



# THE SKY~ABODES

Byculla, South Mumbai

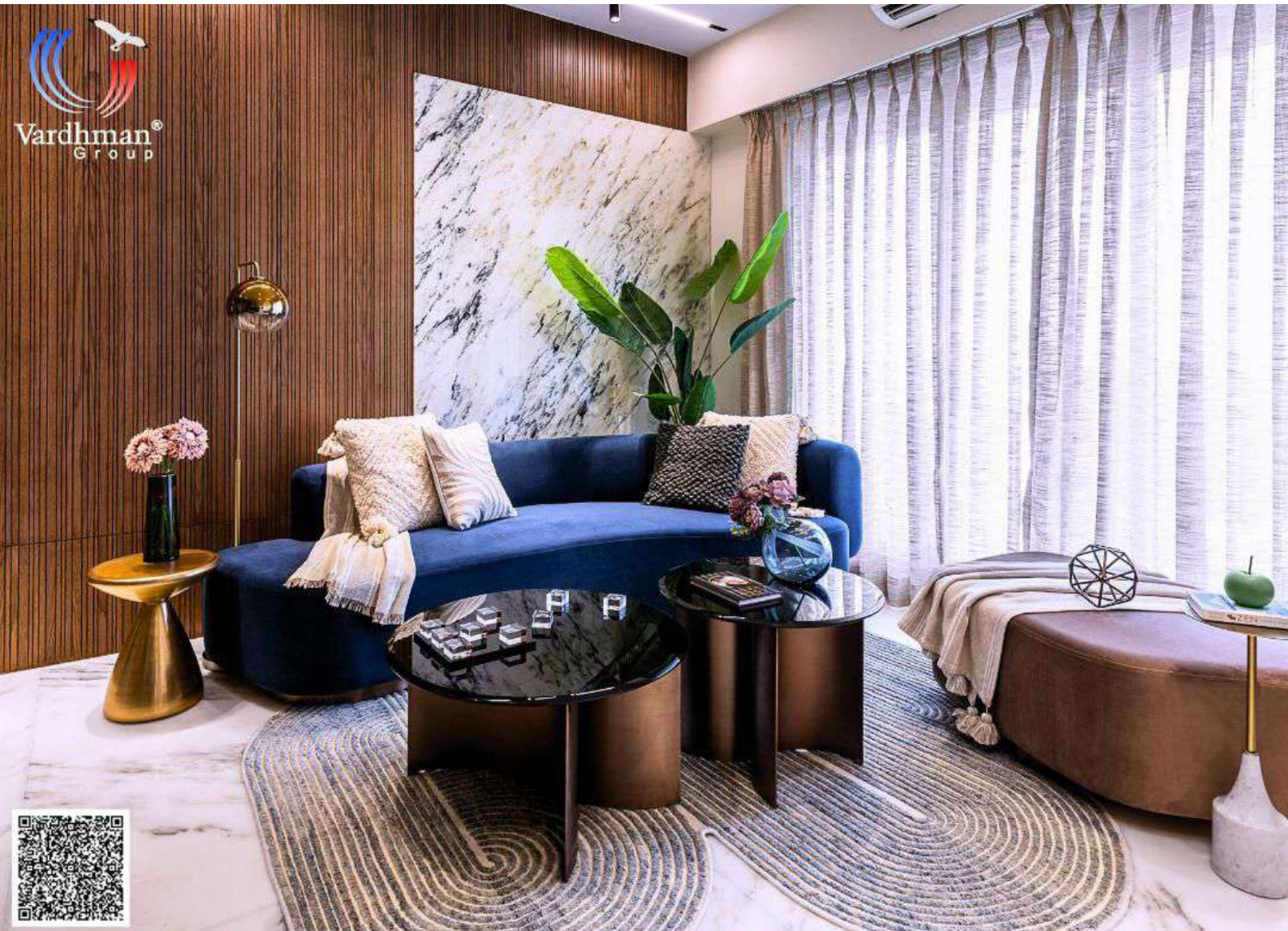


**2 & 3 BHK Homes**

54-story haven with Ultra modern lifestyle Amenities

 **9920045670**





VARDHMAN  
**FLORA**  
BYCULLA, SOUTH MUMBAI

Uber-Luxury 2 & 3 Bay-View  
Sky Residences 2.76 Cr\*  
Onwards  
 **9920045670**

MahaRERA Registration No.: P51900008829 | Available on : <https://maharera.mahaonline.gov.in>



— PASSCODE —  
**SOUTHCORE**  
BYCULLA, SOUTH MUMBAI

YOUR GATEWAY TO THE HIGH LIFE

# A HIGHER ORDER OF LIVING EXCEPTIONALLY CURATED AT THE CORE OF SOUTH MUMBAI.

Those with a distinct personality, iconic lifestyle,  
and charisma, command a residence that matches  
their aura.

We are pleased to introduce an iconic order of  
living in South Mumbai.





Artist's Impression

PRESENTING

— PASSCODE —  
**SOUTHCORE**

BYCULLA, SOUTH MUMBAI

Get set to welcome a supreme lifestyle!

Leave behind the world of compromises and  
step into a realm eager to anoint you with  
magnificence.



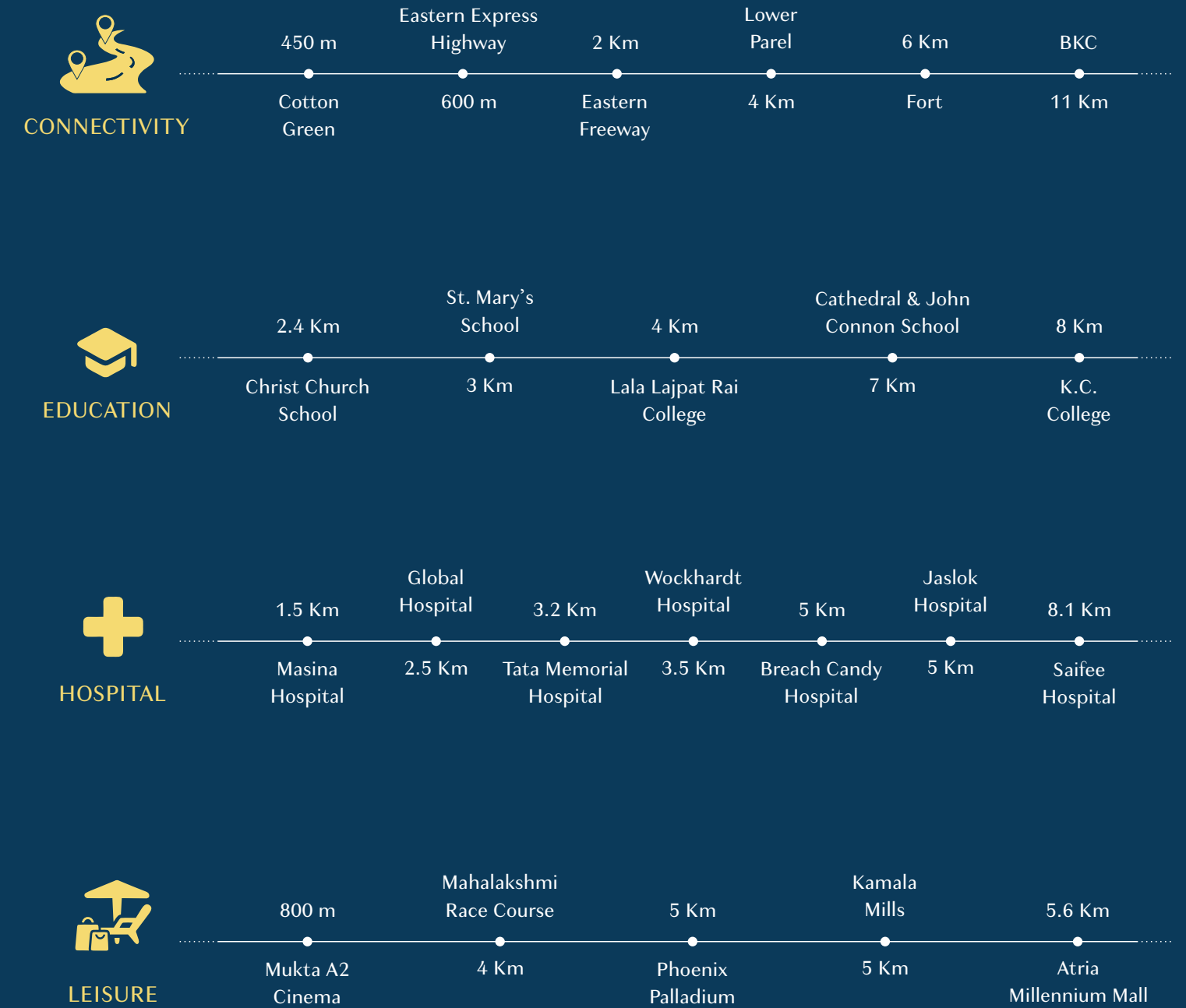
Shot On Location & Artist's Impression

THE WORLD SEEMS A BIT TINY,  
ESPECIALLY WHEN IT IS AT YOUR FEET.

Connecting every corner of the megapolis, 'Passcode Southcore' accelerates its century-old legacy of being at the forefront of evolution.

THE PRESTIGIOUS NEIGHBOURHOOD.  
A PRECINCT WHERE YOU TRULY BELONG.

Make your mark at the centre of indulgences, experiences, and opulence. Live a life that some dream of and many envy. Explore the best of everything in South Mumbai and rise up to fine living.



N  
Map Not To Scale

ABOVE THE CITY,  
THE SKIES AWAIT.

Between the cerulean blue ocean and the city of dreams sprawls your sovereign. Unwind with the sea breeze for countless unrushed moments.

East View

Day View



South View

Night View



Shot On Location

YOUR STRETCH OF HOME WITHIN THE SKY



Artist's impression



Artist's impression

PASSCODE  
**SOUTHCORE**

BYCULLA, SOUTH MUMBAI

OPULENT 2 & 3 BED  
BAYVIEW RESIDENCES



Iconic 54 storey  
standalone edifice



Situated at an arterial  
location of South Mumbai



3 residences per floor with  
the possibility of jodi flats



Low density development



Lifestyle amenities  
on the podium



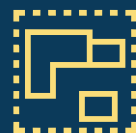
Jain Derasar  
at the podium level



Spectacular views of the  
city, sea, skies and beyond



Ample parking space



Well-ventilated  
layouts



A project by the most  
prominent developer of Byculla



Gated community, cocooning  
you from the rest of the city



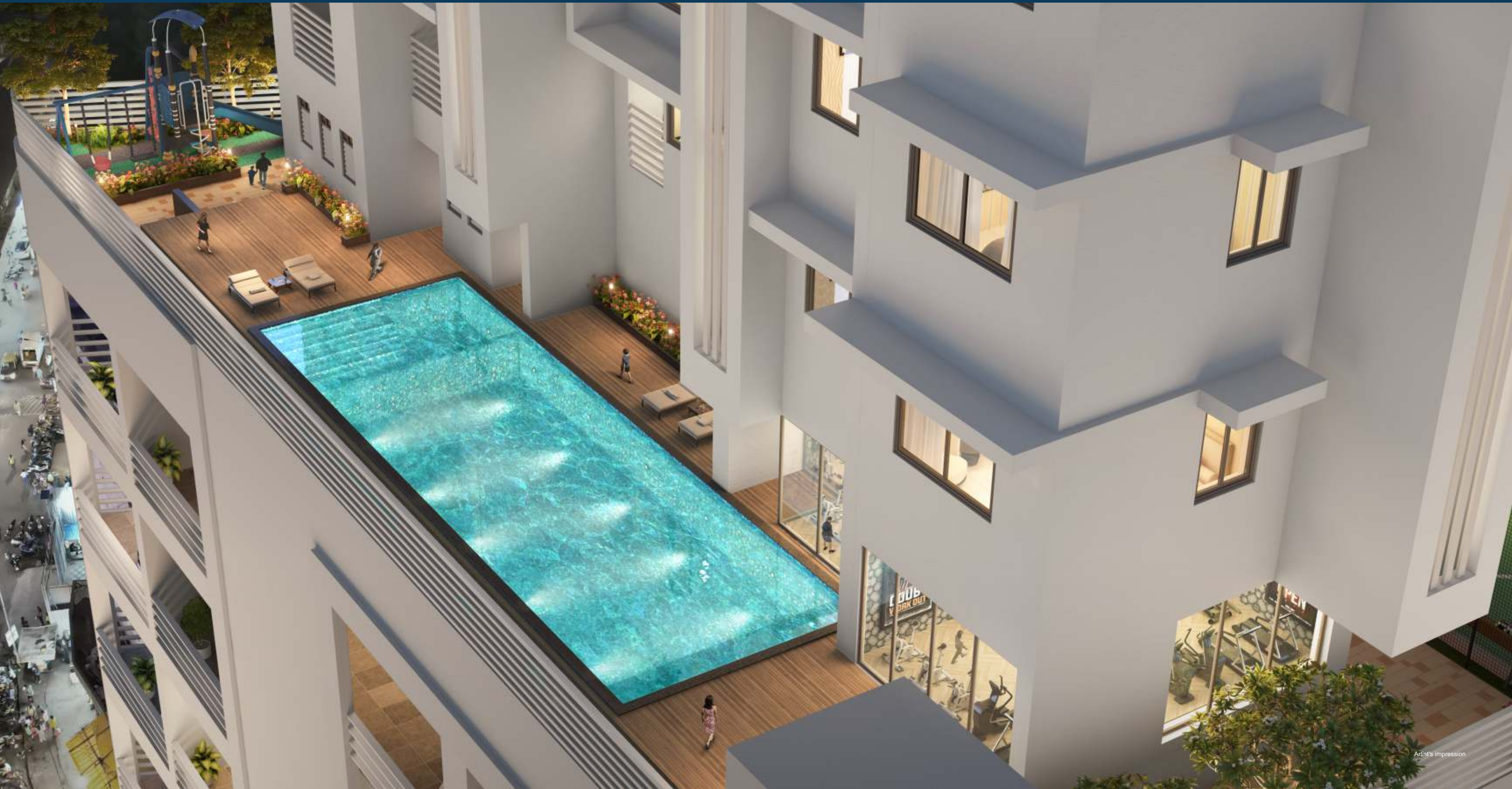
Transcend to new heights of your  
life figuratively and literally

## ENCIRCLE YOURSELF WITH INDULGENT EXTRAVAGANCE

Revel in an address that's fine-tuned to perfection. Gently glide into the finer side of life and brace yourself for many more pleasant surprises.

1. State-of-the-art gymnasium
2. Multipurpose Court
3. Indoor Games
4. Jain Derasar
5. Kids' Play Area
6. Swimming Pool

7. Work From Home Arena
8. Steam & Sauna Room
9. Jogging Track & Garden
10. Mini Theatre
11. Ample Parking Area





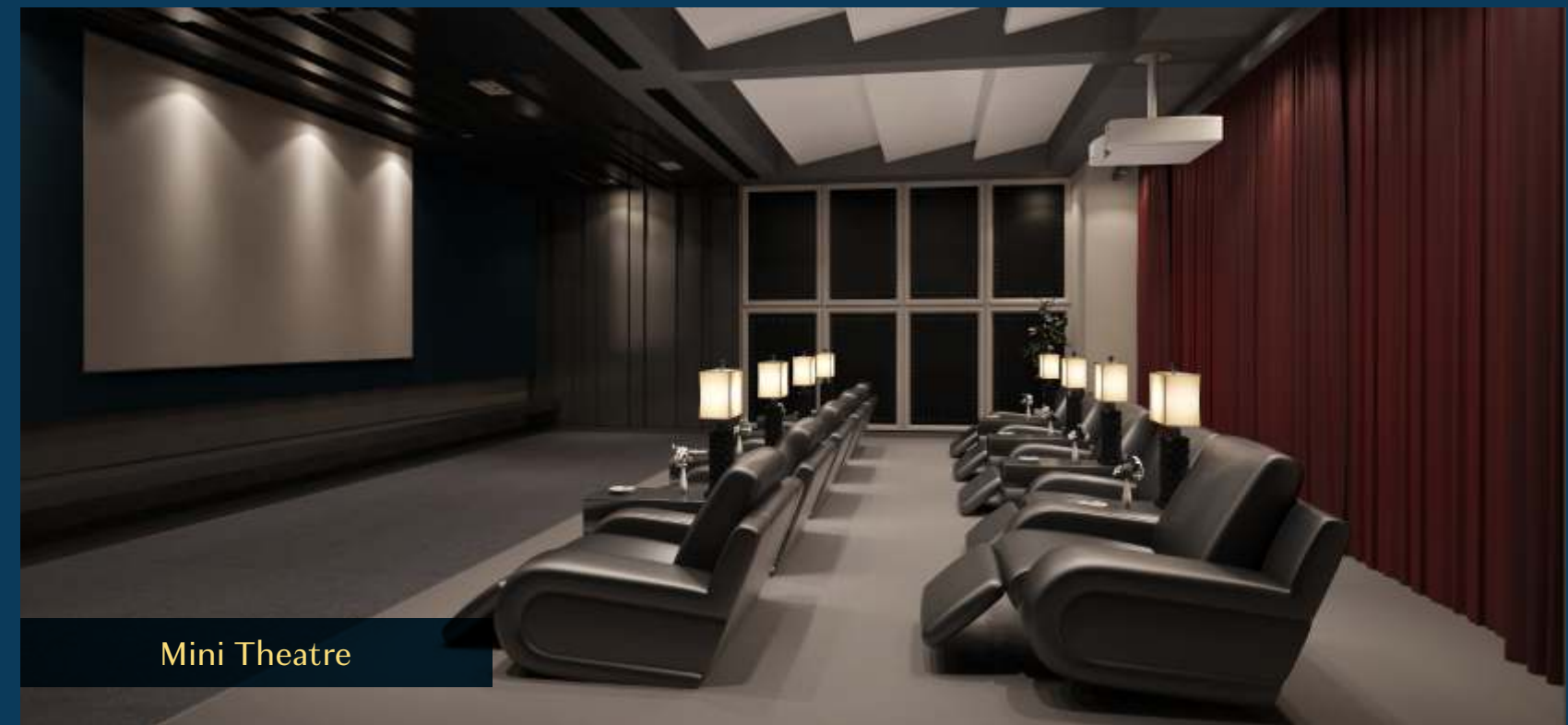
Jain Derasar



Kids' Play Area



State-of-the-art gymnasium



Mini Theatre



Indoor Games

Representative Images



Steam & Sauna Room

HOMES EMBEDDED WITH MAGNIFICENCE  
FOR YOUR RITUALS OF LEISURE.

A whole lot of fineness has gone behind designing your new abode. Revel in a residence replete with splendour and replace your astonishments with opulent niceties.



3 Residences  
Per Floor

• •

2 Bed Residences  
724 Sq.Ft. Onwards

• •

3 Bed Residences  
951 Sq.Ft. Onwards

• •

Bayviews  
From all Floors

• •

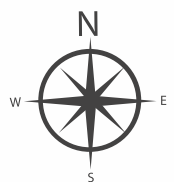
Vastu-Compliant  
Residences

# PODIUM PLAN





# REFUGE FLOOR PLAN



Map Not to Scale



A LEGACY OF BRILLIANCE  
BACKED WITH EXTENSIVE YEARS  
OF TRUST, RELIANCE & TRANSPARENCY!

We have the vision to continue as the leading & trustworthy organization that assures transparency, credibility, and excellence. We have been enriching lives as the most preferred brand of every stakeholder.

**30+** PROJECTS  
COMPLETED

**3,000+** HAPPY  
FAMILIES

**35,00,000+** SQ.FT.  
CONSTRUCTED



 MahaRERA Registration No.: P51900008829 | Available on : <https://maharera.mahaonline.gov.in>

Site Address: Vardhman Sales Lounge, Near Vardhman Height's Lane, Ferbandar, Byculla, Mumbai 400033.

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. This project registered under the name Vardhman Flora Phase I & Marketed as Passcode Southcore. \*T&C Apply.

