



PASSCODE



**EYE** *of* **POWAI**

A R A R E O P P O R T U N I T Y !





# LUXURY LIVING

with  
a touch of  
serenity.



COME  
HOME  
TO  
POWAI.

# THE LAKE CITY OF MUMBAI.

*A breathtaking residential haven.*

A VIEW THAT WILL BE A  
**FEAST**  
FOR THE EYES.



Back in 1983, Powai was just a barren quarry land, with connectivity hassles and no railway stations.

But over the years, along with numerous real estate developments, came a well-planned infrastructures and Metro connectivity. Powai has now grown into a luxurious ecosystem of gardens, cafes, wellness-amenities, restaurants and many shopping malls - a neighborhood for a growing market of young professionals who choose to make it their home.

As a vibrant haven for urbanites who want to live in a beautiful green environment. Powai encompasses the best in educational, healthcare, retail, hospitality and entertainment amenities, welcoming residents who want to enjoy an unparalleled quality of life.

Powai provides a tranquil atmosphere with nature trails overlooking water bodies, complemented by an unparalleled civic infrastructures to help you maintain a standard of living worthy of the highest standards.

# CONNECTIVITY? YOU'VE HIT THE BULL'S EYE.



	Hiranandani Hospital	7 min (1.7 km)
	Naval Hospital	10 min (2.5 km)
	GHP Powai English School	5 min (1.4 km)
	Poddar International School	5 min (2.1 km)
	Hiranandani School	10 Min (3.1 km)
	The Chedi Hotel	5 min (650 mtr)
	Carnival Cinemas Huma	9 min (1 km)
	Rodas Hotel	12 min (2.1 km)
	R City Mall	15 min (5 km)
	Powai Lake	9 min (2.5 km)
	Powai Garden	15 min (5 km)
	D-mart (LBS Road)	5 min (1 km)
	Haiko Supermarket	6 min (2.2 km)
	Metro Line 6	5 min (600 mtr)
	LBS Road	5 min (600 mtr)
	Eastern Express Highway	9 min (2 km)
	Western Express Highway	25 min (9.5 km)
	International Airport	30 min (10 km)



JVL

Mumbai Metro

Western & Eastern Express Highway

Railway Stations

Disclaimer: \*Travel Distances as per Google Maps | All points of interest are indicative.

More reasons to  
revel in the

# EYE OF POWAI.



Actual shot

### *Excellent connectivity:*

- The Jogeshwari-Vikhroli Link Road connects the Western and Eastern Express Highways, and will provide efficient connectivity to Churchgate, Thane, and Borivali.



Representative image

### *Upcoming Metro line:*

- The newly built Mumbai Metro 6 has numerous routes connecting key locations in Mumbai.
- The Lokhandwala-Kanjurmarg line connects to Metro 2 (Dahisar-Mankhurd), Metro 3 (Seepz-Colaba), Metro 7 (Dahisar-Airport) and Metro 4 (Thane-Wadala), providing easy accessibility across the city.



Representative image

### *Superior Lifestyle:*

- From specialty healthcare to upscale restaurants and high-end shopping complexes, to world-class schools like the HFS International School, there is something for everyone nearby.

GET TO THE METRO  
IN THE  
**BLINK**  
OF AN EYE.



OPEN YOUR EYES TO  
THE  
**HIGH**  
LIFE.



Bask in  
**THE VIEW**  
with the eye  
**OF POWAI.**

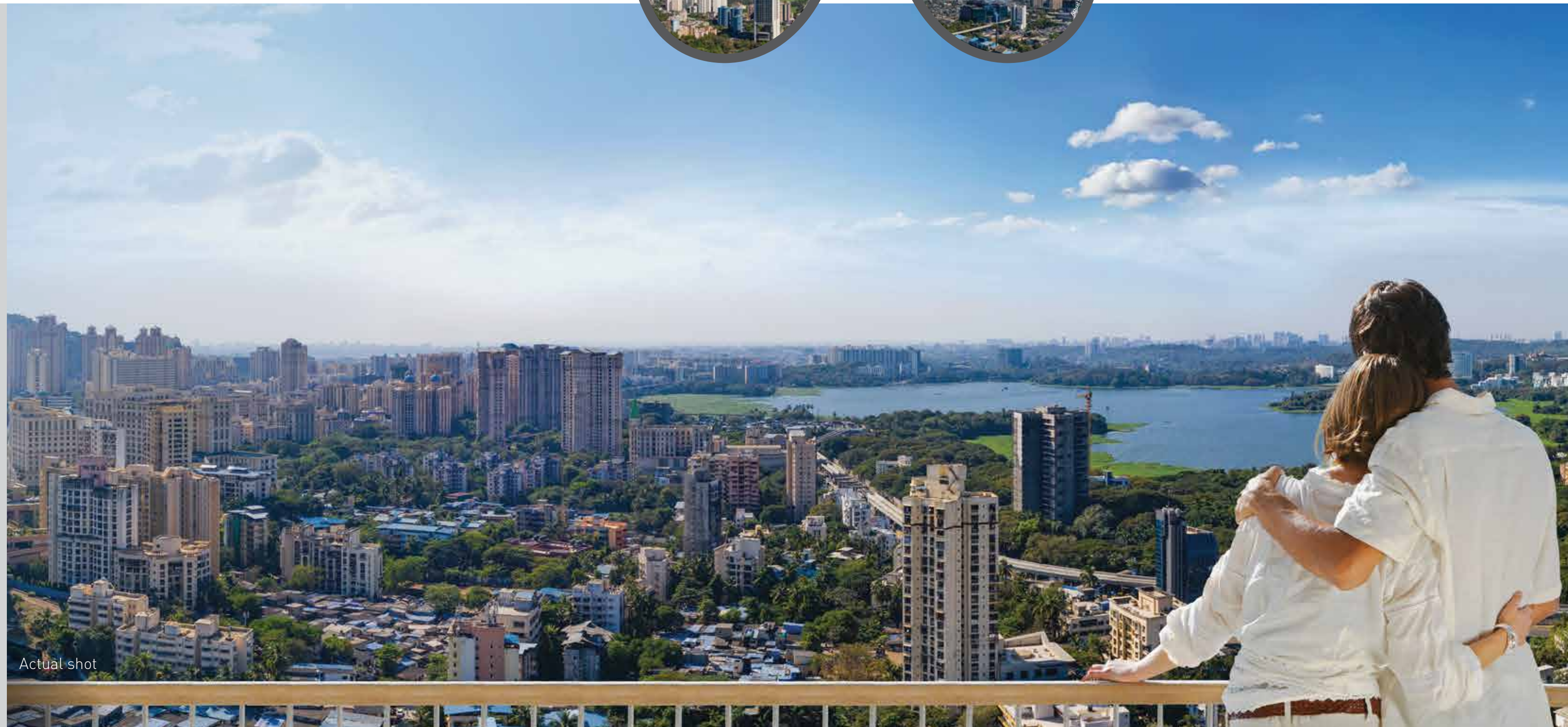
IT WON'T BE JUST A VIEW  
IT WILL BE EYE  
**CANDY.**



Located in the heart of Mumbai, surrounded by lush green surroundings and stunning infrastructures, at Passcode Eye of Powai experience is not just luxurious, but also opulent.

From the Eye of Powai - a place of calm, peace and serenity-captures the best views of the city's many cultural institutions, hubs and entertainment venues.

With numerous amenities, thoughtfully designed homes with balconies and excellent connectivity, live the Powai highlife right here at Passcode Eye of Powai.



Actual shot



KEEP AN EYE ON THE

# FUTURE.

AN EYE  
FOR  
DETAILS.

Magnificent 38 storeys tower

First habitable floor from 8<sup>th</sup> level

15,000 sq.ft. of amenity space

250 mtr aerial skywalk

A plethora of luxurious amenities

At Passcode Eye of Powai, we have curated a collection of thoughtfully-planned 1 & 2 bed residences with spacious balconies to maximize the total area and to elevate your living experience. A never-before-seen addition to your luxurious living in Powai. Towering over the Powai Lake and the adjacent architecture, enjoy the best views of the city through the lens of the Passcode Eye of Powai.

The luxury and glamor of the residences are reflected in the strategic planning and quality of construction, making sure that there's room for everything you'll ever need.

The Passcode Eye of Powai is meticulously planned to fulfill the desires of a modern lifestyle with peerless designs, and unmatched comforts, that reflects the ambition of our residents.

Disclaimer: The elevation showcased in this project has wing A, B & C, wing A has received the RERA number while B & C shall receive the RERA number subsequently and the elevation design is subject to change as per BMC norms and statutory requirements. \*T&C Apply.

# A World of Relaxation!

# Amenities created with **YOU** in mind.

Discover our curated world of thoughtful amenities and meaningful designs.

Offering the best in urban planning, Passcode Eye of Powai is an exclusive island of tranquility and natural beauty coupled with a lifestyle that's second-to-none.

With an ample 15,000 sq.ft. of amenity space, the Passcode Eye of Powai is where the very best of human creation turns into reality.



Luxurious  
Entrance Lobby



Banquet



Cardio/Yoga  
Area



Green Grotto  
Seatings



Steam/Sauna  
& Jacuzzi



Expansive  
250 mtr Aerial Skywalk



Infinity Sitting  
Decks



Games Room



Live Water  
Feature



Meditation  
Pods



Swimming Pool



Mini Theater



Business Center



Board Game  
Corners



Ambient Lighting



Weight Training  
Gym



Health Bar



Cafe/Lounge



Sand Pits



Pergola Roof  
Sunshaders





Artist's impression

*250 mtr aerial skywalk*



Representative image

*Infinity sitting decks*



Representative image

*Table tennis arena*



Representative image

*Badminton court*

*Crèche*

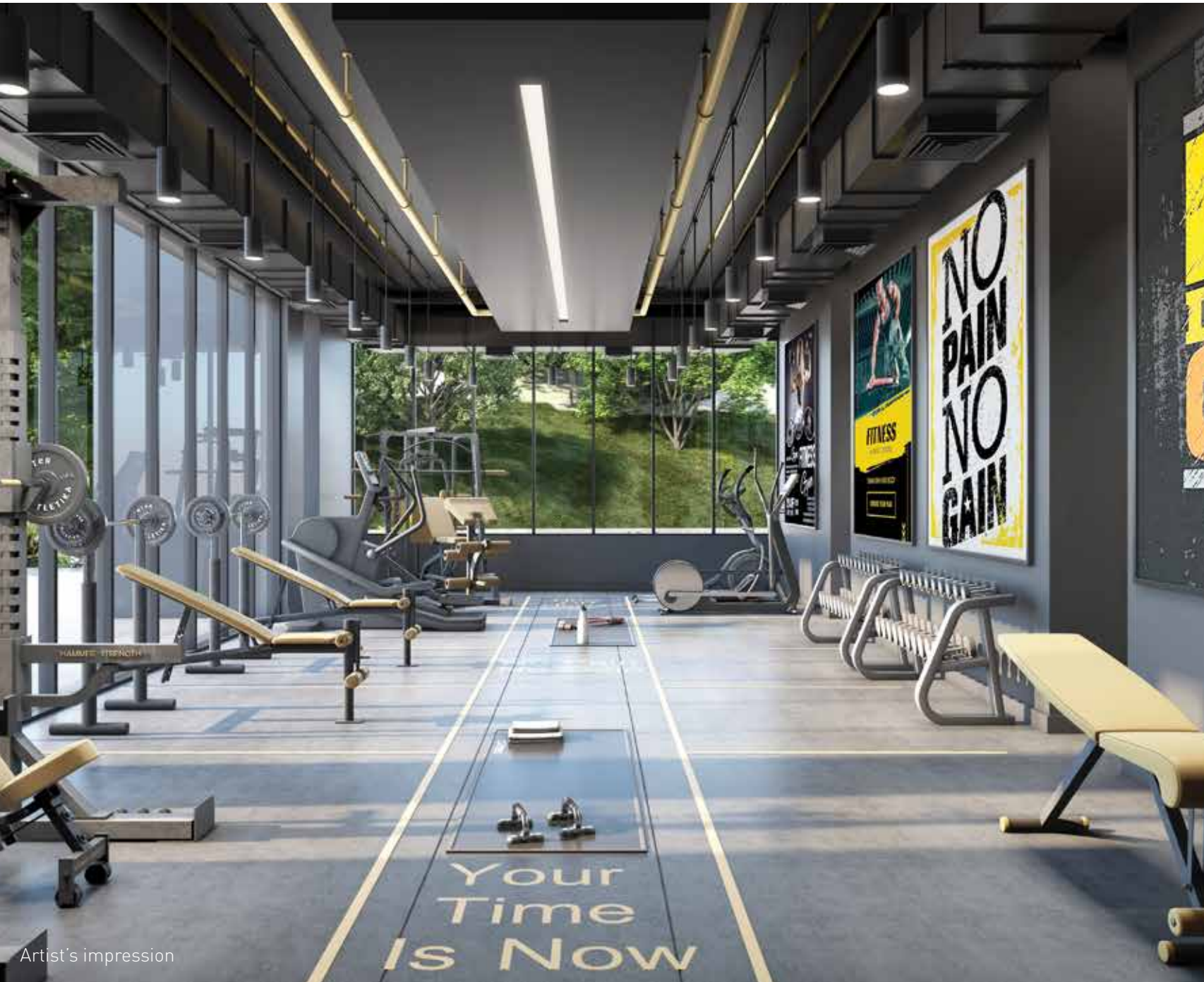


Representative image



Artist's impression

*Swimming pool*



Artist's impression

*Gymnasium*



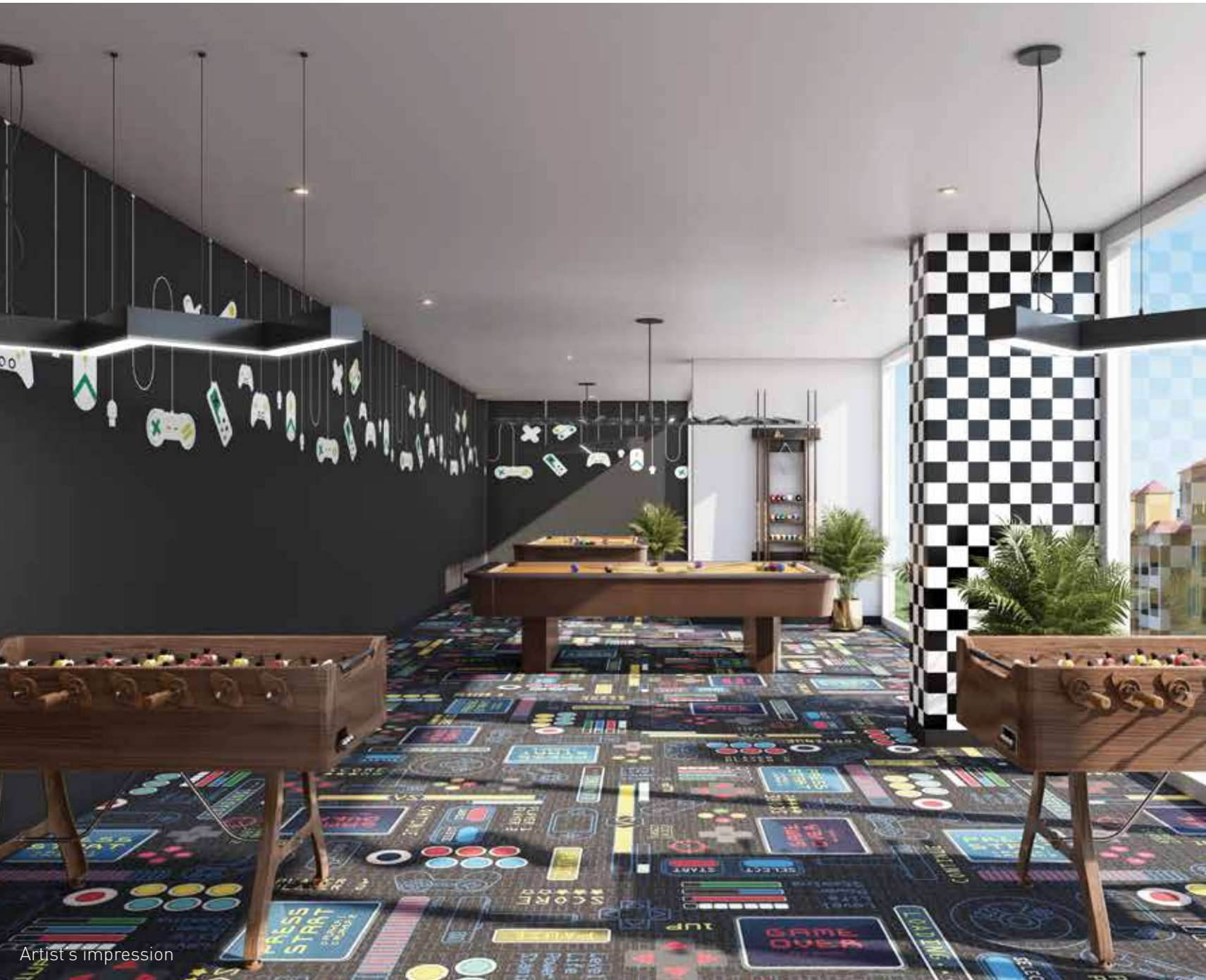
Representative image

*Dance pavilion*



Representative image

*Meditation pods*



Artist's impression

*Gaming room*



Representative image

*Mini theater*



Representative image

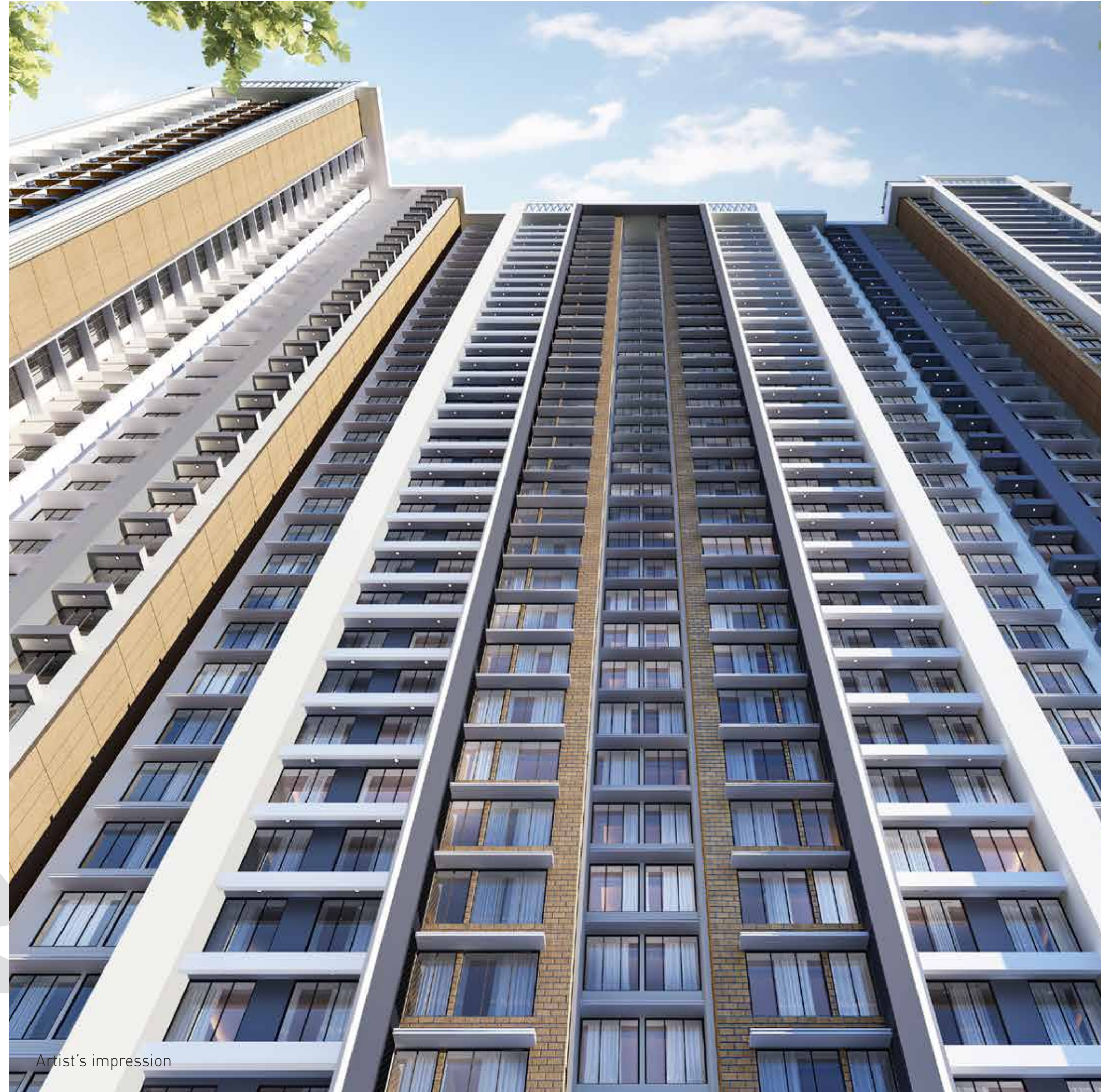
*Banquet*



An  
**EYE-catching  
masterpiece**

*Luxurious lifestyle blended with thoughtful design.*

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Artist's impression





*Living room*



*Bedroom*

*Kitchen*



An  
**EYE-conic**  
team.



An  
**EYE for detailing.**  
Principal & design architect



Angel Resort - Jaipur



Gopal Sharma International School



Woodland



GHP Aston



GHP Sonnet



GHP Trinity



Actual view

Skyline Oasis



Actual view

Skyline Epitome



Actual view

Icon



Artist's impression

Skyline Sparkle



Actual view

Skyline Wealthspace



Artist's impression

Skyline Magnus








MAKE THIS CHOICE  
WITH YOUR EYES CLOSED!

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MESMERIZING 1 & 2 BED RESIDENCES

PASSCODE

**EYE** *of* **POWAI**

 Eye Of Powai is the passcode name for project MARS-SUNCITY HOUSING PHASE II and is registered under MahaRERA No: P51800007268 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. \*T&C Apply.

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