

**YOUR TIME. YOUR VIEW.**  
**YOUR COOLEST LIFE AWAITS.**



PASSCODE  
**COOLEST  
DEAL of POWAI**

**Sales Office:** Coolest Deal Of Powai Sales Lounge, Near Gandhinagar Junction, JVL R, Powai.

Disclaimer: Passcode Coolest Deal of Powai is the campaign name for the project Mars Suncity Wing B. The information, plans, specifications, images, configuration, dimensions, facilities and other details contained herein are indicative of the kind of development that is proposed by the Promoter and the intended recipient/reader/viewer/interested party should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval of authorities or otherwise and the Promoter reserves the right to make changes and alterations at its sole discretion. None of the images, material, stock photography, projections, elevations, details, descriptions and other information that are displayed/contained herein, should be deemed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire, including within the purview of the Real Estate (Development and Regulation) Act, 2016 ("RERA"). This advertisement is purely conceptual and purchase in this project shall be governed by the terms and conditions of the Agreement for Sale. While every reasonable care has been taken in fashioning this advertisement, Any intended recipient/reader/viewer/interested party should verify all the information with the Promoter prior to purchase in the project, the Promoter cannot be held responsible for any inaccuracies or omissions. The Promoter shall not be responsible for any action taken by the intended recipient/reader/viewer/interested party relying on such material/information on the Website and brochures and any information provided by Real Estate Agent/Broker/ Channel Partner without independently verifying with the Promoter. \*T&C Apply

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**LIVE COOL.**  
**LIVE CONNECTED.**  
**LIVE ICONIC.**



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**Air-conditioned**  
**1 & 2 Bed Residences**



## CELEBRATING SUCCESS STORY OF TOWER 1 & 2

EVERY TRIUMPH SETS THE STAGE FOR A HIGHER BENCHMARK.

From the undeniable success of Dream Of Powai in Phase 1 to the unparalleled achievements of Eye Of Powai in Phase 2, we have redefined excellence in Powai's real estate landscape.

Now gearing up for the next exceptional phase, where Powai's prestigious lifestyle converges with the coolest offering, once again setting new trends.

500<sup>+</sup>

APPLICATIONS OF INTEREST

4500<sup>+</sup>

CUSTOMER WALK-INS

200<sup>+</sup>

SUCCESSFUL BOOKINGS

2 LAC<sup>+</sup>

SUCCESSFUL BOOKINGS

Representative Image with Actual View





# THE **COOLEST** CROSSOVER OF NATURE & NEXT-GEN LIVING

A prime destination that blends serene nature with next-gen energy. From lush parks and scenic views to tech hubs, top institutes and seamless connectivity, Powai offers a vibrant, future-forward lifestyle that’s as green as it is global.



**Metro Line 6**  
Upcoming Powai station ensures faster access to Western suburbs.



**Powai Vihar Link Road**  
New road to boost east-west connectivity and ease traffic.



**Strategic Business Zone**  
Close proximity to SEEPZ, MIDC, and BKC makes it ideal for professionals.



**Strong Social Infrastructure**  
IIT Bombay, top schools, hospitals and global retail brands ensure convenience and quality living.



**Balanced Lifestyle**  
Tech hubs, lakeside parks and buzzing cafes in one thriving location.

# POWAI



P R E S E N T I N G

PASSCODE  
**COOLEST  
DEAL of POWAI**

### THE COOLEST PERSPECTIVE IN POWAI

The iconic **Tower 3** in a coveted gated community, offers air-conditioned homes with private balconies, panoramic views, an elevated lifestyle and unmatched value, makes it Powai's most sought-after address.

### Here's Why Success is Guaranteed!



Rare 1 & 2 BHK configurations in a premium gated community.



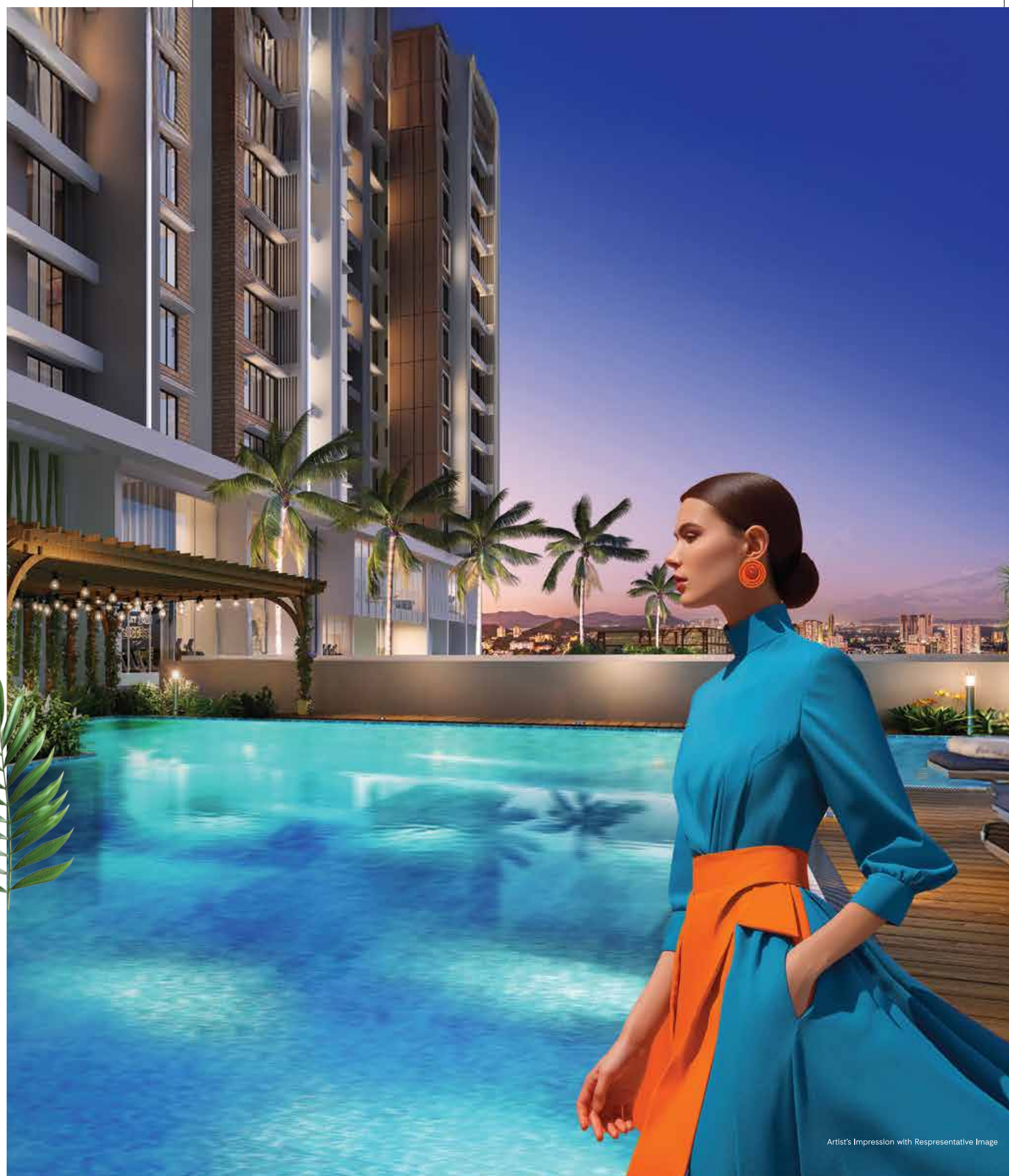
Higher floors offering naturally cool and well-ventilated homes.



Decks with panoramic views of Powai Lake & its serene creek.



Powai property prices have consistently grown, ensuring guaranteed returns.



Artist's Impression with Representative Image



## THE COOLEST PERSPECTIVE IN POWAI

Wake up to breathtaking panoramic views and step into a spacious, air-conditioned home crafted for your ultimate comfort. Enjoy a lifestyle of ease with a host of top-notch amenities, including seamless access to a business center and the tranquility of nature right at your doorstep.

### PROJECT HIGHLIGHT

**1.5 Acres** of well-planned space

**Three-tower gated community**

1 & 2 bed **air-conditioned residences**

Approx. **10 ft. floor-to-ceiling height** for spacious living

**Double-height** entrance lobby

**7 x 5 ft.** expansive decks

Panoramic views of **Powai Lake, Creek** and **city views**

**Stack & surface** parking

**Host of top-notch** amenities







THE COOLEST  
COMMUTE  
FROM POWAI

Stay close to everything  
that matters.

Leisure & Entertainment	
Powai Lake	9 mins
Powai Garden	10 mins
Haiko Mall	11 mins
Powai Plaza	11 mins
R City	12 mins

Commercial Hubs	
Hiranandani Business Park	10 mins
SEEPZ	15 mins
L&T Business Park	16 mins
BKC	30 mins

Hotels	
Meluha The Fern	10 mins
Lakeside Chalet, Marriott	10 mins
Ramada Powai	15 mins
The Westin Hotel	16 mins

Education	
IIT Bombay	5 mins
Bombay Scottish School	5 mins
Podar International School	5 mins
Gopal Sharma International School	10 mins
Hiranandani School	10 mins

Infra Connectivity	
JVLR	2 mins
Metro Lines 6 & 4 (Upcoming)	5 mins
LBS Road	5 mins
Eastern Expressway	9 mins
Western Expressway	20 mins
International Airport	30 mins

Healthcare	
Hiranandani Hospital	5 mins
Naval Hospital	10 mins
Seven Hills Hospital	15 mins



## COOLER VIEWS, STUNNING VISTAS

From the peaceful waters of Powai Lake to the dynamic city skyline and the movement of the Eastern Express Highway, take it all in from the elevated comfort of your home. A view that never gets old, and a perspective that always inspires.



Actual View



THE **COOLEST** LIFESTYLE  
ON EVERY LEVEL

Spread across ~15,000 sq. ft., a host of thoughtfully curated amenities await, from fitness zones and relaxation areas to vibrant social spaces. Every level is designed to transition effortlessly from energy to ease, bringing balance to your everyday living.

1<sup>st</sup> Floor Podium

- Badminton Court
- Multipurpose Hall
- Crèche + Toddlers’ Play Area
- Fitness Centre
- Unisex Salon
- Pergola Roof Shading
- Swimming Pool
- Board Games

2<sup>nd</sup> Floor Podium

- Indoor Games
- Outdoor Reading Area
- Library
- Business Center
- Guest Room
- Outdoor Movie
- Yoga/ Dance Studio
- Children’s Indoor Game



SWIMMING POOL



BADMINTON COURT



FITNESS CENTRE



CRÈCHE + TODDLERS’ PLAY AREA



YOGA/ DANCE STUDIO



LIBRARY



INDOOR GAMES



THE **COOLEST** SPACES  
INSIDE OUT



**Internal Infrastructure & Facilities**

- Double-height Lobby
- 4 High-speed Elevators
- Stack & Surface Parking
- Sewage Water Recycling
- Advanced 24x7 CCTV Surveillance



Discover spacious flats that offer flexible, open layouts designed for modern living. With abundant natural light, wide windows, and customizable interiors, these residences provide the perfect foundation to create your dream home.



**Interior**

- 10 Ft. Floor-to-ceiling Height
- Air-conditioned Apartments
- Functional Layouts With Jodi Options
- Serene Interiors With Natural Ventilation
- 7 X 5 Ft. Expansive Decks







## THE **COOLEST** MINDS BEHIND THE MASTERPIECE

Since 1975, **GHP Group** has been shaping the skylines of Mumbai and Jaipur, building a legacy of innovation across real estate, education, and hospitality. With over four decades of excellence, GHP has left an indelible mark with landmark developments such as Eden Garden, Powai Vihar Complex, Gopal Sharma Schools, and Angel Resort.



**50<sup>+</sup>**

YEARS OF  
TRANSFORMING CITIES

**3** MILLION +  
SQ. FT.

OF DEVELOPED  
INFRASTRUCTURE

**ICONIC**

DEVELOPMENTS:  
EDEN GARDEN,  
POWAI VIHAR COMPLEX

With a legacy spanning over 30 years, **Skyline Group** has been at the forefront of reshaping Mumbai's architectural landscape. Dedicated to elevating Greater Mumbai through international-quality developments, Skyline Group consistently delivers excellence in every project



**30<sup>+</sup>**

YEARS OF REDEFINING  
MUMBAI'S SKYLINE

**15** LAKH +  
SQ. FT.

OF DEVELOPED  
SPACES

**2000<sup>+</sup>**

HAPPY FAMILIES  
HOUSED ACROSS  
PROJECTS

