

RESERVED THE BEST  
FOR THE LAST





For all those who arrive and don't accept any limits, we at Joyville Gurugram honour the horizons they have stretched thus extending to them privileges of a lifestyle like no other.

With a vision of fine living encapsulated in the launch of the final tower at Joyville Gurugram, we present **TOWER MAGNUS**. Not just residences, this tower will in fact be for those who come home and know that we reserved the best for the last.







Artist's Impression





Artist's Impression



# CAN YOU HAVE TOO MUCH OF A GOOD THING?

When joy and satisfaction greet you every step of the way, asking for more is completely okay, here at Joyville Gurugram.

**~18 ACRES**  
(~72,844 sq. m.) of development

**OVER 75%**  
of open spaces

**~3 ACRES**  
(~12,140 sq. m.) of colourful parks

**24,000 SQ. FT.**  
(~2,230 sq. m.) Clubhouse  
with swimming pool\*

**9 POCKET**  
amenity spaces\*\*

**AIR PURIFIERS**  
in Open common areas

**A RETAIL LANDMARK**  
at your doorstep

**31+ AMENITIES**  
within the project<sup>#</sup>

\*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, as per possession timelines of the respective phase. <sup>#</sup>Some of these amenities will be delivered in future phases of the development.







# SEIZE THE DAY

IT'S TIME TO  
AND PLEASE YOUR SENSES!

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At the sprawling Clubhouse, there is no limit to joy and satisfaction. All day, everyday.

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Banquet Hall  
with Kitchen\*



Theatre  
Room/AV Room



Squash  
Court



Yoga  
Terrace



Double Height  
Entrance Lobby



Indoor  
Games Room



Gymnasium



Party  
Terrace\*



Cafeteria\*



Business  
Centre\*



Aerobics



Swimming  
Pool

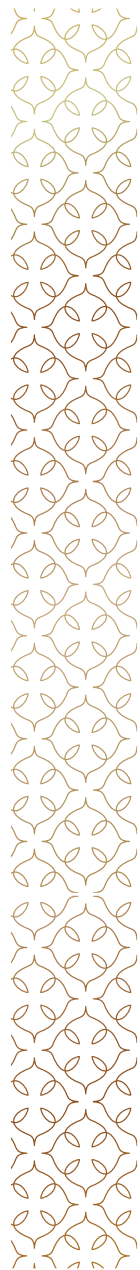
\*The promoter will make provision for these spaces, which are intended to be operated by external operators. The promoter will make best efforts to identify suitable operators who may operate the spaces based on feasibility of the business. The services offered by such operators would be on chargeable basis.





Artist's Impression





**AEROBIC ROOM**



**AV ROOM**



**MULTIPURPOSE HALL**





ENTRANCE LOBBY



GYMNASIUM



GAMES ROOM



POOL TABLE

Artist's Impressions





# GRASS IS GREENER

ON THE OTHER SIDE.

**WELCOME TO THE OTHER SIDE.**

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Few residential projects have such a variety of stimulating,  
manicured green spaces as Joyville Gurugram.

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## TOPAZ PARK

- Amphitheatre\*
- Step Garden
- Cricket Pitch\*

## SAPPHIRE PARK

- Palm Garden\*
- Senior Citizen's Park
- Maze Garden\*

## CORAL PARK

- Meditation Pods
- Multiutility Games  
Area Panchtatva  
Pathway

\*Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed. 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.





Artist's Impression





Artist's Impression



# HEALTH IS WEALTH

**& WE'RE THE RICHEST OF THEM ALL!**

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Experience surroundings finely tuned to enhance  
your sense of well-being.

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## POCKET AMENITY SPACES



Active Recreational  
Spaces



Passive Recreational  
Spaces



Tot Lot Area



Open Air  
Gymnasium

## FEATURES



Air purifiers  
in open common areas



ACs in all bedrooms,  
dining and living rooms



DG backup for all  
apartments and common area

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 three phases, as per possession timelines of the respective phase. 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.





# SIGNATURE 3 BED RESIDENCES WITH PRIVATE TERRACE GARDENS IN TOWERS MAGNUS & JADE

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Whether you enjoy mellow sunshine or the subtle twinkle of the night sky; breakfast with a view or delicious barbeque, just a few steps away from your living room; tranquil yoga in the day or get-togethers that drift into the wee hours of the night, these private terrace garden residences provide a kaleidoscopic lifestyle that's designed to let your imagination run wild and give you a lifetime of wonderful memories.

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Private terrace garden residences are for all signature 3 bed units exclusively in Towers Magnus & Jade (Phase VI - T6 & T7) project at Joyville Gurugram. The developer will provide beautification of terraces for all applicable flats sold under this offer. Beautification will include artificial turf, vertical green wall- made up of 10-12 pots spread across 3 rows with plants in the living/dining room terrace area and the master bedroom terrace area. A Barbeque grill, portable breakfast table on top of the railing, outdoor chairs (2 Nos.) and railing pots with plants in the living/dining room terrace area or bedroom terrace area and, a herb planter in the utility area attached to the kitchen will be provided. The look & feel, colours, shades, patterns, fixtures on walls, tiles, sizes, material etc. shown in the images are for the purpose of representation only and may vary upon actual construction.



Artist's Impression





Stock image for representation purpose only

POWERED BY  
**Jio** Fiber

# IT'S NOT ROCKET SCIENCE. IT'S LIFE.

The smartest innovations at Joyville Gurugram are dedicated to ensuring safety and comfort of residents.

## 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!

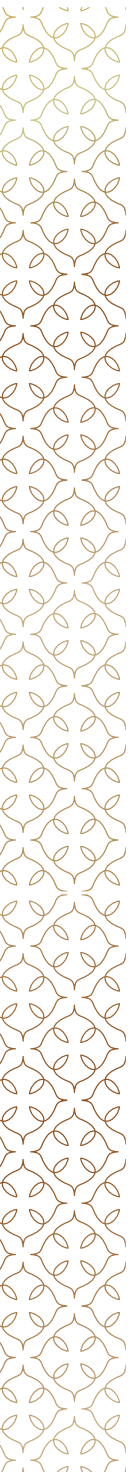
## GAMING

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

## 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. Jio Fibre/ Reliance is responsible to ensure provision of these services to the apartment buyers & not the promoter. Reliance Jio Infocomm Ltd (Jio) and its Affiliates will provide JioFiber services and Smart Home Solutions / Applications (Services) to occupants/ owners of apartments, who subscribe to the Services, all of which shall be subject to separate terms and conditions. Provisions will be available for High-Speed Internet and all JioFiber services. Devices provided as a part of service offerings will be subject to warranty terms and conditions as provided by the respective Original Device manufacturers (ODM). Provisions for the above services will be available for every apartment and subscription to various Services shall be at the option of the occupant / owner of the Apartments. Some of the products and Services mentioned herein are indicative, optional and still under development and will be subject to changes, modifications at the sole discretion of Jio and or its Affiliates, and terms and conditions of the Services shall be as amended accordingly from time to time based on service availability. Service offerings may change due to viability attributable to change in technology, market conditions, government policies, regulations and applicable laws. In order to enjoy Free HD Voice, Jio Home Gateway should be connected to an uninterrupted power source. Speed may depend upon the tariff plans chosen by the subscribers. Please visit [www.jio.com](http://www.jio.com) for more details.





# THE RIGHT TIME

IN THE RIGHT PLACE AT

## 📍 5 – 10 MINUTES AWAY



### Schools

- Delhi Public School
- Imperial Heritage School
- Gurugram Global Heights School



### Upcoming

- AIIMS Hospital
- Proposed Metro Line
- Diplomatic Enclave

## 📍 10 – 20 MINUTES AWAY



### Hospitals

- Columbia Asia



### Transportation

- Airport
- Gurgaon Railway Station
- Delhi Jaipur Highway



### Hotels

- Trident
- Hyatt Regency



### Others

- Sultanpur National Park

## 📍 20 – 30 MINUTES AWAY



### Schools

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



### Hotels

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



### Corporate Hubs

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



### Entertainment

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



### Hospitals

- Fortis Hospital
- Max Healthcare



### Transportation

- Huda City Centre Metro

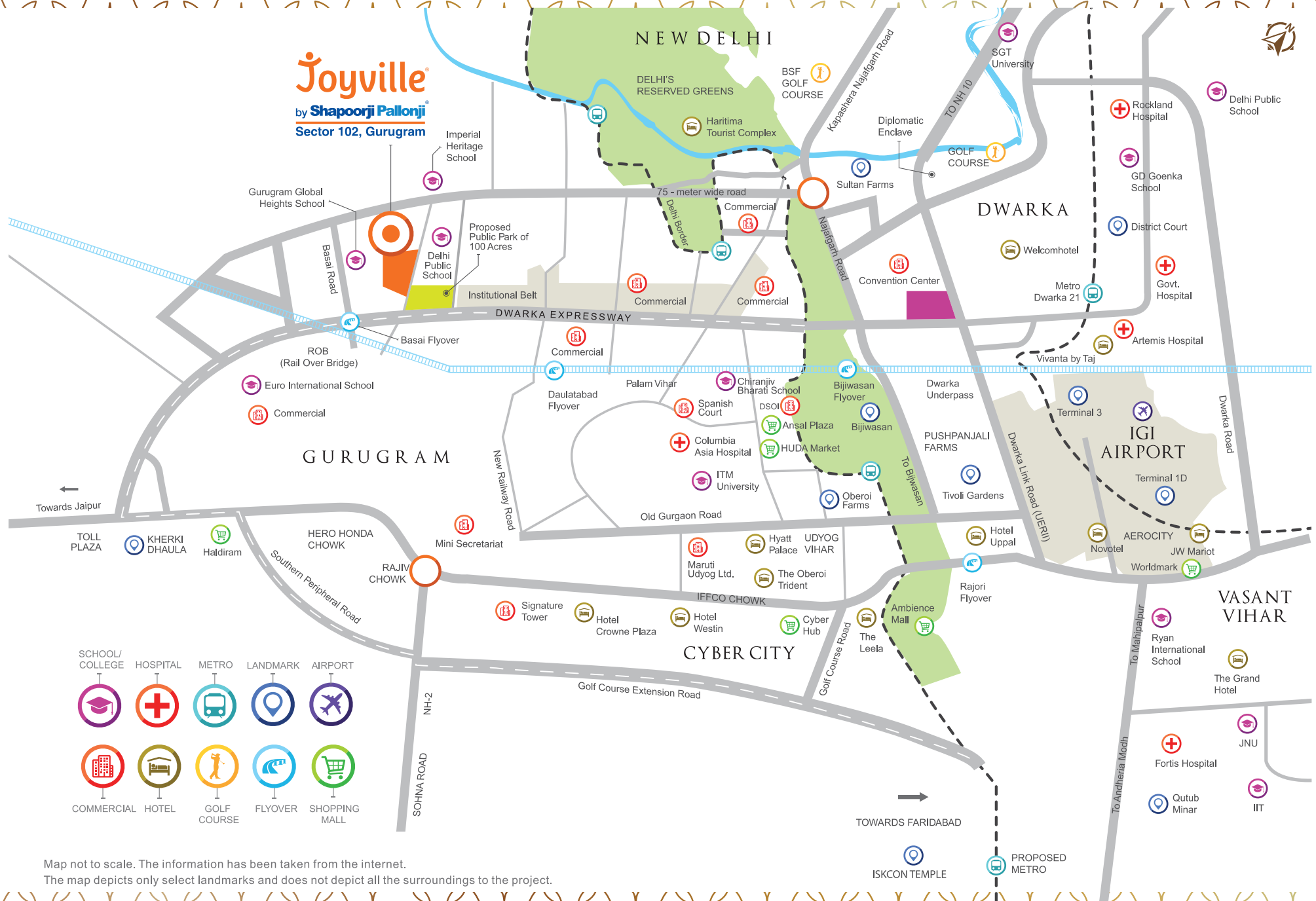


### Upcoming

- Convention Center Dwarka

Estimated travel/driving times is tentative and based on normal traffic conditions. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities.







WE SET OUR SIGHTS HIGH. SO YOU CAN

# SET YOURS HIGHER

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Intricate and immaculate perfectly describes the planning of Joyville Gurugram, bringing together the best of everything.

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

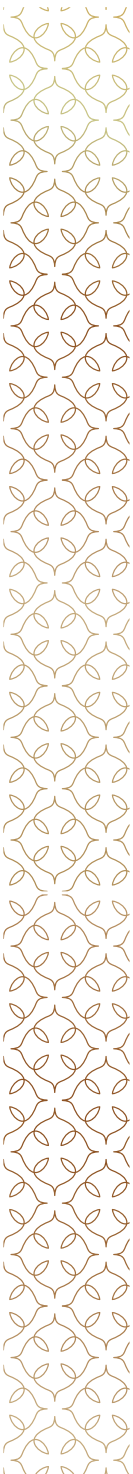
Disclaimer: Artist's impression of actual space. <sup>3</sup>Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed.



# MASTER LAYOUT







# AREA STATEMENT

TYPOLOGY	RERA CARPET AREA (A)		BALCONY AREA (B)	TOTAL (A+B)
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2 BHK - GRANDE	68.27	734.80	124.00	858.81
3 BHK - GRANDE	95.47	1,027.68	172.76	1,200.44
3 BHK - LUXURY	104.80	1,128.10	191.71	1,319.81

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







# OUR RESIDENTS

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Homes at Joyville Gurugram have been intuitively designed for maximum comfort and convenience.

---

# 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"

Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq. m.	sq. ft.	sq. ft.	sq. ft.
68.27	734.80	124.00	858.81

Products, features, furniture layout, floor coverings, light fittings, furnishing, pictures, images, colours, shades of walls, tiles etc. shown in these Floor/Unit plans are shown as illustrations and are for the purpose of representation and reference only. Actual carpet areas may vary by 3% from RERA carpet areas mentioned. Please refer to the terms mentioned in agreement of sale.



# 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"

Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq. m.	sq. ft.	sq. ft.	sq.ft.
95.47	1,027.68	172.76	1200.44

Products, features, furniture layout, floor coverings, light fittings, furnishing, pictures, images, colours, shades of walls, tiles etc. shown in these Floor/Unit plans are shown as illustrations and are for the purpose of representation and reference only. Actual carpet areas may vary by 3% from RERA carpet areas mentioned. Please refer to the terms mentioned in agreement of sale.

# 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"

Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq. m.	sq. ft.	sq. ft.	sq. ft.
104.80	1,128.10	191.71	1,319.81

Products, features, furniture layout, floor coverings, light fittings, furnishing, pictures, images, colours, shades of walls, tiles etc. shown in these Floor/Unit plans are shown as illustrations and are for the purpose of representation and reference only. Actual carpet areas may vary by 3% from RERA carpet areas mentioned. Please refer to the terms mentioned in agreement of sale.





# TIME TO GO OFF THE BEATEN PATH AND BEGIN THE SMOOTH SAILING!

Joyville Gurugram takes an existing view of luxury and makes it wholesome and life-changing, through new details and innovations.

## Flooring

- Vitrified tiles of size 800mm x 800mm for living, dining and kitchen areas
- Wooden laminated flooring for all bedrooms
- Rough textured ceramic tiles in bathrooms, balconies and utility area

## Door

- Main door and bedroom doors – wooden flush door  
with laminated on both sides, wooden flush toilet door

## Window

- Powder-coated Aluminum windows

## Electricals

- Modular switches and sockets from Legrand or equivalent

## Railing

- MS Railing with Synthetic Enamel Paint

## Bedrooms

- 2-way control switches in all bedrooms  
(selective points for fan and light)

## 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 600mm above counter top
- Provision for geyser in kitchen
- Provision for exhaust fans
- Provision for water purifier

\*Modular kitchen will be provided only under platform.





# A PASSION

THAT KEEPS ON LIVING.

Different Cities. The Same Way Of Life.

₹ 10,000 CR.

of revenue potential in the Joyville platform

13,000 UNITS

planned for development

1.4 MILLION SQ.M.

area planned for development

4 MAJOR

cities of India

Joyville is a well-crafted platform for development of aspirational housing, which came into being after Shapoorji Pallonji, Actis, International Finance Corporation (An arm of the World Bank) and Asian Development Bank in order to promote easy-to-own homes.



Actual Image

## Joyville Howrah

NEAR SANTRAGACHI

WBHIRA Numbers:

Western Heights A&B - HIRA/P/HOW/2021/001190

Summit - HIRA/P/HOW/2018/000164

Pinnacle - HIRA/P/HOW/2018/000165

Crest - HIRA/P/HOW/2018/000281.

For details visit: [www.hira.wb.gov.in](http://www.hira.wb.gov.in)



Actual Image

## Joyville Virar

VIRAR WEST

MahaRERA Numbers:

Palm Grove - P99000018521

Palm Meadows 1 - P99000019531

Summit & Pinnacle - P51900000444

Crest - P99000013612

Palm Springs - P99000031256

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





## Joyville Gurugram

SECTOR 102

**HARERA Numbers:**

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  
Phase VI - RC/REP/HARERA/GGM/434/166/2021/02.  
For details visit: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)



## Joyville Hadapsar Annexe

PUNE - SOLAPUR HIGHWAY

**MahaRERA Numbers:**

Tower 21 (Phase 1): P52100026451 | Tower 20 (Phase 2): P52100026479  
Tower 19 (Phase 3): P52100026480 | Tower 1 (Phase 4): P52100026478  
Tower 2 (Phase 5): P52100026452 | Tower 3 (Phase 6): P52100026779  
Tower 4 (Phase 7): P52100026800 | Tower 5 (Phase 8): P52100026785  
Tower 17 (Phase 9): P52100026797 | Tower 18 (Phase 10): P52100026795  
Tower 6 (Phase 11): P52100028311 | Tower 8 (Phase 12): P52100028308  
For details visit: <https://maharera.mahaonline.gov.in>



## Joyville Hinjawadi

NEAR PHASE 1, HINJAWADI

**MahaRERA Numbers:**

Alpine - P52100018502 | Sierra - P52100018500  
Pinnacle - P52100016252 | Summit - P52100016131  
Crest - P52100016775 | Meridian - P52100016786  
For details visit: <https://maharera.mahaonline.gov.in>



## Joyville Sensorium

NEAR PHASE 1, HINJAWADI

**MahaRERA Numbers:**

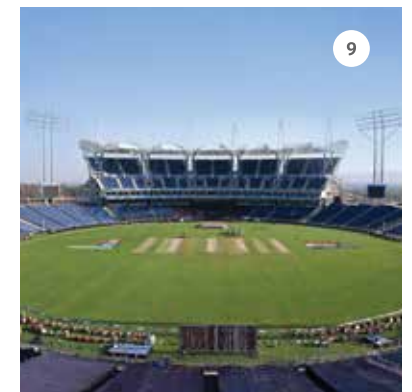
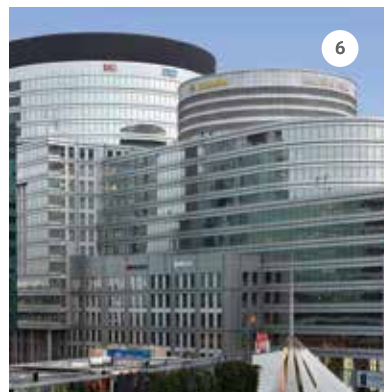
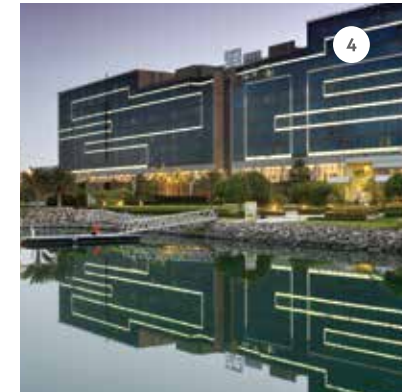
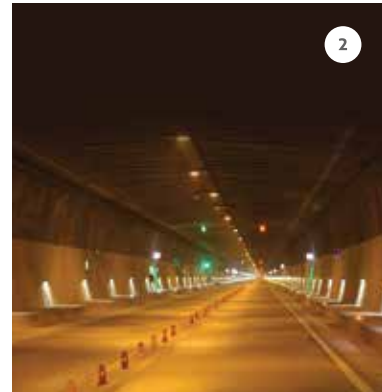
Building A (Vista) - P52100027234  
Building B (Elation) - P52100024965  
Building C (Ambrosia) - P52100024963  
Building D (Auris) - P52100027244  
For details visit: <https://maharera.mahaonline.gov.in>





# REMEMBER THE NAME. CELEBRATE THE ACHIEVEMENT

SP Group has become a standard bearer of architectural excellence,  
in India and abroad, with a number of landmark projects.



Actual Images



## PROJECTS

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 Center - Mumbai
9. MCA Stadium - Pune

## A LEGACY OF 150 YEARS

- Creating landmarks for over 150 Years
- Over 20.4 mn sq. m. constructed in India
- Global presence in more than 60 countries
- A strong employee base of 60,000 people from 40+ nationalities

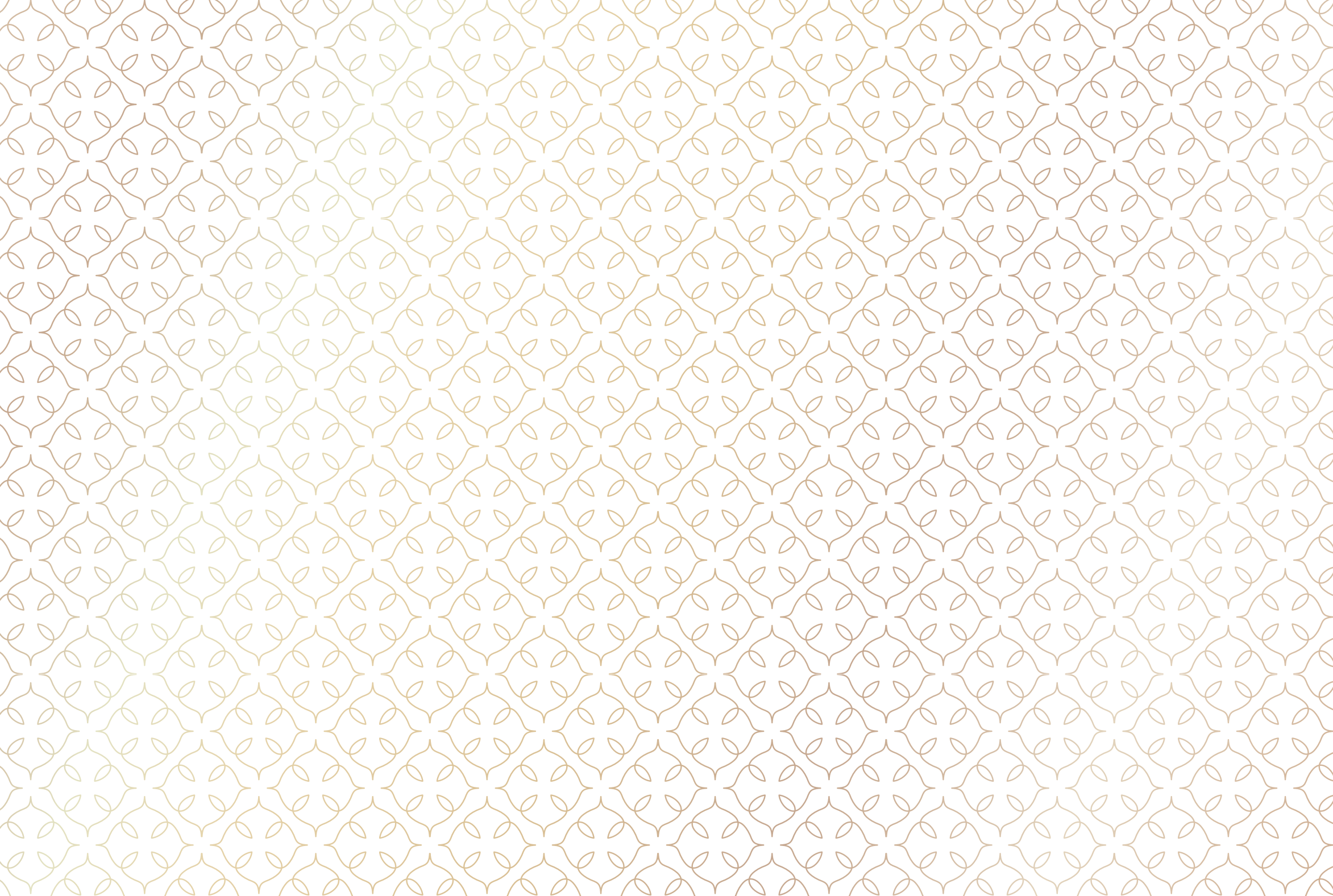


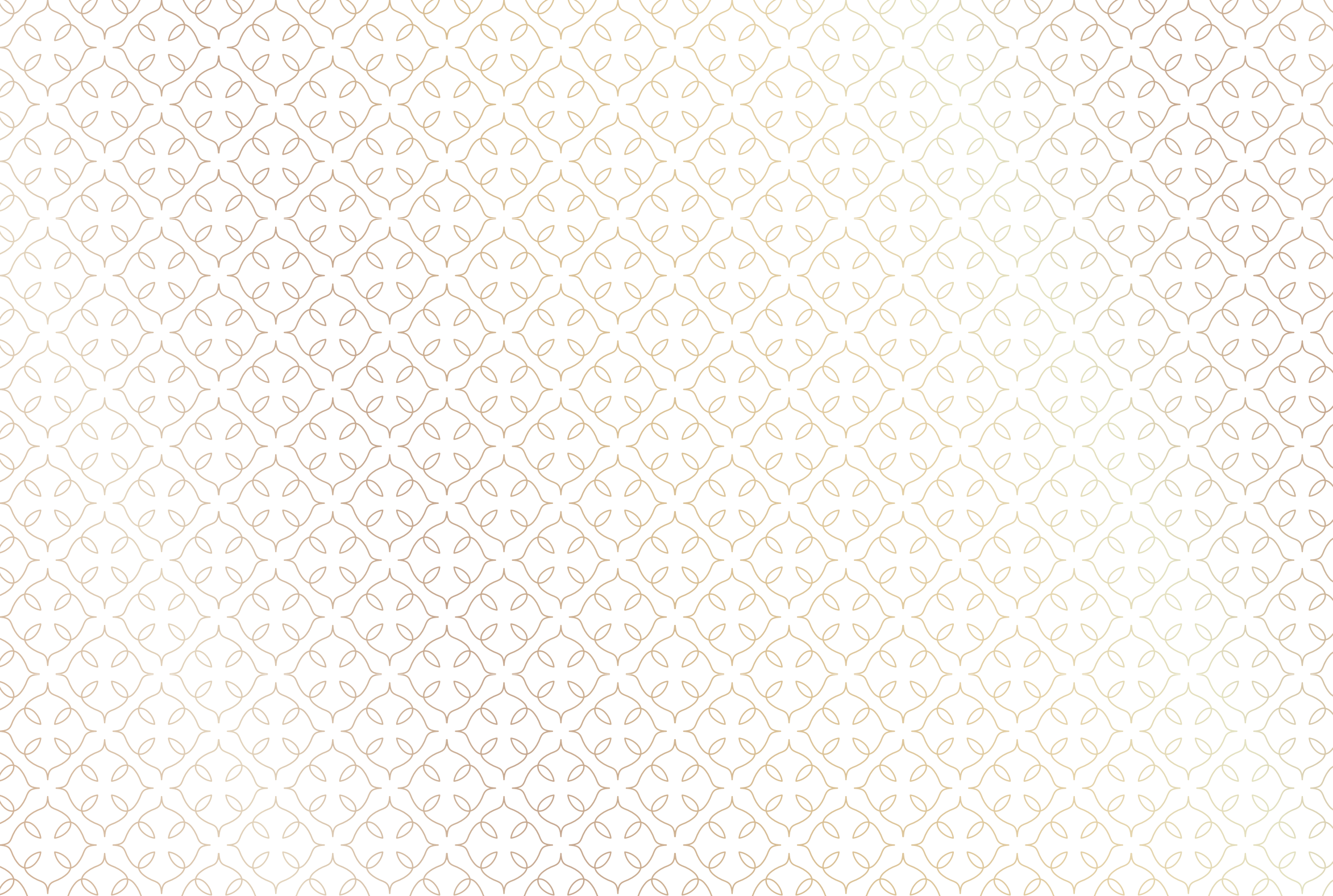
**CONSTRUCTION COMPANY\* IN INDIA**

\*Shapoorji Pallonji E&C has been ranked No. 1 among top 50 Real Estate and Infrastructure Companies, by the Construction Week India magazine 2018 (Volume 10, Issue 3, 2018).













by **Shapoorji Pallonji** | Gurugram

**Registered Office Address:** Joyville Shapoorji Housing Private Limited, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005, Maharashtra, India. Tel: 022-67490000.

**Sales Office Address:** Joyville Gurugram, Shapoorji Pallonji And Company Private Limited, Off Dwarka Expressway, Sector 102/102A, Gurugram, Haryana-122 003

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

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HARERA Numbers: 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 | Phase VI - RC/REP/HARERA/GGM/434/166/2021/02. For more details, visit: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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**Disclaimer:** 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. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed. The purpose of this advertisement is to indicate to the customers the amenities and facilities that may come up in the project as per the present approved layout. The customers are requested to kindly base their reliance on the Agreement for Sale to be entered into for purchase of the flats/units in the project. We are offering for sale, unfurnished apartments not including add-ons such as furniture, fixtures, furnishings, wall coverings, false ceiling, artefacts, light fittings, equipment etc. and fixtures unless specifically incorporated in the Agreement for Sale. 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. This project is financed by and mortgaged to IndusInd Bank Ltd. An NOC from IndusInd Bank Ltd. for the sale of flats shall be provided. T&C apply. Website: [www.joyvillehomes.com](http://www.joyvillehomes.com).