



**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

Club
House



Daily Need
Market



LED
Solar Lights



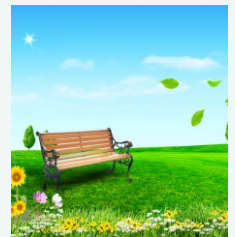
Gated Community



Yoga &
Meditation
Park



Landscaped
Gardens



Jogging Track



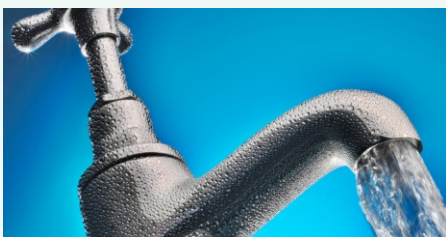
Gym



Kids Play
Area



24x7 Water
Supply



Wide Roads

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 Dinning Room

WOODEN DOORS & WINDOWS

Internal Door : Wooden Laminated Doors

External Door : Laminated Doors

Outer Doors & Windows : UPVC

BED ROOM

Flooring / Skirting : Glazed Vitrified Tiles

Wall Finish : Plaster Superior Plastic Emulsion Paint

Ceiling : False Ceiling

Wood Work : Wooden Wardrobes

STAIRCASE

Flooring / Skirting : Granite & Marbls

Railing : S.S. Railing

TOILET

Flooring / Skirting : Anti Skid Ceramic Tiles

Wall Finish : Designer Glazed Ceramic Tiles

Fitting : Kohler / Jaquar or
equivalent C.P. Sanitary Fittings

BALCONY

Flooring / Skirting : Anti Skid Ceramic Tiles

Wall Finish : Plaster & Weather Proof Exterior Paint

Railing : S.S. Railing

Doors & Windows : UPVC

KITCHEN

Flooring / Skirting : Glazed Vitrified Tiles

Wall Finish : Designer Glazed Ceramic Tiles

Counter : Granite Stone & Modular Kitchen

ELECTRIFICATION

Copper Cables, Switches & Shokets

SSK / Havells / Gold Medal or Equivalent ECO Cables

Necessary Points for AC, Geyser etc.





Day View - Elevation





Cricket Stadium
2.5 Kms



Railway Station
2.5 Kms



VR Punjab Mall
5 Kms



Fortis Hospital
3.5 Kms



Indian School of
Business : 1.2 Kms



ISBT Mohali
3.4 Kms



Chd. International
Airport : 7.5 Kms



Site Office : Plot No. 166 Block F-2 Sector 85 Wave Estates Mohali
Email : joyhomes85@gmail.com

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.