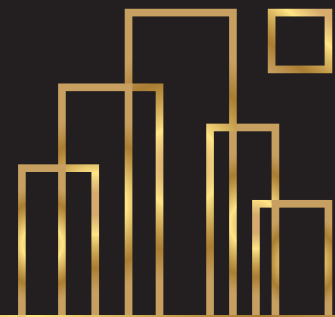


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**ORIZZONTE**  
- KHARADI -







## The address of many nexts at Kharadi

Consciously or unconsciously, the way we live has evolved in a manner we never imagined. And now, we expect everything to live up to this new way of life, making space for the changes it is going to bring with it.

Welcome to Yashwin Orizzonte at Kharadi, the next residential landmark of this much loved location, which brings VJ's trademark Yashwin living in an evolved avatar.

- Residential towers with community shops rising on the horizon of Kharadi
- 2 & 3 BHK space wise homes with 80+ design features
- A community of 650+ like-minded families
- 55+ Urban amenities to cater to the needs of all age groups
- Pune's most loved & fast-growing neighbourhood of Kharadi
- Signature services by VJ for the next in urban living

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**More in every day with next-level planning**

While our routines bring many restrictions with them, there is a world of things around us, which can be explored and enjoyed, every day. At Yashwin Orizzonte, every aspect of the project- the residential towers, homes, landscape, amenities and services, are planned with extensive detailing. Through 7 design principles called Super Seven, it opens-up new horizons of experiences for the residents; both indoors and outdoors.

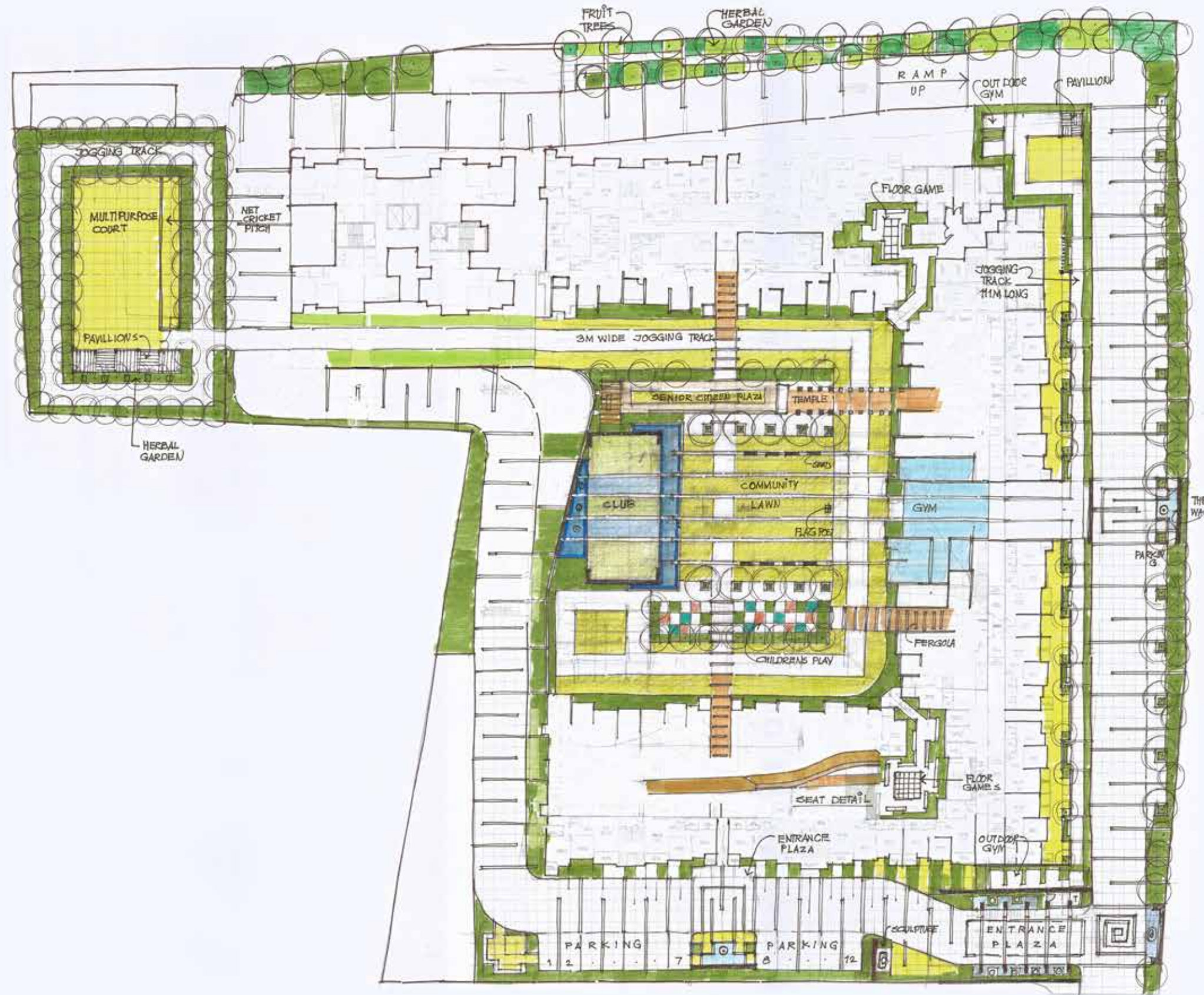
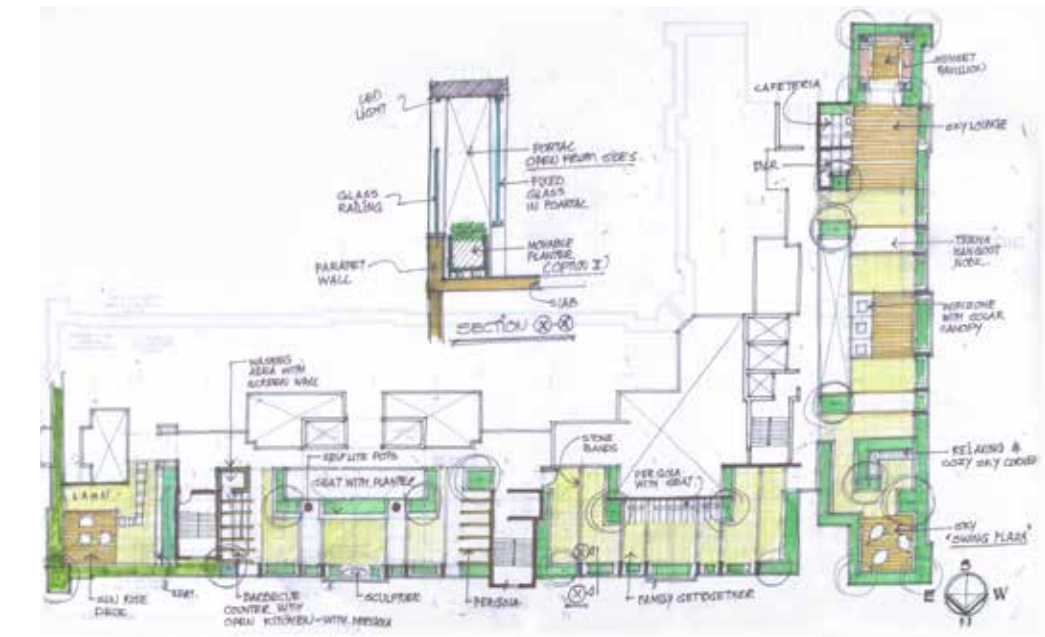
SKY





## An address that opens up new horizons

Spread across 2.8 acres, Yashwin Orizzonte uses the available area and land in the best possible manner. With the development set to take place over 2 phases, the buildings and common spaces are planned in a manner that ensures a fine blend of privacy and togetherness. Yashwin Orizzonte offers a unique Sky Garden that fosters social living in a beautiful outdoor setting. This is surrounded by well-designed landscaping that soothes the senses.



# Next-level synergy in architecture and landscaping

We live indoors, but seek a slice of outdoors, one way or the other. Whether it's engaging with outdoors or having a view of them, it opens us to new avenues of peace and happiness.

At Yashwin Orizzonte, these two aspects of architecture & landscaping are planned and designed in a manner that they celebrate co-existence.

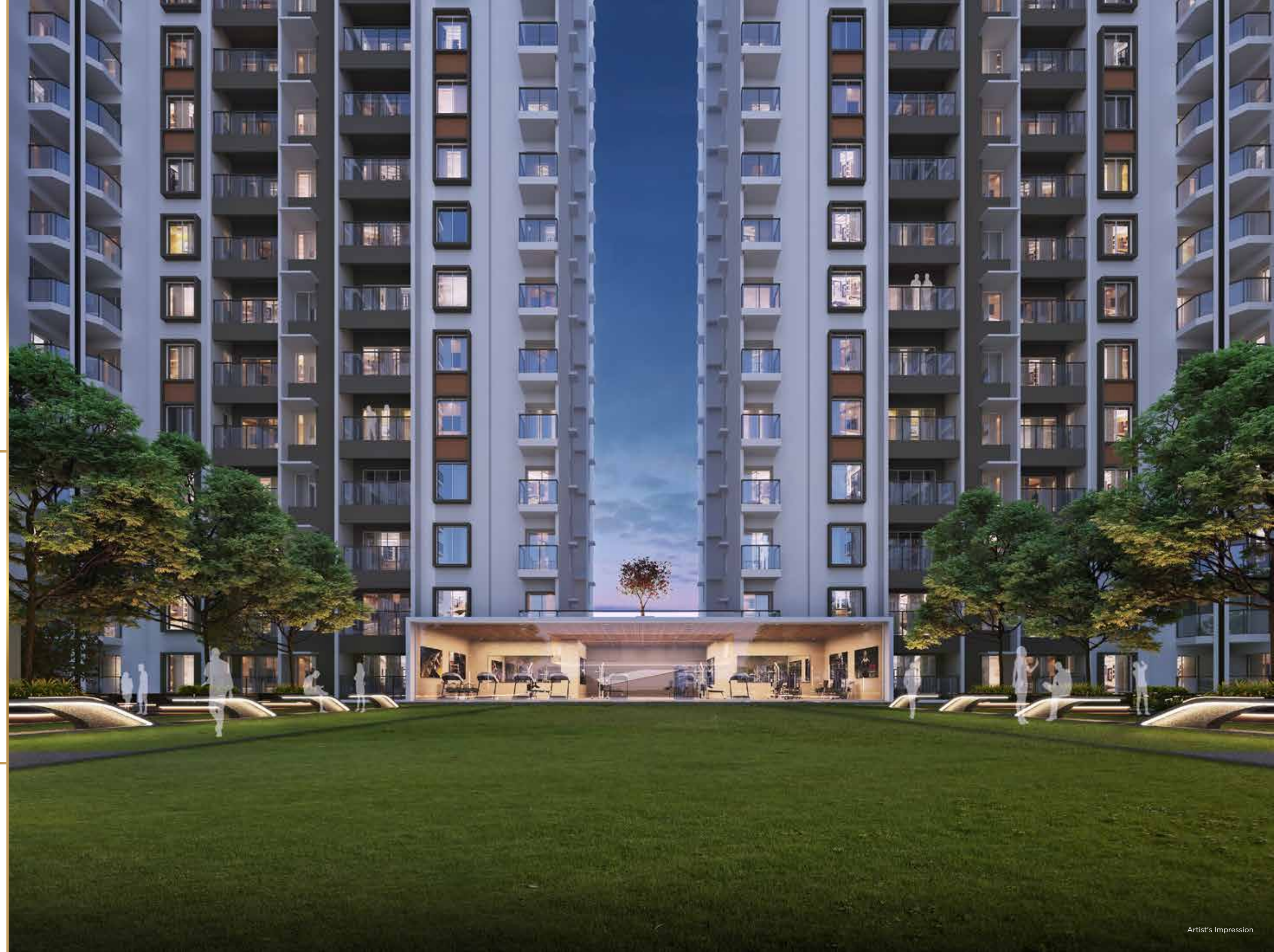


The heart of this project is rooted in people's desire to connect with others while enjoying their me-space.

**Ar. Girish Brahme, Principal Architect**

The landscaping at Yashwin Orizzonte allows the residents to celebrate the horizons and enjoy the outdoors, while being indoors.

**Mr. Vikas Bhosekar, Landscape Architect**



Why stop yourself from  
listening to your heart?

Open Up!



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## Spaces that promise the next in indoor living

With more time being spent indoors for different reasons, every room and corner of the home needs to have a combination of utility and functionality. Yashwin Orizzonte offers 2 and 3 BHK apartments that live up to these expectations to ensure an enriching experience for every family member, including pets. These homes are built as per the 9 design principles of VJ Homes 2.0.

### VJ Homes 2.0

Offering fresh, clean air

Hygiene & safety protocols

Ensuring mental well-being

Fostering multi-generational living

Blending traditional values & modern tech

Creating indoors with more outdoors

Fostering learning

Coexistence of me-time & we-time

Spaces for pets & birds





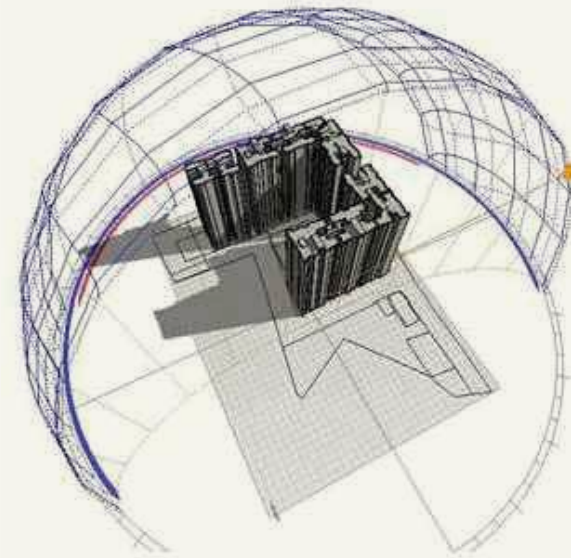
# Evolving the core of homes to the next

The part of our home that we see, is just the cover that has a well-planned core behind it. This core adds many layers of strength and utility to the home, so that our needs are taken care of. From electrical and plumbing to design and maintenance, these layers ensure ease of living at every home of Yashwin Orizzonte.

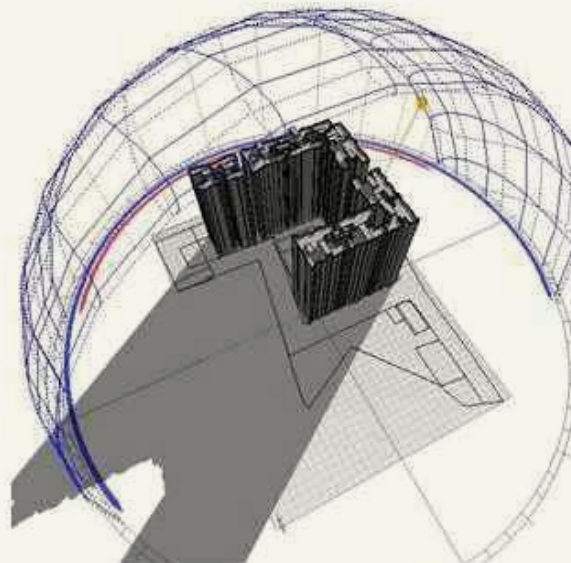


## SUN PATH

The analysis of the impact of sun's rays at different times of the day on the project



SUMMER



WINTER

## Lighting Analysis



## LUMINOSITY

Showcases the heat and light index inside different rooms in a home



## ELECTRICAL / HVAC

Consists of the concealed wiring that feeds electricity to each home



## INTERNAL AIR QUALITY

The Internal Air Quality (IAQ) layer shows the cross-ventilation for every room of the home



## PLUMBING

The pipeline network that delivers clean water and provides sanitary disposal

Why hold yourself back from  
expressing your mind?

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## Taking community living to the next level

Indoor living is a crucial aspect of everyone's life. But what each one of us also seeks is a place to step out and enjoy with people who have shared interests. These shared interests connect us with others and give us a bigger family. At Yashwin Orizzonte, the common area amenities are designed and clubbed in a manner that they are more usable and enjoyable. Here, more than 55 amenities deliver the next chapter in togetherness.



## Open space

MULTIPURPOSE PLAY COURTS\*

HERBAL GARDEN

CRICKET BOWLING MACHINE & PITCH\*

FRUIT BEARING TREES

ORGANIC/HOME FARMING AREA

PET-FRIENDLY AREA

HAMMOCK GARDEN

  
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OUTDOOR PLAY AREA FOR KIDS OF ALL AGES

ILLUMINATED JOGGING TRACK

OPEN TO SKY YOGA & MEDITATION SPACE

THEMED LANDSCAPED GARDEN & COMMUNITY LAWN

MANDIR / TEMPLE COMPLEX

SENIOR CITIZENS' PLAZA (BHAJAN AREA NEAR TEMPLE)

ASSISTED WALKING TRACK FOR SENIOR CITIZENS

GUEST SUITES

KIDS' CYCLING TRACK

FLAG HOISTING POLE

FULLY-EQUIPPED GYM

URBAN KATTA

TEENS' HANGOUT DECK

FLOOR GAMES - CHESS, LUDO, SNAKES & LADDER, HOP-SKIP-JUMP

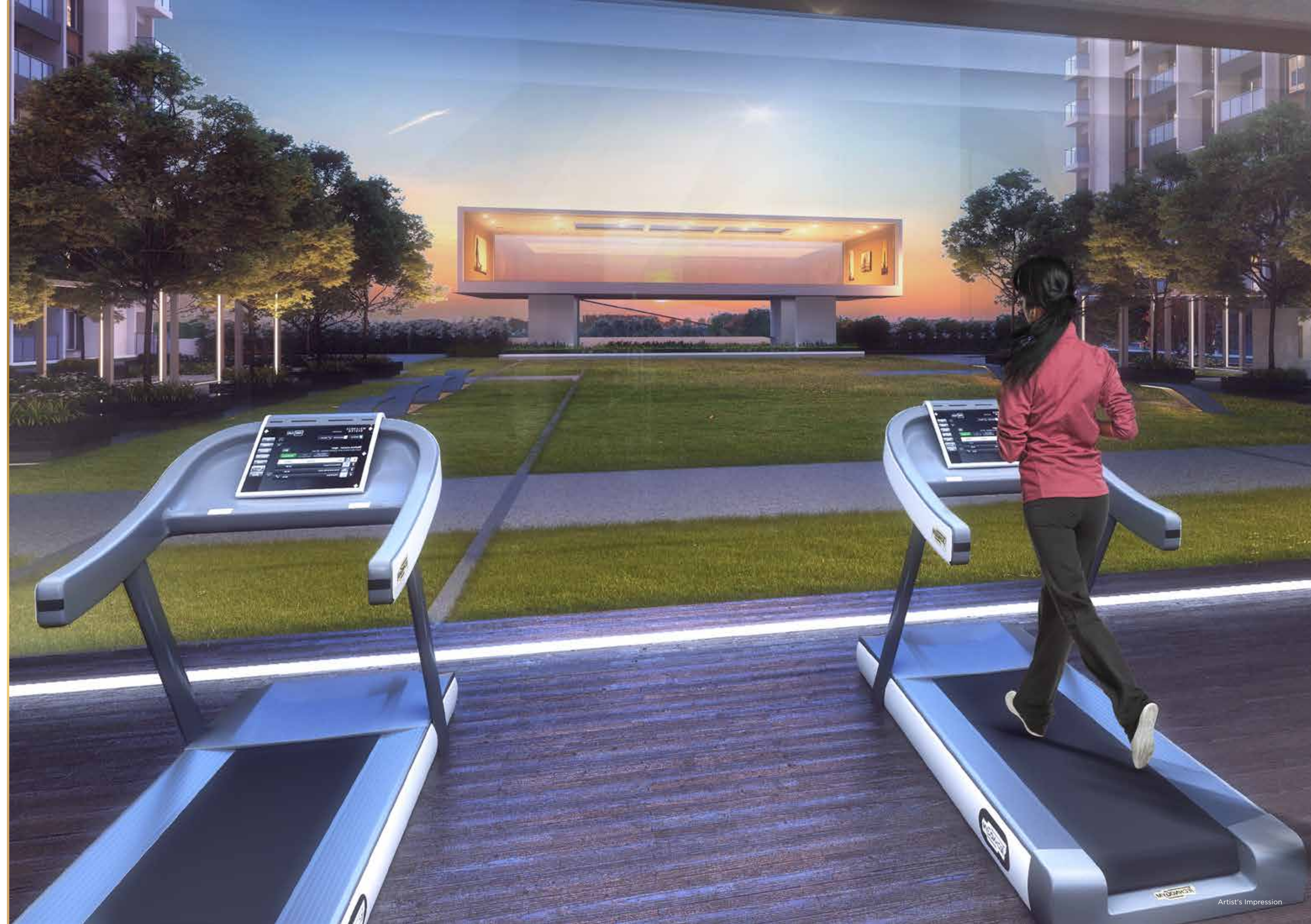
ACUPRESSURE WALKWAY PATH

TODDLERS' PLAY AREA

SUNDAY FARMERS' MARKET SPACE

BOX FARMING AREA

## Podium Landscape





# Sky Gardens

BARBEQUE COUNTER WITH OPEN KITCHEN,  
SERVING COUNTERS AND WASHING AREA

HORIZON DECK

WIFI ZONES

SKY LOUNGE WITH OPEN-AIR CAFETERIA

RELAXING COZY CORNERS

SKY GARDEN SWING CHAIRS

FAMILY GET-TOGETHER PERGOLAS

OPEN GYM

SEATING PAVILION



  
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# Clubhouse

AIR-CONDITIONED MULTIPURPOSE  
HALL WITH TOILETS

CO-LEARNING SPACE

ULTRA-MODERN CLUB

WHEELCHAIR-FRIENDLY DESIGN



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## Security and Prop Tech

100+ CCTV CAMERAS IN ENTIRE PROJECT

ELEVATOR CCTV COVERAGE

INTEGRATED FIRE SAFETY SYSTEM

SECURITY CABIN WITH BOOM BARRIER

STAFF TOILET AND CHANGING ROOMS

VISITOR MANAGEMENT MOBILE APP

APP-CONTROLLED ENTRY  
TO BUILDING LOBBY

VJ PARIVAAR SOCIETY MOBILE APP

  
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# Entrance and Utility

PARCEL DROP-OFF DESK  
(COVID COMPLIANT)

PEDESTRIAN WALKWAY

WAITING AREA

SCHOOL BUS / CAB DROP-OFF  
& PICK-UP POINT

WELL-PLANNED LIGHTING  
WITH MINIMAL OBSTRUCTIONS

ELECTRIC CAR CHARGING POINTS

FIRE ENGINE ACCESS



  
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PHARMACY

SALON

CAFES

GROCERY

ATM

CLINICS

DAYCARE AND NIGHTCARE FACILITY

CYCLE REPAIRS

PET CLINIC

MINI MARKET

ORGANIC VEGETABLE STORE

*Shops and  
conveniences*



Why shackle your spirit from  
moving around freely?

Open Up!



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# Enjoy the next in convenience at Kharadi

Indoor living and community living are two of the most crucial elements of a fulfilling lifestyle experience. Connectivity with the neighbourhood and the convenience it offers, is the next important aspect. Yashwin Orizzonte at Kharadi, offers excellent connectivity with every destination of daily needs. It allows you and your family to reach out and explore an urban life without any restrictions and limitations.

## EVERYTHING YOU NEED TO KNOW ABOUT YOUR NEIGHBOURHOOD

### HOSPITALS

- Rising Medicare - 3 km
- Columbia Asia - 4 km
- Medipoint Hospital - 4.9 km

### SCHOOLS

- DPCOE - 800 m
- Phoenix World - 2.7 m
- Eurokids - 3.3 km

### WORKPLACES

- EON IT Park - 1 km
- WTC - 1 km
- Commerzone - 1 km

### ENTERTAINMENT

- Amanora Mall - 1.1 km
- Seasons Mall - 1.3 km
- Phoenix Marketcity - 6.4 km

### HOSPITALITY

- Fairfield by Marriott - 3.6 km
- Radisson Blu - 4.3 km
- Hyatt - 7.9 km

### IMPORTANT SUBURBS

- Viman Nagar - 5.3 km
- Magarpatta - 6.5 km
- Koregaon Park - 8.5 km



Why settle for something that  
doesn't live up to your expectations?

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# 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 signature services, which are available exclusively to the members of the VJ family. We fondly call this bouquet of services, VJ Parivaar.

 <p>Personalising a House into Your Home</p>	 <p>Financial Services to Simplify Home Buying</p>	<p><b>WHITE GOODS HOME DELIGHTS</b></p> <p>Avail big savings on shopping as a part of VJ Parivaar benefits</p>
<p><b>RENTASSIST</b></p> <p>India's First Rental Assistance for All Our Properties</p>	 <p>Specialised Assistance to Sell an Existing Property</p>	<p><b>HomeaSure™</b></p> <p>Hassle-free Indoor Management for Residential Properties</p>
<p><b>HOME /INSPECT</b></p> <p>Third party audit of homes at the time of possession</p>	<p><b>VJFIRST</b></p> <p>Preferential treatment for VJ home owners</p>	 <p>Revenue generating spaces to lower society's maintenance cost</p>

## Specifications

### STRUCTURE

- Strong RCC structure with aluminum formwork technology
- Structural design for earthquake Seismic Zone III
- RCC walls

### WALLS & CEILINGS

- Gypsum-finish surface to inner walls in the entire apartment
- All ceilings in the apartment finished in POP
- Water-based acrylic emulsion paint to all inside walls
- External acrylic paint

### KITCHEN

- Granite kitchen platform with SS sink
- Glazed tiles up to 3 ft. from platform
- Electrical points as per electrical layout
- Washing machine plumbing provision and electrical point in dry terrace

### DOORS

- Both side laminated main door and all internal doors
- Toilet doors frames in granite
- All door fittings in stainless steel/brass with mortise locks

### WINDOWS

- Sliding 3-track, aluminum, powder-coated along with mosquito mesh
- MS safety grills with oil paint to all windows
- Granite window sills

### ELECTRICAL

- Fire-retardant copper wiring with ELCB, MCBs
- Modular sockets and switches
- TV and telephone point in living & master bedroom
- Broadband internet connection provision
- DG backup for building's common area
- Inverter back up for all light and fan points
- WiFi connection provision

### TOILETS

- CPVC plumbing and sanitaryware
- Glazed tiles up to 7 feet high with CP fittings
- Cockroach preventive traps
- Exhaust fan and electric boiler points
- Solar water heater supply in master toilet

### FLOORING

- 800 mm x 800 mm vitrified tiles with matching 3-inch skirting in the entire apartment
- 600 x 600 mm ceramic tile in utility area
- 600 x 600 mm glazed vitrified tile in the master bathroom
- 600 x 300 mm ceramic tile in the common bathroom
- 600 x 600 mm ceramic tile in the terraces

### ECO FEATURES

- Rainwater harvesting
- Organic waste composter
- Intelligent plumbing for water usage
- Water-saving flush valves in toilets for water conservation
- Sewage treatment plant
- Water treatment plant

# The next in facilitating hassle-free society maintenance

Buying a home and then moving into it, brings a sense of achievement to every home buyer. At the same time, a crucial aspect of society maintenance awaits all the residents of the project. To ensure that the society maintenance is never compromised upon, we at VJ, have devised a society maintenance model. Yashwin Orizzonte implements this successfully tested model.

# A journey that always thinks of the next milestone

Vilas Javdekar Developers started its journey about 3 decades ago under the leadership of Founder Chairman, Mr. Vilas Javdekar. Since then, it has delivered thousands of homes based on its core principles of trust and design. While the group has won many reputed awards along the way, it has developed a special bond with its customers, with trust and transparency at its core. What else can explain, customers booking more than 500 homes across different Yashwin projects in the past 6 months.



## A PRE-DEFINED MAINTENANCE MODEL FOR EFFICIENT SOCIETY UPKEEP

- The maintenance amount is divided into 3 sub-accounts: Building Maintenance, Common Area Maintenance and Environment Management Plan (EMP)
- The allocation and expenditure of funds will remain transparent throughout, for everyone's knowledge
- Lower recurring amount
- Society earns interest on each deposit
- Dedicated funds for each expenditure head
- Ready reckoner for society maintenance
- Dedicated and experienced management personnel for society maintenance
- EMP budget ensures adherence to a sustainable, environment-friendly living



FEB 2019  
**YASHONE  
HINJAWADI**

Awarded Most Environment  
Friendly Residential Space  
by Realty Plus



FEB 2019  
**YASHWIN  
ENCORE**

Awarded Architectural  
Design of the Year-Residential  
by Realty Plus



FEB 2018  
**YASHONE  
PIRANGUT**

Awarded as 'Affordable  
Housing Project' of the Year  
by Realty Plus



SEP 2017  
**YASHWIN  
HINJAWADI**

Awarded as 'Mid-Segment  
Project (West)' of the Year  
by Realty Plus



MAR 2017  
**PORTIA**

Awarded as 'Super Luxury  
Project' of the Year  
by Realty Plus



FEB 2016  
**VILAS  
JAVDEKAR**

Wins Scrolls of Honour  
Lifetime Achievement  
Award



FEB 2015  
**ADITYA  
JAVDEKAR**

Young Achiever  
of the Year



FEB 2016  
**EURO  
SCHOOL**

Commercial Property  
of the Year



SEP 2015  
**VILAS JAVDEKAR  
DEVELOPERS**

Emerging Developer  
of the Year

# Giving direction to our next ambitions

We at Vilas Javdekar Developers, 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.

## THE PILLARS OF VILAS JAVDEKAR DEVELOPERS



With 47 years of extensive experience in civil engineering, he specialises in infrastructure and structural construction.

**VILAS JAVDEKAR, CHAIRMAN**



A pioneer of sustenance development, he plays a key role in product design with 20 years of experience in real estate.

**ADITYA JAVDEKAR, CEO & MD**



An alumnus of IIM Bangalore, he is the technical expert at all VJ projects with more than 15 years of real estate experience.

**SARVESH JAVDEKAR, TECHNICAL DIRECTOR**

At Vilas Javdekar Developers, the process of conceptualising and designing Yashwin Orizzonte has been a rewarding journey. It is a testimony to the team's commitment to excellence.





# Appreciation that inspires us to create the next



When you think about speed with excellent efficiency then there's no other name than VJ.

**MR. PRAMOD SAKI**, YASHWIN HINJAWADI, HINJAWADI

We were more like partners with the developer, than just a customer.

**MRS. VANDANA KOLARKAR**, YASHWIN JEEVAN, SUS



Considering how they've cared for us, I'm happy to call them my family.

**MRS. SHRUTI KINKAR**, PALASH BOULEVARD, PIRANGUT

VJ is honest in their offerings. There is absolutely nothing to complain!

**MR. SANDEEP LASURKAR**, PALLADIO, WAKAD



The reasons for us to book 5 flats were the trust factor and unique floor plans.

**MS. ANUJA WADEKAR**, YASHWIN 2.0, SUS

VJ gives attention to details and it reflects in everything they do, from floor plans to building relations with their customers.

**MR. ROHIT JOSHI**, YASHWIN HINJAWADI, HINJAWADI

The best part about VJ is that all minor details and user's convenience is considered while designing.

**MR. NISHANT CHABBRA**, PALLADIO, WAKAD

Our trust paid off in the partnership with our builder.

**MR. KEDAR PATWARDHAN**, YASHWIN, SUS



## Credits

PRINCIPAL ARCHITECT  
**VOUSSOIRS ARCHITECTS & INTERIOR DESIGNERS**

STRUCTURAL DESIGNER  
**STRUDCOM CONSULTANTS PVT. LTD.**

LANDSCAPE CONSULTANT  
**BHOSEKAR VIKAS & NILIMA LANDSCAPE ARCHITECTS**

BRAND CONSULTANT  
**SETU ADVERTISING PVT. LTD.**

ARCHITECTURAL RENDERING AND VIRTUAL REALITY  
**DIGITAL ART INDIA PVT. LTD.**

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Site Address : Yashwin Orizzonte, 67/2, Kharadi, Pune 412207

[www.javdekars.com](http://www.javdekars.com)

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