RESERVED FOR THE BEST THE LAST

LAUNCHING

MAGNUS

Sector 102, Gurugram

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#

*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. #Some of these amenities will be delivered in future phases of the development.

IT'S TIME TO

SEIZE THE DAY

AND PLEASE YOUR SENSES!

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

- 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



GAMES ROOM



GYMNASIUM



POOL TABLE

Artist's Impressions

GRASS IS GREENER

ON THE OTHER SIDE.

WELCOME TO THE OTHER SIDE.

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

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!

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

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

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.

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



POWERED BY

Jio Fiber

Stock image for representation purpose only

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 manufactures (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 for more details.

IN THE RIGHT PLACE AT

THE RIGHT TIME

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

Transportation
- Huda City Centre Metro

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

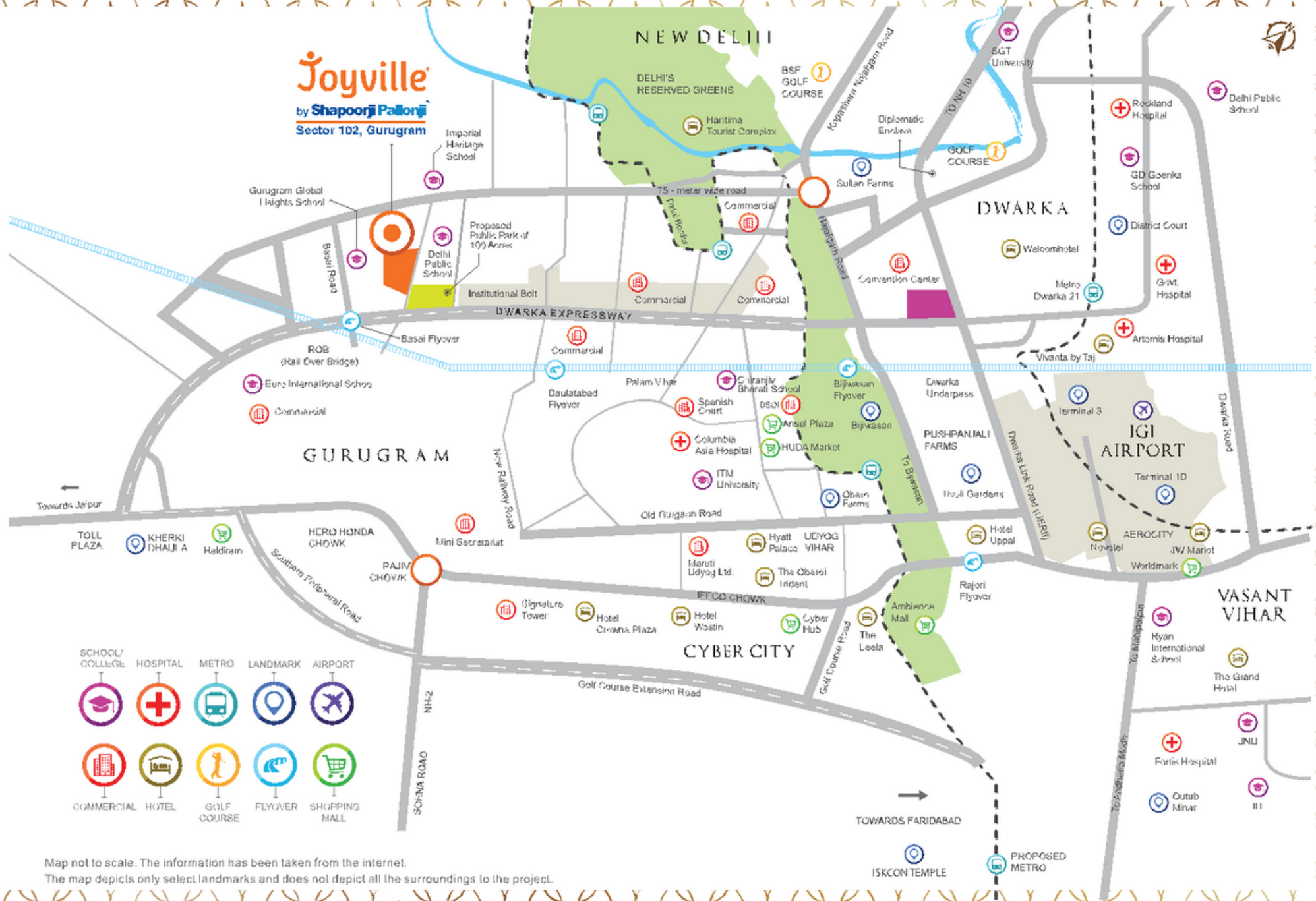
Corporate Hubs
- Cybercity
- MG Road
- Udyog Vihar
- Unitech Cyber Park
- Eros Corporate Park

Upcoming
- Convention Center Dwarka

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

Hospitals
- Fortis Hospital
- Max Healthcare

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.



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 to the project.

WE SET OUR SIGHTS HIGH. SO YOU CAN

SET YOURS HIGHER

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

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

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

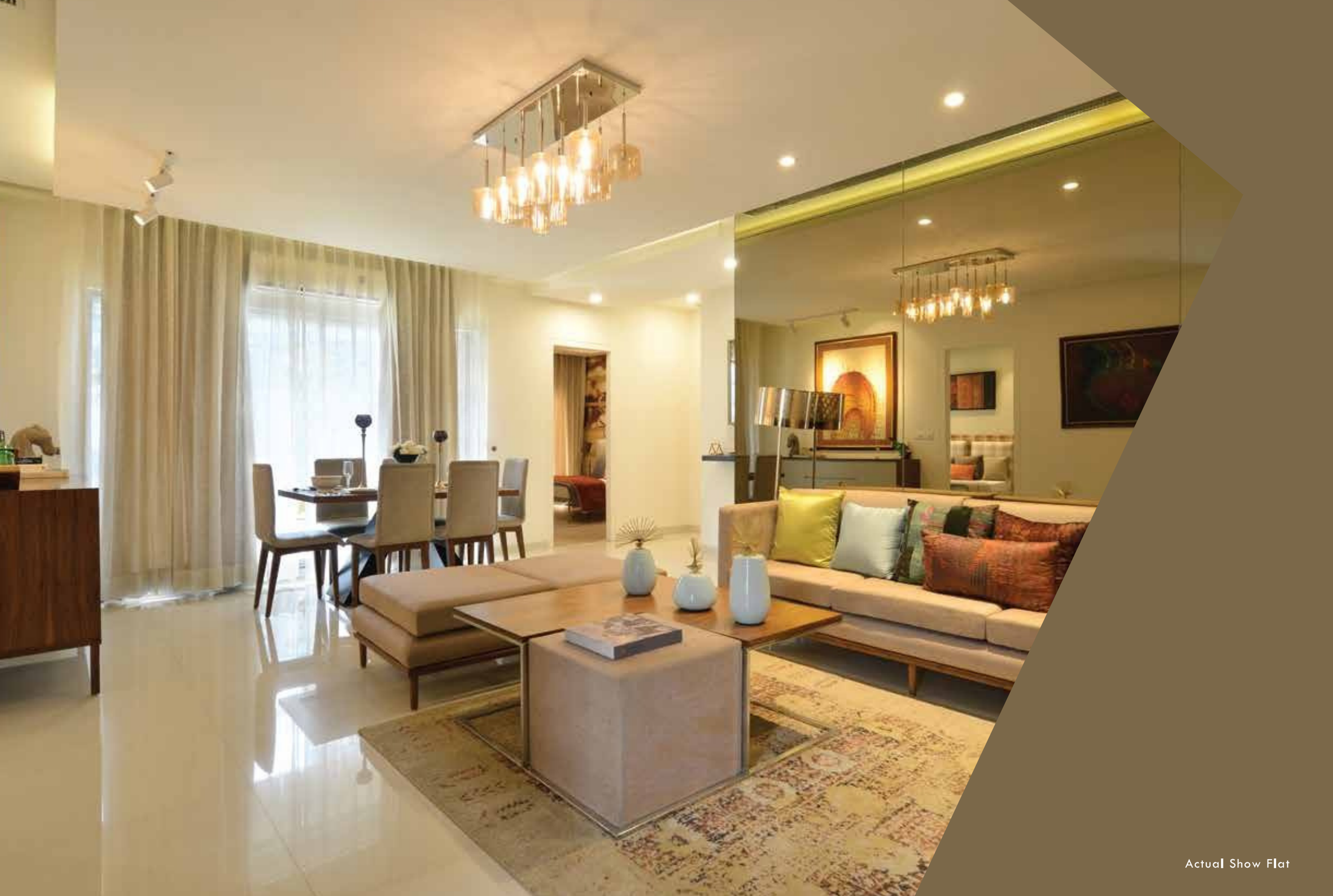
MASTER LAYOUT



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.



Actual Show Flat

Our residents

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)

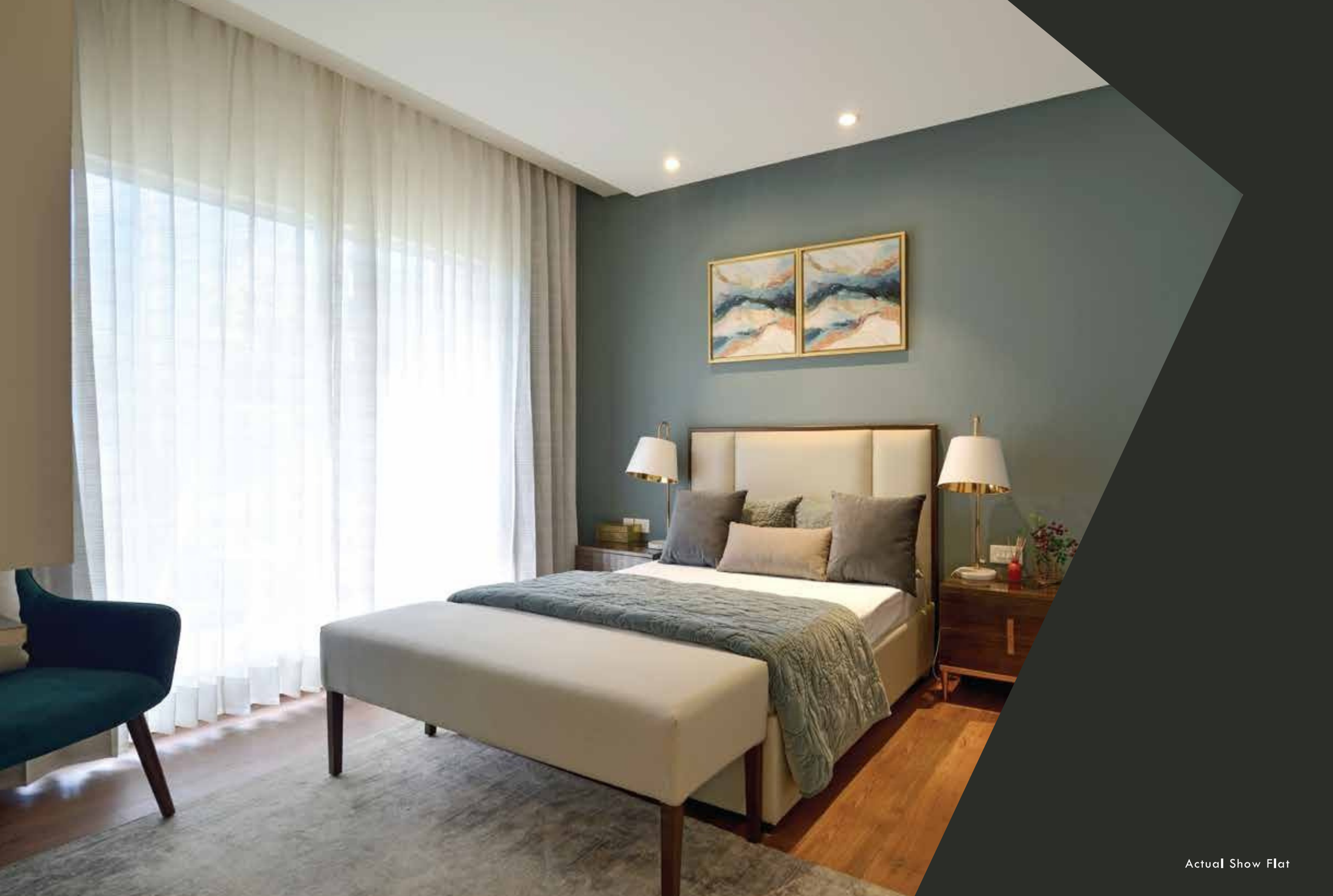
Bathroom

- 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.



Actual Show Flat

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.



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



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



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.

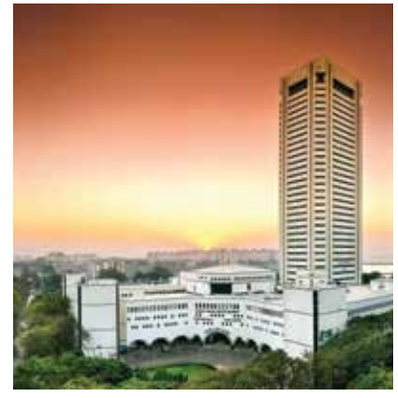
Shapoorji Pallonji












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

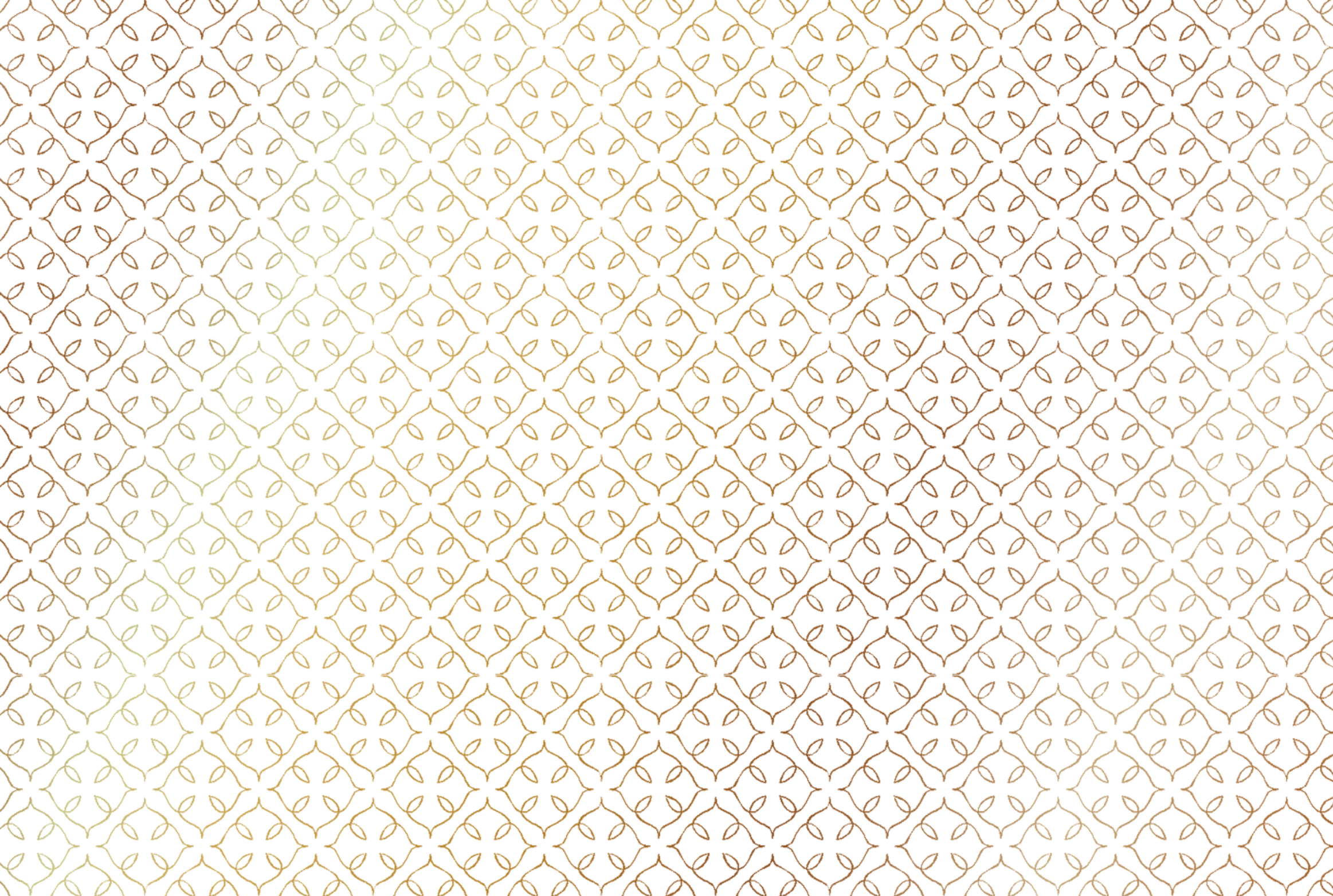
A LEGACY OF 150 YEARS

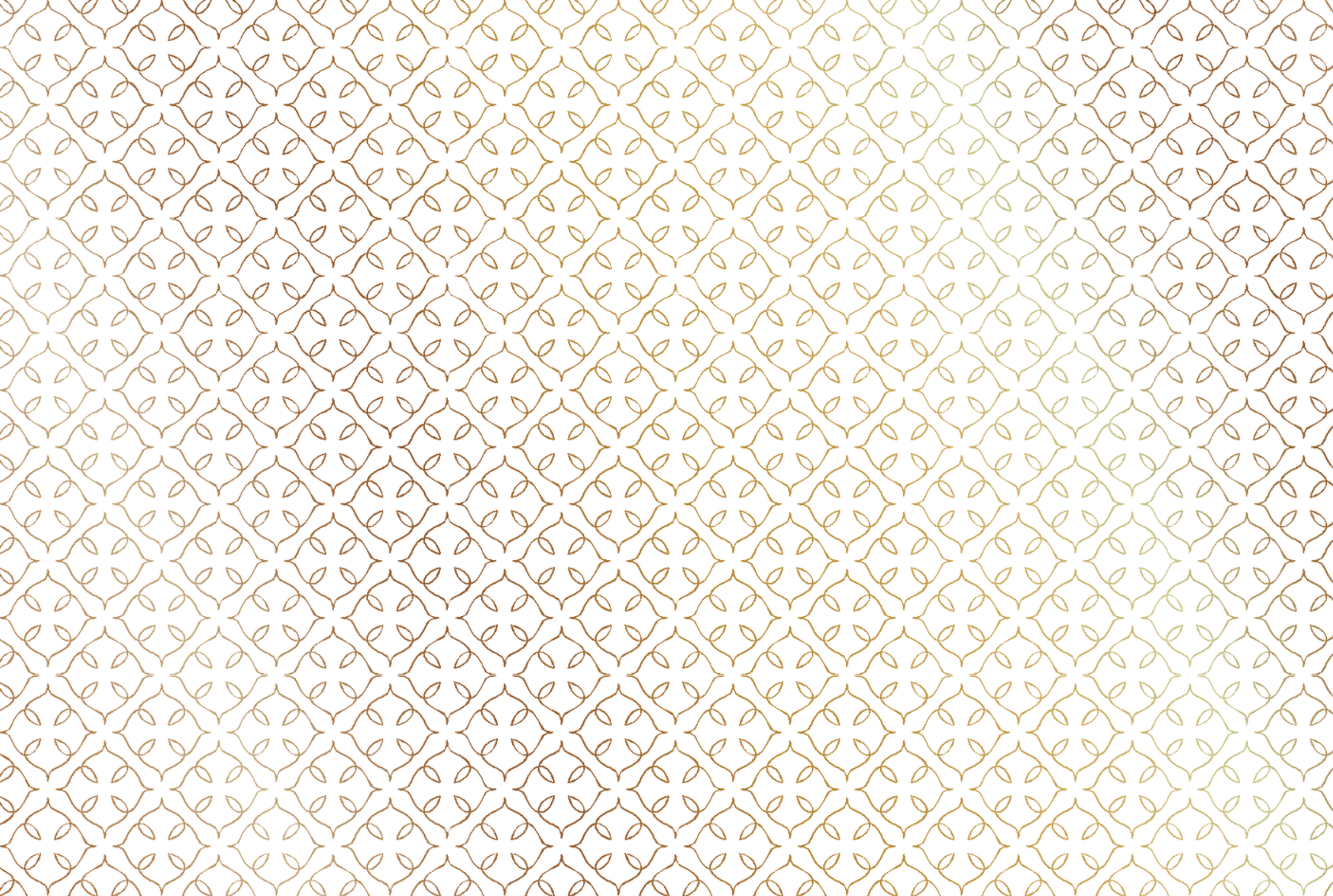
- Creating landmarks for over 150 Years
- Over 20.4 mn sq. m. constructed in India
- Global presence in more than 60 countries
- A strong employee base of 60,000 people from 40+ nationalities



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).





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by Shapoorji Pallonji® | Gurugram

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MANAGEMENT SERVICES

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