

The background is a rich, dark brown marbled paper with intricate, swirling patterns and fine cracks, giving it a textured, aged appearance. The colors range from deep chocolate to near-black tones, with lighter veins creating a complex, organic design.

The Presidential Suites

TOWER 5

TOWER 5

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	4BHK	132.70	15.01	147.71	1590
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	3BHK	101.13	5.08	106.21	1143
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	3BHK	93.45	7.23	100.68	1084
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	92.46	7.23	99.69	1073
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	100.44	5.08	105.52	1136
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	4BHK	129.18	15.01	144.19	1552

- 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 5

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	110.50	8.84	119.34	1285
02	902, 1402, 1902, 2402, 2902	3BHK	101.13	5.08	106.21	1143
03	903, 1403, 1903, 2403, 2903	3BHK	93.45	7.23	100.68	1084
04	904, 1404, 1904, 2404, 2904	3BHK	92.46	7.23	99.69	1073
05	905, 1405, 1905, 2405, 2905	3BHK	100.44	5.08	105.52	1136
06	906, 1406, 1906, 2406, 2906	3BHK	109.56	8.84	118.40	1274

- 
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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Privacy Transition Fins:
 Architectural fins along passages.
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TOWER 5

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	110.50	10.36	120.86	1,301
02	1702	3BHK	101.13	5.08	106.21	1,143
03	1703	3BHK	93.45	7.23	100.68	1,084
04	1704	3BHK	92.46	7.23	99.69	1,073
05	1705	3BHK	100.44	5.08	105.52	1,136
06	1706	3BHK	109.56	10.36	119.92	1,291

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.



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TOWER 5

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	114.07	10.36	124.43	1,339
02	1802	3BHK	101.13	5.08	106.21	1,143
03	1803	3BHK	93.45	7.23	100.68	1,084
04	1804	3BHK	92.46	7.23	99.69	1,073
05	1805	3BHK	100.44	5.08	105.52	1,136
06	1806	3BHK	110.74	10.36	121.10	1,304

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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05 | 3 BHK • 1136 SQ. FT.

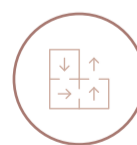
04 | 3 BHK • 1073 SQ. FT.

03 | 3 BHK • 1084 SQ. FT.

02 | 3 BHK • 1143 SQ. FT.

06 | 3 BHK • 1304 SQ. FT.

01 | 3 BHK • 1339 SQ. FT.



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 =

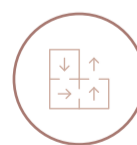
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 01

4BHK | **1590** SQ.FT. | RERA AREA + ENCLOSED BANCONY **132.70** SQ.MT. | OPEN BALCONY **15.01** SQ.MT. | TOTAL **147.71** SQ.MT.

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HARMONIOUS COMPOSITION
 • PROPORTIONED LIVING & DINING
 • THOUGHTFULLY OPTIMISED PLANNING



INTELLIGENT UTILISATION
 • NO SUPERFLUOUS CIRCULATION
 • MAXIMISED USABLE SPACE



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



PRESIDENTIAL EDGE
 • INTELLIGENTLY COMPACT DESIGN
 • SEAMLESS DAILY COMFORT

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= *Presidential Suites* =

BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 02

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

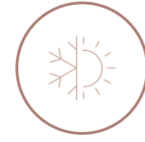
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CORNER EXPANSE

- ENHANCED OPENNESS WITH ABUNDANT LIGHT
- EXPANSIVE LIVING VIEWS



NATURAL INFLOW

- CROSS-VENTILATED BY DESIGN
- BRIGHT, AIRY INTERIORS



SEAMLESS FLOW

- FLUID SPATIAL TRANSITIONS
- COHESIVE LIVING & DINING



PRESIDENTIAL EDGE

- ADVANTAGE OF CORNER PLANNING
- ELEVATED OPENNESS AND EASE

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= *Presidential Suites* =

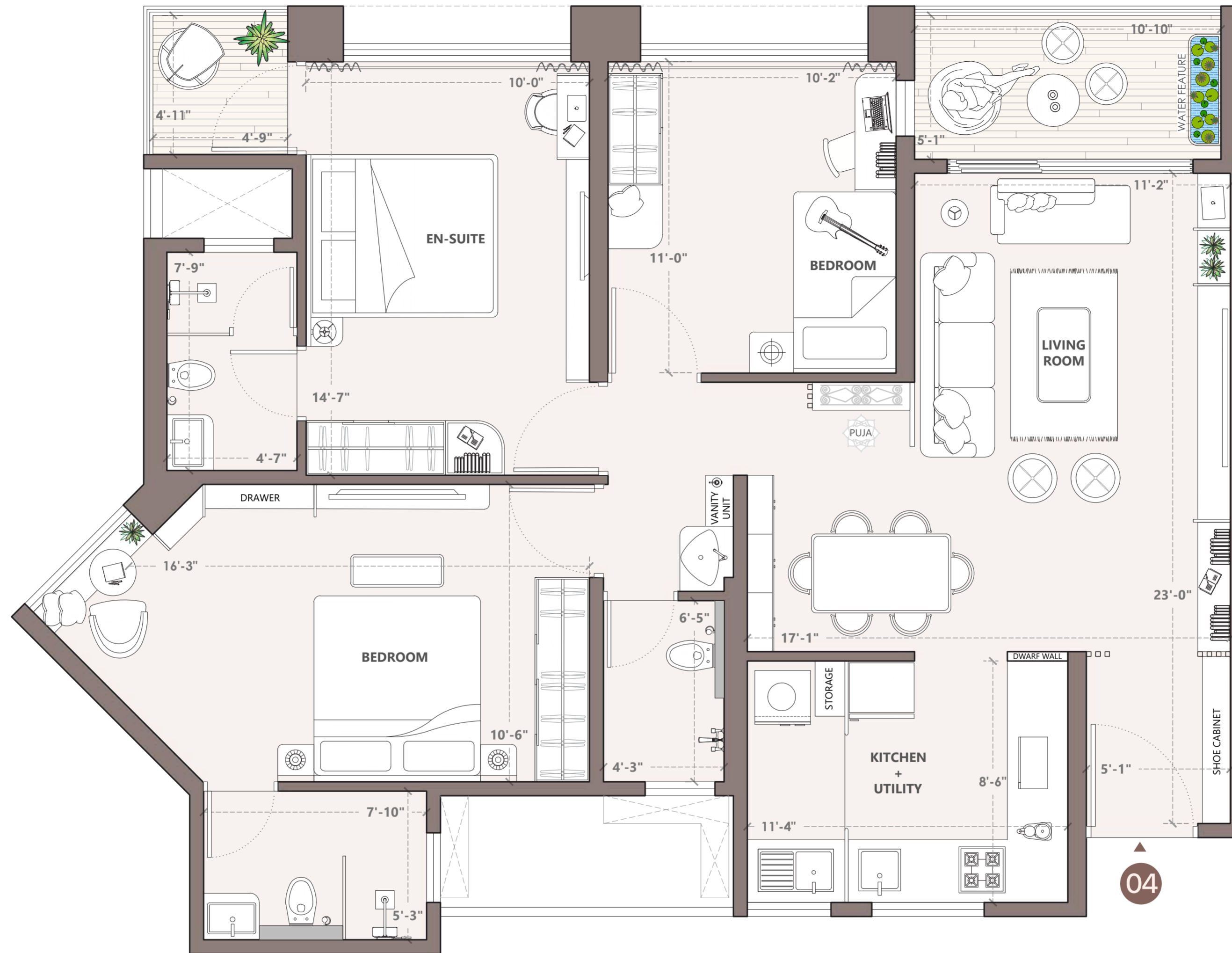
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 03

3BHK | 1084 SQ.FT. | 93.45 SQ.MT. | RERA AREA + ENCLOSED BANCONY | **OPEN BALCONY 7.23 SQ.MT.** | **TOTAL 100.68 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

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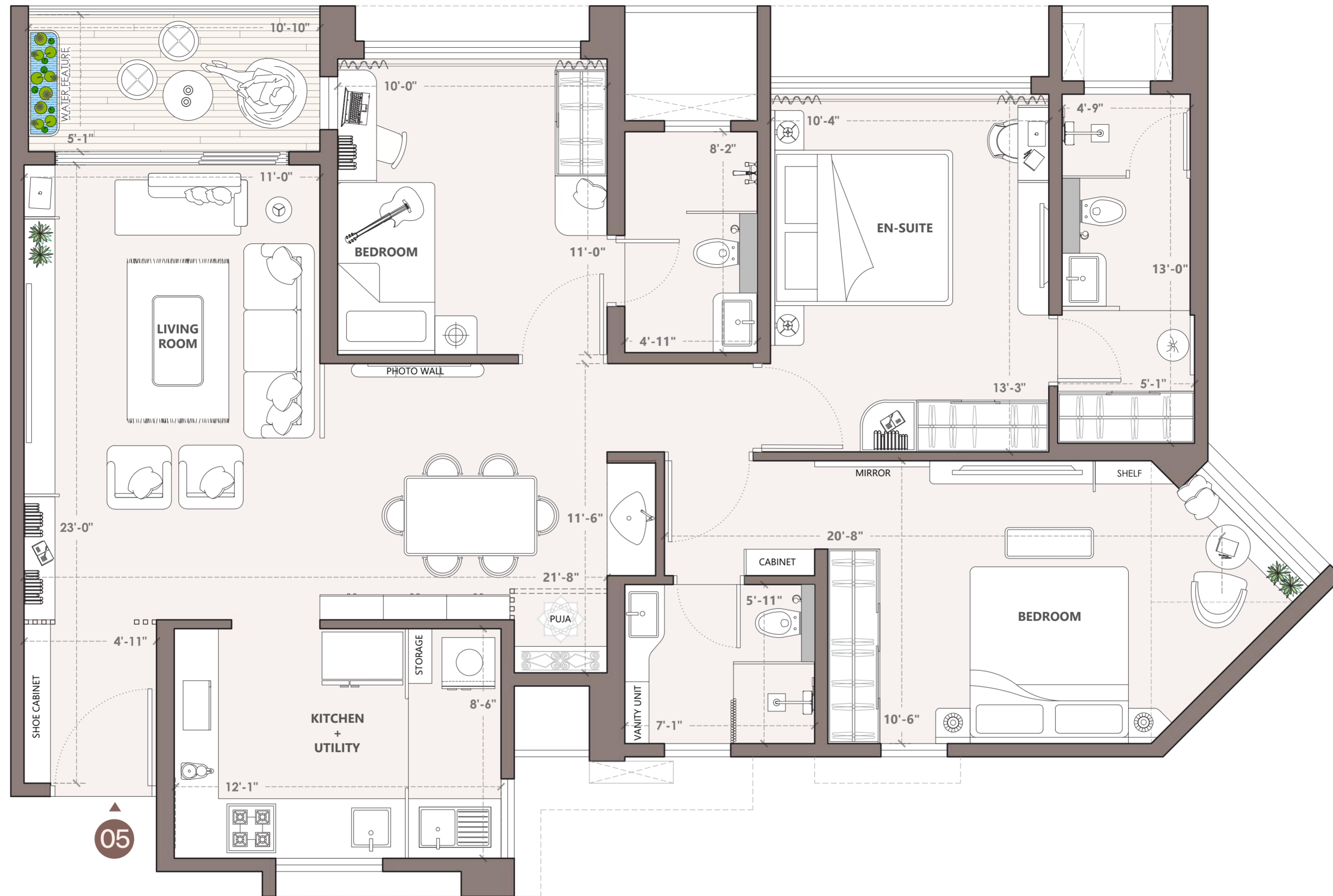
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 04

3BHK | 1073 SQ.FT. | RERA AREA + ENCLOSED BANCONY 92.46 SQ.MT. | OPEN BALCONY 7.23 SQ.MT. | TOTAL 99.69 SQ.MT.

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EXPANSIVE LIVING
 • GENEROUSLY SIZED LIVING AREA
 • ELEVATED EVERYDAY COMFORT



CONNECTED DINING
 • CENTRALLY ANCHORED DINING
 • SEAMLESS SPATIAL DIALOGUE



HARMONISED SPACES
 • WELL-APPOINTED BEDROOMS
 • PROPORTIONED FOR EASE



PRESIDENTIAL EDGE
 • SPACIOUS BY DESIGN
 • REFINED LIVEABILITY

Palladio

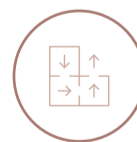
= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 05

3BHK | 1136 SQ.FT. | RERA AREA + ENCLOSED BANCONY 100.44 SQ.MT. | OPEN BALCONY 5.08 SQ.MT. | TOTAL 105.52 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
 • OPENNESS WITH DISTINCTION

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= Presidential Suites =

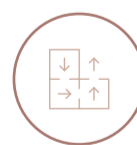
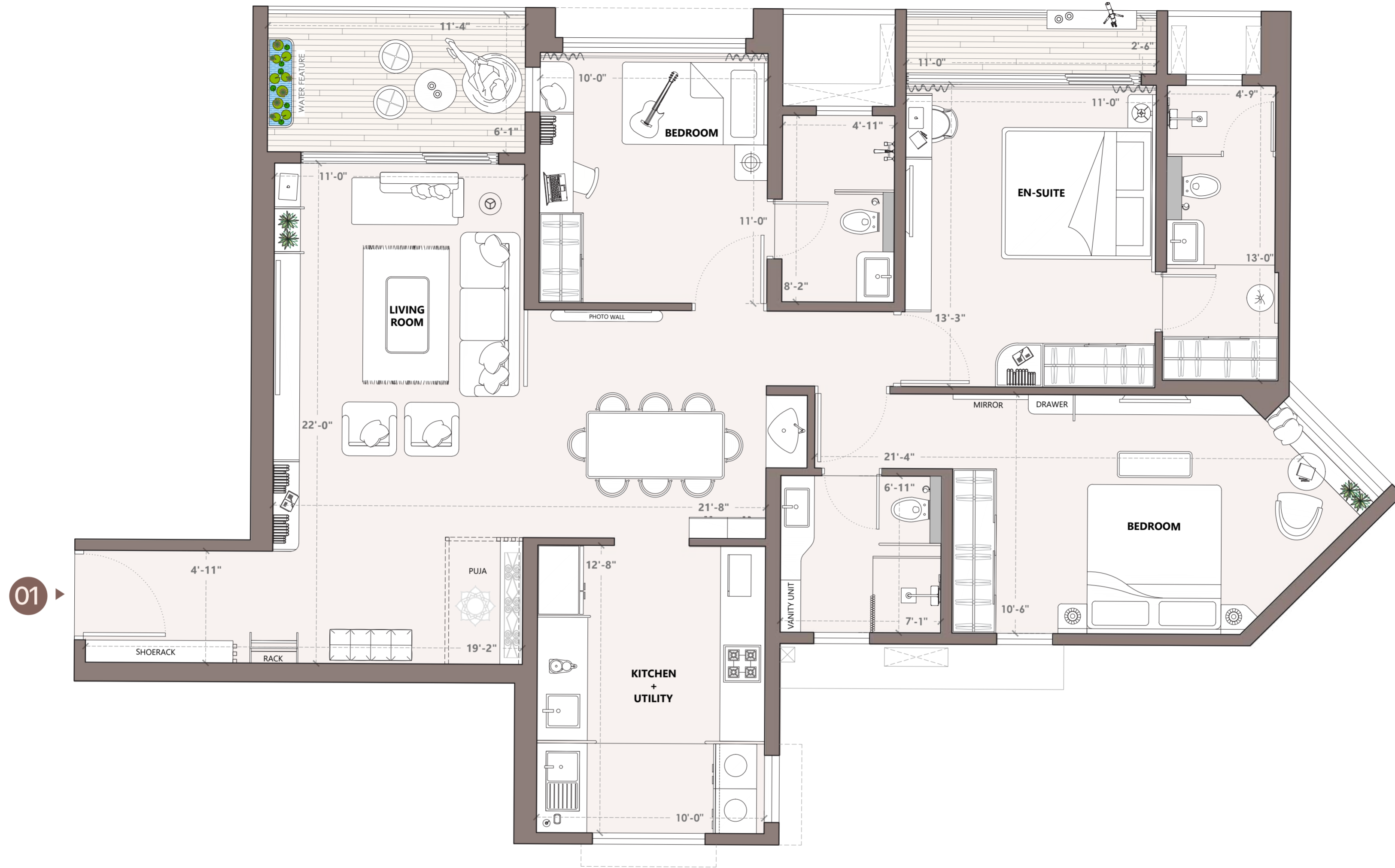
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 06

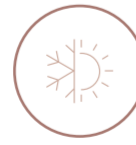
4BHK | 1552 SQ.FT. | 129.18 SQ.MT. | RERA AREA + ENCLOSED BANCONY | **OPEN BALCONY 15.01 SQ.MT. | TOTAL 144.19 SQ.MT.**

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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

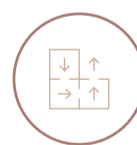
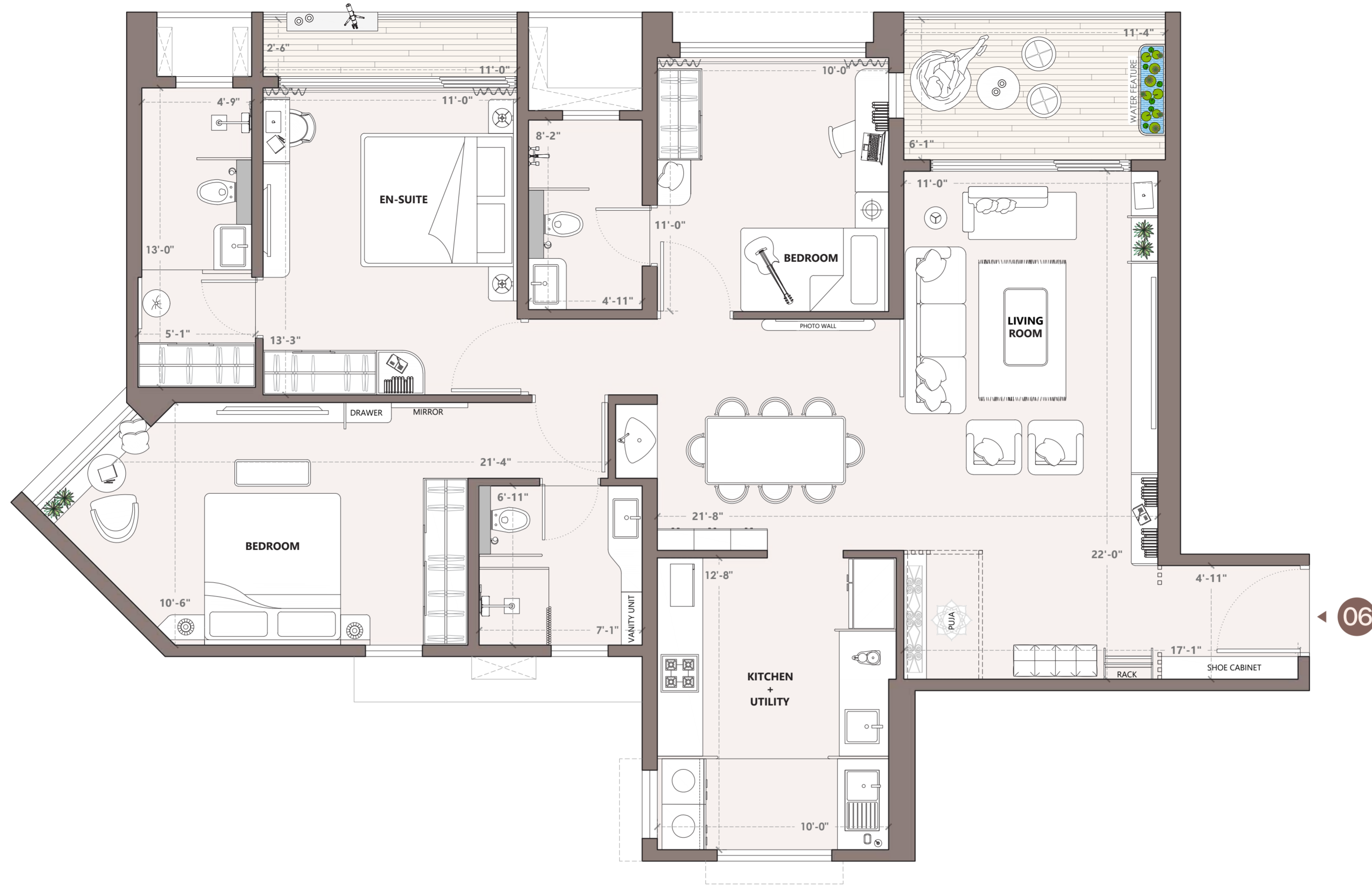
= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 01 - REFUGE FLOOR

3BHK | 1285 SQ.FT. | RERA AREA + ENCLOSED BANCONY 110.50 SQ.MT. | OPEN BALCONY 8.84 SQ.MT. | TOTAL 119.34 SQ.MT.

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DEFINED ZONING
 • CLEARLY ARTICULATED SPACES
 • DEFINED LIVING AND PRIVATE REALMS



PRIVATE LIVING
 • BEDROOMS DISCREETLY POSITIONED
 • ENHANCED TRANQUILLITY



SIGNATURE LIFESTYLE
 • SEAMLESS INDOOR-OUTDOOR EXTENSION
 • ELEVATED LIVING EXPERIENCE



PRESIDENTIAL EDGE
 • GRAND FAMILY FORMAT
 • OPENNESS WITH DISTINCTION

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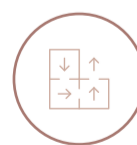
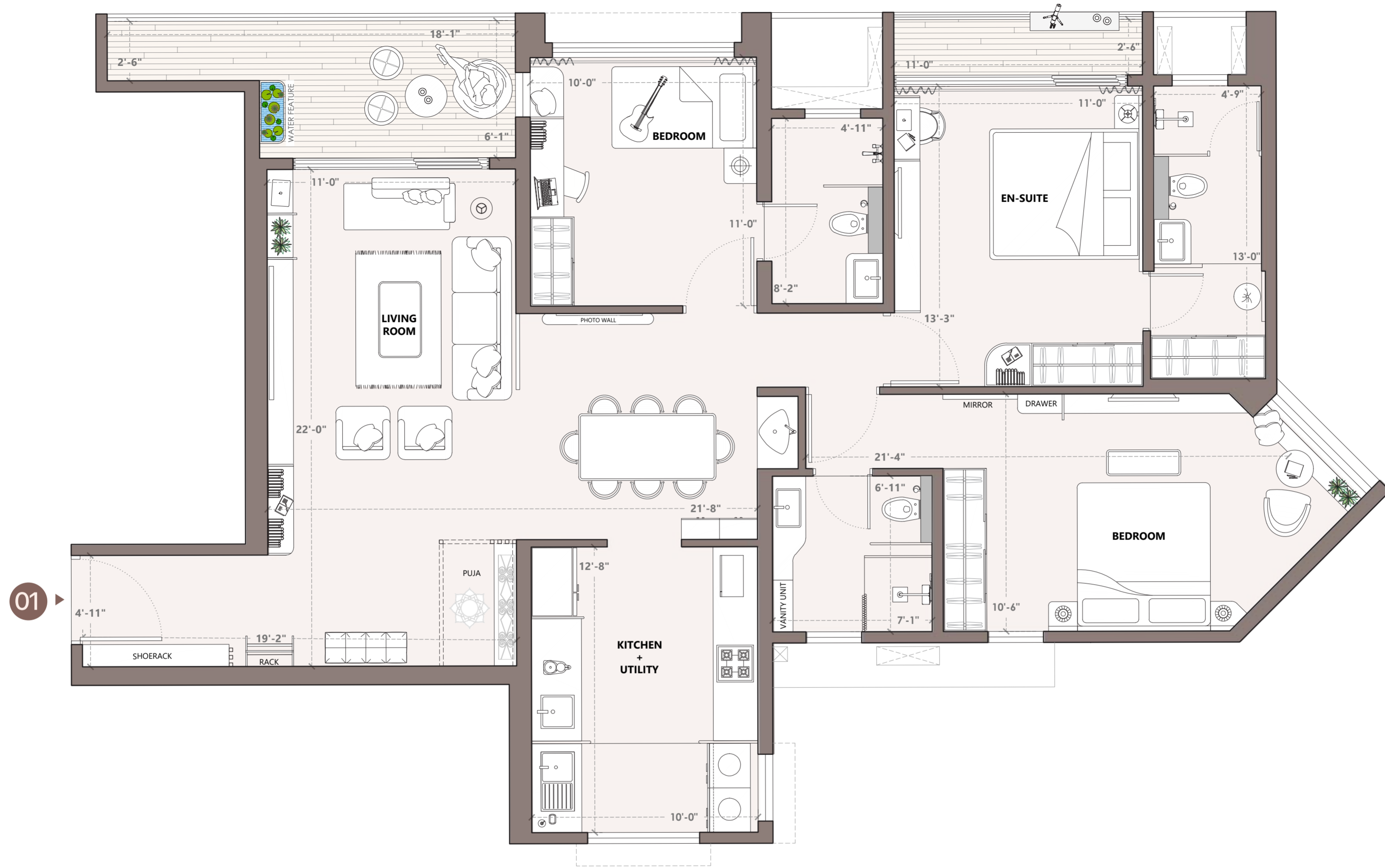
= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 06 - REFUGE FLOOR

3BHK | 1274 SQ.FT. | RERA AREA + ENCLOSED BANCONY **109.56 SQ.MT.** | OPEN BALCONY **8.84 SQ.MT.** | TOTAL **118.40 SQ.MT.**

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 • UNINTERRUPTED COMFORT



THE PRESIDENTIAL EDGE
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 • CITYSCAPE VIEW

Palladio

= Presidential Suites =

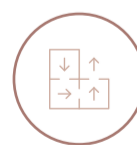
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 01 - 17TH FLOOR

3BHK | 1301 SQ.FT. | RERA AREA + ENCLOSED BANCONY 110.50 SQ.MT. | OPEN BALCONY 10.36 SQ.MT. | TOTAL 120.86 SQ.MT.

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- DEFINED ZONING**
- CLEARLY ARTICULATED SPACES
 - DEFINED LIVING AND PRIVATE REALMS



- PRIVATE LIVING**
- BEDROOMS DISCREETLY POSITIONED
 - ENHANCED TRANQUILLITY



- SIGNATURE LIFESTYLE**
- SEAMLESS INDOOR-OUTDOOR EXTENSION
 - ELEVATED LIVING EXPERIENCE



- PRESIDENTIAL EDGE**
- GRAND FAMILY FORMAT
 - OPENNESS WITH DISTINCTION

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= Presidential Suites =

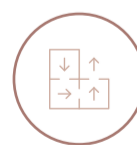
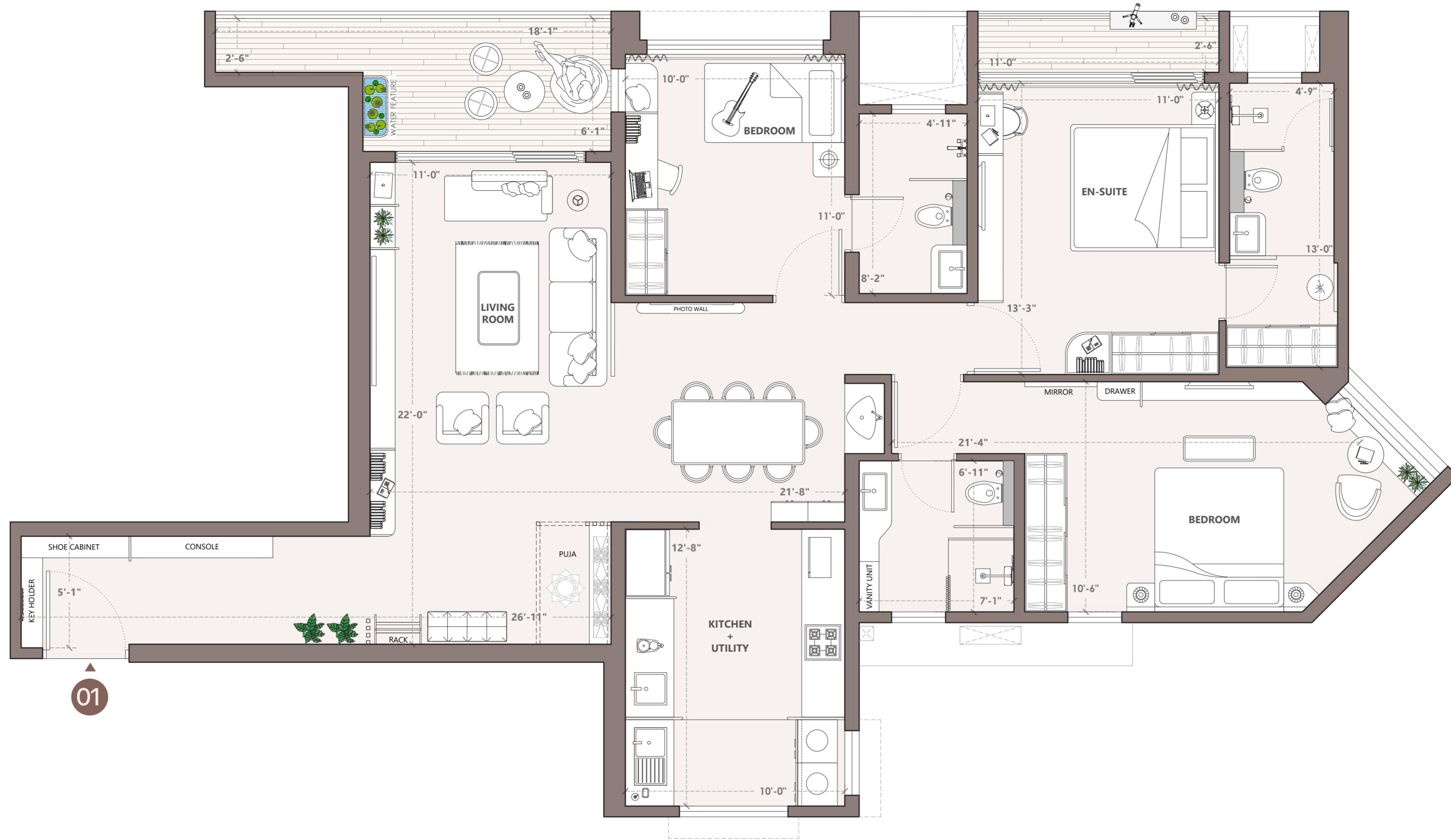
BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 06 - 17TH FLOOR

3BHK | 1291 SQ.FT. | RERA AREA + ENCLOSED BANCONY **109.56 SQ.MT.** | OPEN BALCONY **10.36 SQ.MT.** | TOTAL **119.92 SQ.MT.**

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THE PRESIDENTIAL EDGE
 • EXPANSIVE & OPEN JULIET BALCONIES
 • CITYSCAPE VIEW

Palladio

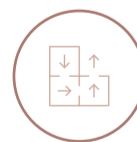
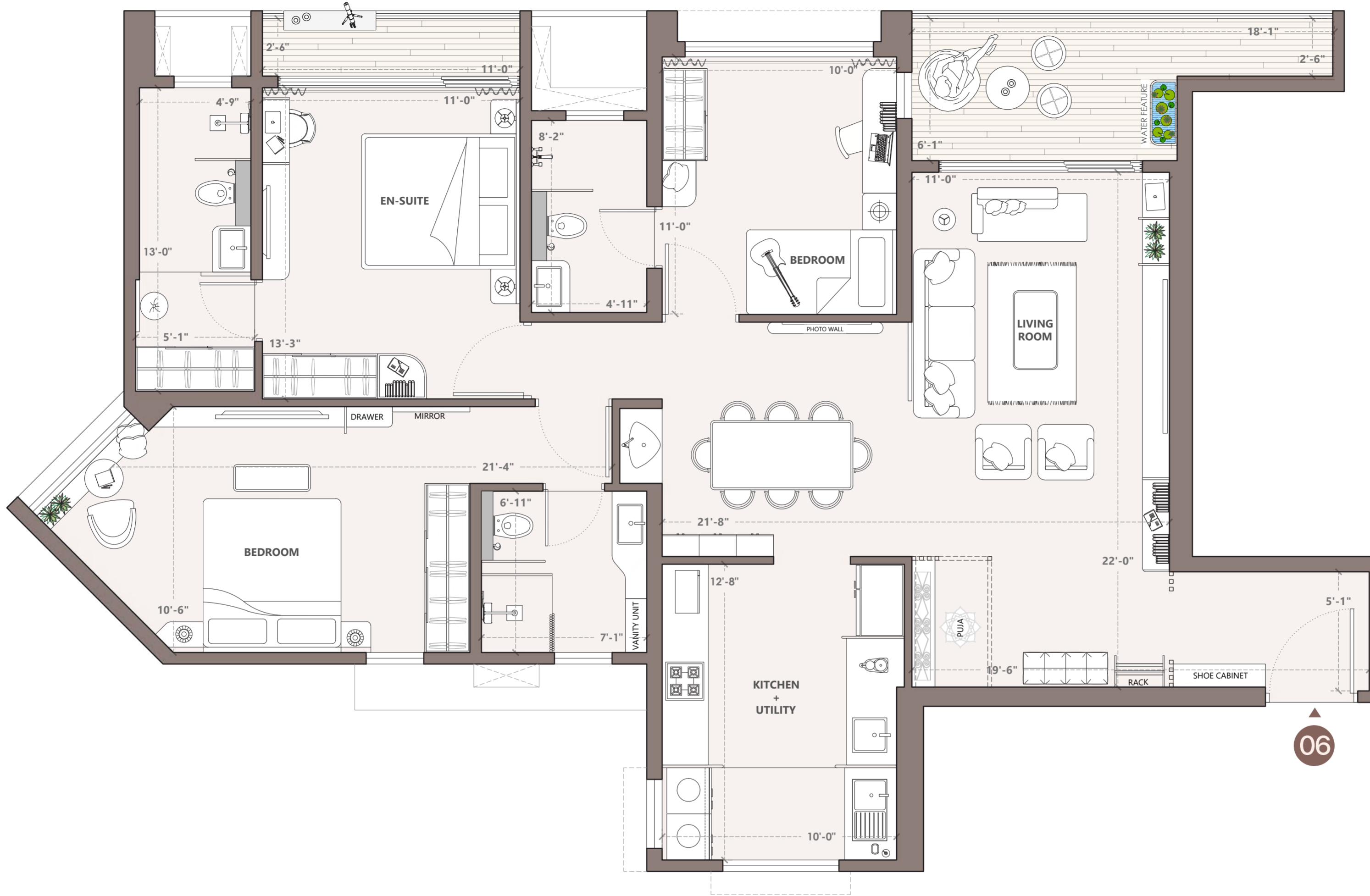
= Presidential Suites =
 BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 01 - 18TH FLOOR

3BHK | 1339 SQ.FT. | RERA AREA + ENCLOSED BANCONY 114.07 SQ.MT. | OPEN BALCONY 10.36 SQ.MT. | TOTAL 124.43 SQ.MT.

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 • GRAND FAMILY FORMAT
 • OPENNESS WITH DISTINCTION

Palladio

= Presidential Suites =

BALEWADI RIVERFRONT

TOWER 5 UNIT SERIES 06 - 18TH FLOOR

3BHK | 1304 SQ.FT. | RERA AREA + ENCLOSED BANCONY 110.74 SQ.MT. | OPEN BALCONY 10.36 SQ.MT. | TOTAL 121.10 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



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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.