

Joyville
by **Shapoorji Pallonji**
Sector 102, Gurugram

SEE
WHAT
COLOURS
CAN
DO.

**Registered Office
Address**

Joyville Shapoorji
Housing Private Limited,
SP Centre, 41/44,
Minoo Desai Marg,
Colaba, Mumbai-400 005
Maharashtra, India.
Tel: +91 2267490000

**Regional Office
Address**

Shapoorji Pallonji And
Company Private Limited
(Real Estate Division),
Ground Floor, Tower B,
Signature Towers,
Sector 30, Gurugram,
Haryana-122 001
Tel:0124-4795600
Web: www.sprealstate.in

**Sales Office
Address**

Joyville Gurugram,
Shapoorji Pallonji and
Company Pvt. Ltd.,
Off Dwarka Expressway,
Sector 102/102A,
Gurugram,
Haryana-122 003

HARERA Registration Number: Phase I - RC/REP/HARERA/GGM/2018/27 | Phase II - RC/REP/HARERA/GGM/2018/28
For more details, visit: www.haryanarera.gov.in

For sales inquires, contact 011 3074 3787. | www.joyvillehomes.com

Disclaimer: The stock images and features shown and / or mentioned and the image renders used herein are purely indicative and promotional and may differ from actuals. This is only an invitation to offer and does not constitute an offer. The purpose of this advertisement is to indicate to the customers the amenities and facilities that may come up in the project as per the present approved layout. The customer is requested to kindly base their reliance on the Agreement for Sale to be entered into the purchase of the flats / units in the project. We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. ¹All 9 pocket amenity spaces will be provided at the project level for the entire 18 acres. Delivery timeline for 9 pocket amenity spaces will be done phase-wise, in each of the 3 phases, as per possession timelines of the respective phase. ²Smart Home Solutions are a part of the offering. Provisions are available for High-Speed Internet, Fixed Line Voice and Entertainment including Live TV. ³These amenities will be delivered in future phases of the development. Stock images, for representation purpose only. ⁴Tree shades are subject to natural growth of trees planted over a period of 5 years. ⁵Ticket size is inclusive of One Car Park, Clubhouse Charges and EDC & IDC. PLC as applicable. Possession and government related charges extra. T&C Apply.



SEE WHAT
COLOURS
CAN
DO.



I N T R O D U C T I O N

Colours are not just colours. They're the ones in charge of moods, lifting them, shifting them, making you feel brighter, warmer and calmer as they wish. You won't see them taking centre stage, but they're always there, somewhere in the background, quietly working their magic. And the thing with colours is, there's no such thing as too little or too much. It needs no prescriptions. But it's just what the doctor ordered. Seek it. And you'll find it all around you. In shades of reds, yellows, blues, greens and the unseen. So, come home to Joyville Gurugram. And see what colours can do.

WAKE UP TO COLOUR-INSPIRED LIVING.

Joyville Gurugram is a one-of-a-kind residential complex that offers not just homes, but a lifestyle that's enriched by colours. Its breathtaking floral parks and acres of greenery inspire you to make the most of its world-class amenities. Every single day.

APPROX.
18
ACRES OF
DEVELOPMENT

OVER
75%
OF OPEN
SPACES

3
ACRES OF
COLOURFUL
PARKS

24,000
Sq. Ft.
CLUBHOUSE WITH
SWIMMING POOL

9
POCKET
AMENITY
SPACES¹

FUTURE READY
HOMES
POWERED BY
JIOGIGAFIBER²

AIR
PURIFIERS
IN COMMON
AREAS

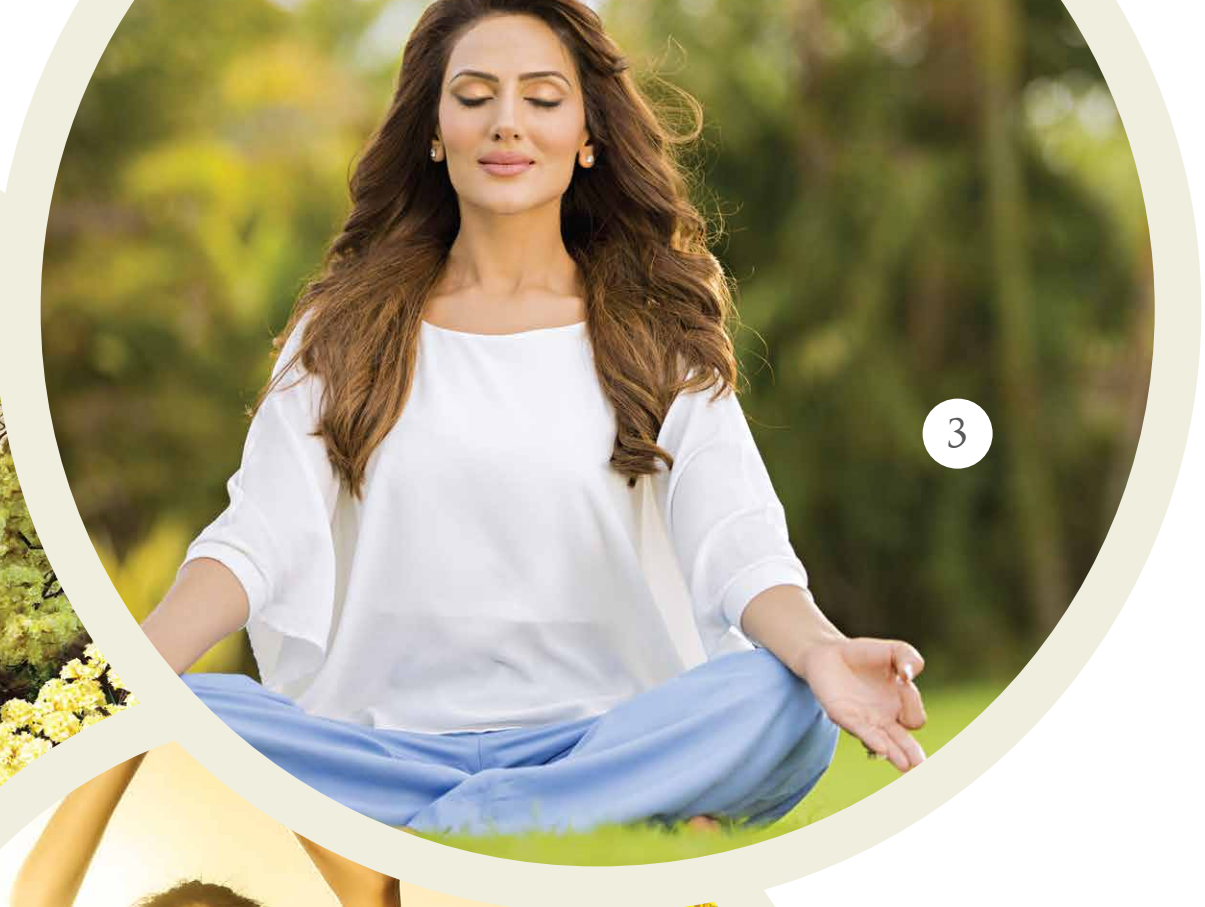
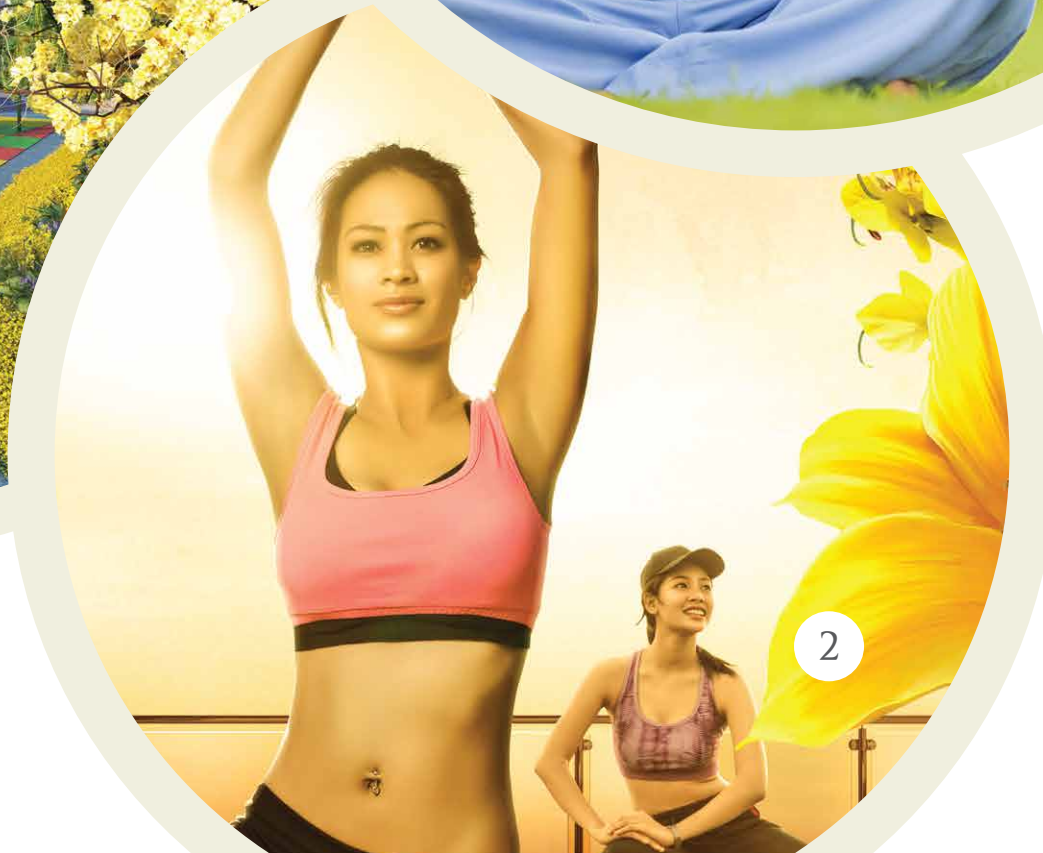
31+
AMENITIES
WITHIN
THE PROJECT*

*Some of these amenities will be delivered in future phases of the development.

SEE
YOURSELF
BECOME
A MORNING
PERSON



Find inner peace on a daily basis. Stretch the limits of your mind and body. Walk yourself to pink of health. And see what Topaz Therapy can do.



1. Topaz park

- 2. Yoga terrace
- 3. Meditation pods
- 4. Panchtatva pathway and a lot more

LEAVE
THE OFFICE
AT THE
OFFICE



Master the butterfly.
Rekindle your love for
books. Yak away for
hours without a worry.
And see what
Sapphire Therapy can do.



1. Sapphire park³

- 2. Swimming pool³
- 3. Senior citizen's park
and a lot more

START RUNNING OUT OF EXCUSES



Set milestones and re-set them.
Take on a new sport. Work out your
way to an active lifestyle. And see
what Coral Therapy can do.



1. Coral park³

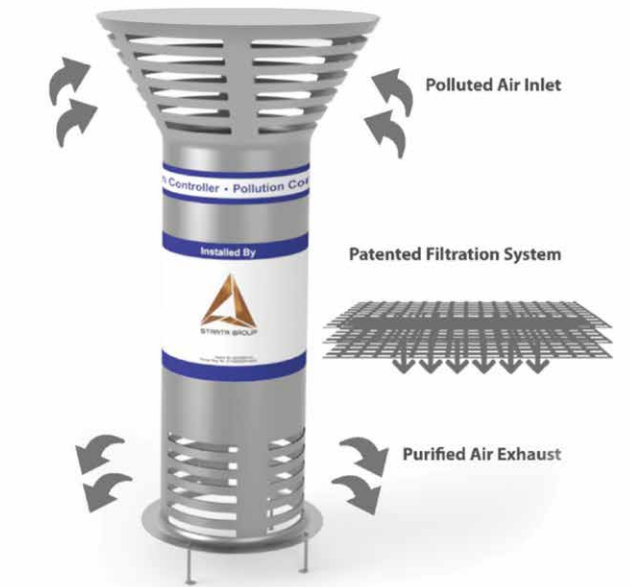
- 2. Multi utility games area³
- 3. Gymnasium
- 4. Cricket pitch³
and a lot more

Stock images, for representation purpose only.



SEE COLOURS CHANGE YOU. AND EVEN THE AIR AROUND YOU.

Surrounded by acres of greenery, Joyville Gurugram will vastly improve the quality of air that you breathe in. We've also handpicked different kinds of exotic trees that maximise the amount of oxygen produced, repel dust and even help block out excessive noise. Moreover, we've installed air-purifiers in the common areas that filter dust, odour, petrol fumes and even smog at regular intervals.



15+ AIR-PURIFYING TREE SPECIES | MAJOR AREAS ON GROUND UNDER TREE SHADE⁴

Ficus Benamina | Mimusops Elengi | Syzigium Cumini | Madhuca Longifolia | Kegelia Pinnata | Dalbergia Sisso
| Mangifera Indica | Tamarinda Indica | Azadiracta Indica | Ficus Glomerata | Ficus Religiosa | Manilkara
Hexandra | Neolamarkia Cadamba | Alstonia Scholaris | Michelia Champaca | Plumeria Rubra | Plumeria Obtusa
| Melia Azederach | Cassia Javanica | Delonix Regia | Cassia Fistula | Tabebuia Rosea | Callistemon

⁴Tree shades are subject to natural growth of trees planted over a period of 5 years.
Stock images, for representation purpose only.



SPACE FOR EVERY COLOUR. AND SPACES FOR WHAT THEY DO TO YOU.

Colours can change the way you live. But it amounts to nothing if you don't have space to live the change. That's why, for those in search of leisure, we've dedicated 9 pocket amenity spaces¹.



POCKET AMENITY SPACES¹



- 1. Meditation pods
- 2. Co-working zone
- 3. Tot lot area
- 4. Open-air gym

Stock images, for representation purpose only.

MAZE GARDEN³

SKATING RINK³

BUSINESS CENTER

CAFETERIA

PROJECT AMENITIES

³These amenities will be delivered in future phases of the development. Stock images, for representation purpose only.

KIDS PLAY AREA

SHOPPING PLAZA³

THEATRE ROOM

SQUASH COURT

INDOOR GAMES

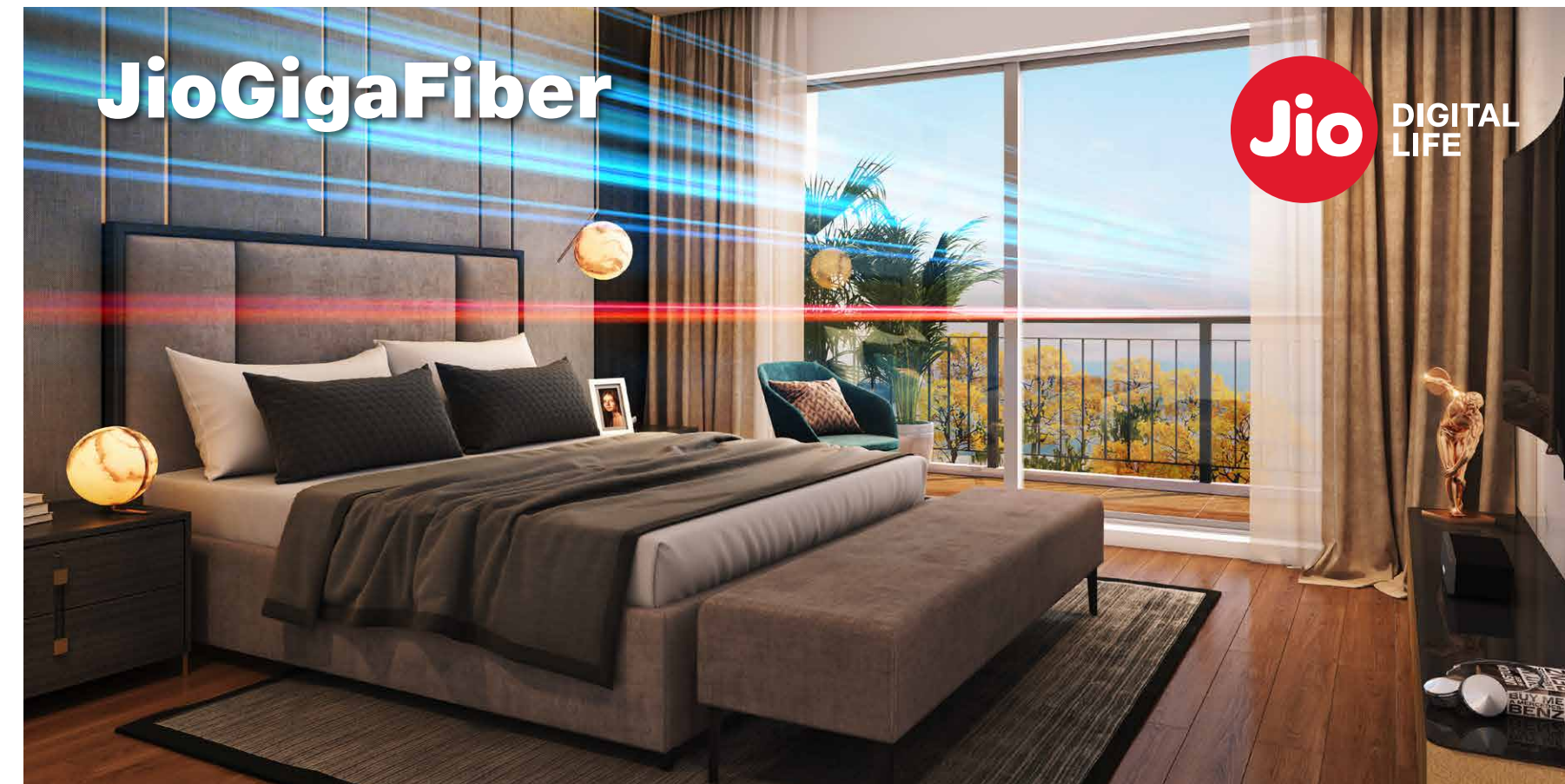
AMPHITHEATRE³





SEE WHAT THE FUTURE LOOKS LIKE.

Be the first to upgrade your lifestyle at Joyville through the JioGigaFiber advantage. It empowers and synchronizes the technology in your home to deliver incredible experiences for you. It is a 100% fiber optic connection that is easy to operate and will transform the way you connect, communicate and consume content at home.



True Giga Speed Internet connectivity²



Entertainment including Live TV²



Fixed Line Voice & Video Calling²



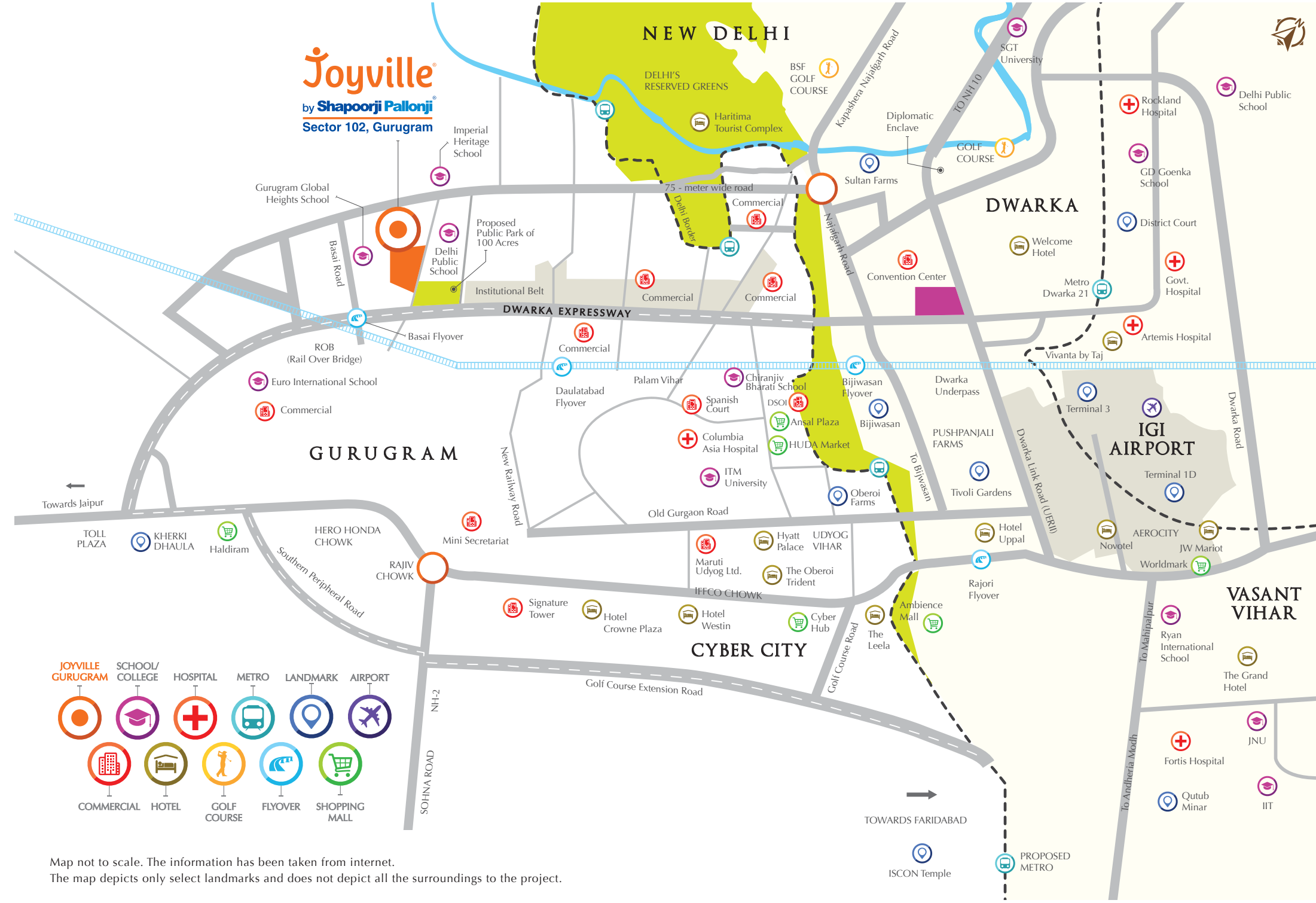
Secure & Smart Home Solutions²

²Smart Home Solutions are a part of the offering. Provisions are available for High-Speed Internet, Fixed Line Voice and Entertainment including Live TV. T&C Apply.



SEE WHAT A GOOD LOCATION CAN DO.

Located across the Dwarka Expressway in Sector 102, Joyville Gurugram offers a hustling-bustling district to call home. And ensures you stay close to all that you need. And all that you could need.



COVENIENCE
AT YOUR
PRIORITY

Joyville[®]
by **Shapoorji Pallonji**[®]
Sector 102, Gurugram

5-10 minutes away

SCHOOLS

- Delhi Public School
- Imperial Heritage School
- Gurugram Global Height School

OTHER

- Sultanpur Bird Century
- Diplomatic Enclave

UPCOMING

- AIIMS Hospital
- Proposed Metro Line

10-20 minutes away

HOSPITALS

- Columbia Asia

HOTELS

- Trident
- Hyatt Regency

TRANSPORTATION

- Airport
- Gurgaon Railway Station
- Delhi Jaipur Highway

20-30 minutes away

SCHOOLS

- G. D. Goenka school • Bal Bharti Public School
- Indraprastha University

HOSPITALS

- Fortis Hospital • Max Healthcare • Medanta

HOTELS

- JW Marriott Aerocity • Holiday Inn Aerocity •
Novotel Aerocity • Leela Ambience • Oberoi Gurgaon

TRANSPORTATION

- Huda City Center Metro

ENTERTAINMENT

- PVR Cinemas • Carnival Cinemas • Cyber Hub
- Kingdom of Dreams • Sector 29

CORPORATES HUB

- Cyber City • MG Road • Udyog Vihar
- Unitech Cyber Park • Eros Corporate Park

UPCOMING

- Convention Center Dwarka

Estimated travel time is tentative and based on normal traffic conditions. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities.



SEE HOW COLOURS MAKE YOU FEEL AT EASE.

Joyville Gurugram doesn't just look like a private haven, but also feels like one. Built to make you feel safe and secure, Joyville Gurugram has RFID boom barriers at the entrance gate to ensure controlled access. 24/7 CCTV cameras have been installed at strategic locations to monitor who goes in and out. Every home comes fitted with Gas Leak Detectors, a Panic Alarm System and IP Series VDP to help you screen people outside your house even when you are not at home. All to ensure your safety. Every day. Every Night.



1. 24/7 CCTV Camera
 2. Panic Alarm System
 3. Gas Leak Detectors
 4. IP Series VDP
- and a lot more

Stock images, for representation purpose only.



SEE THE FINER DETAILS.

Get to know the numbers and features behind colour-inspired living.



- | | |
|---------------------------|-------------------------|
| 1. ENTRY PLAZA | 12. CORAL PARK |
| 2. TRELIS WITH SEATING | 13. AMPHITHEATRE |
| 3. ENTRANCE WATER FEATURE | 14. PALM GARDEN |
| 4. TOWER DROP OFF | 15. MAZE GARDEN |
| 5. CLUBHOUSE | 16. M.U.G.A. COURT |
| 6. SWIMMING POOL | 17. CRICKET PITCH |
| 7. KIDS' POOL | 18. PANCHTANTVA PATHWAY |
| 8. LEISURE POOL | 19. STEP GARDEN |
| 9. KIDS' PLAY AREA | 20. SHOPPING PLAZA |
| 10. TOPAZ PARK | 21. SKATING RINK |
| 11. SAPPHIRE PARK | |

*These Amenities will be delivered in future phases of the development.

CLUBHOUSE

- BANQUET HALL WITH KITCHEN
- DOUBLE HEIGHT ENTRANCE LOBBY
- CAFETERIA
- THEATRE ROOM / AV ROOM
- INDOOR GAMES ROOM
- BUSINESS CENTER
- SQUASH COURT
- GYMNASIUM
- AEROBICS
- YOGA TERRACE
- PARTY TERRACE

POCKET AMENITY SPACES

- OPEN AIR GYM
- TOT LOT AREA
- PASSIVE RECREATIONAL SPACES
- ACTIVE RECREATIONAL SPACES









DISCLAIMER: *ARTIST'S IMPRESSION OF ACTUAL SPACE. AMENITIES INDICATED HEREIN PERTAIN TO THE ENTIRE LAYOUT AND WILL BE CONSTRUCTED WHEN ALL THE PHASES ARE DEVELOPED. THE LOCATION AND THE PROVISION OF THE AMENITIES ARE AT THE PROPOSAL STAGE AND ARE SUBJECT TO APPROVAL FROM THE AUTHORITIES.

PRODUCT CONFIGURATION

Typology	Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)	Ticket Size Starts From ⁵
	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.Ft.	Sq.Ft.	
2 BHK - Delight	915	54.77	589.49	54.36	643.85	₹58 lacs
2 BHK - Grande	1,215	68.27	734.80	124.00	858.81	₹72 lacs
2 BHK - Luxury (Type - 01)	1,368	74.86	805.79	157.91	963.70	₹80 lacs
2 BHK - Luxury (Type - 02)	1,359	76.57	824.20	137.24	961.44	₹78 lacs
3 BHK - Grande	1,692	95.47	1,027.68	172.76	1,200.44	₹95 lacs
3 BHK - Luxury	1,852	104.80	1,128.10	191.71	1,319.81	₹104 lacs

⁵Ticket size is inclusive of One Car Park, Clubhouse Charges and EDC & IDC (External Development Charges & Infrastructure Development Charges). PLC as applicable. Possession and Government related charges extra.

KEY FEATURES & SPECIFICATIONS

-  - JioGigaFibre enabled homes
-  - Air purifiers at project level in common areas
-  - 24x7 DG backup for all apartments and common areas
-  - ACs in all the bedrooms, dining and living room
-  - IP Series VDP at home entrance
-  - Gas Leak Detector (in Kitchen)
-  - Panic Alarm Button inside apartments
-  - CCTV at entrance gate and building entrance lobby

FLOORING

- Vitrified tiles of size 800mm x 800mm for living, dining and kitchen
- Wooden laminated flooring for all bedrooms
- Anti-skid ceramic tiles in bathrooms, balconies and utility area

DOOR

- Main door and bedroom doors – wooden flush door with laminates on both sides, wooden flush toilet door

WINDOWS

- Powder-coated Aluminum window

ELECTRICALS

- Modular switches and sockets from Legrand or equivalent

RAILING

- MS Railing with Synthetic Enamel Paint

BEDROOMS

- 2-way control switches in all bedrooms (selective points for fan and light)

BATHROOM

- Branded sanitary fittings from Jaguar/Cera or equivalent
- Branded CP fittings from Jaguar/Cera or equivalent
- Provision for exhaust fan
- Solar water heater in master bed bathroom
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Concealed dual flush systems in bathrooms

KITCHEN

- Black Granite platform with stainless steel sink with drain board from Nirali/Futura or equivalent
- Electrical points for kitchen appliances
- Provision for exhaust fans
- Provision for water purifier
- Provision for geyser in kitchen
- Dado tiles upto 600mm above counter top



I N T E R I O R



LIVING AND DINING

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We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale.

KITCHEN



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MASTER BEDROOM



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We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale.

MASTER BATHROOM



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GUEST BEDROOM



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DIFFERENT CITIES. THE SAME WAY OF LIFE.

Joyville isn't just a residential complex, it's a way of life. A life which Howrah, Virar and Hinjawadi have happily adopted. At Joyville, each home is built to perfection and adheres to the highest standards of quality and efficiency. Built to offer a better life, each Joyville offers different amenities and features that make a difference to your life.

Joyville™
by Shapoorji Pallonji | Hinjawadi

MahaRERA Number:

P52100018502 - Alpine | P52100016131 - Summit

P52100016786 - Meridian | P52100016252 - Pinnacle

P52100016775 - Crest | P52100018500 - Sierra

For details, visit: <http://maharera.mahaonline.gov.in>

Joyville™
by Shapoorji Pallonji | Virar (W)

MahaRERA Number:

P51900000444 for Phase I – Summit & Pinnacle

P99000013612 for Phase II – Crest

P99000018521 for Phase III- Meridian

For details, visit: <http://maharera.mahaonline.gov.in>



Joyville™
by Shapoorji Pallonji | Gurugram

HARERA Number:

Joyville Gurugram Phase I - RC/REP/HARERA/GGM/2018/27

Joyville Gurugram Phase II - RC/REP/HARERA/GGM/2018/28

For more details, visit: www.haryanarera.gov.in

Joyville™
by Shapoorji Pallonji | Howrah

WBHIRA Number:

HIRA/P/HOW/2018/000164 | HIRA/P/HOW/2018/000165

For details, visit: www.hira.wb.gov.in

SEE WHAT 150 YEARS CAN ACHIEVE.

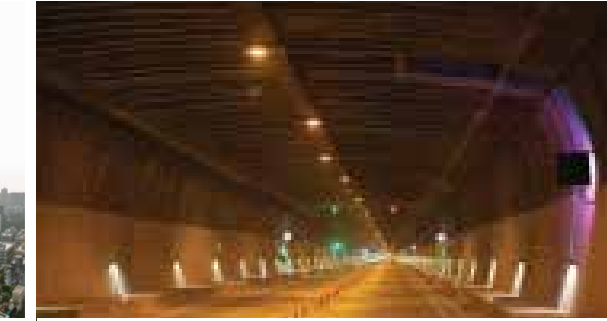
For over 150 years, Shapoorji Pallonji has consistently been committed to delivering projects and solutions globally, resulting in several architectural marvels around the world. The group has successfully carved a niche for itself, by developing landmark structures with perfection and innovation.

Since 1865, Shapoorji Pallonji has been committed to creating iconic structures and providing cutting-edge solutions, using what it knows best: Engineering.

The group that operates in 6 major business areas, has been creating landmarks in more than 60 countries, delivering on its values and commitment in every project.



The Imperial - Mumbai



Chenani-Nashri Tunnel - Jammu & Kashmir



Palace of the Sultan of Oman - Oman



Fairmont Bab Al Bahr - Abu Dhabi



Barakhamba Underground Metro Station - New Delhi



Cybercity - Gurugram



Jawaharlal Nehru Stadium - Delhi



Buddh International Circuit - Greater Noida



Chenab Bridge - Jammu & Kashmir