



Fresh Beginnings.
Smart Living.





3 BHK APARTMENTS (S+4) WITH LIFT

After the successful delivery of Phase 1 **Joy Homes**, we proudly presents to you **Joy Smart Homes**.

In the heart of Mohali, nestles **Joy Smart Homes** - an intelligently planned and strategically situated, beautiful residence. The project showcases the best in lifestyle and convenience. Located in **Sector 85, Mohali**, the project offers Spacious Balconies, Bigger Rooms, surrounded by greenery, your home here will be free of noise & pollution, yet full of fresh winds & sunlight.

Using advanced construction and world-class materials, your home will be of the finest quality and resistant to calamity and damage. Landscaped gardens, advanced amenities, beautiful architecture and luxurious space are some of the many adorning aspects of your home at **Joy Smart Homes**.

So come along, make a fresh beginning.

3 BHK APARTMENT FLOOR PLAN

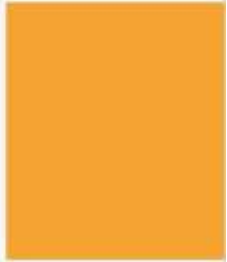


3 BHK APARTMENT ISOMETRIC VIEW

LIFE WAS NEVER SO BEAUTIFUL UNTIL YOU DISCOVERED

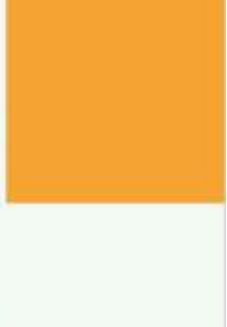
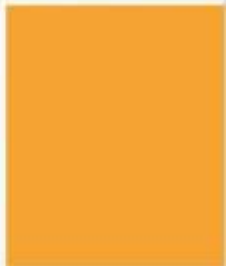
INTERNAL HIGHLIGHTS

- 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
- LED Solar Street Lights
- Beautiful Landscaped Gardens
- Paved Jogging Track
- Basket Ball & Badminton Court
- Underground Electric Wiring
- Convenience Shops in the Complex
- Well Lit, Wide Internal Roads (Min. 40 Feet)
- Underground Efficient Drainage System
- Club House
- Daily Need Market
- LED Solar Lights
- Gated Community
- Yoga & Meditation
- Landscaped Gardens
- Jogging Track Gym
- Kids Play Area
- Wide Roads



TECHNICAL SPECIFICATION

LIVING / DINNING ROOM

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

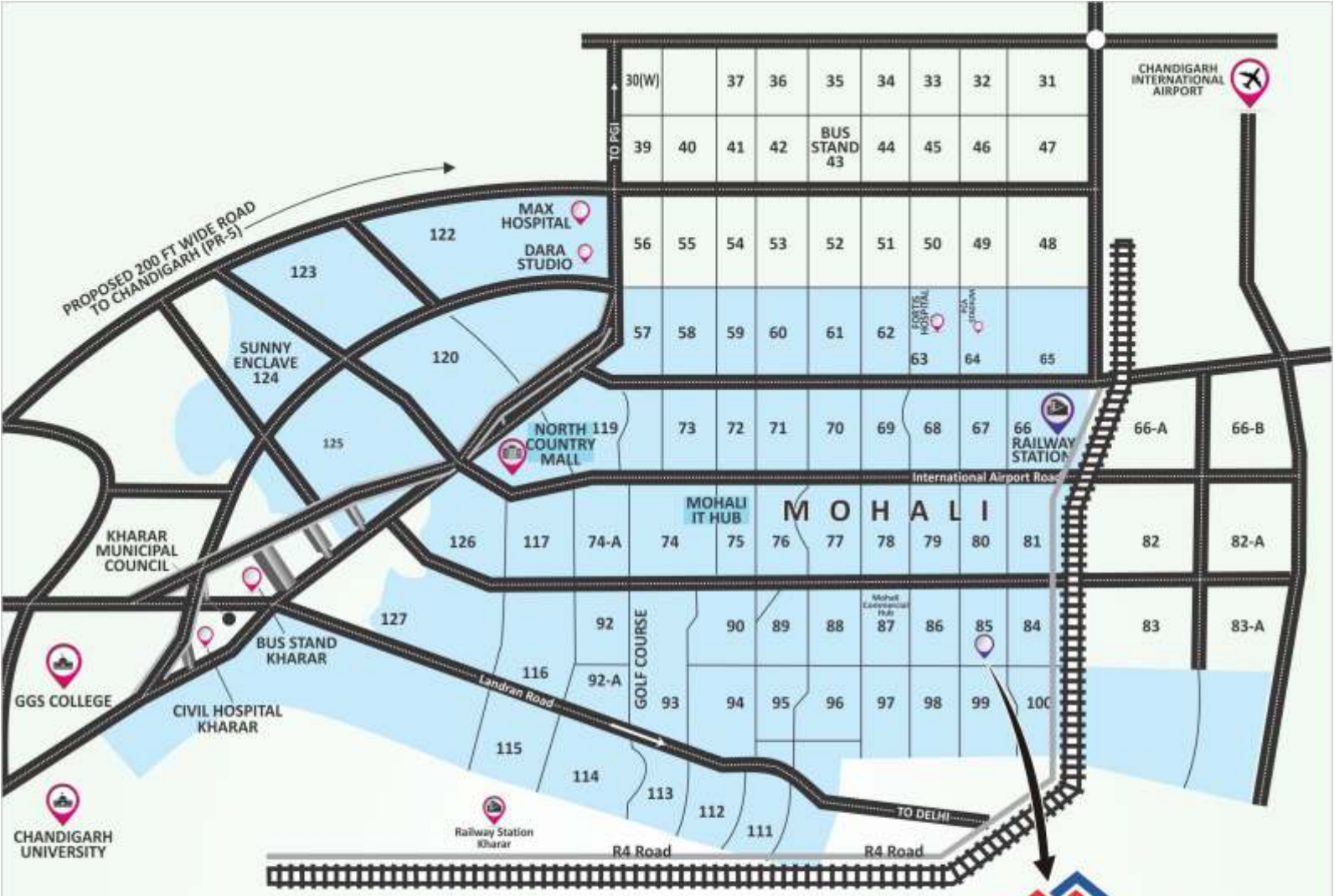
Flooring / Skirting : Anti Skid Ceramic Tiles
Wall Finish : Plaster & Weather Proof Exterior Paint
Railing : S.S. Railing
Doors & Windows : UPVC

ELECTRIFICATION

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







- 
 Mohali Bus-Stand
6 Mints.
- 
 Best Square Mall
7 Mints.
- 
 Fortis Hospital
10 Mints
- 
 International
Airport 10 Mints.
- 
 Rayan International
School 8 Mints.
- 
 Railway Station
Mohali 12 Mints.



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.