



VENUS

PASSCODE

SKKY LIFE

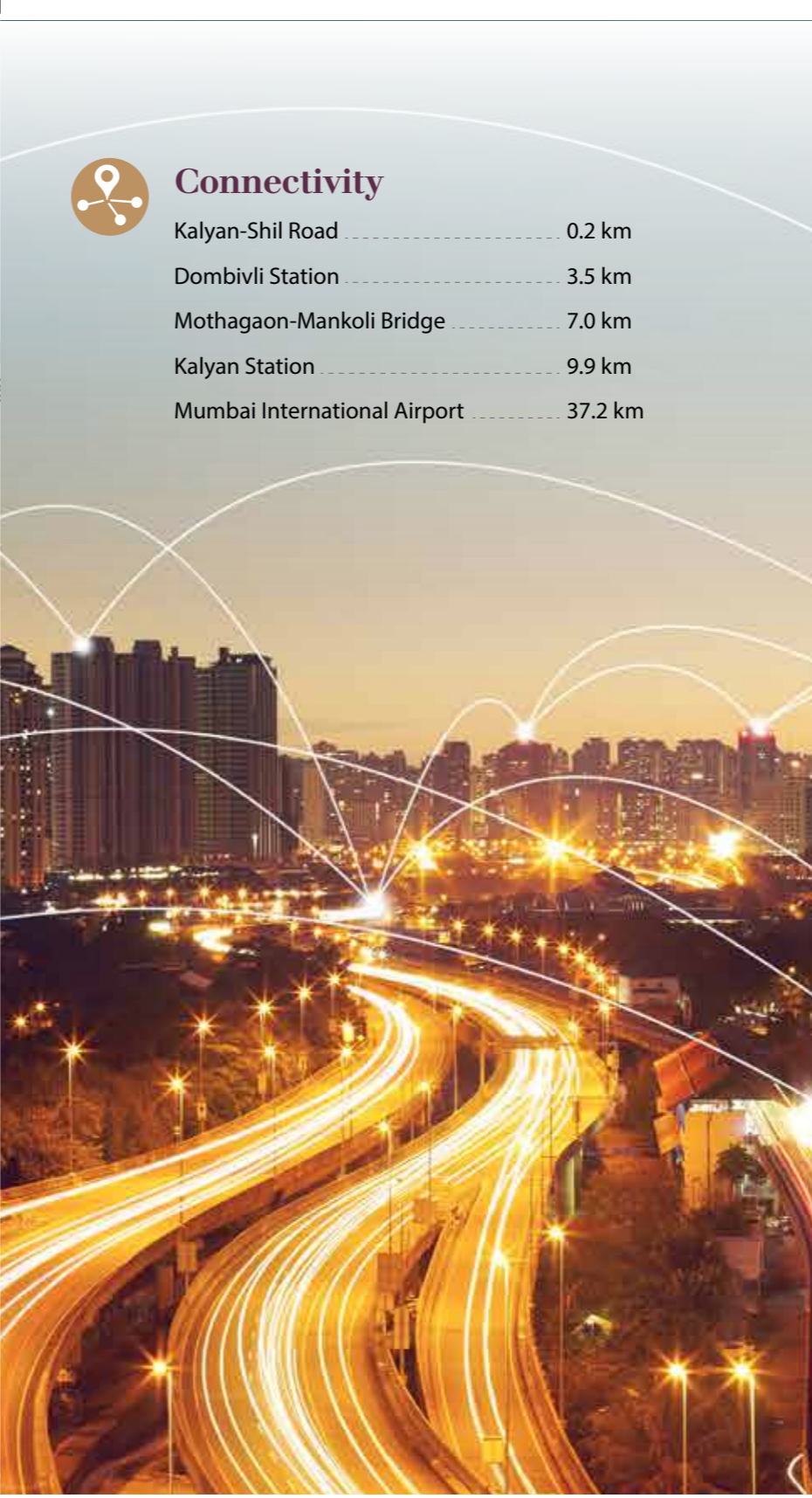
DOMBIVLI (E)

A fairy tale life with everything under the SKKY, literally.

An epitome of luxury, **Venus Passcode SKKY Life** is an expansive integrated township. While the thoughtfully designed homes utilise every inch, the enchanting 20-acre landscape offers an extensive horizon of tranquillity. And, of course, a unique collection of unparalleled amenities.

Apart from a matchless lifestyle, this secured gated sanctuary takes care of your every need be it healthcare facilities or educational institutes.





Connectivity

Kalyan-Shil Road	0.2 km
Dombivli Station	3.5 km
Mothagaon-Mankoli Bridge	7.0 km
Kalyan Station	9.9 km
Mumbai International Airport	37.2 km



Education

Eva world School	0.0 km
Guardian School	0.3 km
Euro School	1.0 km
New Cambridge English School	1.1 km
Model School	1.6 km
S.S Jondhale College of Engineering ...	3.2 km



Retail

DMart	0.5 km
Xperia Mall	3.9 km



Hospital

Icon Hospital	3.1 km
AIIMS Hospital	3.5 km
R R Hospital	4.1 km



Upcoming Infra

Virar Alibaug Multi Modal Corridor	0.2 km
Kalyan - Taloja Metro	0.4 km
Airoli - Katai Tunnel Road	1.5 km
Vasai - Panvel Rail Expansion	2.2 km
Ahmedabad - Mumbai Bullet Train	3.9 km
Navi Mumbai International Airport	33.9 km



Images for representation purposes only

Travel distance as per Google Maps.

A location with the advantage of exponential growth.



Image for representation purposes only



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Virar-Alibaug Multimodal Corridor

The 126 km Virar-Alibaug Multi-Modal Corridor is an 8-14 lane access-controlled expressway. Since it has a route alignment within MMR, it connects three districts — Raigad, Thane, and Palghar.



Superwide Roads

Dombivli's transition from a sleepy town to the fastest-growing suburb comes with numerous benefits. One such is the new road expansions under the DP, which will drastically improve traffic conditions.



Airoli-Katai Tunnel Road

The work on the Airoli-Katai Tunnel Road is progressing faster. Within a few months, the project will be ready to provide direct connectivity between Airoli and the central suburbs.



Navi Mumbai International Airport

Poised to become the second airport in Mumbai. The much-awaited Navi Mumbai International Airport is just a 30-minute drive from the project.



Smart City Project

Passcode SKKY City is in close proximity to the envisioned boundary of the government's ambitious Smart City project.



Metro Line Kalyan-Taloja

The fully elevated, 20-km-long Metro Line 12 will reduce travel time to major Navi Mumbai nodes significantly. Starting from Kalyan East, the 17 stations also include Dombivli MIDC.



Mothagaon-Mankoli Bridge

Spanning 980 meters, the 6-lane Thane-Dombivli Bridge over the Ulhas Creek will connect Thane to Dombivli via Nashik Highway. It will save at least an hour's time.

PASSCODE
SKKY LIFE
 DOMBIVLI (E)



Artist's Impression



33
 Storey Towers with amenities
 on podium and ground



1 and 2 Bed
 SKKY Deck
 Homes



2
 Levels of Podium
 Car Park



5
 Whisper-swift
 Elevators



51+
 Unparalleled Amenities



1.7
 Acres of Recreational
 Spaces



20
 Acres of Lifestyle
 Township



1
 International School
 in the township



LEGEND

Clubhouse Amenities

- Fitness Centre
- Steam Room
- Business Centre
- Library
- Work Desks
- Indoor Games Room
- Banquet Hall
- Rooftop Yoga Zone
- Star Gazing
- Open Air Sit Out
- Meditation Zone

Outdoor Amenities

- Swimming Pool
- Karaoke Corner
- Senior Citizen Area
- Barbeque Area
- Gazebos
- Forest Trail
- Jogging Track
- Coffee House
- Organic Farming
- Kids' Play Zone
- Treehouse
- Reading Corner
- Chit Chat Plaza
- Beach
- Pool Side Deck
- Cabanas
- Music Zone

Ground Floor & Parking Area Amenities

- Multipurpose Court
- Rock Climbing
- Gazebo
- Landscaped Water Body
- Electric Charging Zone For Cars & 2-wheeler

Covered Amenities

- Society Office
- Crèche
- And Many More...

A home that fulfils the 360° aspects of a happy life.



Spiritual

A worship place that meets your spiritual needs.



Physical

Fitness zones to keep you at the top of your health.



Financial

A home that manifests into a fruitful investment.



Vasantdeep Vatika Jain Temple

Shot at Jain temple



Eva World School

PARTNERED WITH THE BEST
SHIAMAK Have feet. Will dance.
FURTADOS BECAUSE YOU LOVE MUSIC.

Artist's impression



Clubhouse

Artist's impression



Outdoor Amenities

Artist's impression



Ground Floor Amenities

Multipurpose Court



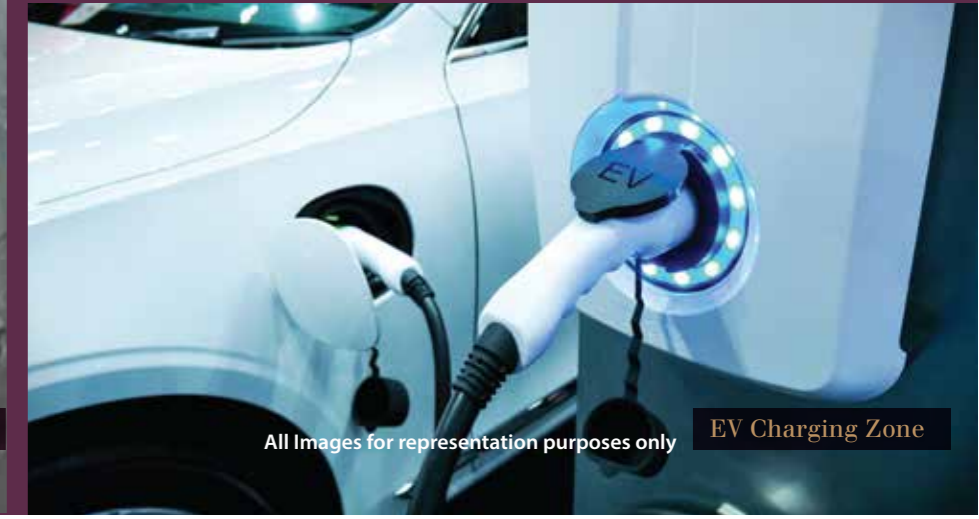
Podium Parking



Crèche

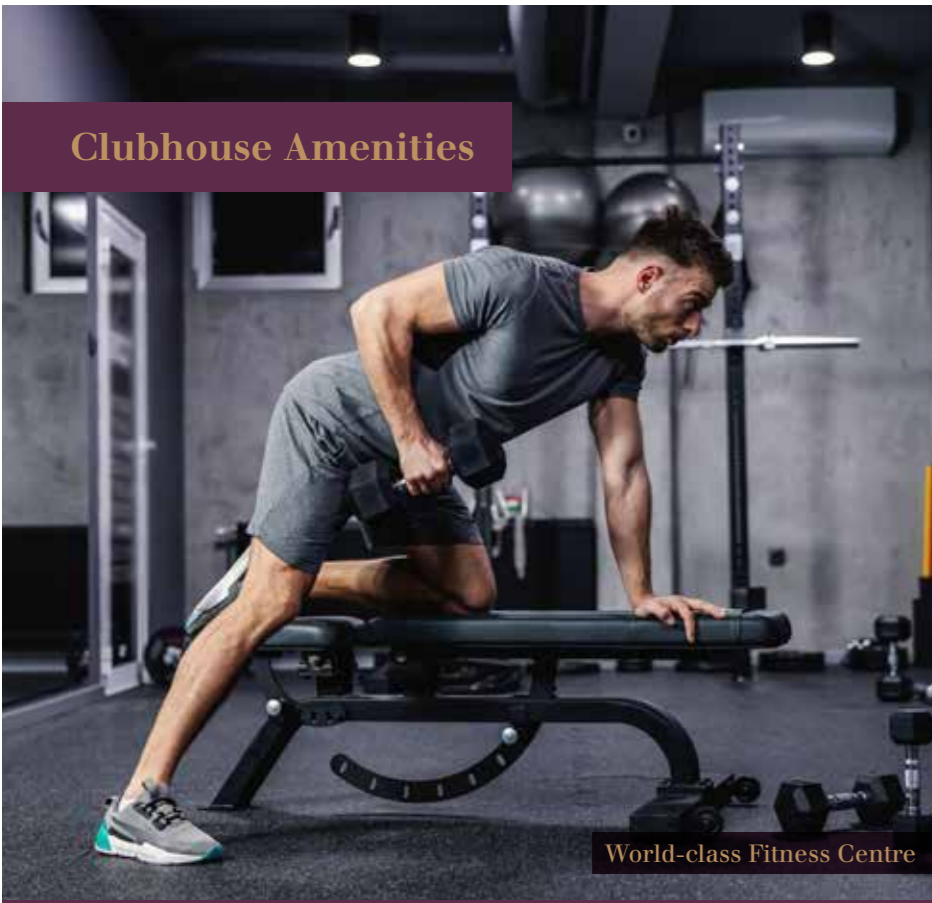


Rock Climbing



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EV Charging Zone



Clubhouse Amenities

World-class Fitness Centre



Steam Room



Stargazing Zone



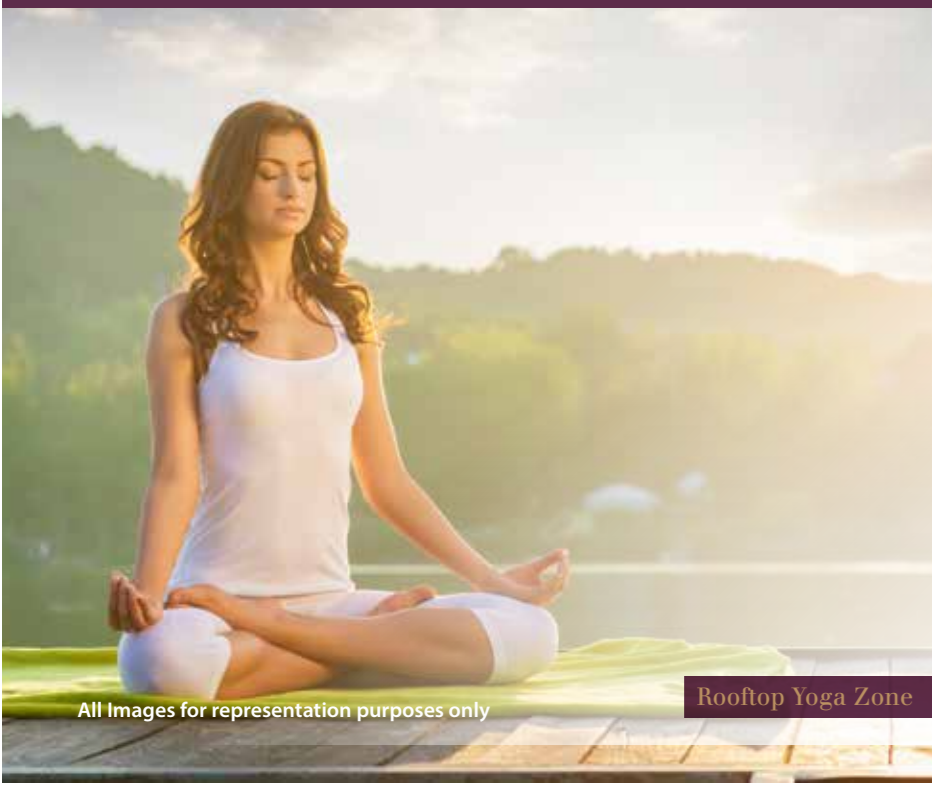
Swimming Pool



Kids' Play Zone



Jogging Track



Rooftop Yoga Zone

All Images for representation purposes only



Banquet Hall



Karaoke Corner



Organic Farming



Barbeque Area



Business Centre and Library



Indoor Games Room



Gazebos



Coffee House



Treehouse



Forest Trail

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Artist's impression

Building Specifications

FLOORING

Living, Dining, Kitchen:
Vitrified Flooring

Master Bedroom:
Vitrified Flooring

Other Bedrooms:
Vitrified Flooring

Master Washroom:
Ceramic Tiles Floor and Dado

Other Washrooms:
Ceramic Tiles Floor and Dado

CONSTRUCTION

Mivan technology for faster
and durable construction

DOORS AND WINDOWS

High Laminated
Flush Doors

Al Powder
Coated Window

RETAIL

High-street Retail Within
The Township For Your
Daily Convenience.

KITCHEN

Full wall Dado tiles, platform
with S.S. Sink

PLUMBING & ELECTRIFICATION

Concealed Copper
Wiring with Extensive
Layout, Modular
Switches

Generator Back Up For
All Lifts

Concealed Plumbing
with quality C.P. Fittings

Rain Water Harvesting

SAFETY/SECURITY SYSTEMS

Gas Leakage Detector,
Magnetic Door
Sensor & Panic Switch

TOWER AMENITIES

Automatic Reputed Brand Passenger &
Service Elevators

Fire Alarm In All Entrance
Lobbies & Lift Lobbies

CCTV In Common Areas

Grand Entrance Lobbies

Generator Back Up For Emergency
Lighting In All Lobbies

Video Door & Intercom



A formidable partnership.

Venus Nirvana LLP is jointly promoted by CA Rakesh Doshi, who is a renowned Wealth Management financial expert and Mr. Sanjay Singh, the Managing Partner of SS Life Spaces.

Mr. Rakesh Doshi brings with himself, the financial expertise earned through his 25 years of rich experience in equity and real estate investment. Whereas Mr. Sanjay Singh brings in real estate operational expertise through his vast 25 years of experience in real estate development, having delivered more than 30 residential and commercial projects through his flagship companies under SS Life Spaces. His group companies have handled over 70 projects till date and projects of around two million square feet is under various stages of construction.

Both the promoters create a perfect synergy for developing a dream house project to be known as Venus Skky City, with an aim of delivering a unique experience to the real estate purchasers where they are offered world-class amenities.

Venus Nirvana LLP is driven by a strong vision of elevating the overall housing experience of its purchasers with modern, luxurious lifestyle, superior safety, and security. Venus Skky City will also be instrumental for creating rewarding investment opportunities with lucrative returns on investment in future.

A Legacy Of Building Dreams & Shaping Lifestyles.

25+

Years Of Experience

2+

Million Sq. Ft. Delivered

70+

Projects Delivered

7,200+

Happy Families

Partnering With The Best



Design Architect

**4th
DIMENSION**



Liasoning Architect

**STHAPATYA
NIRMAAN**



RCC Consultant

**JW
CONSULTANTS**




Landscape Architect

**ARUN
KUMAR**



V E N U S

Site Address: Passcode Skky Life Sales Office , Near Vasantdeep Vatika Jain Temple, Bhopar, Dombivali East, Thane - 421204.

 The project has been registered under the name Venus Skky City Vivanta Bldg F And Bldg G via MahaRERA registration number: P51700053219, is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: This Advertisement/printed material does not constitute an offer or contract of any nature whatsoever between the promoters and the recipient. All transactions in this development shall be subject to and governed by the terms & conditions of the agreement for sale to be entered into between the parties. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/ columns / finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. Mtr. = 10.764 sq. ft. 1 meter = 3.28 feet. The project is marketed as Passcode Skky Life. T&C Apply.

Project is financed by: