

LIVE YOUR
STOPP



PBC
PALLADIO
BALEWADI CENTRAL

PALLADIO
BALEWADI CENTRAL

VJ | VILAS
JAVDEKAR
DEVELOPERS




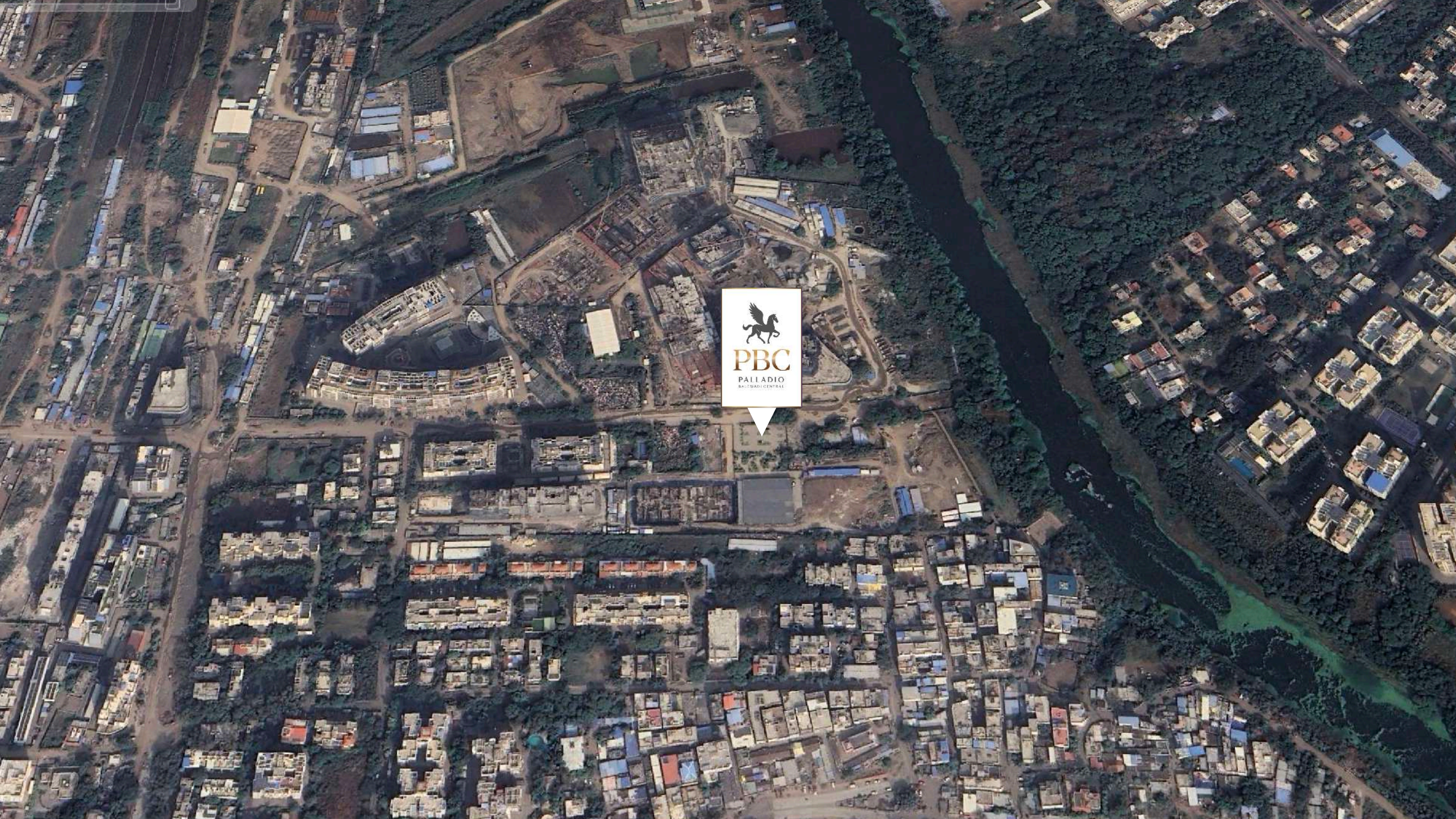
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www.maharera.mahaonline.gov.in



11/2023



 Balewadi



PBC
PALLADIO
BAGWADI CENTRAL







**We are 100% Ready to
showcase the entire
Project!**

**The Tallest Buildings in
the neighbourhood**

**Multiple Top Notch
Lifestyle Amenities**









PBC

PALLADIO
BALEWADI CENTRAL

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

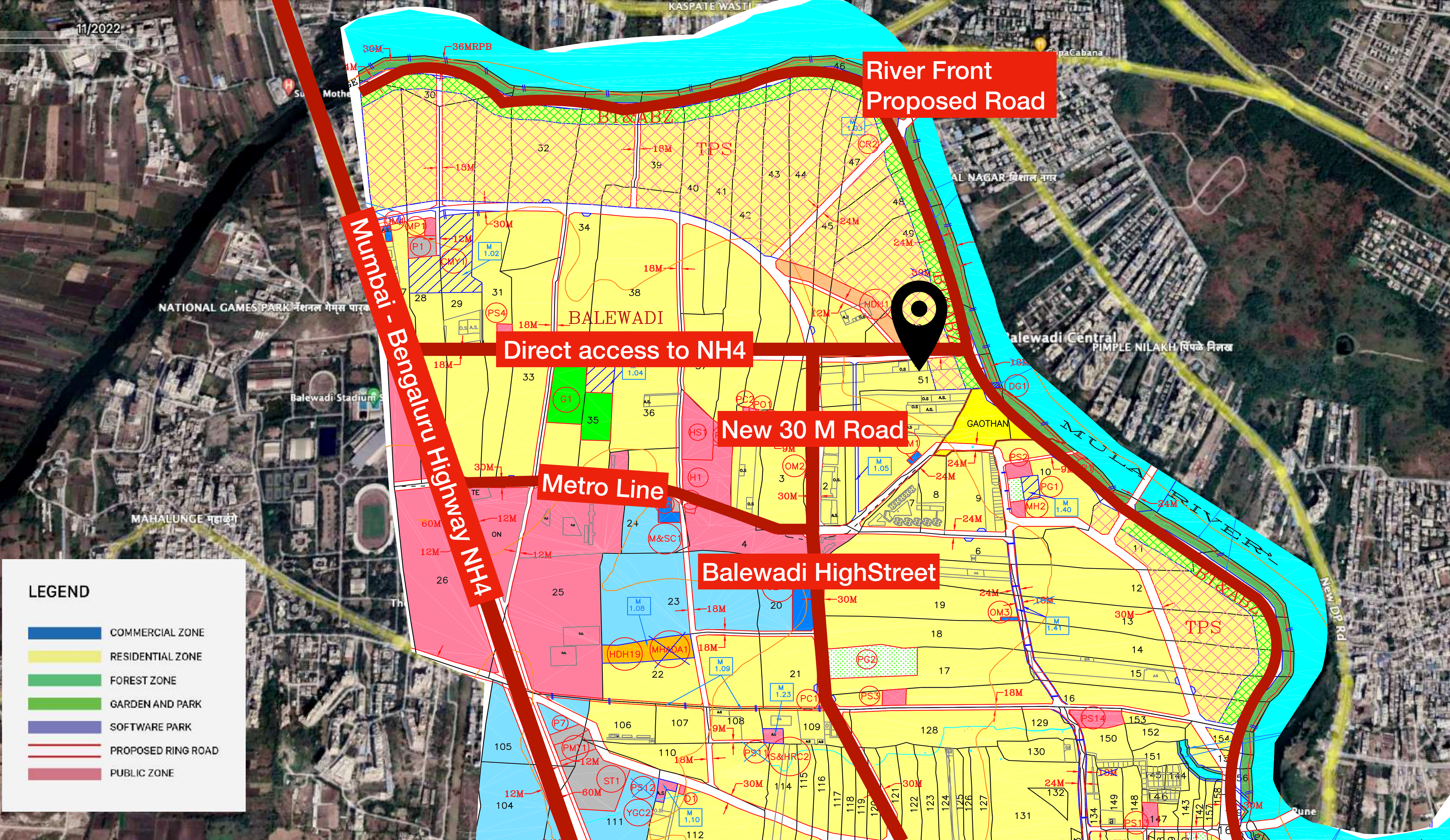
Residential

Roads

School

Hospitals

Civic Infra



River Front
Proposed Road

Mumbai - Bengaluru Highway NH4

Direct access to NH4

New 30 M Road

Metro Line

Balewadi HighStreet

LEGEND

- COMMERCIAL ZONE
- RESIDENTIAL ZONE
- FOREST ZONE
- GARDEN AND PARK
- SOFTWARE PARK
- PROPOSED RING ROAD
- PUBLIC ZONE



24 M

18 M

30 M

City Center Growth

BALEWADI

AND ITS NEIGHBOURHOOD

IT hubs, educational institutions, healthcare avenues, lifestyle destinations, you name it & Balewadi has it all.

It's a suburb that has evolved into being superb in just a few years



Public Infrastructure



A hub of IT



Global Education



City Access



Water Supply



Lifestyle Quotient



Ample Security



Highway Connectivity



Sports Infra



Future of transport

BALEWADI



**THE BEST
— OF —
BALEWADI**

Live at Pune's Fastest Growing Neighbourhood, Balewadi

**THE BEST
— OF —
BALEWADI**



Proximity to IT Hubs

**THE BEST
— OF —
BALEWADI**



Easy Access to Jupiter Hospital, Surya Mother and Child Super
Speciality Hospital, Cradle Hospital, Dhanwantari Hospital

**THE BEST
— OF —
BALEWADI**



Best Education With Schools Like MITCON International School, NICMAR University, GS Moze College of Engineering and More.

**THE BEST
— OF —
BALEWADI**



Best of Shopping & Entertainment at Balewadi Highstreet.

**THE BEST
— OF —
BALEWADI**



Best of Shopping & Entertainment.

THE BEST — OF — BALEWADI



Best of Metro Connectivity.

**THE BEST
— OF —
BALEWADI**



Best of Mumbai-Pune Highway Connectivity.

**THE BEST
— OF —
BALEWADI**



Best of Shopping & Entertainment at Phoenix Mall of Millennium.



PALLADIO



PBC

PALLADIO
BALEWADI CENTRAL

MASTER LAYOUT

THE WORLD AROUND YOUR STORY!



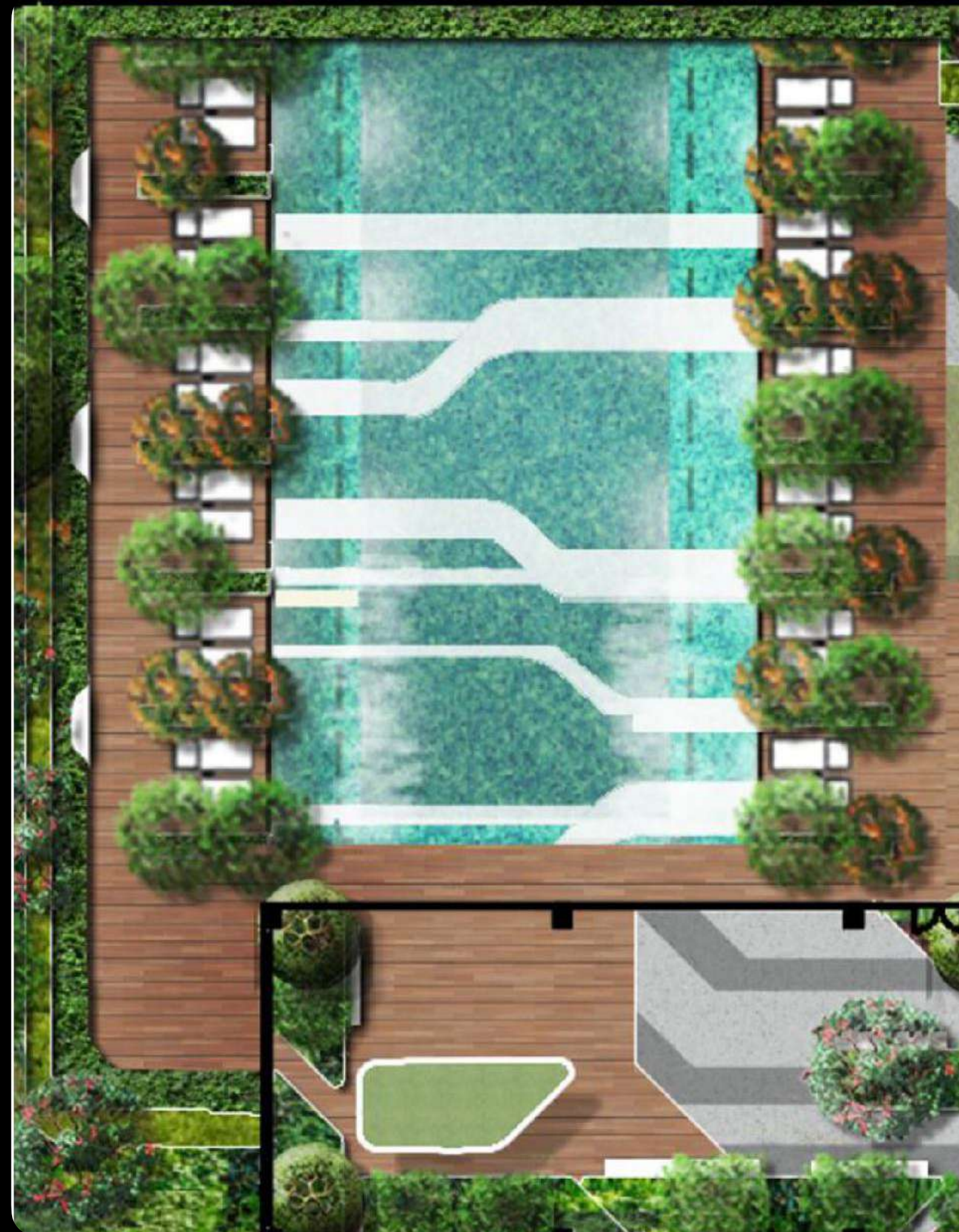
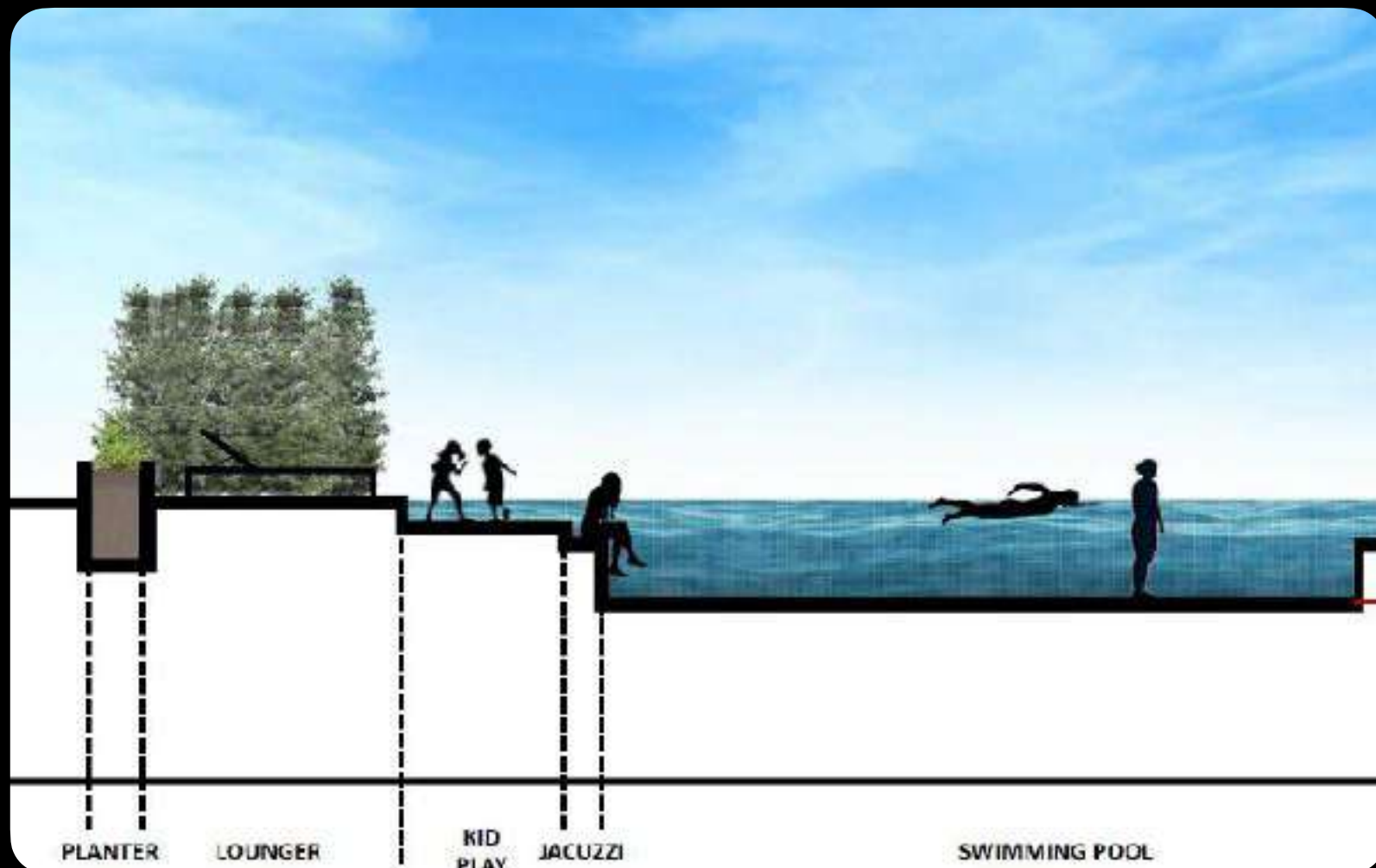
Proposed
Commercial
Building

**Like Minded
Neighbours are
Important!**

SWIMMING POOL

25 M x 12 M

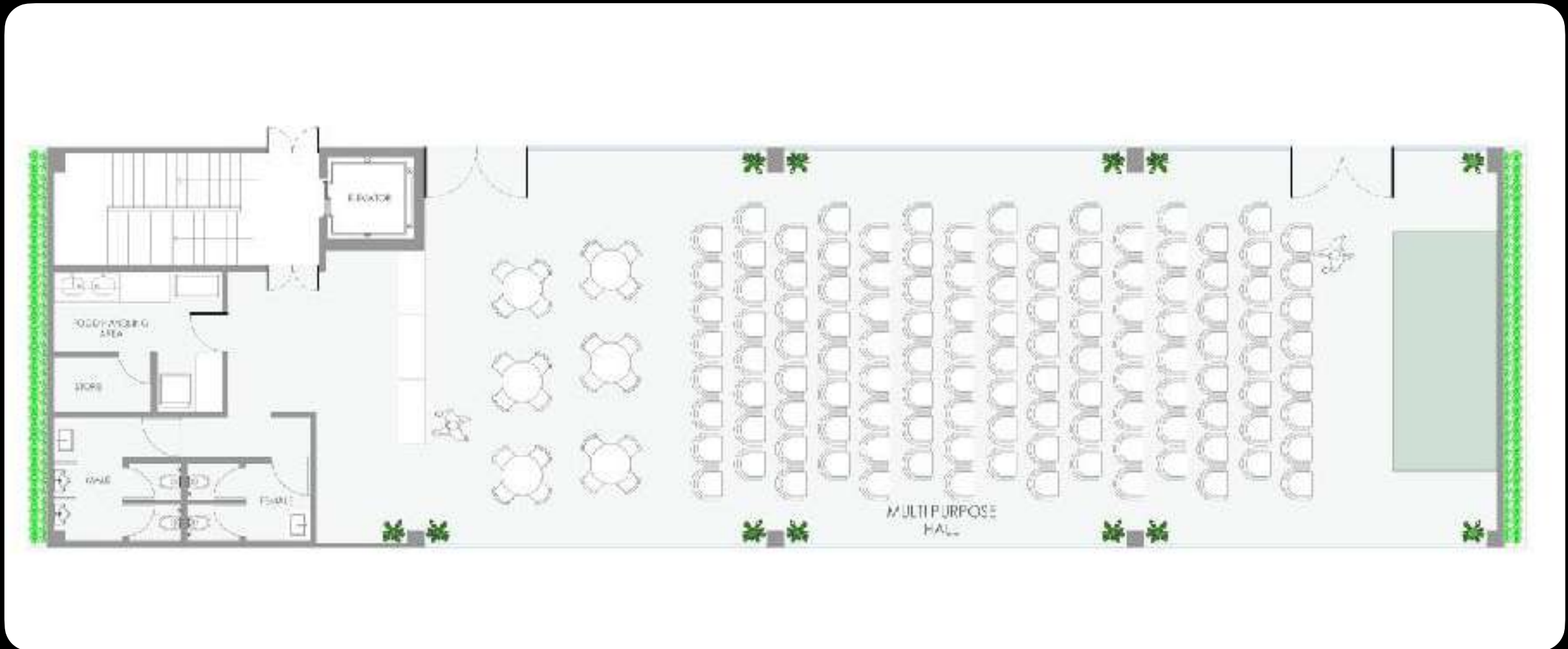
Water is heaven and here's your haven of luxury and relaxation. Take a dip in the refreshing swimming pool or enjoy the exclusivity of the ladies' pool. Indulge in the comfort of jacuzzi seats and serene water beds. Complete your experience with an invigorating outdoor shower.



MULTIPURPOSE HALL

2970 Sq. Ft. / 140 Pax

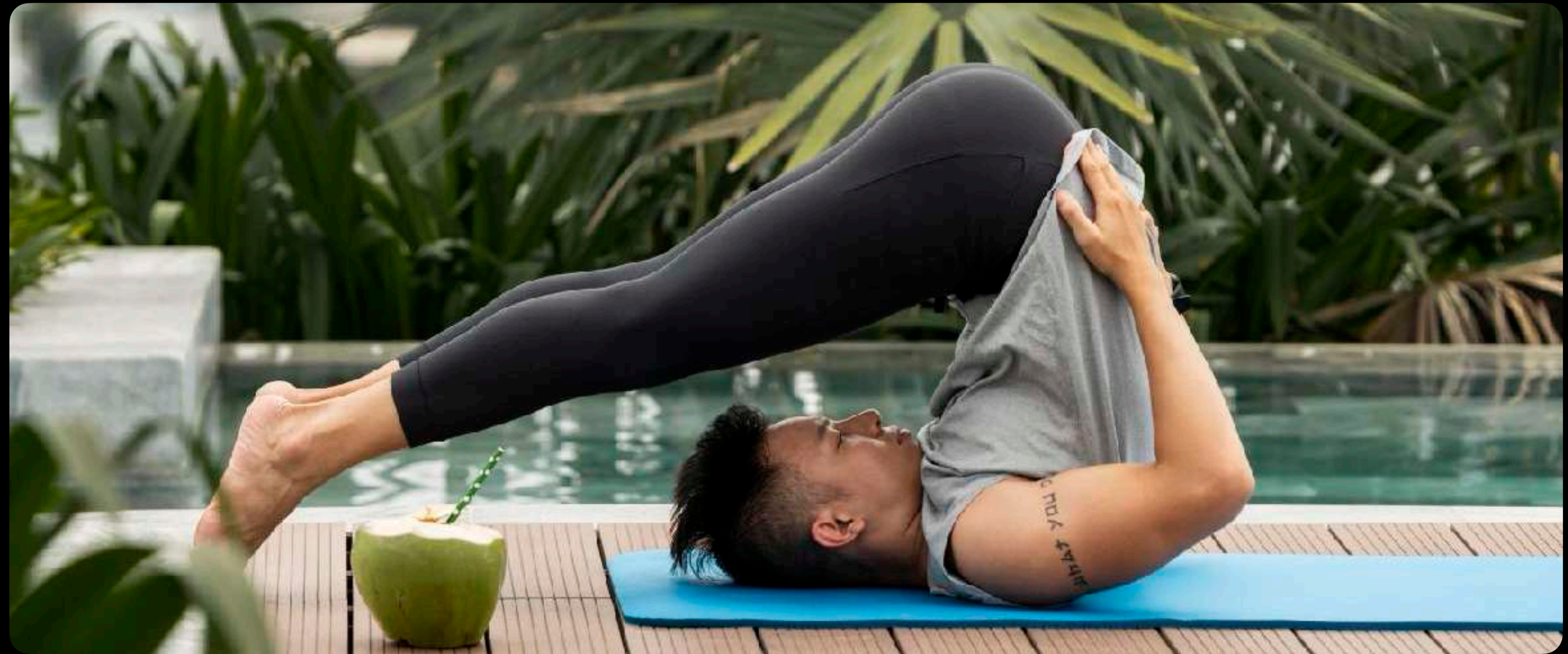
Endless possibilities await you. With a seating capacity of 140, food handling area and restrooms, its ideal for any event. Whether its a family get together, birthday party or a special occasion, convenience is guaranteed.



YOGA DECK 2340 Sq. Ft.*

Elevate your mind, body, and spirit on our 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.

**The area mentioned is of the entire Terrace Floor of the Club Palladio.*

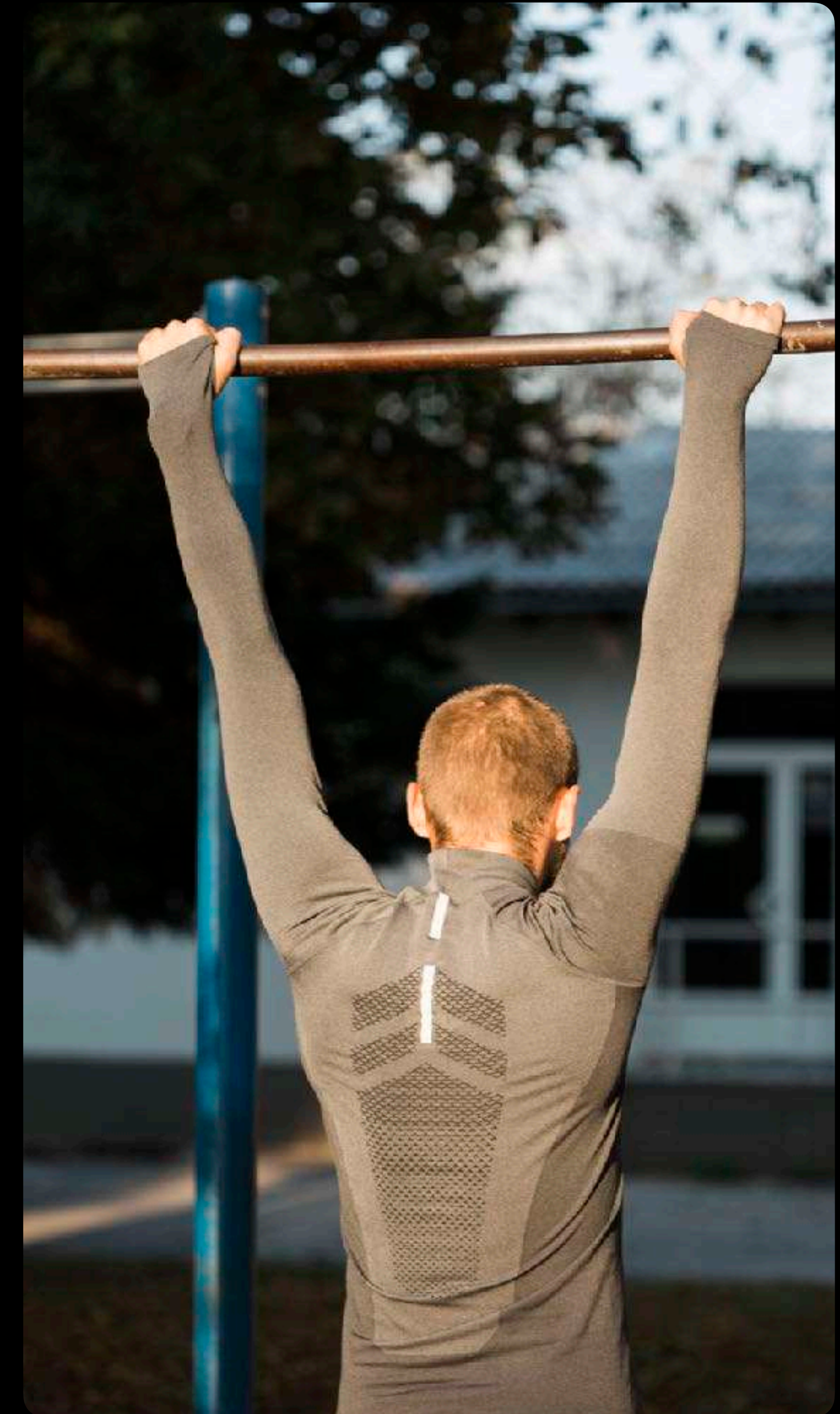
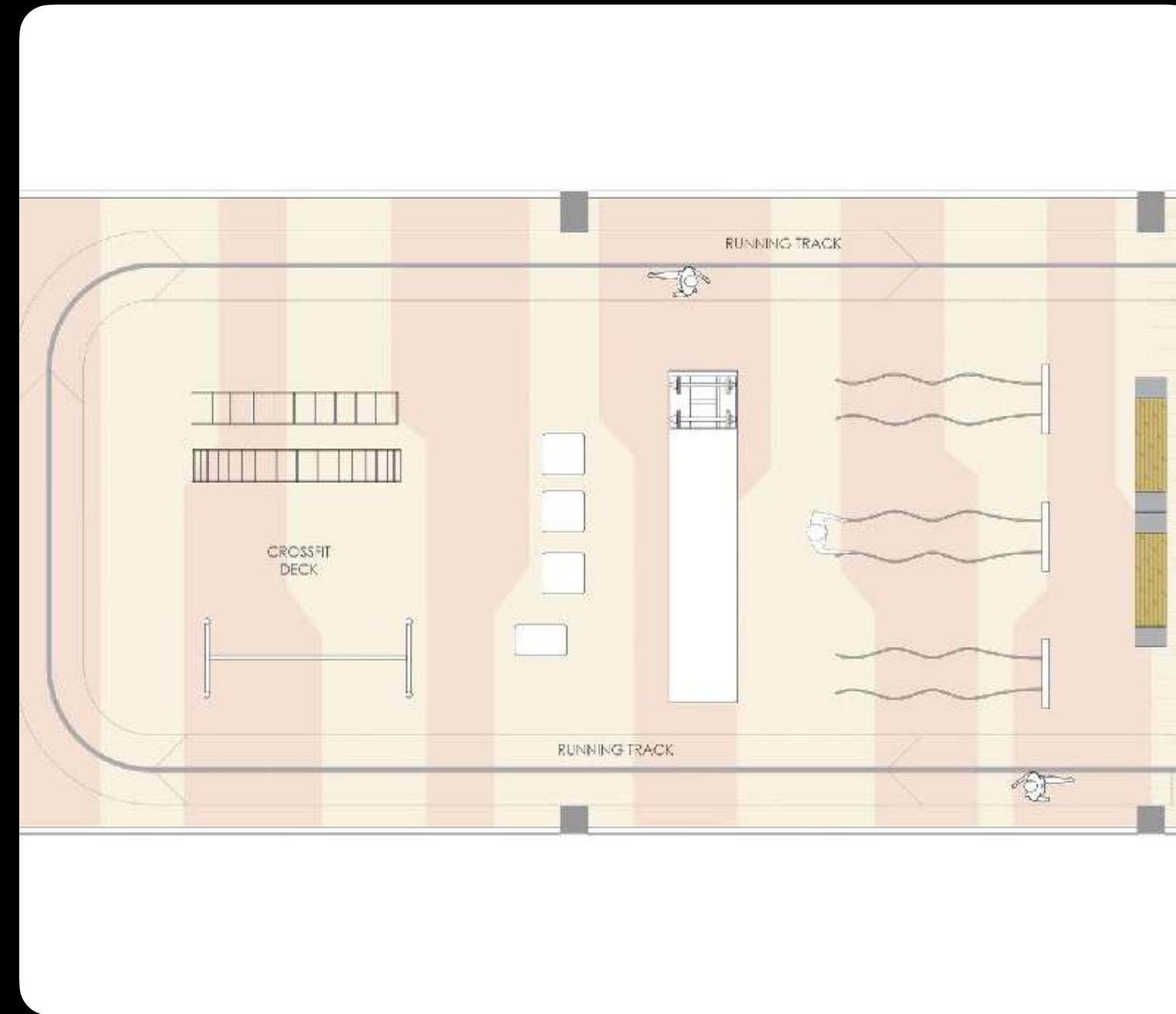


CROSSFIT DECK

2340 Sq. Ft.*

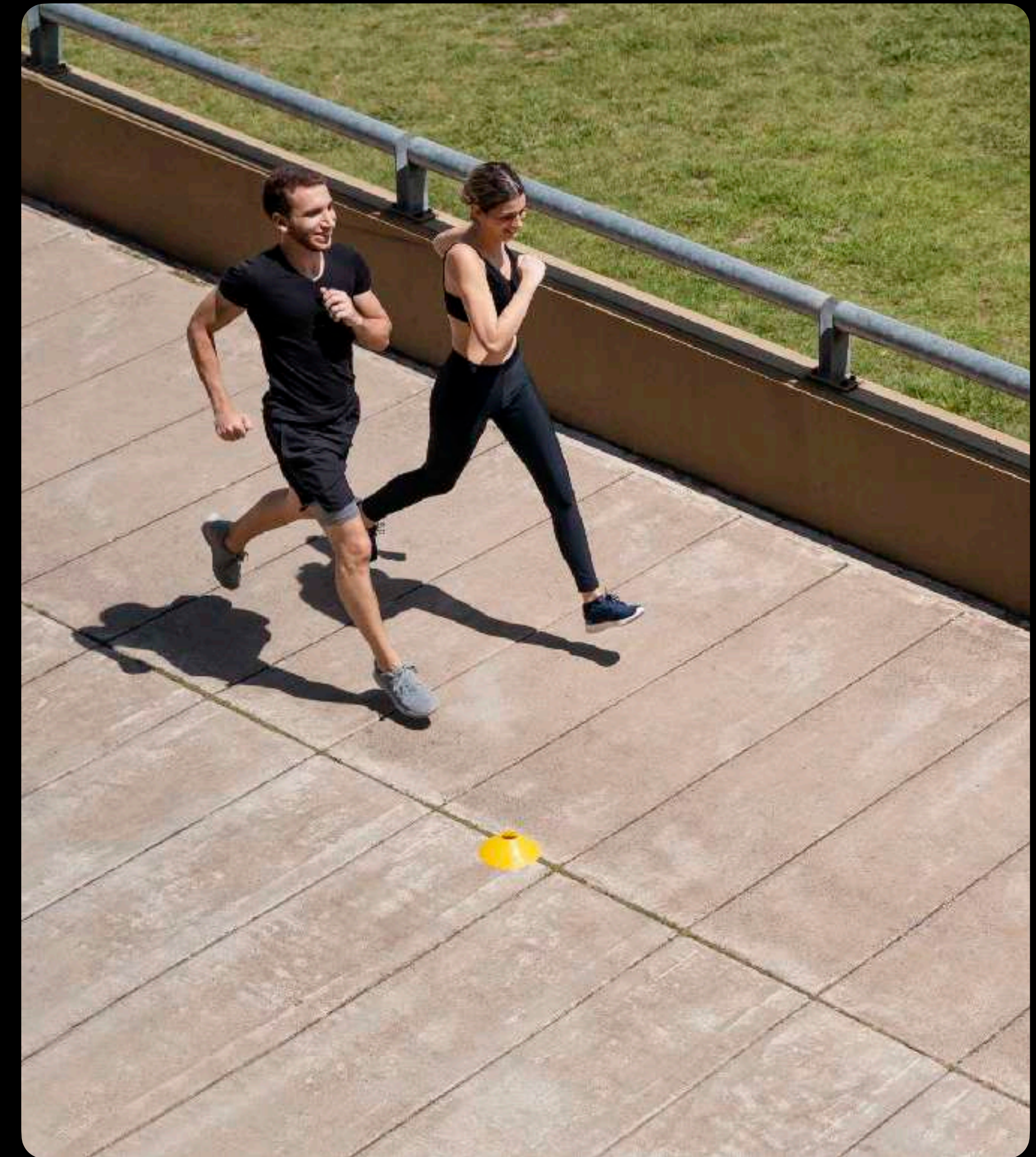
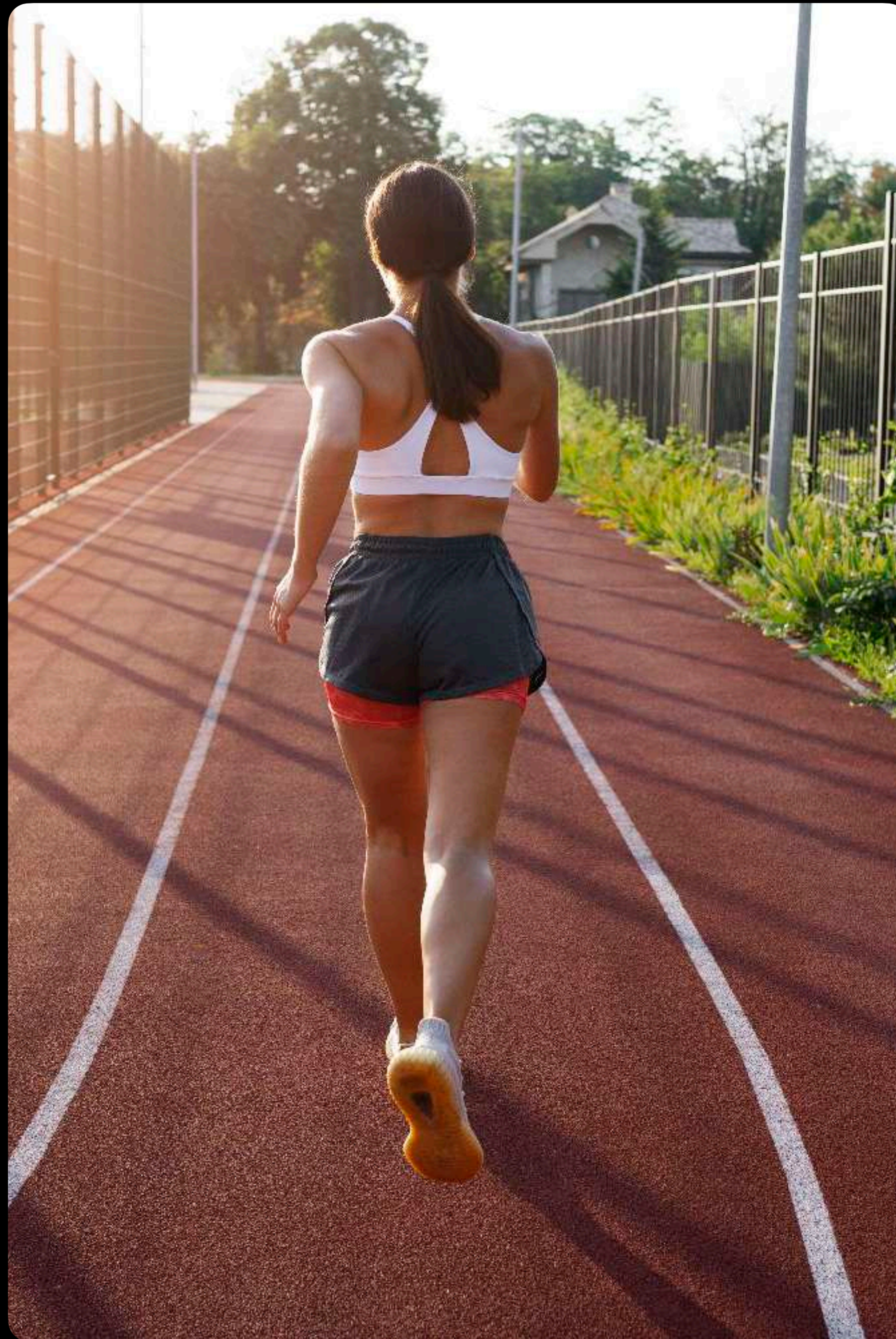
Unleash your strength and determination on our dynamic Crossfit Deck. Push your limits, conquer challenges, and sculpt your body into its best shape.

**The area mentioned is of the entire Terrace Floor of the Club Palladio.*



RUNNING TRACK

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



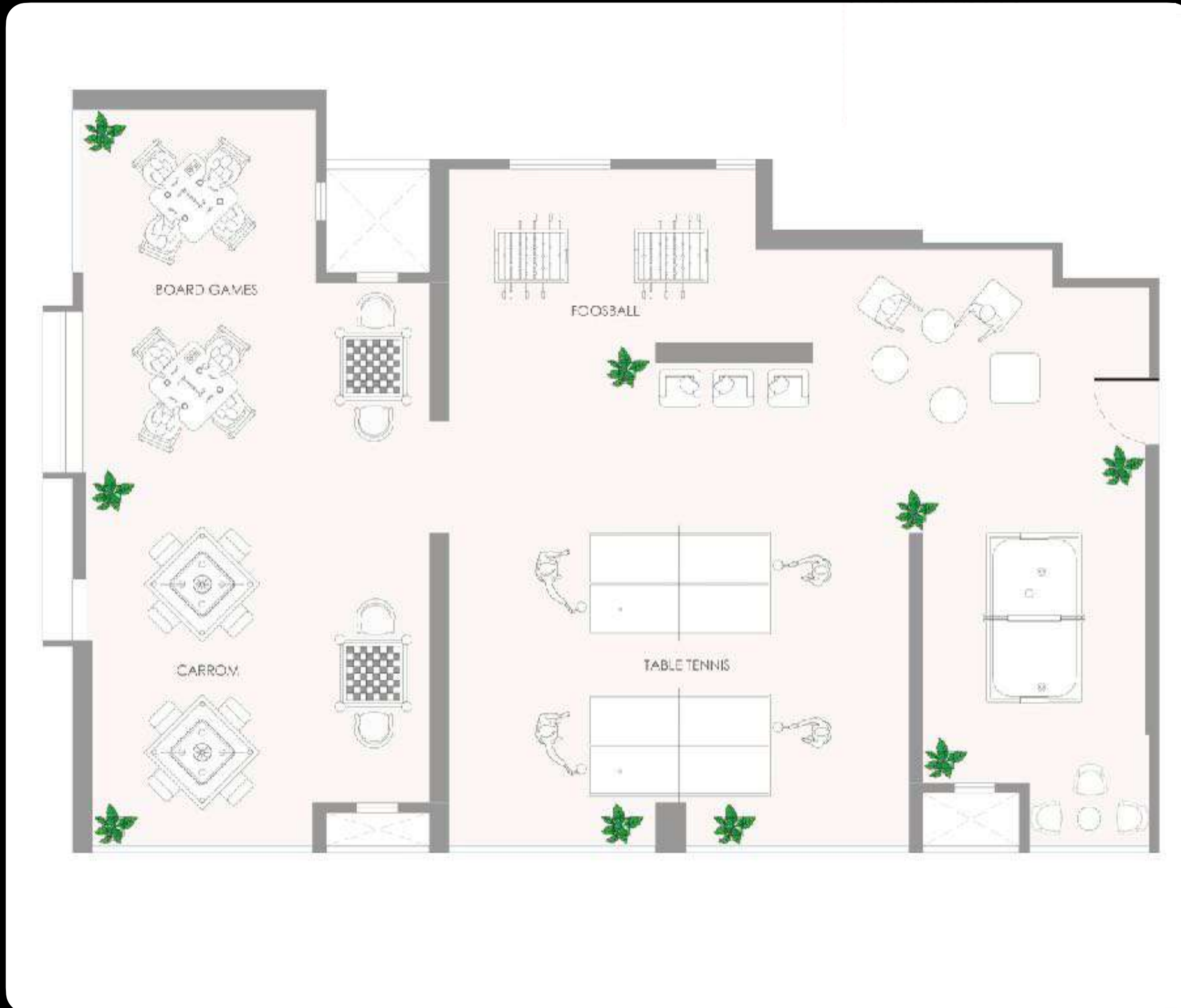
OPEN AIR CAFETERIA 500 Sq. Ft.

Connect, relax, and recharge in our 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 of the Open Air Cafeteria space on the Club Palladio Terrace.



INDOOR SPORTS CENTRE

1550 Sq. Ft.



BOARD GAMES

Have fun over a game of monopoly.
Play poker or other loved card games.

CARROM TABLES

Gather around the carrom board and enjoy hours of fun and friendly competition as you aim for victory.



INDOOR SPORTS CENTRE

1550 Sq. Ft.



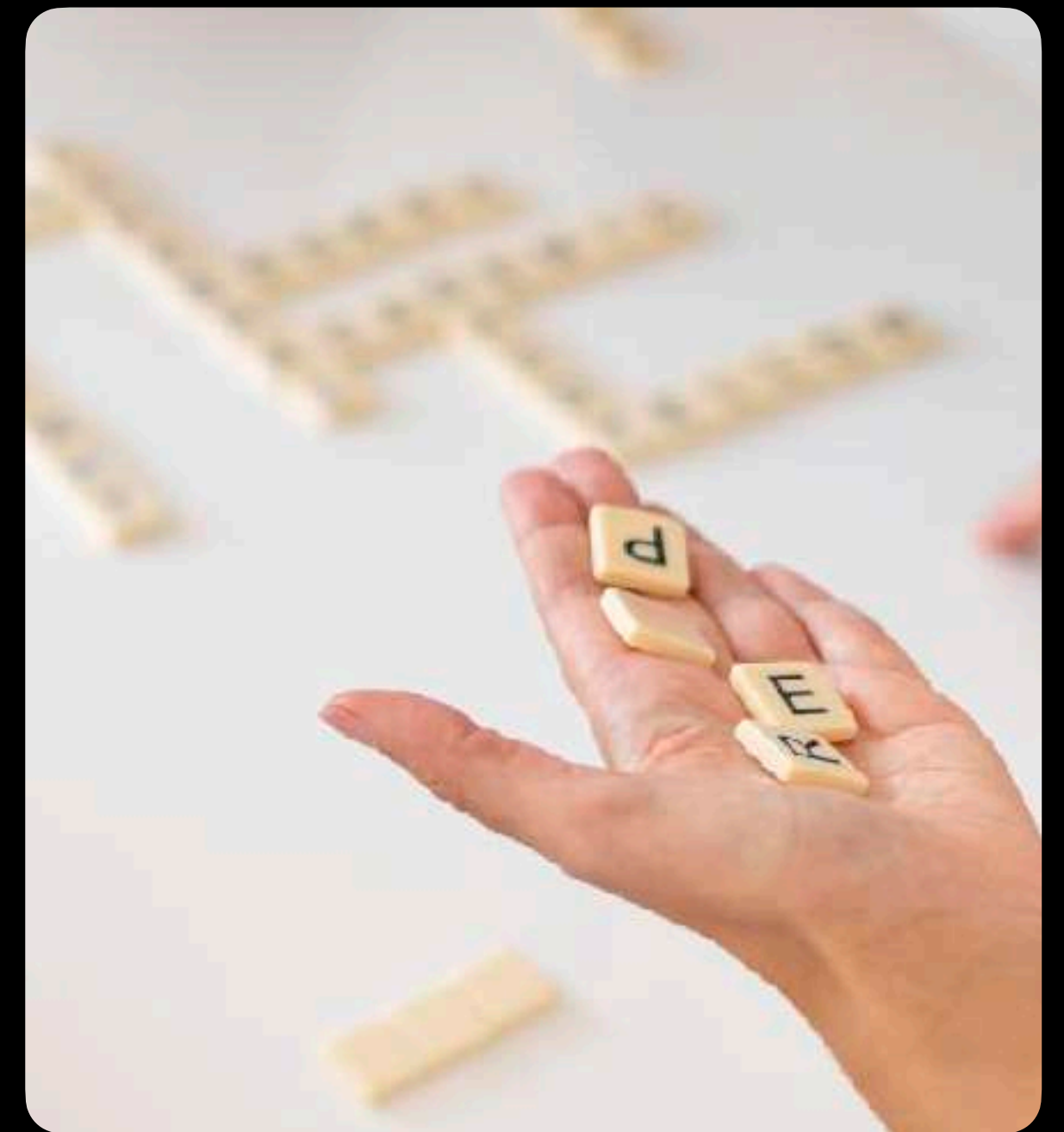
FOOSBALL TABLES

Be the ultimate football geek on this table. Indulge in face offs & timed contests. Go for the famous race to 10 goals first.

AIR HOCKEY

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





PERFORMING ARTS CENTRE

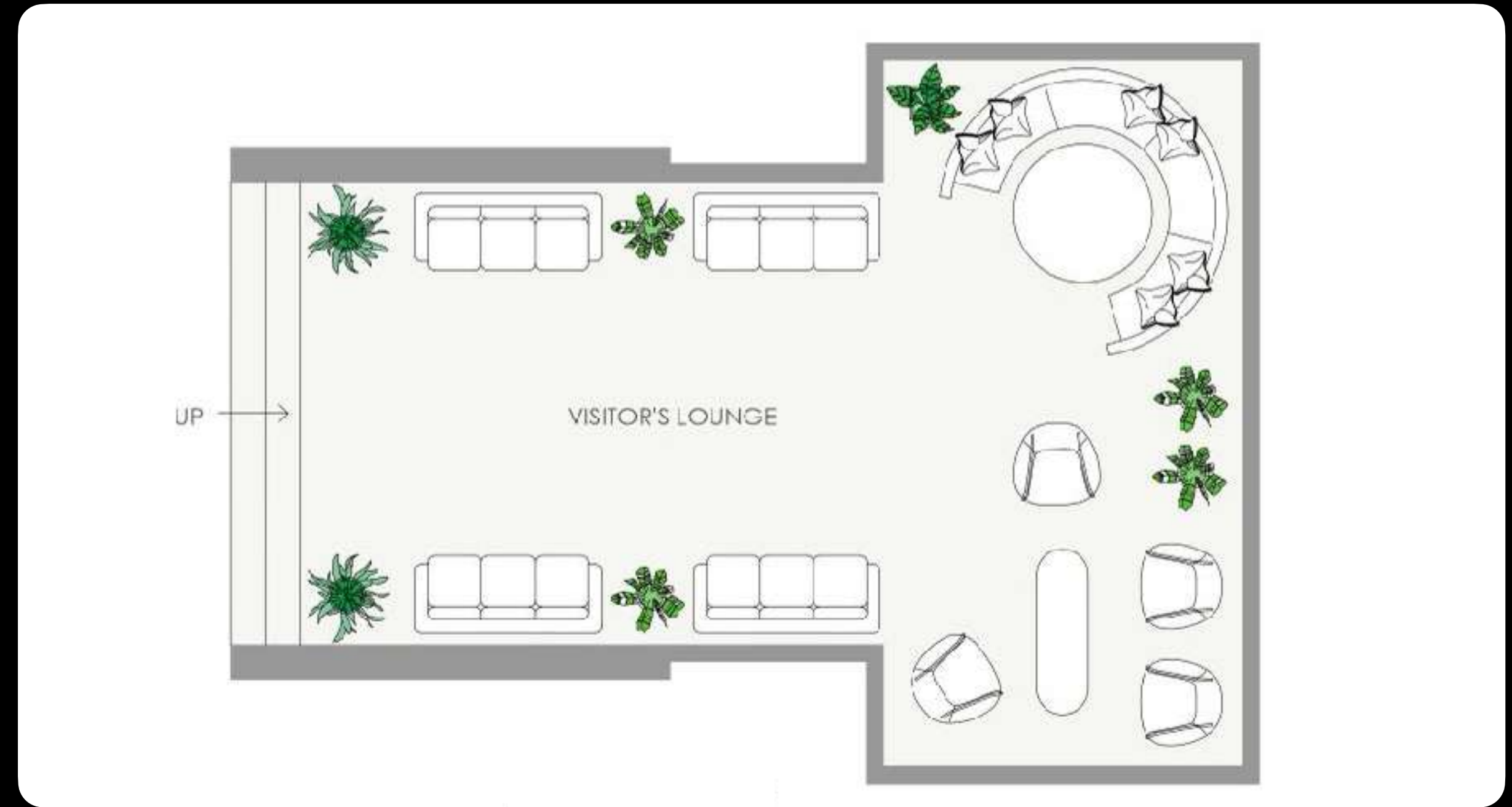
1460 Sq. Ft.





VISITORS LOUNGE

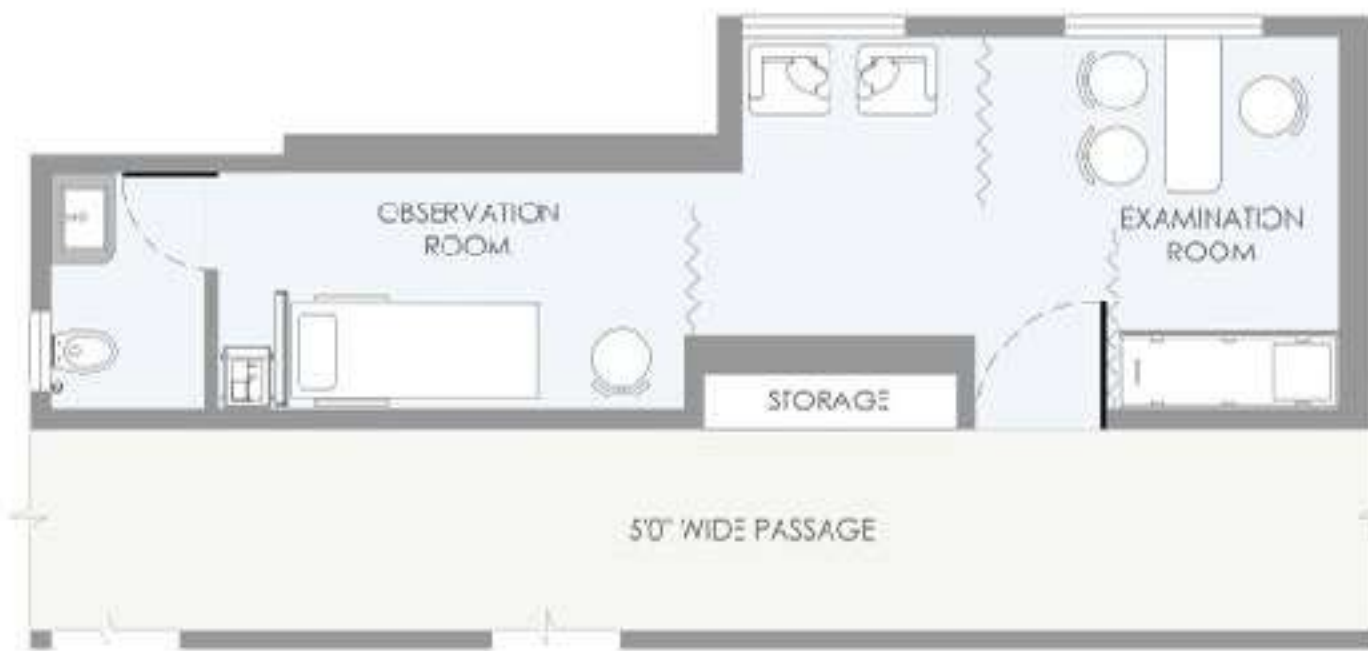
The visitors lounge offers a welcoming and comfortable space for guests to wait or relax before being received.



MEDICAL CENTRE

180 Sq. 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 support for the elderly parents, who might need it in different scenarios.



**FIRST LEVEL
TREATMENT**

24X7 AMBULANCE

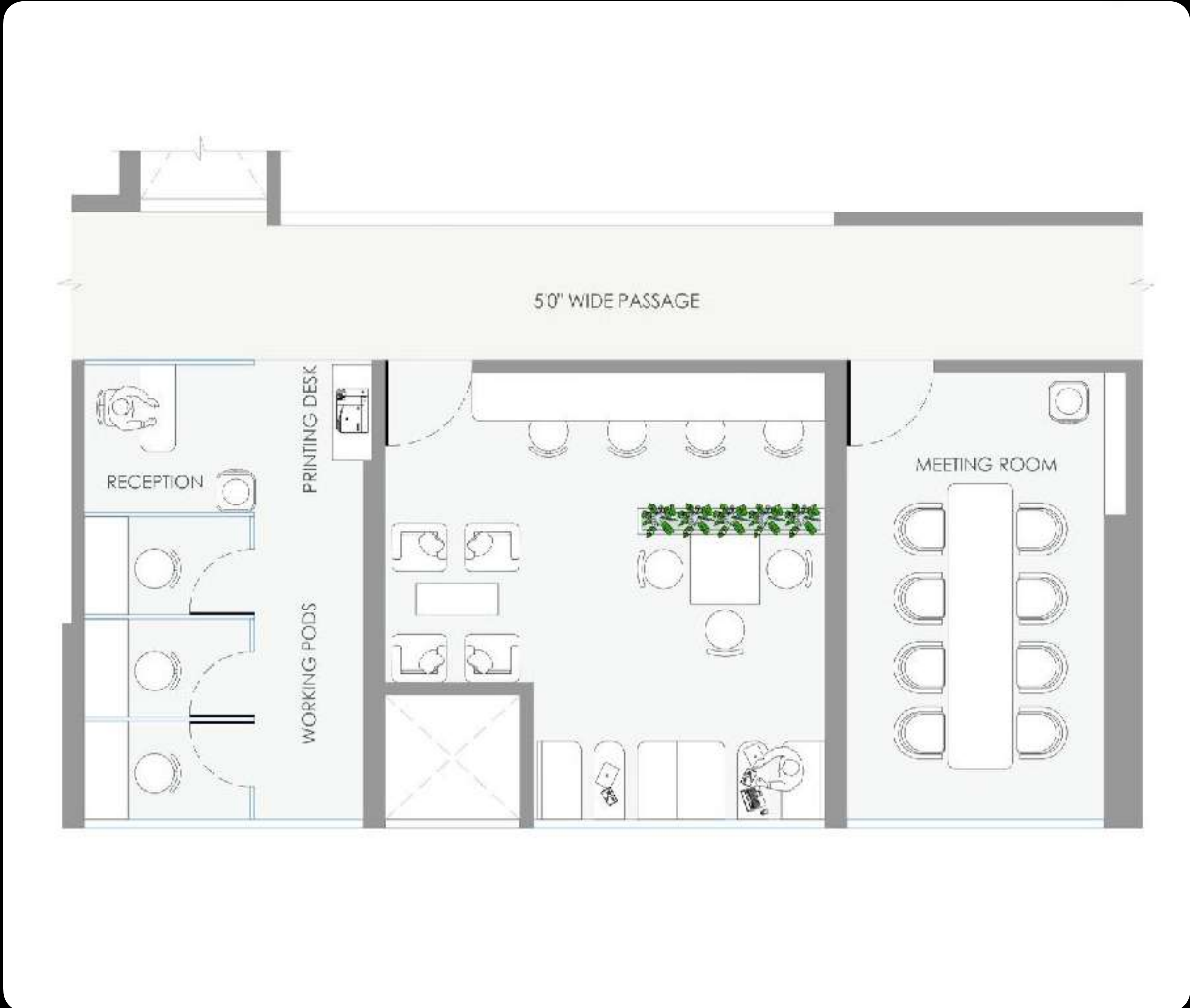


**DOCTOR-ON-
CALL**

BUSINESS CENTRE

550 Sq. Ft.

Equipped with modern technology and comfortable workspaces, the Business Centre fosters productivity and collaboration. From private meeting rooms to high-speed internet access, it caters to diverse needs, facilitating seamless operations for work near home scenarios.



WORKING PODS

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



ART AND CRAFT CENTRE

600 Sq. Ft.

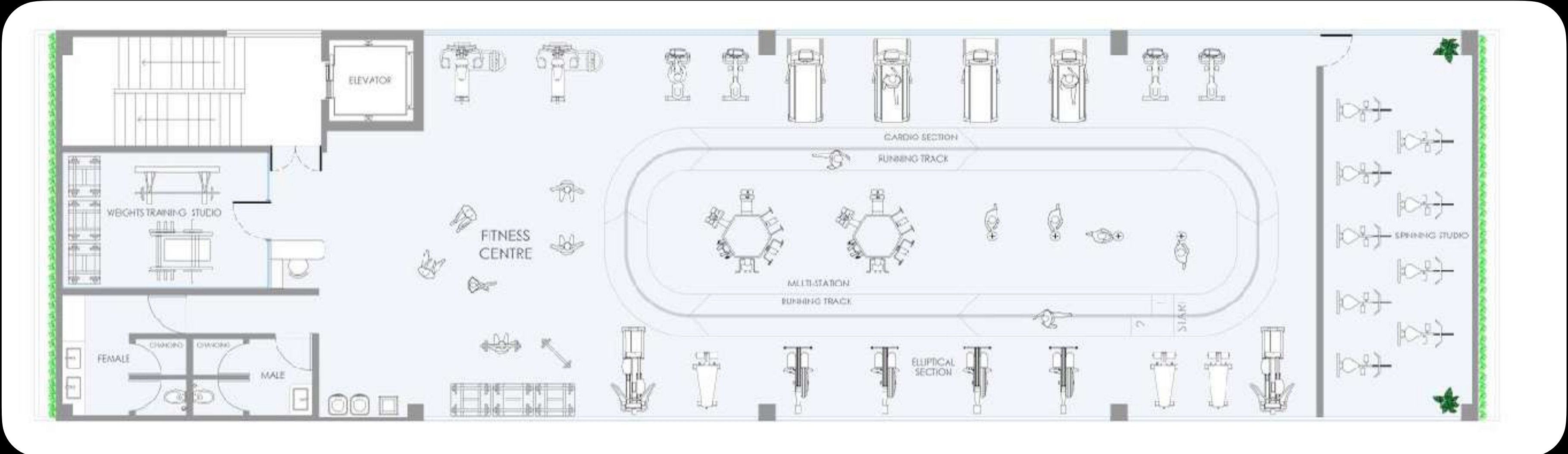
In a world full of technology and automation, art and craft is a peaceful getaway that promises a sense of relaxation. A dedicated and elaborate Art & Craft Centre allows the residents to indulge in their hobbies and learn something that keeps them happy.



FITNESS CENTRE

2970 Sq. Ft.

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



LEARNING CENTRE

570 Sq. Ft.

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



MINI THEATRE

580 Sq. Ft. | 30 seating

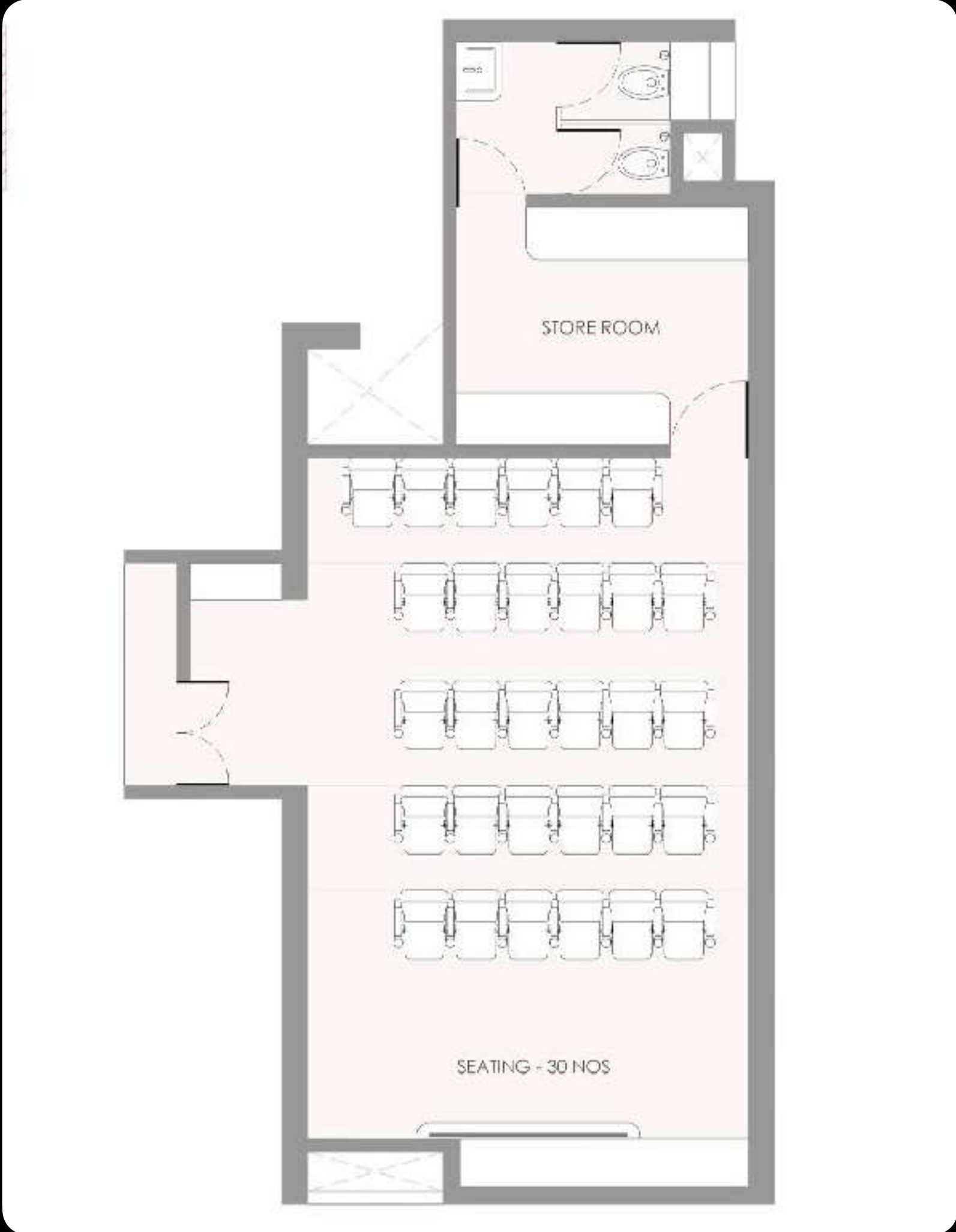
At the heart of the PBC project lies a mini theatre, offering residents and guests an immersive entertainment experience. With cutting-edge audiovisual technology and plush seating, it creates a captivating atmosphere for movie nights and special screenings.



MINI THEATRE

580 Sq. Ft. | 30 seating

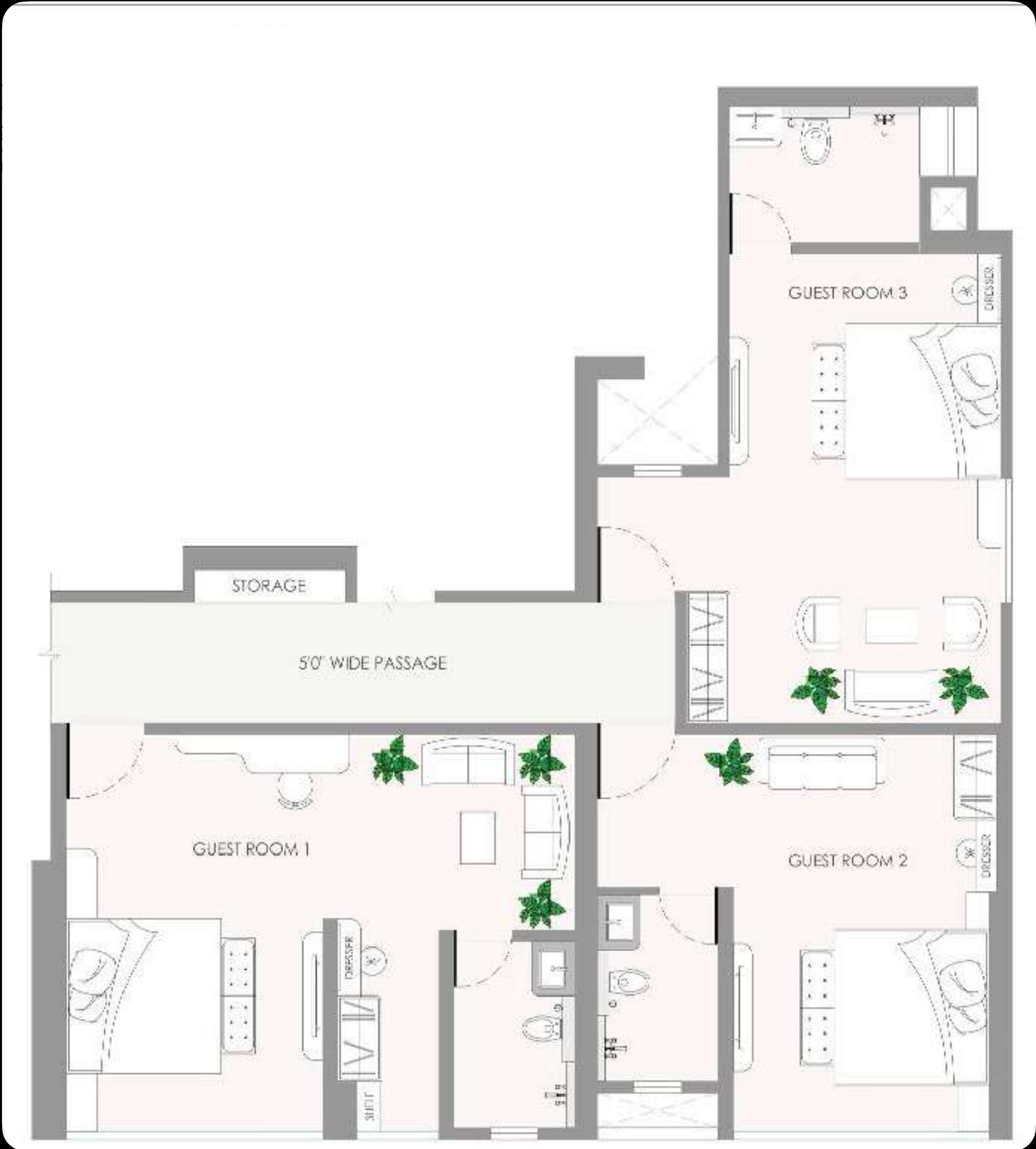
The mini theatre serves as a communal space for relaxation and social gatherings, fostering a sense of community within the development. Whether enjoying blockbuster films or hosting private events, this amenity adds a touch of luxury and convenience to everyday life at PBC.



GUESTS SUITES

850 Sq. Ft.

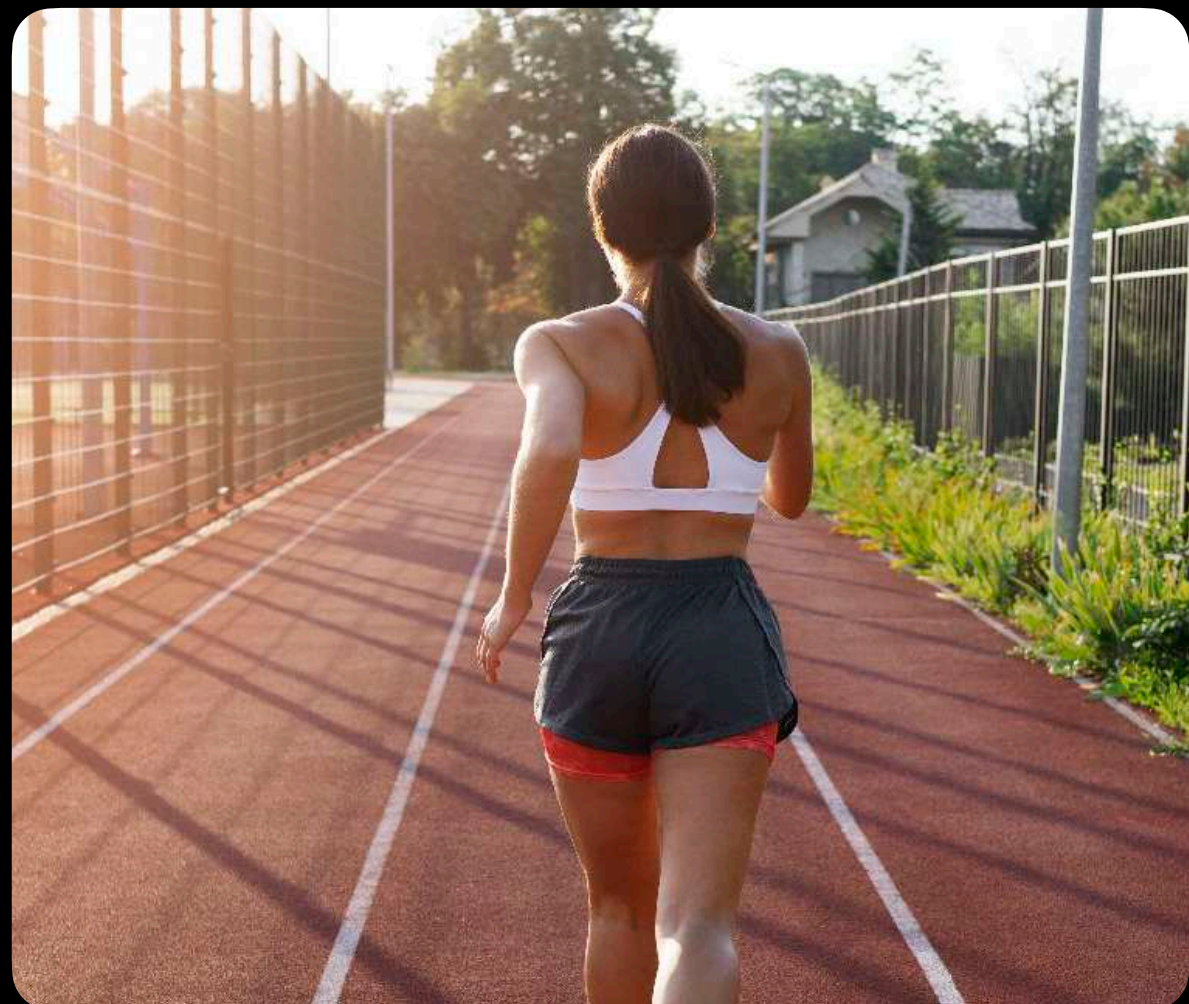
While the warmth of a home is what the guests seek, sometimes they need to be hosted in a more elaborate manner. The Guest Centre at Palladio Balewadi Central helps you host your loved ones.



CLUB PALLADIO

8000 Sq. Ft.
3 Levels

The three-level Club House presents a multifaceted haven for residents, offering diverse recreational facilities and communal spaces. From fitness centres and multi-purpose halls, each level is thoughtfully designed to accommodate various lifestyle needs and preferences.



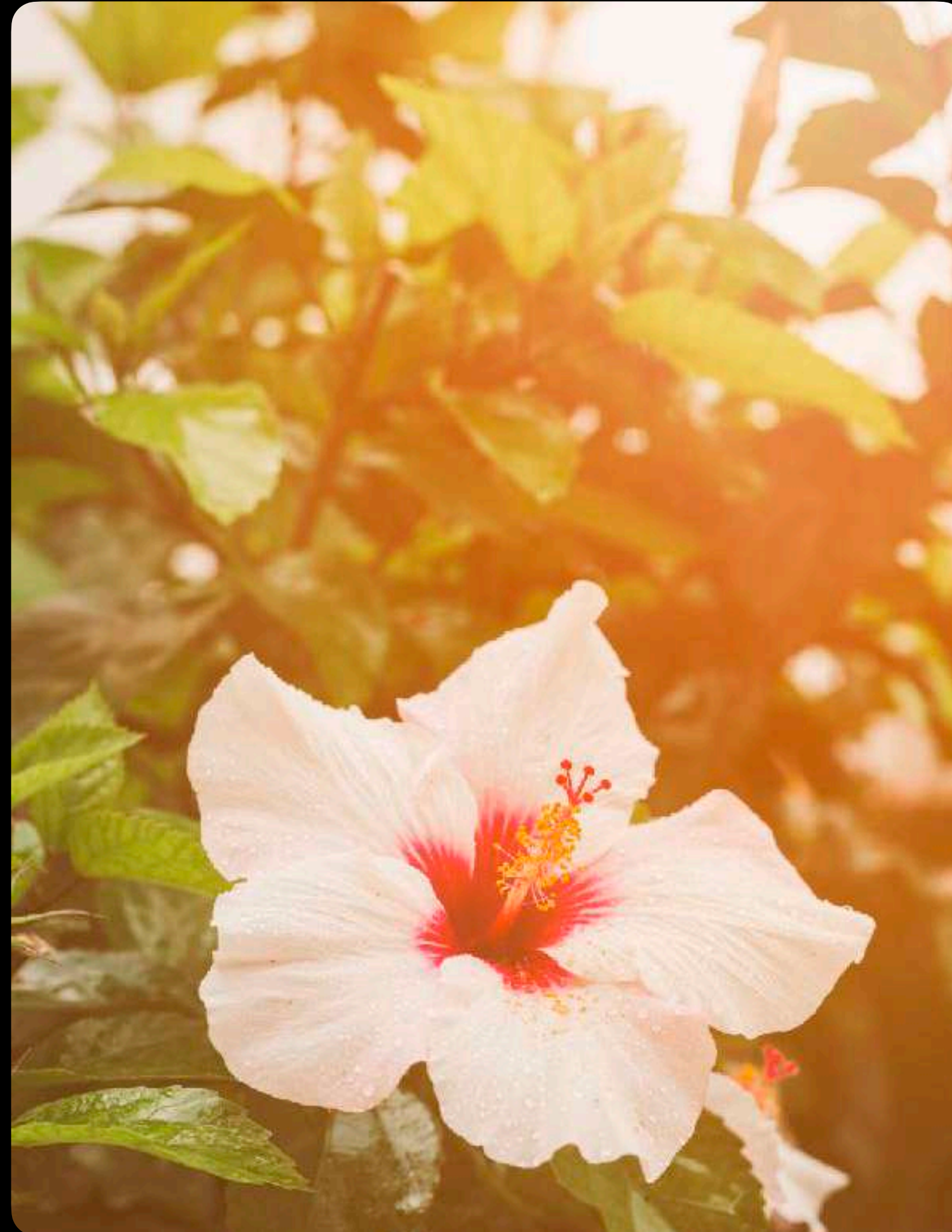
WELCOME ZONE

This is your gateway to 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, ensuring your safety and peace of mind throughout the day.



WORSHIP AREA

Nestled within the serene confines of PBC, the temple serves as a spiritual haven for residents, offering a tranquil space for worship and reflection. The temple fosters a sense of community and cultural richness, enhancing the overall well-being and spiritual harmony of the residents.



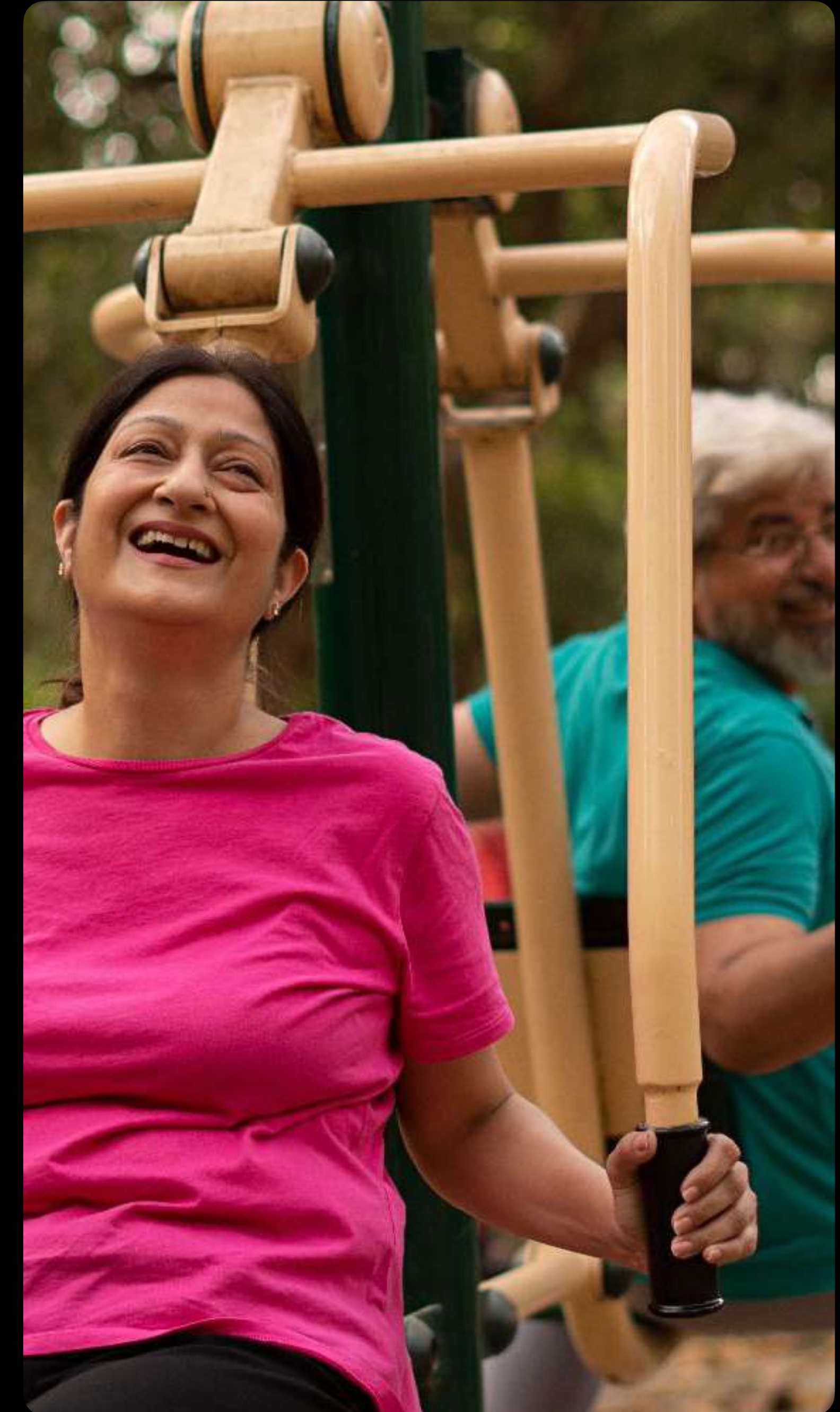
PET PARK

The pet park provides a dedicated space for furry companions to play and socialize in a safe and controlled environment, featuring agility equipment and ample greenery.



SENIOR CITIZENS PARK

The senior citizens park offers a tranquil oasis tailored to the needs of elderly residents, featuring gentle walking paths, shaded seating areas, and low-impact exercise equipment.



DEDICATED DROP-OFF AREAS

Convenient and efficient, the dedicated drop-off areas at each building ensure seamless arrivals and departures for residents and guests. Whether for quick pickups or leisurely drop-offs, these thoughtfully designed areas enhance the overall convenience and accessibility of the community.



MEDITATION DECK

Designed for relaxation and introspection, the meditation deck invites residents to escape the hustle and bustle of daily life and connect with their inner selves.



HANGOUT SPACES

At PBC, various themed hangout spaces offer residents diverse settings to unwind and socialize. Each space is thoughtfully designed to cater to different preferences and occasions. Whether seeking relaxation, entertainment, or connection, these themed hangout spaces provide residents with enriching experiences that enhance the sense of community.



Amphitheatre Style Seating



Family Deck



Community Seating Style



Pebble Seating Style



Swing Pavillion

BOX CRICKET

At PBC, Box cricket offers residents a dynamic and engaging recreational activity right at their doorstep. With its compact yet versatile design, it provides a platform for friendly matches and social gatherings, fostering a sense of camaraderie among neighbours. Whether for casual play or organized tournaments, box cricket adds an element of fun and fitness to the community's lifestyle offerings.





MULTI SPORT COURT

At PBC, this space is an all-in-one destination for residents who seek to try their hand at different sports.

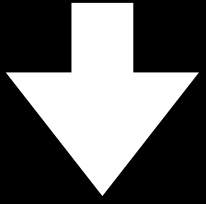


KIDS' PLAY AREA

Boundless fun awaits in our expansive play area at Palladio Balewadi Central. Let imaginations run wild and laughter fill the air as children explore and play to their heart's content.

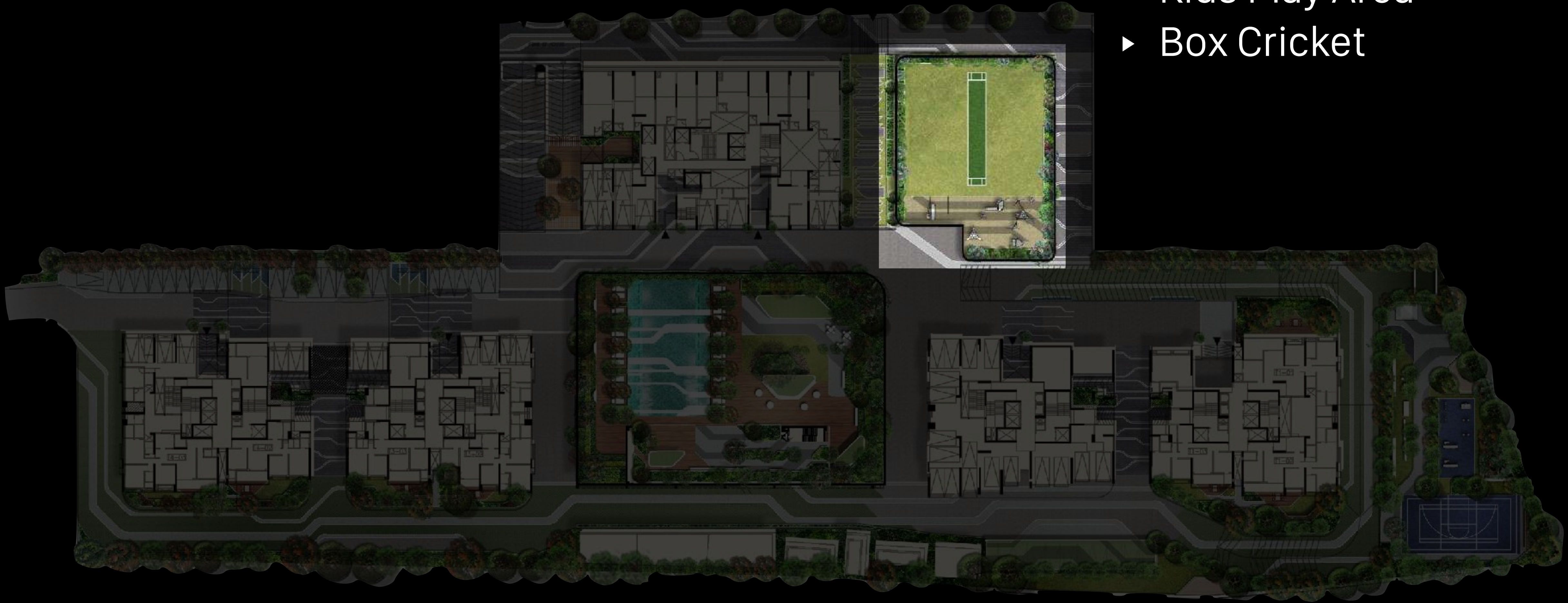


ENTRANCE ZONE



PLAY ZONE

- ▶ Kids Play Area
- ▶ Box Cricket



ACTIVE ZONE

- ▶ Multi-purpose Court
- ▶ Sports Pavillion
- ▶ Senior Citizens Park
- ▶ Worship Area
- ▶ Hangout Space



G LIFESTYLE CENTRE

- ▶ Visitor's Lounge
- ▶ Amphitheatre style hangout space



P2 LIFESTYLE CENTRE

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



P3 LIFESTYLE CENTRE

- ▶ Indoor Sports Centre
- ▶ Business Centre
- ▶ Guest Centre
- ▶ Medical Centre
- ▶ Working Pods



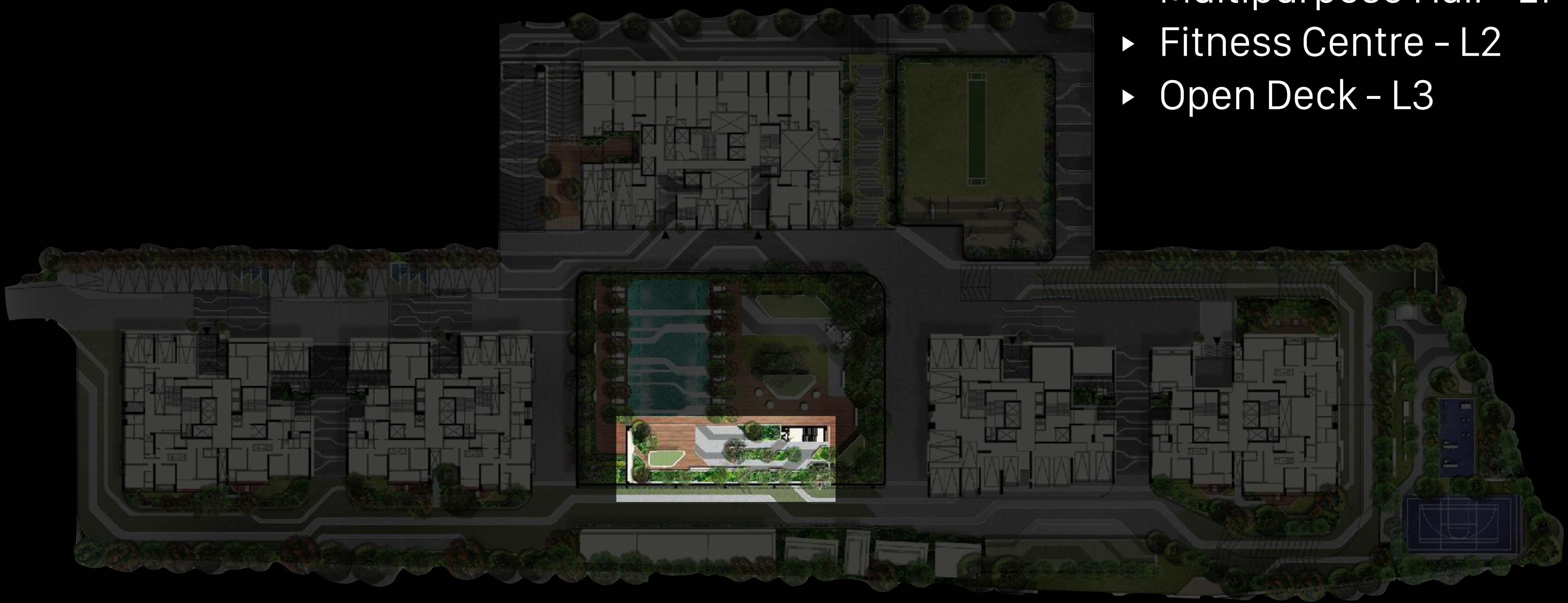
PODIUM ZONE

- ▶ Swimming Pool
- ▶ Jacuzzi Seats
- ▶ Reflexology Path
- ▶ Swing Pavillion
- ▶ Meditation Pavillion



CLUB PALLADIO

- ▶ Multipurpose Hall - L1
- ▶ Fitness Centre - L2
- ▶ Open Deck - L3





DESIGN LAYERS

VENTILATION

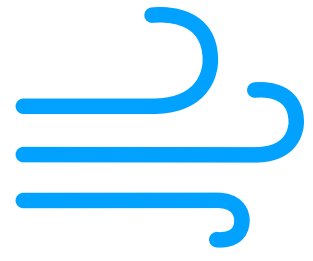
DAYLIGHT

PLUMBING

FIRE

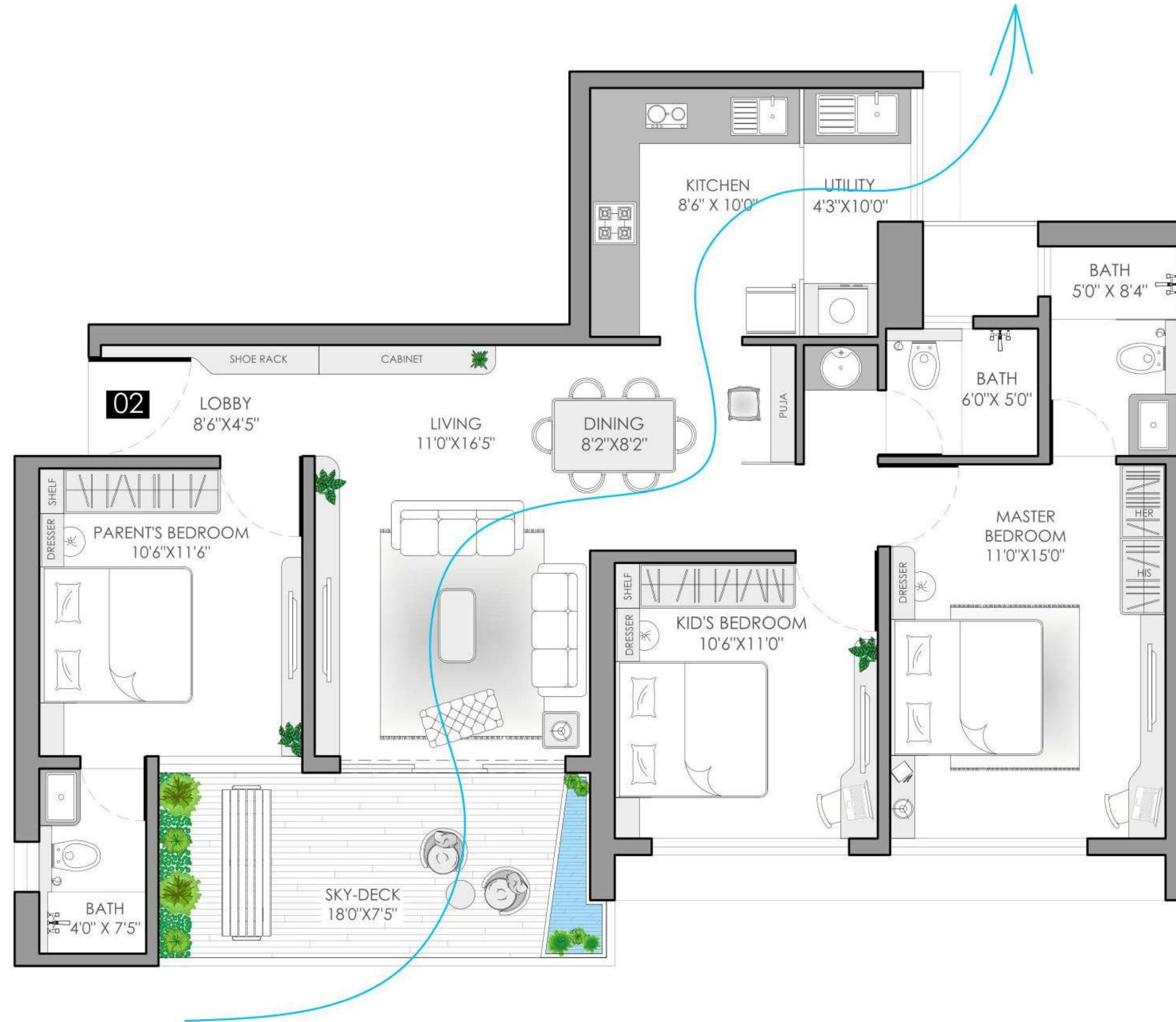
HVAC

ELECTRICAL



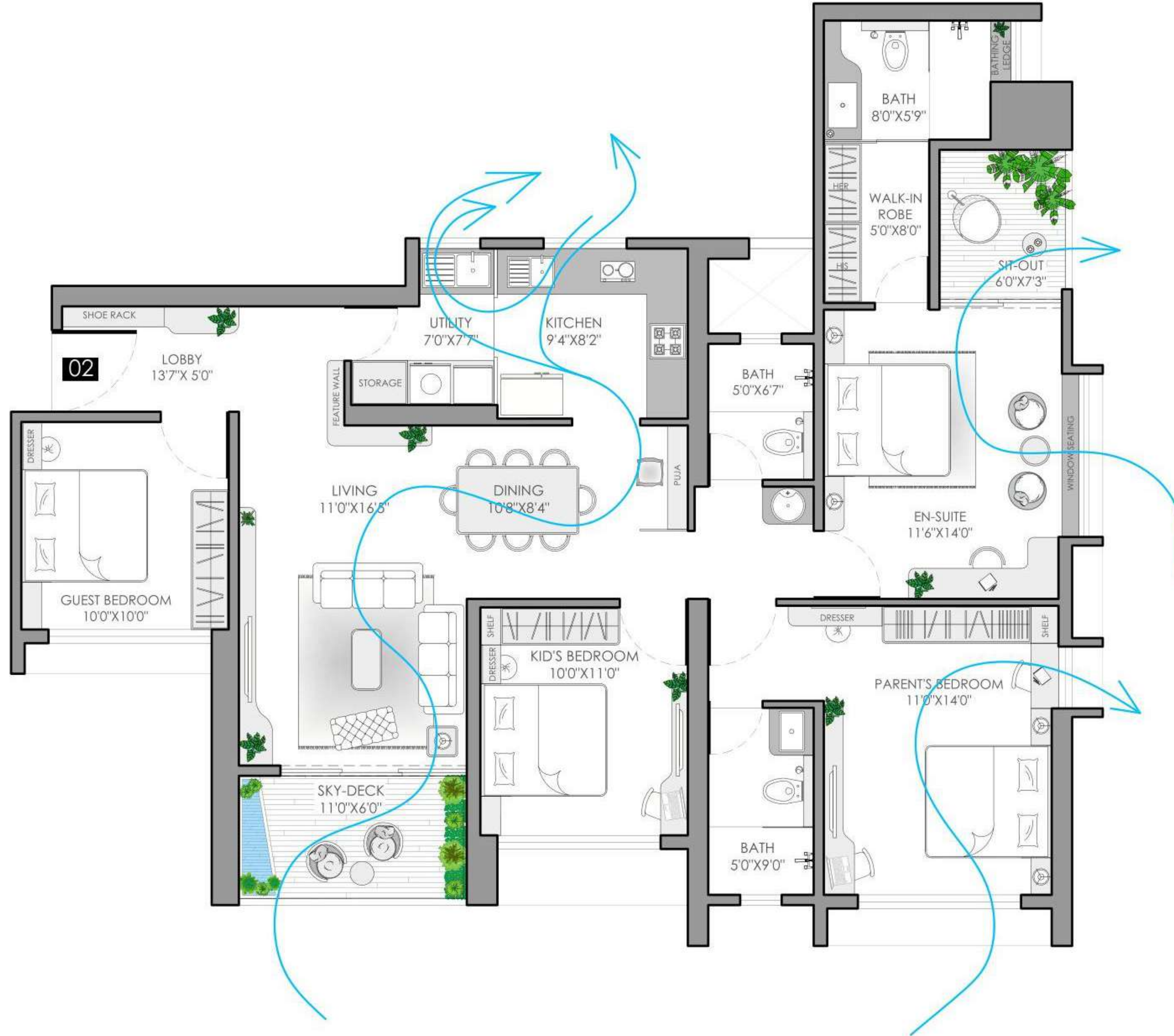
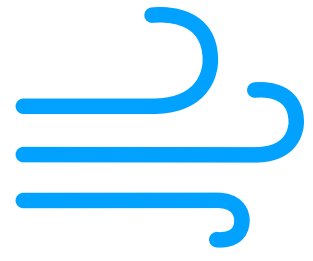
UNIT - 3 BHK

DESIGN LAYERS VENTILATION



PBC

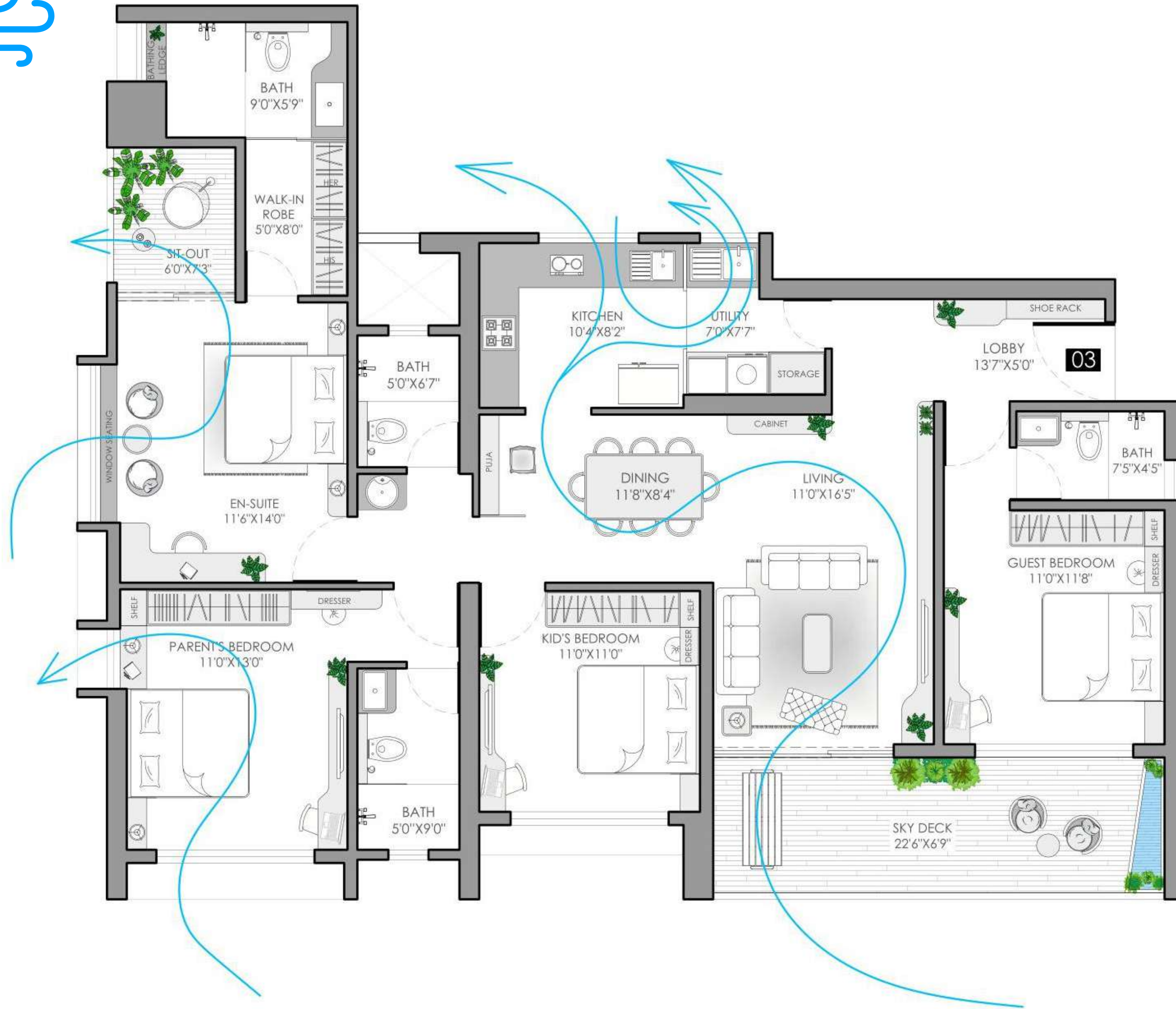
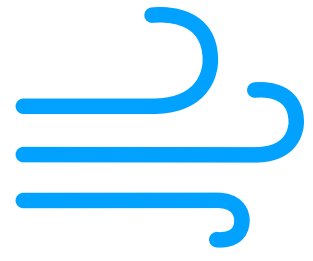
PALLADIO
BALEWADI CENTRAL



UNIT - 4 BHK

DESIGN LAYERS VENTILATION

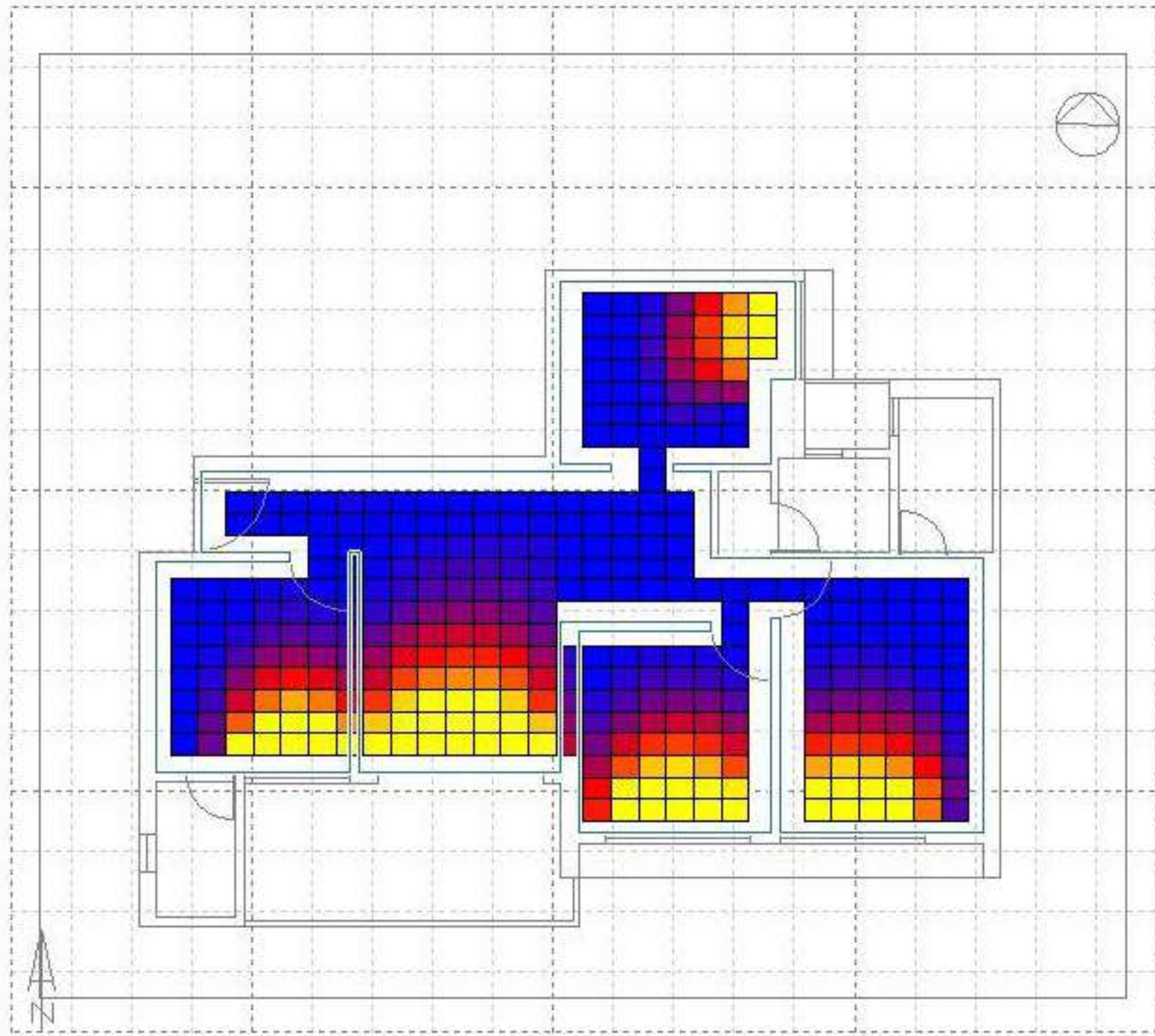




UNIT - 4 BHK XL

DESIGN LAYERS VENTILATION





UNIT - 3 BHK

DESIGN LAYERS

DAY LIGHT





UNIT - 4 BHK

DESIGN LAYERS

DAY LIGHT



PBC

PALLADIO
BALEWADI CENTRAL

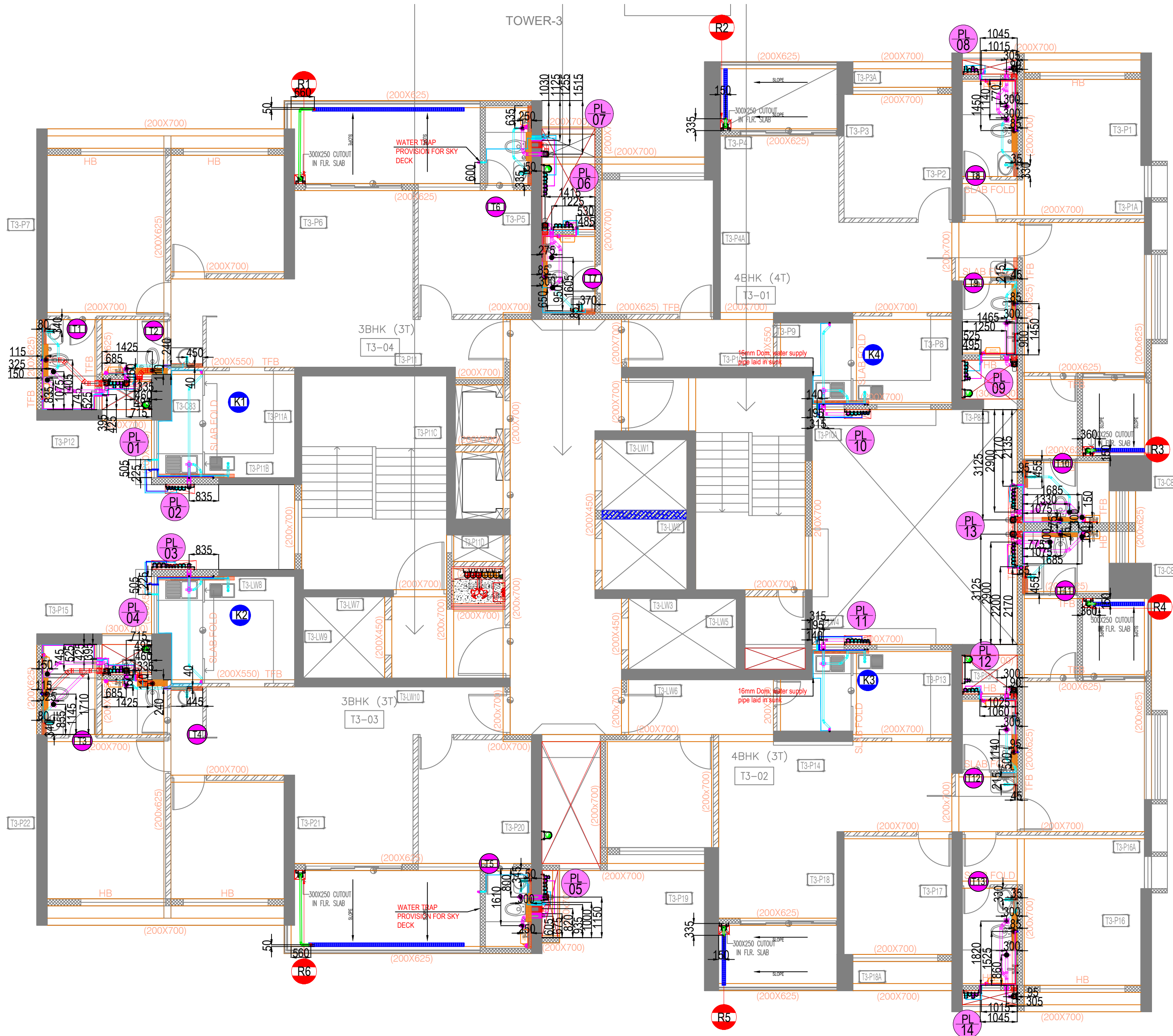


UNIT - 4 BHK XL

DESIGN LAYERS

DAY LIGHT





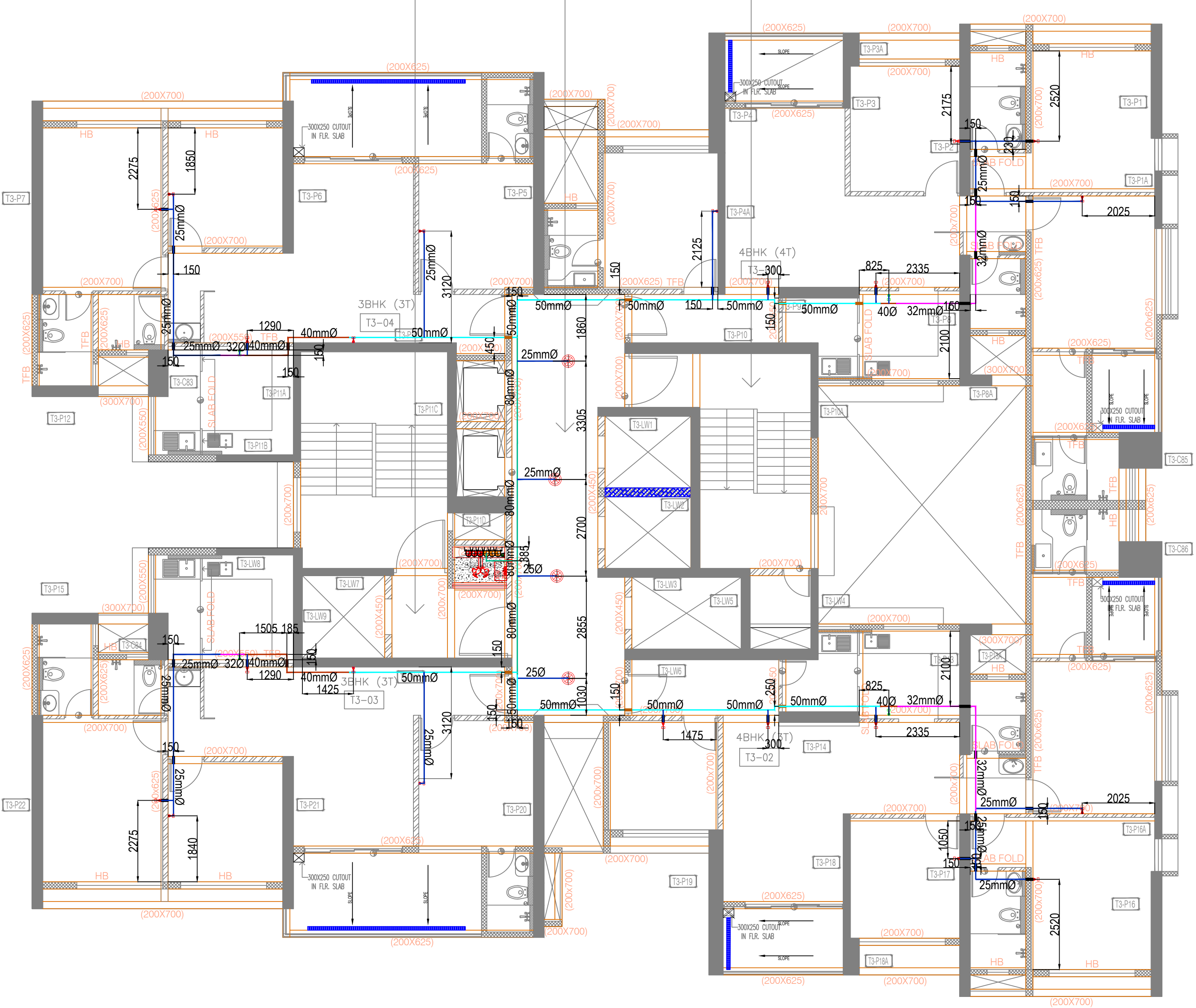
TOWER

DESIGN LAYERS PLUMBING LAYOUT



TOWER

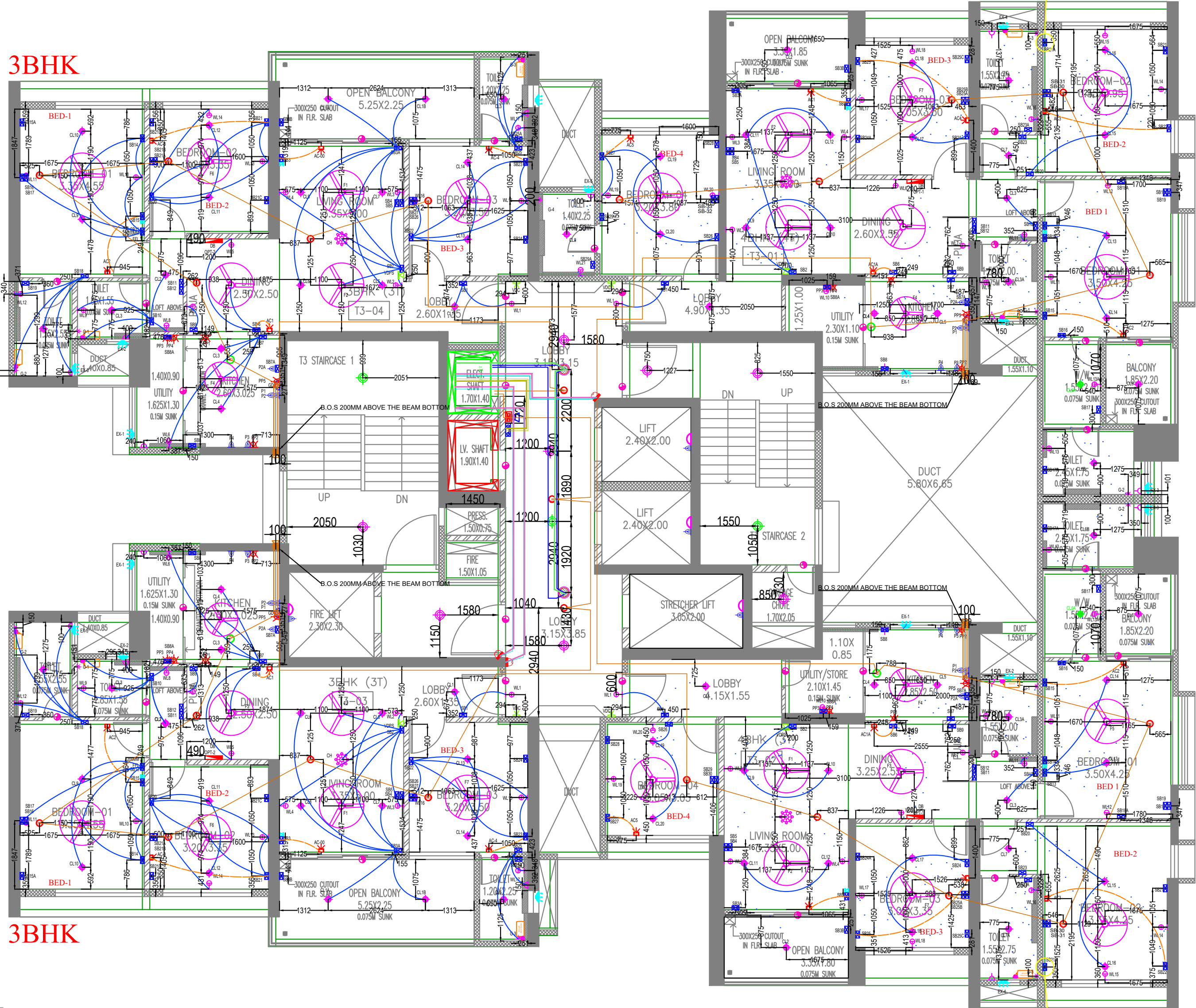
DESIGN LAYERS FIRE LAYOUT



TOWER

DESIGN LAYERS ELECTRICAL LAYOUT

3BHK



3BHK

4BHK TYPE C



PBC

PALLADIO
BALEWADI CENTRAL

Carpet Areas and Token Pricing

3 BHK
1125 to 1295 Sq.Ft.

1.80 - 1.95 CR

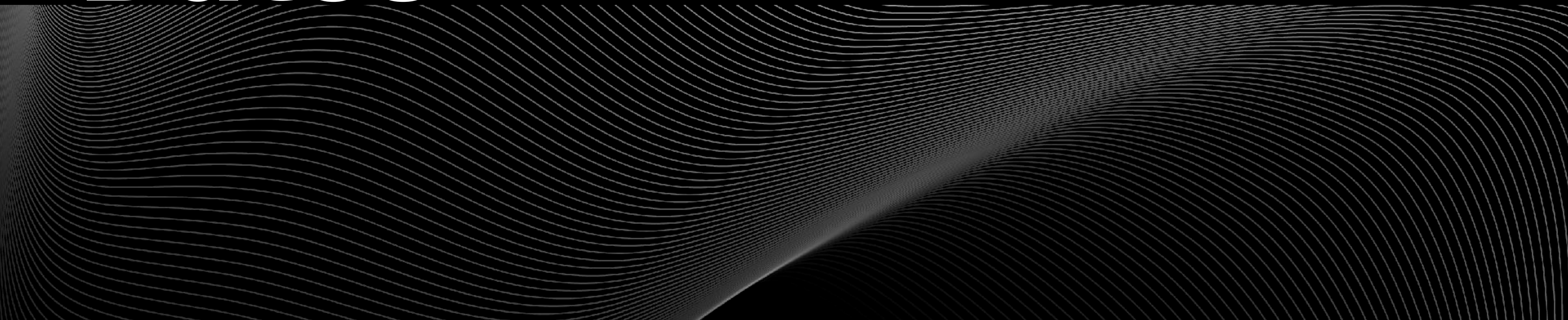
4 BHK
1400 to 1450 Sq.Ft.

2.20 - 2.40 CR

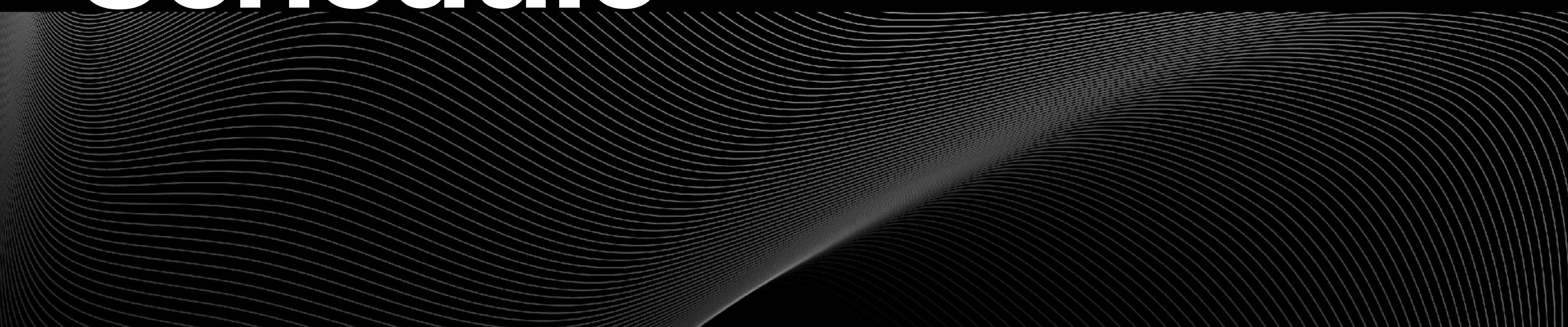
4 BHK XL
1600 to 1620 Sq.Ft.

2.50 - 2.60 CR

Token start Dates



Payment Schedule

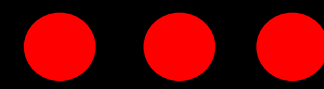


PERCENTAGE	PAYMENT SLABS	PAYMENT SLABS
10%	Before Agreement	-
10%	Completion of Building	Excavation
10%	Completion of Building	Foundation for Plinth
10%	Completion of Floor Slab	Lower Ground / Ground
4%	Completion of Floor Slab	1st Floor Slab
4%	Completion of Floor Slab	5th Floor Slab
4%	Completion of Floor Slab	10th Floor Slab
4%	Completion of Floor Slab	15th Floor Slab
4%	Completion of Floor Slab	20th Floor Slab
4%	Completion of Floor Slab	25th Floor Slab
4%	Completion of Floor Slab	30th Floor Slab
4%	Completion of Floor Slab	Roof
5%	Completion of Internal gypsum	Your Unit
5%	Commencement of Kitchen Otta	Your Unit
5%	Commencement of Flooring	Your Unit
5%	Commencement of Windows	Your Unit
5%	Commencement of First Coat Internal Painting	Your Unit
2%	Architecture and Civil completion of Apartment	On or Before
1%	Occupancy Certificate	On or Before
100%	TOTAL	

PALLADIO BALEWADI CENTRAL
Phase 1

MahaRERA Number

P52100051590



**ASK FOR YOUR
PBC GIVE AWAY KIT
FROM YOUR
SALES REPRESENTATIVE**