
SKY-LUXE

Limited Edition Duplexes and Penthouses

IT'S TIME TO RISE
ABOVE THE ORDINARY.



AI generated image. For indicative purposes only.

You rise above the ordinary when
you don't just change where you live but also how you live.

You rise above the ordinary when
your 'we-space' and 'me-space' are separated by a level. And not just by a wall.

You rise above the ordinary when
you observe a subtle difference in the way your peers address you.

You rise above the ordinary when
people look up to you, more often than not.

You rise above the ordinary when
your residence is a

SKY-LUXE

Limited Edition Duplexes and Penthouses

JOYVILLE CELESTIA, HADAPSAR ANNEXE



SIGNATURE ACHIEVEMENT

LIVING ROOM



PRIVATE MOMENTS TREASURED FOR LIFE

MASTER BEDROOM



INNOCENCE GROWS BEST IN LARGE SPACES

Artists Impression

KIDS' BEDROOM



HIGH LIFE OF LUXURY, LIVED EVERYDAY

FAMILY ROOM

Artists Impression



THE NEXT LEVEL OF HOSPITALITY

GUEST ROOM



RISE ABOVE THE ORDINARY

INDULGE IN OPULENCE



Limited Edition Duplexes
and Penthouses



Spread over ~9-acres
(~36,593.65 sq.m.)



Exclusive amenities,
with 40+ wellness
inspired amenities



Over 75% open spaces
within the project



Vehicle-free podium



Walking/Jogging
path



Barbeque
zone



Pergola
seating



Yoga/Meditation
zone



Senior citizens'
sit-out area



Observatory
zone

EXCLUSIVE TERRACE LEVEL AMENITIES



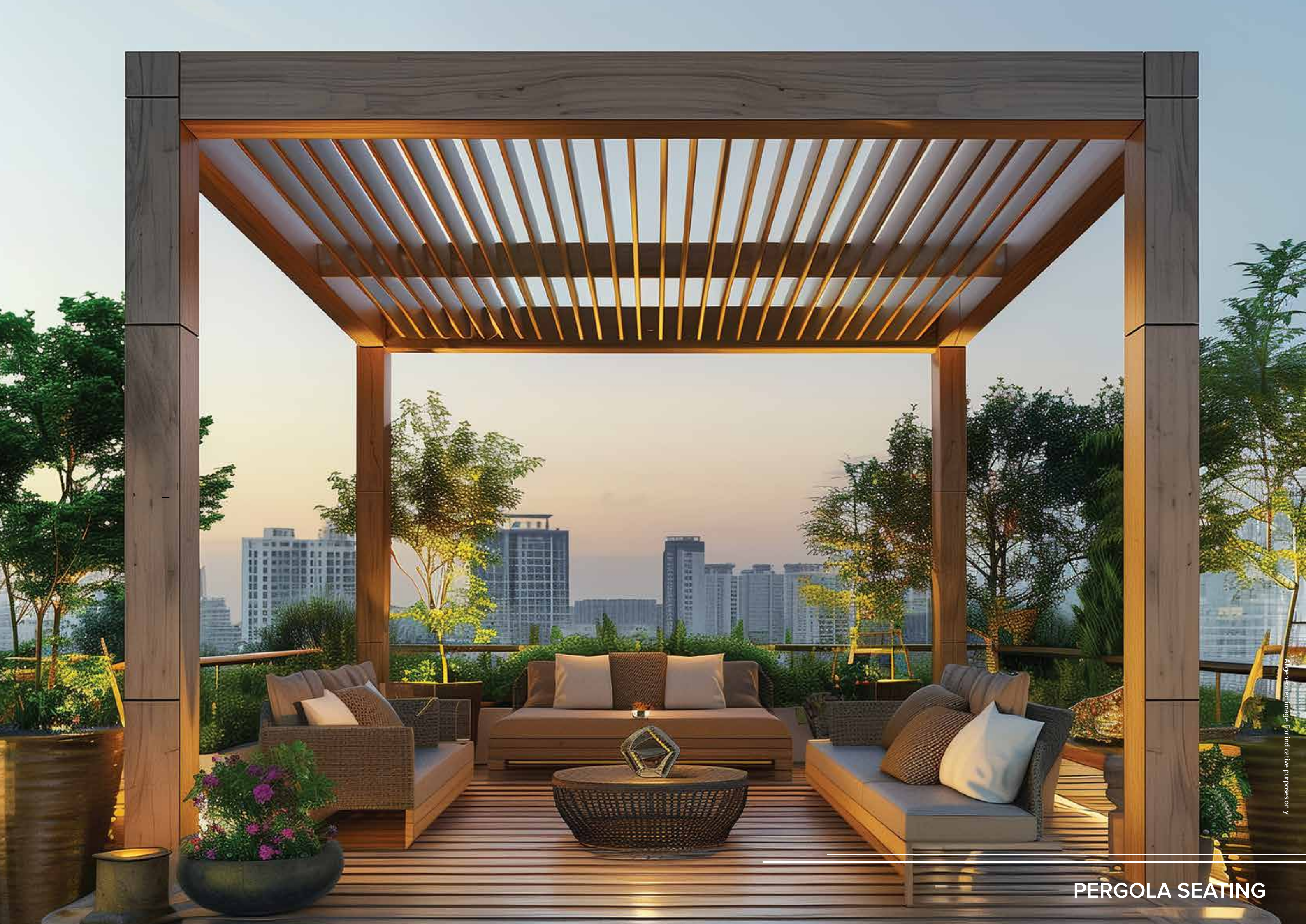
AI generated image. For indicative purposes only.

OBSERVATORY ZONE



AI generated image. For indicative purposes only.

BARBEQUE ZONE



AI-generated image for indicative purposes only.

PERGOLA SEATING



AI generated image. For indicative purposes only.

WALKING/JOGGING PATH



AI generated image. For indicative purposes only.

YOGA/MEDITATION ZONE



Indoor gaming
zone



Gymnasium



Yoga/Aerobics



Indoor play area
for children



2 guest
rooms



Remote
workstation



Spa and
Steam room

EXCLUSIVE PODIUM LEVEL AMENITIES



AI generated image. For indicative purposes only.

GYMNASIUM



INDOOR KID'S PLAY AREA

AI generated image. For indicative purposes only.



AI generated image. For indicative purposes only.

SPA AND STEAM ROOM

MASTER LAYOUT PLAN

- PODIUM**
- 1.FREE PLAY FLOOR GAME
 - 2.WALKING/JOGGING TRACK
 - 3.GREEN MOUNDS
 - 4.SEATING DECK
 - 5.OPEN PLAZA
 - 6.KIDS' PLAY AREA + SAND PIT
 - 7.KIDS' PLAY AREA
 - 8.ROCK CLIMBING
 - 9.TODDLERS' PLAY AREA + LAWN
 - 10.PARENT SEATING
 - 11.PAUSE DECK
 - 12.CLUBHOUSE
 - 13.MULTI-PURPOSE LAWN
 - 14.GATHERING LAWN + FLAG HOISTING DECK
 - 15.STEPPED SEATING
 - 16.POOL DECK
 - 17.LOUNGER POOL
 - 18.LAP POOL
 - 19.KIDS' POOL
 - 20.AQUA GYM
 - 21.CAFÉ DECK
 - 22.TRELLIS WALK
 - 23.OUTDOOR GYM
 - 24.REFLEXOLOGY PATH
 - 25.SEATING COVE
 - 26.CABANA
 - 27.SKATING DECK
 - 28.HERB GARDEN
 - 29.OPEN LAWN
 - 30.LOUNGE SEATING DECK
 - 31.SENIORS' SEATING AREA
 - 32.YOGA + HEALING DECK
 - 33.EXERCISE/YOGA LAWN
 - 34.AROMA GARDEN

- GROUND:**
- 35.CLUBHOUSE OUTDOOR DECK
 - 36.MULTI-PURPOSE LAWN
 - 37.STAGE
 - 38.ENTRANCE PLAZA
 - 39.BUS PICKUP AND DROP POINT
 - 40.SECURITY CABIN
 - 41.SIGNAGE
 - 42.STEPPED PLAZA
 - 43.PEDESTRIAN PATHWAY
 - 44.AVENUE WITH LIGHT FEATURE
 - 45.TOWER DROP-OFF
 - 46.MUGA COURT
 - 47.SIT-OUT AND PAVILLION
 - 48.HAMMOCK GARDEN + TREEHOUSE



**SKY-LUXE
EDITION**
DUPLEXES AND PENTHOUSES

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.

Joyville
by **Shapoorji Pallonji**





TOWER 4

REFUGE FLOOR PLAN



8 TO A CORE - 3BHK DUPLEX, TYPICAL LOWER LEVEL FLOOR PLAN (5TH, 9TH, 13TH & 17TH FLOOR)

For details visit:



MahaRERA Number: Sky-Luxe 3 - P52100055524 | For details visit: <https://maharera.mahaonline.gov.in>

Disclaimer: The project development and marketing are managed by Joyville Shapoorji Housing Pvt Ltd (CIN No: U70109MH2007PTC166942). Variance (+/-) 3% in area may occur on account of site conditions/columns/variations subject to applicable laws. The dimensions are based on 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. We are offering for sale, unfurnished apartments not including add-ons such as products, furniture and fixtures unless specifically incorporated in the Agreement for Sale. T&C apply. **Website:** <https://www.joyvillehomes.com>

**SKY-LUXE
EDITION**
DUPLEXES AND PENTHOUSES

TOWER 4 REFUGE FLOOR PLAN



8 TO A CORE - 3BHK DUPLEX, UPPER LEVEL FLOOR PLAN (6TH, 10TH, 14TH & 18TH FLOOR)

For details visit:



MahaRERA Number: Sky-Luxe 3 - P52100055524 | For details visit: <https://maharera.mahaonline.gov.in>

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**SKY-LUXE
EDITION**
DUPLEXES AND PENTHOUSES

TOWER 4 TYPICAL FLOOR PLAN



8 TO A CORE - 3BHK DUPLEX, TYPICAL LOWER FLOOR PLAN (1ST, 3RD, 7TH, 11TH & 15TH FLOOR)

For details visit:

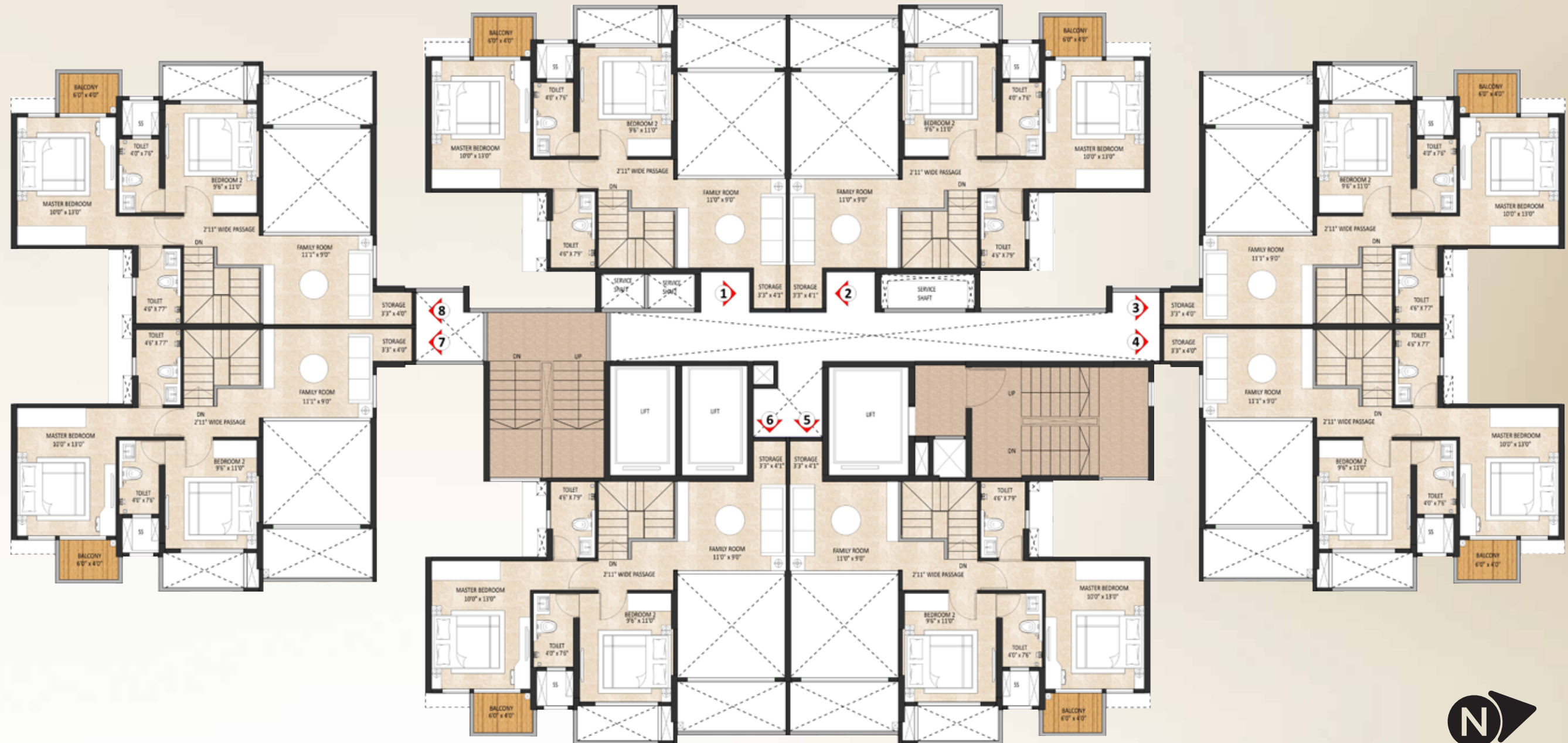


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**SKY-LUXE
EDITION**
DUPLEXES AND PENTHOUSES

TOWER 4 TYPICAL FLOOR PLAN



8 TO A CORE - 3BHK DUPLEX, TYPICAL UPPER FLOOR PLAN (2ND, 4TH, 8TH, 12TH & 16TH FLOOR)

For details visit:



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**SKY-LUXE
EDITION**
DUPLEXES AND PENTHOUSES

TOWER 4

19TH & 20TH FLOOR PLAN



19TH FLOOR PLAN (LOWER FLOOR)

For details visit:



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**SKY-LUXE
EDITION**
DUPLEXES AND PENTHOUSES

TOWER 4

19TH & 20TH FLOOR PLAN



20TH FLOOR PLAN (UPPER FLOOR)

For details visit:



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**SKY-LUXE
EDITION**
DUPLEXES AND PENTHOUSES

UNIT PLAN
TYPICAL TYPE - 1

Lower Floor



S. No.		Dimensions (Feet Inches)	Dimensions (Meters)
1)	Foyer	3'3" X 4'1"	1.00 X 1.25
2)	Living & Dining	11'1" x 19'10"	3.38 x 6.05
3)	Internal Staircase	4'6" X 8'0"	1.35 X 2.45
4)	Kitchen	9'6" X 11'0"	2.90 X 3.35
5)	Bedroom - 1	10'0" X 13'0"	3.05 X 3.95
6)	Toilet - 1	4'0" X 7'6"	1.225 X 2.275
7)	Store/Study/Servant Room	7'7" X 7'7"	2.3 X 2.31
8)	Passage	2'11" Wide	0.9M Wide
9)	Living Room Balcony	11'0" X 5'0"	3.38 X 1.525
10)	Dry Balcony	8'2" X 3'6"	2.50 X 1.075

For details visit:



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SKY-LUXE
EDITION
DUPLEXES AND PENTHOUSES

UNIT PLAN
TYPICAL TYPE - 1

Upper Floor



S. No.		Dimensions (Feet Inches)	Dimensions (Meters)
1)	Family Room	11'1" X 9'0"	3.38 X 2.75
2)	Storage Area	3'3" X 4'1"	1.00 X 1.25
3)	Bedroom - 2	9'6" X 11'0"	2.90 X 3.35
4)	Toilet - 2	4'0" X 7'6"	1.225 X 2.275
5)	Bedroom - 3 (M.Bed)	10'0" X 13'0"	3.05 X 3.95
6)	Toilet - 3 (with M.Bed)	4'6" X 7'7"	1.375 X 2.32
7)	Passage	2'11" Wide	0.9M Wide
8)	Balcony	6'0" X 4'0"	1.825 X 1.225

For details visit:



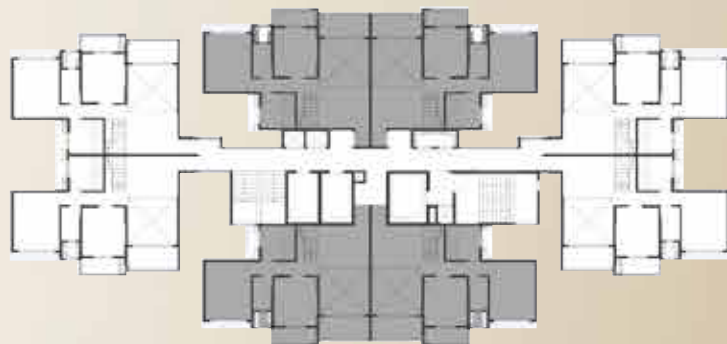
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SKY-LUXE
EDITION
DUPLEXES AND PENTHOUSES

UNIT PLAN
TYPICAL TYPE - 2

Lower Floor



S. No.		Dimensions (Feet Inches)	Dimensions (Meters)
1)	Foyer	3'3" X 4'1"	1.00 X 1.25
2)	Living & Dining	11'0" x 19'10"	3.35 x 6.05
3)	Internal Staircase	4'6" X 8'0"	1.35 X 2.45
4)	Kitchen	9'6" X 11'0"	2.90 X 3.35
5)	Bedroom - 1	10'0" X 13'0"	3.05 X 3.95
6)	Toilet - 1	4'0" X 7'6"	1.225 X 2.275
7)	Store/Study/Servant Room	7'7" X 7'9"	2.30 X 2.35
8)	Passage	2'11" Wide	0.9M Wide
9)	Living Room Balcony	11'1" X 5'0"	3.38 X 1.525
10)	Dry Balcony	8'2" X 3'6"	2.50 X 1.07

For details visit:



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SKY-LUXE
EDITION
DUPLEXES AND PENTHOUSES

UNIT PLAN
TYPICAL TYPE - 2

Upper Floor



S. No.		Dimensions (Feet Inches)	Dimensions (Meters)
1)	Family Room	11'0" X 9'0"	3.35 X 2.75
2)	Storage Area	3'3" X 4'0"	1.00 X 1.25
3)	Bedroom - 2	9'6" X 11'0"	2.90 X 3.35
4)	Toilet - 2	4'0" X 7'6"	1.225 X 2.275
5)	Bedroom - 3 (M.Bed)	10'0" X 13'0"	3.05 X 3.95
6)	Toilet - 3 (with M.Bed)	4'6" X 7'7"	1.375 X 2.35
7)	Passage	2'11" Wide	0.9M Wide
8)	Balcony	6'0" X 4'0"	1.825 X 1.225

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SKY-LUXE
EDITION
DUPLEXES AND PENTHOUSES



Actual Image

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

5TH FLOOR VIEW



Actual image

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

10TH FLOOR VIEW



Actual Image

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

15TH FLOOR VIEW



Actual Image

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

TOP FLOOR VIEW



Actual Image

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

5TH FLOOR VIEW



Actual Image

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

10TH FLOOR VIEW



Actual Image

Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

15TH FLOOR VIEW



Actual image

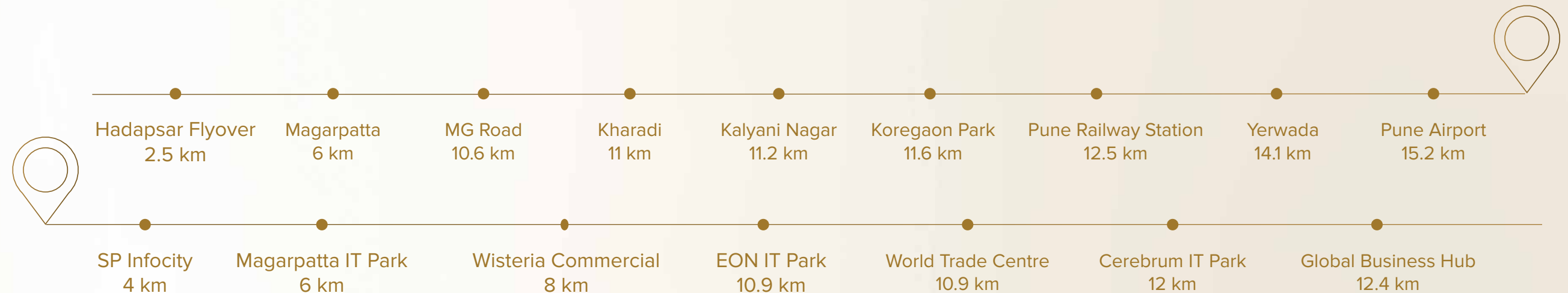
Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

TOP FLOOR VIEW



Disclaimer: 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 of the project. Upcoming developments are indicative and to be developed by appropriate authorities.

EXCELLENT CONNECTIVITY



IT ONLY GETS BETTER WITH UPCOMING INFRASTRUCTURE

Extended Metro Station
at Hadapsar and
SP Infocity within a
distance of 4 km

Proposed
30 m R.P. Road
connecting to
Saswad Road

Ring Road at a distance of
15 km, further connecting
Nagar Road Saswad Road and
Solapur Highway

WHERE THE BEST OF PUNE COMES TOGETHER FOR YOU

SCHOOLS



Sri Sri Academy (SSA)	1.9 km
Lexicon International School	3.2 km
The Kalyani School	4.1 km
Pawar Public School	5.5 km
Vibgyor High School	7 km
The Orbis School	7.8 km
Delhi Public School	8.4 km

HOSPITALS



Yog Multispeciality Hospital	1.4 kms.
Devgiri Hospital	3.8 kms.
Sahyadri Super Speciality Hospital	3.9 kms.
Noble Hospital	5.2 kms.
Columbia Asia Hospital	9.6 kms.

ENTERTAINMENT



Amanora Mall	6 kms.
Seasons Mall	6 kms.
93 Avenue Mall	7.1 kms.

Source: Internet. Disclaimer: Travel distances are estimated.



SUSTAINABLE LIVING

Joyville homes are always built around greenery, and Sky-Luxe Edition residences are no exception. With almost 75% of open spaces in the project, you get to enjoy the cleanest air in the city. What's more? Your property is crafted for sustainable living, so that you ensure a better future for the planet, simply by living here.

Joyville homes are built with energy saving features that benefit home buyers. We are proud that our project is registered with EDGE for green building certification. EDGE is a global green building certification system that certifies projects for using 20% less energy, water and embodied energy materials in construction.



Natural ventilation



Energy-efficient walls



Low-flow water fixtures (taps, showerheads)



Rainwater harvesting



Lower energy utility bills

Joyville[®]

by Shapoorji Pallonji[®]

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

[SHOT AT JOYVILLE]



Shapoorji Pallonji

Shapoorji Pallonji has constantly and consistently delivered perfect examples of the finest landmarks. From building projects to carving a niche for themselves, the group has maintained its leadership in the construction industry for over 155 years. Now, that legacy of innovation and forward-thinking is expressed in the group's expanding repertoire of modern designs and spaces that enhance living standards.



Joyville Shapoorji Housing Private Limited | CIN: U70109MH2007PTC166942 | www.joyvillehomes.com

Site Office / Correspondence Address: Joyville Celestia, Joyville by Shapoorji Pallonji, Village Shevalwadi, Taluka: Haveli, District: Pune – 412307

Corporate Office: Joyville Shapoorji Housing Private Limited, Godrej Coliseum, Office No. 1201, 12th Floor, B - Wing, Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai – 400022, Maharashtra

Registered Office : 41/44, Shapoorji Pallonji Centre, Minoo Desai Marg, Colaba, Mumbai, Mumbai City, Maharashtra, 400 005, Tel : +91 22 6749 0000

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For details visit:



Disclaimer: Joyville Shapoorji Housing Pvt. Ltd. (JSHPL) is one of the participants in the larger scheme of development named as 'SP Kingstown'. The purpose of this brochure is to indicate to the customers, the location and the range of the amenities and facilities that may come up in the project, as per the present approved layout. A few of the common amenities and facilities will be completed along with the completion of the final phase of the project. The stock images, illustrations and features shown and/or mentioned and the image renders used herein are indicative and promotional and may differ from actuals. Products, features, furniture, light fittings, etc., shown are for representation only and are not part of the flat to be sold to the customer. The colours, shades, patterns on walls, tiles, colour of the door, staircase finishes and handrails etc. shown in the images are for representation only and may vary upon actual construction. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the renders and illustrations are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The project mentioned herein is a part of the proposed larger development and entire development will be carried out in a phased manner by the promoter. This is only an invitation to offer and does not constitute an offer. Any prospective sale shall be governed by the terms and conditions mentioned in the Agreement for Sale to be entered into between the parties. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial advisors, thoroughly verify all details/documents pertaining to the project. Images/visuals used are for indicative purpose only. The places and people shown in the advertisement images are fictitious and are created by Generative Artificial Intelligence (AI) tools. AI generated art is created autonomously by artificial intelligence without creative contribution from humans. Any resemblance to places or persons living or dead is unintentional and purely coincidental. T&Cs apply. **Website:** <https://www.joyvillehomes.com>