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ARCHITECT

Arckitude Studio

CONSULTANTS

MEP: Arihant Consultant & Associates | Landscape: Eco Envisage Pvt. Ltd.

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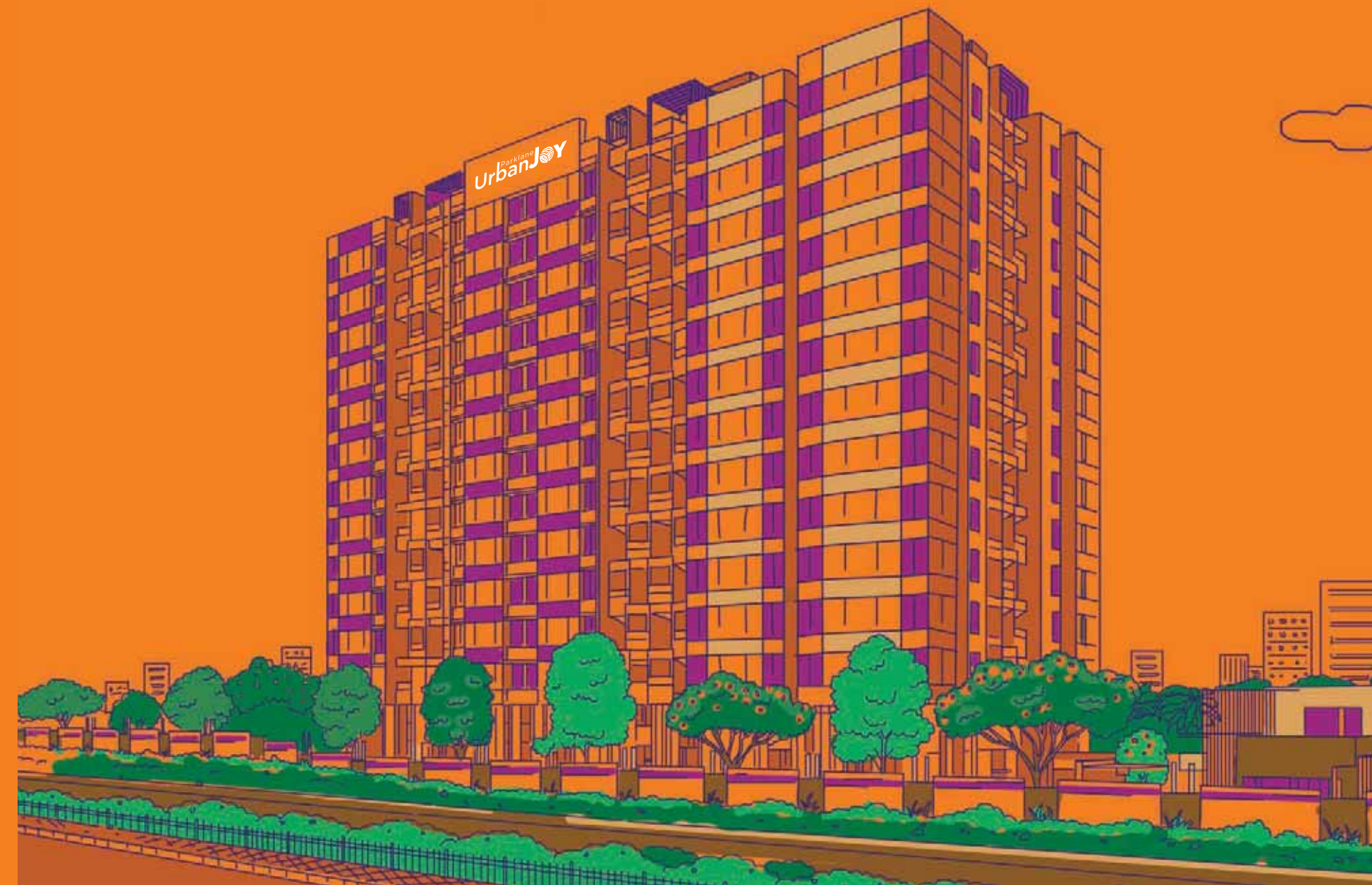


The project has been registered via MahaRERA registration number: P52100019327
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects

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Parklane UrbanJoy

2 & 3 BHK AT SUS ROAD



2 & 3 BHK JOYOUS HOMES

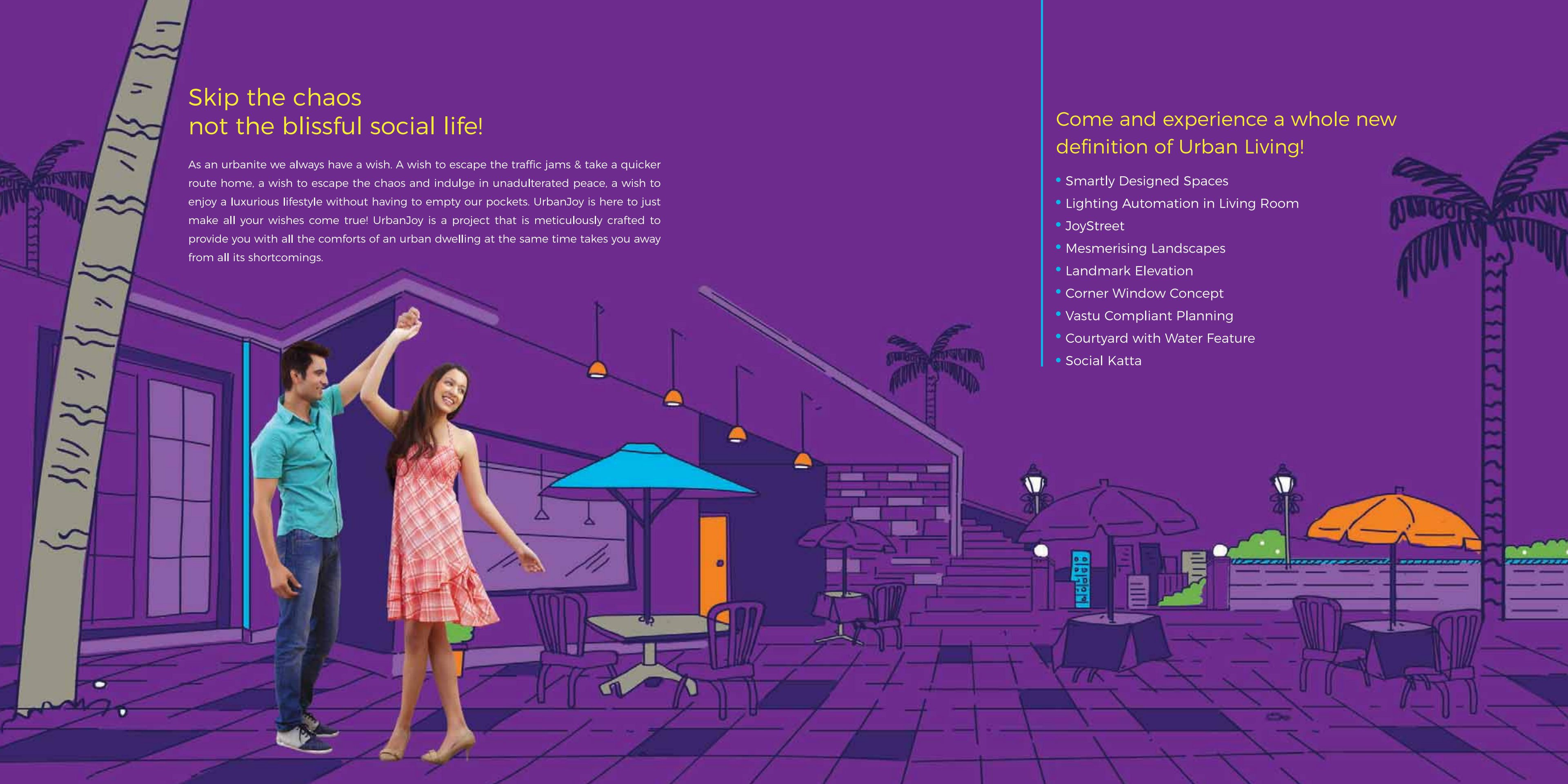


Skip the chaos not the blissful social life!

As an urbanite we always have a wish. A wish to escape the traffic jams & take a quicker route home, a wish to escape the chaos and indulge in unadulterated peace, a wish to enjoy a luxurious lifestyle without having to empty our pockets. UrbanJoy is here to just make all your wishes come true! UrbanJoy is a project that is meticulously crafted to provide you with all the comforts of an urban dwelling at the same time takes you away from all its shortcomings.

Come and experience a whole new definition of Urban Living!

- Smartly Designed Spaces
- Lighting Automation in Living Room
- JoyStreet
- Mesmerising Landscapes
- Landmark Elevation
- Corner Window Concept
- Vastu Compliant Planning
- Courtyard with Water Feature
- Social Katta





Ditch the ordinary routine not the modern amenities!

In today's urban scenario your routine gets rigid and mundane very quickly but it's not the same here at UrbanJoy. Here, every time you step in, you have a new activity to explore. The host of indoor and outdoor amenities are planned to help residents maintain an active and exciting routine.

Amenities

- Club House*
- Cardio Gym & CrossFit Space*
- Meditation & Yoga Deck
- Party Lawn
- Multi-Sport Pitch
- Toddler's Park
- Barbeque Deck
- Senior Citizen's Corner
- Courtyard with Water Feature
- Beautiful Landscape
- Pergola Styled Gazebo
- Social Katta

JoyStreet

- Skating Track
- Basketball
- Volleyball
- Jogging Track
- Children's Street Floor
Board Games

*Club House, Cardio Gym and CrossFit is proposed in next phase and is not a part of current offerings.
Subject to relocation as per revision.



JOY STREET



COURTYARD

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ENTRANCE GATE

Avoid the growing inflation not the opulent lifestyle!

If there is one thing that comes paired with your home here at UrbanJoy, it's the opulent lifestyle. Here, every single aspect of the homes spells comfort with the highest quality standards. The effort is to make sure that the experience of quality that you desire is consolidated and enriched by the choice of all the specifications.



Living Room

- Automation In Lighting*
- Provision For Centralised Digital (DTH) & Internet Connection
- TV Point

Washrooms

- Premium Sanitary Ware (Soncera Or Equivalent Make)
- Premium Bath Fittings (Jaguar Or Equivalent Make)
- Provision For Exhaust Fan And Water Heater

Bedroom

- In-wall Wardrobe Space
- TV Point In Master Bedroom

Electrical Fittings

- Standard Switches (Anchor / Wipro Or Equivalent Make)
- Ample Light Points
- Concealed Copper Wiring

Safety and Security

- Intercom Systems
- CCTV Surveillance For Outdoor Areas & Lobbies.
- Video Door Phone

Doors and Windows

- Laminated Door For Entrance
- Granite Door Frames For Bathroom Doors
- Laminated Or Moulded Doors For Bedroom, Bathroom & Dry Balcony / Terrace
- French Doors For Living Terrace
- Toughened Glass Railing For Living Terrace
- Powder Coated Aluminium Window With Mosquito Net In Living and Bedroom
- Powder Coated Aluminium Window in Kitchen
- MS Safety Grills For Living & Bedroom Windows

Kitchen

- Granite Kitchen Platform With S.S Finish Sink
- Glazed Wall Tiles Upto 2 Ft.
- Washing Machine Connection Point In Dry Terrace
- Exhaust Fan Connection Provision

Common Utilities

- Solar Water Heating System For Master Bathroom
- Inventor Plugin Point
- Fire Fighting Systems
- Rain Water Harvesting
- Sewage Water Treatment Plant
- Sanitation Facility For Drivers & Servants
- Provision For Centralized Digital (DTH) And Internet Connection
- Genset Backup For Common Area Lights & Lift

Architectural Specifications

- Earthquake Resistant RCC Structure
- Light Weight AAC Block Work Internally & Externally
- External Sand Faced Cement Plaster
- Internal Gypsum Finish
- OBD Paint For Internal Walls
- Apex Emulsion Paint For External Walls

Flooring & Wall Tiles

- Vetrified Tiles For Bedroom & Living Room
- Anti-skid Tiles In Bathroom And Terraces
- Bathroom Wall Tiles Upto 7 Ft.

*Internet connection and Wi-Fi-router to be installed by flat owners to operate lighting automation.

Say good bye to heavy traffic not to connectivity!

We all are in a rush to get back home and spend some quality time after a hard day at work but more often than not we end up in long traffic jams. This story is about to change at UrbanJoy, located in the heart of Sus, this project offers unmatched connectivity to all the major upcoming hubs of Pune.

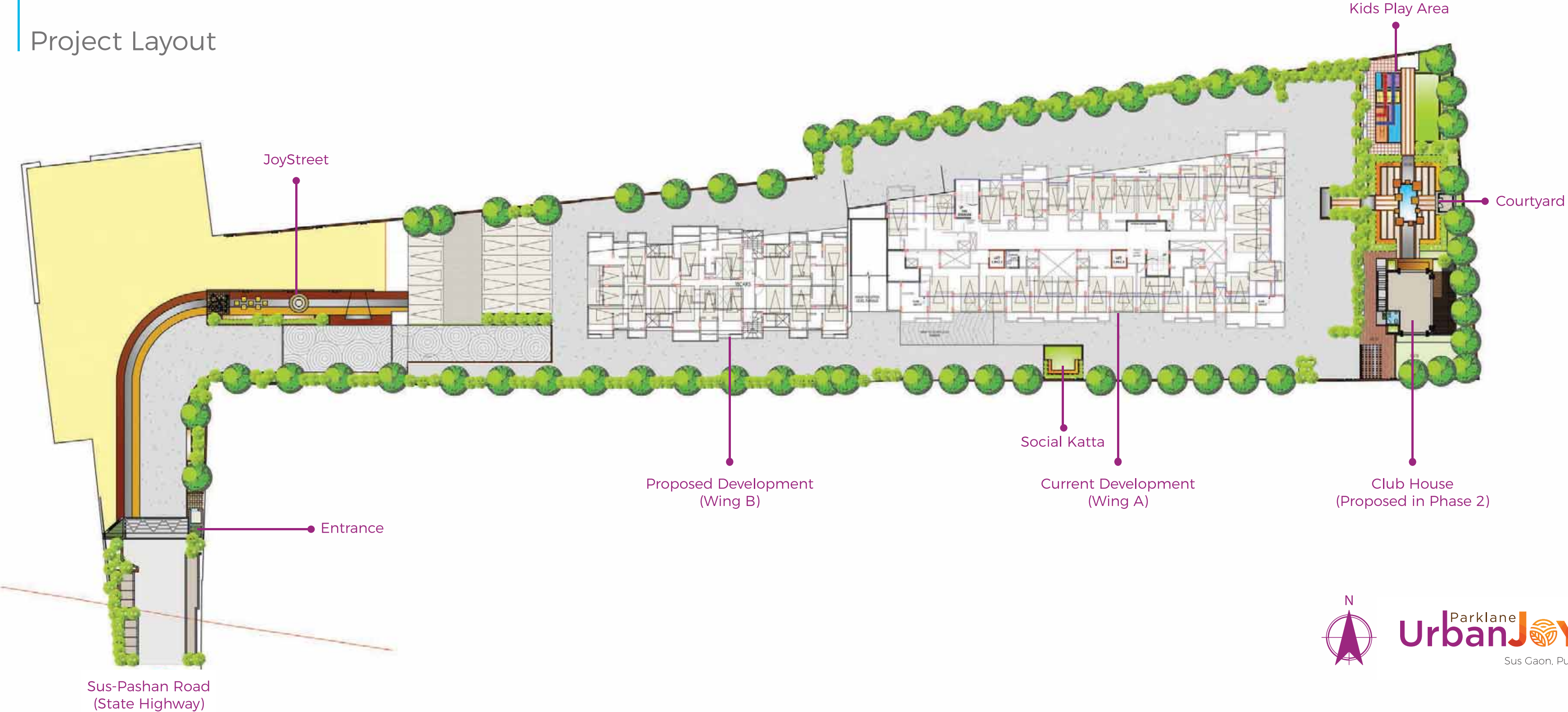
Key Distances

- Baner: 4.5 KM
- Hinjewadi: 7.5 KM
- Balewadi: 6.8 KM
- Bavdhan: 7 KM
- Kothrud: 11.8 KM



All distances are for representation purpose only, it may vary at actual.

Project Layout



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2 BHK - TYPE A & B



2 BHK - TYPE C



The images showcasing the interior layout is prepared with furniture items, electronic goods, accessories, etc. for the purpose of showcasing the proposed unit. It is for representation purpose only and not a part of the project offerings.

2 BHK - LARGE



3 BHK



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PORWAL DEVELOPERS

Porwal Developers embarked on a journey in 2005 to provide efficient living spaces that entailed the coming together of innovative construction techniques and modern practices. Staying true to their beliefs and after more than a decade of sheer hard-work, they've ended up with residential projects that define precisely who they are - Real Estate Builders in Pune whose every fibre exudes a passion for innovative real estate development.

At Porwal Developers, we believe that passion and emotion are the most instrumental factors in realising a dream. For us, when a path is guided by it, the result is always remarkable. If there is passion, no hurdle is too big, no obstacle is unnerving, and no wall is too high to climb.



DARSSHAN PROPERTIES

Darsshan has been building homes and commercial spaces for more than a decade. It has successfully handed over 25 Lakh Sq. ft. in completed projects and handled a land bank of 125 acres. Darsshan Properties is a brainchild of two astute minds, who truly believe that it is the patrons who have ensured company's success. One of the core strength is the skilled and experienced in-house team that handles all the customer needs.



ANAND PROPERTIES

Anand Properties, a well-known name in the real-estate space of Pune, recently celebrated its silver jubilee. In the past two decades, the brand has successfully delivered over 20 projects across Pune in both commercial and residential space.

Since its inception, Anand Properties has been committed towards delivering its promise of a higher quality of life and redefining standard of living through innovative real estate products. The brand firmly believes that customer delight is their proudest outcome not only in the environment they create around them, but also in the ready and committed service they provide.



VIEW FROM
COURTYARD



KIDS PLAY AREA