

Fine living

not just luxury

Joyville®

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

T r a n q u i l

Lifestyle

Clubhouse

An impeccable structure with over **24,000 sq.ft.** (~2230 sq.m) of space and amenities which go beyond the ordinary, the clubhouse allows you to find a place of your own.

Choose to spend a leisurely day by the pool or a night at the banquet hall, this is the perfect place for yourself and your family.



The Swimming pool will be delivered post construction of tower Crown.

Artist's Impression

Clubhouse Amenities



Double height
entrance lobby



Banquet hall
with kitchen



Business Center



Squash court



Gymnasium



Cafeteria



Theatre room / AV room



Indoor games room



Aerobics



Yoga terrace



Party terrace



The Swimming pool will be delivered post construction of tower Crown.

Artist's Impression

Fine living

not just luxury



www.joyvillehomes.com

HARERA Number: Phase I - RC/REP/HARERA/GGM/2018/27 | Phase II - RC/REP/HARERA/GGM/2018/28 | Phase III - RC/REP/HARERA/GGM/335/67/2019/29 | Phase IV - RC/REP/HARERA/GGM/336/68/2019/30 | Phase V - RC/REP/HARERA/GGM/345/77/2019/39. For more details, visit: www.apnarera.com/rera-haryana.

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. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed. The Swimming pool will be delivered post construction of tower Crown. The location and the provision of the amenities are at the proposal stage and are subject to approval from the authorities. Products, features, furniture, light fittings, etc., shown are illustrations and for representation only. The colours, shades, patterns on walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. 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 customers are requested to kindly base their reliance on the Agreement for Sale to be entered into the purchase of the flats / units in the project. This project is financed by and mortgaged to IndusInd Bank Ltd. An NOC from IndusInd Bank Ltd. for sale of flats shall be provided. T&C apply.

T h e G r e e n

Lifestyle

A vibrant, colorful playground with a large tree in the foreground and a modern building in the background. The playground features a large, colorful geometric pattern on the ground, a blue slide, and a red structure. The tree has bright yellow flowers. The building is a modern, multi-story structure with a grid-like facade.

Topaz

P a r k

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.

An architectural rendering of a modern residential development. In the background, several tall, multi-story apartment buildings with light-colored facades and dark window frames stand against a clear blue sky. In the foreground, a lush green lawn is bordered by a dense row of trees with vibrant pink blossoms. A winding path leads through the park area, and a small, modern structure is visible near the path. The overall scene is bright and sunny, suggesting a pleasant environment.

Sapphire

P a r k

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



Coral

P a r k ³

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.

Green Lifestyle Amenities



Amphitheatre³



Step Garden



Palm Garden³



Senior Citizen's Park



Meditation Pods



Panchtatva Pathway



Cricket Pitch³



Maze Garden³



Kids Play Area



Multi Utility Games Area³

Make way for exceptional

Green Grandeur

Find yourself in a tranquil state of mind, surrounded by exotic trees at the green lifestyle and welcome mental peace with open arms. Feel at ease, reduce your stress and enjoy the feeling of well being simply by encircling yourself with the nature's finest. It's time to give your child a childhood surrounded by nature which you once lived.

Air purifiers

at project level in common areas that filter dust, odour, petrol fumes & smog at regular intervals giving you a break from the clutter surrounding you & a chance to breathe freely.

15+

Air purifying tree species

- ★ *Ficus* Benjamina
- ★ *Mimusops* Elengi
- ★ *Syzigium* Cumini
- ★ *Madhuca* Longifolia
- ★ *Kegela* Pinnata
- ★ *Dalbergia* Sisso
- ★ *Mangifera* Indica
- ★ *Tamarinda* Indica

and many more...




Shapoorji Pallonji
Real Estate

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S i g n a t u r e T o w e r

Crown

4 Bed Residences

With lavish living spaces and mesmerizing expansive balconies, enjoy the awe-inspiring views of the internal landscape and colour inspired parks. Feel spiritually elevated at the sky lounge deck with yoga and an observatory deck enclosed by green hues. Fun and laughter get a new definition at the expansive clubhouse and multiple amenities; all of this, just steps away from your abode.

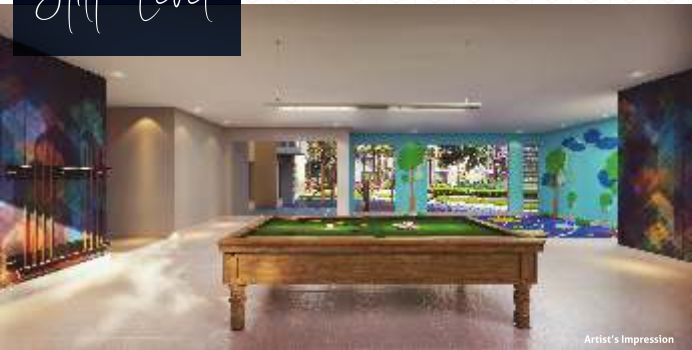


Sky Lounge



Artist's Impression

Stilt-Level



Artist's Impression

4 BHK Tower Amenities

Chit-Chat Lounge

Foosball / Hammock

Pool Table

Open Air Gym

Giant Chess Board

Hop Scotch

Large Jenga Tower

Toddlers Zone

Golf Putting Greens

and many more...

* Tower amenities will be delivered with the tower



Artist's Impression

Utopia Size

O f L i v i n g



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T h e G u r u g r a m

Glory

Pocket Amenity Spaces



Active
Recreational Spaces



Passive
Recreational Spaces



Tot Lot Area



Open Air Gymnasium

Features



Air purifiers at project level in common areas



ACs in all the bedrooms, dining and living room



24x7 DG backup for all apartments and common areas



Specifications

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.

Electricals

- Modular switches and sockets from Legrand or equivalent

Bedrooms

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

Window

- Powder-coated Aluminum windows

Railing

- MS Railing with Synthetic Enamel Paint

Bathroom

- Counter top with under counter basin
- Branded sanitary fittings from Jaquar/Cera or equivalent
- Branded CP fittings from Jaquar/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

- Modular Kitchen* by Godrej Interio or equivalent
Hob and Chimney by Glenn or equivalent
- 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 up to 600 mm above counter top

*Modular kitchen will be provided only under platform.

Designs that celebrate

Space & Joy of Living

With a pledge of engineering a better planet for further generations to come, Shapoorji has come up with Joyville Gurugram - an unprecedented residential complex that offers homes with an alluring lifestyle. Its breathtaking floral parks are spread over a 3 acres (~12,140 sq.m) property with scenic views of greenery that inspire you to make the most of its peerless amenities, every single day.

Project Highlights

~18 ACRES
(~72,844 SQ.M)
OF
DEVELOPMENT

OVER
75%
OF OPEN
SPACES

~3 ACRES
(~12,140 SQ.M)
OF COLOURFUL
PARKS

24000
SQ.FT. (~2230 SQ.M)
CLUBHOUSE WITH
SWIMMING
POOL⁴

9 POCKET
AMENITY
SPACES¹

**AIR
PURIFIERS**
IN COMMON AREAS

31+
AMENITIES
WITHIN
THE PROJECT*

*Some of these amenities will be delivered in future phases of the development. ACs will be provided in all the bedrooms, dining and living room. Image for representation purpose only. 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. ⁴The Swimming pool will be delivered post construction of tower Crown.



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E x t r a o r d i n a r y

Neighbourhood

5-10

Minutes away

SCHOOLS

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

UPCOMING

- AIIMS Hospital
- Proposed Metro Line
- Diplomatic Enclave

10-20

Minutes away

HOSPITALS

- Columbia Asia

HOTELS

- Trident
- Hyatt Regency

TRANSPORTATION

- Airport
- Gurgaon Railway Station
- Delhi Jaipur Highway

OTHERS

- Sultanpur National Park

20-30

Minutes away

SCHOOLS

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

HOSPITALS

- Fortis Hospital
- Max Healthcare

HOTELS

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

ENTERTAINMENT

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

CORPORATE HUB

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

TRANSPORTATION

- Huda City Center Metro

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.

Bringing together

Luxury & Convenience

Gurugram has become an epicenter of growth. This city boasts of high-rise commercial and residential buildings, a rapid Metro transport system and the most talked about roadway - the Dwarka Expressway (DEW). Located across the Dwarka Expressway in Sector 102, Joyville Gurugram offers you fine living at its best. A project that boasts of the best amenities also promises you proximity to everything of your need, all within a 30 minute reach.

Gurugram

Hosting major IT companies, Gurugram has earned its name - Cyber City and Millennium City.

Gurugram is the third highest per capita income city, only after Chandigarh and Mumbai given the enormous growth in a short time.

The most preferred place to operate business from, Gurugram has many multinational companies branching out from there.

The cultural landscape of the city has changed due to its heterogenous, cosmopolitan and global population.

The city boasts of high-rise commercial and residential buildings, a rapid Metro transport system and the most talked about roadway - the Dwarka Expressway (DEW).



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F i n e r

Details

Master Layout

1. Entry Plaza
2. Trellis with Seating
3. Entrance Water Feature
4. Tower Drop Off
5. Clubhouse
6. Swimming Pool³
7. Kids' Pool³

8. Leisure Pool³
9. Kids' Play Area
10. Topaz Park
11. Sapphire Park
12. Coral Park³
13. Amphitheatre³
14. Palm Garden³

15. Maze Garden³
16. M.U.G.A. Court³
17. Cricket Pitch³
18. Panchatatra Pathway
19. Step Garden
20. Shopping Plaza³
21. Skating Rink³



Sierra | Alpine | Summit | Pinnacle - 2BHK

Crest | Meridian | Grandis | Crescendo - 3BHK

Crown - 4BHK

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.

Clubhouse

- Banquet Hall with Kitchen
- Squash Court
- Cafeteria
- Theatre Room/AV Room
- Indoor Games Room
- Business Center
- Double Height Entrance Lobby
- Gymnasium
- Aerobics
- Yoga Terrace
- Party Terrace

Pocket Amenity Spaces

- Open-Air Gym
- Tot Lot Area
- Passive Recreational Spaces
- Active Recreational Spaces

³These amenities will be delivered in future phases of the development. All 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.

2 BHK Delight

Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq.ft.	sq.m.	sq.ft.	sq.ft.	sq.ft.
915	54.77	589.49	54.36	643.85



S.No	Names	Dimensions
1	Passage	4`4``X 3`1``
2	Dwg./din	10`2``X 18`4``
3	Balcony	9`10``X 3`11``
4	M.Bed Room	10`6``X 11`6``
5	M.toilet	5`0``X 8`0``
6	Bed Room	10`6``X 9`0``
7	Toilet	8`0``X 5`0``
8	Kitchen	11`6``X 5`11``
9	Balcony	4`7``X 5`11``

2 BHK Grande

Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq.ft.	sq.m.	sq.ft.	sq.ft.	sq.ft.
1215	68.27	734.80	124.00	858.81



S.No	Names	Dimensions
1	Passage	3`11``X 3`11``
2	Dwg./din	18`4`X 12`8``
3	Balcony	9`5``X 5`0``
4	Bedroom-2	10`5``X 11`11``
5	M.Bed Room	12`4``X 11`0``
6	M.toilet	5`0``X 8`0``
7	Balcony	13`0``X 3`11``
8	Toilet - 2	7`9``X 5`0``
9	Kitchen	11`4``X 7`9``
10	Balcony	5`11``X 7`7``
11	Passage	4`9``X 4`9``

3 BHK Grande

Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq.ft.	sq.m.	sq.ft.	sq.ft.	sq.ft.
1692	95.47	1027.68	172.76	1200.44



S.No	Names	Dimensions
1	Passage	4'5'' X 3'9''
2	Dwg./din	12'10'' X 25'7''
3	Balcony	12'5'' X 5'11''
4	Bedroom-2	11'8'' X 11'3''
5	M.Bed Room	12'10'' X 12'1''
6	Bed Room - 3	11'8'' X 10'0''
7	M.toilet	8'0'' X 5'0''
8	Balcony	14'1'' X 4'9''
9	Toilet - 2	5'0'' X 8'0''
10	Kitchen	7'9'' X 11'11''
11	Balcony	5'1'' X 10'4''
12	Toilet - 3	8'0'' X 5'0''
13	Passage	3'7'' X 4'6''

3 BHK Luxury

Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq.ft.	sq.m.	sq.ft.	sq.ft.	sq.ft.
1852	104.80	1128.10	191.71	1319.81



S.No	Names	Dimensions
1	Passage	4`3``X 4`11``
2	Dwg./din	13`1``X 22`7``
3	Balcony	17`3``X 5`11``
4	Bedroom-2	10`8``X 11`8``
5	M.Bed Room	11`7``X 12`4``
6	Bed Room - 3	11`0``X 12`10``
7	M.toilet	5`0``X 8`0``
8	Balcony	11`11``X 4`7``
9	Toilet - 2	8`0``X 5`0``
10	Kitchen	9`1``X 12`2``
11	Balcony	5`11``X 9`5``
12	Toilet - 3	8`0``X 5`0``
13	Passage - 2	4`6``X 9`9``
14	Kitchen - 3	3`5``X 4`1``
15	Dress	5`1``X 8`4``

4 BHK (Suite 01)

Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq.ft.	sq.m.	sq.ft.	sq.ft.	sq.ft.
2162	125.21	1348	183	1531



S.No	Names	Dimensions
1	Passage - 1	4'3''X5'11''
2	Dwg./din	12'2''X23'2''
3	Balcony	12'10''X4'11''
4	M.Bed Room	15'8''X13'
5	M.toilet	4'8''X8'
6	Dress	5'0''X4'8'
7	Balcony	3'11''X14'
8	Bedroom - 2	12'X10'7''
9	Toilet - 2	8'0''X5'0''
10	Balcony	3'11''X14'3''
11	Bedroom - 3	10'10''X12'
12	Toilet - 3	4'8''X8'0''
13	Bedroom - 4	10'3''X10'6''
14	Kitchen	7'10''X12'
15	Balcony	9'2''X4'7''
16	Toilet - 4	4'8''X8'
17	Passage - 2	25'4''X3'11''
18	Passage - 3	3'7''X5'8''

4 BHK (Suite 02)

Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq.ft.	sq.m.	sq.ft.	sq.ft.	sq.ft.
2180	122.13	1315	221	1536



S.No	Names	Dimensions
1	Passage - 1	12' 11" X 5' 0"
2	Dwg.	13' 6" X 17' 11"
3	Din.	13' 2" X 7' 0"
4	M.Bed Room	11' 9" X 13' 1"
5	M.toilet	5' 3" X 8' 1"
6	Dress	5' 3" X 4' 8"
7	Balcony	27' 3" X 4' 11"
8	Bedroom - 2	11' X 10' 8"
9	Toilet - 2	5' 1" X 8' 5"
10	Bedroom - 3	11' 9" X 10' 7"
11	Toilet - 3	5' 4" X 9' 2"
12	Balcony	10' 5" X 5' 6"
13	Bedroom - 4	10' X 10' 1"
14	Toilet - 4	4' 8" X 8'
15	Kitchen	10' 11" X 10' 7"
16	Balcony	11' 7" X 5' 6"
17	Passage - 2	12' 5" X 3' 9"

Variance (+/-) 3% in actual carpet area may occur on account of site conditions/ columns/ variations. Dimensions are of unfinished areas. The toilets' carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purposes only.




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T h e B r a n d

Bequest

Sneak Peek Of

The Legacy



1. The Imperial - Mumbai
2. Chenani-Nashri Tunnel - Jammu & Kashmir
3. Palace of the Sultan of Oman
4. Fairmont Bab Al Bahr - Abu Dhabi
5. Barakhamba Underground Metro Station - New Delhi
6. Cybercity - Gurugram
7. Jawaharlal Nehru Stadium - Delhi
8. World Trade Centre - Mumbai
9. Chenab Bridge - Jammu & Kashmir

Recognition

Well-Deserved

Shapoorji Pallonji E&C has been ranked No. 1 among top 50 real estate and infrastructure companies, by the Construction Week India magazine (Volume 10, Issue 3).

One of India's independent construction companies, developing its own residential projects, brand Shapoorji Pallonji is symbolic of trust and quality.



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Joyville is a well-crafted platform for development of aspirational housing, which came into being after Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank) and Asian Development Bank decided to come together and invest \$200 million, to promote easy-to-own homes.

₹ 10,000 Cr.
of revenue potential

13,000 units
planned for development

16 million sq.ft
area planned for development

Presence across
4 major
cities of India

A legacy of

150 years



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.

Highlights

Creating landmarks
for over

150 years

Constructed
over

20.4 mn sq.mt

Global presence in
more than

60 countries

Strong employee
base of

60,000



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Joyville
by Shapoorji Pallonji
Sector 102, Gurugram

Registered Office

Joyville Shapoorji
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Maharashtra, India.
Tel: 022-67490000

Regional Office

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.sprealestate.in

Sales Office

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

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

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