

VALUABLE
OUTSIDE



INVALUABLE
INSIDE



Artist's Impression

JOYVILLE VIRAR

Virar West, Mumbai



Arnala Beach

BEST OF VIRAR OUTSIDE. THE PERFECT OPPORTUNITY INSIDE.

Flanked by green spaces, with temples, churches, beaches and resorts all around, Virar seamlessly brings together the benefits of living close to nature and tranquility as well as the luxuries of city life.

With excellent connectivity and a rapidly growing infrastructure, Virar has all you need for a comfortable and progressive lifestyle.



Jivdani Temple



Artist's Impression

Stay connected to a good life.

Being a modern suburb well-connected to all parts of the Mumbai Metropolitan Region (MMR), Virar makes sure that excellent connectivity is always within reach for you.

Buy a home at Joyville Virar and open the doors to the benefits that come with world-class infrastructure, best-in-class amenities and enhanced accessibility.



Proposed Extension of
Coastal Road up to Virar*



Mumbai-Ahmedabad
Bullet Train through Virar*



Virar-Panvel, Alibaug
Multi-modal Corridor*



Proposed Elevated
Western Railway Corridor
from Churchgate to Virar*



Proposed Extension of
Harbour Line Services
up to Virar*

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



Stock Image

Where convenience is a next-door neighbour. Always.

MALLS/RETAIL

Vijay Sales..... 2.9 kms
Reliance Trends..... 2.9 kms
Woodland Store..... 3.0 kms
Viva Super Market..... 3.1 kms

RAILWAY STATIONS

Virar..... 3.1 kms
Nallasopara..... 5.0 kms

PLACES OF WORSHIP

Christ The King Church... 0.09 km
Balaji Mandir..... 0.2 kms
Swayambhu Mahadev
Mandir..... 1.2 kms
Vishnu Mandir..... 1.2 kms

CAFES & RESTAURANTS

Monginis Cake Shop..... 2.1 kms
Merwans..... 2.9 kms
Wok Express..... 3.0 kms
Topsy Panda..... 3.2 kms

SERVICES

One Rep Max Gym..... 2.1 kms
Magnus TVS
Motor Service 4.0 kms

HOSPITALS

Sahayog Hospital..... 2.1 kms
Kharde Hospital..... 2.1 kms
Vijay Vallabh Hospital.... 2.8 kms
Shushrusha Hospital..... 3.8 kms

SCHOOLS/COLLEGES

Matrix Academy..... 1.7 kms
Holy Cross Convent
School..... 1.7 kms
Muljibhai Mehta
International School..... 2.1 kms
St. Joseph High School 2.4 kms

LEISURE & ENTERTAINMENT

Yazoo Park..... 4.5 kms
Fun Fiesta Multiplex..... 5.0 kms
Rajodi Beach..... 5.8 kms
Arnala Beach..... 7.4 kms

LIVELY NEIGHBOURHOOD OUTSIDE. 25+ PREMIUM AMENITIES INSIDE.













With palm tree avenues, mesmerising views and hammocks, at Joyville Virar our intent is to bring you closer to the joys of resort living. So that your home is one place you never want to get away from.

- 7 Towers spread across 7 acres (30,800 sq. mts.)
- Well-planned 1 & 2 bedroom residences
- 25+ amenities
- Dedicated Goa-themed Clubhouse within the project
- Breathtaking views of lush greens

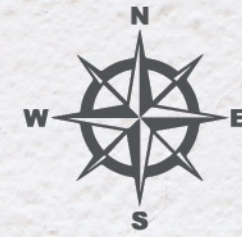


An Exclusive Ready Clubhouse at your doorstep.

Indulging in fitness activities and taking time out for relaxation and rejuvenation will be an essential part of your day at Joyville Virar. We have an exclusive, fully functional Clubhouse for you where you can choose from a host of options and live your day to the fullest.

 Goa-themed Clubhouse	 Swimming Pool	 Gymnasium	 Banquet Hall	 Kids' Play Area	 Senior Lounge
 Half Basketball Court	 Indoor Games	 Skating Rink	 Jogging Tracks	 Swing Plaza	 And Many More





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.

A SMARTLY-PLANNED MASTER PLAN.

GROUND

01. Entrance/Exit
02. Internal driveway
03. Jogging track
04. Cycling track
05. Walkway
06. Kids' play area
07. Pavilion
08. Swimming pool
09. Kids' pool
10. Pool deck
11. Feature walk
12. Half basketball court
13. Clubhouse with Gym, Banquet hall, Chess & Cards
14. Iconic sculpture

PODIUM

28. Paved entry
29. Jogging track
30. Planter box with tree plantation
31. Planter bed with shrub plantation

15. Lawn mounds
16. Flag area
17. Stepping crossovers
18. Festival court
19. Seniors' lounge
20. Amphi seatings
21. Arcade over amphi seatings
22. Theme garden
23. Congregational space
24. Boundary plantation
25. Gated community with security
26. AV room
27. Gazebo

32. Shrub plantation along building
33. Swing plaza
34. Skating rink
35. Party lawn
36. Open to Sky Gym
37. Paved plaza

38. Kids' play area
39. Group seating
40. Seniors' lounge
41. Ramp

TOWER PINNACLE TERRACE

42. Star gazing deck

TOWER PINNACLE STILT

(Other club amenities)

- Crèche
- Virtual gaming
- Foosball
- Pool table
- Table tennis
- Chess
- Cards



Artist's Impression

Launching PALM BREEZE At Joyville Virar

WHERE LIFE IS A BREATH
OF FRESH AIR.

Our latest offering at Joyville Virar, Tower Palm Breeze, is designed to take care of all your needs. Completed with an unmatched combination of spaciousness and 25+ superior amenities across the property, each and every home has rejuvenation and leisure at the heart of it.

FRESH AIR OUTSIDE



Actual Image

COMFORTABLE LIVING SPACE INSIDE



Artist's Impression

PRODUCT CONFIGURATION

TYPICAL FLOOR PLAN - PALM BREEZE

2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21ST, 23RD FLOOR



The dimensions mentioned in the plan are in meters.

Disclaimer: 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. Products, features, furniture, light fittings, wall panelling, fixtures on walls, tiles etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer.



1 BHK UNIT PLAN - PALM BREEZE



SR. NO.	NAMES	DIMENSIONS	
		SQ.M	SQ.FT
1.	LIVING ROOM	2.900 x 5.200	9'6" x 17'1"
2.	KITCHEN	2.125 x 3.400	7'0" x 11'2"
3.	M. BEDROOM	2.750 x 3.975	9'0" x 13'0"
4.	BATH	1.175 x 1.375	3'10" x 4'6"
5.	WC	1.200 x 1.375	3'11" x 4'6"
6.	PASSAGE	2.285 x 1.000	7'6" x 3'3"

CONFIGURATION	RERA CARPET AREA	RERA CARPET AREA
1BHK	40.60 (SQ.M)	437 (SQ.FT)

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2 BHK UNIT PLAN - PALM BREEZE



SR. NO.	NAMES	DIMENSIONS	
		SQ.M	SQ.FT
1.	LIVING ROOM	3.050 x 5.200	10'0" x 17'1"
2.	DINING AREA	1.060 x 2.425	3'6" x 7'11"
3.	KITCHEN	3.550 x 2.125	11'8" x 7'0"
4.	M. BEDROOM	3.050 x 4.265	10'0" x 14'0"
5.	ATTACHED TOILET	2.275 x 1.375	7'6" x 4'6"
6.	BEDROOM	2.750 x 3.580	9'0" x 11'9"
7.	COMMON TOILET	2.275 x 1.375	7'6" x 4'6"
8.	PASSAGE	0.960 x 1.000	3'2" x 3'3"

CONFIGURATION	RERA CARPET AREA	RERA CARPET AREA
2BHK	59.92 (SQ.M)	645 (SQ.FT)

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Artist's Impression

TOWER PALM SPRINGS

HOMES FULL OF HAPPINESS.

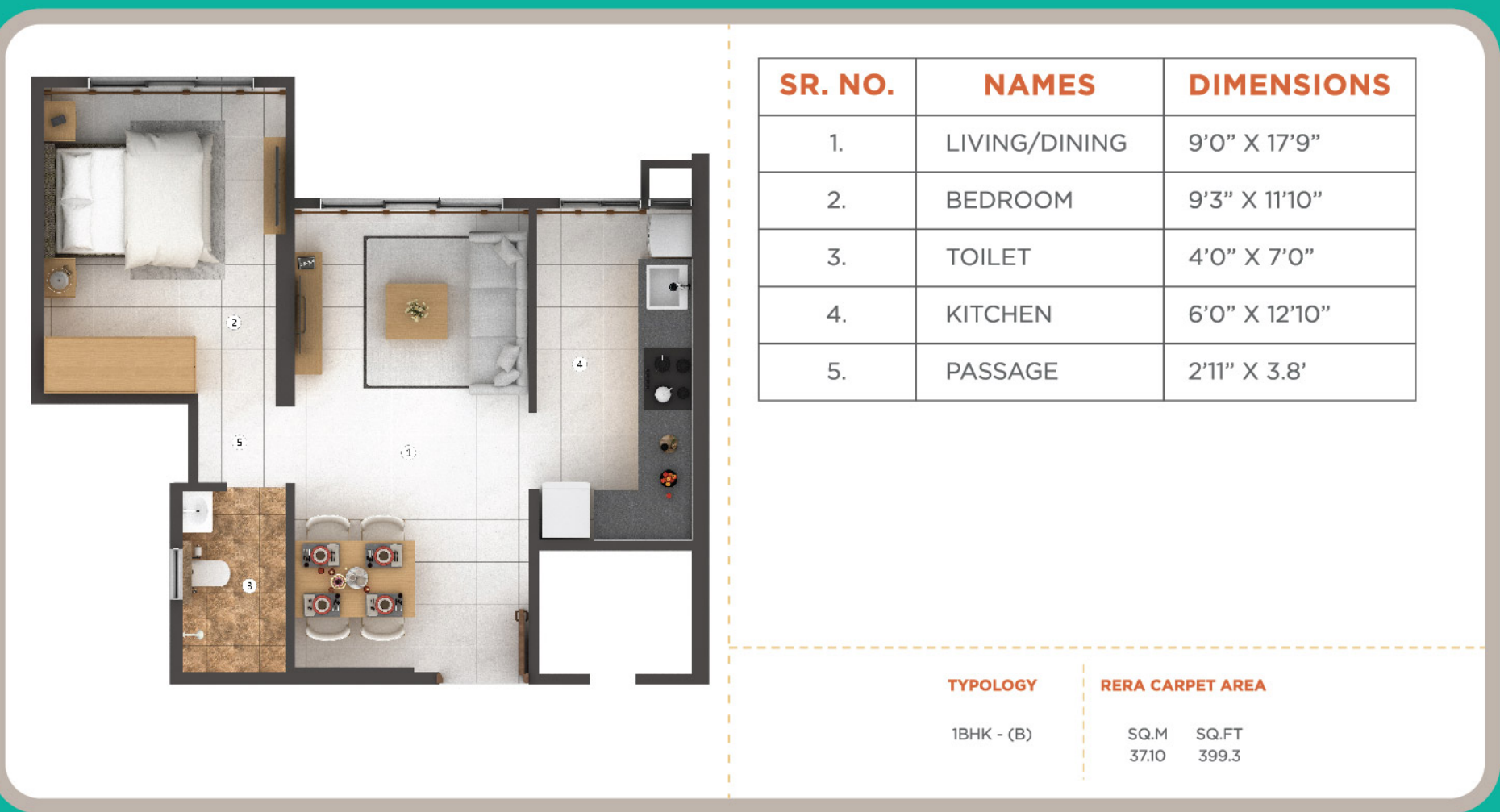
Inspired by its name, Tower Palm Springs has got everything that will bring a spring in your step. It's got amenities, it's got luxuries, it's got premium offerings, giving you the experience of a resort life, right within your home.

1 BHK (A) UNIT PLAN - PALM SPRINGS



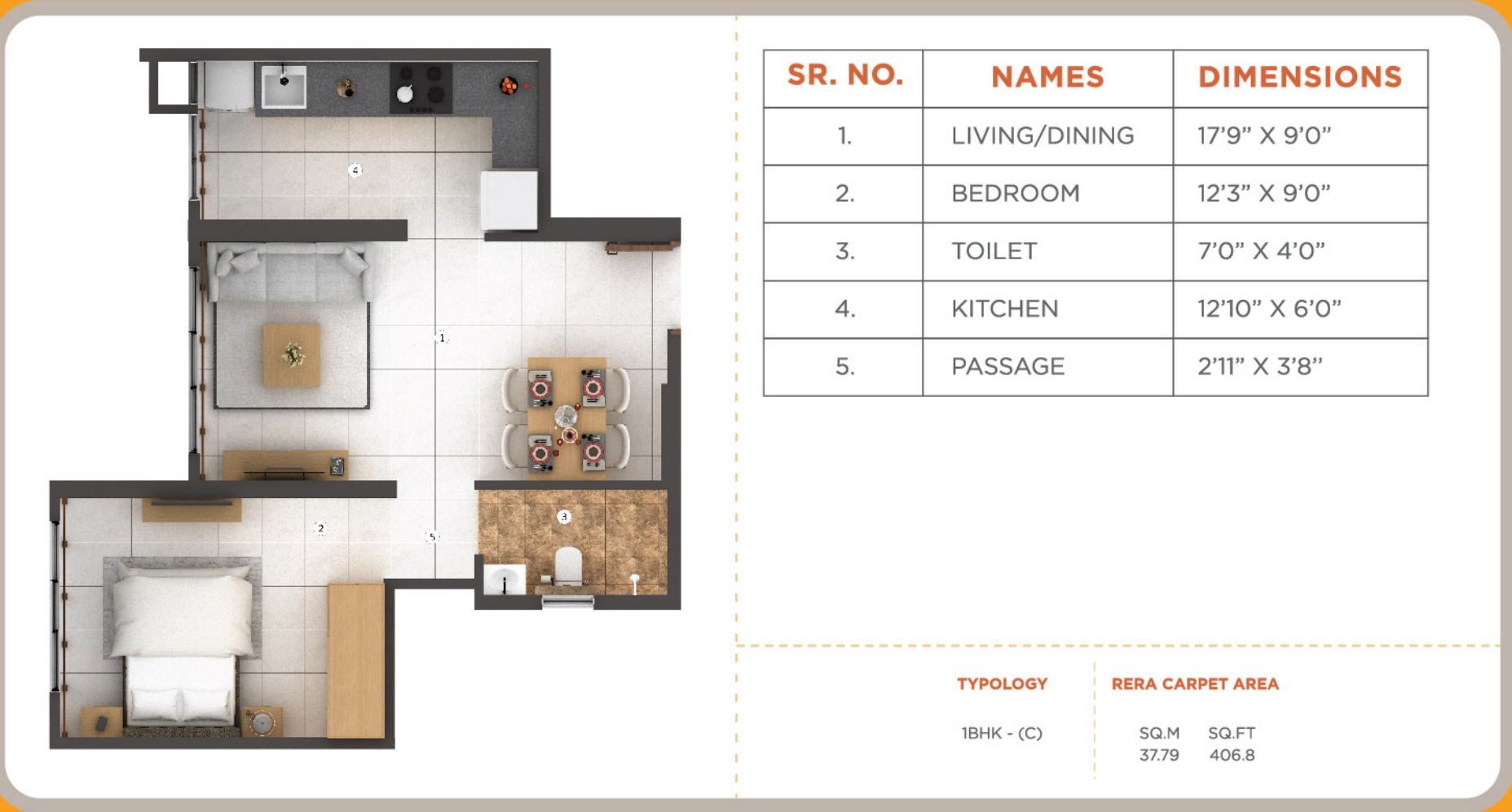
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1 BHK (B) UNIT PLAN - PALM SPRINGS



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1 BHK (C) UNIT PLAN - PALM SPRINGS



Disclaimer: 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/alt

STUDIO UNIT PLAN - PALM SPRINGS



Disclaimer: 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/alt



Artist's Impression

TOWER PALM GROVE

MADE FOR YOU. MADE FOR A BETTER LIFE.

At Tower Palm Grove, our homes are equipped with a host of superior amenities. Each space is meant to take your lifestyle to the next level. So, that you don't just live. You live better.

1 BHK (A) UNIT PLAN - PALM GROVE



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	9'0" X 14'4"
2.	PASSAGE	4'6" X 3'11"
3.	FLOWER BED	9'0"X 2'2"
4.	M. BEDROOM	9'0" X 11'0"
5.	FLOWER BED	9'4" X 2'2"
6.	TOILET	4'9" X 3'0"
7.	BATH	4'9" X 3'11"
8.	KITCHEN	7'0" X 9'0"
9.	DRY BAL	7'0" X 2'2"

TYPOLGY	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
1BHK - A	SQ.M	SQ.FT	SQ.FT	SQ.FT
	32.49	349.7	89.2	438.9

*Living/Dining includes appurtenant balcony area.

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1 BHK (B) UNIT PLAN - PALM GROVE



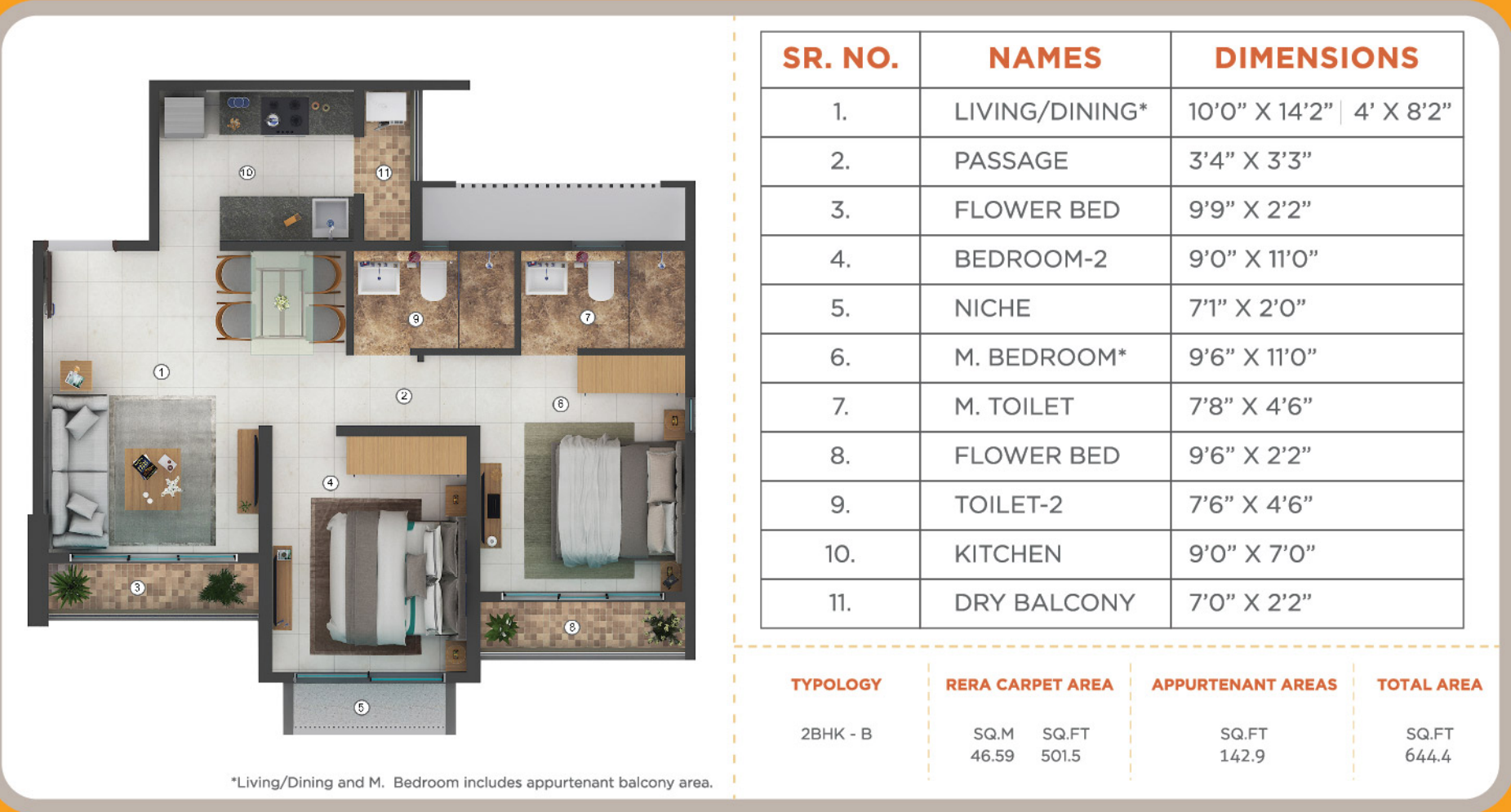
SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	9'0" X 14'2"
2.	PASSAGE	3'3" X 7'4"
3.	FLOWER BED	9'8" X 2'2"
4.	M. BEDROOM	10'9" X 9'0"
5.	NICHE	6'10" X 2'0"
6.	TOILET	4'11" X 3'0"
7.	BATH	4'11" X 3'11"
8.	KITCHEN	10'11" X 7'1"

TYPOLGY	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
1BHK - B	SQ.M	SQ.FT	SQ.FT	SQ.FT
	34.13	367.4	47.5	414.9

*Living/Dining includes appurtenant balcony area.

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2 BHK (B) UNIT PLAN - PALM GROVE



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Actual Image

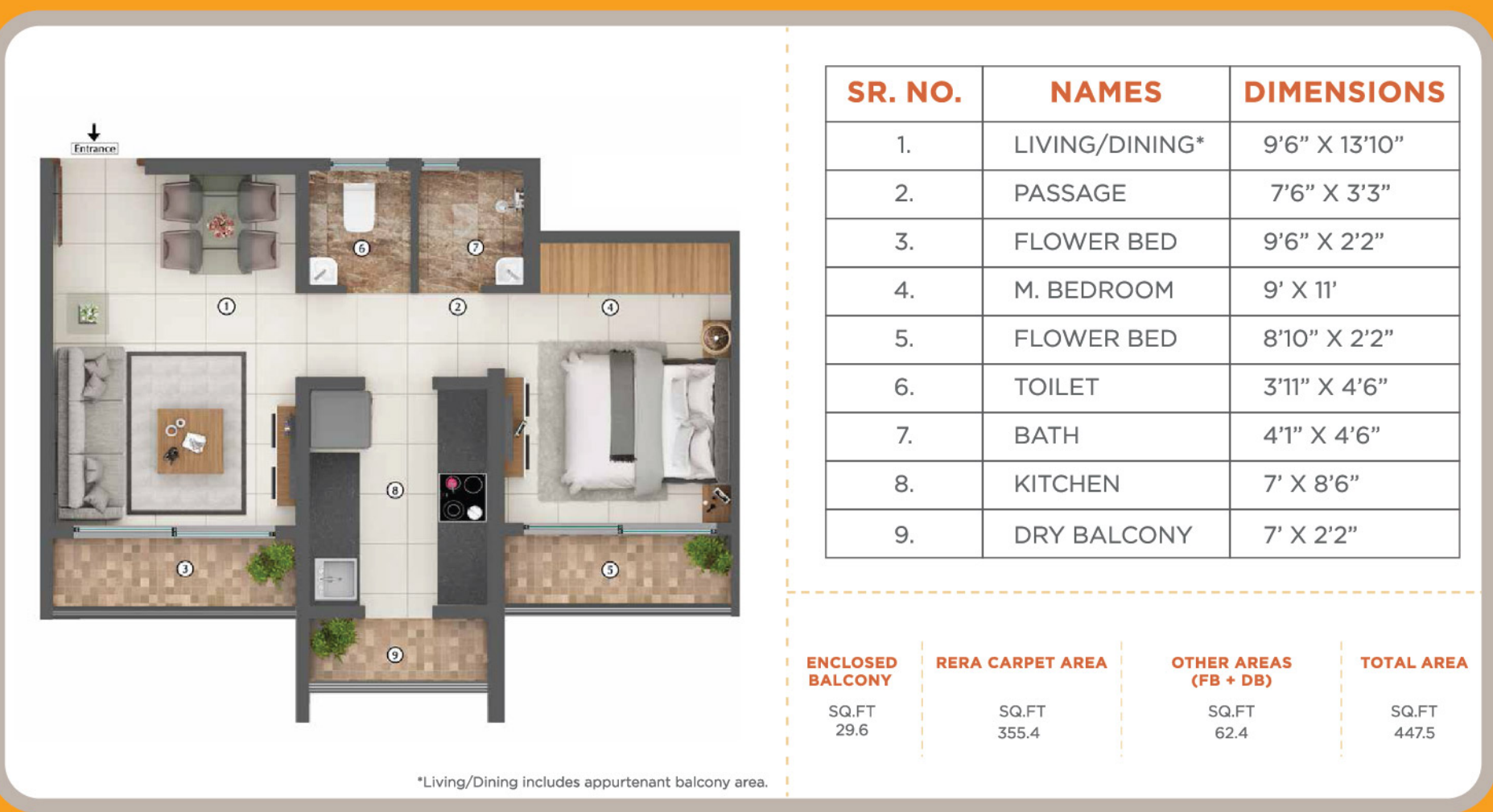


TOWER PALM MEADOWS

WITH LOTS OF ROOM FOR LUXURY.

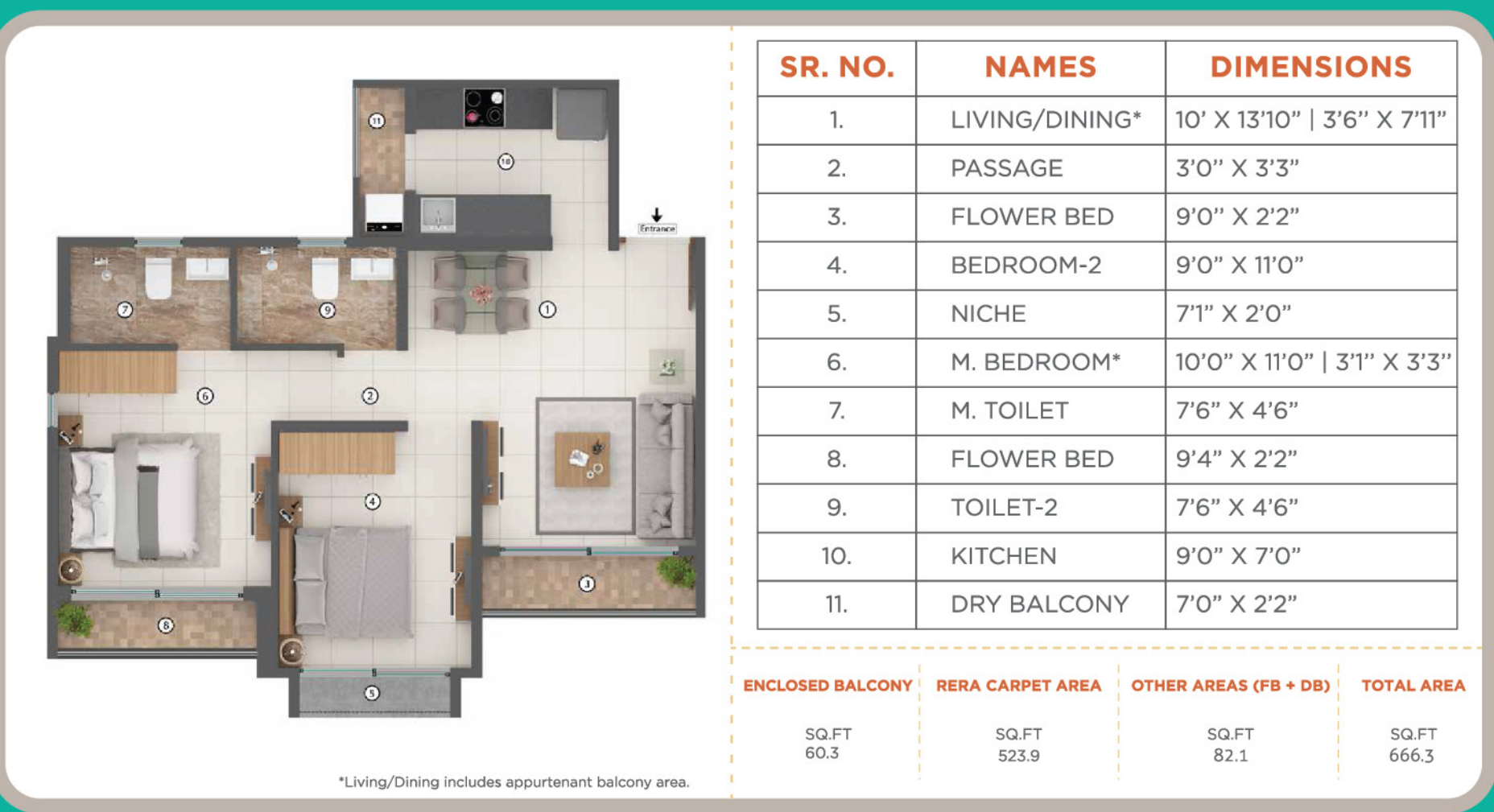
A tastefully designed 20-storey building of dreams is here to change your perception of luxury, one home at a time. Equipped with a host of premium amenities, our spaces at Tower Palm Meadows are meant to enhance your living, like never before.

1 BHK UNIT PLAN - PALM MEADOWS



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2 BHK UNIT PLAN - PALM MEADOWS



Disclaimer: 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/alt

SPECIFICATIONS

STRUCTURE

- Earthquake resistant structure (Seismic Zone III compliant)

LIVING/DINING HALL

- Flooring: Vitrified flooring, Somany or equivalent make
- Main Door: Laminated flush doors with wooden door frames/Pre-engineered door frames & laminated shutters
- Windows: Powder coated aluminium windows

KITCHEN

- Flooring: Vitrified flooring, Somany 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 or equivalent make
- Doors: Laminated flush doors with wooden door frames/Pre-engineered door frames & laminated shutters
- Windows: Powder coated aluminium windows
- Adequate electrical points provided for AC, fan, light and TV connection

TOILETS

- Flooring: Rough textured ceramic tiles, Somany or equivalent make
- Sanitary fittings & fixtures: Somany/Cera/Johnson or equivalent make
- False Ceiling: Armstrong/Gyproc or equivalent make
- Doors: Laminated flush doors with wooden frame/Pre-engineered door with Granite frame
- Provision for exhaust fan and geyser

BALCONY

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



Actual Show Flat

EXCELLENCE OUTSIDE. QUALITY INSIDE.

- A legacy of creating landmarks for over 157 years
- 20.4 Mn+ sq. mts. of built spaces in India
- A presence in 40+ countries
- A diversified set of 40,000 employees from 40+ nationalities



**We don't just
promise quality.
We deliver it.**

When you buy a home at Joyville by Shapoorji Pallonji, you choose a 157-year-old legacy of creating some of the most iconic structures in the country. As a brand we are constantly committed to deliver what we promise - world-class engineering solutions.

**When it comes
to building dreams,
we never like
to stay behind.**

Shapoorji Pallonji E&C has been ranked No. 1 amongst the top 50 Real Estate and Infrastructure Companies as per the Construction Week India Magazine 2018 (Volume 10, Issue 3, 2018).

JOY. INSIDE OUT.

Joyville is one of the leading names in India in the aspirational housing segment. The brand is backed by a host of investors including:

- Shapoorji Pallonji Real Estate
- Actis
- International Finance Corporation (an arm of the World Bank)
- Asian Development Bank

With a vision to make an upgraded lifestyle accessible at affordable prices, the brand endeavours to create dream homes that don't just encapsulate everything needed for a good life within, but also make sure that they are surrounded by the best-in-class offerings outside. So that when people buy a home at Joyville Virar, they expect nothing but the best. Inside their homes and outside too.



Joyville Howrah



Joyville Virar



Joyville Hinjawadi



Joyville Gurugram



Joyville Hadapsar Annexe

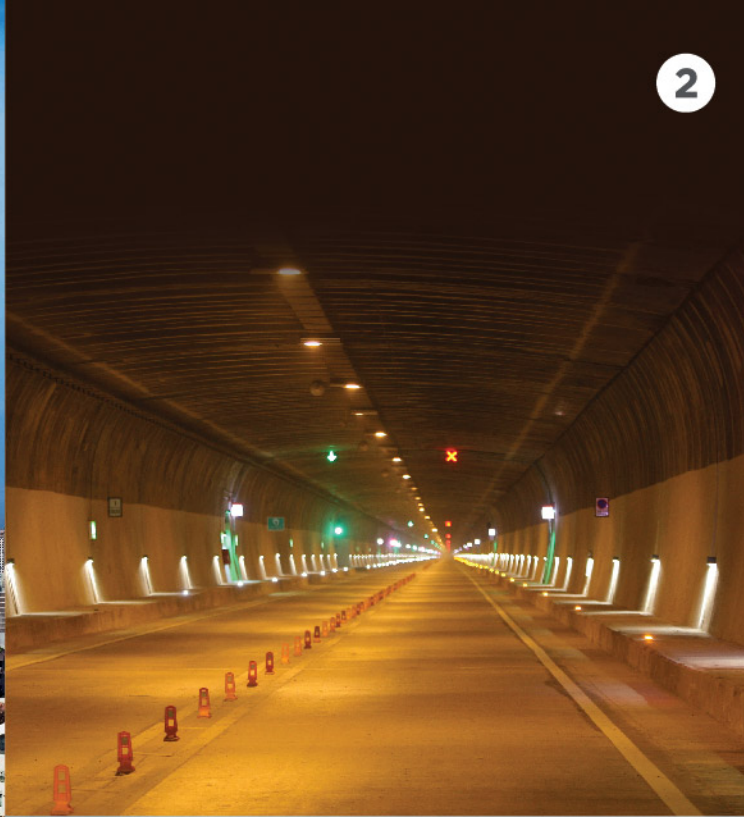


Joyville Sensorium

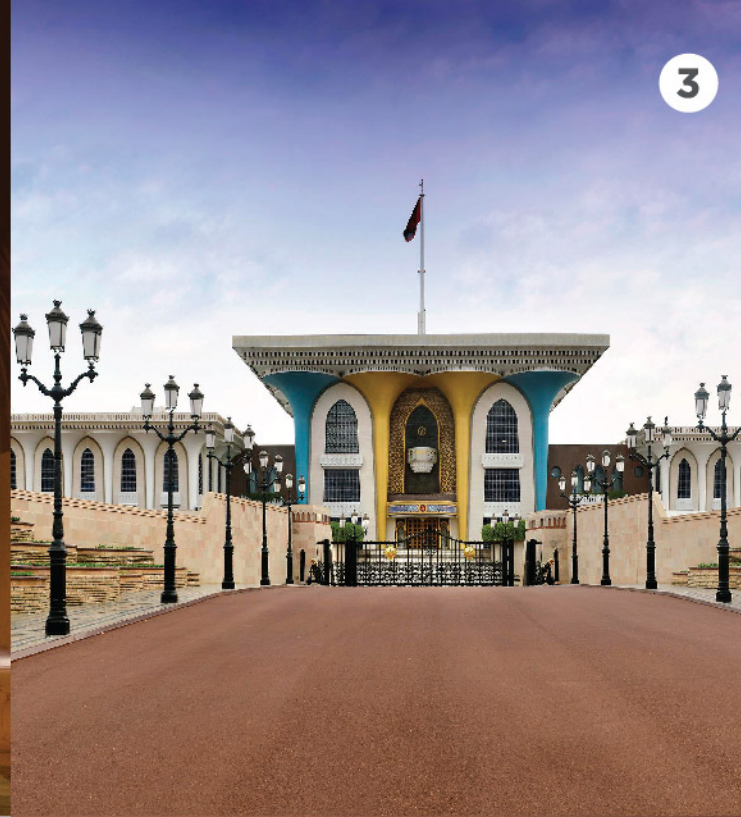
OC Received For : Joyville Howrah - Tower A1, Tower A2, Tower B6, Tower B7 | Joyville Virar - Summit, Pinnacle, Crest | Joyville Hinjawadi - Alpine, Sierra, Pinnacle, Summit, Crest, Meridian
Joyville Gurugram - Tower 2, Tower 3, Tower 4



1



2



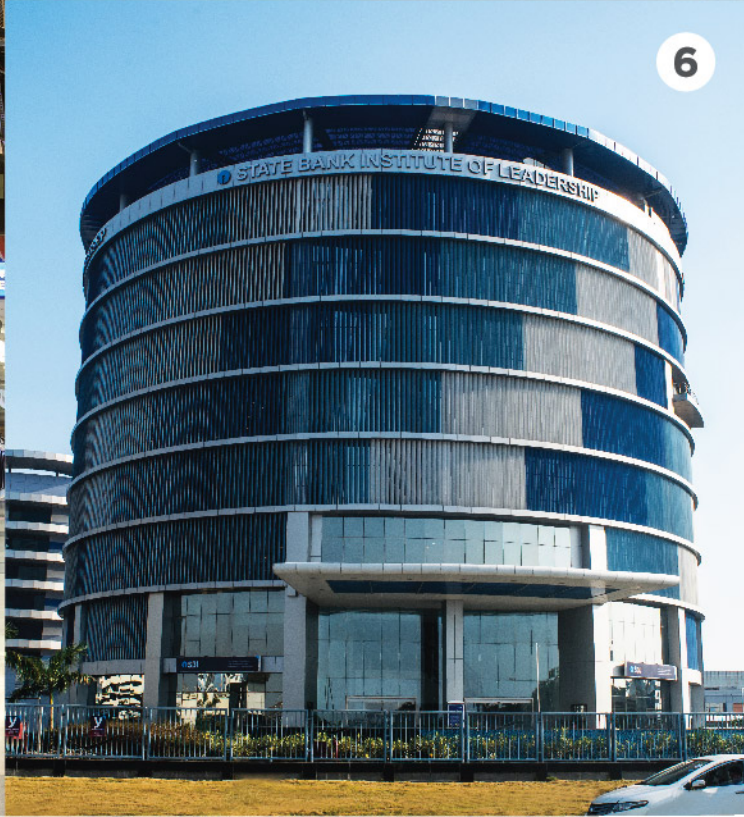
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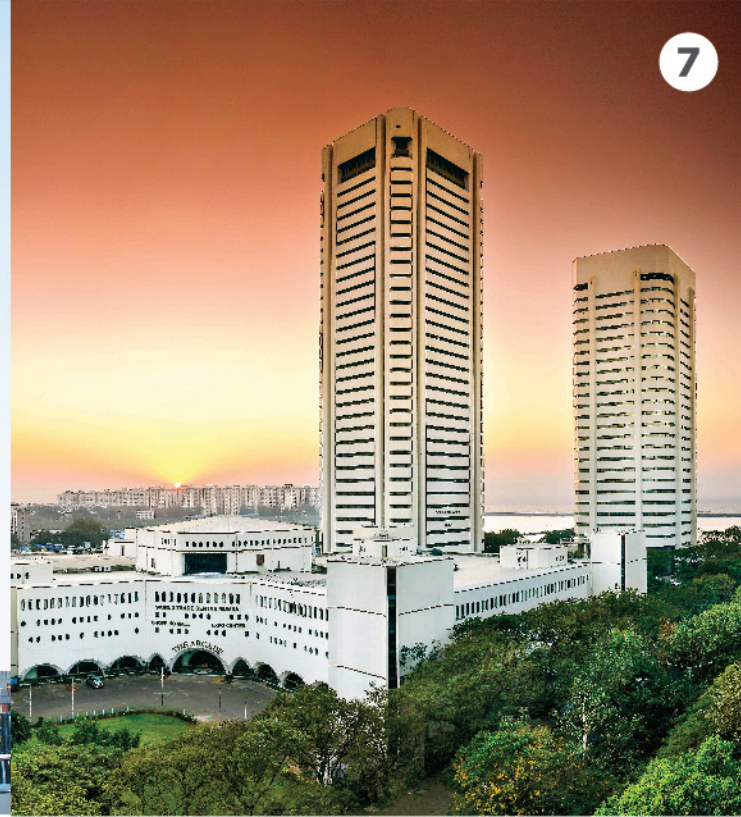
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5



6



7



8

A LEGACY OF BUILDING MASTERPIECES.

1. The Imperial - Mumbai
2. Chenani-Nashri Tunnel - Jammu & Kashmir
3. Palace of the Sultan of Oman - Oman
4. Fairmont Bab Al Bahr - Abu Dhabi
5. Barakhamba Underground Metro Station - New Delhi
6. State Bank Institute of Leadership - Kolkata
7. World Trade Center - Mumbai
8. Chenab Bridge - Jammu & Kashmir