



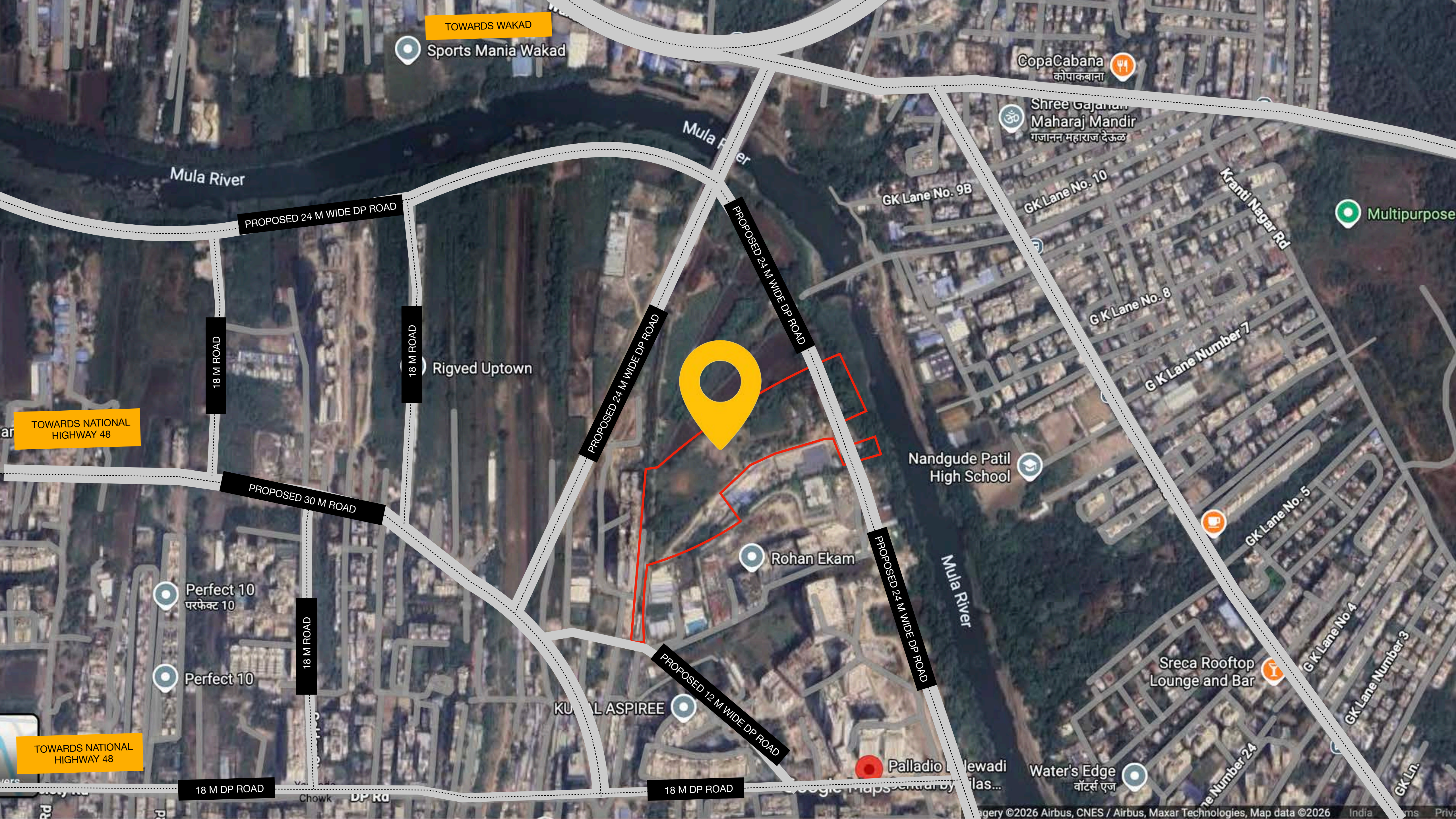
HELLO!

VJ

VILAS  
JAVDEKAR  
DEVELOPERS

# LOCATION

*Where Everything Connects*



TOWARDS WAKAD

Sports Mania Wakad

CopaCabana  
कोपाकबाना

Shree Gajanan  
Maharaj Mandir  
गजानन महाराज देऊळ

Mula River

Mula River

PROPOSED 24 M WIDE DP ROAD

PROPOSED 24 M WIDE DP ROAD

GK Lane No. 9B

GK Lane No. 10

Kranti Nagar Rd

Multipurpose

18 M ROAD

18 M ROAD

Rigved Uptown

PROPOSED 24 M WIDE DP ROAD

G K Lane No. 8

G K Lane Number 7

TOWARDS NATIONAL  
HIGHWAY 48

PROPOSED 30 M ROAD

Nandgude Patil  
High School

Rohan Ekam

PROPOSED 24 M WIDE DP ROAD

GK Lane No. 5

Perfect 10  
परफेक्ट 10

18 M ROAD

Perfect 10

Mula River

PROPOSED 12 M WIDE DP ROAD

GK Lane No 4

GK Lane Number 3

TOWARDS NATIONAL  
HIGHWAY 48

18 M DP ROAD

18 M DP ROAD

KUNAL ASPIREE

Palladio Jewadi

Water's Edge  
वॉटर्स एज

Number 24

GK Ln.



Sports Mania Wakad

CopaCabana  
कोपाकबाना

Shree Gajanan  
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Mula River

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GK Lane No. 9B

GK Lane No. 10

Krantil Nagar Rd

Multipurpose

G K Lane No. 8

G K Lane Number 7

Rigved Uptown

Nandgude Patil  
High School

New DP Rd

GK Lane No. 5

Rohan Ekam

Mula River

Perfect 10  
परफेक्ट 10

Perfect 10

KUNAL ASPIREE

Sreca Rooftop  
Lounge and Bar

G K Lane No 4

GK Lane Number 3

Palladio Balewadi  
Google Maps Central by Vilas...

Water's Edge  
वॉटर्स एज

Golden St

Yashoda  
Chowk

DP Rd

Number 24

GK Ln.

**FUTURE INFRA**

*Stronger Tomorrow Connectivity*

# DEVELOPMENT PLAN: BALEWADI

A DP or the development plan is the PMC's vision or blueprint of 20 years for identification and planning of land for various uses like

**Commercial**

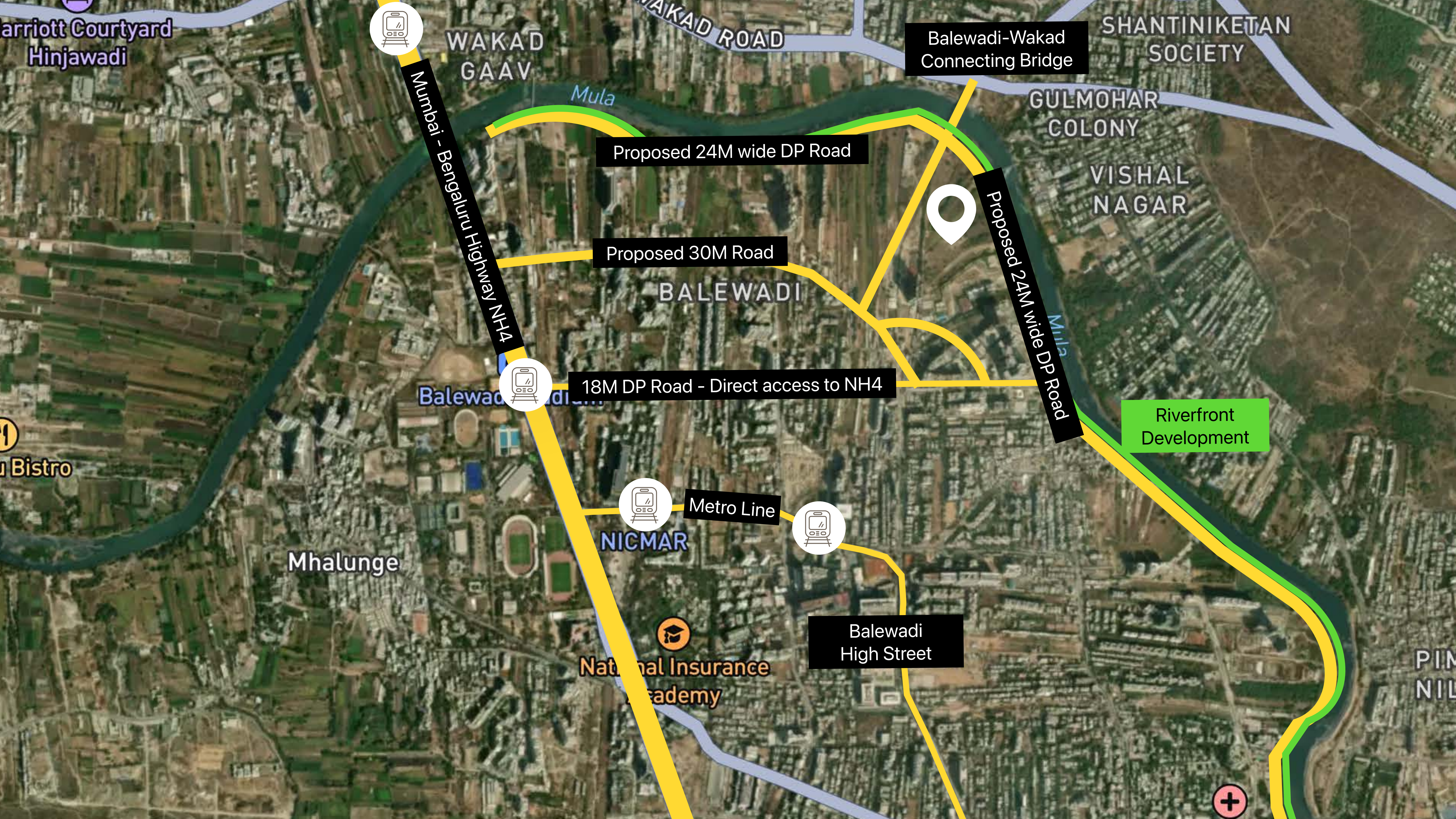
**Residential**

**Roads**

**School**

**Hospitals**

**Civic Infra**



Marriott Courtyard  
Hinjawadi



WAKAD  
GAAV

WAKAD ROAD

Balewadi-Wakad  
Connecting Bridge

SHANTINIKETAN  
SOCIETY

Mula

Proposed 24M wide DP Road

GULMOHAR  
COLONY

VISHAL  
NAGAR

Mumbai - Bengaluru Highway NH4

Proposed 30M Road

BALEWADI

Proposed 24M wide DP Road



18M DP Road - Direct access to NH4

Bistro

Riverfront  
Development



Metro Line



NICMAR

Mhalunge

Balewadi  
High Street

National Insurance  
Academy

PIN  
NIL





# ELEVATIONS

*A Statement in Design*







# THE MASTERPIECE

*Designed as an Ecosystem*

# THE MASTERPIECE

5 Towers. One Presidential Address

21,000+ Sq. Ft. Clubhouse Experience

Curated Amenities across 5 Zones



# SECTION

## *Precision In Structure*

Terrace	
33rd Floor	
32nd Floor	
31st Floor	
30th Floor	
29th Floor	REFUGE
28th Floor	
27th Floor	
26th Floor	
25th Floor	
24th Floor	REFUGE
23rd Floor	
22nd Floor	
21st Floor	
20th Floor	
19th Floor	REFUGE
18th Floor	
17th Floor	
16th Floor	
15th Floor	
14th Floor	REFUGE
13th Floor	
12th Floor	
11th Floor	
10th Floor	
9th Floor	REFUGE
8th Floor	
7th Floor	
6th Floor	
5th Floor	
4th Floor	
3rd Floor	
2nd Floor	
1st Floor	
Podium	
Parking P1	
Ground	
Basement 1	

3 LEVELS  
OF CAR  
PARKING

33  
HABITABLE  
FLOORS +  
ROOFTOP

REFUGE  
FLOORS  
9 - 14 - 19 - 24 - 29

PODIUM  
=  
1ST FLOOR

WATER TANK &  
PUMP ROOM FLOORS  
17 - 18

# FLOOR PLANS

*Privacy by Design*



## Limited Residences Per Floor

Only 6 Presidential Suites per floor served by 3 passenger elevators and 1 dedicated fire elevator

## Segregated Service Spine

A dedicated service passage with janitor room ensures all operational movement remains completely separate from resident areas.



**LANDSCAPE**

*Spaces To Slow Down*



# GROUND LEVEL

● THE ARRIVAL ZONE

● THE PRESIDENT'S CLUB



# GROUND LEVEL

● THE ARRIVAL ZONE

● THE PRESIDENT'S CLUB



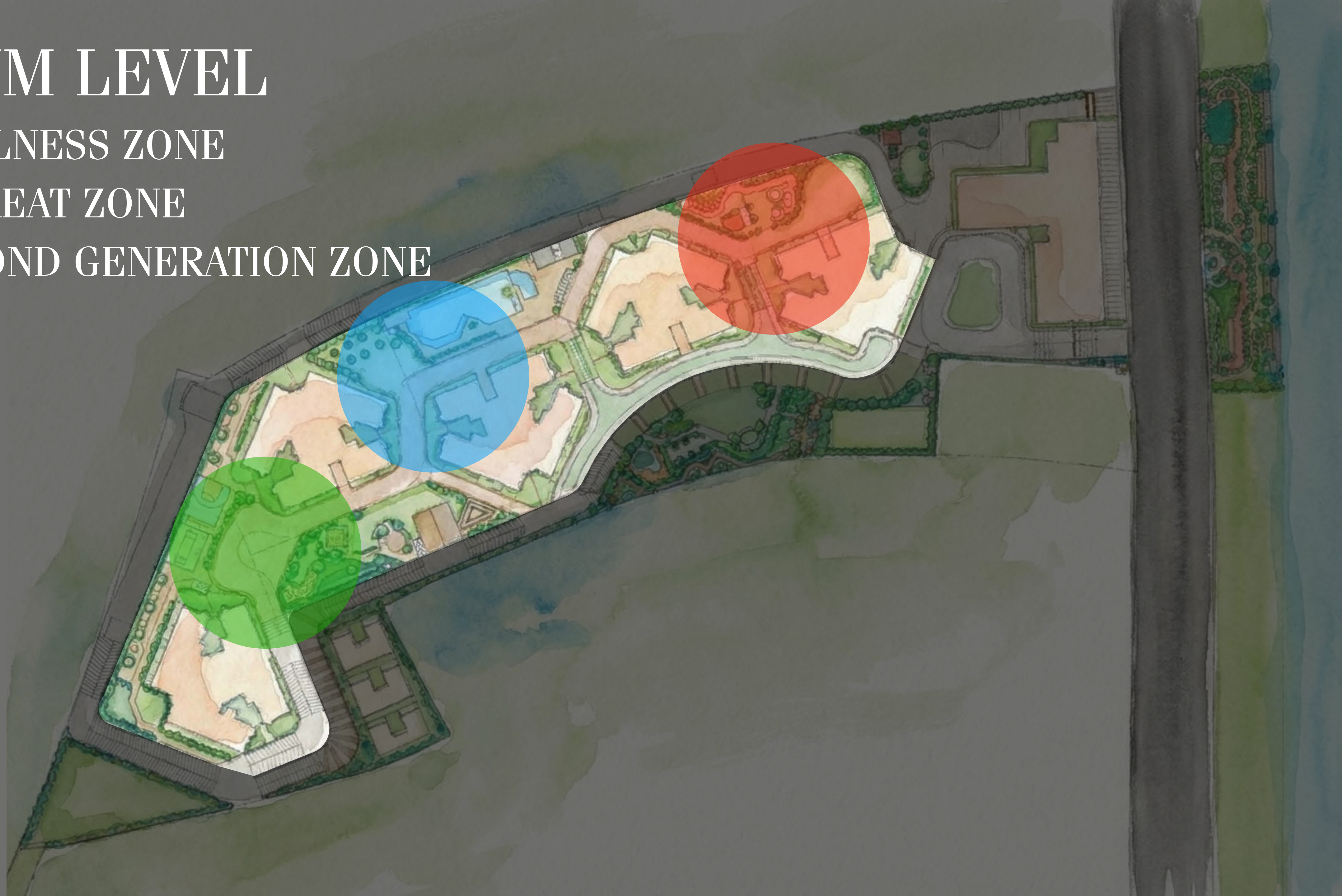
# PODIUM LEVEL

- THE WELLNESS ZONE
- THE RETREAT ZONE
- THE BEYOND GENERATION ZONE



# PODIUM LEVEL

- THE WELLNESS ZONE
- THE RETREAT ZONE
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# SKY LEVEL

● THE SKY ZONE

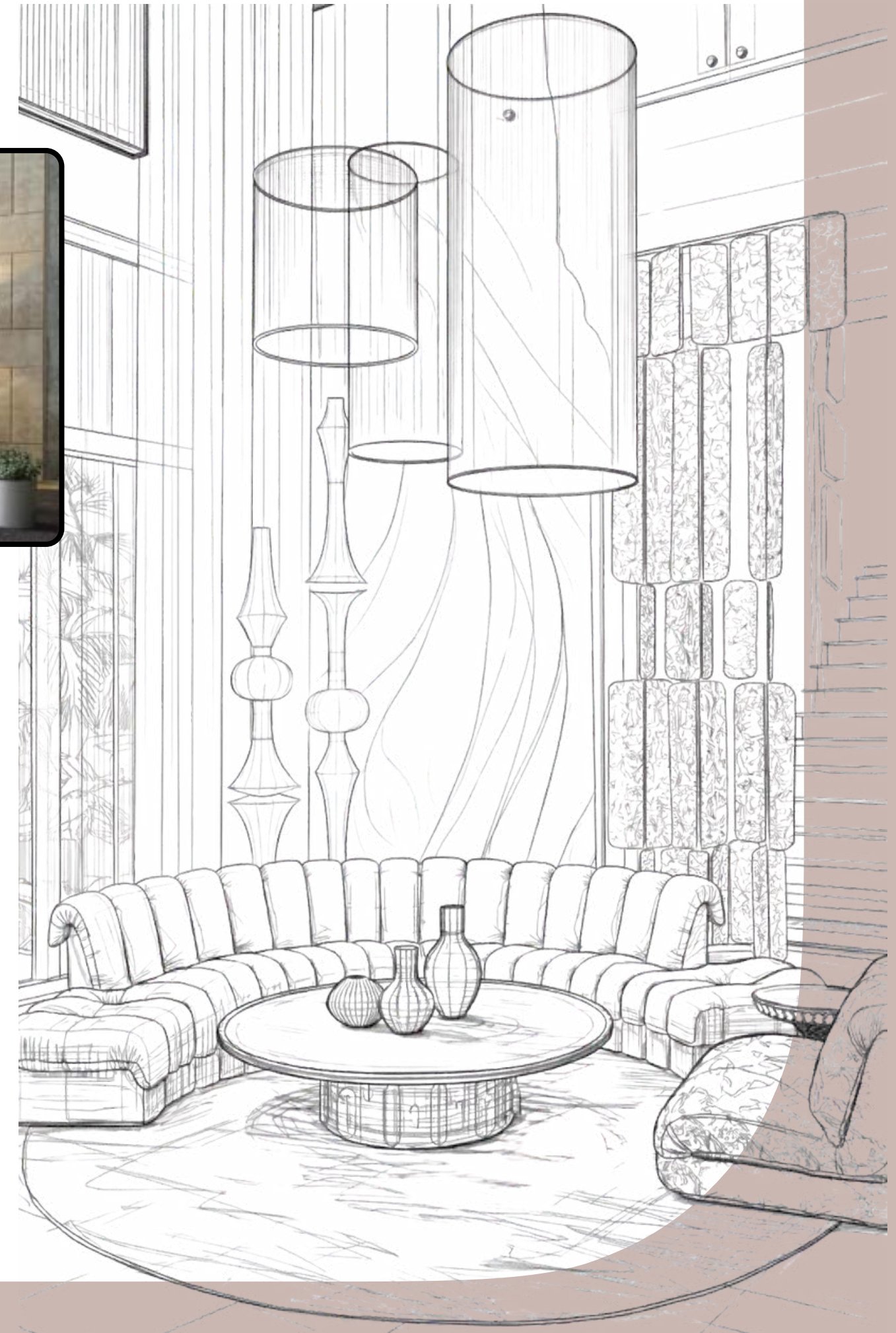
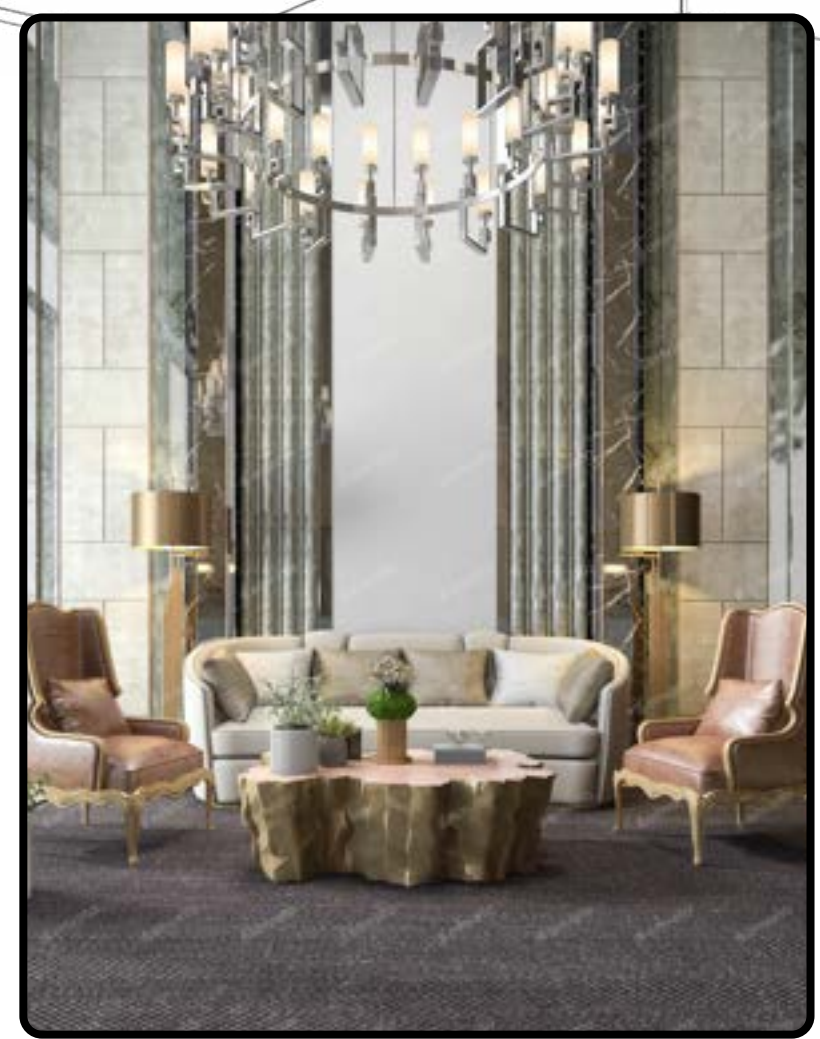
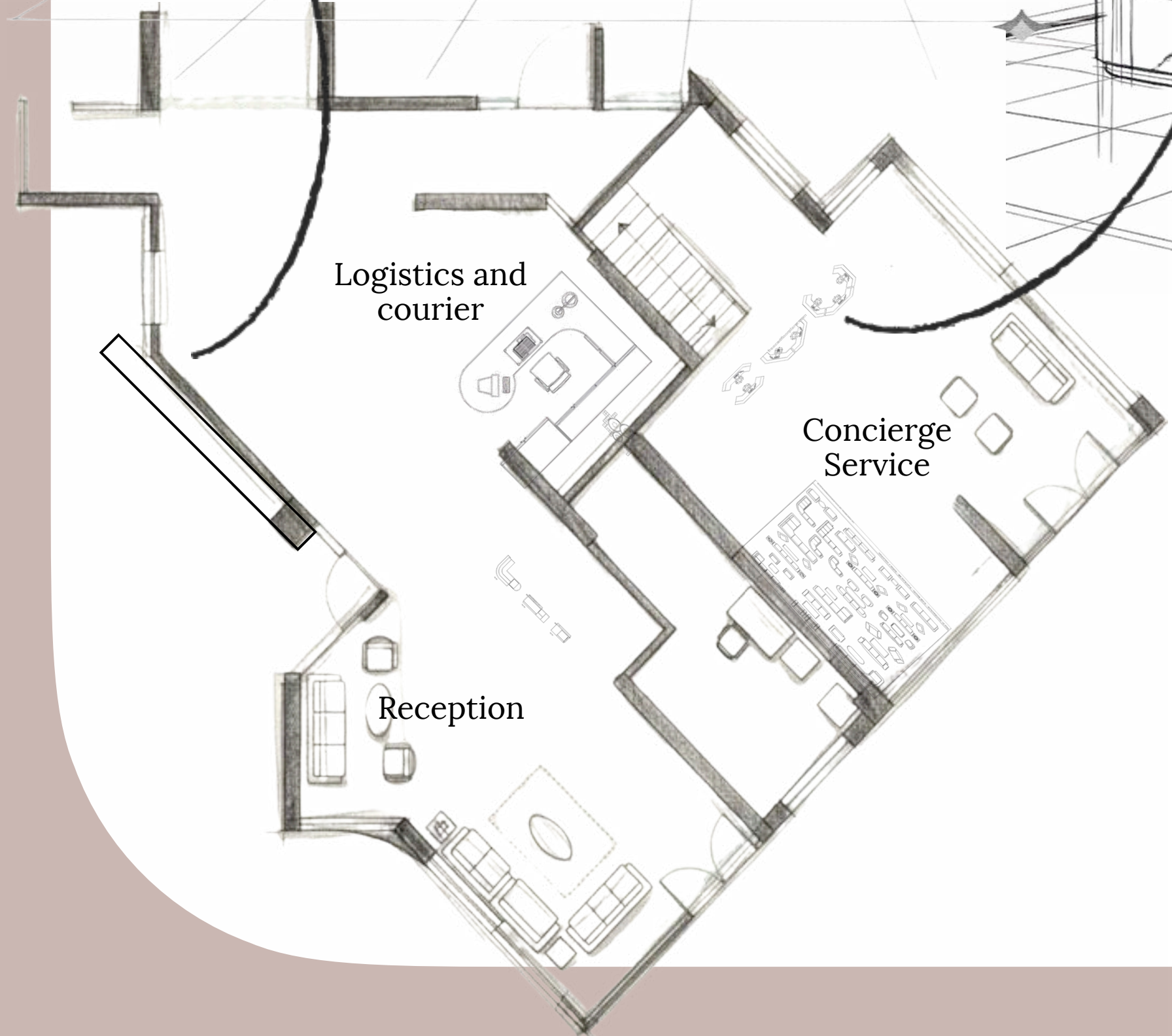
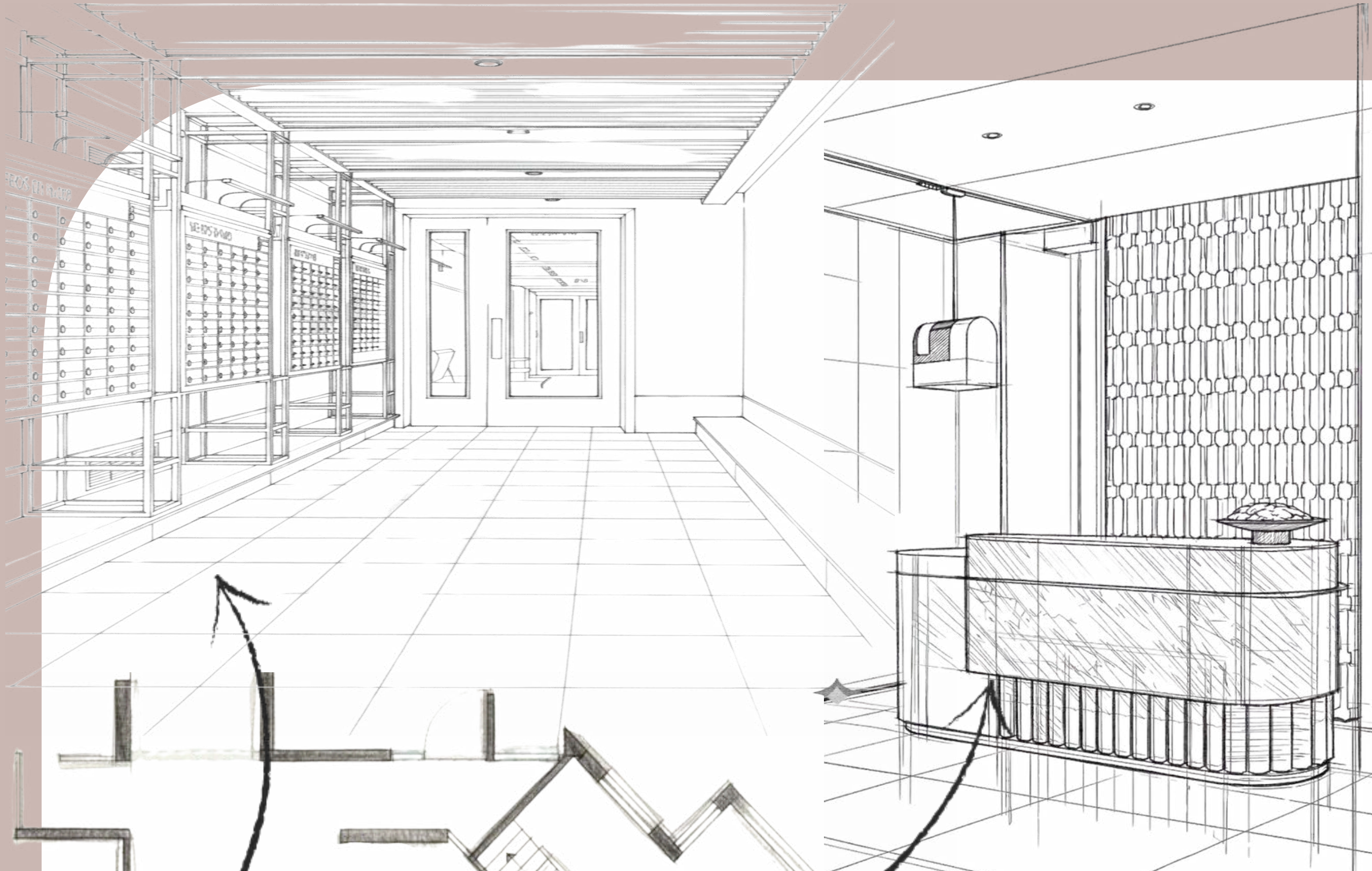


# SKY LEVEL

● THE SKY ZONE



# CONCIERGE & SERVICE DESK



# MORNING RITUAL DRIVE-THROUGH KIOSK



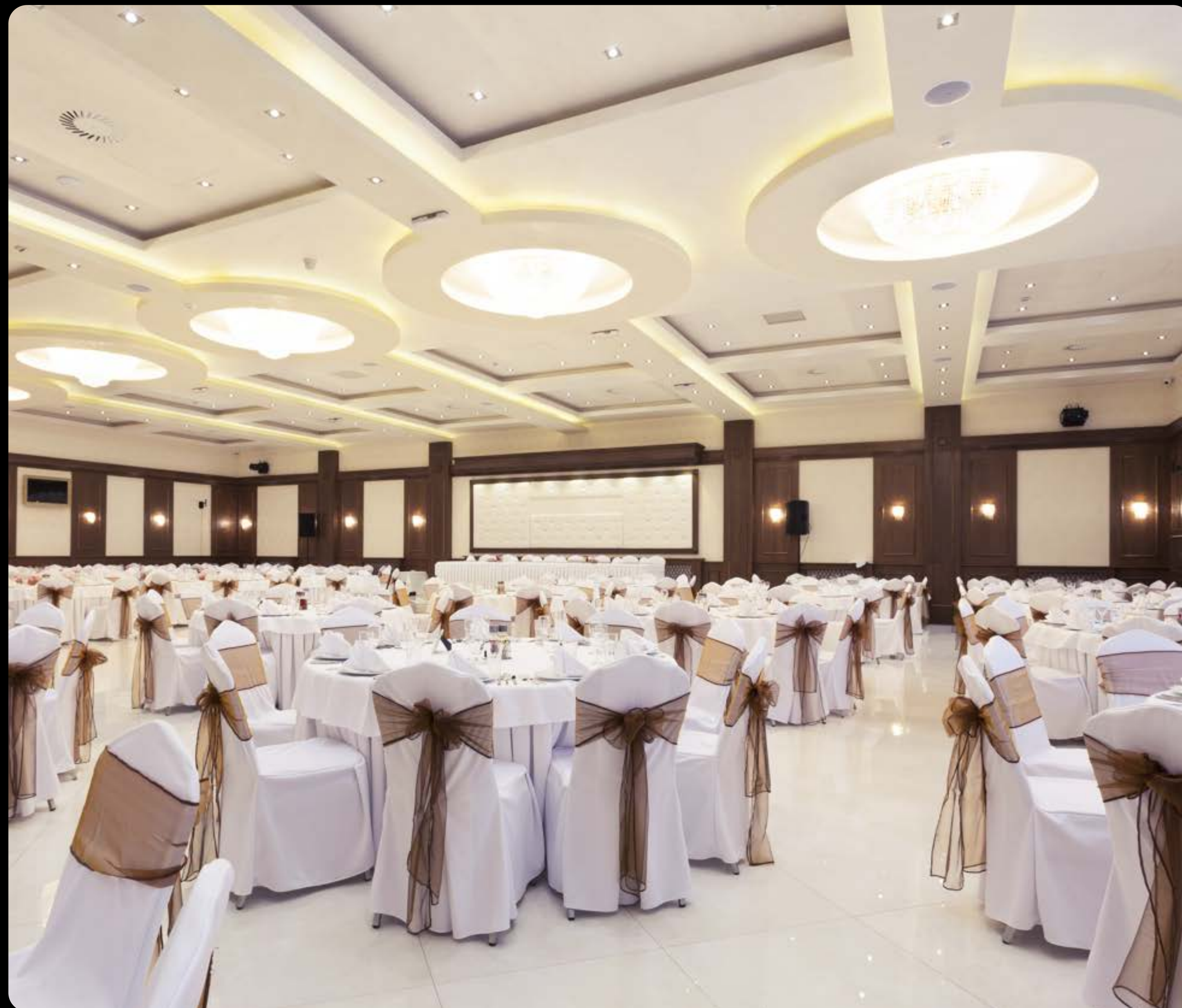


# RFID SYSTEM AT ENTRANCE

# THE BALLROOM

A premium venue for milestone moments, curated gatherings, and celebrations that deserve a distinguished backdrop.

*Grand Private  
Celebrations*



# CULINARY ATELIER

A refined culinary setting for intimate dining, hosted tastings, and memorable food-led interactions.

*Curated Gourmet  
Experiences*



# OUTDOOR MULTIPURPOSE COURTS

Supports multiple sports and age groups, adding flexibility and energy to daily community life.

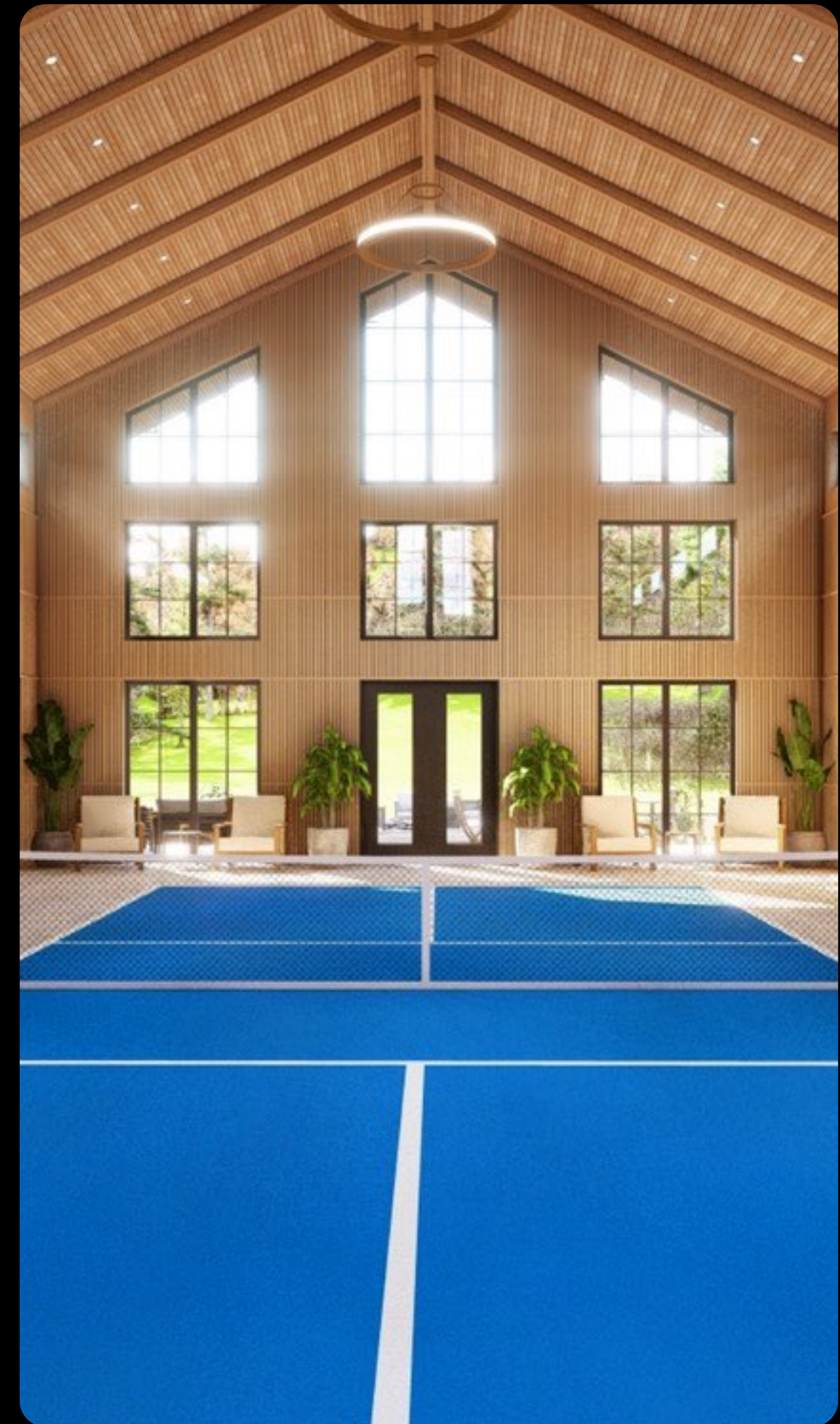


*Versatile  
Active Lifestyle*

# PICKLEBALL COURTS

Brings in a globally trending sport that resonates with active, social, and modern residents.

*Contemporary Sport  
Apreal*



# BOX CRICKET

Encourages easy group play and relaxed social competition across generations.

*Casual Sporting Camaraderie*



# OUTDOOR GYM

Makes movement more refreshing and engaging by combining exercise with open-air surroundings.

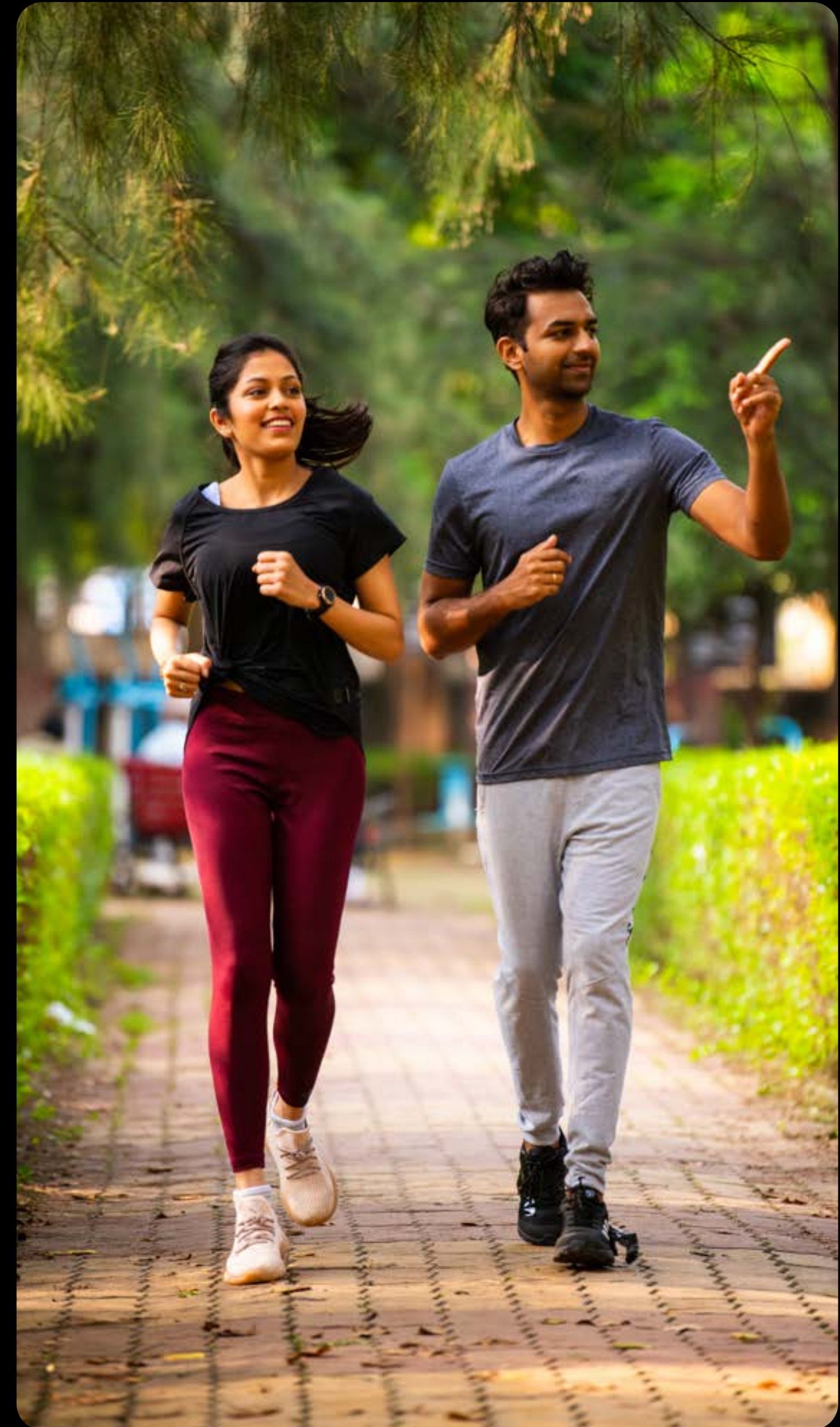
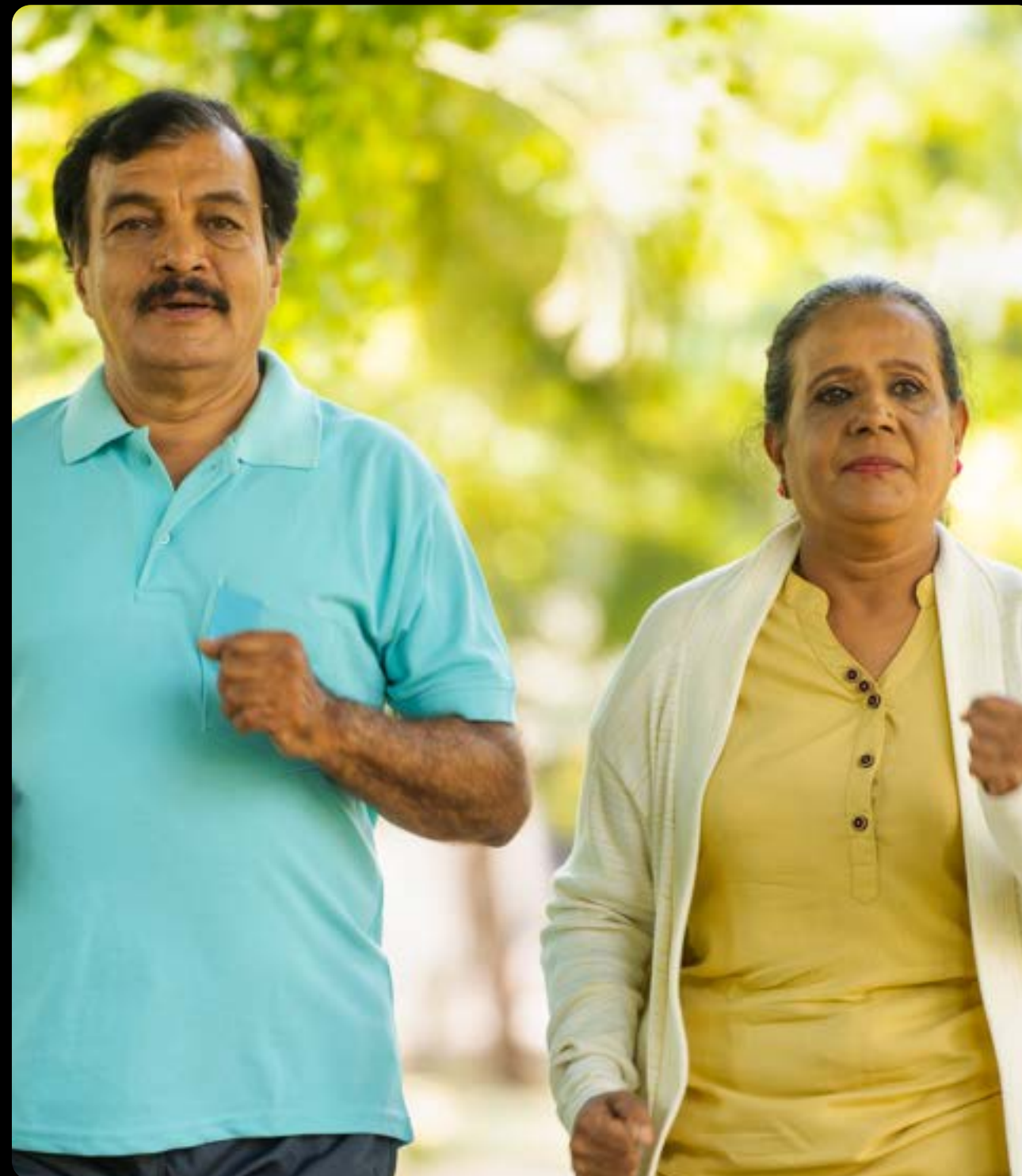


*Fitness Amid  
Nature*

# JOGGING / WALKING TRACK

Encourages consistency in fitness,  
mindfulness, and active living through a simple  
daily routine.

*Everyday  
Wellness Ritual*



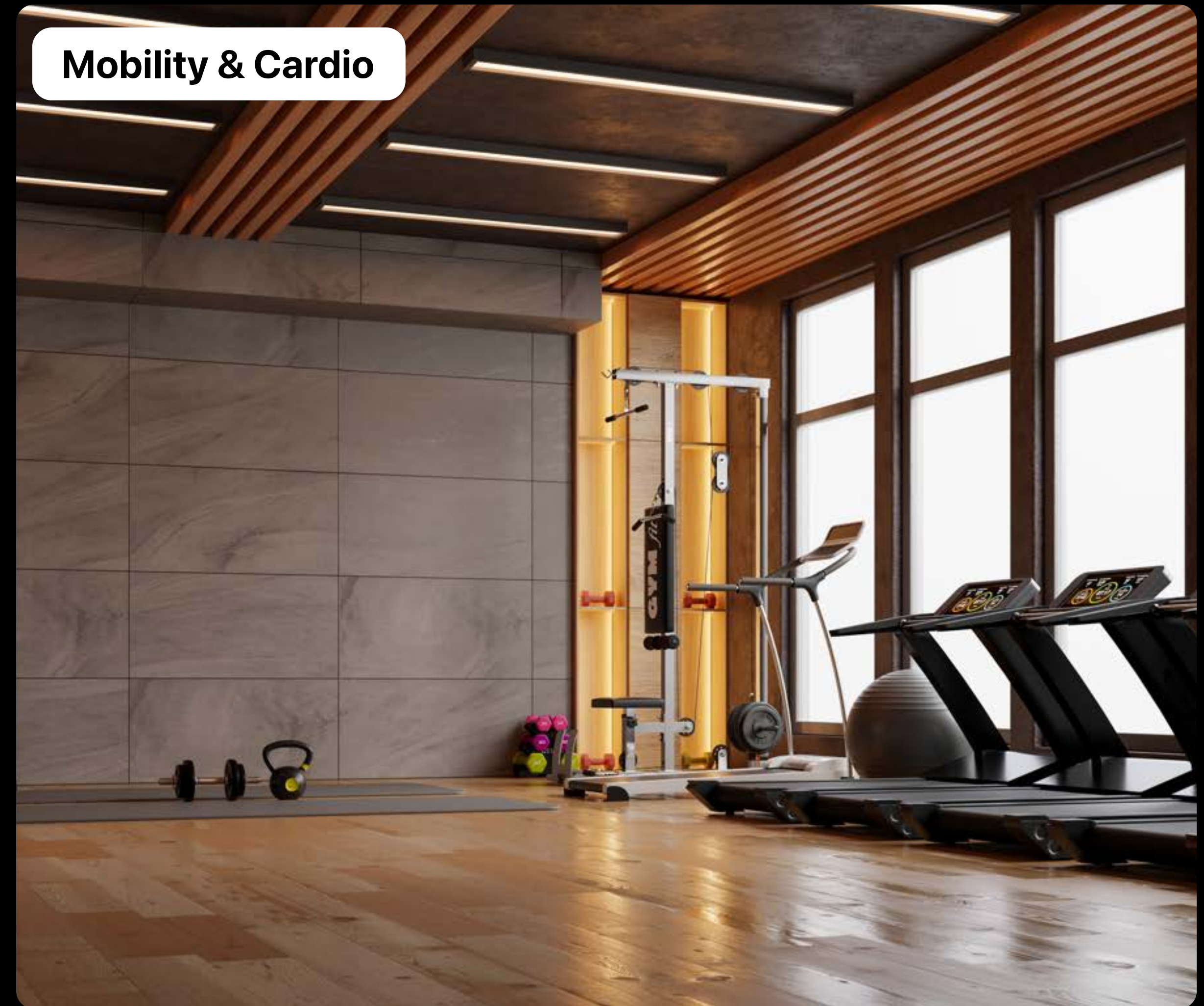
# STRENGTH & MOBILITY GYM

Focuses on long-term fitness, movement quality, and everyday strength rather than just appearance.

*Functional Strength Building*



**Strength Training**

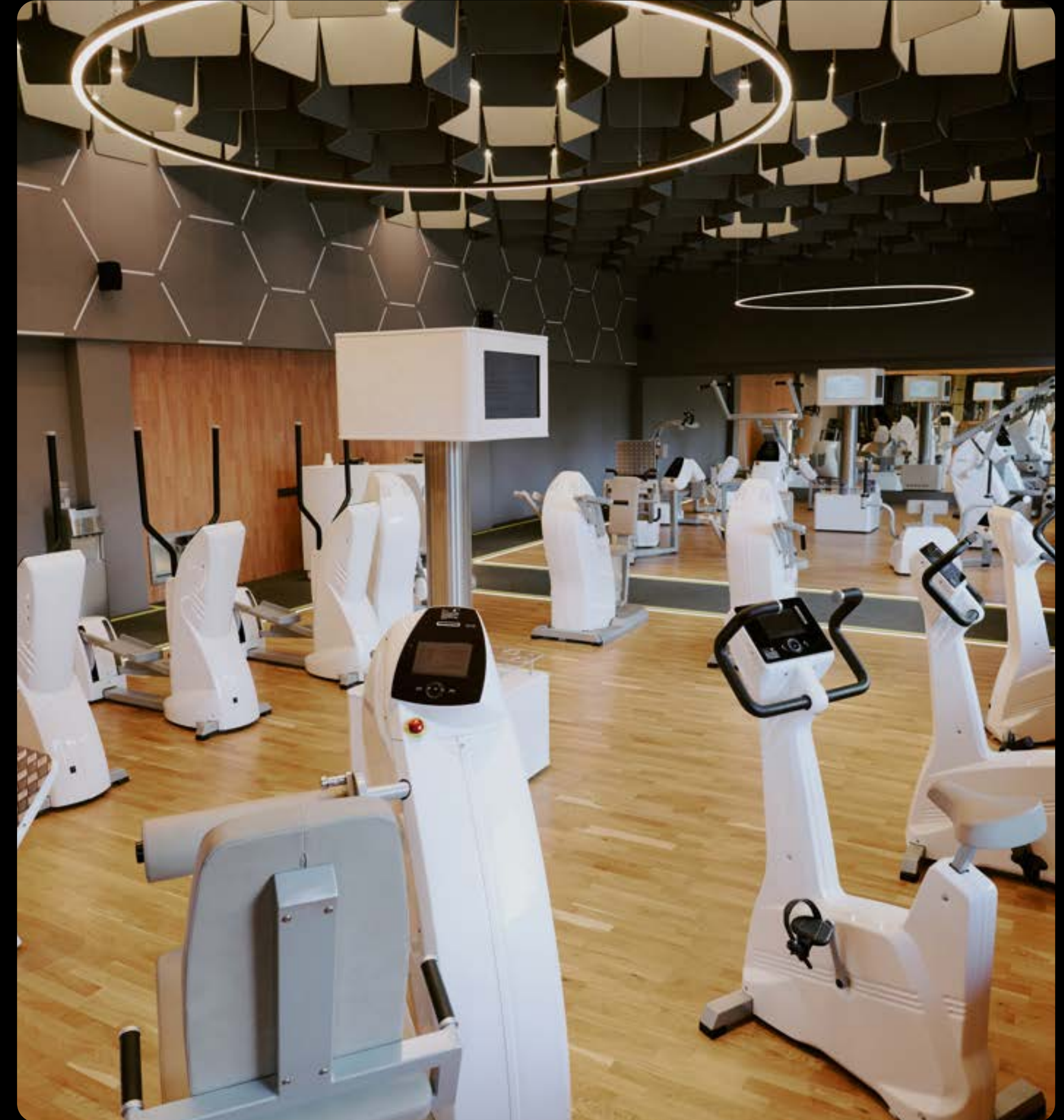


**Mobility & Cardio**

# AI HEALTH MONITORING ANALYST & AI GYM

Introduces proactive, insight-led wellness support aligned with the expectations of future-ready living.

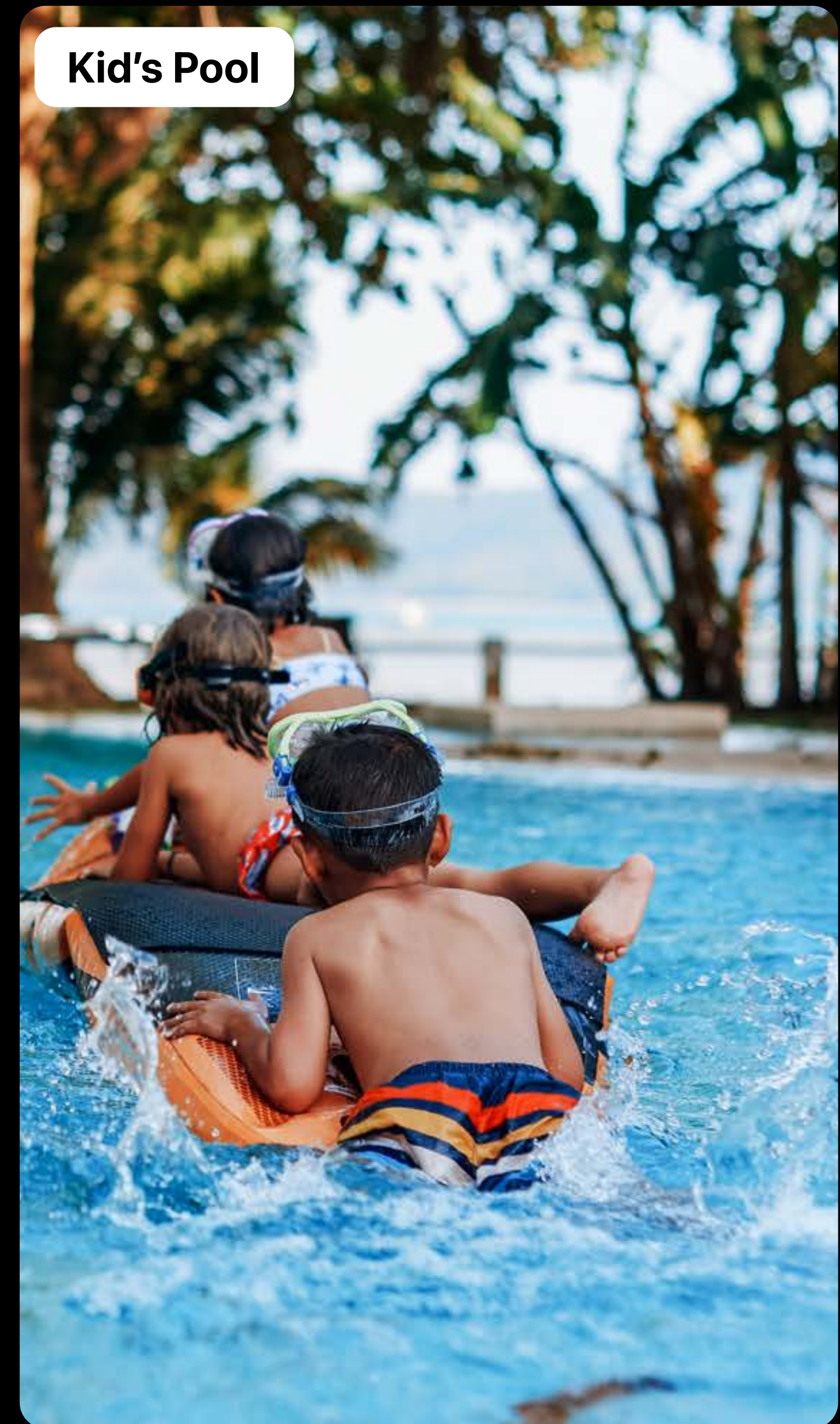
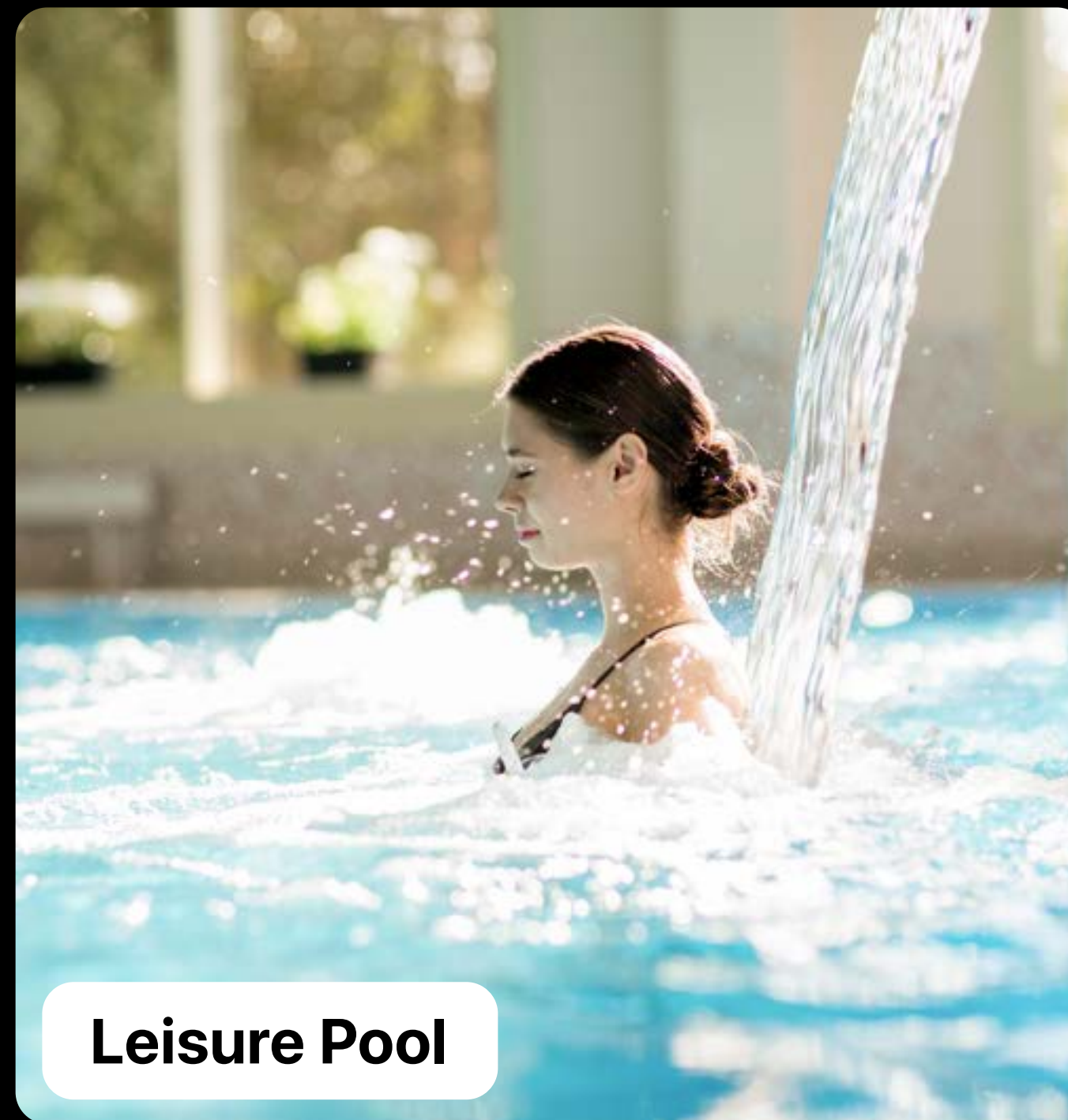
*Smart Preventive  
Wellness*



# WATERSIDE TRILOGY

A seamless poolside experience that moves from joyful splashes to relaxed social moments, and finally into a quiet space for unwinding. Designed for every age and mood, it brings together energy, ease, and calm in one continuous waterside journey.

*Play, Unwind, Pause*



# THE HOSTING PAVILION

An elegant alfresco setting designed to turn everyday dining into a refined hosting experience. With thoughtfully crafted spaces for gathering, it brings ease, warmth, and a sense of occasion to every meal shared outdoors.



# ICE BATH

Supports modern recovery routines valued by high-performance and health-conscious residents.

*Accelerated  
Recovery Ritual*



# SALT THERAPY

Brings alternative wellness into Presidential Suites with a calm, therapeutic, and health-forward appeal.

*Holistic  
Respiratory Wellness*



# SANDPIT AREA

Encourages open-ended sensory play that is simple, joyful, and developmentally valuable for children.

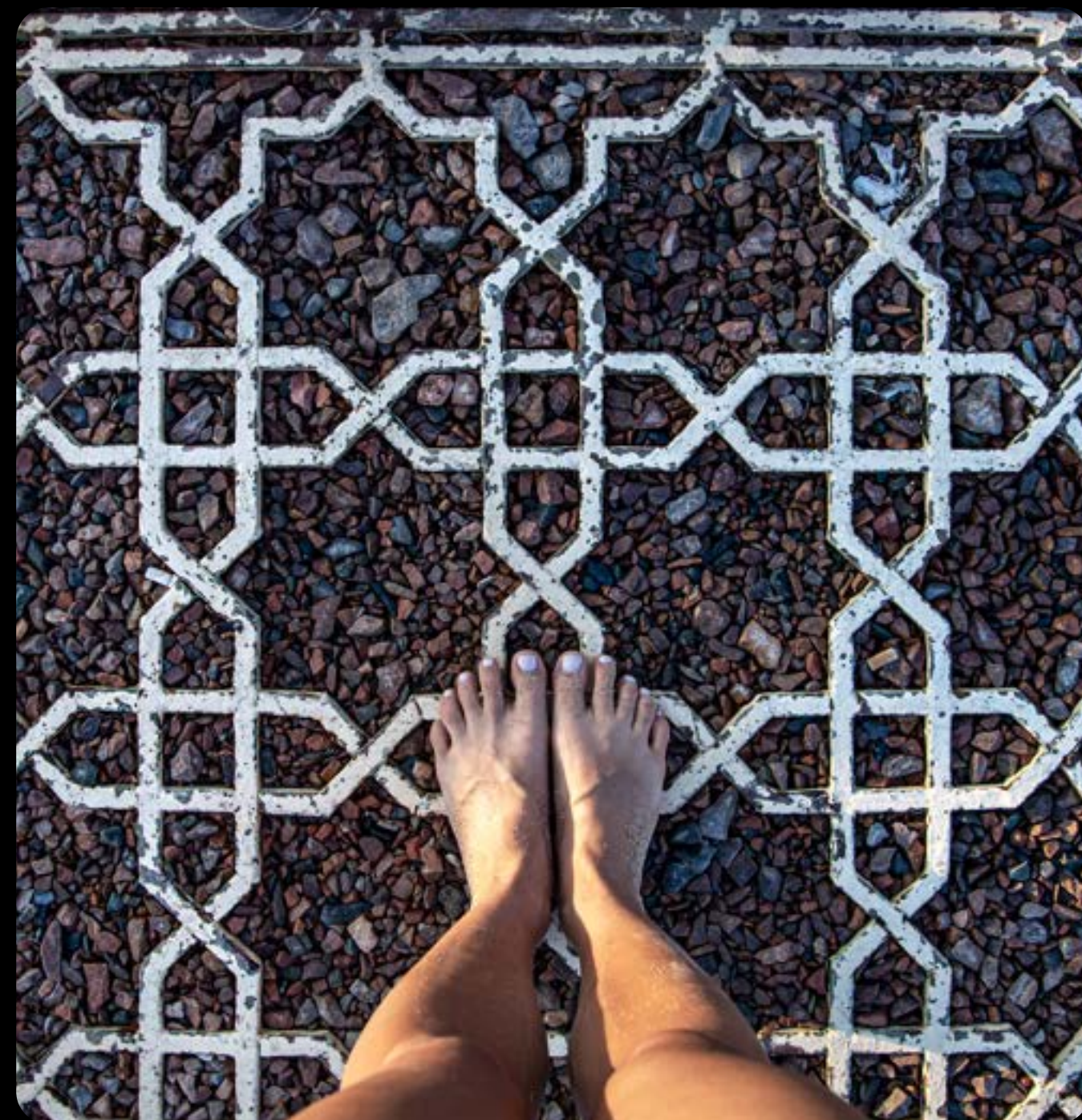


*Tactile Play  
Freedom*



# REFLEXOLOGY PATH

Blends wellness and walking into a subtle everyday ritual that promotes balance and relaxation.



*Healing Through  
Movement*

# SENIOR CITIZENS DECK

A respectful, comfortable retreat that supports leisure, dignity, and social connection for seniors.



*Comfort For  
Elders*



# WORSHIP AREA

Adds emotional and cultural depth by offering residents a dedicated space for prayer and reflection.



*Spiritual Peace  
Within*

**COMMERCIAL & IHP**

*A truly inclusive community*

1 Tower of VJ IndiWorks + IHP  
Co-Working floor, Retail Shops  
Dedicated Entry - Exit points



# GROUND LEVEL

## IHP AMENITIES



# DISTANCES

116 FEET

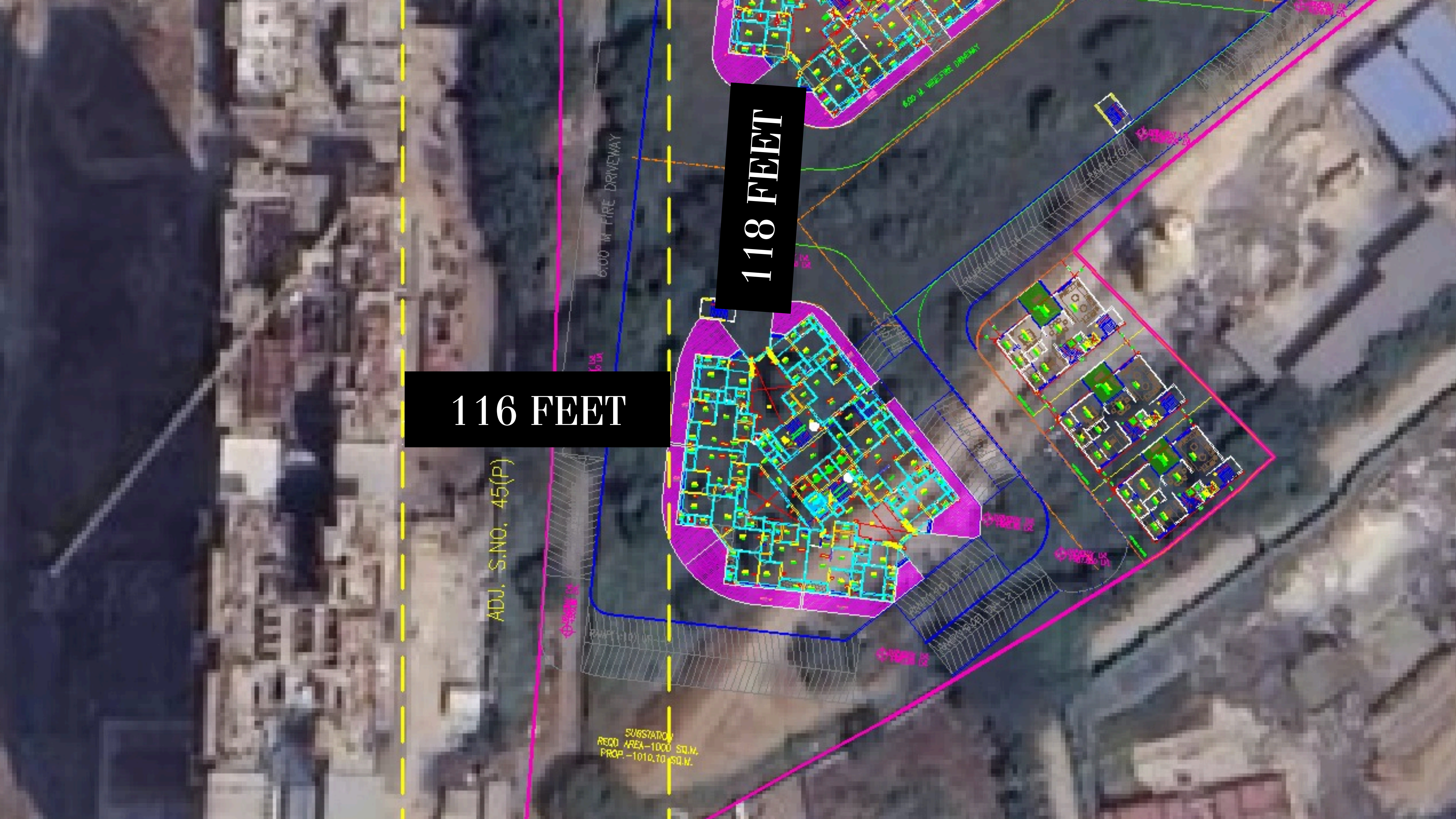
118 FEET

ADJ. S.NO. 45(P)

6,000 W-FIRE DRIVEWAY

6,000 W-FIRE DRIVEWAY

SUBSTATION  
REQD AREA-1000 SQ.M.  
PROP.-1010.70 SQ.M.





118  
FEET

78  
FEET

# PAYMENT SCHEDULE

<b>PAYMENT SCHEDULE: B48</b>			<b>Estimated Dates</b>
10%	On or Before Agreement	-	AMJ26
15%	Completion of Building	Excavation	Jun-26
5%	Completion of Floor slab	Foundation for Plinth	Aug-26
5%	Completion of Floor slab	Ground	Oct-26
4%	Completion of Floor slab	1st Floor	Jan-27
4%	Completion of Floor slab	5th Floor	Mar-27
4%	Completion of Floor slab	10th Floor	Jun-27
4%	Completion of Floor slab	15th Floor	Sep-27
4%	Completion of Floor slab	20th Floor	Dec-27
4%	Completion of Floor slab	25th Floor	Mar-28
4%	Completion of Floor slab	30th Floor	Jun-28
4%	Completion of Floor slab	Top Terrace	Sep-28
6%	Completion of Internal Plaster/ Gypsum	your Unit	Dec-28
6%	Completion of Kitchen Otta	your Unit	Mar-29
6%	Completion of Flooring	your Unit	Jun-29
6%	Completion of Windows	your Unit	Sep-29
6%	Commencement of first Coat Internal Paintin	your Unit	Dec-29
2%	Arch & Civil Completion of Apartment	on or before	Mar-30
1%	Occupancy Certificate	on or before	AMJ30
100%			

# Palladio

= *Presidential Suites* =

**BALEWADI RIVERFRONT**

VJ

VILAS  
JAVDEKAR  
DEVELOPERS