

A HOME THAT COMPLEMENTS YOUR JET-SETTING LIFESTYLE

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



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



Representative Image with Actual View



20 years of expertise in land aggregation, tenant management & liaisoning | ~2 Lac sq. ft. delivered under a joint venture model with DLH | 5 projects completed | 5 projects rented | 5 upcoming projects | 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 design | Delivered various projects in collaboration with multiple government agencies | 13 projects delivered | 7 upcoming projects in central and western suburbs of Mumbai



A joint venture between The Guardians Real Estate Advisory & Kotak Realty Fund | Institutionally funded real estate service provider

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. Ground Holding Realtors Pvt. Ltd. is a Strategic Advisor.

Disclaimer: The information, plans, specifications, images, configuration, dimensions, facilities and other details contained herein are indicative of the kind of development that is proposed by the Promoter and the intended recipient/reader/viewer/interested party should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval of authorities or otherwise and the Promoters reserves the right to make changes and alterations at its sole discretion. None of the images, material, stock photography, projections, elevations, details, descriptions and other information that are displayed/ contained herein, should be deemed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire, including within the purview of the Real Estate (Development and Regulation) Act, 2016 ("RERA"). This advertisement is purely conceptual and purchase in this project shall be governed by the terms and conditions of the Agreement for Sale. While every reasonable care has been taken in fashioning this advertisement, Any intended recipient/reader/viewer/interested party should verify all the information with the Promoter prior to purchase in the project, the Promoters cannot be held responsible for any inaccuracies or omissions. The Promoters shall not be responsible for any action taken by the intended recipient/reader/viewer/interested party relying on such material /information on the Website and brochures and any information is provided by Real Estate Agent/Broker/Channel Partner without independently verifying with the Promoters.



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

THERE'S NO PLACE LIKE A PLACE THAT IS TRENDING

EXPERIENCE A LOCATION THAT IS ALWAYS BUSTLING



Representative image

EDUCATION INSTITUTIONS

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	20 min
NMIMS College	25 min

LEISURE & SOCIAL LIFE

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

Infiniti 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

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

Disclaimer: *Travel Distances as per Google Maps.

AN ADDRESS DESIGNED FOR THE TRENDSETTERS

EXPERIENCE A LEISURE LIFE TAILORED JUST FOR YOU



Artist's Impression

Representative image

37-Storey modern skyscraper with elegant façade.

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

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

Well-designed tower layout with 10 elevators and ample parking space.

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