splashing those colours on canvas is refreshing in more ways than one.



Exhibitions help bring the essence and emotions of art to the people who admire and understand it. It is a great way to give your creations a platform for the world to see.

Mini Theatre

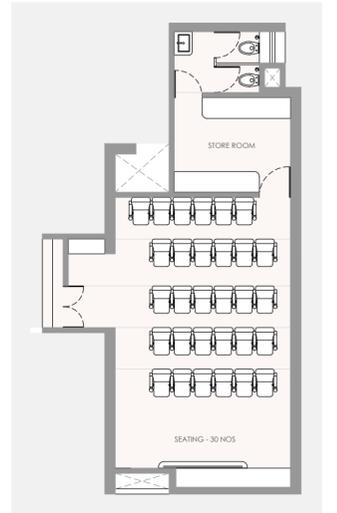
As the world explores newer avenues of entertainment through OTT, there is also a tendency to have private screenings, without going to movie theatres. At Palladio Balewadi Central, a Mini Theatre provides you a world-class facility to enjoy special movie and matchday screenings with your family and friends. Enjoy the best of entertainment, inside the project premises, whenever you want to.

580 sq.ft.
30 seating capacity



Plush Recliners

Sink into ultimate comfort with our luxurious plush recliners, designed for maximum relaxation during your movie experience.



Convenient Scheduling

Enjoy hassle-free booking and flexible scheduling options for your favourite movies and events.



Ample Space

Stretch out and enjoy ample space to relax and unwind, ensuring a comfortable and enjoyable movie-watching experience for all patrons.





Artist's Impression

**Let your story
rise and shine!**

LIFESTYLE AMENITIES

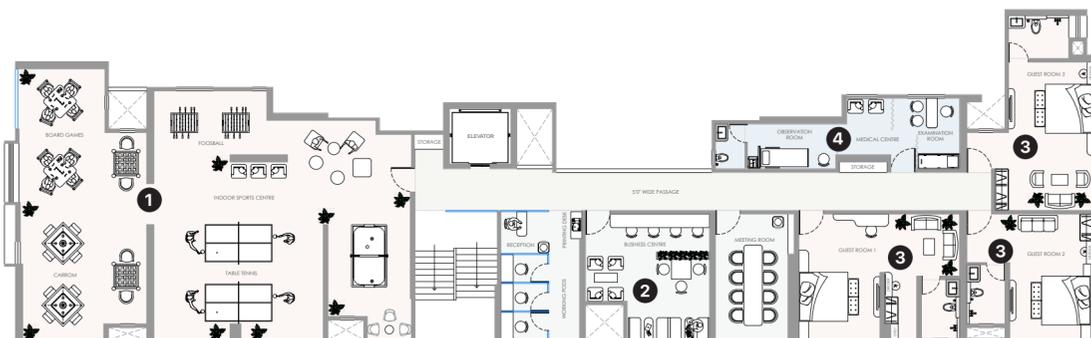
LEVEL P3 3850^{sq.ft.}

1. Indoor Sports Centre
2. Business Centre
3. Guest Centre
4. Medical Centre



Enrich your story

Our life and our story is incomplete without a few things. This includes spaces to play, areas of entertainment, destinations of growth and more. At Level P3 in Palladio Balewadi Central, all these spaces come together to enrich your story with moments that will become memories of a lifetime. Every member from your family has something to look forward to, right here.



LEVEL P3

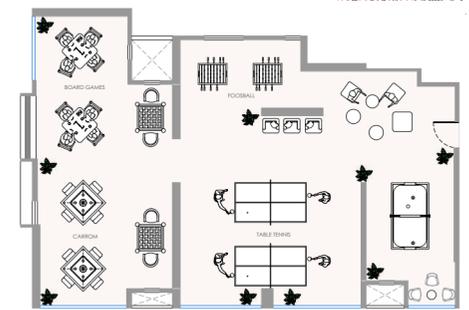
Indoor Sports Centre 1550^{sq.ft.}

Uninterrupted game time is something that everyone loves to indulge in. And so, whether it's bad weather or a late night, here's a grand Indoor Sports Centre at Palladio Balewadi Central, which lets the residents enjoy to the fullest, while also giving access to professional training and workouts. Check out the multiple zones of this Indoor Sports Centre.



Table Tennis

Here's an elaborate and dedicated space with ample arrangements for learning, practicing and pursuing the love for Table Tennis.



Carron Tables

Gather around the carron board and enjoy hours of fun and friendly competition as you aim for victory with precise shots and strategic gameplay.



Foosball Tables

Be the ultimate foosball geek on this table. Indulge in face offs & timed contests. You can go for the famous "Race-to-10-goals-first".



Board Games

Have fun over a game of Monopoly. Play poker or other loved card games. Enjoy a round of chess.



Air Hockey

Play with your kids and family. Improve overall mobility and coordination. Get a quick and fun workout.



LEVEL P3 550^{sq.ft.}

Business centre

In today's fast-paced world that is high on ambition, it is always good to have access to world-class workspace-like facility closer to home. In fact, the entire WFH scenario has reimagined how people work, without going to office. And then, there is the startup culture too! At Palladio Balewadi Central, a dedicated Business Centre is provided to cater to these professional needs of the residents, so that they can work from here, without any hassles and compromises.



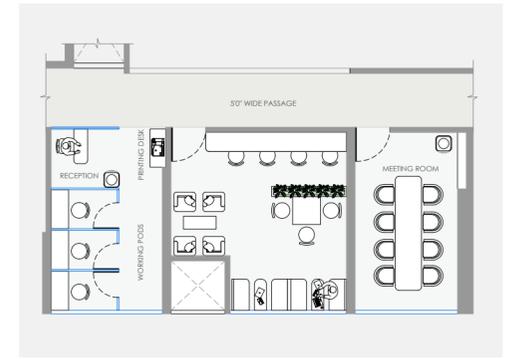
Working Pods

Not every meeting needs an elaborate meeting room. These Working Pods allow you to get into meetings and discussions where the number of people is less.



Printing Desk

Access our Printing Desk for all your document needs, ensuring efficient and convenient printing services.



Meeting Room

Get into team huddles or interact with your clients in a professional meeting room setup at the Business Centre.



Reception

Receive a warm welcome and professional assistance at our Reception Desk, where our dedicated staff is ready to help with any enquiries or requests.



Observation Room

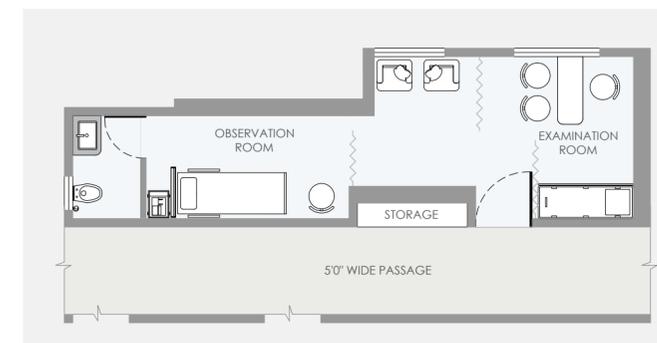
A dedicated Patient Examination Room is provided for the doctor to make a proper diagnosis for future action.

First Level Treatment

Primary first-aid and medication can be made available at this facility to cater to basic illness of residents.

Doctor-On-Call

A qualified doctor is available on call for primary examination and diagnosis of a distressed resident.



Medical Centre ¹⁸⁰sq.ft.

For different reasons, we have all realised that health is our first and foremost priority. And at Palladio Balewadi Central, this aspect is given ample importance with dedicated healthcare and wellness infrastructure that extends care to the residents. In fact, it also offers reliable healthcare support for the elderly parents, who might need it in different scenarios.





LEVEL P3

Guest Centre

While the warmth of a home is what the guests seek, sometimes they need to be hosted in a more elaborate manner. The Guest Centre at Palladio Balewadi Central lets you host them in a grand way.

—
Hospitality across
600 sq.ft.

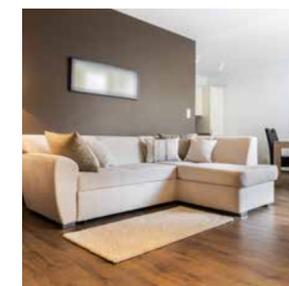
—
GUEST SUITE 1
195 sq.ft.

—
GUEST SUITE 2
195 sq.ft.



Fully Furnished Rooms

With comfortable beds, spacious wardrobes and storage cabinets, the guests enjoy homely comfort.



Living Area Seating

Acting like a living room for the guests to come together, it also gives a lovely space to nurture conversations.



Complete Privacy

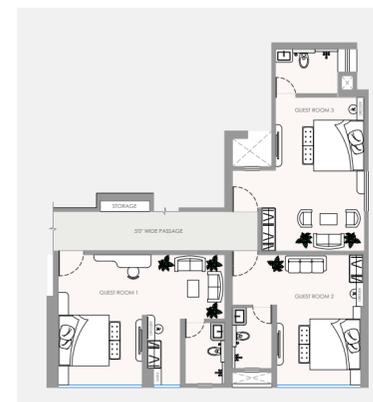
With separate rooms in the Guest Centre, the privacy and comfort of the guests is maintained fully.

Multiple Spaces

2 Separate guest rooms ensure that multiple guests can be accommodated at the same time.

Dresser Space

The Guest Centre has a dedicated space for storage, to further add convenience to the living.





Artist's Impression

**Share stories.
Live yours.**



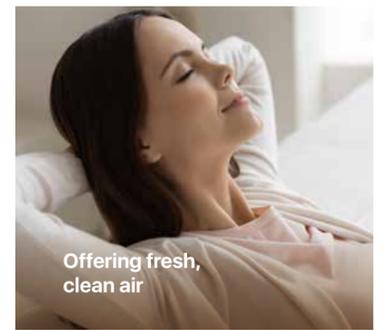
Artist's impression



Creating indoors with more outdoors



Hygiene & safety protocols



Offering fresh, clean air

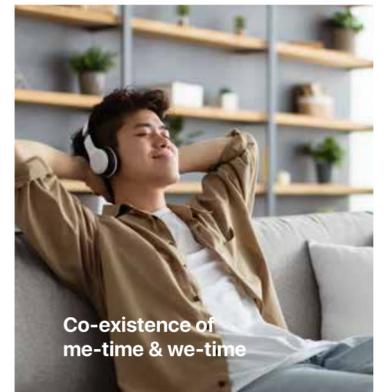
A story of urban comfort

VJ Homes 2.0

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



Fostering multi-generational living



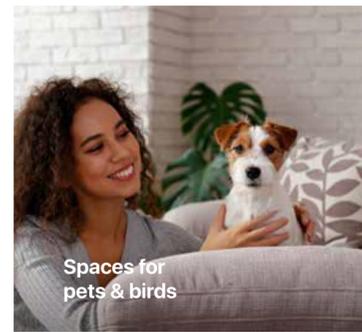
Co-existence of me-time & we-time



Fostering learning



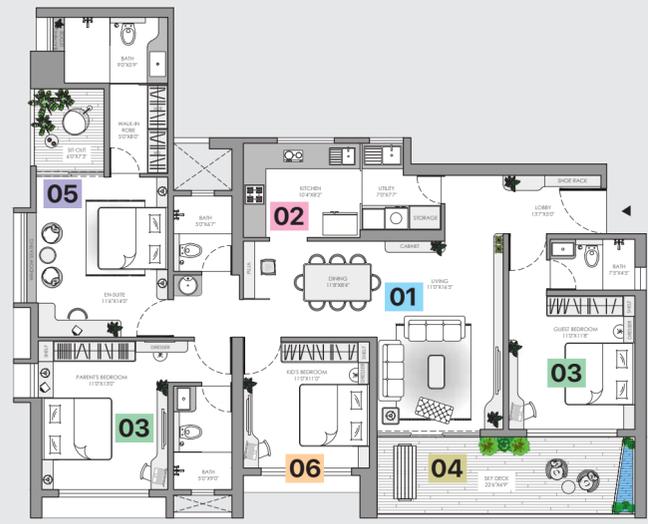
Ensuring mental well-being



Spaces for pets & birds



Blending traditional values & modern tech



02 Kitchen & utility

- Electrical and water supply point provided above the sink for water purifier
- Planned electrical points for mixer and microwave
- East - west cooking direction with electrical point for chimney and hob
- Additional kitchen sink provided for utensils washing
- Utility space designed to accommodate dishwasher, washing machine, dryer & more applications
- Provision for exhaust fan point



05 Master bedroom

- Smart lock in en-suite
- Planned space for study table
- His & Her charging points along both sides of the bed
- Space for informal seating
- Wider window for better light, ventilation and view
- Laminated wooden flooring in en-suite
- Space for AC outdoor unit
- Space for vanity under washbasin counter
- Italian marble in en-suite bath
- Bathing ledge
- Provision for exhaust fan point
- Space on counter-top for indoor plants/aroma candles/pot-pourri
- Wooden look -a-like PVC false ceiling in sky deck
- Dedicated walk-in wardrobe space for His & Her

Well-Defined Design Features



03 Parents' & guest bedroom

- Planned space for dressing table
- Cross-ventilation designed for better IAQ
- No head board on north side (Vastu-compliant)
- Dedicated WFH space with multiple electrical points
- Geyser point provided in all bathrooms

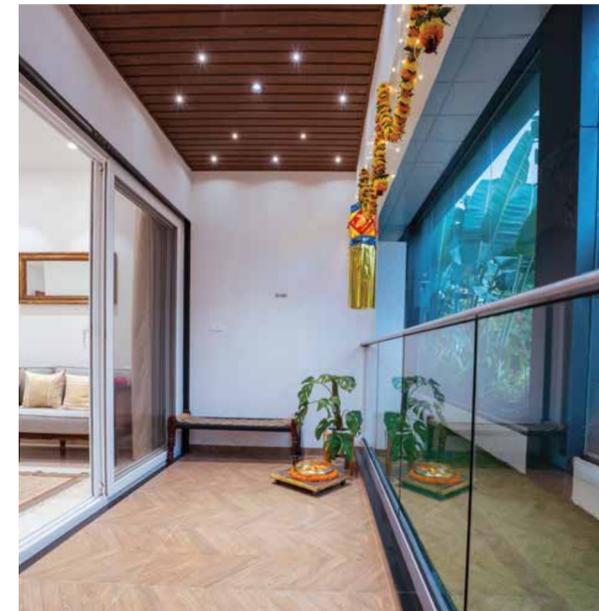
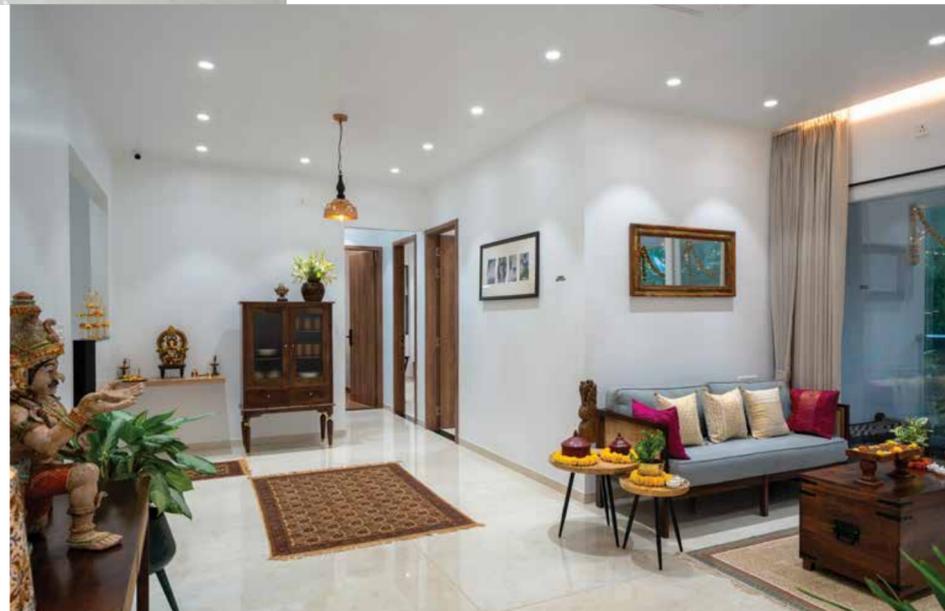
06 Kids' bedroom

- Bunk bed proposed in kids' room for maximum free activity space
- Planned space for study tables with charging points
- Wi-Fi router point in centre of home
- Space for AC outdoor unit



01 Lobby, living & dining

- Space to store umbrella, helmet & shoe rack in the entrance lobby
- Video door phone for safety & security
- Pre-installed hooks on main door frame for 'Toran'
- 4'0" Wide east-west facing main entrance door
- Smart lock for the main door
- Plain wall in the entrance lobby dedicated to every unit for decor
- 7-Seater sofa space in the living room
- Low-level charger points near the seating area
- Maximum opening size of sliding doors for natural light & ventilation in the living room
- Space to accommodate 8-seater dining space
- Dedicated east-west facing 'Puja' space with store



04 Sky Deck

- Provision of water supply on sky deck
- Pre-installed hooks for festive decor / wind chimes / electrical points for lights
- Sky deck with dedicated space for 'Jhula', green wall, water body, seating etc.
- Covered sky deck attached to living for home workout, yoga, pet's corner, home garden etc.
- Laminated glass railing for safety
- Wooden look-a-like PVC false ceiling in sky deck

Structure

Strong RCC structure with aluminium formwork technology

Structural design for earthquake Seismic Zone III

Windows

UPVC sliding windows with mosquito mesh & fixed glass at bottom

SS wired grills for selected sliding windows

Granite window frames

Laminated glass railing for terrace



Flooring

1200 x 1800 MM tiles with matching 3-inch skirting in the entire apartment

600 x 1200 MM tiles for flooring in bathrooms

600 x 1200 MM tiles for walls in bathrooms

600 x 1200 MM tiles in the terrace

Laminated wooden flooring in master suite

Marble flooring & dado in master suite bathroom



Walls & Ceilings

Gypsum-finish surface to inner walls in the entire apartment

All ceilings in the apartment finished in POP with PVC false ceiling in sky deck

Water-based acrylic emulsion paint to all inside walls



Electrical

Fire-retardant copper wiring with ELCB, MCBs

Modular sockets and switches

TV and telephone point provision in living & master bedroom

Broadband internet connection provision

Toilets

CPVC water supply plumbing

Premium CP & sanitaryware

Tiles up to linted level on walls

Exhaust fan point provision and electric boiler point provision

Kitchen

Granite kitchen platform with SS sink and granite finish on wall up to 2 feet

Electrical points as per electrical layout

Washing machine & dishwasher plumbing and electrical point provision in utility

Doors

Postformed door frames & both side laminated door shutters for all main and internal doors with PVC edge binding for main door & internal rooms

Toilet door frames in granite

All door fittings in stainless steel/brass with locks

Digital lock for main door



Like every story has characters that define the plot, the specifications are the characters that write the story of your home. At Palladio Balewadi 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.

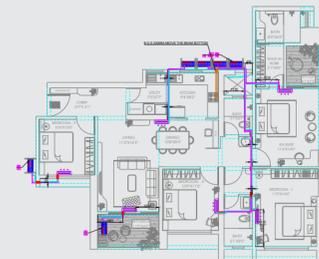
Specifications

Adding care to your story

A home is the place that cares for our loved ones. It needs to be built in a manner that there are layers of safety, which it offers to the residents. At VJ, we design the smallest detail that goes into making a residence that ultimately cares for you every day.

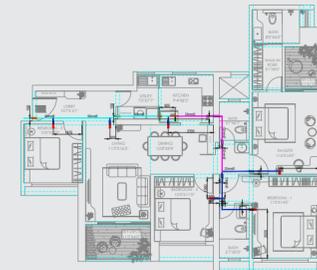
HVAC

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



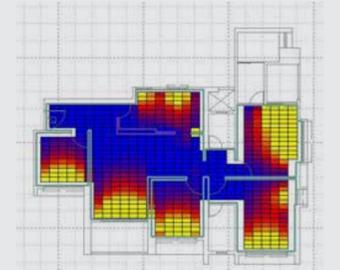
Fire fighting

This fire fighting 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.



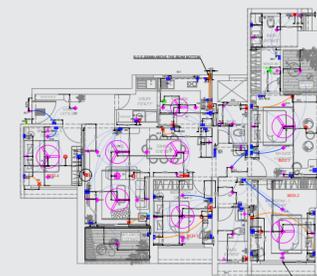
Internal Air Quality

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



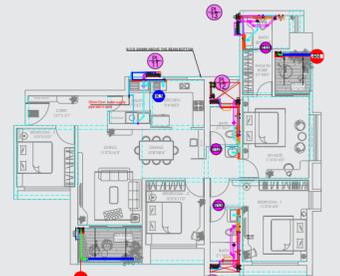
Electrical

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 water, domestic water & treated water inside the home.





**Make more stories
with your family.**

A story of ambitions

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 your story of a happy home and complete lifestyle.

1,100+ Team members that make it happen



At VJ, we believe in weaving a story of spaces and lifestyle around people's journeys. This has resulted in creation of addresses that are loved by people and recognised by national and international agencies. We cherish these creations as the stories that went on to become legends. They are a reflection of the immense efforts we put in, every single time.



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

Lokmat Award

May 2022

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

YashONE Hinjawadi

Oct 2022

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

Portia

Jun 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

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

Young Achiever

Feb 2015

Aditya Javdekar awarded Young Achiever of the Year

Euro School

Feb 2016

Commercial Property of the Year



Vilas Javdekar
Founder Chairman



Aditya Javdekar
CEO



Sarvesh Javdekar
Technical Director

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

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

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



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.

Stories full of convenience



<p>HOH HOUSE TO HOME Personalising a house into your home</p>	<p>EasyBuy Financial services to simplify home buying</p>	<p>VJ HELP DESK Single point contact for all your queries</p>
<p>RSVP RENT & SELL VERIFIED PROPERTIES Rent & Sell verified properties</p>	<p>Live your story, conveniently.</p>	<p>SPS Security & property solutions for every VJ community</p>
<p>VJFIRST Preferential treatment for VJ home owners</p>	<p>weearn Revenue generating spaces to lower society's maintenance cost</p>	<p>HOME/INSPECT Third party audit of homes at the time of possession</p>



WE'♥'
WHAT
WE DO™

VJ



59+

Completed and ongoing projects

16,400+

Families that call a VJ home their home

44

Years of rich legacy

12

Popular locations across Pune

Zero

Customer complaints till date, a proud record

1 Cr.

Sq. ft. of ongoing construction



SITE OFFICE: PALLADIO BALEWADI CENTRAL, PLOT NO. A-51/5, BALEWADI, PUNE 411 045

WWW.JAVDEKARS.COM

Project is mortgaged with and funded by Bajaj Housing Finance Ltd
No Objection Certificate / Permission to mortgage from BHFL will be provided for sale of flats



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