



# JOYVILLA

AT LAKE CITY PALI

Where Life is a Celebration



**Premium NA Plots for 1,2 & 3 BHK Villas**







Actual Image

# Welcome To

## Luxurious Living With Nature

Wake up to the sweet sound of birds chirping and the fresh scent of blooming flowers, walk through the lush greens breathing fresh clean air recharging with peace and serenity, living amidst nature can bring immense joy and tranquility to one's life. With a promise to conserve and restore the rich ecosystem that surrounds us, we are here to nurture your dream of reconnecting with nature.

Joy Villa is a Vastu compliant development and designed keeping in mind the needs of a modern urban family and like minded people, making it perfect for an aspirational weekend home!

With great connectivity, thoughtful amenities, and plug-and-play infrastructure, experience the best of both worlds, the rural serenity and vibrancy of city life only at Joy villa.





## Joy Villa Master Plan

1. Entrance Gate
2. Sit-Out
3. Organic Farming
4. Joy Villa Office
5. Mandal Vatika - Garden
6. Kids Play area
7. RC - Car Racing Track
8. Swimming Pool
9. Gazebo
10. Health Club
11. Plant Kingdom
12. Multi Sports Area / Ornamental Garden
13. Staycation
14. Teerthankar Garden
15. Meditation Center
16. Pet's Club House



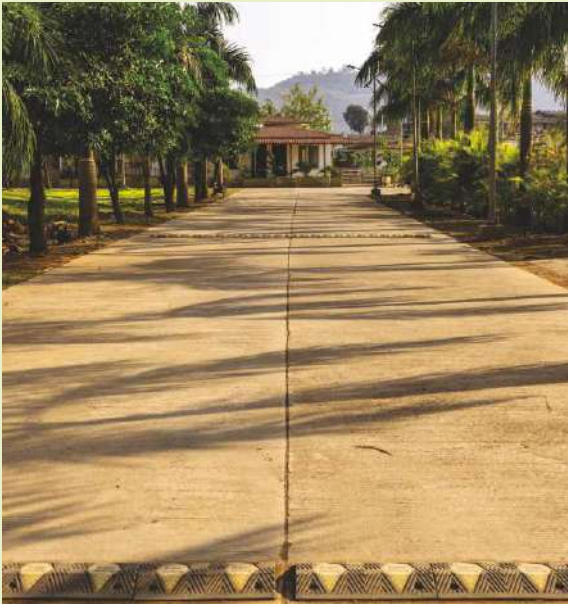
Joy villa is a part of 100+ acre development of lush green settings with majestic hill view, a sustainable, nature-first development meticulously curated to enable a way of life that is surrounded by nature, tranquility, and happiness.

Artist's Impression



# Joy Villa Amenities

- **Pet's Club House**  
Pamper your Pet in a dedicated area to play and relax.
- **Reflexology Path**  
Designed to massage & stimulate acupressure points
- **Mandal Vatika Garden**  
An ancient science combination of Sacred Geometry-Plant Frequency with Vedic chants to invoke Positive Energy.
- **Landscape With Fruit, Medicinal & Ornamental Trees**  
Experience Beautiful plantation of Ornamental, Fruit & Medicinal plants
- **Organic Farming Zone**  
Dedicated farming area to connect with roots
- **Nursery**  
Joy of planting your flora & fruits plants
- **Meditation Centre & Yoga Zone**  
Panchadhatu Shreeyantra a Dedicated Meditation and Yoga Area.
- **Tree Lined Cemented Roads**  
A pleasant drive to your Villa
- **2 Tier Security**  
24X7 CCTV Surveillance with guards for common area
- **Kids Play Area**  
Outdoor play area for our angels
- **Multi Sport Area**  
Outdoor Sport area



Representative Images



Our Health Club is a perfect place to accommodate all your recreational plans



Health Club (Optional) - Amenities

- 

Remote Control Race Track
- 

Swimming Pool / Kids Pool
- 

Cafeteria
- 

Indoor Games
- 

Gymnasium
- 

Banquet Room

Excellent Infrastructure



Gated Community

Your invested plot is always safe with us. The community is surrounded by a external boundary wall.



Electricity, Water & Drainage

Each plot is carefully equipped with plug-and-play systems for electricity, water and storm water drainage.



Aesthetic Entrance Gate

Presence of five elements & well-guarded entrance gate



Villa Plot With Boundary

These Premium NA plots are demarcated with plot boundary wall & Gate.



Trees With Drip Irrigation

Vibrant flora & fruit trees are planted in Joy Villa for you and your family to nurture



Tier-2 Security

CCTV cameras at strategic locations, 24/7 security, manned security cabin at entrance gate



Internal Cemented Roads

15,12 & 9 meter wide tree lined internal roads



Street Lights

Well-lit roads with vintage look LED lights.



Water Supply & Storage

Ample water storage.



Transformer & Power Back up

Transformer with DG back up for common area.







## 100 + Acre Development

Lake City is developed around a pristine lake with 160+ luxurious villas complemented by state-of-the-art infrastructure and unparalleled amenities. Introducing Joy Villa, our extended development in phases, promises a harmonious blend of sophistication and tranquility. Every detail reflects a commitment to sophistication and quality living.

**160+ Happy Families Living  
in Style with Nature at Lake City  
(OC Received)**

Actual Image





**Premium 2 BHK Villa with option of private swimming pool,  
Organic farming & Office/Guest room**





**Premium 2 BHK Villa with option of private swimming pool,  
Organic farming & Garden**





VILLA DIMENSION

1. LIVING WITH KITCHEN & DINING	17' 10" x 18' 5"
2. MASTER BEDROOM 1	12'8" x 10'10"
3. BATHROOM	4'7" x 7'3"
4. POWDER ROOM	4'7" x 3'1"
5. VERANDAH	19'4" x 4'11"

Ground Floor

## 2 BHK Villa Unit Plan

VILLA DIMENSION

1. MASTER BEDROOM 2	14'4" x 18'2"
2. BATHROOM	4'4" x 10'10"
3. TERRACE	13'5" x 11'7"
4. BALCONY	19'4" x 4'11"



First Floor







## Why Invest in Joy Villa?

Joy Villas strategic location is one of the main reasons why it has become a top choice for investors. Nestled just 2 hours drive from Mumbai & Pune, located on National highway 548A with intercity bus, Uber/Ola connectivity and a plethora of amenities, making it an ideal place to spend the weekends away from the hustles of the city. Apart from being an appreciating asset it also gives you the opportunity to avail the benefit of easy holiday rentals. Investing in clear title land is more than just finding a place to call a second home; it is also a sound investment opportunity that continues to appreciate in value, making it a wise long-term investment. Moreover, its a great opportunity to own your plot of earth for your future generations.

### Good Returns

Khopoli Pali NH548A is witnessing many projects & development in last few years, making it the best performing asset.

### Safe & Secure

With all legal due diligence in place, such as title search and collector NA, one can rest assured of a safe & secure dealing with us. We do individual 7/12 for each plot with easy loans approvals.

### Transparency

We value ethics and use honest transactional practices to help buyers understand all aspects of land purchasing and make an informed decision. We are always willing to go above and beyond to provide excellent customer service.







# Refined Living Experience

## Escape the hustle and bustle with Pali's low population density.

Population density of Pali is 357 People/ Sq.km as compare to Mumbai population density of 25,357 people/sq.km. , Lonavala's 1,464 people / sq.km. and Alibaug is 473 people / sq.km. Low Population density also impacts on traffic and a smaller number of motor vehicles.

## Breathe Easy,

Pali (Raigad) enjoys splendid air quality with an AQI of just 45-50 (Excellent) through the year. Compare that with Mumbai's fluctuating 79-302 AQI (Moderate - Poor) and you'll understand why investing in Pali is a smart investment for your health.

Reference: Study on Pali as a Location by Cushman & Wakefield, [www.accuweather.com](http://www.accuweather.com)

# What Our Customers Say

Your search for second home ends at Joyvilla by Apratim group. Joy villa is by far the best project on Khopoli-Pali road.

It's a part of 100+ acre development on Khopoli Pali road just a stone throw away from National Highway.

After visiting many projects and locations in Karjat, Alibaug, Dahanu, Wada, Manor, Igatpuri, Shahpur, we zeroed on Joy Villa.

## Varun Doshi

Absolute heaven on earth ...about 2 years back me and my wife casually visited the place with no intentions of a weekend home but ended up booking a bungalow in that same very visit. Ever since then we have fallen in love with the place, it's ambience , the people. Must visit once if you are looking for a weekend home.

## Sandeep Desai

A fascinating home away from home... An investment worth my hard earned money... Great people to interact with and a very humble developer Mr. Patil... Thank you Apratim Group, glad to be an owner in your beautiful project :)

## Farah Singh





Closest Attractions



Ashtavinayak Ganpati Pali : 07 km



Sarasgad Fort : 7 km



Imagica : 23 km



Tamhini Ghat Waterfalls : 38 km



Kolad River Rafting : 31 km



Devkund Waterfall : 34 km



Lonavala : 50 km



Alibaug : 60 km

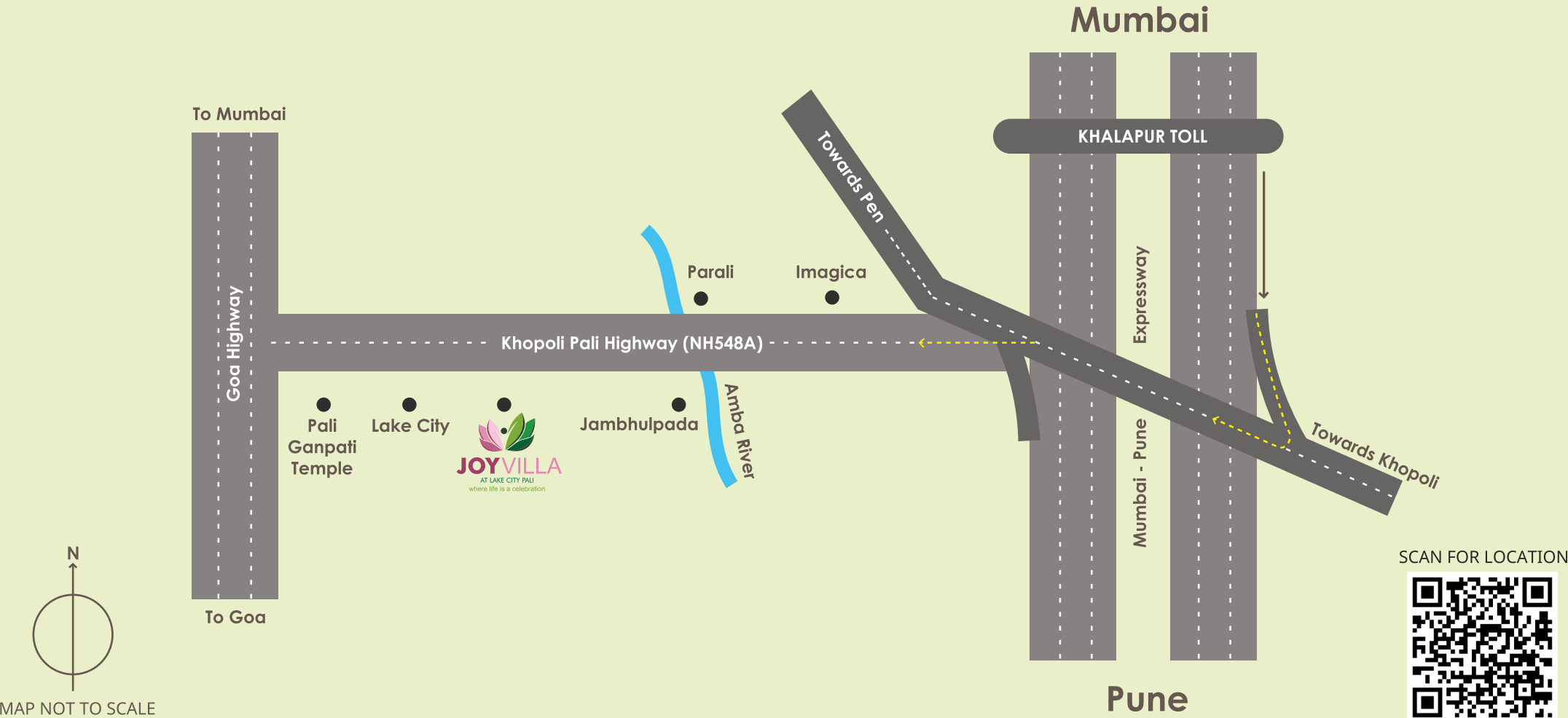


Pawana : 78 km

A strategic location

Joy Villa is centrally located between Mumbai and Pune, making it strategically positioned for easy access via the Mumbai-Pune Express Highway or the Mumbai-Goa Highway. This prime location offers practicality and serves as a convenient getaway from both major metro cities.

- Navi Mumbai Airport.....60 km
- Mumbai ( Bandra )..... 90 km
- Pune ( Baner).....100 km
- Lonavala.....50 km
- Alibaug.....60 km
- Imagica.....23 km
- Ashtavinayak Ganpati, Pali.....7 km
- Nearest Market.....3 km







# JOYVILLA

AT LAKE CITY PALI

Where Life is a Celebration

Call : 1800 270 1231

A project by -  
**Sadanand Patil**  
**Site Address :** Apratim Joy Villa, Chive, Khopoli - Pali Highway (NH548A), Raigad, Maharashtra 410 205.  
**E :** info@apratimgroup.com  
**W :** www.joyvillapali.com

Scan for Website



700+ Happy Clients | 7 Lakhs + Sq. Ft Completed

This brochure is purely conceptual and not a legal offering. Developers reserve right to amend the layout, plans, elevations, specifications and amenities.

JOY VILLA PHASE 1  
RERA Registration Number  
P52000055433  
maharera.mahaonline.gov.in

