Shapoorji Pallonji
Real Estate

HOMES IN

THE HEART OF WELLNESS.



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Joyville®
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UN-CITY LIVING,
IN THE CITY.

SP KINGSTOWN

by Shapoorji Pallonji®

SP Kingstown,
an urban development of over
200 acres (~8,09,371 sq.m.).

- Residences
- Offices
- Schools
- Healthcare
- Retail

Joyville Celestia
is part of SP Kingstown.

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JOYVILLE CELESTIA

at **SP KINGSTOWN**

A HOME WHERE ALL IS WELL.

Far away from concrete-ridden spaces and urban chaos, further away from pollution, and closest to purity, is Joyville Celestia. A home embodying the spirit of ‘Pura Vida’- pure life.

A home where you’ll find wellness in every space and corner. Where pollution gives way to purity, and stress dissolves into serenity.

These lush green surroundings will welcome you to whispering tales of peace and joy, where every inch of landscape embodies the harmony of living in sync with nature.

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WHERE EVERY COMFORT IS CLOSER, AND EVERY DAY IS WORRY-FREE.



Disclaimer: Map not to scale. The information has been taken from the internet. The Map depicts only select landmarks and does not depict all the surroundings of the project.

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WHERE EVERY CONVENIENCE IS NEARER, AND LIFE IS EASIER.

Set along the Pune-Solapur highway, experience the luxury of connectivity at Joyville Celestia, and conveniently connect to the social and commercial hotspots of Pune.

OUR NEIGHBOURHOOD

SCHOOLS

Sri Sri Academy (SSA)----------1.9 km

Lexicon International School----3.2 km

The Kalyani School ----------4.1 km

Pawar Public School ----------5.5 km

Vibgyor High School ----------7 km

The Orbis School ----------7.8 km

Delhi Public School ----------8.4 km

HOSPITALS

Yog Multispeciality Hospital ----1.4 km

Devgiri Hospital ----------3.8 km

Sahyadri Super Speciality Hospital--3.9 km

Noble Hospital ----------5.2 km

Columbia Asia Hospital ---------9.6 km

ENTERTAINMENT

Amanora Mall----------6 km

Seasons Mall----------6 km

93 Avenue Mall----------7.1 km

COMMERCIAL & MAJOR LANDMARKS

SP Infocity ----------4 km

Magarpatta IT Park ------6 km

Wisteria Commercial-----8 km

World Trade Centre ------10.9 km

EON IT Park ---------- 10.9 km

Cerebrum IT Park --------12 km

Global Business Hub -----12.4 km

Pune Railway Station ----12.5 km

Pune Airport ----------15.2 km

Hadapsar Flyover --------2.5 km

Fursungi ----------3.6 km

Magarpatta ----------6 km

MG Road ----------10.6 km

Kharadi ----------11 km

Kalyani Nagar ----------11.2 km

Koregaon Park ----------11.6 km

Viman Nagar ----------13.5 km

Yerwada ----------14.1 km

UPCOMING INFRASTRUCTURAL DEVELOPMENT

- Extended Metro Station at Hadapsar & SP Infocity within a distance of 4 km.
- Ring Road at 15 km, further connecting Nagar Road, Saswad Road and Solapur Highway.
- Proposed 30 m R.P. Road connecting to Saswad Road.

Source: Internet. Upcoming infrastructural developments are subject to approval and development by the government and other relevant authorities.

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WHERE EVERY ASPECT OF YOUR HOME, PUTS YOUR WELL-BEING UNDER THE SPOTLIGHT.

SPREAD ACROSS
~ 9 ACRES (~36,593.65 sq.m.)

MORE THAN
75% OPEN SPACES
WITHIN THE PROJECT

~ 2 ACRES
(~ 8093.71 sq.m.) OF
CENTRAL AMENITY SPACE

STATE-OF-THE-ART
CLUBHOUSE[&]

40+ AMENITIES^

NATUROPATHY
CENTRE*

VEHICLE-FREE
PODIUM

5-TIER
SECURITY

Disclaimer: *Naturopathy Centre will be operated by a vendor/third party and usage of the same will be chargeable on an actual basis. It will be operational post the handover of the last phase of the project. ^Some of these amenities & facilities will be delivered in the future phases of the development. [&]The Clubhouse will be delivered in the future phases of the development.

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THE HEART OF HOLISTIC WELLNESS.

Over 40 amenities^ have been thoughtfully crafted to ensure that busy lifestyles and hectic work hours don’t hinder your journey to a healthy life. It’s a home that takes wellness way beyond just feeling physically well. It embodies all kinds of wellness, ranging from emotional to social to even intellectual wellness.

Let us show you how!

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Disclaimer: ^Some of these amenities & facilities will be delivered in the future phases of the development.



THE HEART OF
PHYSICAL WELLNESS.



THE HEART OF
SPIRITUAL & INTELLECTUAL WELLNESS.



THE HEART OF
ENVIRONMENTAL WELLNESS.



THE HEART OF
SOCIAL WELLNESS.

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THE HEART OF PHYSICAL WELLNESS.

MUGA COURT

AQUA GYM WITH A TRAINER^*

KIDS' PLAY AREA*

OUTDOOR GYM*

ROCK CLIMBING*

SKATING RINK*

CYCLING & JOGGING TRACK*

Disclaimer: *These amenities and facilities will be delivered in the future phases of the development.^Aqua gym will be operated by a vendor/third party and usage of the same will be chargeable on an actual basis. It will be delivered in the future phases of the development.

THE HEART OF HOLISTIC WELLNESS.

AIR PURIFIER IN THE APARTMENT

WATER PURIFIER IN THE KITCHEN

VITAMIN-C SHOWER HEAD IN THE MASTER BATHROOM*

Disclaimer: *Refill cost to be borne by customer.

All images are AI generated. For representation purposes only.

THE HEART OF SPIRITUAL & INTELLECTUAL WELLNESS.

NATUROPATHY CENTER^*

REFLEXOLOGY PATHWAY*

YOGA AND MEDITATION ZONE*

BRAIN GYM FOR KIDS*

Disclaimer:*These amenities and facilities will be delivered in the future phases of the development. ^Naturopathy Centre will be operated by a vendor/third party and usage of the same will be chargeable on an actual basis. It will be operational post hand-over of last phase of the project.

THE HEART OF ENVIRONMENTAL WELLNESS.

GREENSCAPES*

HERB, AND AROMA GARDENS*

GREEN MOUNDS AND TREE CANOPIES*

HAMMOCK GARDEN*

Disclaimer:*These amenities and facilities will be delivered in the future phases of the development.

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THE HEART OF SOCIAL WELLNESS.

BARBEQUE DECK*

PARTY LAWN*

PETS' PARK*

SENIOR CITIZENS' ZONE*

Disclaimer:*These amenities and facilities will be delivered in the future phases of the development.

THE HEART OF EMOTIONAL WELLNESS.

24X7 CCTV SURVEILLANCE

PANIC ALARM BUTTON AND GAS LEAK DETECTOR

VIDEO DOOR PHONE



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MASTER LAYOUT PLAN

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PODIUM

1.FREE PLAY FLOOR GAME
2.WALKING/JOGGING TRACK
3.GREEN MOUNDS
4.SEATING DECK
5.OPEN PLAZA
6.KIDS' PLAY AREA + SAND PIT
7.KIDS' PLAY AREA
8.ROCK CLIMBING
9.TODDLERS' PLAY AREA + LAWN
10.PARENT SEATING
11.PAUSE DECK
12.CLUBHOUSE
13.MULTI-PURPOSE LAWN
14.GATHERING LAWN + FLAG HOISTING DECK
15.STEPPED SEATING
16.POOL DECK
17.LOUNGER POOL
18.LAP POOL
19.KIDS' POOL
20.AQUA GYM
21.CAFÉ DECK
22.TRELLIS WALK
23.OUTDOOR GYM
24.REFLEXOLOGY PATH
25.SEATING COVE
26.CABANA
27.SKATING DECK
28.HERB GARDEN
29.OPEN LAWN
30.LOUNGE SEATING DECK
31.SENIORS' SEATING AREA
32.YOGA + HEALING DECK
33.EXERCISE/YOGA LAWN
34.AROMA GARDEN

GROUND:

35.CLUBHOUSE OUTDOOR DECK
36.MULTI-PURPOSE LAWN
37.STAGE
38.ENTRANCE PLAZA
39.BUS PICKUP AND DROP POINT
40.SECURITY CABIN
41.SIGNAGE
42.STEPPED PLAZA
43.PEDESTRIAN PATHWAY
44.AVENUE WITH LIGHT FEATURE
45.TOWER DROP-OFF
46.MUGA COURT
47.SIT-OUT AND PAVILLION
48.HAMMOCK GARDEN + TREEHOUSE



JOYVILLE CELESTIA

Hadapsar Annexe

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.

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LIFE AT JOYVILLE CELESTIA



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JOYVILLE CELESTIA
Hadapsar Annexe

Artist's impression

Disclaimer: The image renders used herein are indicative and promotional and may differ from actuals. The purpose of this render is to indicate to the customers, the location and the range of the amenities and facilities that may come up in the project, as per the present approved layout. The colours, shades, patterns, and finishing material shown in the landscape are for the purpose of representation only and may vary upon actual construction. Appearance of landscape will depend on seasonal changes and weather conditions. A few of the common amenities and facilities will be completed along with the completion of all phases of the project. T&Cs apply. **Website:** https://www.joyvillehomes.com

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JOYVILLE CELESTIA
Hadapsar Annexe

Artist's impression

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TOWER 1

FIRST FLOOR PLAN



HILL FACING APARTMENTS

JOYVILLE CELESTIA

Hadapsar Annexe

The dimensions mentioned in the plan are in feet and meters.

For RERA details

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TOWER 1

TYPICAL FLOOR PLAN
(2nd to 7th, 9th to 12th & 14th to 17th)



JOYVILLE CELESTIA
Hadapsar Annexe

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TOWER 1

REFUGE FLOOR PLAN
(8th, 13th & 18th)



JOYVILLE CELESTIA
Hadapsar Annexe

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TOWER 1

FLOOR PLAN
(19th & 20th)



JOYVILLE CELESTIA
Hadapsar Annexe

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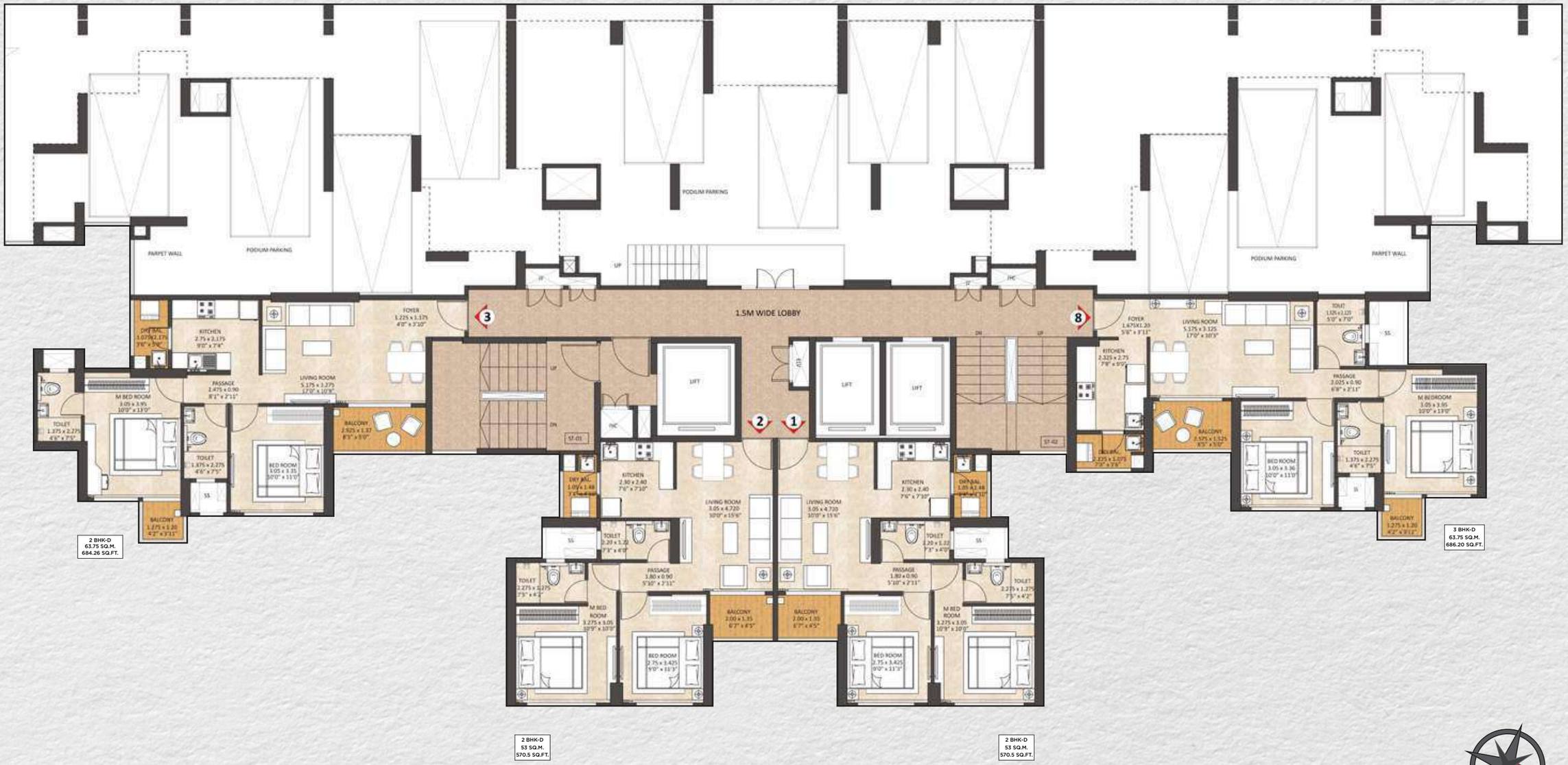
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TOWER 5

PODIUM APARTMENT PLAN



AVENUE FACING APARTMENTS

N

JOYVILLE CELESTIA

Hadapsar Annexe

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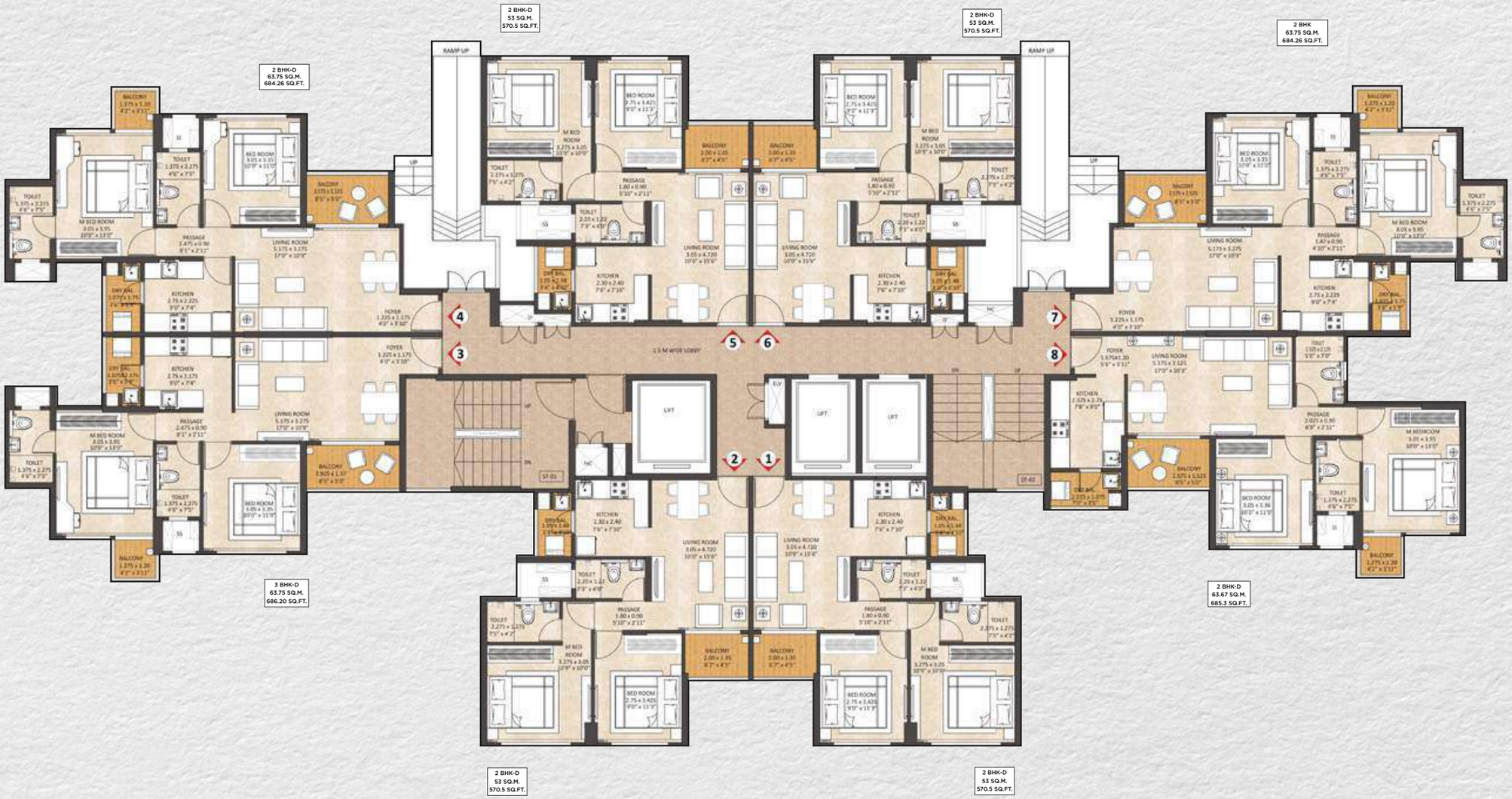
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TOWER 5

FIRST FLOOR PLAN

GARDEN FACING APARTMENTS



AVENUE FACING APARTMENTS

JOYVILLE CELESTIA

Hadapsar Annexe

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TOWER 5

TYPICAL FLOOR PLAN

(2nd to 6th, 8th to 11th, 13th to 16th, 18th & 19th)

GARDEN FACING APARTMENTS



AVENUE FACING APARTMENTS

JOYVILLE CELESTIA

Hadapsar Annexe

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TOWER 5

REFUGE FLOOR PLAN

(7th, 12th & 17th)

GARDEN FACING APARTMENTS



AVENUE FACING APARTMENTS

JOYVILLE CELESTIA

Hadapsar Annexe

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TOWER 1 - 2 BHK-D (UNIT 2)

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Living Room	3.05 x 4.720	10′0″ x 15′6″
2	Deck	2.00 x 1.35	6′7″ x 4′5″
3	Kitchen	2.30 x 2.40	7′6″ x 7′10″
4	Dry Balcony	1.05 x 1.48	3′5″ x 4′10″
5	Master Bedroom	3.275 x 3.05	10′9″ x 10′0″
6	Master Toilet	2.275 x 1.275	7′5″ x 4′2″
7	Bedroom	2.75 x 3.425	9′0″ x 11′3″
8	Common Toilet	2.20 x 1.22	7′3″ x 4′0″
9	Passage	1.80 x 0.90	5′11″ x 2′11

JOYVILLE CELESTIA
Hadapsar Annexe

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TOWER 1 - 3 BHK-D (UNIT 4)

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Foyer	0.925 x 1.0	3'0" x 3'3"
2	Living/Dining	3.05 x 5.90	10'0" x 19'4"
3	Deck	3.125 x 1.375	10'3" x 4'6"
4	Kitchen	2.325 x 2.75	7'9" x 9'0"
5	Dry Balcony	1.00 x 2.20	3'3" x 7'3"
6	Mater Bedroom	3.05 x 3.975	10'0" x 13'0"
7	Master Toilet	1.375 x 2.275	4'6" x 7'5"
8	Balcony	3.20 x 1.225	10'6" x 4'0"
9	Bedroom 1	3.05 x 3.65	10'0" x 12'0"
10	Bedroom 1 Toilet	1.375 x 2.275	4'6"x7'5"
11	Bedroom 2	2.85 x 3.35	9'4" x 11'0"
12	Common Toilet	2.375 x 1.375	7'9" x 4'6"
13	Passage 1st	0.975 x 1.60	3'2" x 5'3"
14	Passage 2nd	1.750 x 0.90	5'9" x 2'11"

JOYVILLE CELESTIA
Hadapsar Annexe

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TOWER 1 - 3 BHK-D (UNIT 8)

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Foyer	1.0 x 1.22	3'3" x 4'0"
2	Living/Dining	3.05 x 5.90	10'0" x 19'4"
3	Deck	3.125 x 1.375	10'3" x 4'6"
4	Kitchen	2.325 x 2.75	7'9" x 9'0"
5	Dry Balcony	1.00 x 2.20	3'3" x 7'3"
6	Mater Bedroom	3.05 x 3.97	10'0" x 13'0"
7	Master Toilet	1.375 x 2.275	4'6" x 7'5"
8	Balcony	3.20 x 1.225	10'6" x 4'0"
9	Bedroom 1	3.05 x 3.65	10'0" x 12'0"
10	Bedroom 1 Toilet	2.275 x 1.375	7'5" x 4'6"
11	Bedroom 2	2.85 x 3.35	9'4" x 11'0"
12	Common Toilet	2.375 x 1.375	7'9" x 4'6"
13	Passage 1st	1.750 x 0.90	5'9" x 2'11"
14	Passage 2nd	0.975 x 1.60	3'2" x 5'3"

JOYVILLE CELESTIA
Hadapsar Annexe

The dimensions mentioned in the plan are in feet and meters.

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TOWER 5 - 2 BHK-D (UNIT 4)

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Foyer	1.225 x 1.175	4′0″ x 3′10″
2	Living/Dining	5.175 x 3.275	17′0″ x 10′9″
3	Deck	2.575 x 1.525	8′5″ x 5′0″
4	Kitchen	2.75 x 2.225	9′0″ x 7′4″
5	Dry Balcony	1.075 x 1.75	3′6″ x 3′9″
6	Mater Bedroom	3.05 x 3.95	10′0″ x 13′0″
7	Master Toilet	1.375 x 2.275	4′6″ x 7′5″
8	Balcony	1.275 x 1.20	4′2″ x 3′11″
9	Bedroom	3.05 x 3.35	10′0″ x 11′0″
10	Common Toilet	1.375 x 2.275	4′6″ x 7′5″
11	Passage	2.475 x 0.90	8′1″ x 2′11″

JOYVILLE CELESTIA
Hadapsar Annexe

The dimensions mentioned in the plan are in feet and meters.

For RERA details

MahaRERA Number: MahaRERA Number: Joyville Celestia Phase 1 & 2 - P52100053165, P52100053159 | For details visit: https://maharera.mahaonline.gov.in

Disclaimer: Joyville Shapoorji Housing Pvt Ltd (CIN No: U70109MH2007PTC166942) is the promoter of the project. A variance of (+/-) 3% in area may occur on account of site conditions/columns/variations subject to applicable laws. The dimensions are based on unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/altered subject to applicable laws. We are offering for sale, unfurnished apartments not including add-ons such as products, furniture and fixtures unless specifically incorporated in the Agreement for Sale. T&C apply. **Website:** https://www.joyvillehomes.com.

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TOWER 5 - 2 BHK-D (UNIT 6)

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Real Estate



Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Living Room	3.05 x 4.720	10'0"x 15'6"
2	Deck	2.00 x 1.35	6'7"x 4'5"
3	Kitchen	2.30 x 2.40	7'6"x 7'10"
4	Dry Balcony	1.05 x 1.48	3'4"x 4'10"
5	Mater Bedroom	3.275 x 3.05	10'9"x 10'0"
6	Master Toilet	2.275 x 1.275	7'5"x 4'2"
7	Bedroom	2.75 x 3.425	9'0"x 11'3"
8	Common Toilet	2.20 x 1.22	7'3"x 4'0"
9	Passage	1.80 x 0.90	5'10"x 2'11"

JOYVILLE CELESTIA
Hadapsar Annexe

The dimensions mentioned in the plan are in feet and meters.

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TOWER 5 - 2 BHK (UNIT 8)

Shapoorji Pallonji
Real Estate



Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Foyer	1.675 x 1.20	5′6″ x 3′11″
2	Living Room	5.175 x 3.125	17′0″ x 10′3″
3	Deck	2.575 x 1.525	8′5″ x 5′0″
4	Kitchen	2.325 x 2.75	7′8″ x 9′0″
5	Dry Balcony	1.825 x 1.075	6′0″ x 3′6″
6	Mater Bedroom	3.05 x 3.95	10′0″ x 13′0″
7	Master Toilet	1.375 x 2.275	4′6″ x 7′5″
8	Balcony	1.275 x 1.20	4′2″ x 3′11″
9	Bedroom	3.05 x 3.36	10′0″ x 11′0″
10	Common Toilet	1.525 x 2.125	5′0″ x 7′0″
11	Passage	2.025 x 0.90	6′8″ x 2′11″

JOYVILLE CELESTIA
Hadapsar Annexe

The dimensions mentioned in the plan are in feet and meters.

For RERA details

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JOYVILLE CELESTIA
Hadapsar Annexe

Artist's impression

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JOYVILLE CELESTIA
Hadapsar Annexe

Artist's impression

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JOYVILLE CELESTIA
Hadapsar Annexe

Artist's impression

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Hadapsar Annexe

Artist's impression

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Artist's impression

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TOWER 1

5th Floor View

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view

TOWER 1

10th Floor View



Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view

TOWER 1

15th Floor View



Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view

TOWER 1

TOP Floor View

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view

TOWER 5

5th Floor View

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view

TOWER 5

10th Floor View

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view

TOWER 5

15th Floor View

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view

TOWER 5

TOP Floor View

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view

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2 & 3 bed mindfully planned residences, ranging from 593 sq.ft. to 1,185 sq.ft.

Tower	Typology	RERA CARPET AREA		APPURTENANT AREAS		TOTAL AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
Tower 1	2 BHK	61.22	658.97	10.30	110.87	71.52	769.83
	2 BHK Delight	50.56	544.22	4.49	48.33	55.05	592.55
		50.69	545.62	5.28	56.83	55.97	602.46
	3 BHK Luxury	76.65	825.05	10.30	110.87	86.95	935.92
		76.75	826.13	13.94	150.05	90.69	976.18
		76.78	826.45	10.30	110.87	87.08	937.32
		76.82	826.88	13.16	141.65	89.98	968.54
Tower 5	2 BHK Delight	50.48	543.36	4.48	48.22	54.96	591.58
		50.59	544.55	4.48	48.22	55.07	592.77
	2 BHK Grande	58.12	625.60	7.54	81.16	65.66	706.76
		58.12	625.60	7.55	81.27	65.67	706.87
		58.26	627.10	7.44	80.08	65.70	707.19
		58.30	627.54	7.52	80.94	65.82	708.48
	3 BHK	98.83	1063.80	11.30	121.63	110.13	1185.43

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Joyville is a thoughtfully designed platform that promotes the concept and development of aspirational housing in India. It has been created by Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank) and Asian Development Bank. So far, seven Joyville projects have been launched in four major cities.



Joyville Howrah
Launched March 2016



Joyville Virar
Launched October 2017



Joyville Hinjawadi
Launched May 2018



Joyville Gurugram
Launched January 2019



Joyville Hadapsar Annexe
Launched October 2020



Joyville Sensorium
Launched December 2020



Joyville Sky-Luxe Edition
Launched January 2023

1.49 million sq. m. of area has been planned for development under the Joyville platform.

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17 GROUP COMPANIES 35,000+ PEOPLE



SP Infocity,
Pune, 2008



MCA Stadium,
Pune, 2012



The Imperial,
Mumbai, 2010



Atal Tunnel,
Himachal Pradesh, 2020



Chenab Railway Brigde,
Himachal Pradesh, 2023



Bharat Mandapam,
New Delhi, 2023



Fairmont Bab Al Bahr,
Abu Dhabi, 2012



Palace of the Sultan of Oman,
Oman, 1975

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