



—
E X P E R I E N C E A W O R L D O F
P R I V I L E G E
—



*Artist's impression

*EXPERIENCE INTERNATIONAL
LIVING AT ITS FINEST.*

*Come home to a host of luxurious amenities
experienced only by a privileged few.*

Over 34 world-class amenities in the heart of Goregaon West.



PASSCODE: BAY GARDEN

MASTERS OF INTERNATIONAL CRAFTSMANSHIP AT WORK.

Ethospace is an internationally-acclaimed architectural firm based out of Singapore with a passion for designing stunning interiors that expand your imagination. With designers who possess a sensitive understanding of creating unforgettable interiors, Ethospace takes pride in creatively invoking elements from the natural realm, which we believe to be art in its purest form. They've designed the ART Rotana, three-time winner of Bahrain's leading hotel.

eTHOSpace

Singapore | Award - winning design architects

7+

Countries

20

Years of professional experience

100+

Global projects



High Street Retail, U.S.A



American University

SCULPTORS OF NATURE, CELEBRATED ACROSS THE WORLD.

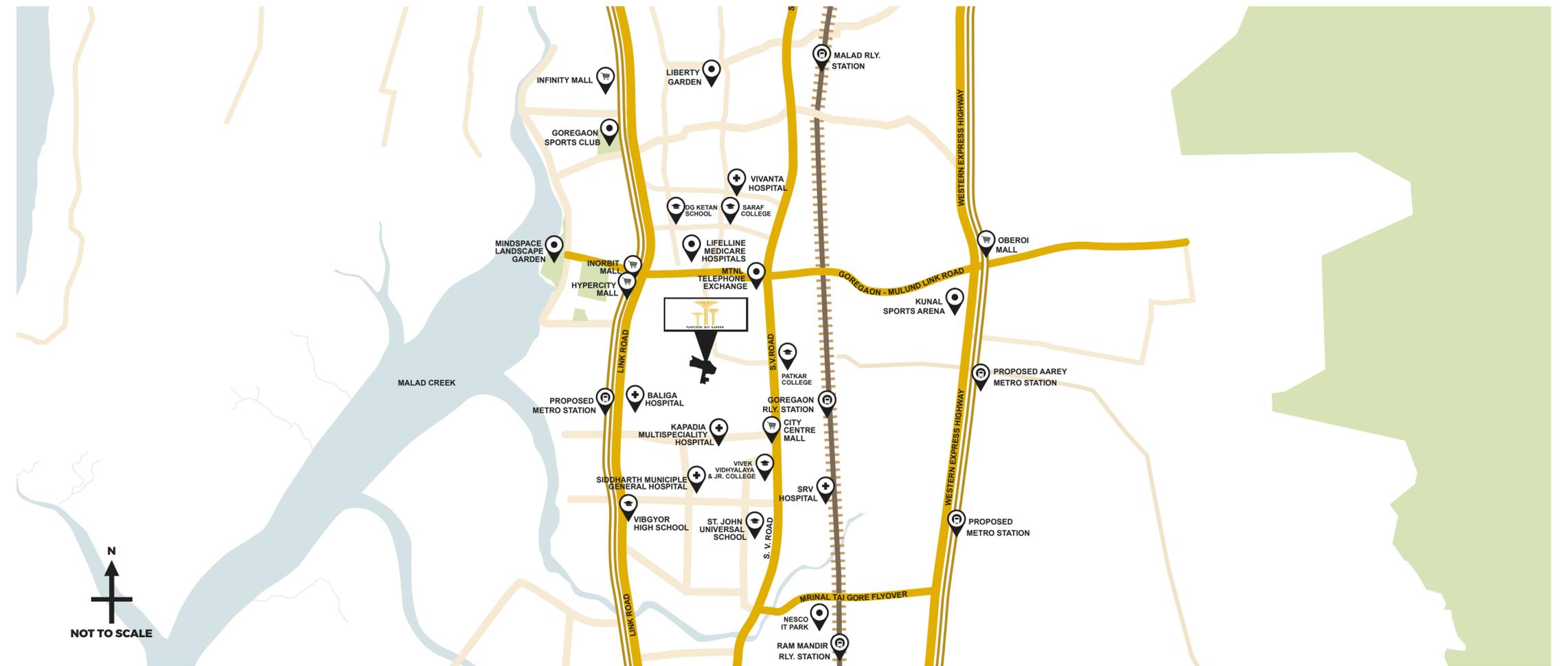
Green Space Alliance (GSA) is an award-winning international consultancy firm offering sustainable urban development solutions, urban planning and landscape architecture. With offices in USA, Canada and India, GSA believes in a collaborative design and development approach that is culturally and environmentally sensitive while achieving economic benefits.



10+ countries	15 years of professional experience	200+ Global projects
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BE AT THE CENTRE OF YOUR WORLD.

- SV Road - 2 mins away*
- Link Road - 5 mins away*
- Mrinaltai Gore Flyover - 12 mins away*
- Goregaon Railway Station - 5 mins away*
- NESCO - 10 mins away*
- Inorbit Mall - 5 mins away*
- Kapadia Hospital - 2 mins away*
- DG Khetan School - 5 mins away*
- Ganpati Mandir - 1 min away*
- Upcoming Shastri Nagar Metro Station - 6 mins away*



Source: Google Maps

*BECAUSE WORLD-CLASS LIVING
STARTS AT HOME.*

When your home is a landmark, you know you've arrived.



**Artist's impression*



*Artist's impression

*EXPERIENCE THE EPITOME OF
INTERNATIONAL LUXURY.*

Come home to the best amenities the world has to offer.

E - DECK LEVEL PLAN



TERRACE LANDSCAPE PLAN



KEY PLAN
NOT TO SCALE

LEGEND

OUTDOOR AMENITIES	INDOOR AMENITIES
1. Featured seating	10. Gymnasium
2. Multipurpose lawn	11. Cafe*
3. Kids Activity Room*	12. Spa*
4. Jogging track	13. Dining Room*
5. Swimming pool	14. Banquet hall
6. Kids pool	15. A.V. room
7. Pool side deck area	16. Fitness zone
8. Basketball court	17. Library
9. Kids cave zone	18. Music hall
	19. Kids play zone
	20. Creche*
	21. Kids A.V.Room

KEY PLAN
NOT TO SCALE

LEGEND

1. Entrance Plaza with lounge seating	7. Party lawn
2. Event Space	8. Chess Court
3. Sky Lounge	9. Roof top study area
4. Open terrace Gymnasium	10. Play lawn for kids
5. Barbeque area*	11. Viewing deck
6. Yoga lawn	12. Terrace walkway path
	13. Play court for teenagers

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DIVE IN TO HIGH LIVING.



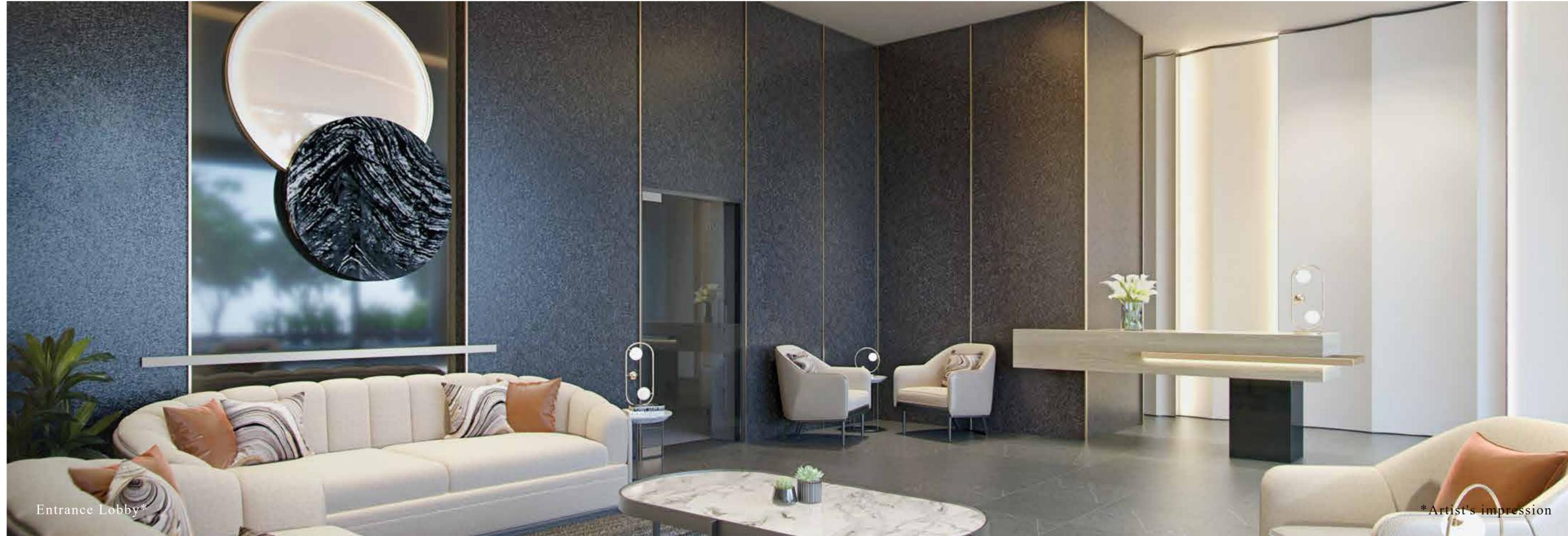
Experience an indulgent lifestyle with amenities that are a class apart.

A VIEW TO LIVE FOR.



Enjoy breathtaking views of the maximum city perched on the zenith of luxury. Experience the soothing harmony of peace and comfort as you sit back in your private haven and gaze into the distant horizon. Witness the surrounding silence as you observe regal sunrises and sunsets and feel nature flaunting its splendor for your eyes only.

Because at Passcode Bay Garden, the view is worth living for.



STEP UP TO AN INTERNATIONAL LIFESTYLE.

Get an exclusive opportunity to experience international lifestyle. Conceptualised and designed by global talent in urban development, working towards a vision to provide an uber-luxury living experience.



- ▲ *Attractive elevation and building facade*
- ▲ *Grand entrance lobby*
- ▲ *34+ luxury and lifestyle amenities*
- ▲ *Finest Connectivity*



Dining Room*

*Artist's impression



Kids Activity Room*

*Artist's impression



Gym*

*Artist's impression

**SURROUND YOUR WORLD
WITH INTERNATIONAL LUXURY.**

When it comes to internationally designed spaces, you'll experience it all.



LIBRARY*



GRAND ENTRANCE LOBBY



SPA*



LANDSCAPED GARDEN



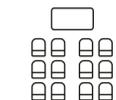
JOGGING TRACK



SWIMMING POOL



CAFETERIA*



BANQUET HALL



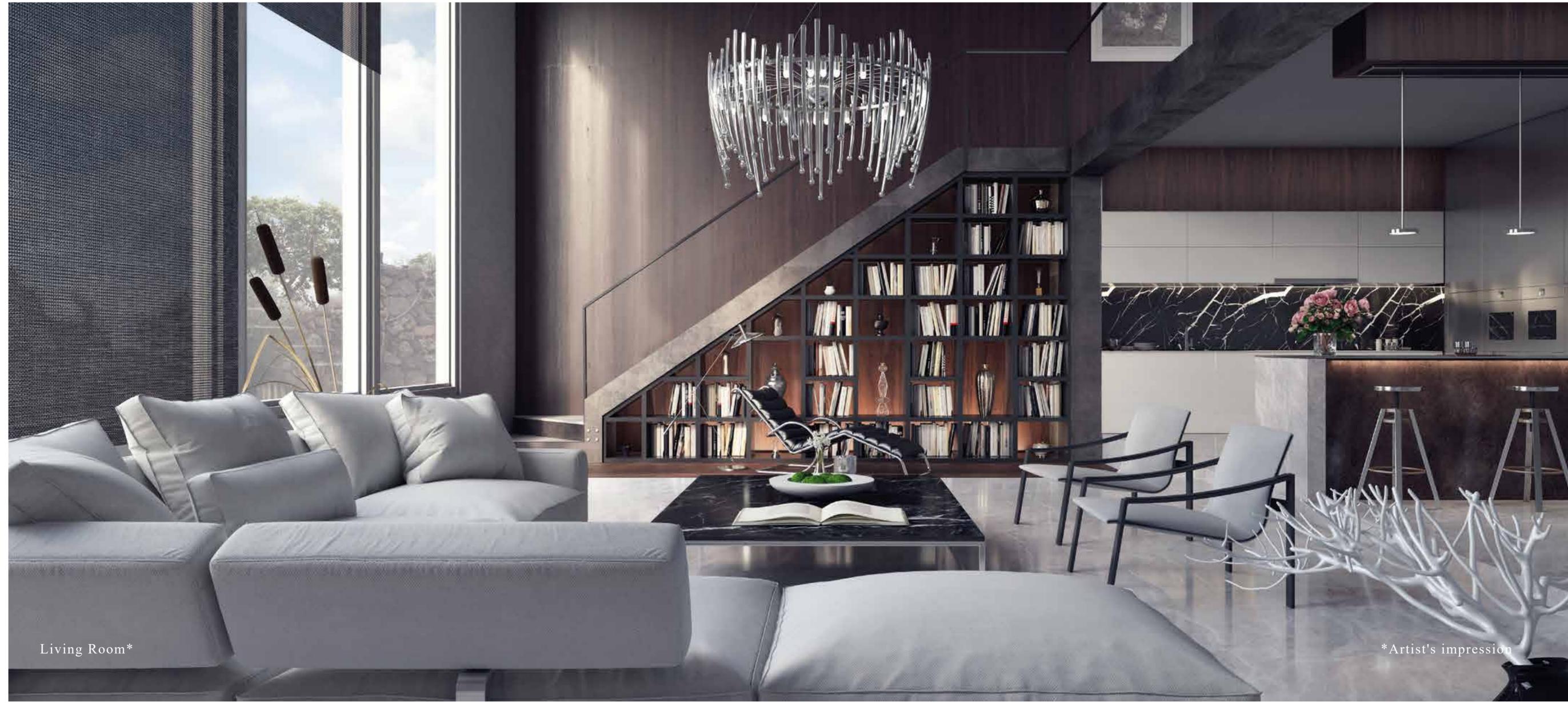
CRECHE*



DINING ROOM*

MAKE ROOM FOR INTERNATIONAL LIVING.

Get a head start when it comes to luxurious living. Feel at home from the moment you step in your internationally-designed project with thoughtfully planned 1 & 2 bed residences intended to give your family ample room to unwind. Indulge in a lifestyle with world-class amenities embedded in your private world. From lazy family afternoons to roaring weekend parties, this is your chance to experience the good life in the lap of luxury.



Living Room*

*Artist's impression

LIVE IN THE LAP OF ULTIMATE LUXURY.

Every inch of the development has been made keeping your comfort and safety in mind. So that once you start living at Passcode Bay Garden, you'll never have to worry about anything, ever again.



*Artist's impression

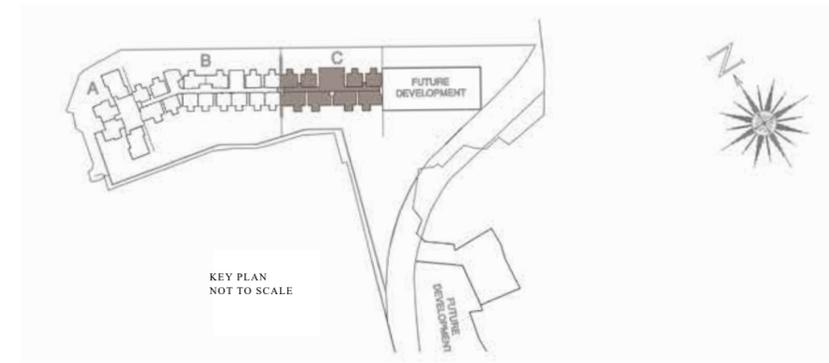
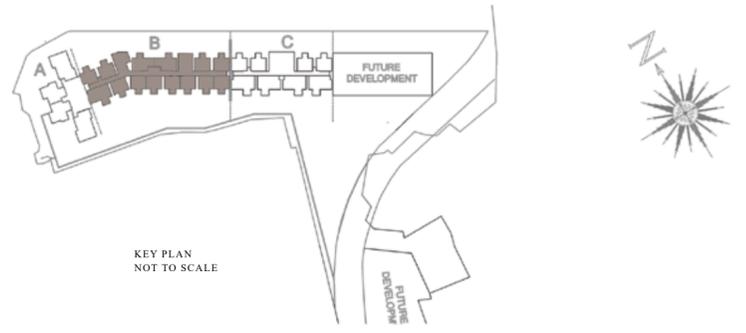
PROJECT CONFIGURATION

<i>TOWER A</i>		<i>TOWER B</i>			<i>TOWER C</i>	
<i>2 BHK SUPREME</i>	<i>3 BHK</i>	<i>1 BHK</i>	<i>2 BHK</i>	<i>2 BHK LUXE</i>	<i>1 BHK</i>	<i>2 BHK LUXE</i>
<i>617 SQ.FT</i>	<i>820 SQ.FT</i>	<i>391 SQ.FT</i>	<i>493 SQ.FT</i>	<i>600 SQ.FT</i>	<i>391 SQ.FT</i>	<i>600 SQ.FT</i>

WING B



WING C



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FLOOR PLANS & LAYOUTS

WING B



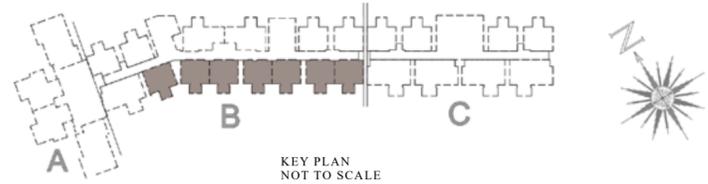
1 BHK CARPET AREA - 391.00 SQ FT

WING B & C

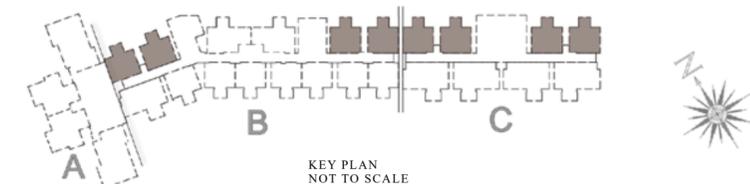


1 BHK CARPET AREA - 391.00 SQ FT

Living room	3.05 x 5.07m
Kitchen	2.29 x 2.13m
Common Toilet	1.22 x 1.92m
Master Bedroom	3.25 x 3.05m
Master Toilet	1.92 x 1.22m



Living room	3.05 x 5.07m
Kitchen	2.29 x 2.13m
Common Toilet	1.22 x 1.92m
Master Bedroom	3.25 x 3.05m
Master Toilet	1.92 x 1.22m



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WING B & C



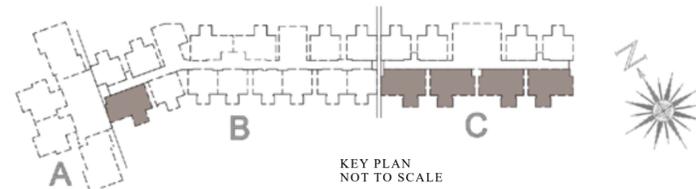
2 BHK LUXE CARPET AREA - 600.00 SQ FT

WING B

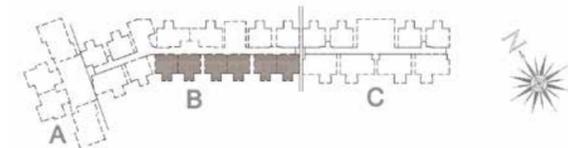


JODI FLAT CARPET AREA - 788.00 SQ FT

Living room	3.05 x 5.07m
Kitchen	2.89 x 2.50m
Bedroom	3.35 x 3.05m
Toilet	2.15 x 1.25m
Master Bedroom	3.05 x 4.00m
Master Toilet	2.45 x 1.25m



Living room	5.18 x 5.08m
Kitchen	2.29 x 2.59m
Study	2.29 x 2.13m
Master Bedroom	3.25 x 3.05m
Walk in Wardrobe	2.05 x 0.45m
Master Toilet	1.67 x 1.92m
Powder Toilet	1.92 x 1.22m
Bedroom	1.22 x 1.92m
Bedroom	3.85 x 3.05m
Toilet	1.92 x 1.22m



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*Artist's impression

HOMES BUILT ON PROMISES.

A real estate enterprise with over three decades of experience, Chandak Group has developed over 4 million sq.ft. of properties across the city of Mumbai. Our humble but significant contribution to the growth of the maximum city stands as a testimony to our reliability.

"Promises Made. Promises Kept" is our belief. With an unmatched track record of delivering all projects well ahead of time, Chandak Group's dedication to this philosophy has seen us receive 6 OCs in 3 years. Building resources, disbursing technologies and implementing processes are done after extensive planning to deliver premium residential and commercial developments. Trust, quality, and timely delivery are the commitments we have abided by since the foundation of our firm, which has resulted in a steady growth in our size and stature. True to these ideas,

Passcode Bay Garden is our latest addition to the city's skyline.

60Cs
IN
3 YEARS

PROMISES MADE.PROMISES KEPT.



49 IDEAL JUHU



ATMOSPHERE MULUND WEST



HARMONY KANDIVALI WEST



PALOMA GOREGAON EAST



SPARKLING WINGS DAHISAR EAST



STELLA GOREGAON WEST



f /chandakgroup **@** /chandakgroup **t** /chandak_group **in** /company/chandak-group

Joint Development with



Site Address - Passcode Bay Garden, Yashwant Nagar(beside Ganesh Mandir),
Next to Chamunda Jewel Building, Goregaon West , Maharashtra – 400104

Disclaimer:

This communication is purely conceptual and not a legal offering. The information contained in this communication is only indicative of the kind of development that is proposed. All images are artistic conceptualization for illustration only and do not purport to exactly replicate the products. Any furniture and fixtures shown here are not part of the offering and are purely for showcasing possibilities. The Promoter reserves the right to make changes or alterations in accordance with the approvals and permissions granted by the concerned authorities from time to time. Registered agreement for the sale between the Promoter and the Purchaser alone will be final and binding. The Promoter reserves his right to add, alter, delete, upgrade, modify, relocate, reduce or enhance the Project Amenities. The Promoter reserves the right to relocate the reservations elsewhere within the layout.

Offer mentioned herein is subject to loan eligibility of the customer as per the banks/ other financial institutions' guidelines and approval. The scheme referred is at the sole discretion of the promoter and is subject to change/ alteration/ modification/ withdrawal without any prior notice".

Joint development with Reddy Builders and Developers ('Oregon Hills LLP' is a partner in Reddy Builders and Developers)

MahaRERA Registration No: P51800006729 <https://maharera.mahaonline.gov.in>

*Conditions apply