Artist's impression

TUE

FRI

JOYVILLE SENSORIUM

Near Phase I, Hinjawadi

SAT

SUN

Artist's impression

MONDAYS HERE SET THE TONE FOR THE WEEK WITHOUT AN END.

Wake up to an active lifestyle, crafted just for you. At Joyville Sensorium, you don't have to wait for the weekend as every day is packed with fun, laughter and adventure. Located in Pune's prime IT hub Hinjawadi, this grand residence offers spacious 2 & 3 BHK abodes to live luxuriously. The thoughtful features and world-class amenities ensure you and your family make the most of every single day. Come celebrate life and make every day a weekend.

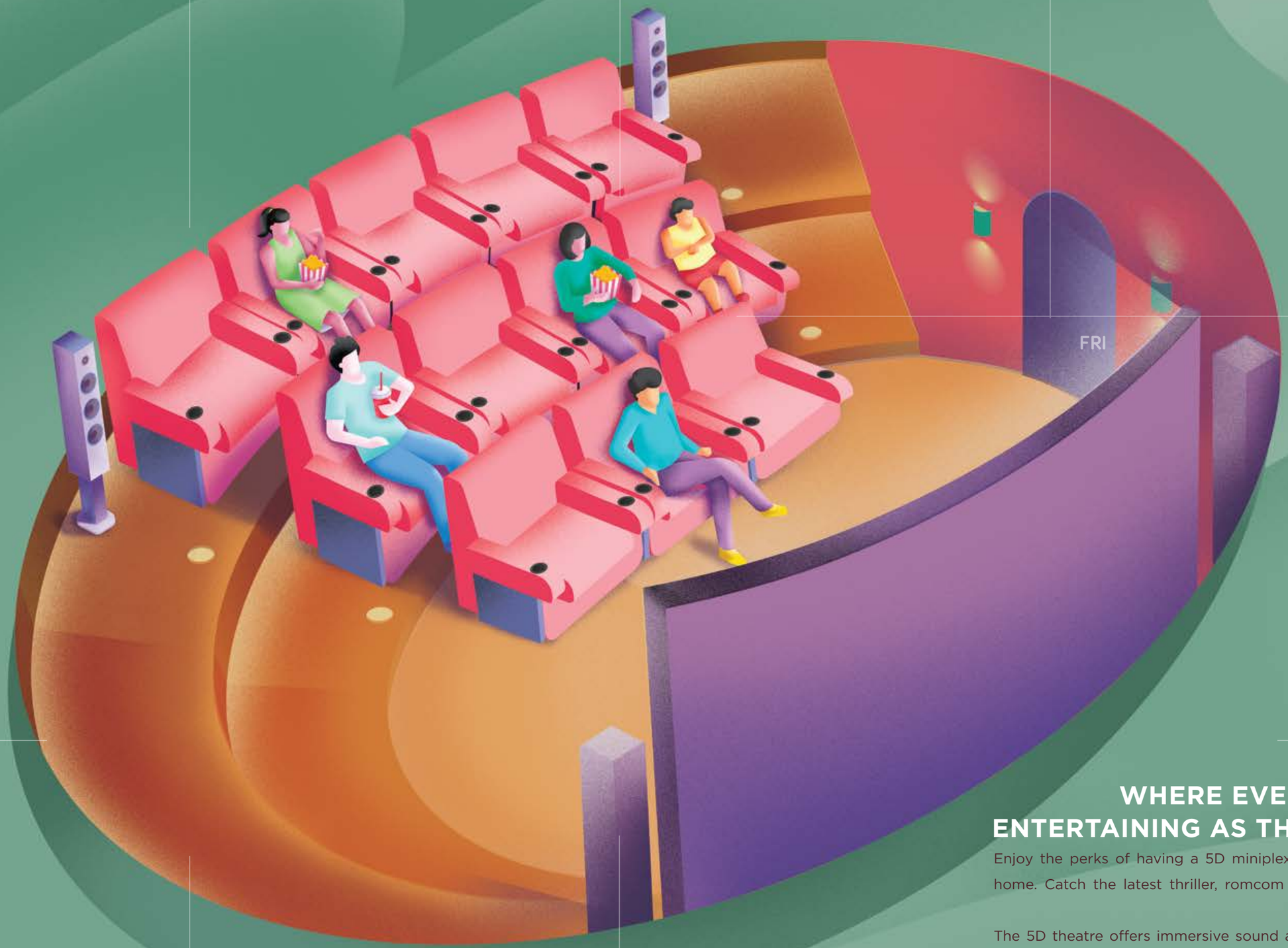
SAT

SUN

Artist's impression

5D MINIPLEX

TUE



FRI

WHERE EVERY DAY IS AS ENTERTAINING AS THE WEEKEND.

Enjoy the perks of having a 5D miniplex right next door to your home. Catch the latest thriller, romcom or action movie without waiting for the weekend.

The 5D theatre offers immersive sound and multi-sensory special effects. Come enjoy a dynamic cinematic experience, unlike any other. So, what are you waiting for? Grab your popcorn bucket and be seated as the picture is about to start.

SAT

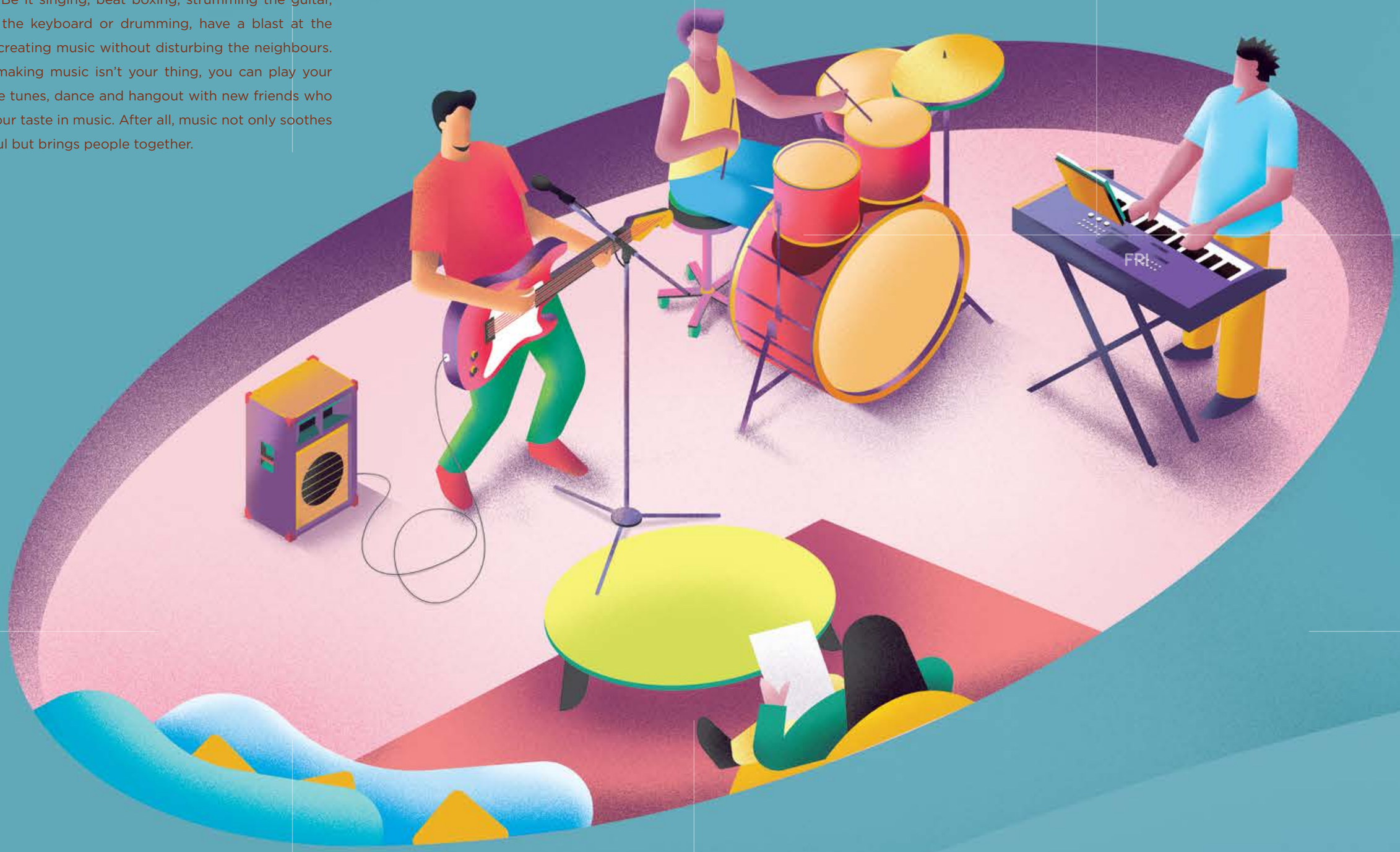
SUN

Artist's impression

SOUND LOUNGE

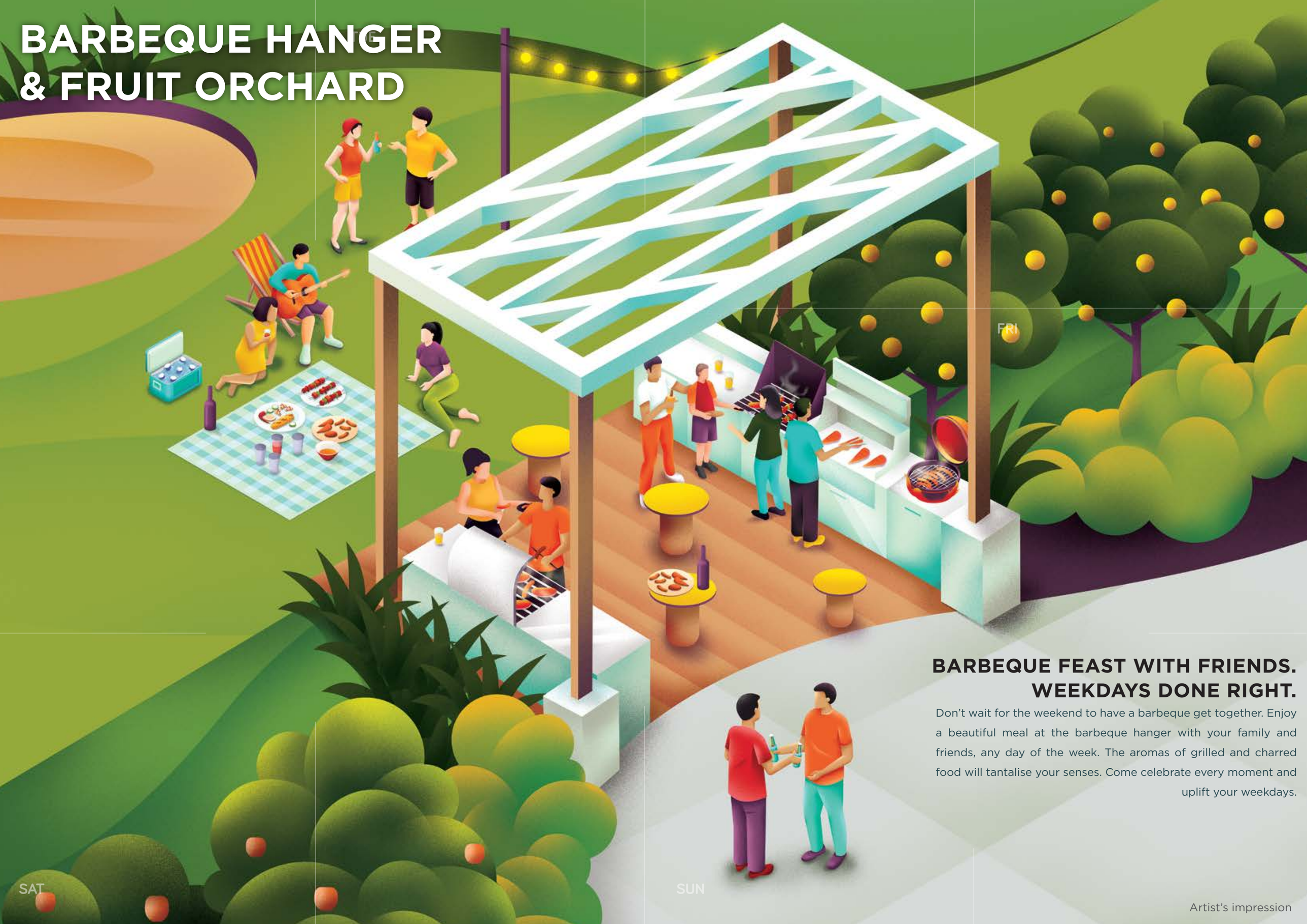
WHERE THE WEEKDAY LIFE BEGINS ON A MUSICAL NOTE.

It's time to focus and nurture your musical talent each day. Get ready to jam or simply start a band at the sound lounge. Be it singing, beat boxing, strumming the guitar, playing the keyboard or drumming, have a blast at the lounge creating music without disturbing the neighbours. And if making music isn't your thing, you can play your favourite tunes, dance and hangout with new friends who share your taste in music. After all, music not only soothes your soul but brings people together.



Artist's impression

BARBEQUE HANGER & FRUIT ORCHARD



BARBEQUE FEAST WITH FRIENDS. WEEKDAYS DONE RIGHT.

Don't wait for the weekend to have a barbeque get together. Enjoy a beautiful meal at the barbeque hanger with your family and friends, any day of the week. The aromas of grilled and charred food will tantalise your senses. Come celebrate every moment and uplift your weekdays.

Artist's impression

INTERACTIVE SQUASH COURT & INDOOR GAMES

GAME. SET. MATCH. ON WEEKDAYS TOO.

Squash is a game that you need to play, as it enhances your overall fitness and keeps you in good shape.

This energetic game is best way to unwind as well as have heaps of fun. So, why wait for the weekend?

Just grab your racquet and have a ball after work at the interactive squash court. The best battles take place on the court. Come make new friends and bond over a friendly game of squash.

Artist's impression

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PROJECT HIGHLIGHTS

Only 9 towers
on 10.5 acres

2.8 acres
of multi-level
sunken garden

More than 75%
open spaces

1.8 km
walking boulevard

Vehicle-free
podium

Electric vehicle
charging station

River front clubhouse
with Infinity edge pool

Artist's impression

LOCATION MAP

WHERE EVERYTHING IS WITHIN AND ALSO CLOSE TO EVERYTHING.

Situated in the well-connected neighbourhood of Hinjawadi, Joyville Sensorium is close to modern day conveniences.
This luxurious address offers easy accessibility to roadways, the railway station and airport too. The proposed Metro Line, Ring Road and Mahalunge - Hinjawadi Bridge, make it an ideal location.
With excellent proximity to schools, colleges, hospitals, shopping plazas and commercial centres, living here ensures your commute is short, so you'll have more time to enjoy life every day.

Source: Internet. *Upcoming developments are indicative and to be developed by appropriate authorities. Map not to scale, for indicative purpose only, subject to infrastructure facilities as may be provided by the appropriate authorities.
The Map depicts only select landmarks and does not depict all the surroundings of the project.

Artist's impression

Healthcare and Education

Existing Healthcare Institutions	Approx. Distance (KMS)
• City Care Hospital	3.8
• Sanjeevani Hospital	3.9
• Sai Hospital	4.5
• Hinjawadi Hospital	4.3
• Gurukrupa Hospital	5.3
• Ruby Hall Clinic	3.9
• Lifepoint Multi-speciality Hospital	6.4

Education Institutions	Approx. Distance (KMS)
• Mahindra International School	3.2
• Blue Ridge Public School	3.9
• Symbiosis Institute of InternationalBusiness	2.9
• International Institute of Information Technology	3.2
• Alard Public School	5.8
• Pawar Public School	5.5
• Symbiosis Centre for Management and Human Resource Development	3.1

Home to esteemed educational institutions and leading IT companies

IT Parks and SEZ

Key Commercial Developments (IT/ITeS & SEZ) – A Grade	Approx. Distance (KMS)
• Panchashil Tech Park	4.8
• Blueridge SEZ	3.4
• Embassy Techzone	4.8
• The Quadron	4.3
• International Tech Park	5.9
• TCS Sahyadri Park	4.9
• Pesh Infotech SEZ	4.4
• Radius IT Park	3.2
• Ish Infotech	2.8

Bustling with multiple food, entertainment and lifestyle avenues

Retail and Hospitality

Key Retail Developments	Approx. Distance (KMS)
• Reliance Digital	4.7
• D Mart	4.4
• Xion	4.4
• Grand High Street Mall	4.2
• Baskin Robbins	7.1
• McDonalds	4.1
• Domino's	3.2

Hotels	Approx. Distance (KMS)
• Hyatt Place	3.2
• Courtyard by Marriot	4.7
• Radisson Blu	3.4

Well connected to popular destinations and significant hotspots

Connectivity

Major Transport Nodes	Approx. Distance (KMS)
• Lohegaon Airport	25.3
• Pune Railway Station	21.4

Road Connectivity	Approx. Distance (KMS)
• Mumbai-Pune Highway	7.5

Business Districts	Approx. Distance (KMS)
• Koregaon Park	23.9
• Camp	23.5
• Shivaji Nagar	18.3
• Aundh	13.8
• Viman Nagar	26.3
• NIBM	27.5

Major Junctions	Approx. Distance (KMS)
• Bhumkar Chowk	6.6
• Wakad Junction	7.2
• Hinjawadi Shivaji Chowk	4.1
• Infosys Circle	3.2
• Wipro Circle	5.4

Distances mentioned above are as per Google Maps.

Artist's impression

Disclaimer: Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed/available when all the phases are developed. The location and the provision of the amenities are at the proposal stag and are subject to approval from the authorities. The promoter shall under take development of the layout in a phased manner. *Only speaker system will be provided in the lounge. *These facilities are available for residents and usage of the same will be chargeable on actual basis.

A MASTERPLAN TO MAKE EVERY DAY A WEEKEND.

Ground Level

1. Futsal Court
2. Periphery Walk with Tree Avenues
3. Jogging/Cycling Track
4. Multi-utility Game Arena
5. Fruit Orchards / Fruit Avenue
6. Netted Cricket Pitch

Podium Level

7. Cantilever Pavilions
8. Tree House
9. Toddlers' Play Area
10. Mound Kids Play
11. Senior Citizens' Plaza
12. Pavilion
13. Swimming pool area / deck
    a. Infinity Edge Lap Pool
    b. Kids' Pool

Multi-level Sunken Garden

14. Musical Play Court
15. Meditation Cove
16. Herbs Garden
17. Skating Rink
18. Open Air Gym
19. Floral Tunnel
20. Rhythm Walk
21. Aromatic Garden
22. Reflexology Path
23. BBQ Hangar
24. Swing Garden
25. Amphitheatre
26. Central Lawn
27. Kids' Play Courts
28. Outdoor Chess
29. Clubhouse courtyard

Clubhouse Amenities

- Gymnasium with Steam Room
- Multipurpose Hall
- Indoor Games with Table Tennis & Pool Table
- 5D - Miniplex
- Sound Lounge/Jam Room+
- Digital Gaming Zone
- Interactive Squash Court
- Herbal Café*
- Crèche*

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A HOME FOR YOU
A JOURNEY FOR YOUR SENSES

The eyes weren't made to stay glued to screens. Help them rediscover their twinkle with breathtaking sights, wherever you look.

The nose demands an adventure of its own. Let it mingle with mesmerising fragrances that have been curated just for it.

Multi-level Sunken Garden

Herbs Garden

Swing Garden

Floral Tunnels

Outdoor snakes & ladder

Aromatic Garden

A HOME FOR YOU
A JOURNEY FOR YOUR SENSES

The world is filled with exotic and delightful tastes, unique in their own way. Help your tongue explore it all, one plate at a time.

Fruit Orchards

Herbal Cafe

Barbeque Hangar

The mind is always looking for its own secluded corner, help it find many. Take it on a journey that promises one blissful experience after another.

Meditation Cove

Tree House

Infinity Edge Pool

A HOME FOR YOU
A JOURNEY FOR YOUR SENSES

Give your ears the playground they deserve. Let them march to their own beat, running care-free from one melody to another.

Not every journey is about exploration. Some are all about relaxation and rejuvenation. Introduce your tired hands, feet and body to a world of calm.

Sound Lounge

Reflexology Path

Musical Play Court

Interactive Squash Court

5D Miniplex

HOME SPECIFICATIONS

PAINTING

- Interior walls & ceiling finished with OBD paint
- Exterior walls finished with textured/weather shield paint

FLOORING [specifications are for Tower I (Iris) only]

- Vitrified tiles of size 800 mm x 1600 mm for living, dining, kitchen & bedrooms
- Rough textured and coarse ceramic tiles of size 600 mm x 600 mm in all bathrooms
- Wooden resembling ceramic tiles in terraces
- Rough textured ceramic tiles in utility area

DOORS

- Main door, bedroom doors – pre-engineered / wooden flush door with laminates on both sides
- Toilet door – Granite frame with Pre-engineered / wooden flush door
- Mortise lock with levers for all bedroom doors
- Branded tribolt lock for main door

WINDOWS

- Anodized aluminium sliding windows made with Jindal sections or equivalent.

ELECTRICALS

- Electrical points - Modular switches and sockets.
- Provision for inverter in passage area

RAILING

- MS Railing with synthetic enamel paint finish

KITCHEN

- Kitchen counter: Black Granite platform with stainless steel sink with drain board from Nirali/Futura or equivalent
- Wall: Dado tiles up to 600 mm above counter top
- Adequate electrical points provided for kitchen appliances
- Provision for exhaust fans
- Provision for water purifier

BATHROOMS

- Counter top with under counter basin in master toilet
- Branded sanitary fittings from Kohler/Jaquar or equivalent
- Branded CP fittings from Kohler/Jaquar or equivalent
- Provision for exhaust fan
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Concealed dual flush systems in bathrooms
- Solar water connection in master bedroom

BEDROOMS

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

24X7 DG BACKUP IN COMMON AREAS

CCTV AT ENTRANCE GATE AND BUILDING ENTRANCE LOBBY

AN EDGE REGISTERED PRODUCT

- EDGE is part of a holistic strategy to steer construction in rapidly urbanizing economies onto a more low-carbon path, a green building standard and a certification system for over 140 countries
- EDGE registration ensures energy efficient homes, hence bringing down your utility bills

Smart Home Amenities

- Voice Controlled Homes*
- Smart Home Automation with Wi-Fi^
- IP Series Video Door Phone$
- Motion Sensors**
- Panic Alarm Button^^
- Gas Leak Detector

Stock image, for representation purpose only.

Disclaimer: This printed material does not constitute an offer and/or contract of any type. Any prospective sale shall be governed by the terms, and agreement for sale to be entered into between the parties. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial advisors, thoroughly verify all details/documents pertaining to the project. 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. ^Smart home automation consists of voice-controlled device, a Wi-Fi router for high-speed internet, IP Series video door phone, motion sensors, panic alarm button and a gas leak detector. $Video door-bell at the flat entrance will be provided without an indoor unit. Customers can connect their mobile phone/tablet, etc. as per their choice. *Voice controlled homes/Home automation consists of control of lights, fans and ACs in the living room and all bedrooms with a mobile phone.TV, Set Top Box, Speakers and ACs can be voice controlled in the living room alone with the help of voice-controlled device. Equipment enabling home automation will be provided by the developer namely Home automation circuit, IR blaster and voice-controlled device. Appliances/white goods should be purchased by the customer (e.g. TV, AC, Mobile Phone, Light, Fans, etc.) **Motion sensors will only be provided in toilets. Lighting needs to be done by the customers as per their requirement. ^Wi-Fi Router provision will be made for Home Automation, also provision of Jio/Airtel/Vodafone-Idea or equivalent service will be provided. Subscription/connection charges to the requisite internet service shall be borne by the customers. ^^Only 1 panic alarm button will be provided in the 2nd bedroom (Kids' bedroom) of every flat. All the above items will be provided only in Tower A, B, D, E, G & I. T&C apply.

AREA STATEMENT

Typology	RERA Carpet Area		Appurtenant Area	Total Area
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2BHK Luxury A (Odd / Even)	50.97 / 51.37	549 / 553	149 / 149	697 / 702
2BHK Royale A (Odd / Even)	58.63 /59.18	631 / 637	154 / 155	785 / 792
2BHK Luxury B (Odd / Even)	52.1 / 52.5	561.2 / 565.2	150.1 / 150.6	711.4 / 715.8
2BHK Royale B (Odd / Even)	55.6 / 56.1	598.9 / 603.8	184.2 / 185.7	783 / 789.4
3BHK Suite (Odd / Even)	73.1 / 73.6	787.1 / 791.7	185.4 / 187.3	973 / 978.9

UNIT PLAN

2 BHK - LUXURY - A (EVEN)

(2nd, 4th, 6th, 10th, 12th, 16th, 20th FLOOR)

S.No.	NAMES	DIMENSIONS SQ. FT.	AREA SQ. MT.
1.	ENT. LOBBY	4'11" X 5'0"	1.49 X 1.53
2.	LIVING/DINING	16'1" X 11'0"	4.91 X 3.35
3.	TERRACE	7'7" X 6'0"	2.31 X 1.83
4.	M. BEDROOM	10'0" X 11'11"	3.05 X 3.62
5.	M.TOILET	7'6" X 4'6"	2.28 X 1.37
6.	BEDROOM	10'1" X 9'11"	3.07 X 3.01
7.	TOILET	4'6" X 6'0"	1.37 X 1.83
8.	KITCHEN	8'6" X 7'3"	2.59 X 2.21
9.	DRY BAL	3'6" X 6'2"	1.07 X 1.88
10.	PASSAGE	4'6" X 4'7"	1.37 X 1.40

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2 BHK-LUXURY A	51.3	553	149	702

*Sum of Encl. balcony area, area of terrace and area of open balcony

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of 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. Products, features, furniture, light fittings, wall panelling, fixtures on walls, tiles etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer.

UNIT PLAN

2 BHK - ROYALE - A (EVEN)

(2nd, 4th, 6th, 10th, 12th, 16th, 20th FLOOR)

S.No.	NAMES	DIMENSIONS SQ. FT.	AREA SQ. MT.
1.	ENT. LOBBY	5'2" X 4'10"	1.58 X 1.47
2.	LIVING/DINING	19'0" X 11'6"	5.79 X 3.50
3.	TERRACE	7'8" X 9'0"	2.34 X 2.74
4.	M. BEDROOM	10'0" X 12'11"	3.05 X 3.93
5.	M.TOILET	4'6" X 8'0"	1.37 X 2.44
6.	BEDROOM	10'1" X 11'5"	3.06 X 3.48
7.	TOILET	4'6" X 6'0"	1.37 X 1.83
8.	KITCHEN	9'1" X 7'3"	2.77 X 2.20
9.	DRY BAL	3'8" X 6'2"	1.13 X 1.88
10.	PASSAGE	4'5" X 5'4"	1.34 X 1.62

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2 BHK-ROYALE A	59.1	637	155	792

*Sum of Encl. balcony area, area of terrace and area of open balcony

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UNIT PLAN

2 BHK - LUXURY - B (ODD)
(3rd, 5th, 15th, 17th, 21st FLOOR)

S.No.	NAMES	DIMENSIONS SQ. FT.	AREA SQ. MT.
1.	ENT. LOBBY	4'11" X 4'8"	1.5 X 1.42
2.	LIVING/DINING	17'0" X 11'0"	5.18 X 3.35
3.	TERRACE	8'0" X 6'0"	2.43 X 1.84
4.	M. BEDROOM	10'0" X 12'0"	3.05 X 3.66
5.	M. TOILET	7'6" X 4'6"	2.28 X 1.37
6.	BEDROOM	10'0" X 10'0"	3.05 X 3.05
7.	TOILET	4'6" X 6'0"	1.37 X 1.83
8.	KITCHEN	7'8" X 8'5"	2.34 X 2.58
9.	DRY BAL	3'1" X 7'4"	0.95 X 2.24
10.	PASSAGE	4'6" X 4'7"	1.37 X 1.4

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2 BHK- LUXURY B	52.1	561.2	150.1	711.4

*Sum of Encl. balcony area, area of terrace and area of open balcony
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UNIT PLAN

2 BHK - ROYALE - B (ODD)
(3rd, 5th, 15th, 17th, 21st FLOOR)

S.No.	NAMES	DIMENSIONS SQ. FT.	AREA SQ. MT.
1.	ENT. LOBBY	5'0" X 4'8"	1.5 X 1.42
2.	LIVING/DINING	19'0" X 11'6"	5.79 X 3.5
3.	TERRACE	7'8" X 9'0"	2.34 X 2.75
4.	M. BEDROOM	10'0" X 13'0"	3.05 X 3.96
5.	M. TOILET	8'0" X 4'6"	2.44 X 1.37
6.	BEDROOM	10'0" X 11'6"	3.05 X 3.50
7.	TOILET	4'6" X 6'0"	1.37 X 1.83
8.	KITCHEN	9'0" X 7'3"	2.75 X 2.21
9.	DRY BAL	3'8" X 6'6"	1.11 X 1.96
10.	PASSAGE	4'5" X 5'4"	1.35 X 1.63

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2 BHK- ROYALE B	55.6	598.9	184.2	783

*Sum of Encl. balcony area, area of terrace and area of open balcony
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UNIT PLAN

3 BHK - SUITE (ODD)

(3rd, 5th, 15th, 17th, 21st FLOOR)

S.No.	NAMES	DIMENSIONS SQ. FT.	AREA SQ. MT.
1.	ENT. LOBBY	5'0" X 4'8"	1.52 X 1.42
2.	LIVING/DINING	20'6" X 11'6"	6.25 X 3.50
3.	TERRACE	7'8" X 9'0"	2.34 X 2.75
4.	M. BEDROOM	10'0" X 13'0"	3.05 X 3.96
5.	M. TOILET	4'6" X 8'0"	1.37 X 2.44
6.	BEDROOM 1	11'7" X 10'0"	3.54 X 3.05
7.	TOILET 1	4'6" X 7'6"	1.37 X 2.28
8.	BEDROOM 2	10'0" X 11'0"	3.05 X 3.35
9.	TOILET	4'6" X 6'0"	1.37 X 1.83
10.	KITCHEN	10'3" X 7'3"	3.13 X 2.21
11.	DRY BAL	4'0" X 6'0"	1.24 X 1.83
12.	PASSAGE	4'5" X 7'1"	1.35 X 2.15

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
3 BHK- SUITE	73.13	787.1	185.4	973

*Sum of Encl. balcony area, area of terrace and area of open balcony
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UNIT PLAN

3 BHK - SUITE (EVEN)

(2nd, 4th, 6th, 10th, 12th, 16th, 20th FLOOR)

S.No.	NAMES	DIMENSIONS SQ. FT.	AREA SQ. MT.
1.	ENT. LOBBY	5'0" X 4'8"	1.52 X 1.42
2.	LIVING/DINING	20'6" X 11'6"	6.25 X 3.50
3.	TERRACE	7'8" X 9'0"	2.34 X 2.75
4.	M. BEDROOM	10'0" X 13'0"	3.05 X 3.96
5.	M. TOILET	4'6" X 8'0"	1.37 X 2.44
6.	BEDROOM 1	11'7" X 10'0"	3.54 X 3.05
7.	TOILET 1	4'6" X 7'6"	1.37 X 2.28
8.	BEDROOM 2	10'0" X 11'0"	3.05 X 3.35
9.	TOILET	4'6" X 6'0"	1.37 X 1.83
10.	KITCHEN	10'3" X 7'3"	3.13 X 2.21
11.	DRY BAL	4'0" X 6'0"	1.24 X 1.83
12.	PASSAGE	4'5" X 7'1"	1.35 X 2.15

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
3 BHK- SUITE	73.6	791.7	187.3	978.9

*Sum of Encl. balcony area, area of terrace and area of open balcony
Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.
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A LEGACY BUILT FOR THE FUTURE

Making use of state-of-the-art technology, Shapoorji Pallonji has not only created engineering marvels and landmark destinations but has provided cutting-edge solutions for every project it has lent its name to. The group has maintained their leadership position in the industry for over 150 years and boasts of a clientele that's spread across 60 countries and 6 major businesses.

Shapoorji Pallonji
1865

2003 - SP Infocity, Pune

2006 - Barakhamba Undergroun Metro Station, New Delhi

2012 - MCA Stadium - Pune

AND THE LEGACY CONTINUES

1887 - Malabar Hill Reservoir, Mumbai

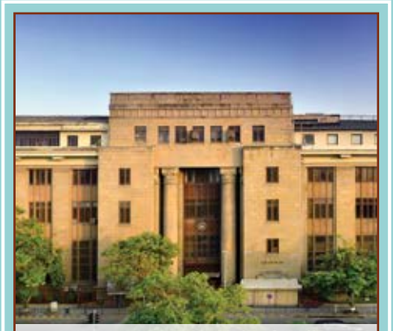
1975 - Palace of the Sultan of Oman

2009 - Seat of Government And Presidency, Ghana

2012 - Fairmont Bab Al Bahr, Abu Dhabi

2017 - Chenani - Nashri Tunnel, Jammu & Kashmir

1930 - Mumbai Central Station


1939 - Reserve Bank of India Building, Mumbai

2009 - Cybercity, Gurugram

2010 - The Imperial, Mumbai

2016 - Intel, Bengaluru

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