

Joyville™
by **Shapoorji Pallonji | Virar**

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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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Joyville™
Virar

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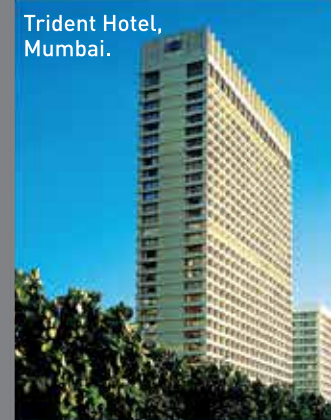


SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED

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, the 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 the tradition of envisaging every project as a future landmark that hands down to each one of them, a legacy set in stone.



Trident Hotel,
Mumbai.



Park Towers,
Dubai.



The Imperial,
Mumbai.



Seat of Government,
Ghana.



Infocity,
Gurgaon.



Jawaharlal Nehru Stadium,
New Delhi.



Palace of Sultan,
Oman.



TRUST OF OVER 150 YEARS

Craftsmanship of global standards

Shapoorji Pallonji is an international brand in the real estate arena with a legacy built on trust and credibility. In order to deliver landmarks of excellence across the globe, we believe in understanding customer needs and fulfilling the same by employing the latest technology.

Shapoorji Pallonji is known for being:

- The oldest Indian construction company with presence across 50 nations.
- The first Indian construction company to enter the Middle East in the 1970's.
- The first Indian construction company to have earned the ISO 9001 Certification across all projects.
- The first Indian company to construct two, 60-storey residential towers in the heart of Mumbai.

Now, with the same vision and grit, we embark on a journey to explore a new territory and spread abundant joy.



THERE ARE THOSE WHO BELIEVE IN
DREAMING BIG
AND THOSE WHO WOULD RATHER
ACCOMPLISH



Images for representational purpose only



THERE ARE THOSE WHO WAIT FOR
THE RIGHT TIME
AND THOSE WHO WOULD RATHER
TAKE THE PLUNGE



THERE ARE THOSE
WHO ADAPT TO THE
CIRCUMSTANCES
AND THOSE WHO WOULD RATHER
ARISE



Artist's Impression



FOR THOSE
ACHIEVERS
FOR THOSE
TREND-SETTERS
FOR THOSE
AUDACIOUS ONES

Joyville presents an address that
encourages you to aspire more and accomplish more

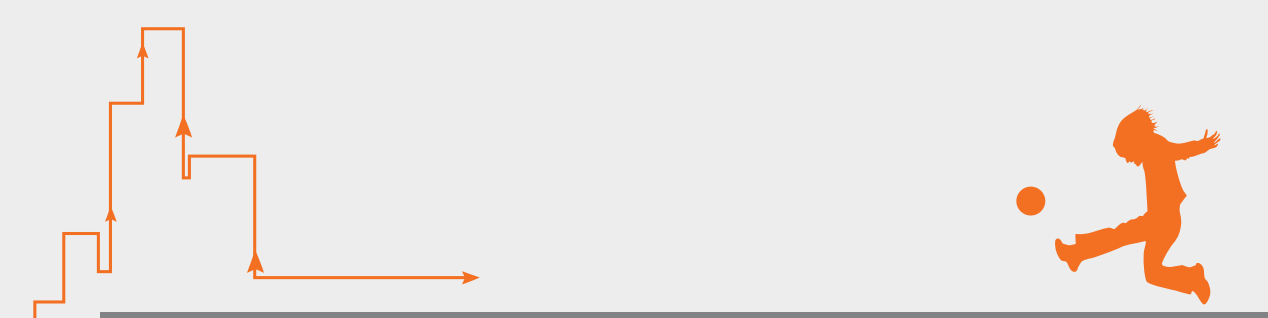
Come, reside at a home where you live to grow.

Joyville™ VIRAR | by **Shapoorji Pallonji**

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ARISE TO ARRIVE AT A FUTURISTIC DESTINATION

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.

Upcoming Developments

- Proposed Extension of Harbour Line Services up to Virar
- Proposed Elevated Western Railway Corridor from Churchgate to Virar
- Virar - Panvel - Alibaug Multi-modal Corridor
- Mumbai-Ahmedabad Bullet Train through Virar
- Proposed Extension of Coastal Road up to Virar

VIRAR

A RAPIDLY GROWING
NEIGHBOURHOOD



OVER 100% CAPITAL APPRECIATION

Owing to the affordability factors & developments that have taken place, 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*.



HIGHER ABSORPTION

The percentage of absorption in Vasai-Virar region is higher than those of the western suburbs, Navi Mumbai and Mira-Bhayander. It has become an ideal choice for the home-buyers.



PROPOSED INFRASTRUCTURE

In September 2017, foundation stone was laid for the Mumbai-Ahmedabad Bullet Train that passes through Virar. This is among various other proposed developments, like Virar-Panvel-Alibaug Multi-modal Corridor, Elevated Western Railway Corridor and Extension of Harbour Line Services.



INDUSTRIAL GROWTH

With an upsurge in the number of small-scale industries being established around Virar, this region is undergoing a transformation. Furthermore, there are plans to set up IT/ITES parks in this locality. As industrial growth rises, various employment opportunities emerge - an alluring factor for the home-buyers.



COSMOPOLITAN SUBURB

Literacy rate of a locality is an indicator of the kind of social environment it offers. Virar enjoys an average literacy rate of 91.95%*, which is higher than the national average of 59.5%*.



GREEN SURROUNDINGS

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

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

*As per the collaborative information available on wikipedia.org/wiki/Virar



Map not to scale

ARISE TO THE EASE OF ACCESSIBILITY

Joyville is nestled in the prime location of Virar. Several medical and educational institutions are settled in close proximity. Furthermore, there are shopping and entertainment avenues in the malls located in nearby vicinity. Life at Joyville comes with easy accessibility and great comfort.



Railway Stations

- Virar: 3.1 km
- Nalasopara: 5 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



Hospitals

- Kharde Hospital: 2.1 km
- Shashrusha Hospital: 3.8 km
- Riddhi Vinayak Multispeciality: 6.4 km



Malls / Retail

- Dmart: 3.6 km
- McDonald's: 3.9 km
- Big Bazaar: 3.9 km
- Reliance Trends: 2.9 km



Leisure & Entertainment

- Arnala Beach: 7.4 km
- Rajodi Beach: 5.8 km
- Fun Fiesta Multiplex: 5.0 km



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

Distances as per google maps.



ARISE TO AN ENRICHED LIFESTYLE

**7+ acre residential community offering
1, 2 & 3 bed residences**

Joyville is not a dream, but its realization. Not a place, but an address of pride. Welcome to a landmark nestled in Virar that lets you arise above your expectations. Located at the helm and heart of this rapidly developing destination, your home at Joyville will be a potential landmark of the coming years. Marked with best-in-class facilities and sustainable features, Joyville exhibits the expertise and skills of Asia's renowned real estate brand.



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

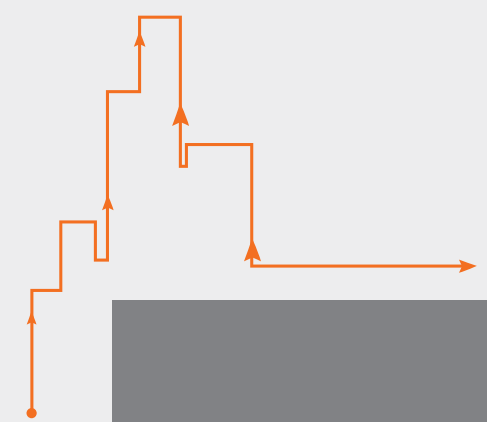
43. Star gazing deck

TOWER F STILT

44. Indoor games
45. Crechè







ARISE TO THE LUXURY OF HANDPICKED AMENITIES

The elegant residences at Joyville are surrounded by various avenues of delight that keep you relaxed and rejuvenated. Take a dip in your refreshing swimming pool and do away with stress. Spend your leisure time at the multi-faceted clubhouse. Come, discover a routine full of interesting activities.





RECREATION AND LEISURE



State-of-the-art Clubhouse



Swimming Pool with Sun-Deck



Senior Citizens' Corner



Audio Visual Room



Indoor games -
Billiards, Table Tennis, Foosball, Provision for Virtual Gaming,
Carom, Board Games and Playing Cards



ARISE TO A PLETHORA OF HANGOUTS

We completely believe in the idea of community living and have established the same at Joyville. Benches and group seatings will be set up throughout the premises so you have plenty of avenues to socialise with your near and dear ones. What's more, to facilitate your moments of celebration, there are luxuriant spaces designed to hold parties and get-togethers.

Party and Socialising



Community Space



Party Lawn



Banquet Hall







Images for representational purpose only



ARISE TO REJUVENATING FITNESS AVENUES

Embrace a healthy lifestyle designed for you to inculcate fitness as a habit. Engage yourself in invigorating pursuits and push yourself to go beyond your limits. Be it intense work-out or calming meditation, Joyville offers avenues for physical as well as mental wellbeing.

Health and Fitness

-  Well-equipped Gymnasium
-  Jogging Track
-  Cycling Track
-  Exercise Area



ARISE TO DELIGHTFUL SPORTS AND ACTIVITIES

Sport is an essential but forgotten part of our regime. It's time to enthusiastically indulge in some fun-filled exercise. Apart from keeping you fit and happy, sporting amenities at Joyville also allow you to bond with your neighbours and friends. Experience the thrill of participating in a nail-biting match.

Sports and Amusement



Half Basketball Court



Skating Rink



ARISE TO ENDLESS FUN AND FROLIC

For the security of your little ones, we have a vehicle-free kids' zone at Joyville. So while your children relish their play-time, you can peacefully run some errands or catch up with your friends. Furthermore, there is a crèche facility and a special play area only for toddlers.

Fun Zones and Day Care



Play Zone



Tot Lot Area



Crèche



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ARISE TO EXPANSIVE LANDSCAPED GREENERY

While living in a city has plethora of benefits, it unfortunately gives one lesser opportunities of connecting with the inner self. At Joyville, we have ensured that you get ample chances to have a tryst with yourself. Surrounded by pleasant green vistas, this property is endowed with landscaped greens within the premises. Get ready to soak in the serenity and unwind your senses amidst verdant bliss.

Nature and Tranquillity



Feature Garden



Landscaped Greenery



Shrub Plantation And Paved Areas



Images for representational purpose only



ARISE TO HIGHER REALMS OF COMFORT

Your home at Joyville is built with high standards. The excellence of Shapoorji Pallonji group takes an elegant shape to offer you a beautiful living experience each day. Just as you step in, your residence will fill you up with a profuse amount of ease.

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



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ARISE TO A HOST OF GREAT BENEFITS

Pradhan Mantri Awas Yojana (PMAY)

Credit Linked Subsidy Scheme (CLSS)

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

CLSS Scheme Type	EWS* and LIG**	MIG# I	MIG# II
Eligible Household Income p. a. (₹)	Up to 6,00,000	6,00,000 to 12,00,000	12,00,000 to 18,00,000
*Max Subsidy (₹)	2.67 Lacs	2.35 Lacs	2.30 Lacs

*EWS – Economically Weaker Section. **LIG – Lower Income Group. #MIG – Middle Income Group

Disclaimer: PMAY is a scheme offered by the government. Therefore, it is subject to change or withdrawal without any notice by the government.



Our Associates

Project Developed and Managed by
M/s. Shapoorji Pallonji and Co. Pvt. Ltd.

Principal Architect
M/s. Kapadia Associates Design LLP

Liaison Consultant
M/s. En-con

Structural Consultant
M/s. Epicons Consultants Pvt. Ltd.

MEP (Services) Consultant
M/s. S. N. Joshi Consultants Pvt. Ltd.

Landscape Consultant
M/s. Newarch Landscapes LLP