

Fine living

not just luxury

Joyville[®]

by **Shapoorji Pallonji**[®]

Sector 102, Gurugram

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).

Extraordinary 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

OTHERS

- Sultanpur National Park

HOTELS

- Trident
- Hyatt Regency

TRANSPORTATION

- Airport
- Gurgaon Railway Station
- Delhi Jaipur Highway

20-30

Minutes away

HOTELS

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

HOSPITALS

- Fortis Hospital
- Max Healthcare

UPCOMING

- Convention Center Dwarka

ENTERTAINMENT

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

SCHOOLS

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

CORPORATE HUB

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

TRANSPORTATION

- Huda City Center Metro

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.

Location Map

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



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 to the project.

DELHI



DELHI'S RESERVED GREENS

Haritima Tourist Complex

BSF GOLF COURSE



Kapashera Najafgarh Road

TO NH 10

SGT University



Diplomatic Enclave

GOLF COURSE



Rockland Hospital



Delhi Public School



75 - meter wide road

Delhi Border

Sultan Farms



DWARKA

Commercial

Commercial

Convention Center

Welcome Hotel



GD Goenka School



District Court



Govt. Hospital



Metro Dwarka 21



Artemis Hospital



Vivanta by Taj



Chiranjiv O Bharat School



Bijwasan Flyover



Dwarka Underpass

PUSHPANJALI FARMS

Terminal 3



IGI AIRPORT

Terminal 1D



Spanish Court



Ansal Plaza



Bijwasan



Columbia Asia Hospital



HUDA Market



Tivoli Gardens



ITM University



Oberoi Farms



Old Gurgaon Road

Hyatt Palace UDYOG VIHAR



Hotel Uppal



Novotel



JW Mariot



Maruti Udyog Ltd.



The Oberoi Trident



Rajori Flyover



Worldmark



VASANT VIHAR

Ryan International School



The Grand Hotel



CYBER CITY

Hotel Westin



Cyber Hub



The Leela



Ambience Mall



IFFCO CHOWK

Golf Course Road

TOWARDS FARIDABAD



ISCON Temple



PROPOSED METRO



To Mahipalpur
To Ancheria Modh

Fortis Hospital



JNU



Qutub Minar



IIT



The Gurugram 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



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 POOL*

9 POCKET
AMENITY SPACES**

AIR
PURIFIERS
IN COMMON AREAS

31+
AMENITIES WITHIN
THE PROJECT#

*The Swimming pool will be delivered post construction of tower Crown. **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. #Some of these amenities will be delivered in future phases of the development.

Tranquil 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.



Double height entrance lobby



Banquet hall with kitchen



Business Center



Squash court



Gymnasium



Cafeteria



Theatre room / AV room



Indoor games room



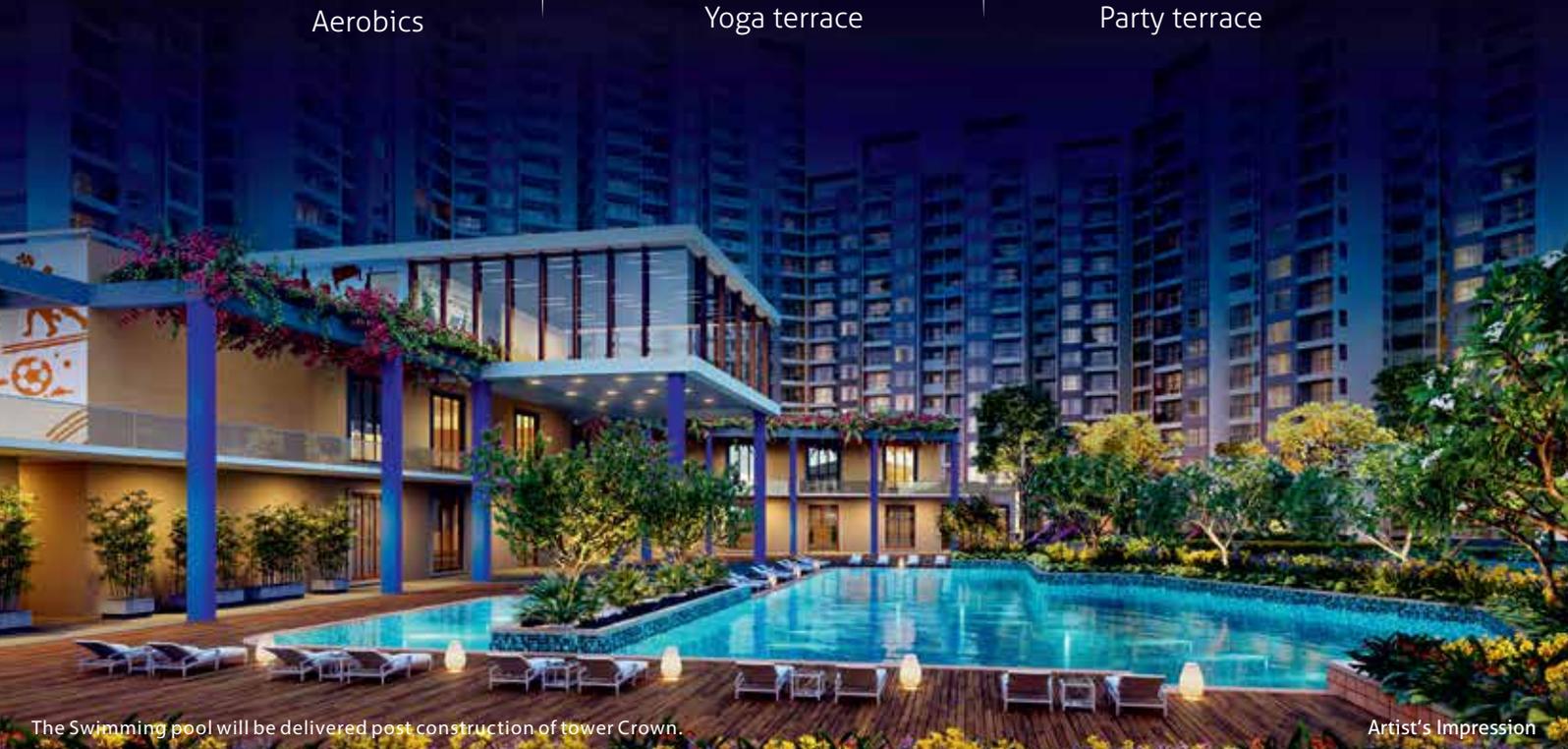
Aerobics



Yoga terrace



Party terrace



The Green Lifestyle

Topaz Park



Artist's impression

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.

Sapphire Park



Artist's impression

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

Coral Park³



Artist's impression

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.

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. The time has come to give your child a childhood surrounded by nature, a childhood you once lived.

Green Lifestyle Amenities



Amphitheatre³



Step Garden



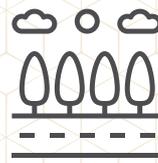
Palm Garden³



Senior Citizen's Park



Meditation Pods



Panchtatva Pathway



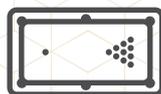
Cricket Pitch³



Maze Garden³



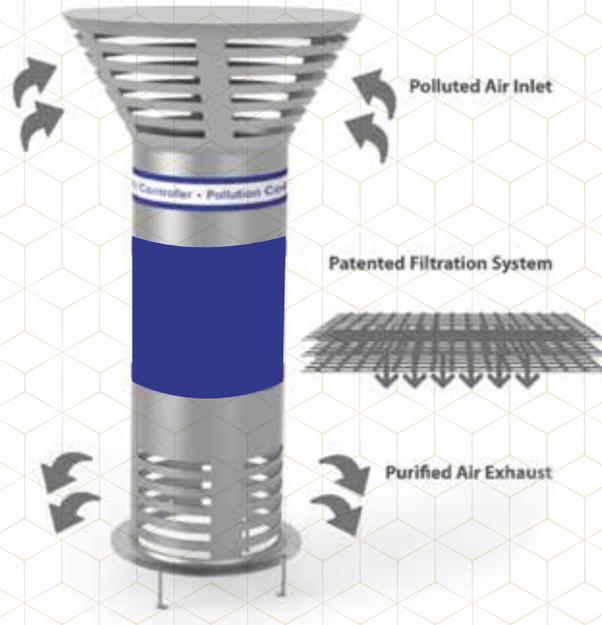
Kids Play Area



Multi Utility Games Area³

Air purifiers

at project level in common areas that filter dust, odour, petrol fumes and smog at regular intervals



15+

Air purifying tree species Major areas on ground under tree shade⁴

★ *Ficus* Benjamina

✿ *Mimusops* Elengi

✿ *Syzigium* Cumini

★ *Madhuca* Longifolia

★ *Kegelia* Pinnata

✿ *Dalbergia* Sisso

✿ *Mangifera* Indica

★ *Tamarinda* Indica

★ *Azadiracta* Indica

✿ *Ficus* Glomerata

✿ *Manilkara* Hexandra

★ *Neolamarkia* Cadamba

★ *Michelia* Champaca

✿ *Alstonia* Scholaris

✿ *Plumeria* Rubra

★ *Melia* Azederach

⁴Tree shades are subject to natural growth of trees planted over a period of 5 years.

Signature Tower

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.



Artist's impression

Living & Dining



Artist's impression

Sky Lounge



Artist's impression

Stilt-Level



Artist's impression

4 BHK Tower Amenities

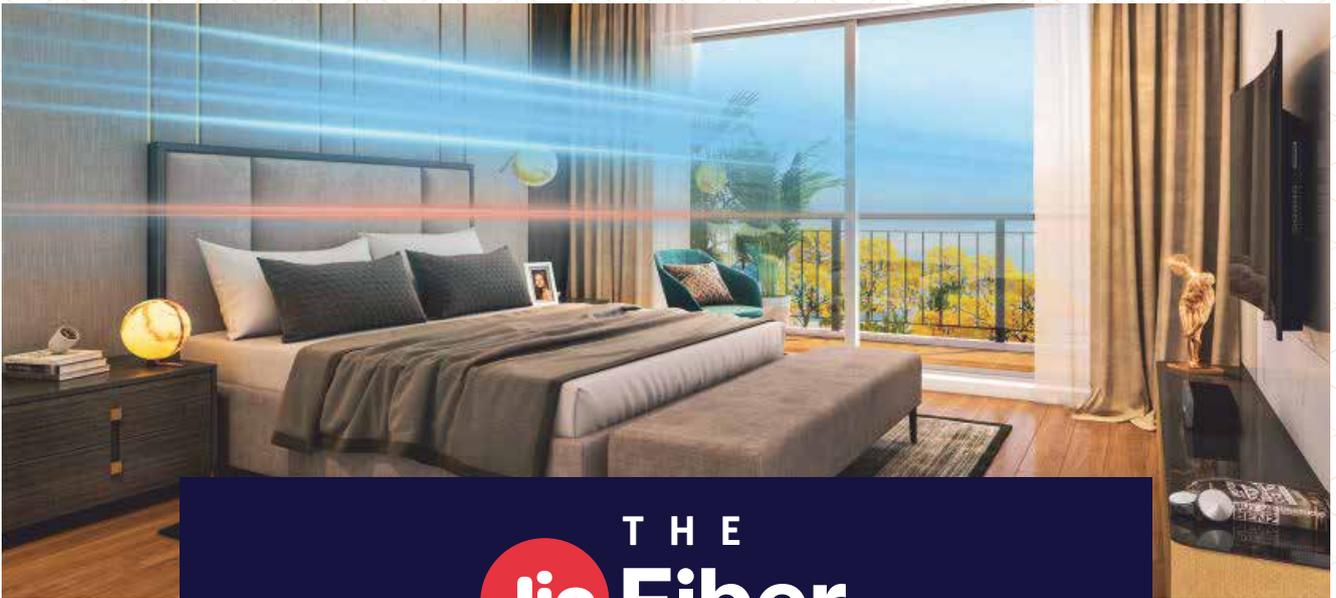
Chit-Chat Lounge | Foosball / Hammock | Pool Table | Open Air Gym
Giant Chess Board | Hop Scotch | Large Jenga Tower | Toddlers Zone | Golf Putting Greens

and many more...

* Tower amenities will be delivered with the tower

The Next

Frontier



THE
Jio Fiber

Advantage

JioFiber welcomes you to the future. The only all-fiber network that gives you services never before experienced in India. JioFiber will transform the way you and your loved ones connect, communicate and consume content at home.

Safety Features*



Smart Home Hub



Emergency/ Panic button
& Smart Indoor Siren



Combustible
Gas Leak Sensor



Video Door Bell

*These are a part of the standard offering provided by Joyville Shapoorji to all apartment buyers independent of their decision to subscribe to JioFiber or not. Service charges applicable towards usage of these services will be borne by the customer.



High-Speed Internet

For the first time in India, get upto 1 Gbps internet
Enjoy the best WiFi experience in every room of your home with
Jio WiFi Mesh service



Free HD Voice

Free HD voice calling within India
Use your landline or smartphone for intercom calling



TV Video Calling

Experience India's own TV Calling and Conferencing solution
Make Free video and conference calls to anyone, anywhere in the world!



TV Plus

Every TV will now be SMART!
Access India's first-ever integrated platform that brings together
TV shows, Movies, Video on Demand and your favourite applications.
Use voice commands on JioRemote to control your TV



Home Networking

Free and easy way to access or share all your content (photos, music,
videos and documents) across devices, anytime & anywhere in the world!



Gaming

India's own multi-player gaming platform
Zero Latency gaming experience
Use your smartphone as a gaming controller

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

Bedroom

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

Kitchen

- Black Granite platform with stainless steel sink with drain board from Nirali/Futura or equivalent
- Modular Kitchen* by Godrej Interio or equivalent Hob and Chimney by Glenn or equivalent
- Electrical points for kitchen appliances
- Dado tiles up to 600 mm above counter top
- Provision for geyser in kitchen
- Provision for exhaust fans
- Provision for water purifier

*Modular kitchen will be provided only under platform.

Finer Details

Master Layout



Sierra • Alpine • Summit • Pinnacle - 2BHK | Crest • Meridian • Grandis • Crescendo - 3BHK | Crown - 4BHK

- | | | |
|-------------------------------|-------------------------------|---------------------------------|
| 1. Entry Plaza | 8. Leisure Pool ³ | 15. Maze Garden ³ |
| 2. Trellis with Seating | 9. Kids' Play Area | 16. M.U.G.A. Court ³ |
| 3. Entrance Water Feature | 10. Topaz Park | 17. Cricket Pitch ³ |
| 4. Tower Drop Off | 11. Sapphire Park | 18. Panchatatva Pathway |
| 5. Clubhouse | 12. Coral Park ³ | 19. Step Garden |
| 6. Swimming Pool ³ | 13. Amphitheatre ³ | 20. Shopping Plaza ³ |
| 7. Kids' Pool ³ | 14. Palm Garden ³ | 21. Skating Rink ³ |

Clubhouse

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

Pocket Amenity Spaces

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

Area Statement

Typology	Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. Ft.	Sq. Ft.
2 BHK Delight	915	54.77	589.49	54.36	643.85
2 BHK - Grande	1,215	68.27	734.80	124.00	858.81
2 BHK - Luxury (Type - 01)	1,368	74.86	805.79	157.91	963.70
2 BHK - Luxury (Type - 02)	1,359	76.57	824.20	137.24	961.44
3 BHK - Grande	1,692	95.47	1,027.68	172.76	1,200.44
3 BHK - Luxury	1,852	104.80	1,128.10	191.71	1,319.81
4 BHK - Suite 1	2,162	125.21	1,348	183	1,531
4 BHK - Suite 2	2,180	122.13	1,315	221	1,536

2 BHK Delight



S.No	Names	Dimensions
1	Passage	4'4" X 3'11"
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"

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

2 BHK Grande



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"

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

Variance (+/-) 3% in actual carpet area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

2 BHK Luxury (Type 1)



S.No	Names	Dimensions
1	Passage	4'7" X 8'2"
2	Dwg./din	14'10" X 17'10"
3	Balcony	8'0" X 5'11"
4	BedRoom-2	10'2" X 13'7"
5	M. Bed Room	11'0" X 13'1"
6	M. Toilet	8'0" X 5'0"
7	Balcony	11'8" X 4'8"
8	Toilet - 2	5'0" X 8'0"
9	Kitchen	12'1" X 7'6"
10	Balcony	5'7" X 13'2"
11	Passage	4'0" X 3'10"

Total Saleable Area	Carpet Area (A)	Balcony Area (B)	Total (A+B)
sq.ft. 1368	sq.m. 74.86	sq.ft. 805.79	sq.ft. 157.91
			sq.ft. 963.70

2 BHK Luxury (Type 2)



S.No	Names	Dimensions
1	Passage	4'0" X 3'11"
2	Dwg./din	21'10" X 13'10"
3	Balcony	10'4" X 5'11"
4	Bed Room-2	11'2" X 12'2"
5	M. Bed Room	12'7" X 12'2"
6	M. Toilet	5'0" X 8'0"
7	Balcony	13'3" X 3'11"
8	Toilet - 2	8'0" X 5'0"
9	Kitchen	10'6" X 7'8"
10	Balcony	4'7" X 10'5"
11	Passage	4'2" X 5'8"

Total Saleable Area	Carpet Area (A)	Balcony Area (B)	Total (A+B)
sq.ft. 1359	sq.m. 76.57	sq.ft. 824.20	sq.ft. 137.24
			sq.ft. 961.44

Variance (+/-) 3% in actual carpet area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

3 BHK Grande



S.No	Names	Dimensions
1	Passage	4'5" X 3'9"
2	Dwg./din	12'5" X 25'7"
3	Balcony	12'5" X 5'11"
4	Bed Room-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"

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

3 BHK Luxury



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	Passage - 3	3'5" X 4'1"
15	Dress	5'1" X 8'4"

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

Variance (+/-) 3% in actual carpet area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

4 BHK (Suite 1)



S.No	Names	Dimensions
1	Passage - 1	4'3" X 5'11"
2	Dwg./din	12'2" X 23'2"
3	Balcony	12'10" X 4'11"
4	M. Bed Room	15'8" X 13'0"
5	M. Toilet	4'8" X 8'0"
6	Dress	5'0" X 4'8"
7	Balcony	3'11" X 14'0"
8	Bedroom - 2	12'0" X 10'7"
9	Toilet - 2	8'0" X 5'0"
10	Balcony	3'11" X 14'3"
11	Bedroom - 3	10'10" X 12'0"
12	Toilet - 3	4'8" X 8'0"
13	Bedroom - 4	10'3" X 10'6"
14	Kitchen	7'10" X 12'0"
15	Balcony	9'2" X 4'7"
16	Toilet - 4	4'8" X 8'0"
17	Passage - 2	25'4" X 3'11"
18	Passage - 3	3'7" X 5'8"

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

4 BHK (Suite 2)



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

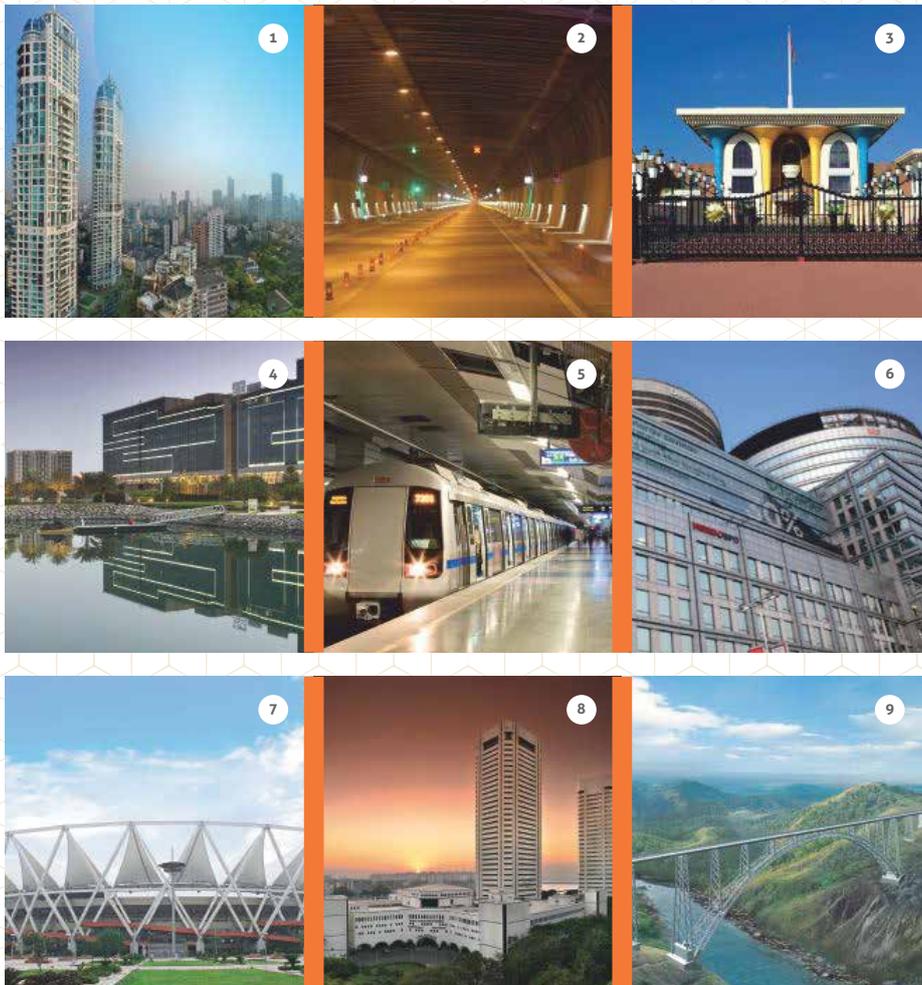
Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq.ft	sq.m	sq.ft	sq.ft	sq.ft
2180	122.13	1315	221	1536

Variance (+/-) 3% in actual carpet area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

The Brand

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

Joyville®

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

Registered Office	Regional Office	Sales Office
Joyville Shapoorji Housing Private Limited, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005 Maharashtra, India. Tel: 022-67490000	Shapoorji Pallonji And Company Private Limited (Real Estate Division), Ground Floor, Tower B, Signature Towers, Sector 30, Gurugram, Haryana-122 001 Tel: 0124-4795600	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

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: <http://www.haryanarera.gov.in>

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