

Discover
#DupleXLife



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Joyville Shapoorji Housing Private Limited | CIN:U70109MH2007PTC166942 | www.joyvillehomes.com

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MahaRERA Number : Sky-Luxe Edition 1 & 2 - P52100048338 | For details visit: <https://mahareramahonline.gov.in>

Disclaimer : The upper left half brochure is to indicate both equipment, the location and the range of the furniture and facilities that may come up in the project as per the recent approved layout. A few of the common amenities and facilities will be provided along with the completion of the final phase of the project. The stock images and features shown and/or mentioned in all the brochures displayed herein are indicative and promotional and may differ from actuals. Products, fixtures, furniture, fittings, etc., shown here for representational only and are not intended to be sold to the customer. The colour shades, patterns on walls, floor colour of the lobby staircase finishes and handrails etc. shown in the images are for representational only and may vary upon actual construction. Applicable of land scope will depend on seasonal change and weather conditions. The representation of plant and trees/pond shown/mentioned in the brochures are how they fully grown in healthy conditions. The growing time of the plantation may vary depending up on the type and species. The project mentioned herein is a part of the proposed layout and development and the development will be carried out in a phased manner. The project may be subject to change and the developer shall be responsible for the same. Any prospect view should be governed by the terms and Agreements 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 the relevant documents pertaining to the project. The project is financed by and is regulated to Arka Finance Limited. ARND C from Arka Finance Limited with available details will be provided. To Enquire, visit <http://www.joyvillehomes.com>

Joyville[®]
by Shapoorji Pallonji[®]

For RERA Details





~
EXPERIENCE
LIFE AT
DIFFERENT
LEVELS
~

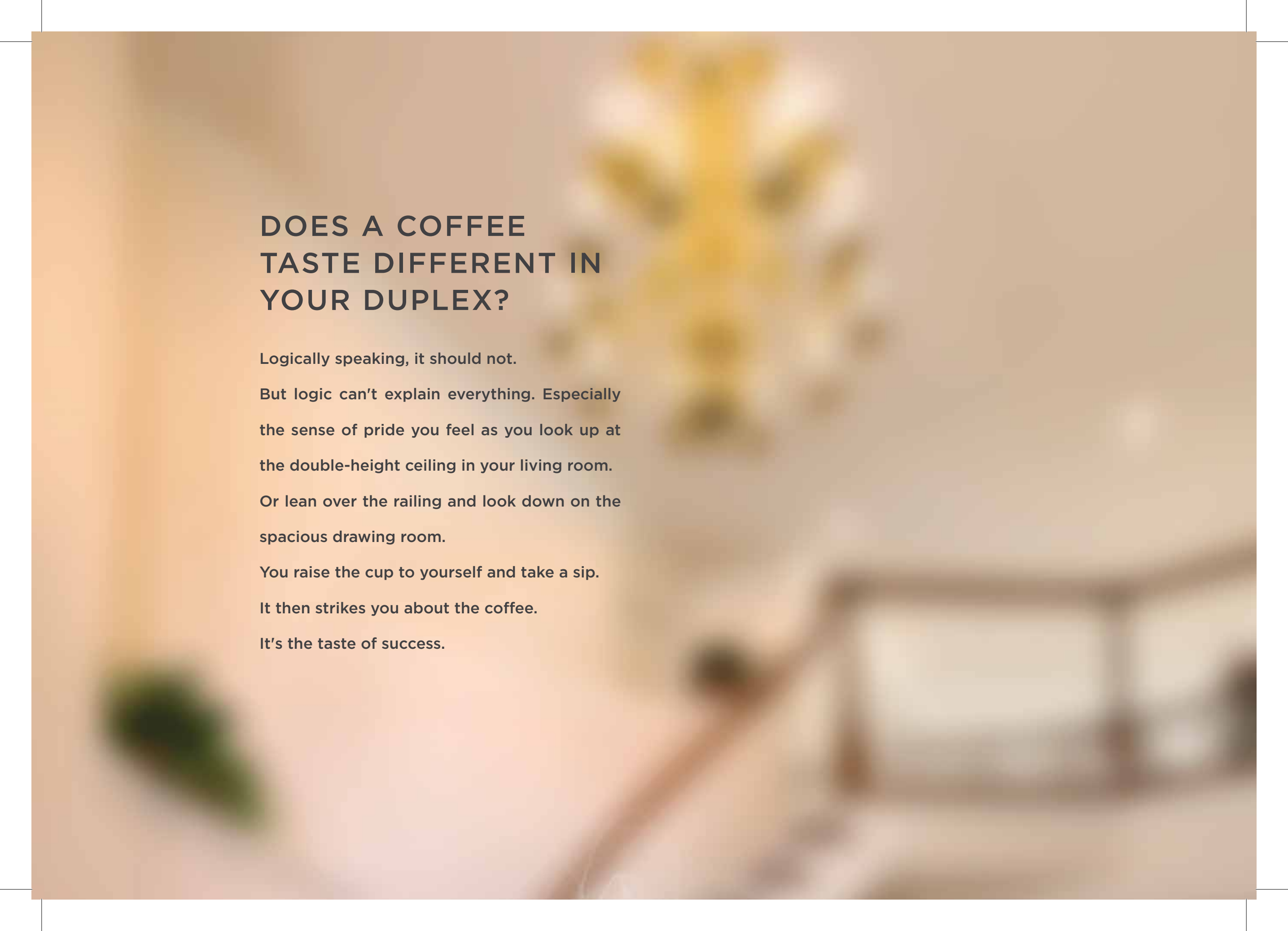


Presenting
#DuplexLife



STEP UP TO
**MULTI-LEVEL
LIVING**

Artist's impression



DOES A COFFEE TASTE DIFFERENT IN YOUR DUPLEX?

Logically speaking, it should not.

But logic can't explain everything. Especially
the sense of pride you feel as you look up at
the double-height ceiling in your living room.

Or lean over the railing and look down on the
spacious drawing room.

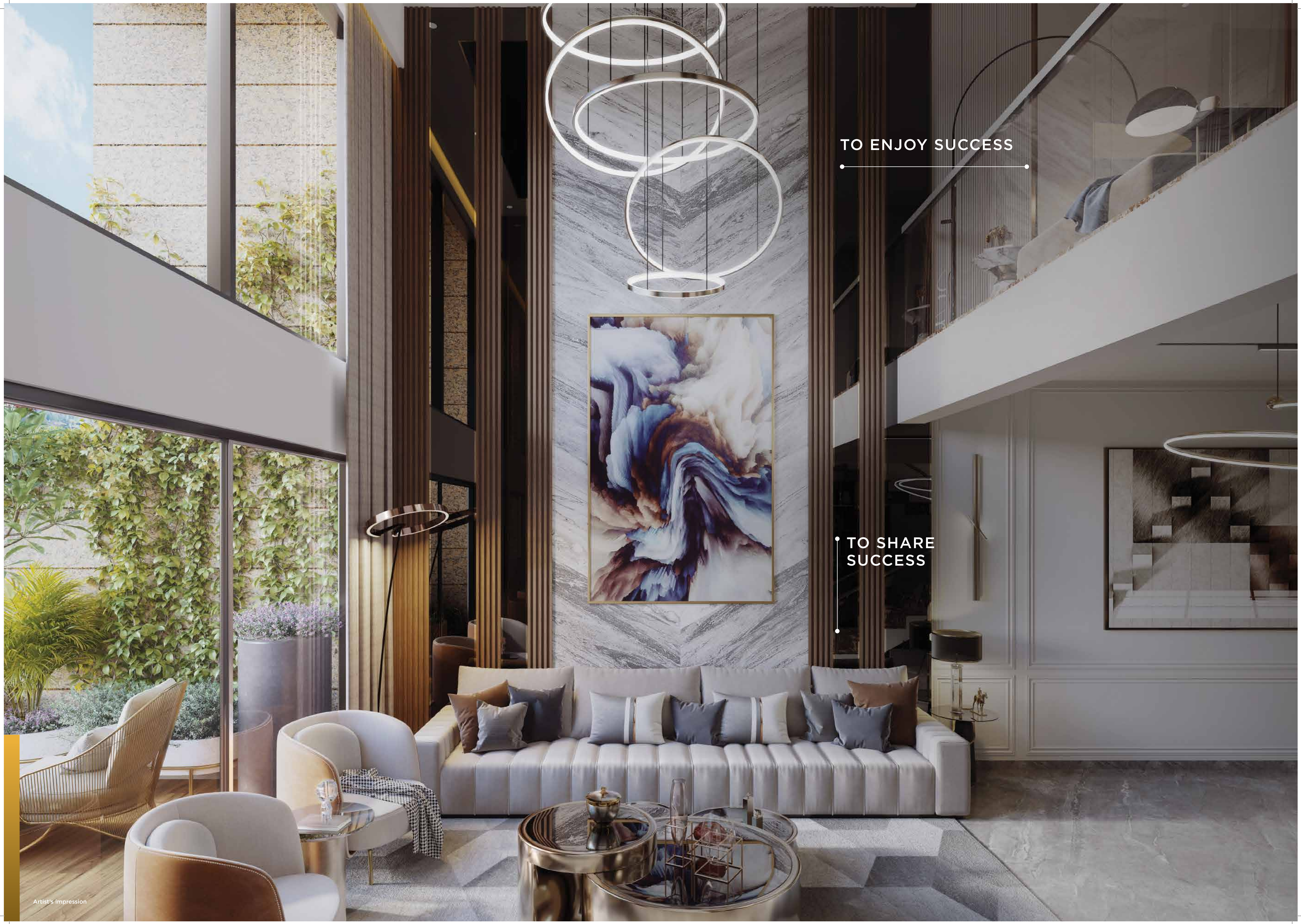
You raise the cup to yourself and take a sip.

It then strikes you about the coffee.

It's the taste of success.



Stock image



TO ENJOY SUCCESS

TO SHARE
SUCCESS

— LAUNCHING —

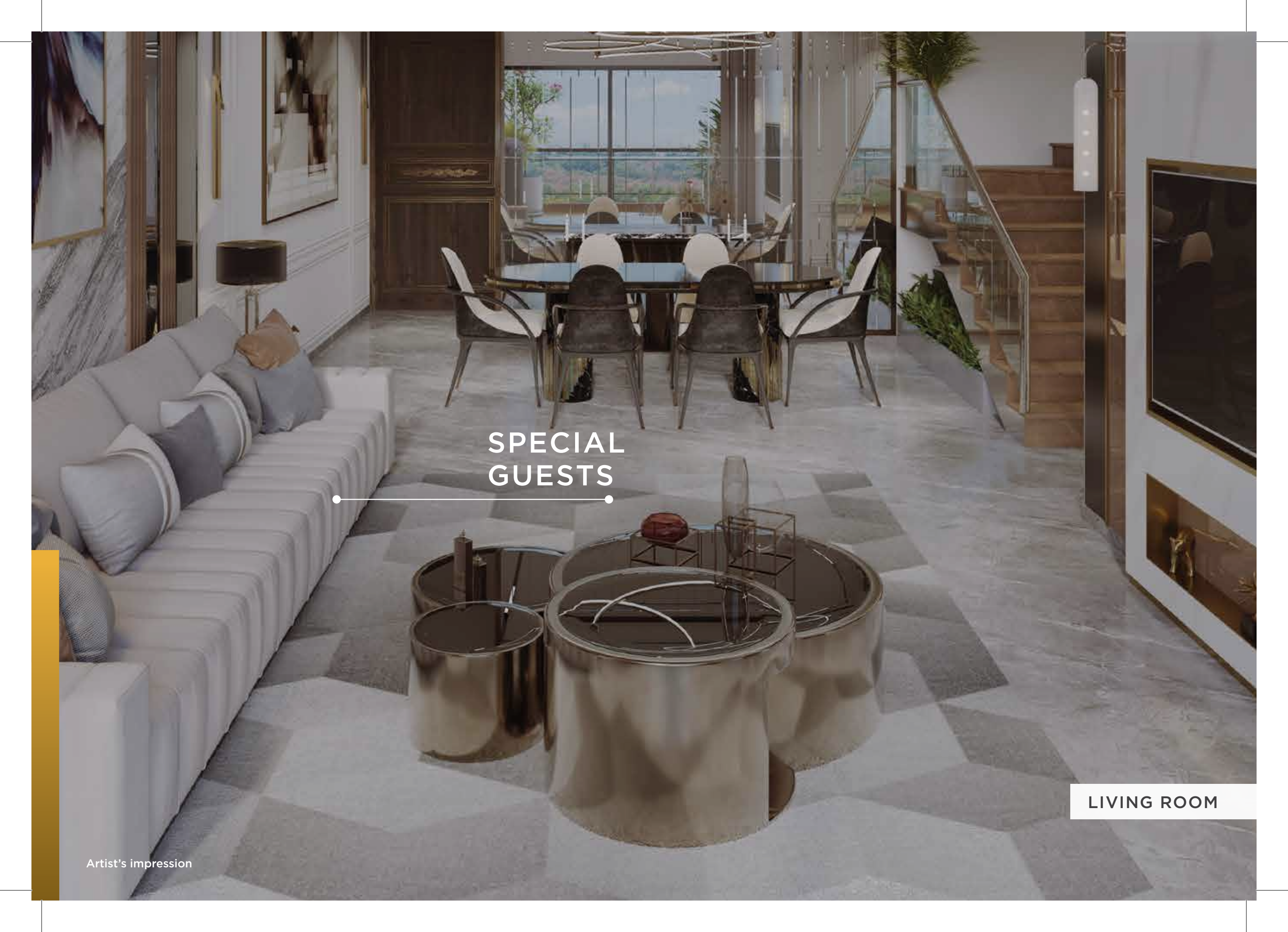
SKY-LUXE EDITION

DUPLEXES AND PENTHOUSES



Artist's impression

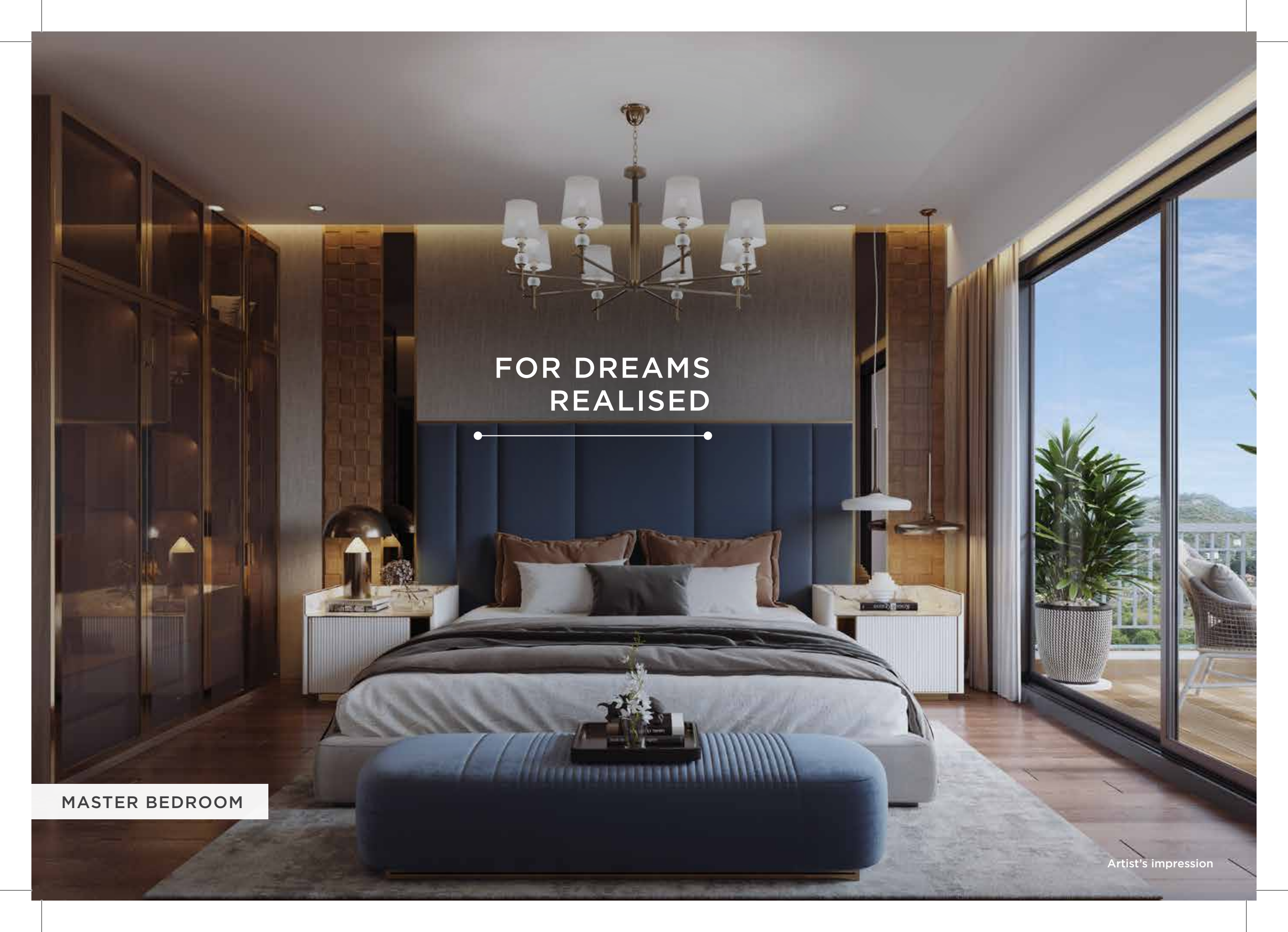
SPECIAL
MOMENTS



SPECIAL
GUESTS

LIVING ROOM

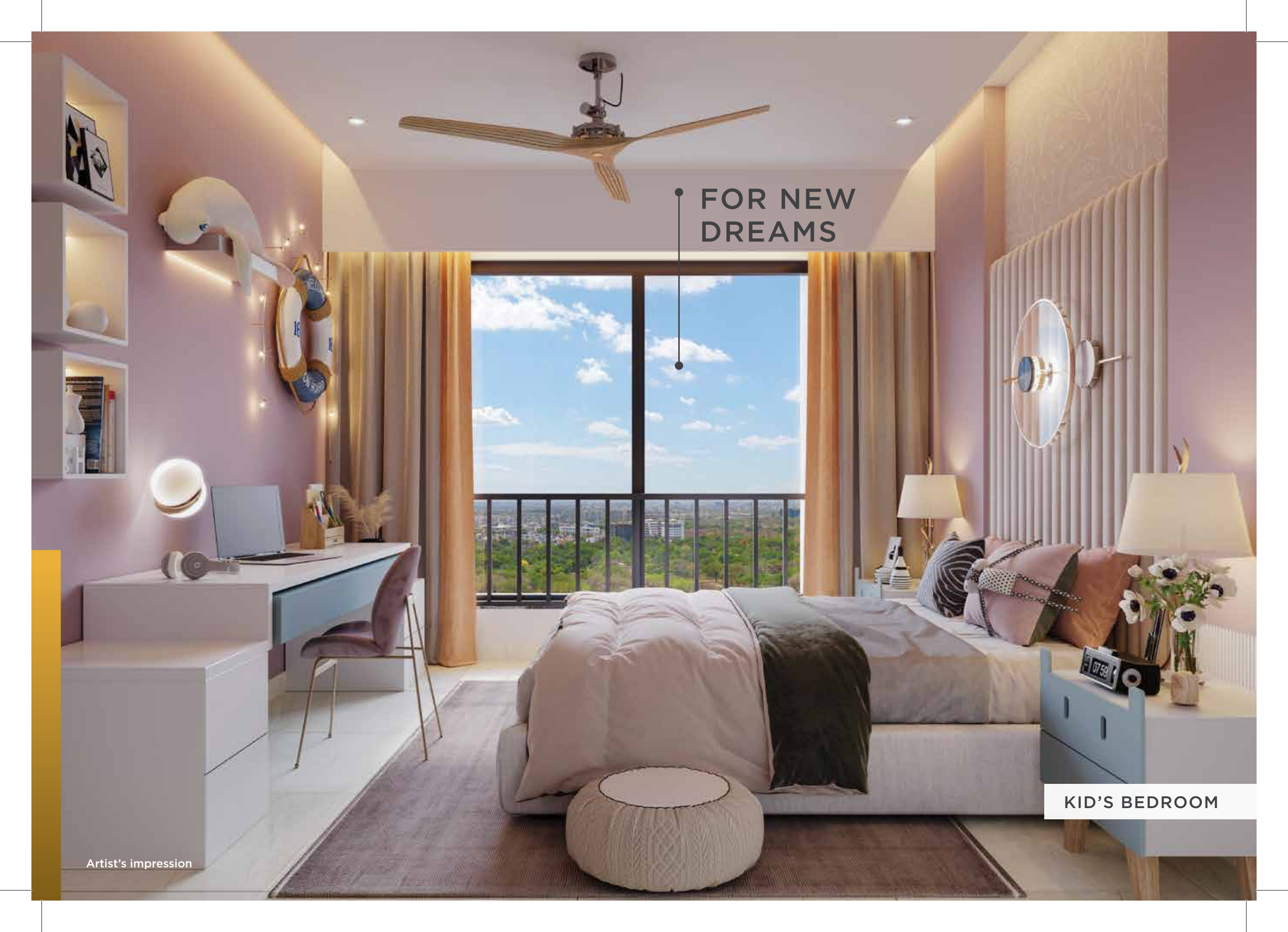
Artist's impression

A modern master bedroom interior. The room features a large bed with a dark blue headboard and a grey and white striped duvet. A large chandelier with multiple white shades hangs from the ceiling. To the left is a large glass-enclosed wardrobe. To the right is a large window with a view of a balcony and a potted plant. The text "FOR DREAMS REALISED" is centered over the bed.

FOR DREAMS
REALISED

MASTER BEDROOM

Artist's impression

A modern, bright kid's bedroom with a large window, a desk, and a bed. The room features a large window with orange curtains, a desk with a laptop and a chair, a bed with a white duvet and a dark blanket, and a nightstand with a lamp and a clock. The walls are light pink, and the ceiling has a wooden fan. The room is decorated with a lifebuoy, a mirror, and a vase of flowers.

FOR NEW
DREAMS

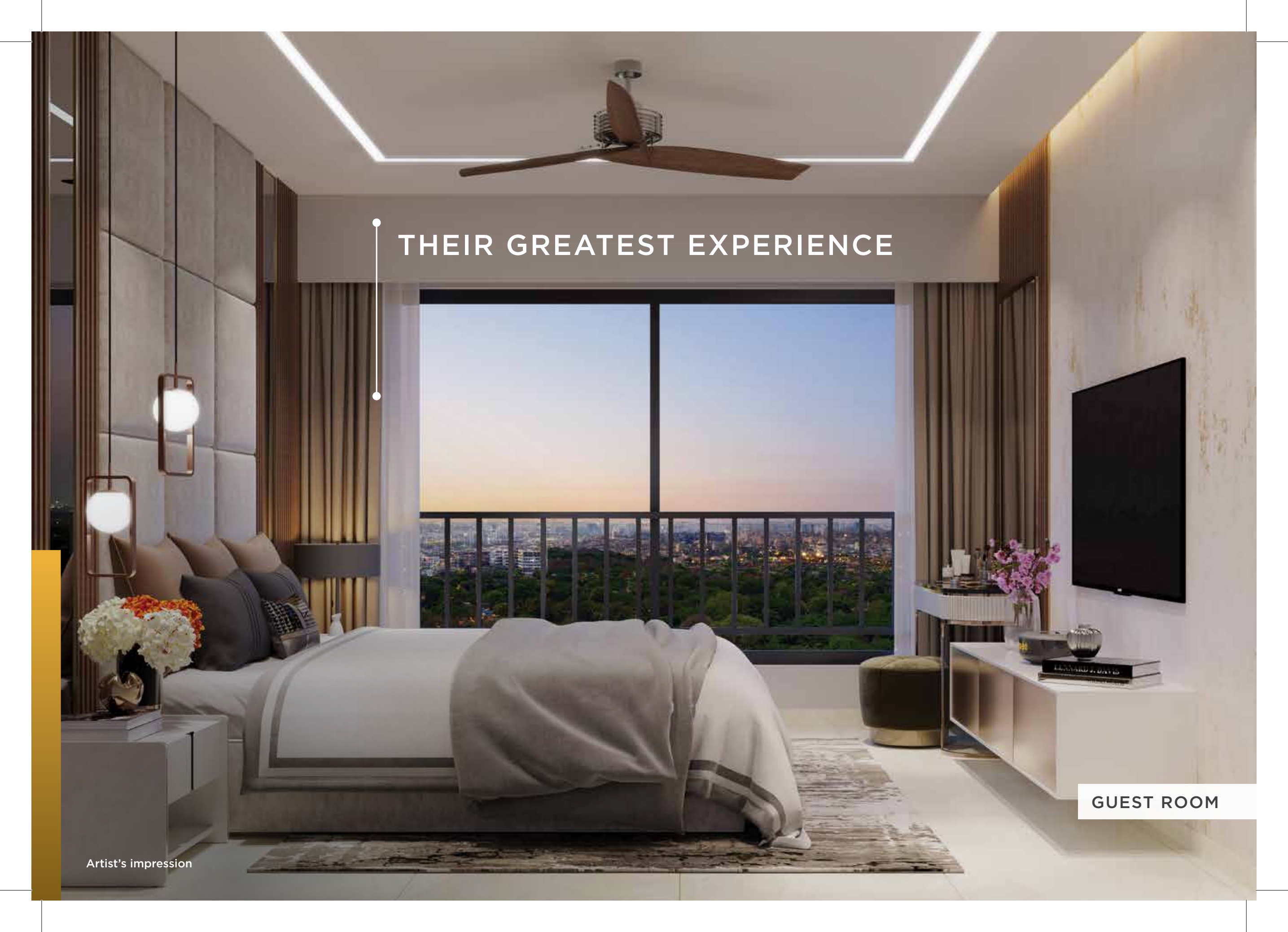
KID'S BEDROOM

Artist's impression

YOUR SWEETEST
MOMENTS

FAMILY ROOM

Artist's impression



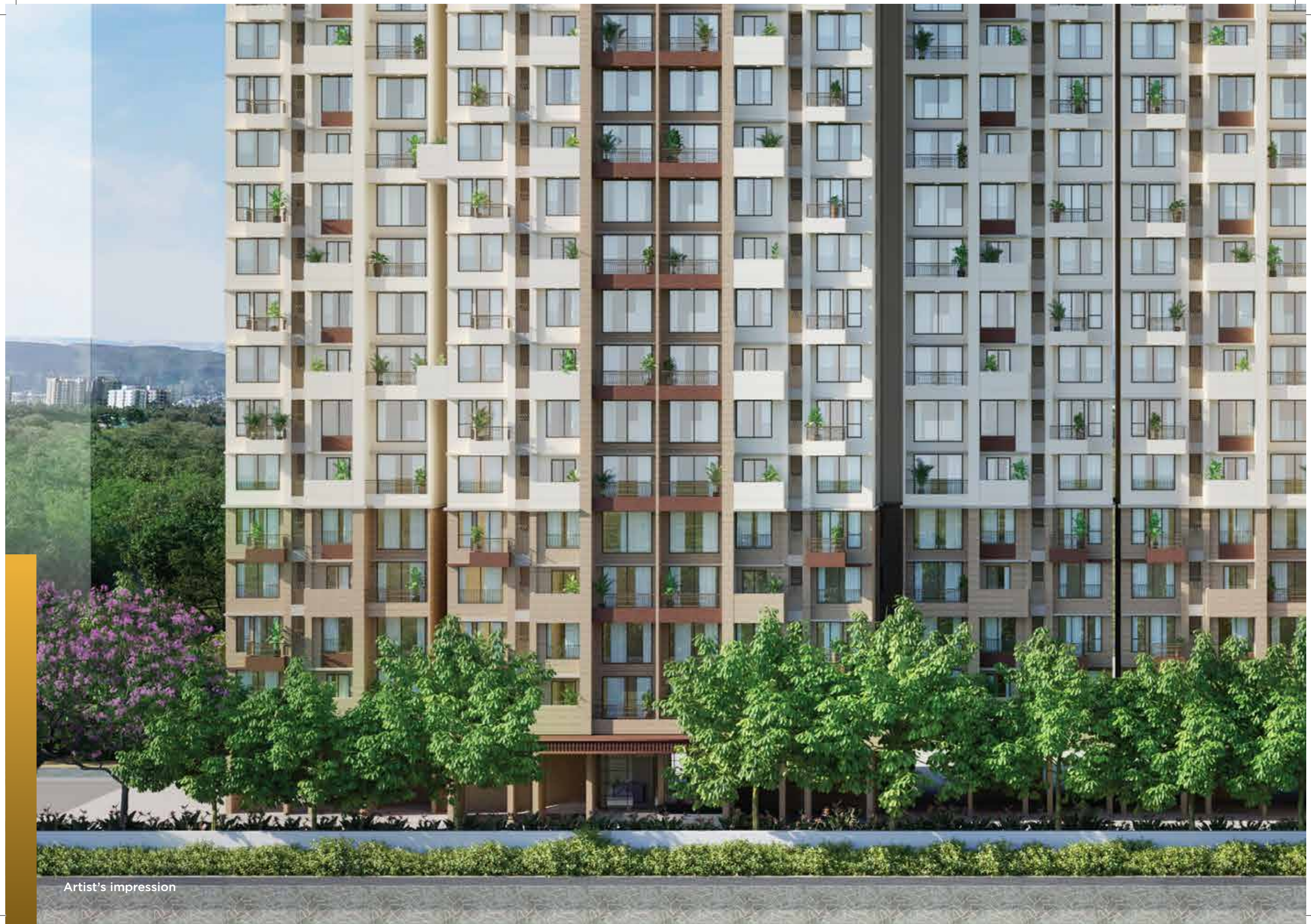
THEIR GREATEST EXPERIENCE

GUEST ROOM

Artist's impression

STEP OUT TO DISCOVER THE NEXT LEVEL





Artist's impression



A WORLD CREATED EXCLUSIVELY FOR YOU



~9-Acre Project
(36,593.65 sq. m.)



Launching
2 Duplex Towers



Exclusive Terrace &
Podium Amenities



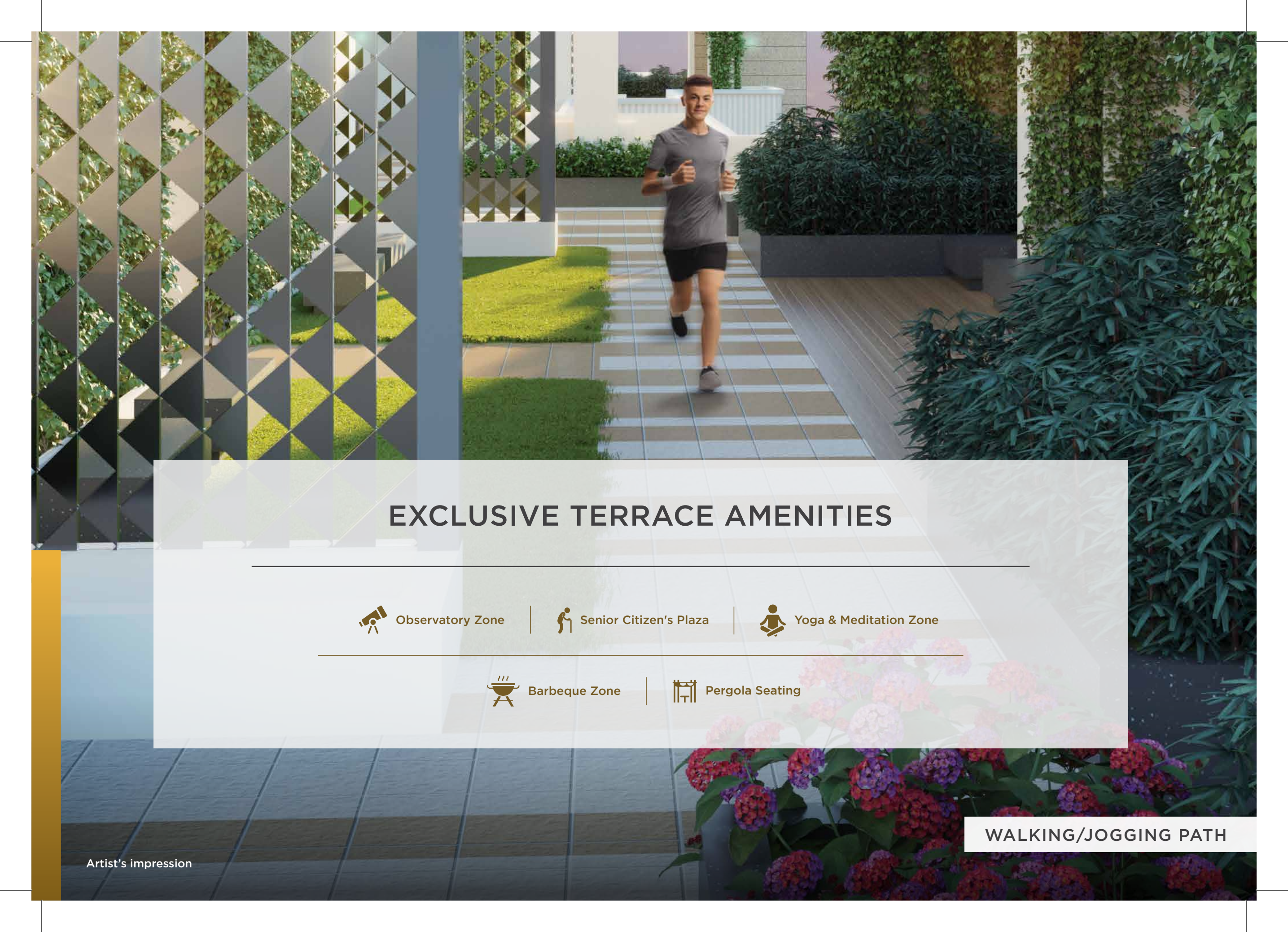
More than 75% of
Open Space within
the Project



Vehicular
Free Podium

The image is a composite architectural rendering. The top half features a clear blue sky with wispy white clouds. On the left, a white building with vertical slats is partially visible. On the right, a brown building with a textured facade is shown. Centered in the sky is the text 'FEEL ON TOP OF THE WORLD' in a bold, dark, sans-serif font. The bottom half of the image shows a dark grey horizontal beam. Below it, on the left, is a decorative fence made of grey panels with a diamond-shaped cutout pattern, revealing green foliage behind it. To the right of the fence, there are more green bushes and a portion of a building with a grey wall and a yellow door.

FEEL ON TOP OF THE WORLD



EXCLUSIVE TERRACE AMENITIES



Observatory Zone



Senior Citizen's Plaza



Yoga & Meditation Zone



Barbeque Zone



Pergola Seating

Artist's impression

WALKING/JOGGING PATH



OBSERVATORY ZONE

Artist's impression



BARBEQUE & PERGOLA SEATING

Artist's impression

EXCLUSIVE PODIUM AMENITIES



Whirlpool hot tub



Steam room



Gym



Café#



Kids play area



Spa*



Indoor gaming zone



Work from home area

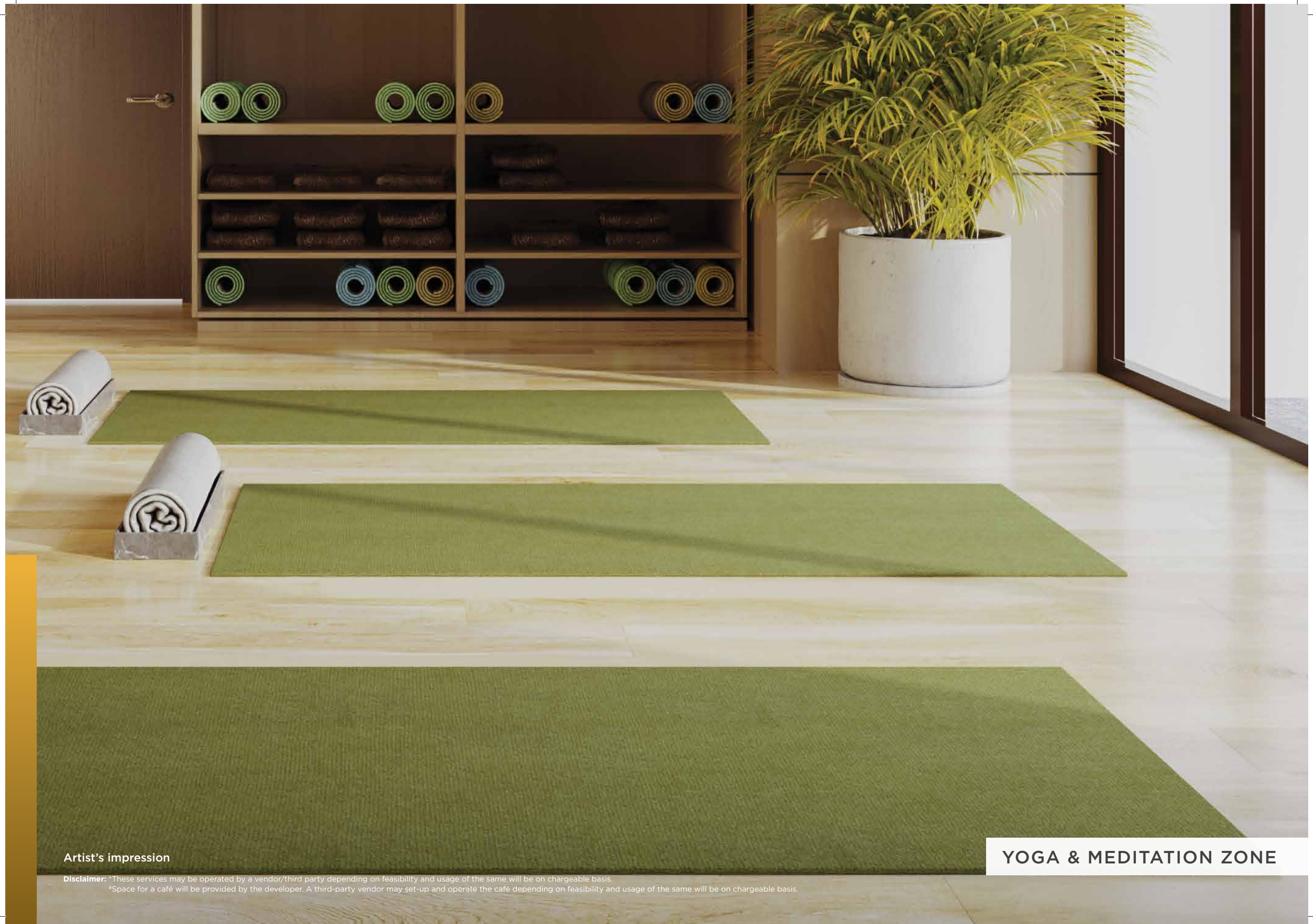


Screening room



Guest rooms*



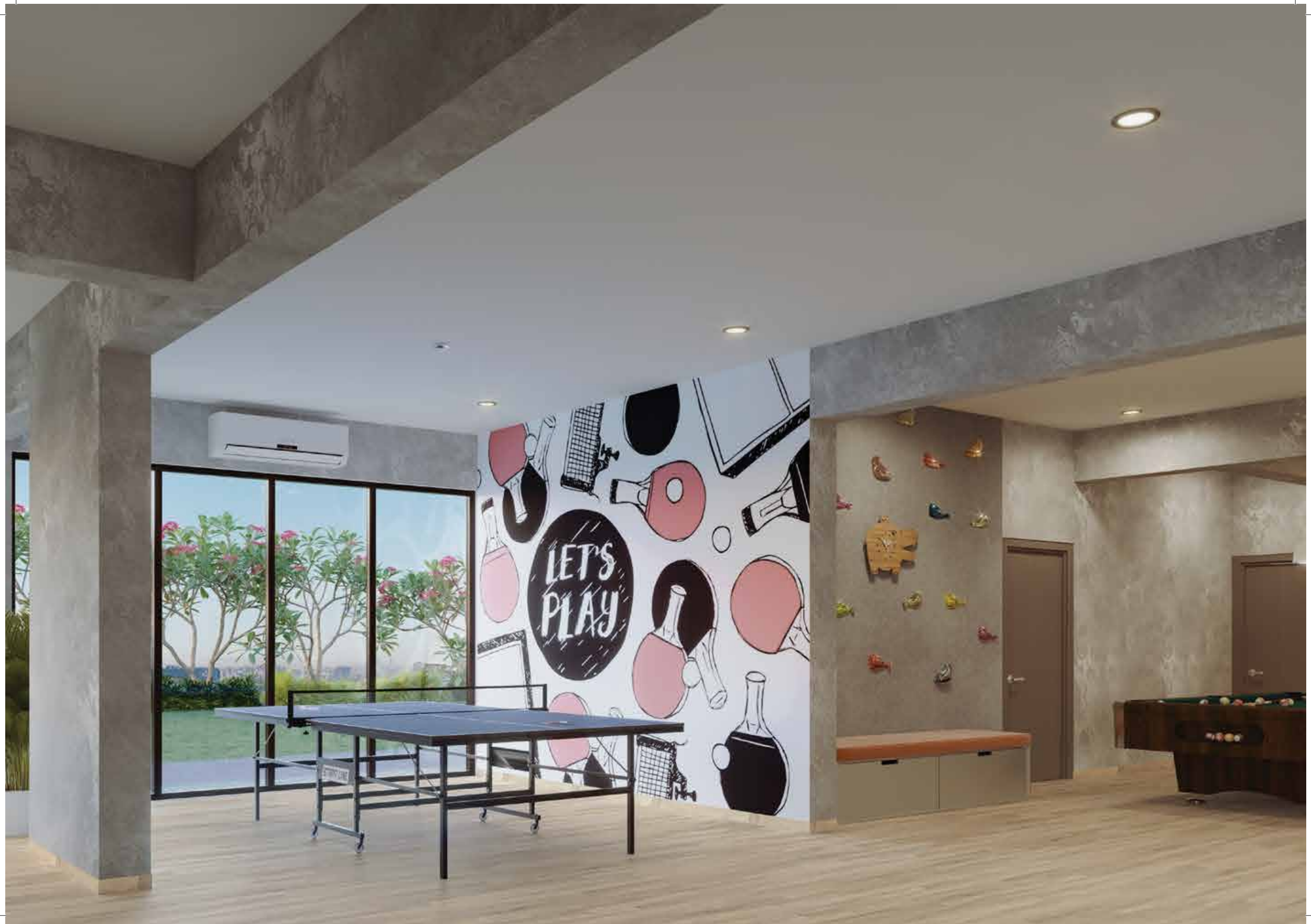


Artist's impression

YOGA & MEDITATION ZONE

Disclaimer: *These services may be operated by a vendor/third party depending on feasibility and usage of the same will be on chargeable basis.

*Space for a café will be provided by the developer. A third-party vendor may set-up and operate the café depending on feasibility and usage of the same will be on chargeable basis.



INDOOR GAMING ZONE

Artist's impression



Artist's impression

GYM



LAWN

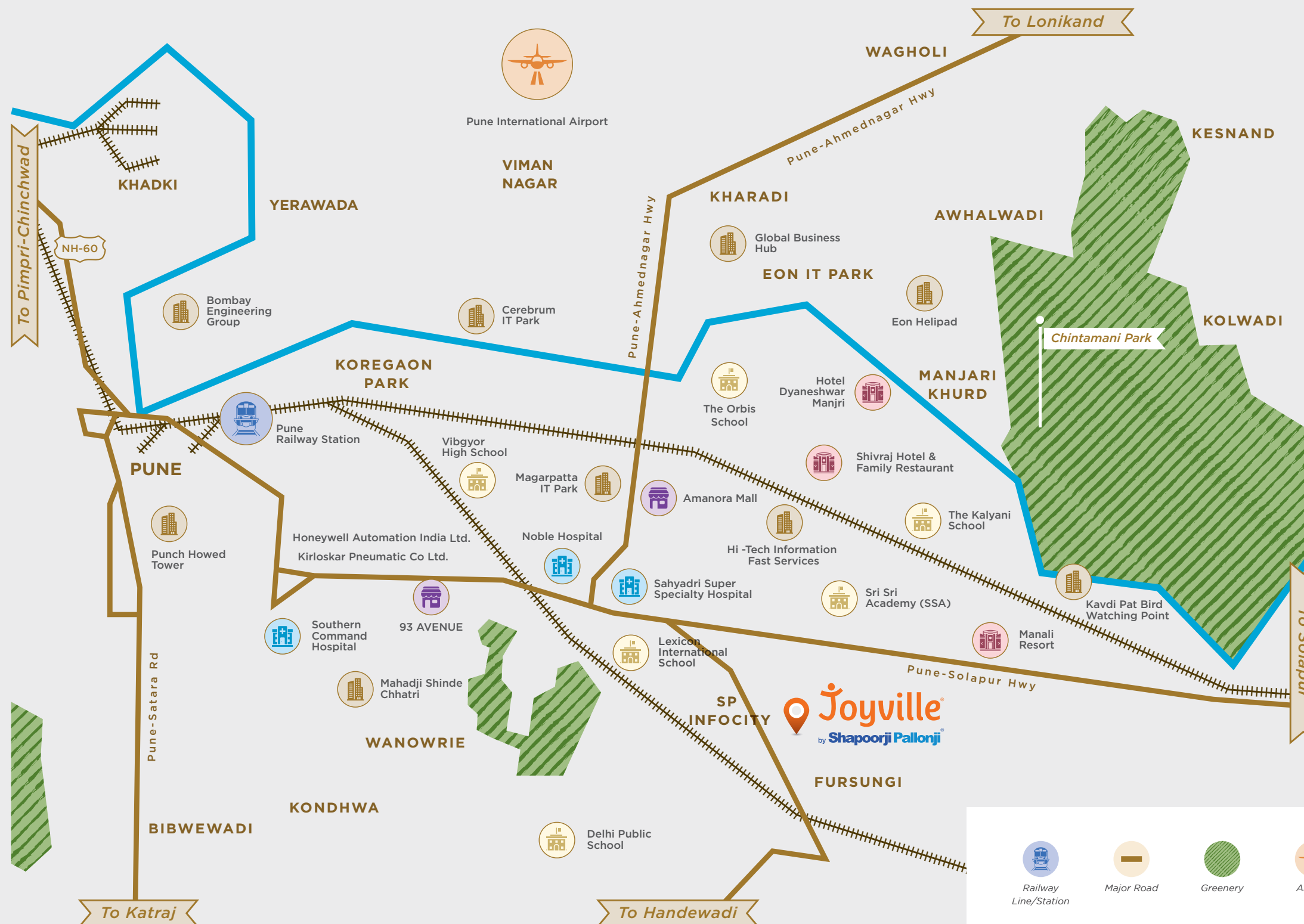
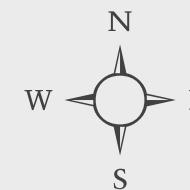
Artist's impression





MULTI-USE GAMES AREA

Artist's impression



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. Upcoming developments are indicative and to be developed by appropriate authorities.

EXCELLENT CONNECTIVITY

- Hadapsar Flyover 2.5 km
- Koregaon Park 11.6 km
- SP Infocity 4 km
- Cerebrum IT Park 12 km
- Magarpatta 6 km
- Pune Railway Station 12.5 km
- Magarpatta IT Park 6 km
- Global Business Hub 12.4 km
- MG Road 10.6 km
- Viman Nagar 13.5 km
- Wisteria Commercial 8 km
- Kharadi 11 km
- Yerwada 14.1 km
- EON IT Park 10.9 km
- Kalyani Nagar 11.2 km
- Pune Airport 15.2 km
- World Trade Centre 10.9 km

It only gets better with upcoming infrastructure

Extended Metro Station at Hadapsar and SP Infocity within a distance of 4 km

Proposed 30 m R.P. Road connecting to Saswad Road

Ring Road at a distance of 15 km, further connecting Nagar Road, Saswad Road and Solapur Highway



WHERE THE BEST OF PUNE COMES TOGETHER FOR YOU



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



Stock image



Stock image

ENTERTAINMENT

Amanora Mall	6 km
Seasons Mall	6 km
93 Avenue Mall	7.1 km

Source: Internet. Travel distances are estimated.



SUSTAINABLE LIVING

Joyville homes are always built around greenery, and Sky-Luxe Edition residences are no exception. With almost 75% of open spaces in the project, you get to enjoy the cleanest air in the city. What's more? Your property is crafted for sustainable living, so that you ensure a better future for the planet, simply by living here.

Joyville homes are built with energy saving features that benefit home buyers. We are proud that our project is registered with EDGE for green building certification. EDGE is a global green building certification system that certifies projects for using 20% less energy, water, and embodied energy materials in construction.



Natural
ventilation



Energy -
efficient walls



Low flow
water fixtures
(taps, showerheads)



Rainwater
harvesting

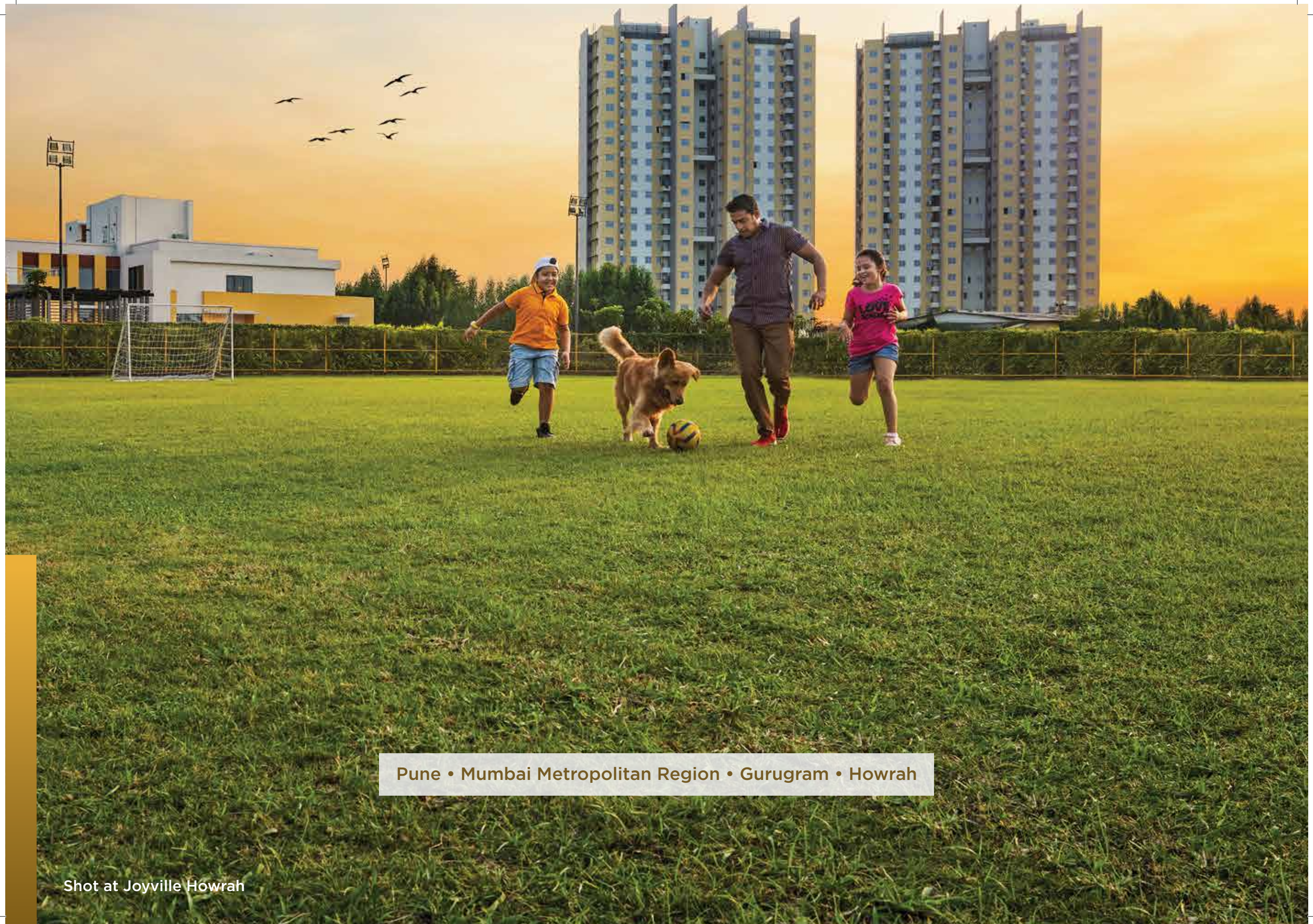


Lower energy
utility bills

Joyville[®]

by **Shapoorji Pallonji[®]**

Joyville is a well-crafted platform for the development of aspirational housing, by Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank) and Asian Development Bank, in order to promote easy-to-own homes.



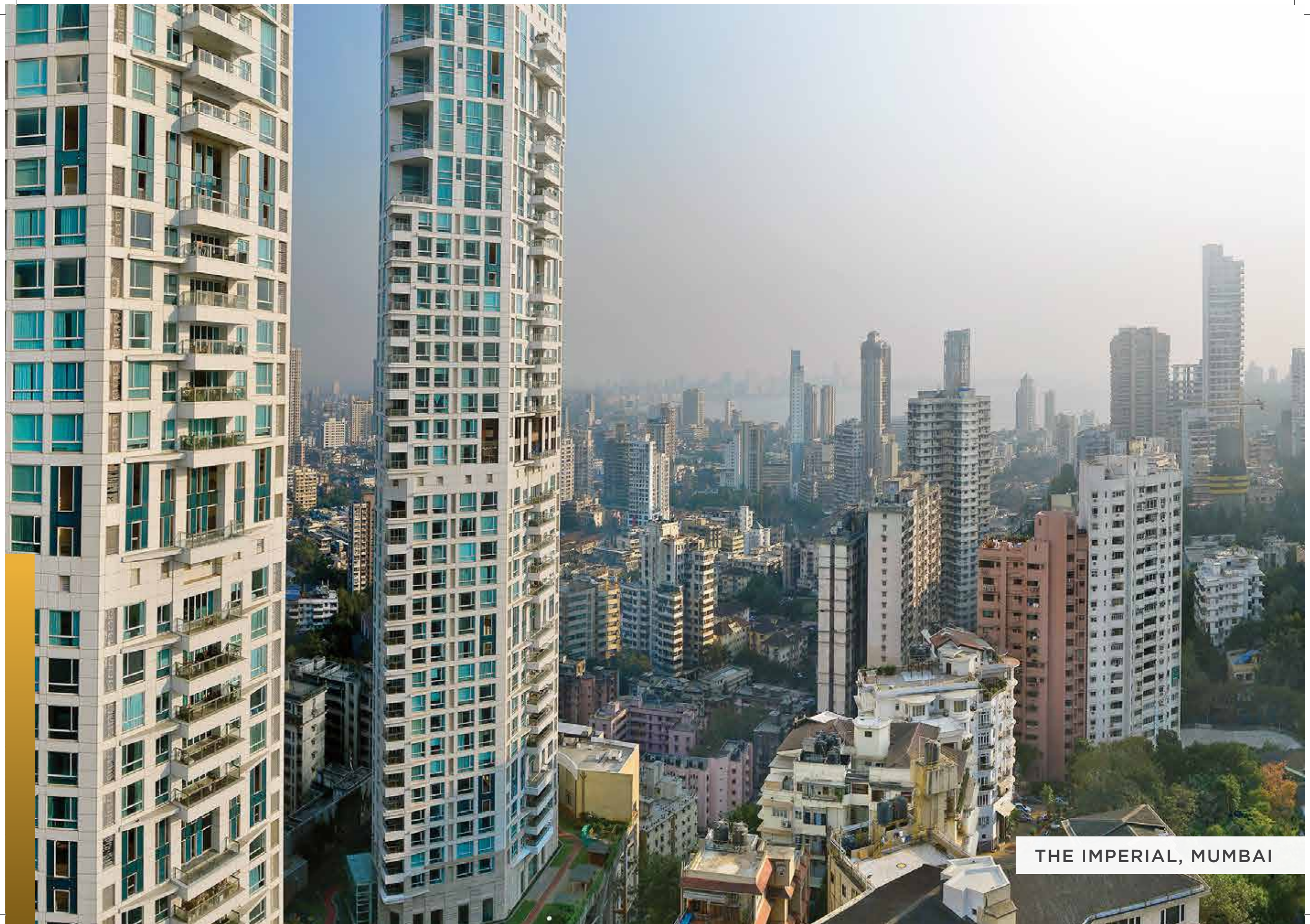
Pune • Mumbai Metropolitan Region • Gurugram • Howrah

Shot at Joyville Howrah



Shapoorji Pallonji has constantly and consistently delivered perfect examples of the finest landmarks. From building projects to carving a niche for themselves, the group has maintained its leadership in the construction industry for over 155 years.

Now, that legacy of innovation and forward-thinking is expressed in the group's expanding repertoire of modern designs and spaces that enhance living standards.



THE IMPERIAL, MUMBAI

The background of the slide is a light beige or cream color with intricate, flowing veins of gold and brown, resembling a marble or stone pattern. The text is centered in the middle of the slide.

Pockets to be placed
on the previos page
for Unit Plans

The background is a light beige or cream color with intricate, flowing veins of gold and brown, resembling a marble or stone pattern. A large, white, rectangular pocket is positioned in the lower right quadrant of the image. The text is centered within the upper portion of this white pocket.

Pockets to be placed
on the previos page
for Unit Plans

A square image with a light beige and cream-colored marble pattern, featuring thin, flowing veins of gold and brown. The image is set against a light green background that has a subtle octagonal shape. Two small, dark, wavy lines are positioned above and below the text.

**LET'S TAKE YOUR
DREAMS TO
THE NEXT LEVEL.**