

# Joyville™

by **Shapoorji Pallonji** | **Virar**

Site address: Joyville Shapoorji Housing Pvt. Ltd. Stephen Menezes Marg, Off Bolinj Sopara Road, Opp. Christ The King Church, Bolinj, Virar (W), Dist. Palghar - 401 303

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MahaRERA Registration Number: P51900000444 for Phase I - SUMMIT & PINNACLE, P99000013612 for Phase II - CREST  
For Details, Visit: <http://maharera.mahaonline.gov.in>



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Kaleido

Premium residences surrounded  
by natural splendour  
in Virar



# Joyville™

by **Shapoorji Pallonji** | **Virar**

• Over 150 Years' Legacy • Presence across more than 50 countries



# VIRAR

Virar is one of the fastest growing suburbs in the Mumbai Metropolitan Region (MMR). Presently, it is one of the most affordable places around Mumbai. Therefore, it makes for an ideal choice for investment in real estate.

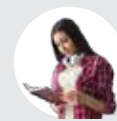
## A RISING SUBURB



The **property rates** in Virar have **increased by more than 100%** in 6 years as per a market study. The prices are expected to rise further\*



The **percentage of absorption** in Vasai-Virar region is **higher** than those of the western suburbs, Navi Mumbai and Mira-Bhayander



A **cosmopolitan suburb** with an average literacy rate of 91.95%, higher than the national average of 59.5%



Located away from Mumbai's hustle and bustle, Virar enjoys unpolluted air and **natural greenery**



Mumbai-Ahmedabad **Bullet Train** passing through Virar#  
Extension of **Harbour line** services#  
**Virar-Panvel-Alibag** multi-modal corridor#  
Elevated **Western Railway** corridor#  
Extension of **Coastal Road** up to Virar#



Increase in **employment opportunities** expected due to emergence of more small-scale industries & IT/ITES parks

## A WELL-CONNECTED LOCATION

**THANE AND VIKHROLI CORPORATE HUB**  
Via Ghodbunder Road

**SOUTH MUMBAI CORPORATE HUB**  
Starting train directly up to Churchgate

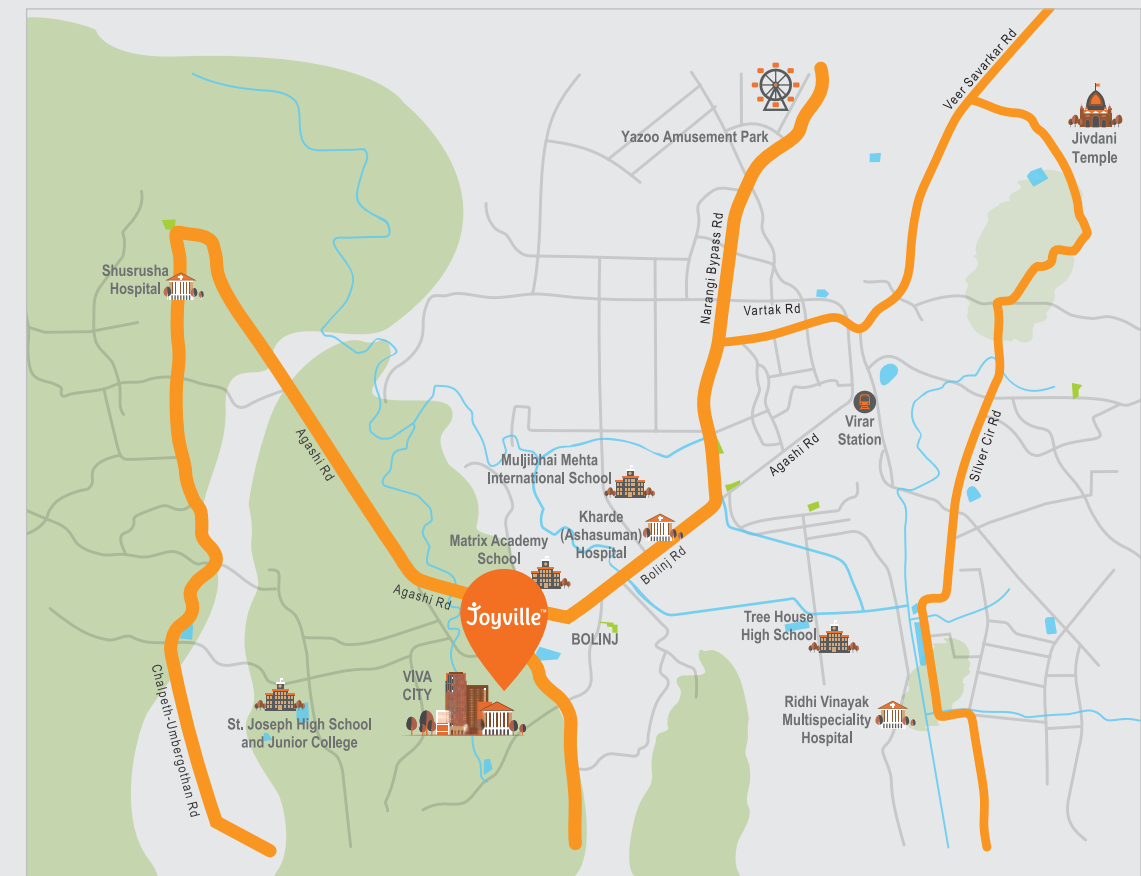
**BUSINESS DISTRICT OF GUJARAT**  
Vapi, Valsad, Surat, Ahmedabad via Mumbai-Ahmedabad Highway and direct trains

**ANDHERI CORPORATE HUB**  
Starting train directly up to Andheri, taxi services



\*As per the collaborative information available on wikipedia.org/wiki/Virar | #Proposed Infrastructural Developments

Images for representational purpose only



Map not to scale

## A LANDMARK NESTLED AMIDST VIRAR'S BEST



**RAILWAY STATIONS**  
Virar: 3.1 km  
Nalasopara: 5 km



**MALLS / RETAIL**  
Dmart: 3.6 km  
McDonald's: 3.9 km  
Big Bazaar: 3.9 km  
Reliance Trends: 2.9 km



**SCHOOLS / COLLEGES**  
Matrix Academy: 1.7 km  
Muljibhai Mehta High School: 2.2 km  
Tree House High School: 3.8 km  
St. Joseph High School: 2.4 km  
St. Xavier's High School: 3.8 km



**LEISURE & ENTERTAINMENT**  
Fun Fiesta Multiplex: 5.0 km  
Rajodi Beach: 5.8 km  
Arnala Beach: 7.4 km



**HOSPITALS**  
Kharde Hospital: 2.1 km  
Shashrusha Hospital: 3.8 km  
Riddhi Vinayak Multispeciality: 6.4 km



**Exclusive bus facility** would be available for the residents to and from Joyville Virar And Virar Railway Station at scheduled intervals.

Distances mentioned above are as per Google Maps



## AN OPPORTUNITY OF LIVING AN ELEVATED LIFESTYLE

### A residential community of over 7 acres offering 1, 2 & 3 bed residences

Thoughtfully planned by Shapoorji Pallonji, Joyville offers an enthralling lifestyle. Residences surrounded by numerous recreational amenities make for an ideal abode. Life here greets you with a smile every day. Amidst the hustle and bustle of life, this is your oasis of wonderful experiences.



One of the tallest  
7-building clusters in Virar



Easy connectivity to  
every comfort and convenience



Well-appointed  
clubhouse



Expansive  
open space



More than 7 acres of  
gated community



Exclusive bus facility  
for the residents

## RESIDENCES DESIGNED TO OFFER HIGH LEVEL OF COMFORT

- Well-planned 1, 2 & 3 bed residences optimizing the living space
- Lifestyle residences with splendid view of landscaped greenery
- Premium vitrified flooring in all rooms
- Designer bath fittings of modern brands
- High grade kitchen finishes with granite platform
- 24X7 power supply\*
- 3-level podium car park

## PMAY SCHEME AVAILABLE

Joyville is covered under PMAY scheme. For a loan amount of up to Rs. 12 Lacs, you can enjoy interest subsidy of up to 6.5% p.a. This earns you a saving of up to Rs. 2.67 Lacs.

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## THE LUXURY OF HAVING ACCESS TO HANDPICKED AMENITIES

Take a dip in your refreshing swimming pool and do away with stress. Spend your leisure time at the multi-faceted clubhouse. Engage yourself in invigorating pursuits and push yourself to go beyond your limits. Be it intense workout or calming meditation, Joyville offers avenues for physical as well as mental well-being. For the security of your little ones, we also have a vehicle-free kids' zone. Come, discover a routine full of interesting activities.



State-of-the-art  
Clubhouse



Skating  
Rink



Swimming Pool  
with Sun-Deck



Well-equipped  
Gymnasium



Kids'  
Play Area



Senior Citizens'  
Corner



Indoor  
Games



Jogging &  
Cycling Track



Half Basketball  
Court



Party Lawn  
& Banquet



Creche



Landscaped  
Greenery



Feature  
Garden



Community  
Space



Audio Visual  
Room

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# MASTER LAYOUT WITH AMENITIES

## GROUND

1. Entrance / Exit
2. Internal driveway
3. Decorative entrance flooring
4. Jogging track
5. Cycle track
6. Walkway
7. Kids' play area
8. Pavilion
9. Swimming pool
10. Kids' pool
11. Aqua gym
12. Pool deck
13. Feature wall
14. Connectivity paved
15. Half basket ball court
16. Seating
17. Clubhouse with gymnasium & banquet hall
18. Flower bed
19. Iconic sculpture
20. Lawn mounds
21. Flag area
22. Stepping crossovers
23. Festival court
24. Seniors' zone
25. Amphi seatings

26. Arcade over amphi seatings
27. Theme garden
28. Congregational space
29. Boundary plantation
30. Gated community with security
31. AV room

## PODIUM

32. Entry paved with sitouts
33. Jogging track
34. Planter box with tree plantation
35. Shrub plantation along building
36. Tot lot area
37. Seniors lounge
38. Group seating
39. Party lawn
40. Skating rink
41. Swing court
42. Open exercise lawn

## TOWER F TERRACE

43. Star gazing deck

## TOWER F STILT

44. Indoor games
45. Crechè







### A PROMISING FUTURE

Infrastructural growth triggers the overall development of any place. Virar scales to the top of it with numerous infrastructure projects in the pipeline.



### THE GREATEST ASSET

Invest in Shapoorji Pallonji – one of the most trusted real estate brands and enjoy the advantage of **year-on-year capital appreciation**.



### THE NEXT BIG WAVE

Virar has seen **over 100% capital appreciation\*** in the last six years. A global real estate brand like Shapoorji Pallonji is poised to bring the next big wave in Virar making it a haven for investment. Other **infrastructure developments** like the proposed multi-modal corridor from Virar-Panvel -Alibaug and the Bullet Train only add greater value and more returns.



### FIRST MOVER'S ADVANTAGE

Today, investing in this project offers an exceptional opportunity to avail **higher returns** in the years to come.

\*As per a report published on 99acres.com in 2015



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### THE DECISION FOR AN ENRICHED LIFE



### BUY EARLY, OWN YOUNG

- Today, a young salaried employee need not wait to buy his dream home until a certain age
- Low interest rates along with convenient booking options ensure that you own your dream home without much hassles
- An investment in this under-construction property at a young age can help you buy a larger home in the future from the returns of this investment



### GIFT YOUR FAMILY A PLACE WHERE LIFESTYLE MEETS CONVENIENCE

- Gift your children green spaces, sporting amenities and the best educational institutes for all-round development
- Gift your parents peace, security and happiness in tranquil and secure environs along with the best medical care
- Gift yourself and your spouse the convenience of daily needs along with avenues of recreation, luxury and career growth

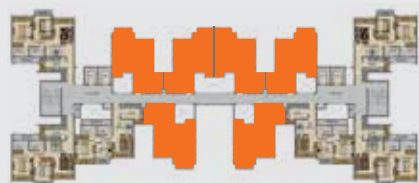


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## JOY UNIT PLAN



CREST



Tower Name	Crest (3, 4, 8, 9, 10, 11)
Carpet Area	38.06 sq. mt. / 409.68 sq. ft.
	37.65 sq. mt. / 405.26 sq. ft.
Enclosed Balcony Area	3.16 sq. mt. / 34.01 sq. ft.
	3.57 sq. mt. / 38.43 sq. ft.
Other Usable Areas (Flower Bed, Niche, Dry Balcony)	4.91 sq. mt. / 52.85 sq. ft.

## DELIGHT UNIT PLAN



PINNACLE



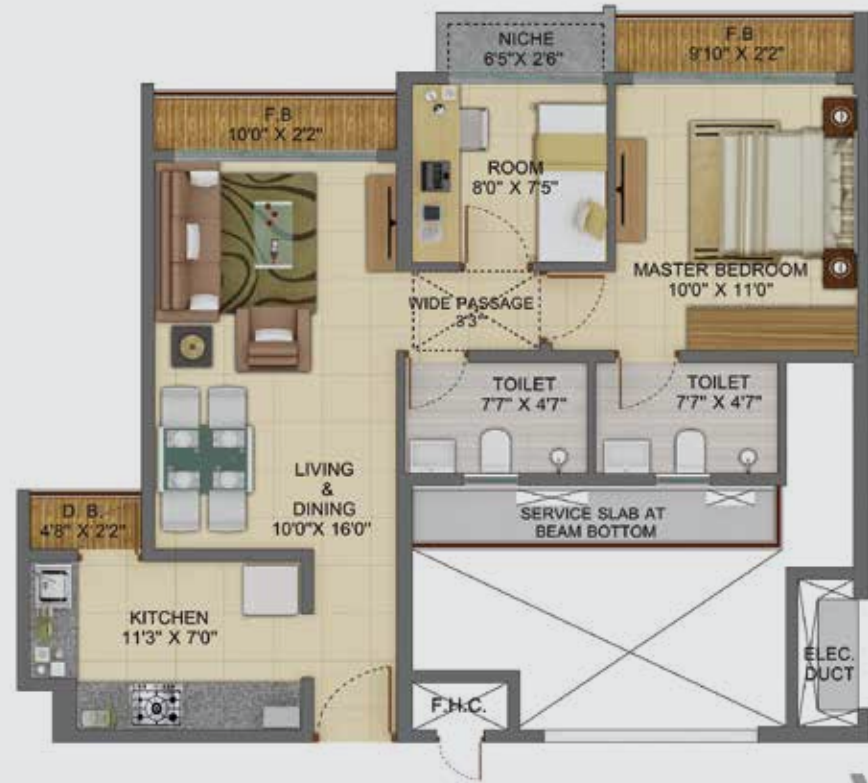
SUMMIT



Tower Name	Pinnacle (2, 3, 6, 7)	Summit (2, 5)
Carpet Area	49.36 sq. mt. / 531.31 sq. ft.	48.91 sq. mt. / 526.36 sq. ft.
Enclosed Balcony Area	4.12 sq. mt. / 44.35 sq. ft.	4.57 sq. mt. / 49.19 sq. ft.
Other Usable Areas (Flower Bed, Niche, Dry Balcony)	7.99 sq. mt. / 86.00 sq. ft.	7.89 sq. mt. / 84.93 sq. ft.



## DELIGHT UNIT PLAN (CREST)



CREST



Tower Name	Crest (2, 5)
Carpet Area	49.88 sq. mt. / 536.91 sq. ft.
Enclosed Balcony Area	3.51 sq. mt. / 37.78 sq. ft.
Other Usable Areas (Flower Bed, Niche, Dry Balcony)	7.13 sq. mt. / 76.75 sq. ft. 7.17 sq. mt. / 77.81 sq. ft.

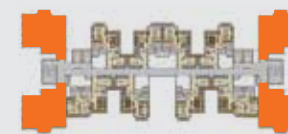
## GRANDE UNIT PLAN



CREST

PINNACLE

SUMMIT



Tower Name	Pinnacle (1, 4, 5, 8)	Summit (3, 4)	Crest (1, 6, 7, 12)
Carpet Area	55.99 sq. mt. / 602.68 sq. ft.	54.09 sq. mt. / 582.22 sq. ft.	56.13 sq. mt. / 604.18 sq. ft.
Enclosed Balcony Area	6.64 sq. mt. / 71.47 sq. ft.	8.49 sq. mt. / 91.39 sq. ft.	7.16 sq. mt. / 77.07 sq. ft.
Other Usable Areas (Flower Bed, Niche, Dry Balcony)	7.97 sq. mt. / 85.79 sq. ft.	7.97 sq. mt. / 85.79 sq. ft.	7.97 sq. mt. / 85.79 sq. ft. 8.31 sq. mt. / 89.45 sq. ft.



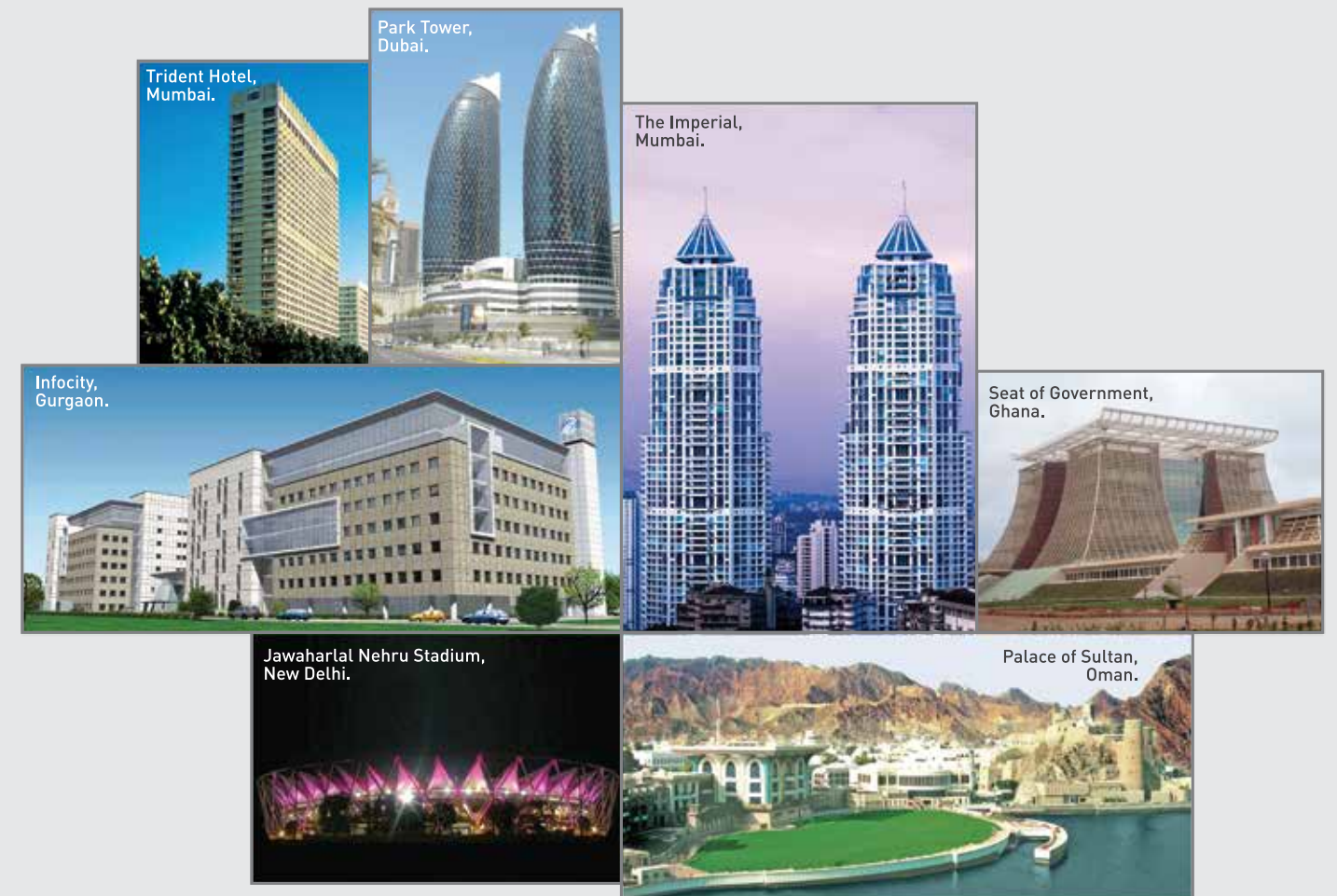
# LUXE UNIT PLAN



SUMMIT



Tower Name	Summit (1, 6)
Carpet Area	66.52 sq. mt. / 716.02 sq. ft.
Enclosed Balcony Area	4.51 sq. mt. / 49.19 sq. ft.
Other Usable Areas (Flower Bed, Niche, Dry Balcony)	10.32 sq. mt. / 111.08 sq. ft.



## SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED

Joyville is a platform for aspirational housing promoted by Shapoorji Pallonji and Co. Pvt. Ltd. (Shapoorji Pallonji). Having over 150 years of expertise in building residential spaces and commercial structures that symbolise beauty, innovation and reliability; Shapoorji Pallonji has become a name synonymous with quality and trust globally.

Our list of architectural landmarks includes The Imperial in Mumbai, Palace of the Sultan of Oman, The Presidential Villa at Ghana, The Park Towers in Dubai, Shukhobristhi in Kolkata, The Brabourne Stadium in Mumbai, The Trident Hotel, and Bengaluru's ITPL among many others. It is this tradition of envisaging every project as a future landmark that hands down to each one of them, a legacy set in stone.

