

# WHERE HAPPINESS LIVES















# HOME OF THE AMBITIOUS

You are the new Indian. Ambitious. Unstoppable. Always pushing the limits. That's why you deserve a home that suits your personality. Joynest ZRK.1 is that kind of home.

With multiple modern facilities, it sets you free from all worries and puts you on the path to success.



- Ground Floor Homes with Garden
  - Private Terrace Homes on the Top Floor
  - 24x7 Electronic Surveillance
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# WHERE EVERYTHING IS CLOSE

When you are close to the city, you spend less time in traffic and more time with people you love. That's why we have chosen a great location for Joynest ZRK.1. Centrally located, it's close to everything yet far away from the chaos of the city.



- Next to 100 Acres Leisure Park
  - Located near 200 ft. Wide Airport Road
  - Close to Chandigarh Ambala NH 22
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# WHERE HEALTH RESIDES

Today's lifestyle requires us to be extremely fit. At Joynest ZRK.1, we have ensured you never have to worry about this. A well-equipped gymnasium and jogging track along with kids play area ensure that you and your family are fit and ready to take on any challenge.



- Multi-facility Fitness Centre
  - Jogging Track
  - Kids Play Area
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# WHERE THERE IS NEVER A DULL MOMENT

To make your life beautiful, Joynest ZRK.1 boasts of some great amenities. A club house to catch up with friends. A sky deck to sit under the stars. Landscape parks, orchid gardens and elderly sitting to simply chill and relax.



- Clubhouse with all Modern Facilities • Sky Deck
  - Landscaped Park • Orchid Garden • Elderly Sitting Area
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# MASTER PLAN



- 3 BHK Apartments
- 3 Side Open Apartments
- Smart Traffic Management with Dedicated Drop-offs
- Low-rise Development











# TESTED FOR QUALITY OVER AND OVER

Before building-material becomes a part of any **SUSHMA** project, they have been through 65000 quality tests. It's our way of ensuring that they are strong enough to withstand the harshest of conditions. What's more, a highly qualified team ensures 100% customer satisfaction. Expect the same level of quality and professionalism in all Joynest projects.



- Over 65000 Tests
  - Built to Withstand any Condition
  - Finishings and Fittings from Top Brands
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# THE NO-COMPROMISE DESIGN

Designed by India's top architects, aesthetics, technology and urban planning have not been compromised at Joynest ZRK.1. Great use of space, openness, ventilation and utmost privacy for every family have been given prime importance. The slope design ensures that water logging is never an issue.



- Designed by Top Architects
  - Natural Light and Ventilation
  - Special Emphasis to Maintain Privacy of Bedrooms
  - Rectangular Spaces for Better Space Efficiency
  - Dedicated Loft Area for Additional Storage
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# WHERE STYLE MEETS SPACE

We put our best in every room of every home. You'll see that when you book a Joynest home. Each corner has been aesthetically designed to give you maximum space without compromising on great looks. It's modern. It's young. It's you.













# WHERE CLASS MATCHES COMFORT

If first impressions matter, the living room is going to create a great one. It exudes class and takes lifestyle to a whole new level. It's the same with the kitchen. Designed keeping in mind the need of home makers, it's extremely well-planned and safe.



- Stylish Living Rooms
  - Well Planned Kitchens
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## DELIVERED PROJECTS.

### SUSHMA Elite Cross

3 BHK Apartments and Penthouse

Gazipur – Zirakpur

No. of units: 352 apartments



### SUSHMA Urban View

3 BHK Apartments and Penthouses

Gazipur – Zirakpur

No. of units: 160 apartments



### SUSHMA Green vista

2 BHK Apartments

Gazipur – Zirakpur

No. of units: 194 apartments





## SUSHMA Villas 1 & 2

Independence Duplex Villas

Patalia Highway - Zirakpur

No. of units: 40 duplex villas



## SUSHMA Atrium

Business Spaces

Mohali

Total Area: 32,400 sq. ft.



## SUSHMA Urban Plaza

Retails Showrooms

Gazipur - Zirakpur

Multiple built-up SCOs





**SUSHMA**  
BUILDING TOMORROW, TODAY

## ONGOING PROJECTS.

### SUSHMA Chandigarh Grande

3/4 BHK Apartments

CHD – Delhi NH-22, Zirakpur

No. of units : 608 apartments



### SUSHMA Crescent

2/3 BHK Apartments and Penthouses

Gazipur – Zirakpur

No. of units: 696 apartments



### SUSHMA Grande Nxt

3 BHK Apartments

CHD – Delhi NH-22, Zirakpur

No. of units : 247 apartments



### SUSHMA Infinium

Business Space, Deck Offices

CHD – Delhi NH-22, Zirakpur

Total Area: 7,25,000 sq. ft



### SUSHMA Atelier

Convertible Studios, SCO Floor

CHD – Delhi NH-22, Zirakpur

Total Area: 7,25,000 sq. ft





## SUSHMA Homework

Boutique Convertible Studios  
CHD – Delhi NH-22, Zirakpur  
Total Area: 1,10,000 sq. ft.



## joynest Ongoing Projects.

### Joynest ZRK.1

3 BHK Apartments  
Gazipur - Zirakpur  
No. of units: 194 apartments



### Joynest ZRK.1

3 BHK Apartments  
Gazipur - Zirakpur  
No. of units: 194 apartments



## SUSHMA LEISURE HOMES Ongoing Project.

### Elementa Kasauli

Studio, 1/2 BHK Apartments,  
Kasauli, Himachal Pradesh  
No. of units: 399 apartments



## joynest Upcoming Project.

### Joynest MANSA.1

2 BHK Villas  
H.S. Road, Mansa, Punjab













## LOCATION MAP



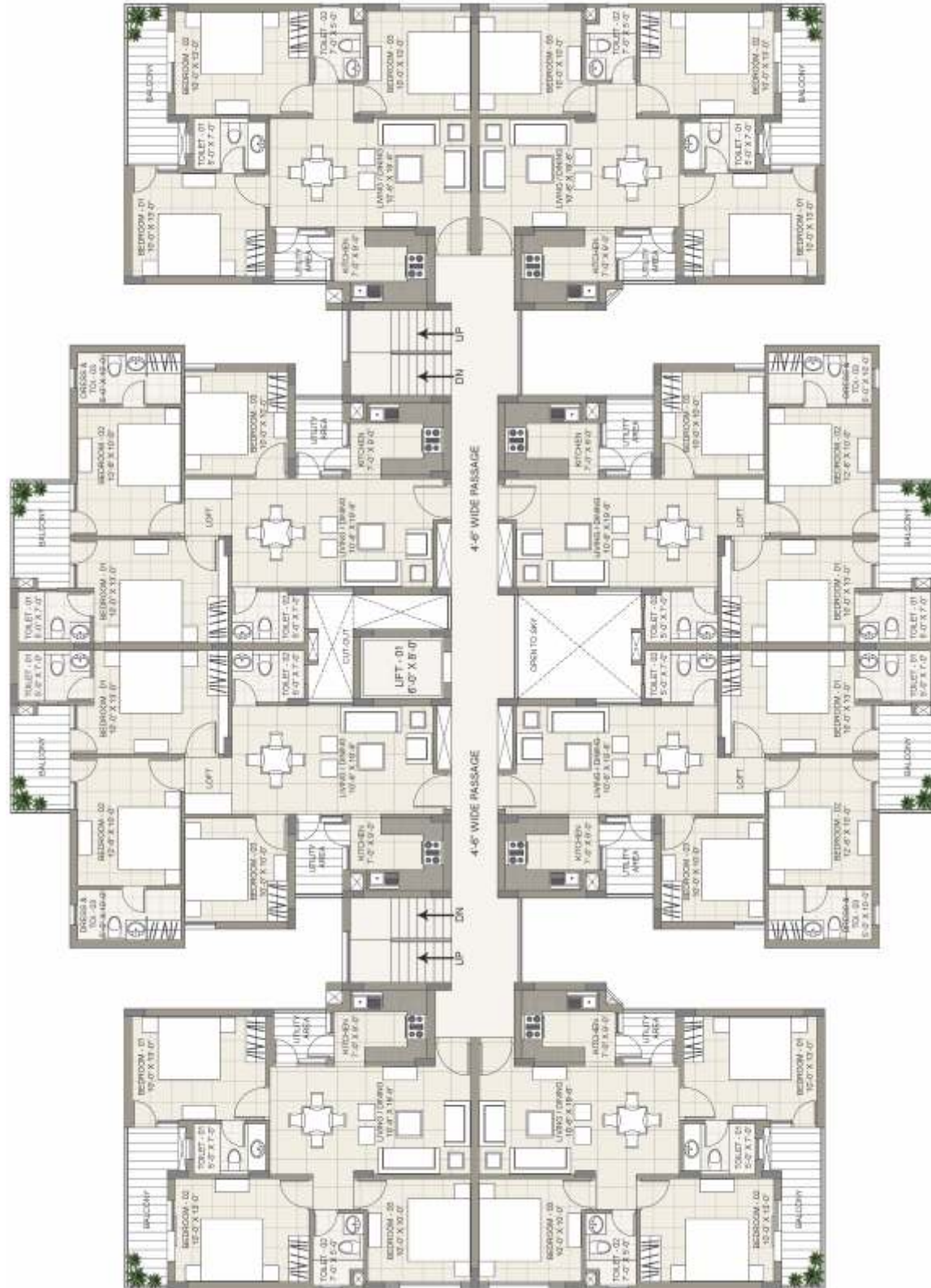




Sushma Buildtech Ltd & V.P.M Buildtech Pvt Ltd Project

joynest  
ZRK.1

joynest ZRK1 CLUSTER PLAN

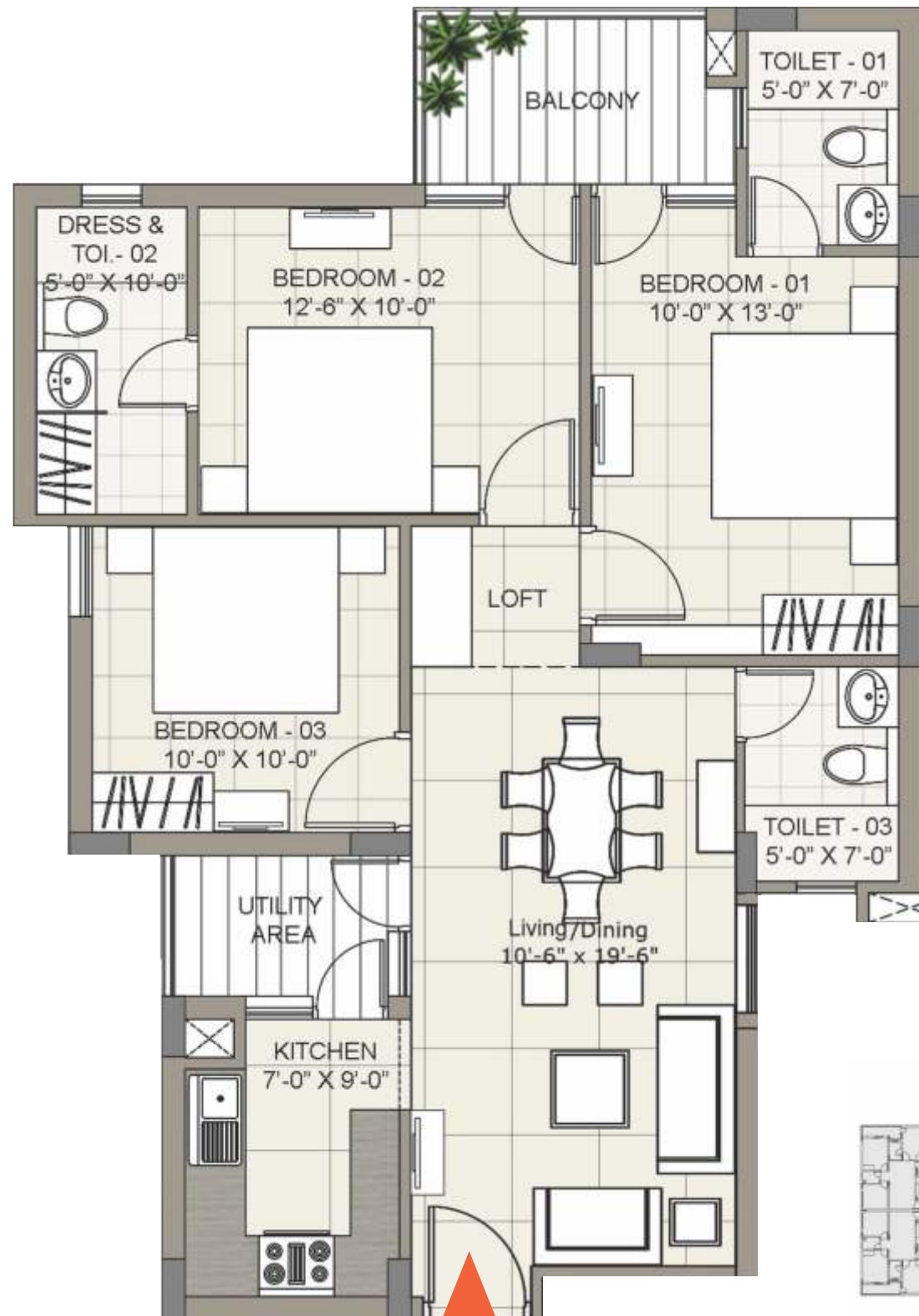




joy<sup>nest</sup> CLUB PLAN  
ZRK1

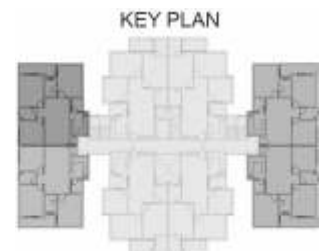
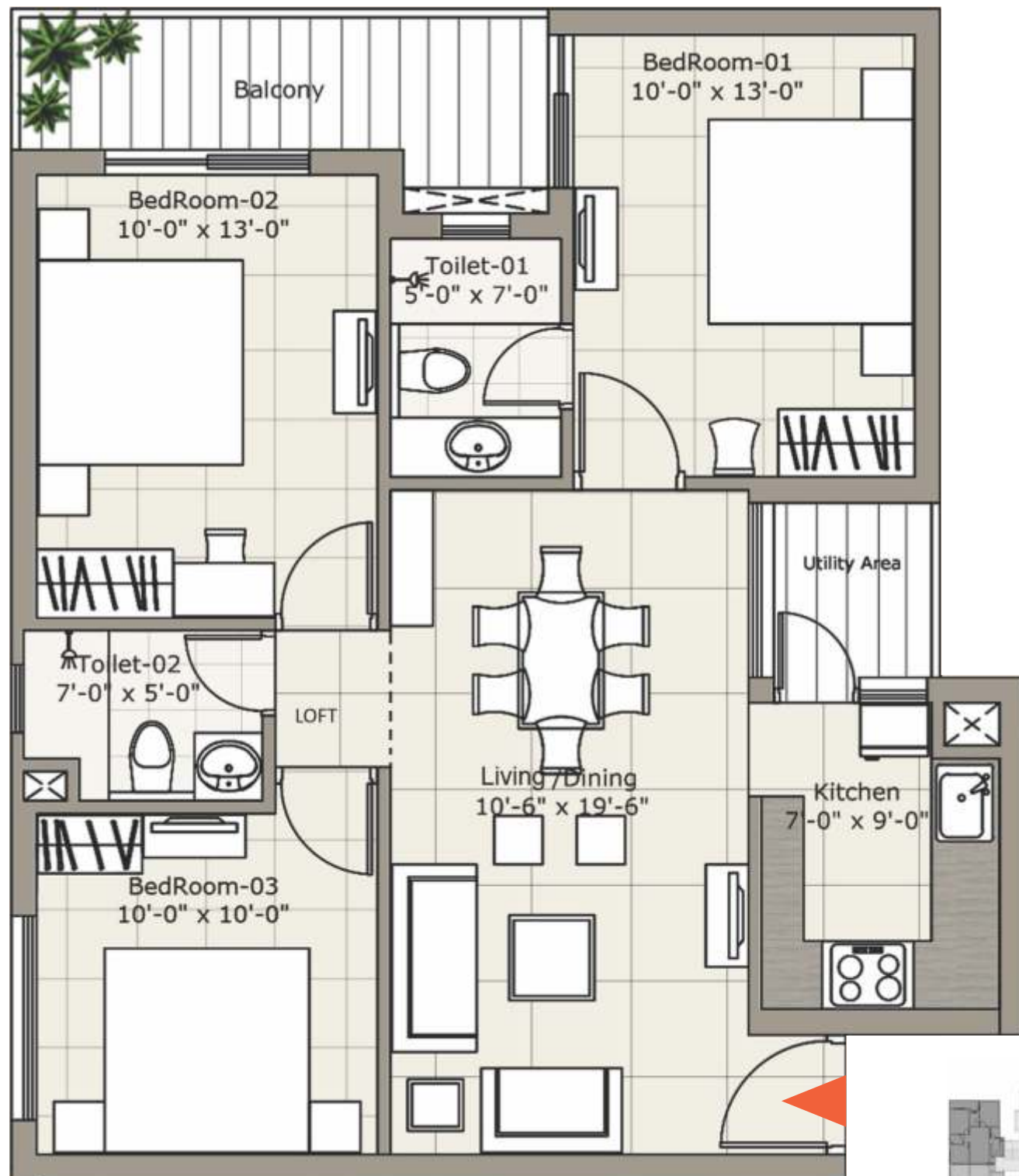


joynest TYPE 1 | 3BHK + 3WR UNIT PLAN 1350 Sq. Ft.  
ZRK1





joynest TYPE 2 | 3BHK + 2WR UNIT PLAN 1270 Sq. Ft.  
ZRK1



# MASTER PLAN






# LOCATION MAP



Item	Living/Dining Room	Master Bedroom	Other Room(s)	Toilets	Kitchen
Flooring	Vitrified Tiles	Imported Wooden Flooring	Vitrified/ Ceramic Tiles	Anti Skid Ceramic Tiles	Anti Skid Ceramic Tiles
Walls	Oil Bound Distamper	Oil Bound Distamper	Oil Bound Distamper	Designer Ceramic Tiles	Oil Bound Distamper
Windows/ External Doors	Powder Coated Aluminum	Powder Coated Aluminum	Powder Coated Aluminum	Powder Coated Aluminum	Powder Coated Aluminum
Internal Door	Wooden-Skin Door	Wooden-Skin Door	Wooden-Skin Door	Wooden-Skin Door	None
Door Hardware	Secure Mortise Lock	Secure Mortise Lock	Secure Mortise Lock	Secure Mortise Lock	Secure Mortise Lock
Switches	Modular	Modular	Modular	Modular	Modular

STANDARD FEATURES
<ul style="list-style-type: none"><li>• Double Bowl SS Sink and Granite Counter Top</li><li>• Power Backup to run ACs all the time</li><li>• Weatherproof Emulsion / Texture Paint on Exterior Walls</li><li>• MS Railing in Balcony and Staircase</li><li>• Branded Sanitary Fixtures in Toilets.</li><li>• Intercom Facility</li><li>• Pavered Hardscape</li><li>• Modular Cupboards in each Bedroom</li><li>• Modular Kitchen Cabinets</li></ul>





Joynest is an initiative by the Sushma Group.

Launched across Punjab, Joynest homes are designed to upgrade the lifestyle of the young and the forward looking Indian families.

Every Joynest home optimizes the use of space, offers comfort, convenience, security and a modern lifestyle at great prices.



Corporate Office : Unit No. B-107, Business Complex, Elante Mall, First Floor, Industrial Area, Phase-1 Chandigarh - 160002  
Tel: 0172 4610092

Site Address : Joynest ZRK.1, Near 100 Acre Leisure Park, Zirakpur, Punjab

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