



Site Office : Plot No. 166 Block F-2 Sector 85 Wave Estates Mohali
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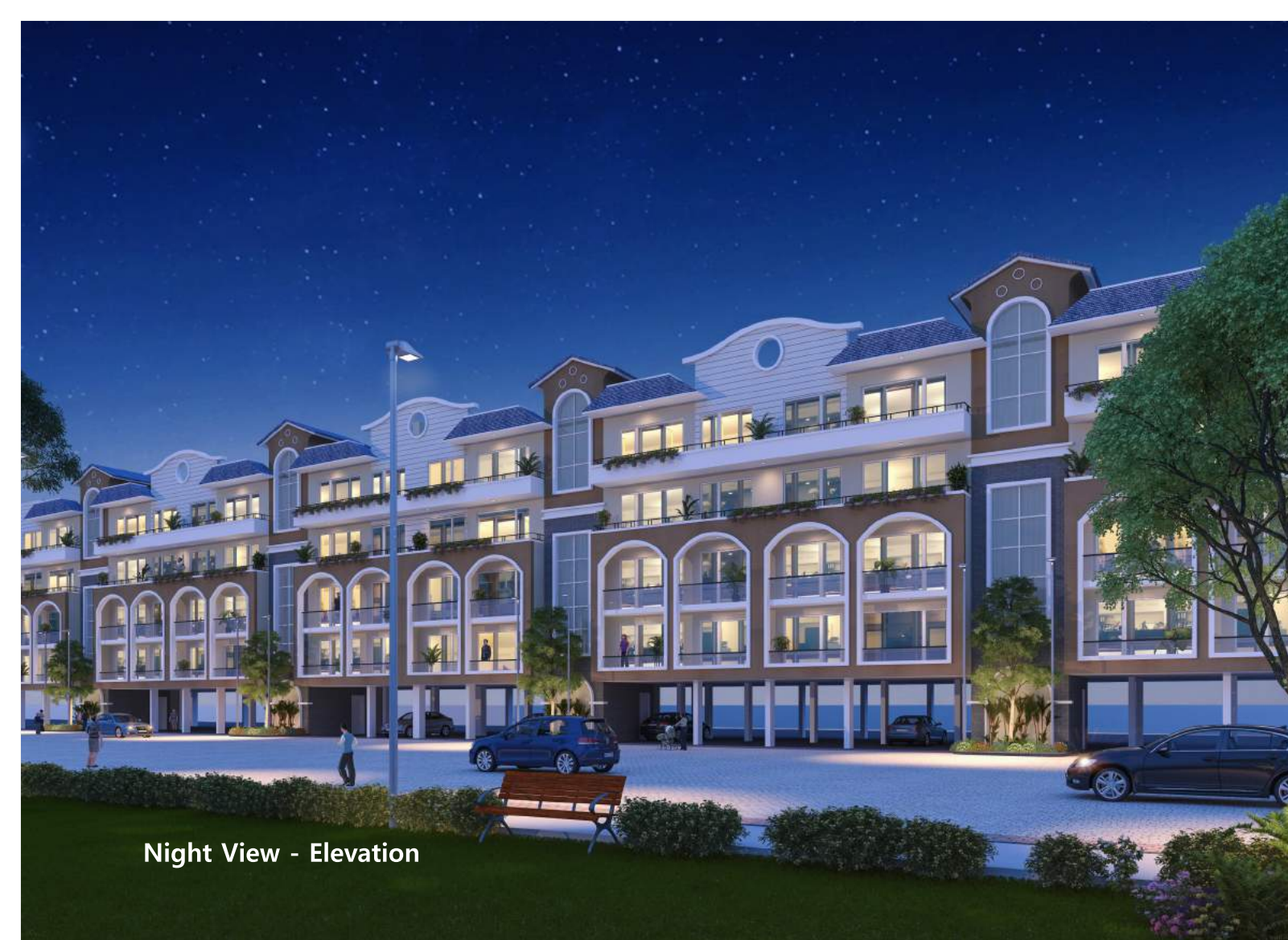
Disclaimer : The offers given herein are only indicative and the Developer reserves the right to change all or any of them. This does not constitute an offer and/or contract of any type between the Developer and the Recipient, any Purchaser of the Unit/Apartment of the Project shall be governed solely by the terms and conditions of the Application/Agreement to Sale executed between the Purchaser and the Developer and no details/information mentioned shall in any way govern or be considered as the terms and conditions of such sale.

SAPPLIRE 9216501986



**STOP DREAMING.
 START LIVING.**





Night View - Elevation



Twilight View - Elevation

3 BHK APARTMENTS (S+4) WITH LIFT

Joy Homes is a future residence nestled in a beautifully cocooned corner at Sector 85 Mohali. This S+4 Floors project has a lot to offer and is the best in class for almost all the parameters, ranging from location, amenities & luxuries. Joy Homes is a confluence of life, vigor, lifestyle & well-being. Our vision of creating 'A Trendsetting Address' synthesizes beautifully with our project. A project that is located in the city, but away from the hustle-bustle, that has something for everyone and is a place which can be easily called 'Joy Homes'



3 BHK APARTMENT FLOOR PLAN



3 BHK APARTMENT ISOMETRIC VIEW

LIFE WAS NEVER SO BEAUTIFUL UNTIL YOU DISCOVERED



INTERNAL HIGHLIGHTS

- Vastu Friendly
- Spacious Balconies facing Green Areas
- Advance Termite Treatment
- Designer Modular Kitchen
- Weather Proof Paint on Exterior Walls
- Wiring for DTH, Telephones, Internet etc.
- Water proofing on roof tops & the rest of the structure
- Cupboards in Bedrooms
- 24 Hours Water Supply

EXTERNAL HIGHLIGHTS

- Central & Convenient Location
- Well Lit, Wide Internal Roads (Min. 40 Feet)
- Underground Efficient Drainage System
- LED Solar Street Lights
- Beautiful Landscaped Gardens
- Paved Jogging Track
- Basket Ball & Badminton Court
- Underground Electric Wiring
- Convenience Shops in the Complex

TECHNICAL SPECIFICATION

LIVING / DINNING ROOM

Flooring / Skirting : Glazed Vitrified Tiles
Wall Finish : Plaster Superior Plastic Emulsion Paint
Ceiling : Groved False ceiling in Drawing Dining Room

BED ROOM

Flooring / Skirting : Glazed Vitrified Tiles
Wall Finish : Plaster Superior Plastic Emulsion Paint
Ceiling : False Ceiling
Wood Work : Wooden Wardrobes

TOILET

Flooring / Skirting : Anti Skid Ceramic Tiles
Wall Finish : Designer Glazed Ceramic Tiles
Fitting : Kohler / Jaquar or equivalent C.P. Sanitary Fittings

KITCHEN

Flooring / Skirting : Glazed Vitrified Tiles
Wall Finish : Designer Glazed Ceramic Tiles
Counter : Granite Stone & Modular Kitchen

WOODEN DOORS & WINDOWS

Internal Door : Wooden Laminated Doors
External Door : Laminated Doors
Outer Doors & Windows : UPVC

STAIRCASE

Flooring / Skirting : Granite & Marbls
Railing : S.S. Railing

BALCONY

Flooring / Skirting : Anti Skid Ceramic Tiles
Wall Finish : Plaster & Weather Proof Exterior Paint
Railing : S.S. Railing
Doors & Windows : UPVC

ELECTRIFICATION

Copper Cables, Switches & Shokets
 SSK / Havells / Gold Medal or Equivalent ECO Cables
 Necessary Points for AC, Geyser etc.





Day View - Elevation