

The background of the entire page is a dark brown, marbled paper with intricate, vein-like patterns in lighter shades of brown and tan. The texture is organic and resembles natural stone or aged parchment.

The Presidential Suites

TOWER 4

TOWER 4

TYPICAL FLOOR PLAN



UNIT SERIES	UNIT NUMBERS	UNIT TYPE	RERA CARPET AREA + ENCLOSED BALCONY SQ. MT.	OPEN BALCONY SQ. MT.	TOTAL SQ. MT.	TOTAL SQ. FT.
01	201, 301, 401, 501, 601, 701, 801, 1001, 1101, 1201, 1301, 1501, 1601, 2001, 2101, 2201, 2301, 2501, 2601, 2701, 2801, 3001, 3101, 3201, 3301	3BHK	101.13	5.08	106.21	1143
02	202, 302, 402, 502, 602, 702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 2002, 2102, 2202, 2302, 2502, 2602, 2702, 2802, 3002, 3102, 3202, 3302	4BHK	128.45	15.01	143.46	1544
03	203, 303, 403, 503, 603, 703, 803, 1003, 1103, 1203, 1303, 1503, 1603, 2003, 2103, 2203, 2303, 2503, 2603, 2703, 2803, 3003, 3103, 3203, 3303	4BHK	128.95	15.01	143.96	1550
04	204, 304, 404, 504, 604, 704, 804, 1004, 1104, 1204, 1304, 1504, 1604, 2004, 2104, 2204, 2304, 2504, 2604, 2704, 2804, 3004, 3104, 3204, 3304	3BHK	100.43	5.08	105.51	1136
05	205, 305, 405, 505, 605, 705, 805, 1005, 1105, 1205, 1305, 1505, 1605, 2005, 2105, 2205, 2305, 2505, 2605, 2705, 2805, 3005, 3105, 3205, 3305	3BHK	92.45	7.23	99.68	1073
06	206, 306, 406, 506, 606, 706, 806, 1006, 1106, 1206, 1306, 1506, 1606, 2006, 2106, 2206, 2306, 2506, 2606, 2706, 2806, 3006, 3106, 3206, 3306	3BHK	92.25	7.23	99.48	1071

- Limited Residences Per Floor:**
 6 Presidential Suites with 3 passenger + 1 fire elevator.
What it means for you: Greater privacy, quieter floors, faster access.
- Segregated Service Spine:**
 Dedicated service passage with janitor room.
What it means for you: Discreet operations, uninterrupted living.
- Concealed Service Core:**
 All utilities hidden within the central core.
What it means for you: Clean, refined, clutter-free spaces.
- Dual Passage Planning:**
 A circulation design that ensures smooth, uninterrupted movement for residents.
What it means for you: Unobstructed views, smartly planned & more breathable spaces.
- Centralised Vertical Core:**
 Elevators, stairs, and services centrally placed.
What it means for you: Balanced access and efficient planning.
- Guided Floor Navigation:**
 Clear, signage throughout.
What it means for you: Effortless way finding for you and guests.
- Privacy Transition Fins:**
 Architectural fins along passages.
What it means for you: A more private, composed entry to your home.



Disclaimer: All dimensions are provided in feet and inches, measured from unfinished surfaces, for ease of understanding. 9", 14", 19", 24" & 29" floors have refuge area. The dimensions of the toilet include the clear unfinished space. The above plan is for explanatory purposes only and is subject to approval by the relevant authorities. Please refer to the sanctioned plans for the final, approved details. These plans may be subject to changes in structural and plumbing designs. The dimensions mentioned represent the maximum internal room measurements and a tolerance of ±3% might be applicable in the areas to all unit layouts on account for construction variations and technical adjustments.



06 | 3 BHK • 1071 sq.ft.

01 | 3 BHK • 1143 sq.ft.

05 | 3 BHK • 1073 sq.ft.

04 | 3 BHK • 1136 sq.ft.

03 | 3 BHK • 1285 sq.ft.

02 | 3 BHK • 1274 sq.ft.



TOWER 4

REFUGE FLOOR PLAN

UNIT SERIES	UNIT NUMBERS	UNIT TYPE	RERA CARPET AREA + ENCLOSED BALCONY SQ. MT.	OPEN BALCONY SQ. MT.	TOTAL SQ. MT.	TOTAL SQ. FT.
01	901, 1401, 1901, 2401, 2901	3BHK	101.13	5.08	106.21	1,143
02	902, 1402, 1902, 2402, 2902	3BHK	109.55	8.84	118.39	1,274
03	903, 1403, 1903, 2403, 2903	3BHK	110.51	8.84	119.35	1,285
04	904, 1404, 1904, 2404, 2904	3BHK	100.43	5.08	105.51	1,136
05	905, 1405, 1905, 2405, 2905	3BHK	92.45	7.23	99.68	1,073
06	906, 1406, 1906, 2406, 2906	3BHK	92.25	7.23	99.48	1,071

- Limited Residences Per Floor:**
 6 Presidential Suites with 3 passenger + 1 fire elevator.
What it means for you: Greater privacy, quieter floors, faster access.
- Segregated Service Spine:**
 Dedicated service passage with janitor room.
What it means for you: Discreet operations, uninterrupted living.
- Concealed Service Core:**
 All utilities hidden within the central core.
What it means for you: Clean, refined, clutter-free spaces.
- Dual Passage Planning:**
 A circulation design that ensures smooth, uninterrupted movement for residents.
What it means for you: Unobstructed views, smartly planned & more breathable spaces.
- Centralised Vertical Core:**
 Elevators, stairs, and services centrally placed.
What it means for you: Balanced access and efficient planning.
- Guided Floor Navigation:**
 Clear, signage throughout.
What it means for you: Effortless way finding for you and guests.
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 Architectural fins along passages.
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TOWER 4

17TH FLOOR PLAN



UNIT SERIES	UNIT NUMBERS	UNIT TYPE	RERA CARPET AREA + ENCLOSED BALCONY SQ. MT.	OPEN BALCONY SQ. MT.	TOTAL SQ. MT.	TOTAL SQ. FT.
01	1701	3BHK	101.13	5.08	106.21	1,143
02	1702	3BHK	109.55	10.37	119.92	1,291
03	1703	3BHK	110.51	10.37	120.88	1,301
04	1704	3BHK	100.43	5.08	105.51	1,136
05	1705	3BHK	92.45	7.23	99.68	1,073
06	1706	3BHK	92.25	7.23	99.48	1,071

Note: Pump room space in the service area.

- 
Limited Residences Per Floor:
 6 Presidential Suites with 3 passenger + 1 fire elevator.
What it means for you: Greater privacy, quieter floors, faster access.
- 
Segregated Service Spine:
 Dedicated service passage with janitor room.
What it means for you: Discreet operations, uninterrupted living.
- 
Concealed Service Core:
 All utilities hidden within the central core.
What it means for you: Clean, refined, clutter-free spaces.
- 
Dual Passage Planning:
 A circulation design that ensures smooth, uninterrupted movement for residents.
What it means for you: Unobstructed views, smartly planned & more breathable spaces.
- 
Centralised Vertical Core:
 Elevators, stairs, and services centrally placed.
What it means for you: Balanced access and efficient planning.
- 
Guided Floor Navigation:
 Clear, signage throughout.
What it means for you: Effortless way finding for you and guests.
- 
Privacy Transition Fins:
 Architectural fins along passages.
What it means for you: A more private, composed entry to your home.



Disclaimer: All dimensions are provided in feet and inches, measured from unfinished surfaces, for ease of understanding. 9th, 14th, 19th, 24th & 29th floors have refuge area. The dimensions of the toilet include the clear unfinished space. The above plan is for explanatory purposes only and is subject to approval by the relevant authorities. Please refer to the sanctioned plans for the final, approved details. These plans may be subject to changes in structural and plumbing designs. The dimensions mentioned represent the maximum internal room measurements and a tolerance of ±3% might be applicable in the areas to all unit layouts on account for construction variations and technical adjustments.





TOWER 4

18TH FLOOR PLAN



UNIT SERIES	UNIT NUMBERS	UNIT TYPE	RERA CARPET AREA + ENCLOSED BALCONY SQ. MT.	OPEN BALCONY SQ. MT.	TOTAL SQ. MT.	TOTAL SQ. FT.
01	1801	3BHK	101.13	5.08	106.21	1,143
02	1802	3BHK	110.07	10.37	120.44	1,296
03	1803	3BHK	110.51	10.37	120.88	1,301
04	1804	3BHK	100.43	5.08	105.51	1,136
05	1805	3BHK	92.45	7.23	99.68	1,073
06	1806	3BHK	92.25	7.23	99.48	1,071

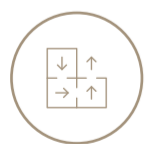
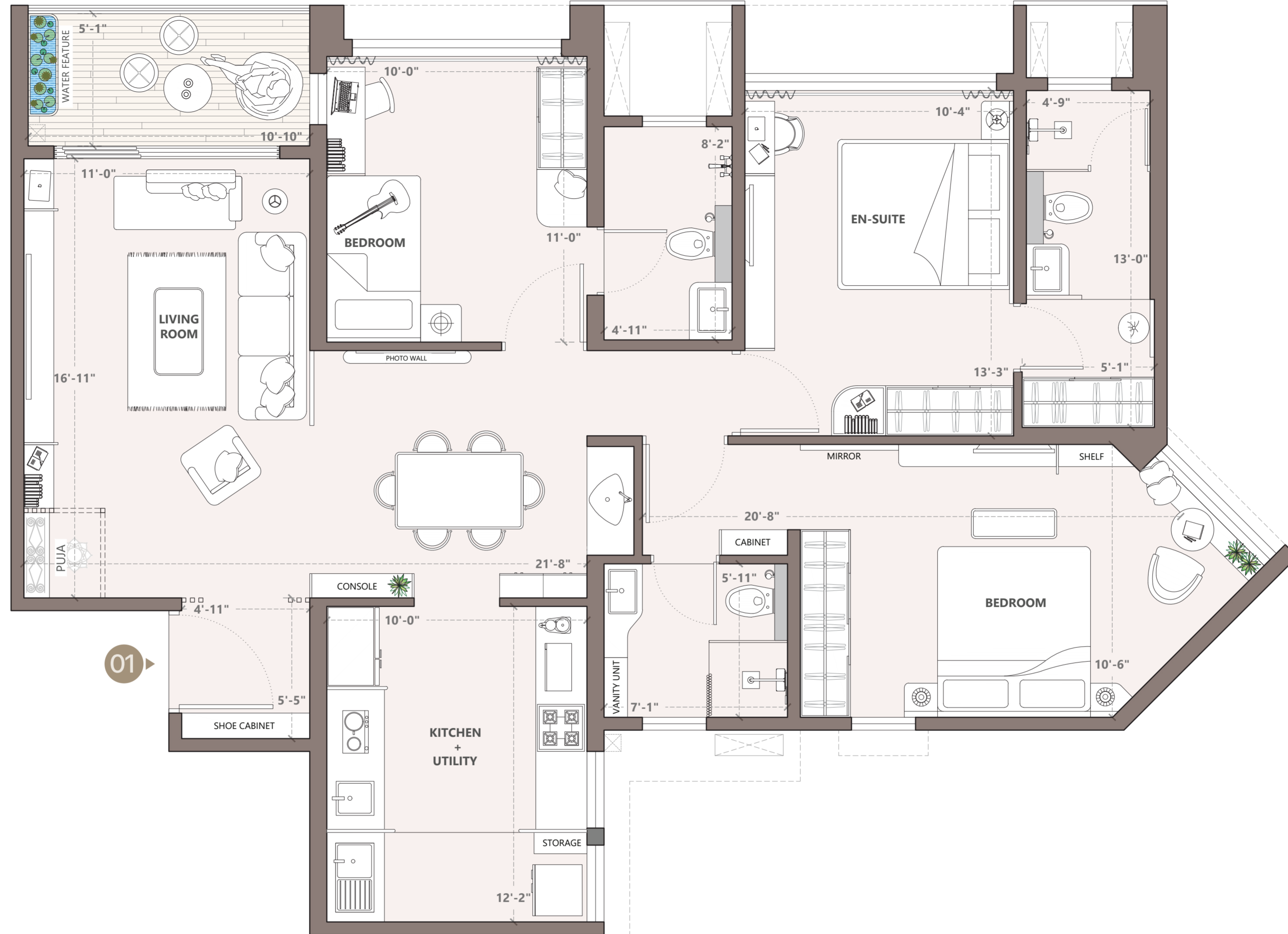
Note: Fire water tank space in the service area.

- 
Limited Residences Per Floor:
 6 Presidential Suites with 3 passenger + 1 fire elevator.
What it means for you: Greater privacy, quieter floors, faster access.
- 
Segregated Service Spine:
 Dedicated service passage with janitor room.
What it means for you: Discreet operations, uninterrupted living.
- 
Concealed Service Core:
 All utilities hidden within the central core.
What it means for you: Clean, refined, clutter-free spaces.
- 
Dual Passage Planning:
 A circulation design that ensures smooth, uninterrupted movement for residents.
What it means for you: Unobstructed views, smartly planned & more breathable spaces.
- 
Centralised Vertical Core:
 Elevators, stairs, and services centrally placed.
What it means for you: Balanced access and efficient planning.
- 
Guided Floor Navigation:
 Clear, signage throughout.
What it means for you: Effortless way finding for you and guests.
- 
Privacy Transition Fins:
 Architectural fins along passages.
What it means for you: A more private, composed entry to your home.



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HARMONIOUS LAYOUT
 • PROPORTIONED LIVING & DINING
 • THOUGHTFULLY OPTIMISED PLANNING



SMART UTILISATION
 • NO SUPERFLUOUS CIRCULATION
 • MAXIMISED USABLE SPACE



CENTRAL DINING
 • ELEGANTLY PLACED BETWEEN LIVING & KITCHEN
 • EFFORTLESS INTERACTION



THE PRESIDENTIAL EDGE
 • INTELLIGENT & COMPACT DESIGN
 • SEAMLESS DAILY COMFORT

Palladio

= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 01

3BHK | 1143 SQ.FT. | RERA AREA + ENCLOSED BALCONY **101.13 SQ.MT.** | OPEN BALCONY **5.08 SQ.MT.** | TOTAL **106.21 SQ.MT.**

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- SEAMLESS LIVING**
- FULLY USABLE LAYOUT
- EFFORTLESS FLOW ACROSS SPACES

- LIGHT, AIR & EASE**
- ABUNDANT NATURAL LIGHT + VENTILATION
- BRIGHT & BREATHABLE

- THOUGHTFUL PRIVACY**
- PRIVATE & SOCIAL ZONES
- UNINTERRUPTED COMFORT

- THE PRESIDENTIAL EDGE**
- EXPANSIVE & OPEN JULIET BALCONIES
- CITYSCAPE VIEW

Palladio

= Presidential Suites =

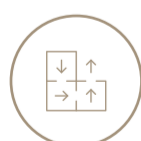
BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 02

4BHK | 1544 SQ.FT. | RERA AREA + ENCLOSED BALCONY **128.45 SQ.MT.** | OPEN BALCONY **15.01 SQ.MT.** | TOTAL **143.46 SQ.MT.**

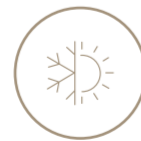
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ZONED LAYOUT

- CLEARLY ARTICULATED SPACES
- DEFINED LIVING AND PRIVATE REALMS



PRIVATE LIVING

- BEDROOMS DISCREETLY POSITIONED
- ENHANCED TRANQUILLITY



LIVING + DECK

- SEAMLESS INDOOR-OUTDOOR EXTENSION
- ELEVATED LIVING EXPERIENCE



THE PRESIDENTIAL EDGE

- GRAND FAMILY FORMAT
- EXPANSIVE & OPEN JULIET BALCONY

Palladio

= Presidential Suites =

BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 03

4BHK | 1550 SQ.FT.

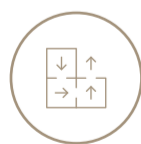
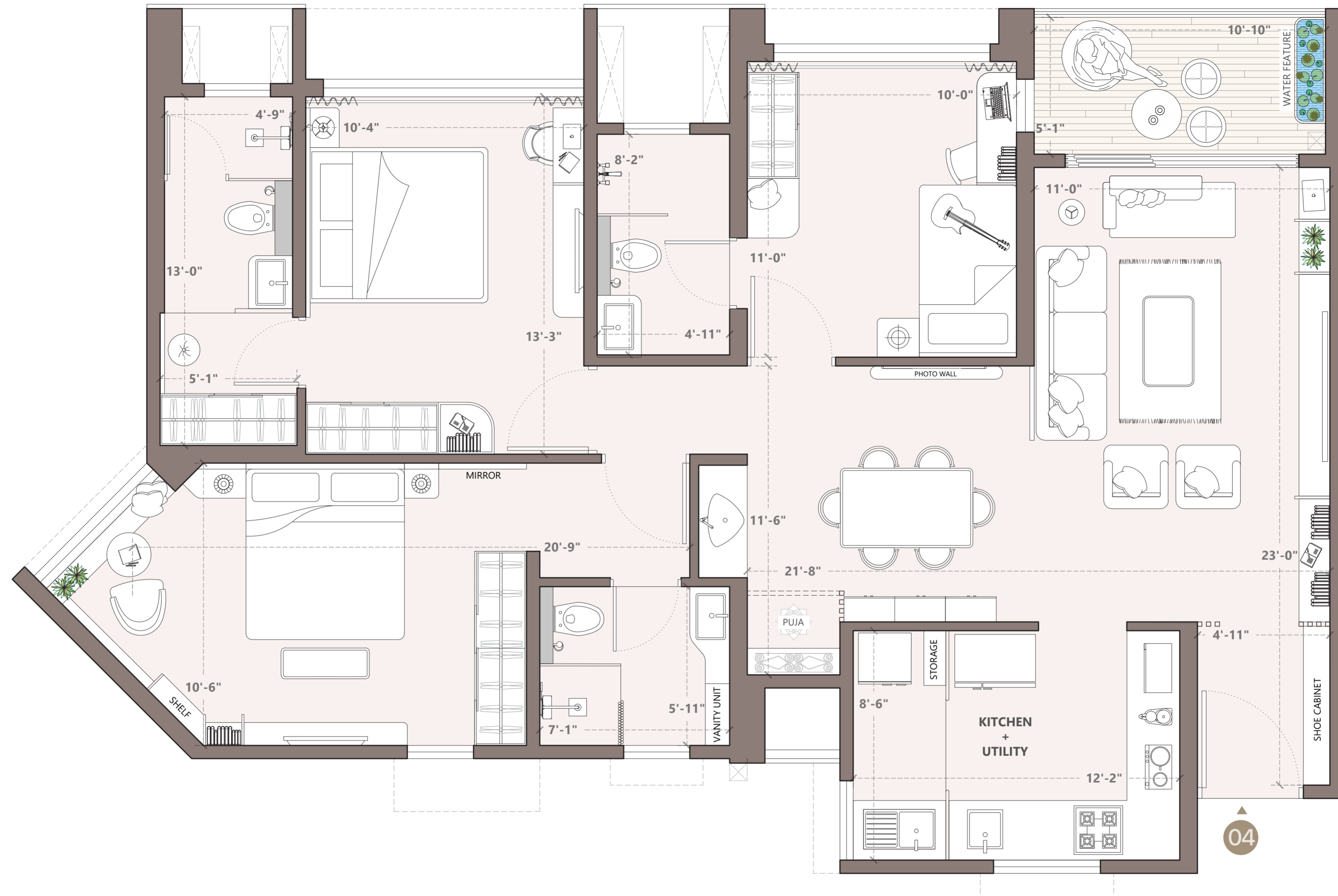
RERA AREA + ENCLOSED BALCONY
128.95 SQ.MT.

OPEN BALCONY
15.01 SQ.MT.

TOTAL
143.96 SQ.MT.

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CORNER LIVING
 • ENHANCED OPENNESS WITH ABUNDANT LIGHT
 • EXPANSIVE LIVING VIEWS



LIGHT & AIR
 • CROSS-VENTILATED BY DESIGN
 • BRIGHT, AIRY INTERIORS



SEAMLESS FLOW
 • FLUID SPATIAL TRANSITIONS
 • COHESIVE LIVING & DINING



THE PRESIDENTIAL EDGE
 • ADVANTAGE OF CORNER PLANNING
 • ELEVATED OPENNESS AND EASE

Palladio

= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 04

3BHK | 1136 SQ.FT.

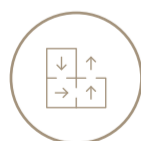
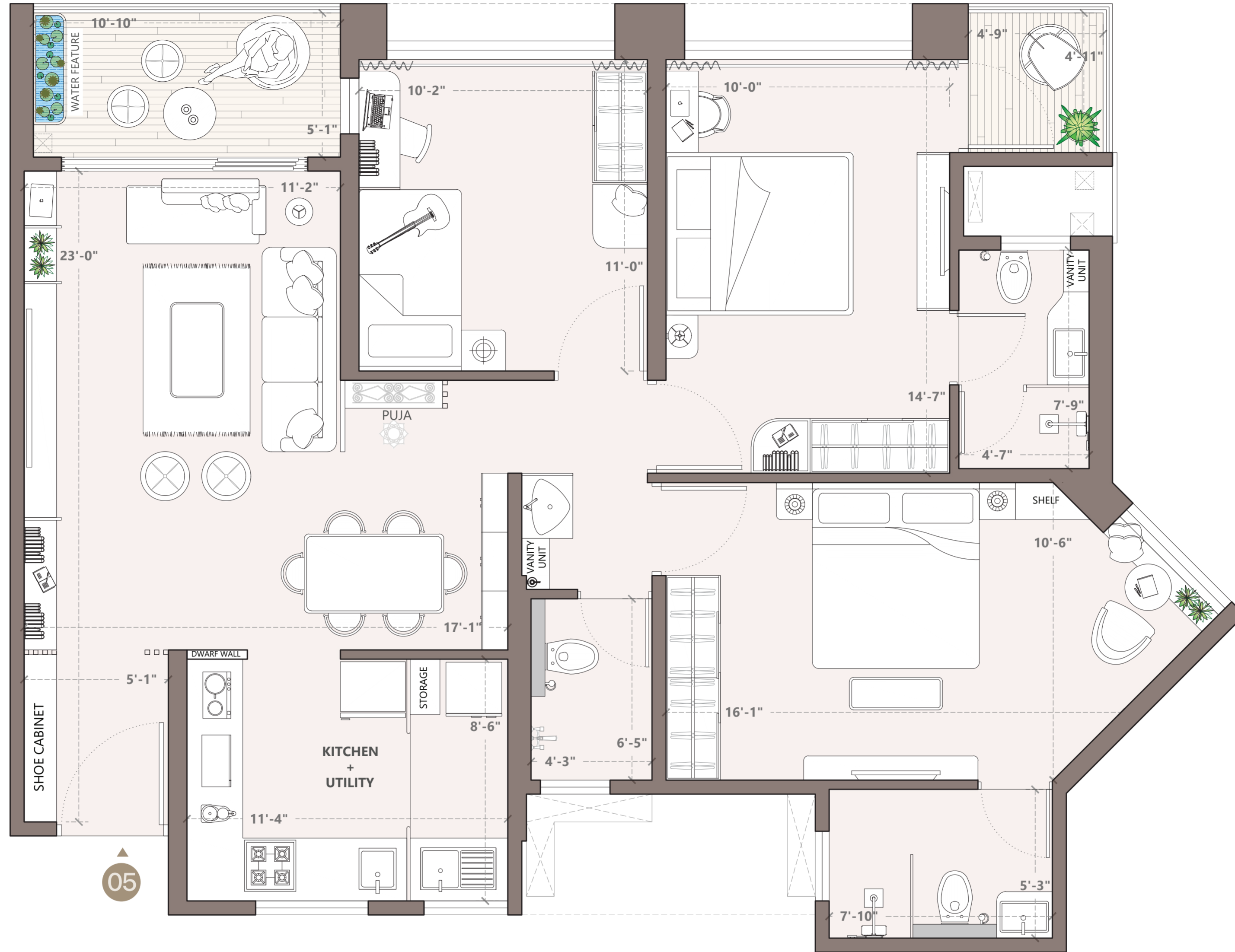
RERA AREA + ENCLOSED BALCONY
 100.43 SQ.MT.

OPEN BALCONY
 5.08 SQ.MT.

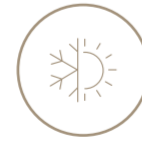
TOTAL
 105.51 SQ.MT.

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WIDE LIVING
 • GENEROUS LIVING FRONTAGE
 • AMPLIFIED SENSE OF SPACE



DISTINCT BEDROOM
 • SIGNATURE LAYOUT CHARACTER
 • REFINED PRIVATE RETREAT



SMART PLANNING
 • PRECISION-LED SPACE UTILISATION
 • MINIMAL SPATIAL WASTAGE



THE PRESIDENTIAL EDGE
 • DESIGN-FORWARD LAYOUT
 • POISED BALANCE OF ZONES

Palladio

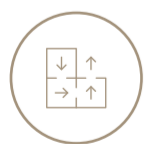
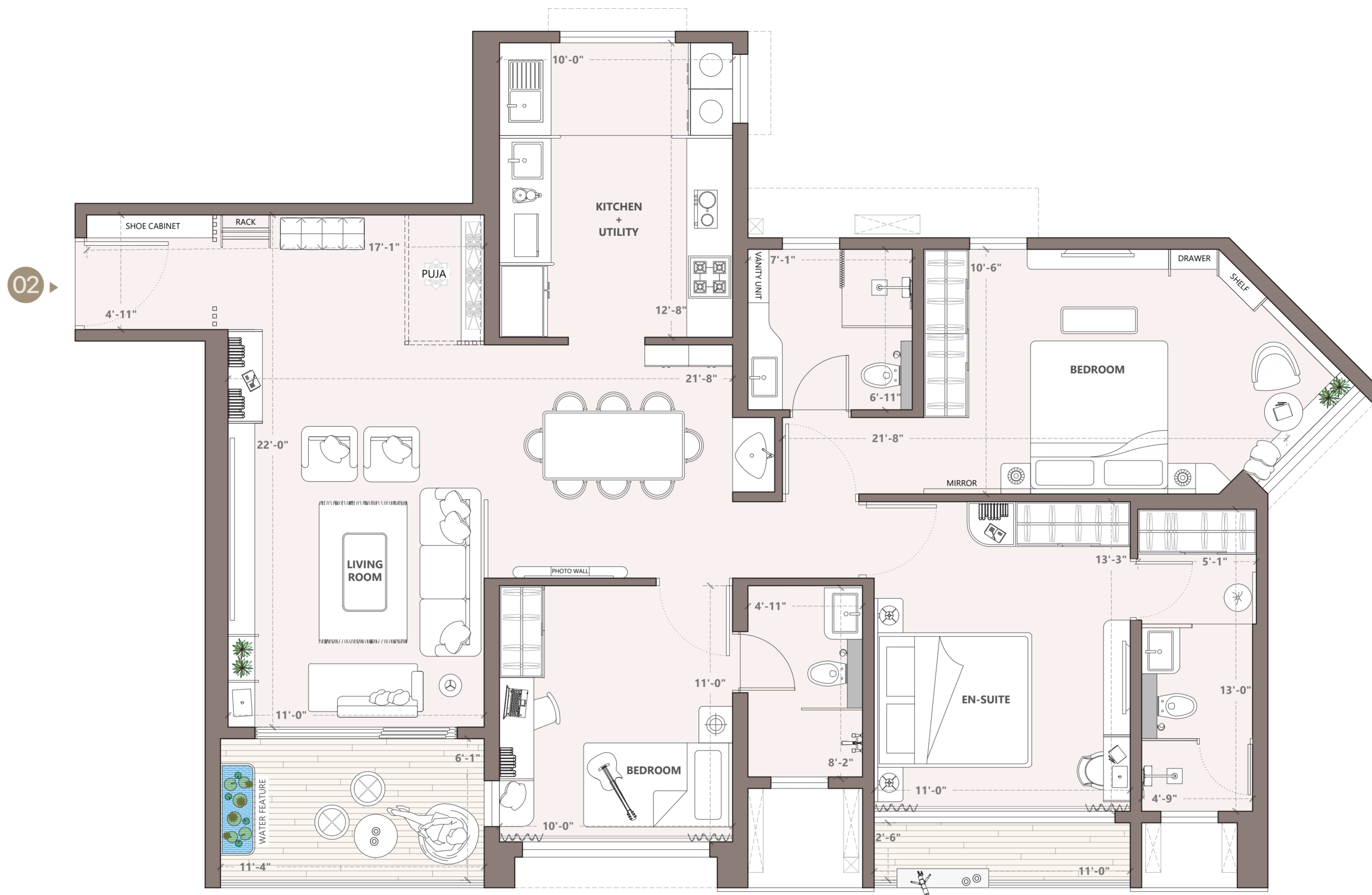
= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 05

3BHK | 1073 SQ.FT. | RERA AREA + ENCLOSED BALCONY **92.45 SQ.MT.** | OPEN BALCONY **7.23 SQ.MT.** | TOTAL **99.68 SQ.MT.**

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- CORNER LIVING**
- ENHANCED OPENNESS WITH ABUNDANT LIGHT
 - EXPANSIVE LIVING VIEWS



- LIGHT & AIR**
- CROSS-VENTILATED BY DESIGN
 - BRIGHT, AIRY INTERIORS



- SEAMLESS FLOW**
- FLUID SPATIAL TRANSITIONS
 - COHESIVE LIVING & DINING



- THE PRESIDENTIAL EDGE**
- ADVANTAGE OF CORNER PLANNING
 - EXPANSIVE & OPEN JULIET BALCONIES

Palladio

= Presidential Suites =

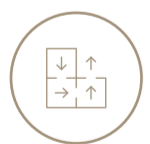
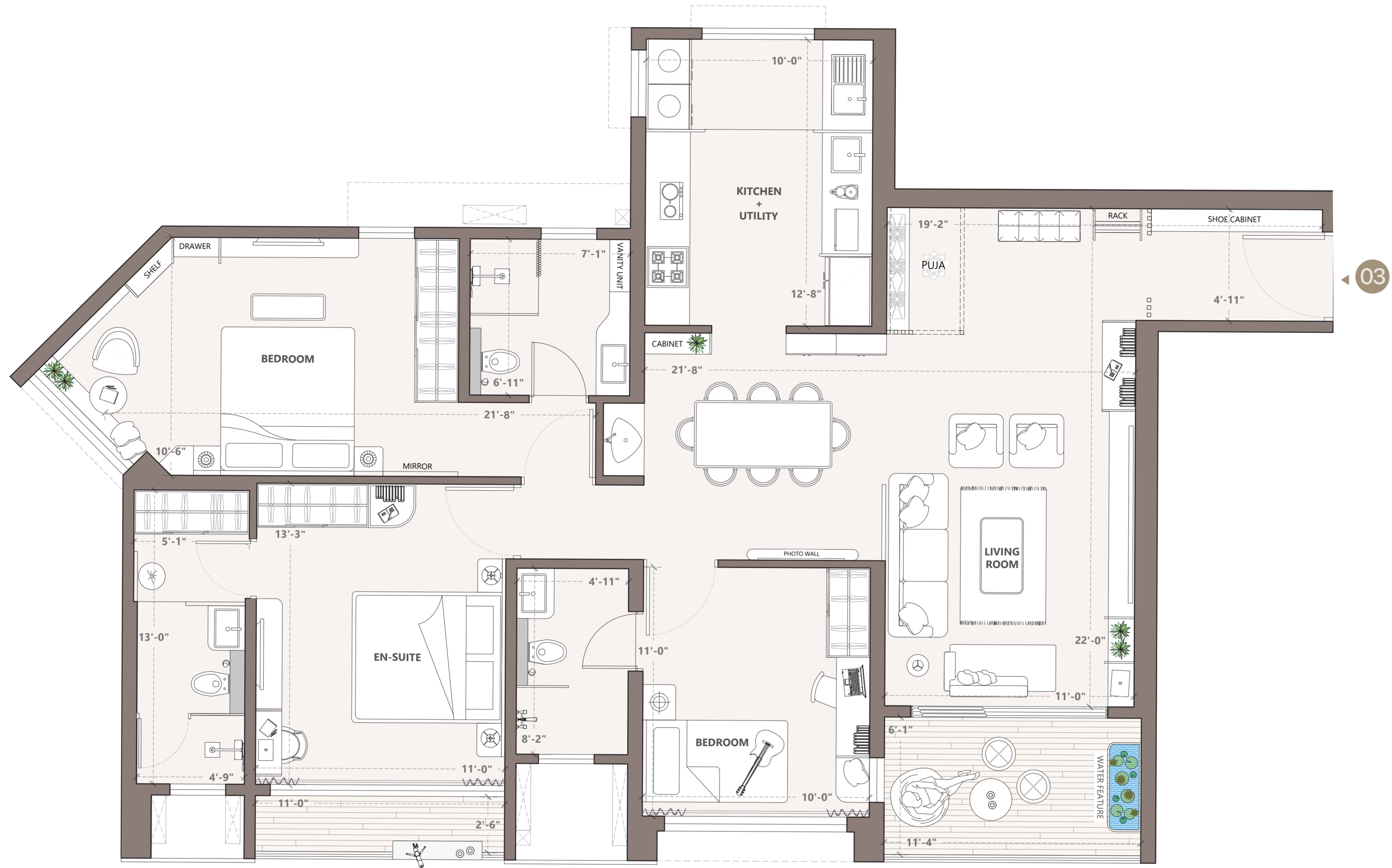
BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 02 - REFUGE FLOOR

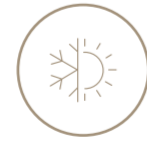
3BHK | 1274 SQ.FT. | RERA AREA + ENCLOSED BALCONY **109.55 SQ.MT.** | OPEN BALCONY **8.84 SQ.MT.** | TOTAL **118.39 SQ.MT.**

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WIDE LIVING
 • GENEROUS LIVING FRONTAGE
 • AMPLIFIED SENSE OF SPACE



DISTINCT BEDROOM
 • SIGNATURE LAYOUT CHARACTER
 • REFINED PRIVATE RETREAT



SMART PLANNING
 • PRECISION-LED SPACE UTILISATION
 • MINIMAL SPATIAL WASTAGE



THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • POISED BALANCE OF ZONES

Palladio
 = Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 03 - REFUGE FLOOR

3BHK | 1285 SQ.FT. | RERA AREA + ENCLOSED BALCONY **110.51 SQ.MT.** | OPEN BALCONY **8.84 SQ.MT.** | TOTAL **119.35 SQ.MT.**

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EXPANDED LIVING
 • GENEROUSLY SIZED LIVING AREA
 • ELEVATED EVERYDAY COMFORT

CONNECTED DINING
 • CENTRALLY ANCHORED DINING
 • SEAMLESS SPATIAL DIALOGUE

BALANCED SPACES
 • WELL-APPOINTED BEDROOMS
 • PROPORTIONED FOR EASE

THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • REFINED LIVEABILITY

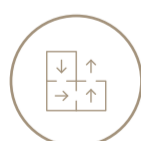
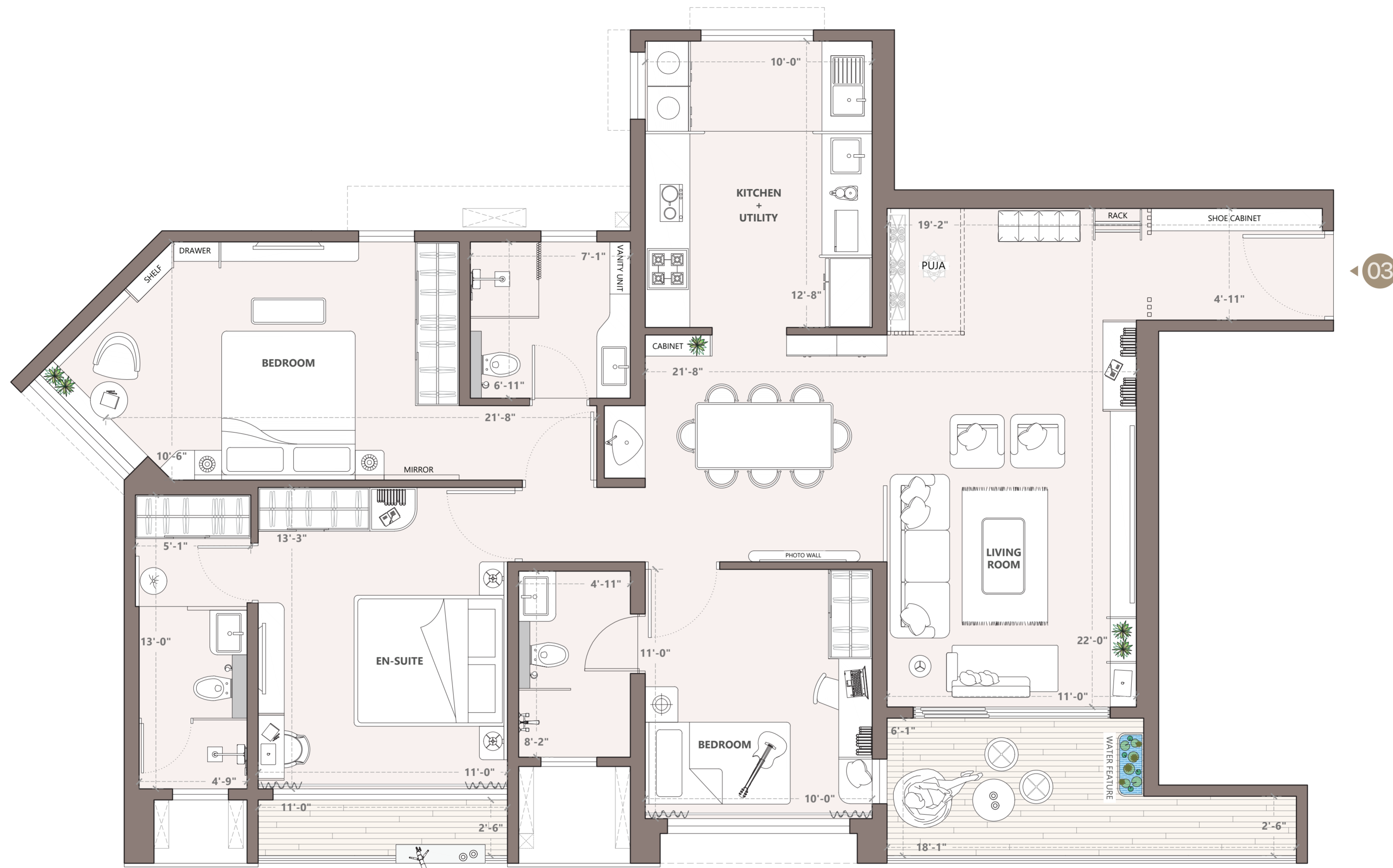
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 BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 02 - 17TH FLOOR

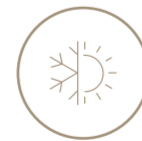
3BHK | 1291 SQ.FT. | RERA AREA + ENCLOSED BALCONY **109.55 SQ.MT.** | OPEN BALCONY **10.37 SQ.MT.** | TOTAL **119.92 SQ.MT.**

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WIDE LIVING
 • GENEROUS LIVING FRONTAGE
 • AMPLIFIED SENSE OF SPACE



DISTINCT BEDROOM
 • SIGNATURE LAYOUT CHARACTER
 • REFINED PRIVATE RETREAT



SMART PLANNING
 • PRECISION-LED SPACE UTILISATION
 • MINIMAL SPATIAL WASTAGE



THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • POISED BALANCE OF ZONES

Palladio

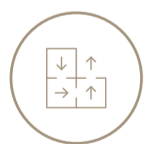
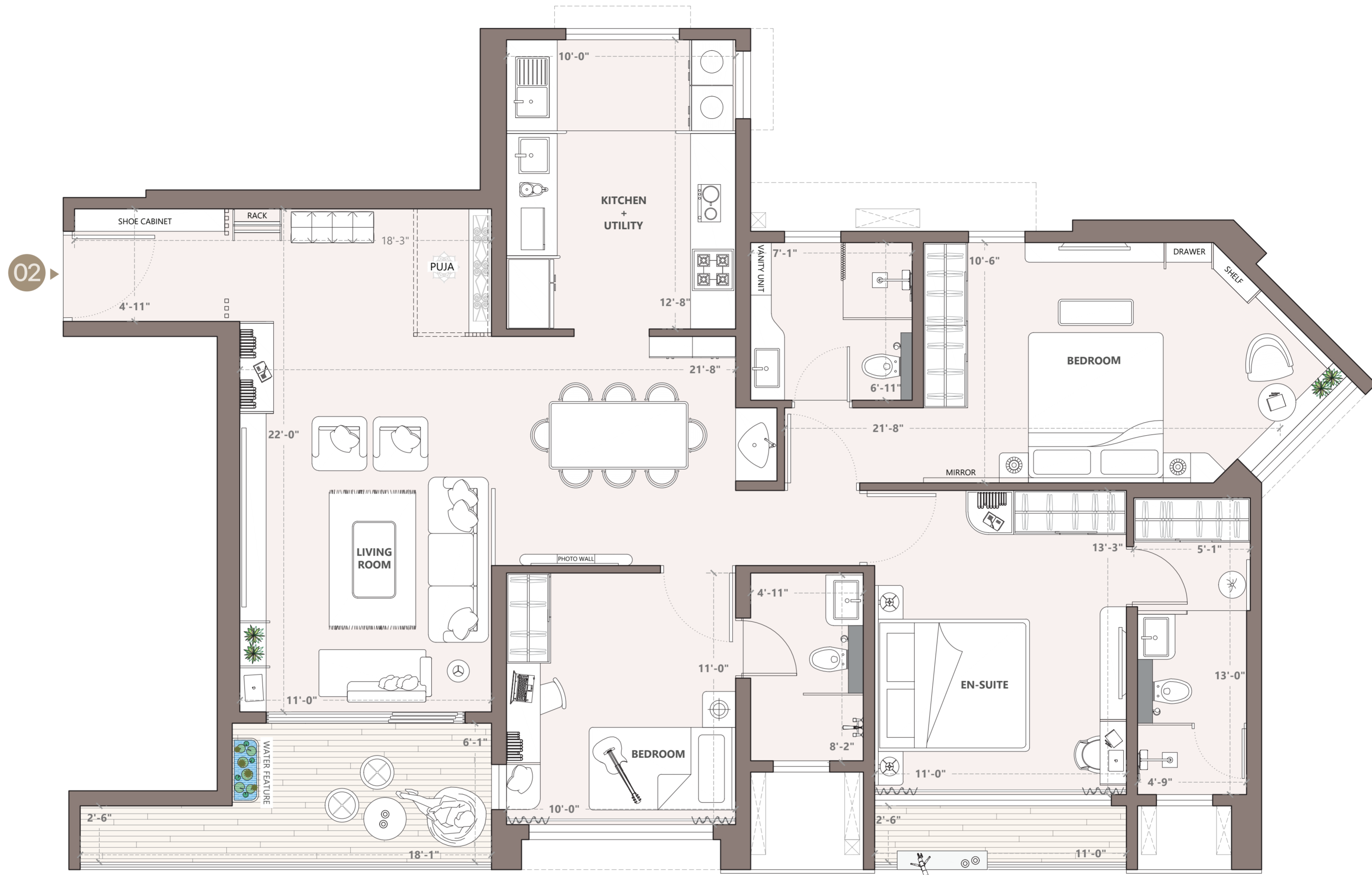
= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 03 - 17TH FLOOR

3BHK | 1301 SQ.FT. | RERA AREA + ENCLOSED BALCONY **110.51 SQ.MT.** | OPEN BALCONY **10.37 SQ.MT.** | TOTAL **120.88 SQ.MT.**

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- CORNER LIVING**
- ENHANCED OPENNESS WITH ABUNDANT LIGHT
 - EXPANSIVE LIVING VIEWS



- LIGHT & AIR**
- CROSS-VENTILATED BY DESIGN
 - BRIGHT, AIRY INTERIORS



- SEAMLESS FLOW**
- FLUID SPATIAL TRANSITIONS
 - COHESIVE LIVING & DINING



- THE PRESIDENTIAL EDGE**
- ADVANTAGE OF CORNER PLANNING
 - EXPANSIVE & OPEN JULIET BALCONIES

Palladio

= Presidential Suites =

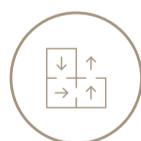
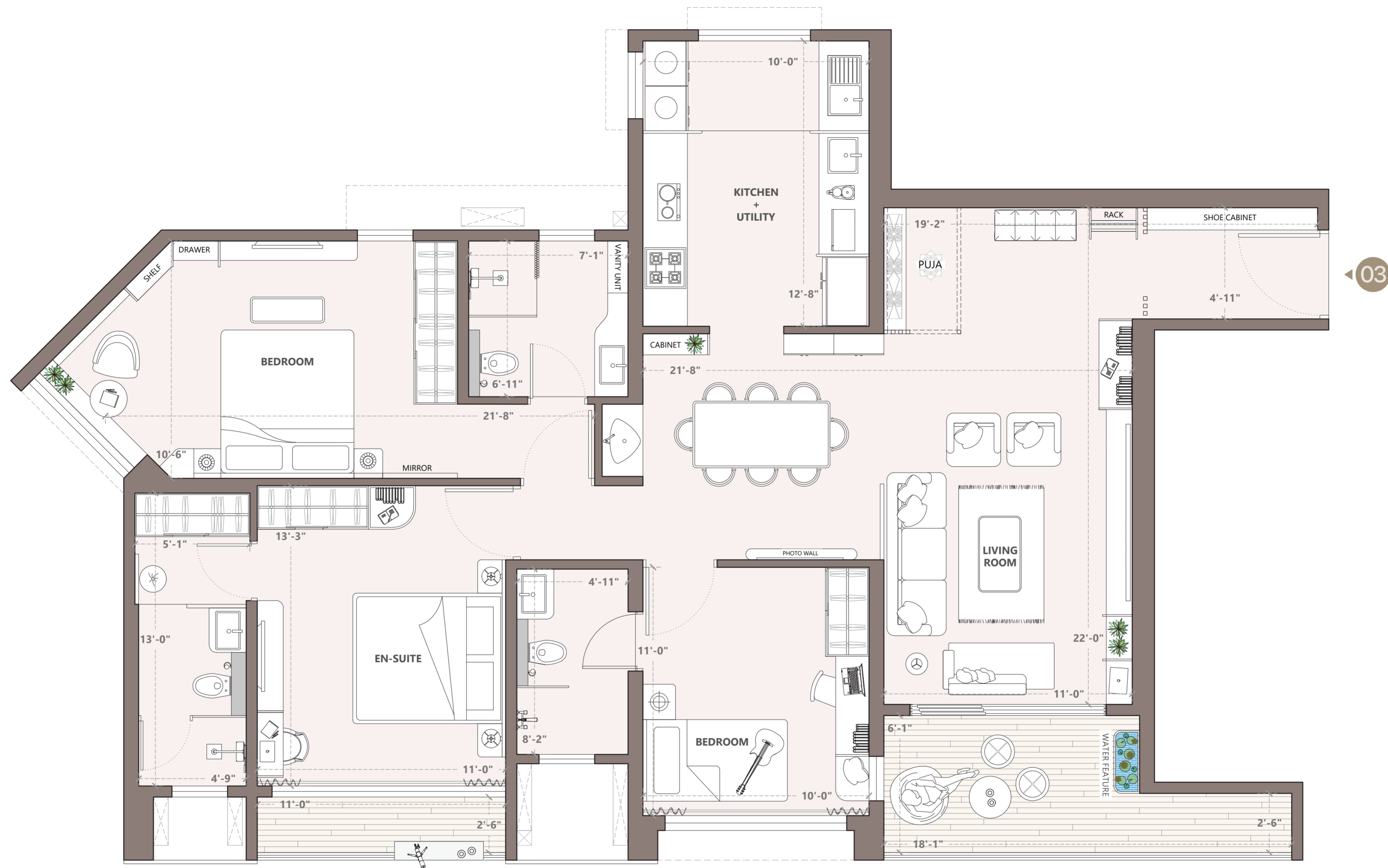
BALEWADI RIVERFRONT

TOWER 4 UNIT SERIES 02 - 18TH FLOOR

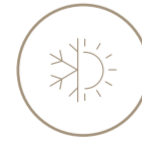
3BHK | 1296 SQ.FT. | RERA AREA + ENCLOSED BALCONY **110.07 SQ.MT.** | OPEN BALCONY **10.37 SQ.MT.** | TOTAL **120.44 SQ.MT.**

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WIDE LIVING
 • GENEROUS LIVING FRONTAGE
 • AMPLIFIED SENSE OF SPACE



DISTINCT BEDROOM
 • SIGNATURE LAYOUT CHARACTER
 • REFINED PRIVATE RETREAT



SMART PLANNING
 • PRECISION-LED SPACE UTILISATION
 • MINIMAL SPATIAL WASTAGE



THE PRESIDENTIAL EDGE
 • DESIGN-FORWARD LAYOUT
 • EXPANSIVE & OPEN JULIET BALCONIES

Palladio

= Presidential Suites =

BALEWADI RIVERFRONT

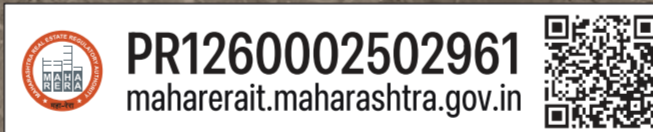
TOWER 4 UNIT SERIES 03 - 18TH FLOOR

3BHK | 1301 SQ.FT. | RERA AREA + ENCLOSED BALCONY **110.51 SQ.MT.** | OPEN BALCONY **10.37 SQ.MT.** | TOTAL **120.88 SQ.MT.**

Disclaimer: All dimensions are provided in feet and inches, measured from unfinished surfaces, for ease of understanding. The above plan is for explanatory purposes only and is subject to approval by the relevant authorities. Please refer to the sanctioned plans for the final, approved details. These plans may be subject to changes in structural and plumbing designs.



VJ | VILAS
JAVDEKAR
DEVELOPERS



Project is financed by and mortgaged with Aditya Birla Housing Finance Limited. NOC from Aditya Birla Housing Finance Limited will be required before entering into any arrangement/agreement for sale of any unit / flat in the project.