

**A SENSORIAL**  
**JOURNEY**  
**AWAITS.**



Artist's impression

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WELCOME TO

# SENSORIUM

Spread across 10.5 acres (~42,400 Sq. m.), Sensorium is bound together by a seamlessly sculptured landscape. Fusing the elements from the lap of nature, we've crafted an ecosystem enveloped by the serenity of hills, expansive greens and the Mula River, that will give an ultimate multi-sensory experience, from sunrise to sunset.



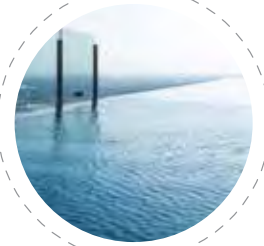
# A HOME FOR YOU A JOURNEY FOR YOUR SENSES

In Sensorium, you'll find not just state-of-the-art 2 & 3 BHK residences, but also a lifestyle that's designed to truly pamper your senses.

**Only 9 towers  
on 10.5 acres  
(~42,400 Sq. m.)**



**River front clubhouse  
with Infinity edge pool**



**2.8 acres  
(~11,300 Sq. m.)  
of multi-level  
sunken garden**



**More than 75%  
open spaces**



**Disclaimer:** Images are digitally enhanced. No photos have been shot at site. Products, features, pictures, images, etc., shown, are illustrations for reference only. The promoter shall undertake development of the layout in a phased manner. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The colours, shades, patterns, and finishing material shown in the landscape, walls, tiles & facade, etc. are for the purpose of representation only and may vary upon actual construction. 'Smart home automation consists of voice-controlled devices, 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

**Vehicle-free  
podium**



**1.8 km walking  
boulevard**



**Electric vehicle  
charging station**



**Smart Home  
Automation**

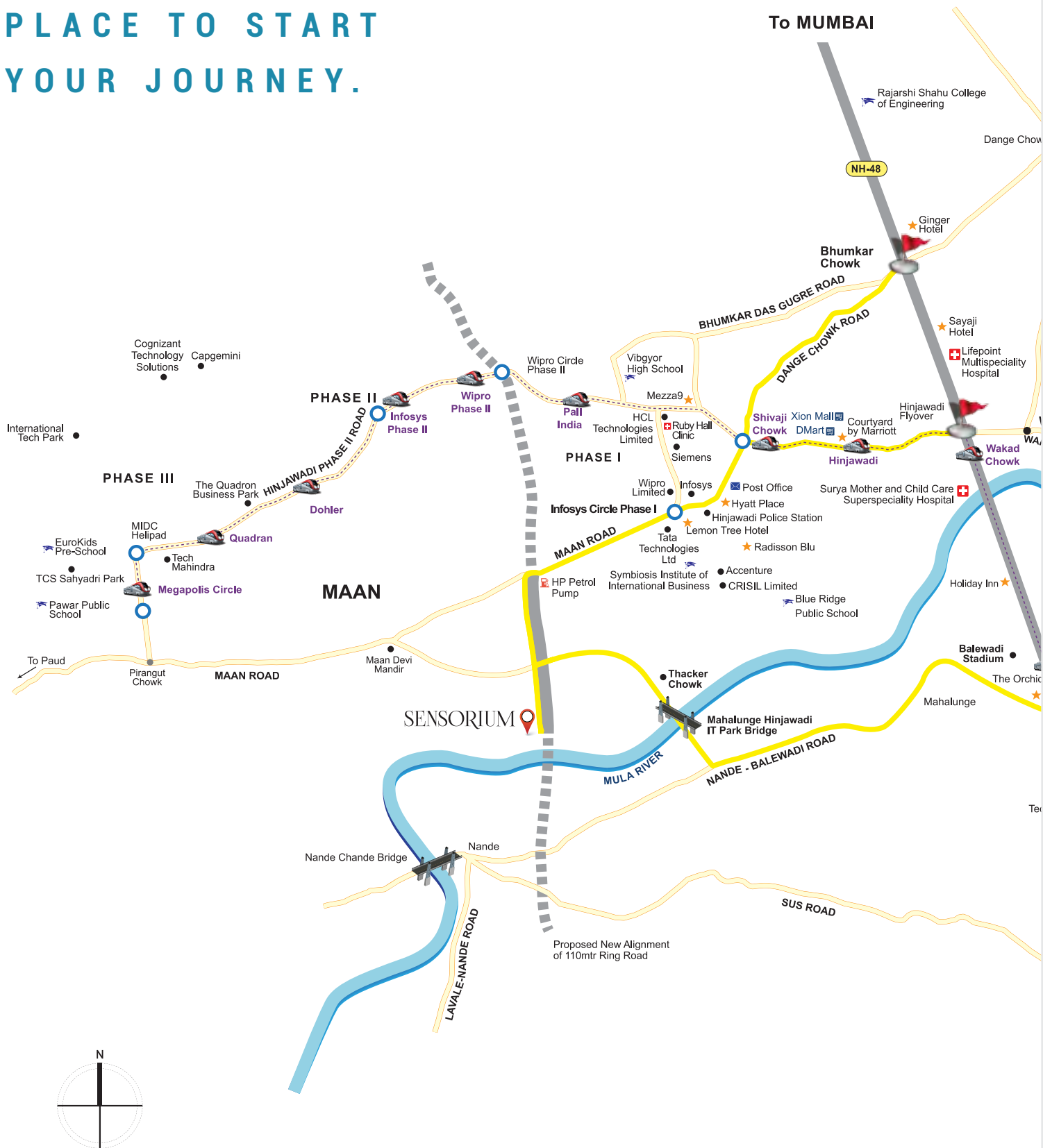


**EDGE**  
Excellence In Design  
For Greater Efficiencies

**An EDGE registered  
project**

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 Google Nest Mini. Equipment enabling home automation will be provided by the developer namely Home automation circuit, IR blaster and Google Nest Mini. 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 requirements. Wi-Fi router of Jio/airtel/Vodafone-Idea or equivalent will be provided. Subscription charges to the requisite internet service shall be borne by the customer. 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 B (Elation).

# FIND THE RIGHT PLACE TO START YOUR JOURNEY.



National Highway	Major Road	Proposed Metro line/station	Hospital	Shopping Centre	Post Office	Education Institute

**Disclaimer:** 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. Distances mentioned above are as per Google Maps.

**Source:** Internet, #Upcoming developments are indicative and to be developed by appropriate authorities.



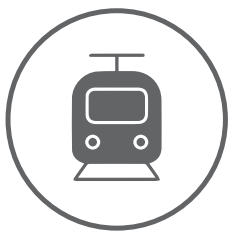
- ★ Hotel/Restaurant
- Landmarks
- 🚦 Bridge
- 🚧 Project's Entries

# HINJAWADI, THE LAND OF OPPORTUNITIES

With major infrastructure developments nearing completion, Hinjawadi is all set to become even more well connected than before.



One of the largest IT parks in India



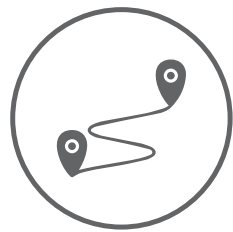
Proposed Elevated Metro Line III connecting Hinjawadi to various parts of Pune<sup>#</sup>



High Rental Demand



Direct access to 110 metres wide Ring Road<sup>#</sup>



Mahalunge-Hinjawadi Bridge<sup>#</sup>



Proposed Maan Mahalunge Hi Tech City Park

Source: Internet, <sup>#</sup>Upcoming developments are indicative and to be developed by appropriate authorities.

# MASTER LAYOUT PLAN



**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 stage and are subject to approval from the authorities. Images are digitally enhanced, unless otherwise mentioned. No photos have been shot at site. Products, features, pictures, images, etc., shown, are illustrations for reference only. The promoter shall undertake development of the layout in a phased manner. Crèche facility is available for residents and usage of the same will be chargeable on actual basis.



## GROUND LEVEL

1. FUTSAL COURT
2. PERIPHERY WALK WITH TREE AVENUES
3. MULTI UTILITY GAME ARENA
4. FRUIT ORCHARDS/FRUIT AVENUE
5. NETTED CRICKET PITCH

## PODIUM LEVEL

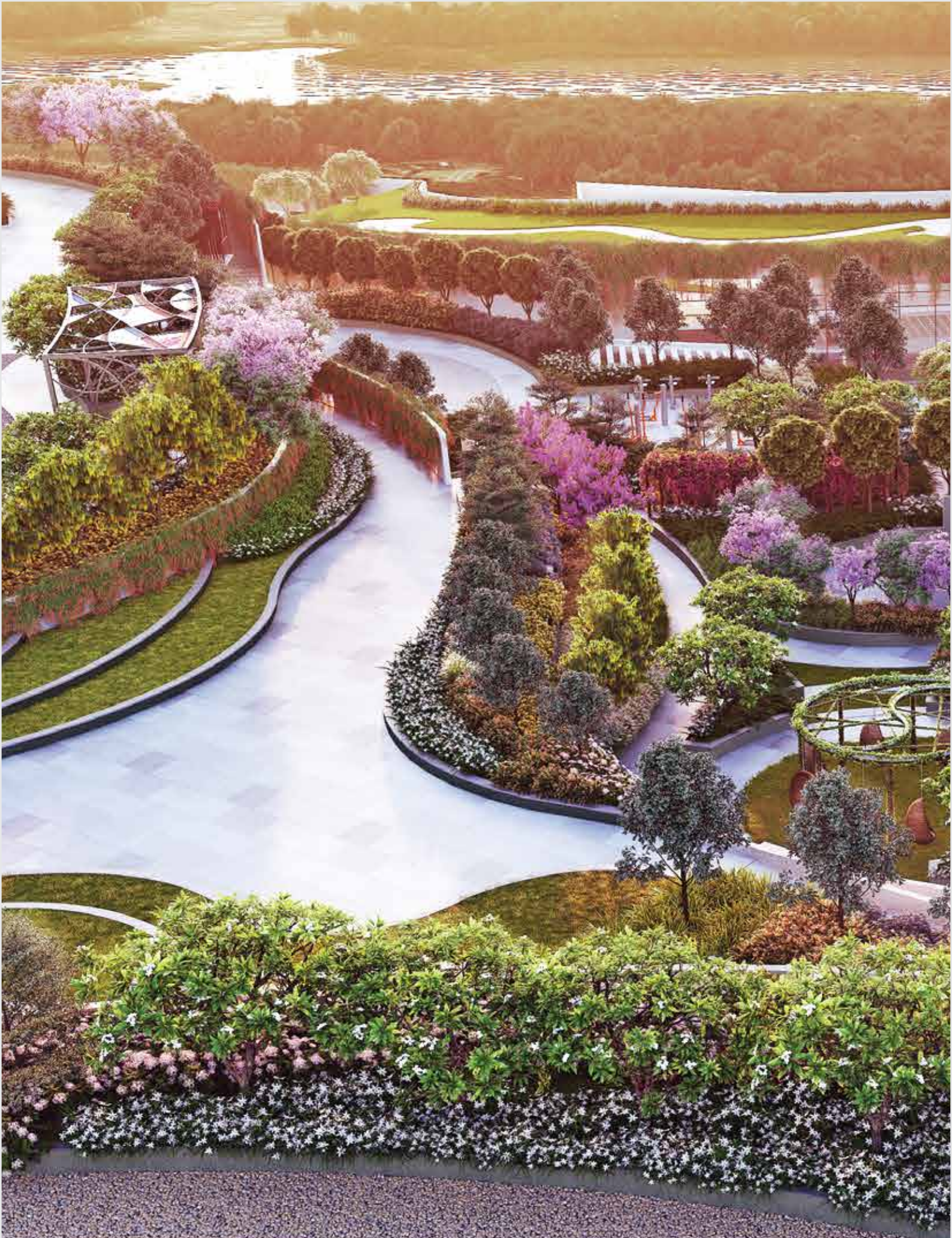
6. JOGGING/CYCLING TRACK
7. CANTILEVER PAVILIONS
8. TREE HOUSE
9. TODDLER'S PLAY AREA
10. MOUND KIDS PLAY
11. SR. CITIZEN PLAZA
12. PAVILION

## MULTI LEVEL SUNKEN GARDEN

13. CLUB HOUSE WITH INFINITY EDGE SWIMMING POOL
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. BARBEQUE HANGAR
24. SWING GARDEN
25. AMPHITHEATRE
26. CENTRAL LAWN
27. KIDS PLAY COURTS
28. OUTDOOR CHESS
29. OUTDOOR SNAKES & LADDER
30. OUTDOOR LUDO
31. HOPSCOTCH

## CLUBHOUSE AMENITIES

- A. INFINITY EDGE LAP POOL
- B. KIDS' POOL
- C. LEISURE POOL
- GYMNASIUM WITH STEAM ROOM
- MULTIPURPOSE HALL
- INDOOR GAMES WITH TABLE TENNIS & POOL TABLE
- 5D - MINIPLEX
- SOUND LOUNGE
- DIGITAL GAMING ROOM
- INTERACTIVE SQUASH COURT
- HERBAL CAFÉ
- CRÉCHE\*

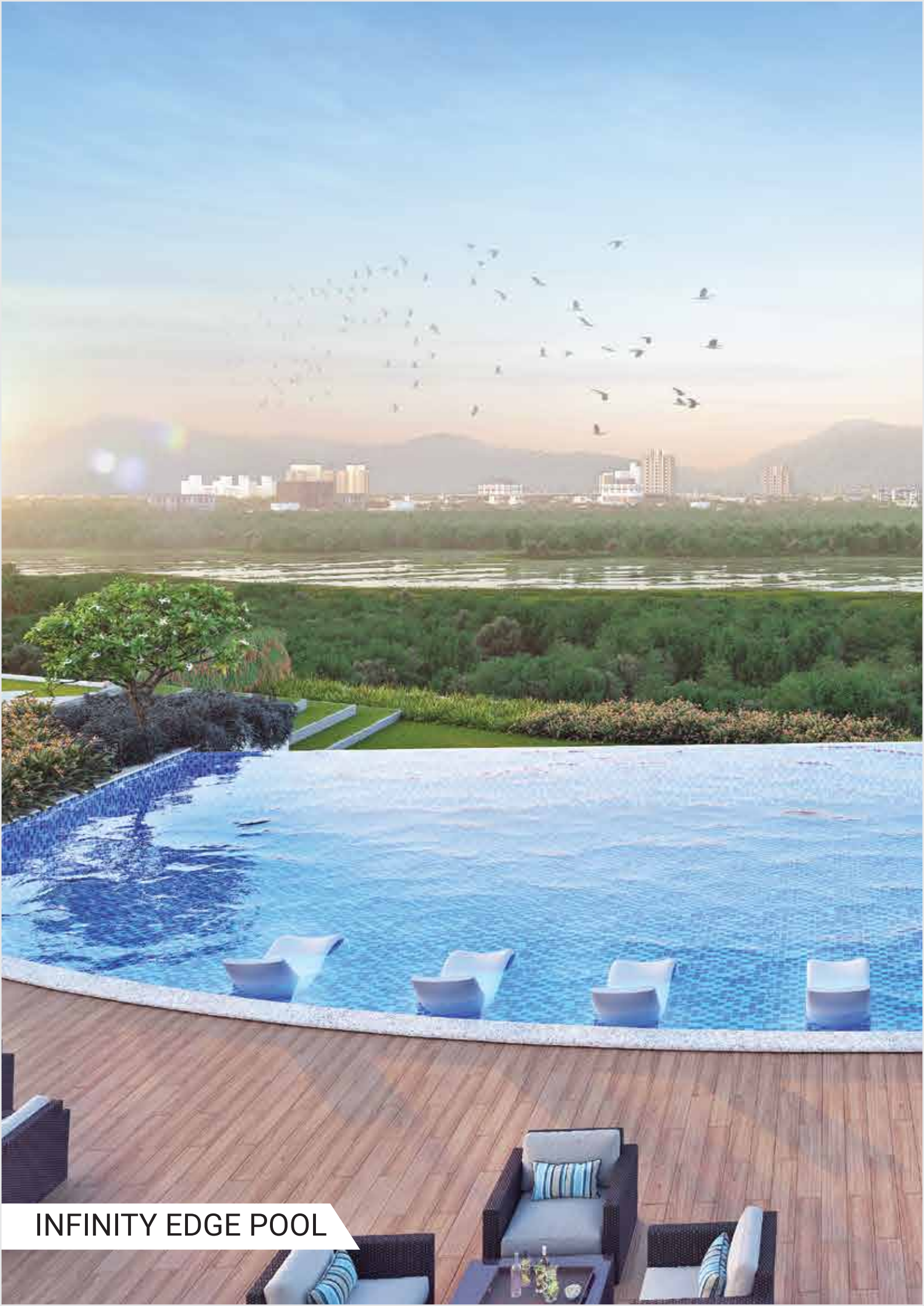


# MULTI LAYERED SUNKEN GARDEN

**Disclaimer:** Few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project. Products, features, etc., shown, are illustrations for reference only. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The colours, shades, patterns, and finishing material shown in the landscape, walls, tiles & facade, etc. are for the purpose of representation only and may vary upon actual construction.



Artist's impression



INFINITY EDGE POOL



Artist's impression



SWING GARDEN



Artist's impression



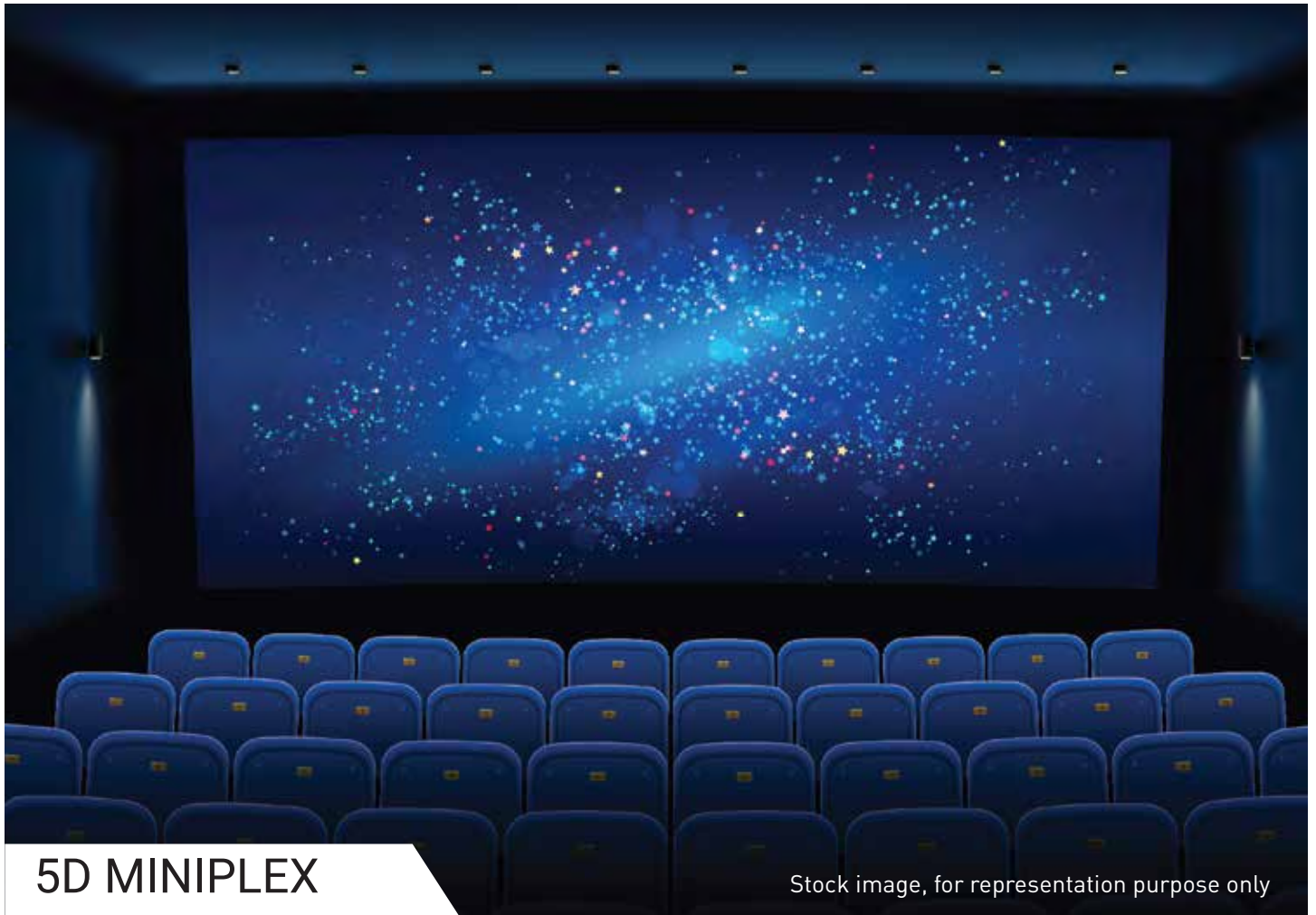
FLORAL TUNNEL

Artist's impression



INTERACTIVE SQUASH COURT

Stock image, for representation purpose only



## 5D MINIPLEX

Stock image, for representation purpose only



## SOUND LOUNGE<sup>+</sup>

Stock image, for representation purpose only

\*Only speaker system will be provided in the lounge.

FIND ALL THAT  
YOU'RE LOOKING FOR  
AT THE CLUBHOUSE.

Artist's impression





Infinity edge pool



5D - miniplex



Kids' pool



Sound lounge<sup>+</sup>



Leisure pool



Digital gaming room



Gymnasium with steam room



Interactive squash court



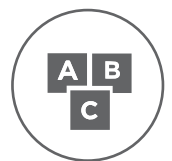
Multipurpose hall



Herbal café<sup>\*</sup>



Indoor games with table tennis & pool



Crèche<sup>\*</sup>

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# A SMART LIFE. A SENSORIAL HOME.

Fusing the elements of nature with advanced technology, Sensorium is a well-planned development that offers homes that are safe, spacious with smart automation features.



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. <sup>§</sup>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. <sup>\*</sup>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

Voice Controlled  
Homes\*



Wi-Fi Router for  
High-Speed Internet^



IP Series Video  
Door Phone\$



Motion Sensors\*\*



Panic Alarm Button^^



Gas Leak Detector



along with the help of Google Nest Mini. Equipment enabling home automation will be provided by the developer namely Home automation circuit, IR blaster and Google Nest Mini. 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 of Jio/airtel/Vodafone-Idea or equivalent will be provided. Subscription charges to the requisite internet service shall be borne by the customer. ^^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 B (Elation). T&C apply.



#### PAINTING

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

#### FLOORING

- Vitrified tiles of size 600 mm x 600 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

Water tight and noise reducing anodized Aluminum Sliding Windows made with Japanese technology by Tostem or equivalent

#### ELECTRICALS

- Electrical points – Modular switches and sockets from Legrand or equivalent
- 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

**Disclaimer:** Products, features, furniture, light fittings, etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer. The colours, shades of walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. All facilities/specifications of the flat shall be as per the final agreement between the promoter and the buyer.



### **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 bedrooms  
(selective points for fan and light)

### **24X7 DG BACKUP IN COMMON AREAS**

### **CCTV AT ENTRANCE GATE AND BUILDING ENTRANCE LOBBY**

### **AN EDGE REGISTERED PROJECT**

- 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

AREA

STATEMENT

Typology	RERA carpet Area		Appurtenant Area	Total Area
	SQ. M.	SQ.FT.	SQ.FT.	SQ.FT.
2BHK Luxury B (Odd)	52.1	561.2	150.1	711.4
2BHK Luxury B (Even)	52.5	565.2	150.6	715.8
2BHK Royale B (Odd)	55.6	598.9	184.2	783.0
2BHK Royale B (Even)	56.1	603.8	185.7	789.4
2BHK Luxury B (Garden)	57.8	622.2	287.40	909.6
2BHK Royale B (Garden)	56.6	609.3	360.76	970.0
3BHK Suite (Odd)	73.1	787.2	185.4	973.0
3BHK Suite (Even)	73.6	791.7	187.3	978.9
3BHK Suite (Garden)	74.1	797.1	362.03	1159.1

## UNIT PLAN

### 2 BHK - LUXURY - B (EVEN)



S.No.	NAMES	DIMENSIONS
1.	ENT. LOBBY	4'11" X 4'8"
2.	LIVING/DINING	17'0" X 11'0"
3.	TERRACE	8'0" X 6'0"
4.	M. BEDROOM	10'0" X 12'0"
5.	M.TOILET	7'6" X 4'6"
6.	BEDROOM	10'0" X 10'0"
7.	TOILET	4'6" X 6'0"
8.	KITCHEN	7'8" X 8'5"
9.	DRY BAL	3'1" X 7'4"
10.	PASSAGE	4'6" X 4'7"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ.M.	SQ.FT.	SQ.FT.	SQ.FT.
2 BHK-LUXURY B	52.5	565.2	150.6	715.8

\*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/alters subject to applicable laws.

## UNIT PLAN

### 2 BHK - ROYALE - B (EVEN)



S.No.	NAMES	DIMENSIONS
1.	ENT. LOBBY	5'0" X 4'8"
2.	LIVING/DINING	19'0" X 11'6"
3.	TERRACE	7'8" X 9'0"
4.	M. BEDROOM	10'0" X 13'0"
5.	M.TOILET	8'0" X 4'6"
6.	BEDROOM	10'0" X 11'6"
7.	TOILET	4'6" X 6'0"
8.	KITCHEN	9'0" X 7'3"
9.	DRY BAL	3'8" X 6'6"
10.	PASSAGE	4'5" X 5'4"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ.M.	SQ.FT.	SQ.FT.	SQ.FT.
2 BHK-ROYALE B	56.1	603.8	185.7	789.4

\*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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## UNIT PLAN

### 3 BHK - SUITE (EVEN)



S.No.	NAMES	DIMENSIONS
1.	ENT. LOBBY	5'0" X 4'8"
2.	LIVING/DINING	20'6" X 11'6"
3.	TERRACE	7'8" X 9'0"
4.	M. BEDROOM	10'0" X 13'0"
5.	M.TOILET	4'6" X 8'0"
6.	BEDROOM 1	11'7" X 10'0"
7.	TOILET 1	4'6" X 7'6"
8.	BEDROOM	10'0" X 11'0"
9.	TOILET	4'6" X 6'0"
10.	KITCHEN	10'3" X 7'3"
11.	DRY BAL	4'0" X 6'0"
12.	PASSAGE	4'5" X 7'1"

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.

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/alterd subject to applicable laws.

A photograph of a modern architectural interior. The ceiling is a complex, grid-like structure with recessed lighting. The floor is highly reflective, mirroring the ceiling and the large, curved concrete pillars that support the structure. The pillars are arranged in a row, creating a sense of depth and perspective. The overall color palette is cool, with blues and greys.

## 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.



The Imperial  
- Mumbai



MCA Stadium  
- Pune



Chenani-Nashri Tunnel  
- Jammu & Kashmir



SP Infocity  
- Pune



Palace of the  
Sultan of Oman - Oman



World Trade Center  
- Mumbai



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Mann Near Phase 1, Hinjawadi, Pune-411 057

**Contact:** 020 6705 7044

**Website:** [www.joyvillehomes.com](http://www.joyvillehomes.com)  
**CIN:** U45200MH1943PTC003812

**MahaRERA Numbers: Building A (Vista) - P52100027234 | Building B (Elation) - P52100024965 | Building C (Ambrosia) - P52100024963 | Building D (Auris) - P52100027244. For details visit: <https://maharera.mahaonline.gov.in>**

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