



DEVELOPER

**SUNBEAM**  
HIGH TECH DEVELOPERS PVT. LTD.



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**SPARK**  
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**ground** REAL ESTATE  
**holding** JOY

A JOINT VENTURE OF  
THE GUARDIANS REAL ESTATE ADVISORY LLP  
& KOTAK REALTY FUND

# JUST LIKE YOU EVEN THE LOCATION IS AT THE CENTRE OF ATTENTION

Seize a lifetime-defining home-buying opportunity in vibrant Andheri West! Located on New Link Road, with Oshiwara metro nearby and easy access to Western Express Highway, S V Road, and the railway network, this development is at the epicentre of nightlife, shopping, beaches, film studios, and offices, making it the most promising address.

THE NEIGHBOURHOOD OF ALL THINGS TRENDING.

PASSCODE  
*Limelight*

New Link Road, Andheri (W)

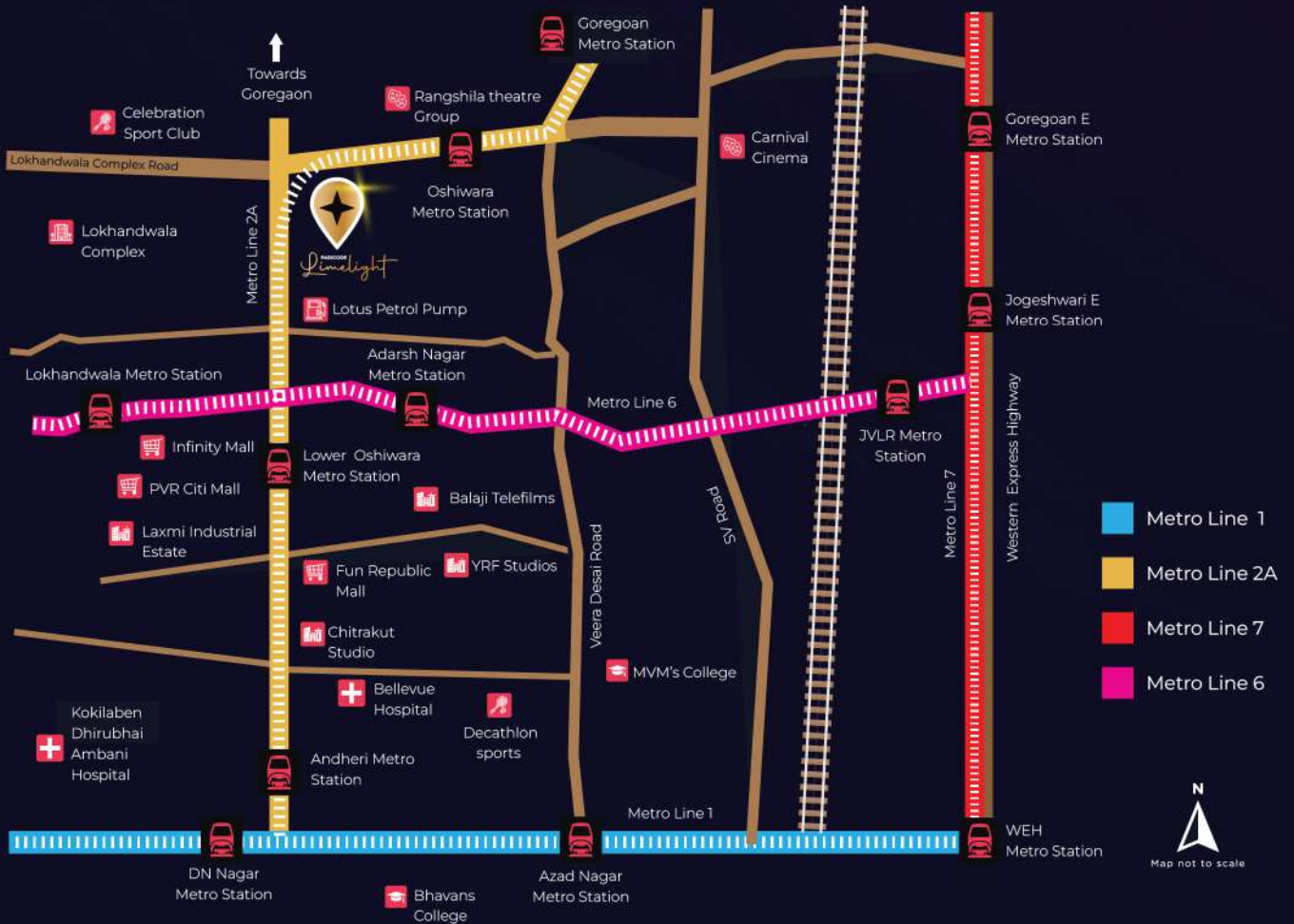
1, 2 & 3 Bed Balcony Residences



Representative image

# A HOME THAT COMPLEMENTS YOUR JET-SETTING LIFESTYLE

THE 4-INFRA ADVANTAGE: REACHING ALL CORNERS OF THE CITY



## METRO LINE 2A (YELLOW LINE)

18.6 km long, 17 stations: Dahisar to DN Nagar Metro with access to multiple metro lines.  
Nearest metro station: Oshiwara.  
Reduces travel time by 50% to 75%.

## METRO LINE 1 (BLUE LINE)

East to West connectivity: connects Ghatkopar to Versova.  
D N nagar metro is the interchange station for Metro Line 2A.  
Provides rail access to MIDC, Seepz & commercial areas.  
Distance from the project is < 1 km.

## METRO LINE 6 (PINK LINE)

Efficient connectivity: 15 km line connecting Eastern & Western Highways.  
Connects Lokhandwala to Vikhroli (EEH), with access to Powai via JVL.  
Interchange stations for 4 Metros: Line-2A, Line-7, Line-3, and Line-4.  
Saves travel time by 30 to 45 mins to EEH.

## METRO LINE 7 (RED LINE)

Seamless connectivity: 16.5 km line from Andheri (E) to Dahisar (E).  
Interconnectivity with Western Express Highway, Metro Line 1, Metro Line 2A & Metro Line 6. Easy access to Airport, Seepz.  
Nearest metro station: Jogeshwari (E).

## NEW LINK ROAD

Dahisar to Bandra connectivity with nearby Hospitals, Schools, Colleges & Malls.

## WESTERN EXP. HIGHWAY

Connects Mahim to Kashimira & NH 48.  
Quick access to international and domestic airport. Distance from the project is 15 min drive.

## S V ROAD

Key connection road: just 1.7 km from project, running parallel to WEH from Borivali (W) to Mahim.

## ONGOING COASTAL ROAD

Connects the western coastline to South Mumbai & Northern Kandivali. Reduces travel time from 2 hrs to 40 mins.  
Nearest Interchange point: Juhu Versova.

# THERE'S NO PLACE LIKE A PLACE THAT IS TRENDING

EXPERIENCE A LOCATION THAT IS ALWAYS BUSTLING



Representative image

## EDUCATION INSTITUTIONS

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Oriental College	3 min
JBCN International School	4 min
Billabong International School	11 min
St. John's Universal School	15 min
Bhavan's College	15 min
Mithibai College	30 min
NMIMS College	30 min

## LEISURE & SOCIAL LIFE

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Lord Of the Drinks	3 min
Tap Resto Bar	4 min
Glocal Junction	4 min
The Irish House	5 min
Pop Tates	5 min
Bombay Cocktail Bar	6 min

## MALLS & ENTERTAINMENT

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Infinity Mall	2 min
Nature's Basket	2 min
PVR & Cinépolis	3 min
Citi Mall	3 min
Satellite - The Club	6 min
Star Bazar	7 min
D Mart Ready	13 min

## HEALTHCARE

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Bellevue Hospital	10 min
Kokilaben Ambani Hospital	10 min
BSES MG Hospital	20 min

# AN ADDRESS DESIGNED FOR THE TRENDSETTERS

EXPERIENCE A LEISURE LIFE TAILORED JUST FOR YOU

37-Storey modern skyscraper  
with elegant façade.

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Spacious 1, 2 & 3 Bed Balcony  
Residences for comfortable living  
with mesmerizing city views.

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Best-in-Class Amenities: Pool, Gym,  
Kids Play Area, Indoor Games & more.

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Well-designed tower layout with  
10 lifts on each floor and  
ample parking space.

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Luxurious living with branded  
fixtures & grand entrance lobby.



# THE AMENITIES ARE AS PER YOUR TASTE, IN OTHER WORDS IMMACULATE

A HOST OF PREMIUM AMENITIES, RIGHT AT YOUR DOORSTEP



Swimming Pool



Juice Bar



Walkway



Kids' Play Area



Indoor Games



Reflexology



Gymnasium



Cricket Simulator



Multipurpose Hall



Podium Garden



Library



Yoga Room



Representative image

# THE RAREST BALCONY HOMES IN ANDHERI WEST WITH SPECTACULAR CITY VIEWS!



STRATEGIC PARTNER



A joint venture between The Guardians Real Estate Advisory & Kotak Investment Advisors Limited | Only institutionally funded real estate service provider | 3 ongoing projects | 1.7 million sq. ft. under various stages of construction  
Development Management. Lender Services. Project Restructuring



20 years of expertise in land aggregation, tenant management & liaisoning | ~2 Lac sq. ft. projects delivered under a joint venture model with DLH | 5 projects completed | 5 projects of 81,000 sq.ft rented | 5 upcoming projects of 1,96,140 sq.ft  
Rented properties to large commercial and retail chains in prime locations of Mumbai



23 years of expertise in real estate, known for exceptional architecture in the luxury segment | Masterfully crafted residential, commercial and landscape projects with eco-modern high-design in every element of development | Delivered various projects in collaboration with multiple government agencies | 13 projects delivered | 7 upcoming projects in central and western suburbs of Mumbai

Sales Office Address: Nanak Chambers, Ground Floor, Opp Fun Republic Mall, New Link Road, Andheri (W), Mumbai – 400 058.  
Site Address: Passcode Limelight, New Link Road, Near Oshiwara Metro Station, Andheri (W), Mumbai – 400 053.

This project is registered as Sunbeam Heights under MahaRERA No.: P51800049875 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.