



Shapoorji Pallonji
Real Estate

**YOU HAVE GROWN.
SO SHOULD YOUR SPACE.**

Joyville[®]

by **Shapoorji Pallonji[®]** | Virar(W)

JAMMED IN?



CAGED UP?



BOXED IN?



When dreams have no space to unfold.

When there isn't enough room to grow.

When happiness has no scope to spread.

When life isn't what it should be.

IT'S TIME TO
UNCRAMP

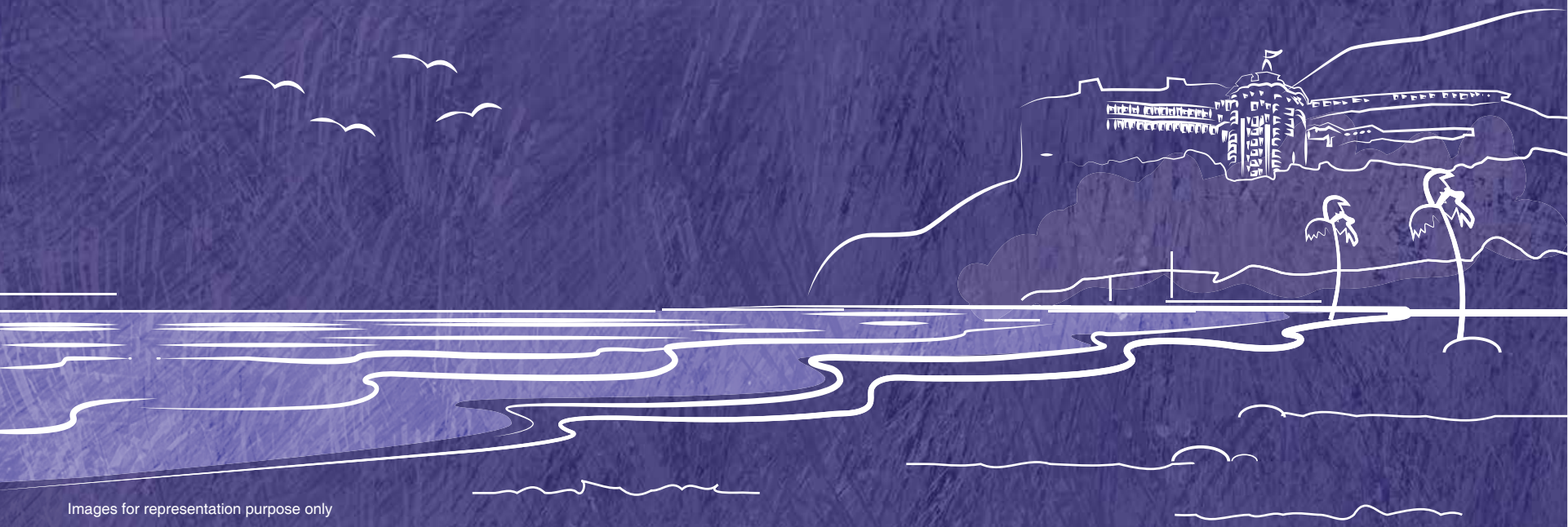
There's no place like home to stretch your arms out
to the ones you love. It is your space after all,
to live life uncramped.



V I R A R

The Best of Both Worlds

Popular for its temples, greenery, churches, beaches and resorts, Virar is perfect for those looking for tranquility amidst the hustle and bustle of the city. Moreover, owing to its rapid growth, better infrastructure and enhanced connectivity, it is an ideal mix of old-world charm and a progressive lifestyle.



Images for representation purpose only

Uncramp with Better Connectivity

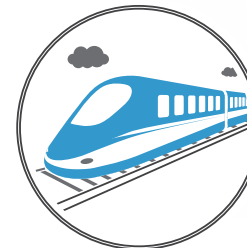
With the Mumbai Metropolitan Regions expanding rapidly, Virar promises to be an ideal locality to reside in. With many upcoming developments to look forward to, Virar is poised to be a rewarding investment, now and in the years to come.



Proposed Extension of Coastal Road upto Virar*



Proposed Elevated Western Railway Corridor from Churchgate to Virar*



Mumbai-Ahmedabad Bullet Train through Virar*



Proposed Extension of Harbour Line Services up to Virar*



Virar - Panvel, Alibaug Multi-modal Corridor*

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

Uncramp at an Ideal Location

A fabulous landmark enveloped by Virar's best, Joyville is an excellent choice for those looking for an enriched lifestyle. It is your personal haven of wonderful experiences, where lifestyle meets convenience at every step.



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.

Uncramp with Accessibility

Joyville is located in proximity to everyday essentials, such as medical and educational institutions, retail options and entertainment avenues.



MALLS/RETAIL

| | |
|------------------------|--------|
| Vijay Sales: | 2.9 km |
| Reliance Trends: | 2.9 km |
| Woodland Store: | 3 km |
| Viva Super Market: | 3.1 km |
| Innov Apple Store: | 3.1 km |
| Levis Store: | 3.1 km |
| Fashion by Big Bazaar: | 3.4 km |
| D Mart | 3.6 km |
| Big Bazaar: | 3.9 km |



RAILWAY STATIONS

| | |
|-------------|--------|
| Virar: | 3.1 km |
| Nalasopara: | 5 km |



PLACES OF WORSHIP

| | |
|---------------------------|--------|
| Christ The King Church: | 9 m |
| Balaji Mandir: | 250 m |
| Swayambhu Mahadev Mandir: | 1.2 km |
| Vishnu Mandir: | 1.2 km |
| Sri Ganesh Mandir: | 3.1 km |
| Jivdani Devi Temple: | 5.6 km |



CAFES & RESTAURANTS

| | |
|---------------------|--------|
| Monginis Cake Shop: | 2.1 km |
| Merwans: | 2.9 km |
| Wok Express: | 3 km |
| Tipsy Panda | 3.2 km |
| Café Hideout: | 3.3 km |
| Pizza Hut: | 3.7 km |
| Star Planet: | 3.8 km |
| Barbeque Nation: | 3.9 km |
| McDonald's: | 3.9 km |



SERVICES

| | |
|---------------------------|--------|
| One Rep Max Gym: | 2.1 km |
| Magnus TVS Motor Service: | 4 km |



LEISURE & ENTERTAINMENT

| | |
|-----------------------|--------|
| Yazoo Park: | 4.5 km |
| Fun Fiesta Multiplex: | 5.0 km |
| Rajodi Beach: | 5.8 km |
| Arnala Beach: | 7.4 km |



SCHOOLS/COLLEGES

| | |
|--|--------|
| Matrix Academy: | 1.7 km |
| Holy Cross Convent School : | 1.7 km |
| Muljibhai Mehta International School: | 2.1 km |
| St.Joseph High School: | 2.4 km |
| Viva College: | 2.9 km |
| Akash Institute: | 3.7 km |
| Tree house High School: | 3.8 km |
| Expert's Int. High School & Jr. College: | 3.9 km |



HOSPITALS

| | |
|--------------------------------|--------|
| Sahayog Hospital: | 2.1 km |
| Kharde Hospital: | 2.1 km |
| Vijay Vallabh Hospital: | 2.8 km |
| Shashrusha Hospital: | 3.8 km |
| Bhushan Hospital: | 6 km |
| Ridhi Vinayak Multispeciality: | 6.4 km |

Distances mentioned above is as per Google Maps.

Uncramp with the Luxury of Space

With city living becoming increasingly overcrowded, Joyville Virar is a breath of fresh air. It lets you stretch your imagination without limitation, with an exhaustive list of amenities and green open spaces, ensuring that you and your family enjoy life uncramped.

7 Towers spread across 7 acres

Dedicated Clubhouse within the project

Advanced safety features within each apartment

Well-planned 1, 2 & 3 bedroom residences

Breathtaking views of lush greens and internal amenities

Exclusive AC bus service and crèche facility for residents[#]

25+ Amenities

Future-ready homes powered by JioGigaFibre

Rental scheme powered by Zolo or equivalent

Exclusive Safety Features



IP Series Video Door Phone



Gas Leak Detector



Panic Alarm Button

[#]Bus service and crèche will be provided by the builder until the respective society is formed.

Fun Uncramped

Joyville Virar offers multiple avenues for amusement, for the whole family. With 25+ amenities and loads of space to savour them, your routine is sure to be full of interesting activities.



Swimming Pool



Gymnasium



Banquet Hall



Skating Rink



Kids' Play Area



Jogging Track

25+ Amenities

Stock images, for representation purpose only



Half Basket Ball Court



Seniors' Zone



Indoor Games

Unclump with Palm Meadows

Nestle in thoughtfully planned residences that let you live the experience of space at every step.



These marvellous towers offer you the freedom to choose your views. Nature's greens or beautiful central landscape, just take your pick.



Uncramp with Beautiful Vistas

Be it lush greenery or central landscape, at Joyville Virar, you can open your windows to picture perfect views of your choice, every single day.



Actual view from higher floors. The view shown is as on the date of publication of this advertisement. The promoter does not guarantee this view perpetually.

Uncramp with Thoughtful Features

GROUND

- | | |
|----------------------------|-----------------------------------|
| 1. Entrance / exit | 16. Lawn mounds |
| 2. Internal driveway | 17. Flag area |
| 3. Jogging track | 18. Stepping crossovers |
| 4. Cycle track | 19. Festival court |
| 5. Walkway | 20. Seniors' zone |
| 6. Kids' play area | 21. Amphi seatings |
| 7. Pavilion | 22. Arcade over amphi seatings |
| 8. Swimming pool | 23. Theme garden |
| 9. Kids' pool | 24. Congregational space |
| 10. Pool deck | 25. Boundary plantation |
| 11. Feature wall | 26. Gated community with security |
| 12. Half basket ball court | 27. AV room |
| 13. Clubhouse | |
| 14. Banquet hall | |
| 15. Iconic sculpture | |

PODIUM

- | | |
|--------------------------------------|------------------------|
| 28. Entry paved with sitouts | 33. Seniors' lounge |
| 29. Jogging track | 34. Group seating |
| 30. Planter box with tree plantation | 35. Party lawn |
| 31. Shrub plantation | 36. Skating rink |
| 32. Tot lot area | 37. Swing court |
| | 38. Open exercise lawn |

TOWER-F TERRACE

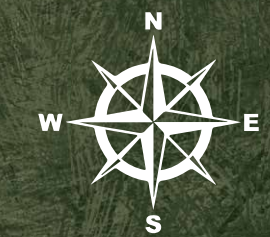
- 39. Star gazing deck

TOWER-F STILT

- 40. Indoor Games
- 41. Creche

CLUBHOUSE

- | | |
|------------------|----------------|
| • Gymnasium | • Games Room |
| • Banquet | • Pool Table |
| • Creche | • Table Tennis |
| • Virtual Gaming | • Board Games |
| • Chess | • Foos Ball |
| • Cards | |



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.

Master Layout Plan



Uncramp with Superior Specifications

STRUCTURE

- Earthquake resistant structure (Seismic Zone III compliant)

LIVING/DINING HALL

- Flooring: Vitrified flooring, Somany/AGL or equivalent make
- Main Door: Laminated wooden flush door, (Red Miranti) with hand polish finish
- Windows: Powder coated aluminium windows

KITCHEN

- Flooring: Vitrified flooring, Somany/AGL or equivalent make
- Wall: Ceramic tiles up to 600 mm above kitchen counter top. Rest of the wall's surface (non-tiled) treated with gypsum plaster with OBD paint finish.
- Kitchen counter: Granite platform with a stainless steel sink
- Adequate electrical points provided for kitchen appliances
- Provision for washing machine in kitchen utility area

BEDROOMS

- Flooring: Vitrified flooring, Somany/AGL or equivalent make
- Doors: Laminated wooden flush door, (Red Miranti) with enamel paint finish
- Windows: Powder coated aluminium windows
- Adequate electrical points provided for AC, fan, light, and TV connection

TOILETS

- Flooring: Antiskid ceramic tiles, AGL/Somany or equivalent make
- Sanitary fittings & fixtures: Somany/Cera/Johnson or equivalent make
- False Ceiling: Armstrong or equivalent make
- Doors: Laminated wooden flush door, (Red Miranti) with enamel paint finish
- Provision for exhaust fan and geyser

BALCONY

- Flooring: Antiskid ceramic tiles
- Railing: MS Railing with synthetic enamel paint finish
- Windows: Powder coated aluminium windows with clear glass



| SR. NO. | NAMES | DIMENSIONS |
|---------|---------------|---------------|
| 1. | LIVING/DINING | 9'6" X 13'10" |
| 2. | PASSAGE | 7'6" X 3'3" |
| 3. | FLOWER BED | 9'6" X 2'2" |
| 4. | M. BEDROOM | 9' X 11' |
| 5. | FLOWER BED | 8'10" X 2'2" |
| 6. | TOILET | 3'11" X 4'6" |
| 7. | BATH | 4'1" X 4'6" |
| 8. | KITCHEN | 7' X 8'6" |
| 9. | DRY BALCONY | 7' X 2'2" |

| RERA CARPET AREA | ENCLOSED BALCONY | OTHER AREAS (FB + DB) | TOTAL AREA |
|------------------|------------------|-----------------------|------------|
| SQ.FT | SQ.FT | SQ.FT | SQ.FT |
| 355.4 | 29.6 | 62.4 | 447.5 |

2 BHK UNIT PLAN



| SR. NO. | NAMES | DIMENSIONS |
|---------|---------------|------------------------------|
| 1. | LIVING/DINING | 10' X 13'10" 3'6" X 7'11" |
| 2. | PASSAGE | 3' X 3'3" |
| 3. | FLOWER BED | 10' X 2'2" |
| 4. | BEDROOM-2 | 9' X 11' |
| 5. | NICHE | 7'1" X 2' |
| 6. | M.BEDROOM | 10' X 11' 3'1" X 3'3" |
| 7. | M.TOILET | 7'6" X 4'6" |
| 8. | FLOWER BED | 9'4" X 2'2" |
| 9. | TOILET - 2 | 7'6" X 4'6" |
| 10. | KITCHEN | 9' X 7' |
| 11. | DRY BALCONY | 7' X 2'2" |

| RERA CARPET AREA | ENCLOSED BALCONY | OTHER AREAS (FB + DB) | TOTAL AREA |
|------------------|------------------|-----------------------|------------|
| SQ.FT | SQ.FT | SQ.FT | SQ.FT |
| 523.9 | 60.3 | 82.1 | 666.3 |

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area is inclusive of ledge walls. Unit Plan is for space planning purpose only.

Floor Plan Palm Meadows 1



Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area is inclusive of ledge walls. Floor Plan is for space planning purpose only.

Uncramp with Convenience

Joyville has tied up with Zolo to care for your end-to-end rental needs, right from furnishings to getting the best deals*. Zolo offers a completely worry-free and convenient experience to you.



HASSLE-FREE BOOKINGS



CAPITAL APPRECIATION



IN-HOUSE MANAGEMENT



HIGH RENTAL YIELDS



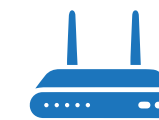
FUN, FLEXIBLE, FUNCTIONAL LIVING SPACES

Rental scheme powered by Zolo or equivalent.

*The purchasers & Zolo's relationship will be governed by the terms and conditions between them.

Uncramp with Technology

Each home at Joyville comes integrated with JioGigaFiber, a 100% fiber optic connection. Designed for ease of use, you can now transform the way you connect, communicate and consume content at home.



HIGH-SPEED INTERNET*



ENTERTAINMENT INCLUDING LIVE TV*



FIXED LINE VOICE*



SMART HOME SOLUTIONS*

Smart Home Solutions are a part of the offering. *Provisions are available for High-Speed Internet, Fixed Line Voice and Entertainment including Live TV. T&C apply.

Uncramp Life With Joyville

Joyville isn't just a residential complex, it's a way of life. A life which Howrah, Virar, Gurugram and Hinjawadi have happily adopted. At Joyville, each home is built to perfection and adheres to the highest standards of quality and efficiency. Built to offer a better life, each Joyville offers different amenities and features that make a difference to your life.

Joyville™
by Shapoorji Pallonji | HINJAWADI

MahaRERA Number:

P52100018502 - Alpine | P52100016131 - Summit

P52100016786 - Meridian | P52100016252 - Pinnacle

P52100016775 - Crest | P52100018500 - Sierra

For details, visit: <http://maharera.mahaonline.gov.in>

Joyville™
by Shapoorji Pallonji | GURUGRAM

HARERA Number:

Joyville Gurugram Phase I - RC/REP/HARERA/GGM/2018/27

Joyville Gurugram Phase II - RC/REP/HARERA/GGM/2018/28

For more details, visit: www.haryanarera.gov.in



Joyville™
by Shapoorji Pallonji | VIRAR (W)

MahaRERA Number:

P51900000444 for Phase I – Summit & Pinnacle

P99000013612 for Phase II – Crest

P99000018521 for Phase III – Meridian

P99000019538 for Phase IV – Palm Meadows 2

P99000019531 for Phase V – Palm Meadows 1

For details, visit: <http://maharera.mahaonline.gov.in>

Joyville™
by Shapoorji Pallonji | HOWRAH

WBHIRA Number:

HIRA/P/HOW/2018/000164 – Summit

HIRA/P/HOW/2018/000165 – Pinnacle

HIRA/P/HOW/2018/000281 – Crest

For details, visit: www.hira.wb.gov.in

Uncramping Value Year after Year

For over 150 years, Shapoorji Pallonji has consistently been committed to delivering projects and solutions globally, resulting in several architectural marvels around the world.

Since 1865, Shapoorji Pallonji has been committed to creating iconic structures and providing cutting-edge solutions, using what it knows best: Engineering.

The group that operates in 6 major business areas, has been creating landmarks in more than 60 countries, delivering on its values and commitment in every project.



The Imperial - Mumbai



Park Tower - Dubai



Oberoi Towers - Mumbai



World Trade Centre - Mumbai



Buddh International Circuit - Greater Noida



Jawaharlal Nehru Stadium - Delhi



Palace of the Sultan of Oman - Oman

..... **S I T E A D D R E S S**

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

..... **R E G I S T E R E D A D D R E S S**

Joyville Shapoorji Housing Pvt. Ltd., 41/44, S P Centre,
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..... **C O N T A C T**

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***Palm Meadows comprise of : Palm Meadows 1 - MahaRERA no. P99000019531 & Palm Meadows 2 - MahaRERA no. P99000019538,**

MahaRERA Registration Number: SUMMIT & PINNACLE - P51900000444 | CREST - P99000013612 | Meridian - P99000018521.

For details, visit: <http://maharera.mahaonline.gov.in>

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