

A LIFE OF SURREAL EXPERIENCES
& INFINITE OPPORTUNITIES.



PASSCODE

**WESTERN
DREAM**

BHAYANDAR (W)



WHERE NATURE, FUTURE & GLAMOUR UNITE.

Nestled in the promising locality of Bhayandar West, Passcode Western Dream presents an ideal investment opportunity, offering safety, serenity, and a vibrant lifestyle. This bustling community boasts excellent accessibility and seamless connectivity, ensuring residents enjoy the advantages of an urban lifestyle while being surrounded by nature. With an array of upcoming infrastructure projects, this area is on the cusp of transformation, making it an opportune moment to invest in this rapidly developing suburb.

KEY HIGHLIGHTS OF BHAYANDAR WEST INCLUDE



ASPIRATIONAL LIVING

With a relatively lower cost of living compared to other Mumbai suburbs, Bhayandar West attracts individuals seeking budget-friendly housing options without compromising on lifestyle.



CULTURAL DIVERSITY

The area is a melting pot of diverse cultures, as residents from different parts of India come together to create a rich tapestry of lifestyle and experiences.



GOOD INVESTMENT OPPORTUNITY

The numerous ongoing infrastructure projects in Bhayandar West are expected to drive property rates upward, making it a promising investment destination.



SAFETY AND SECURITY

Bhayandar West ensures peace of mind for families and individuals seeking a secure and safe environment.



AMPLE OPEN SPACES

The suburb is adorned with parks and open spaces, perfect for families with children and residents who appreciate outdoor activities to maintain a healthy lifestyle.



PEACEFUL ENVIRONMENT

Situated away from Mumbai's hustle and bustle, Bhayandar West offers a tranquil haven for those who desire a serene and calming living experience.



PROJECT HALLMARKS: A STUNNING URBAN OASIS.



Breathtaking, visually stunning elevation



33 habitable floors, with first habitable floor at 54 feet from ground level



High growth potential due to proximity to National Highway Corridor



Five towers on a sprawling 5-acre expanse



Five levels of car parking for maximum convenience



Promising, self-sustained integrated urban township with a focus on lifestyle



Luxurious 1 & 2 bedroom residences with Jodi possibilities



High-speed elevators for congestion-free movement



Upgraded Bhayandar as a perfect destination for modern lifestyle homes and connectivity



Abundance of lifestyle amenities across podium and rooftop



Thoughtfully designed open layout with zero space wastage



Vaastu-compliant layout for peace, harmony & prosperity



Expansive 1,46,100 sq.ft. at podium level featuring lifestyle amenities



Secure, gated community for peace of mind



Power backup for elevators and common areas



Lavish 5,259 sq. ft. clubhouse for an indulgent, luxurious lifestyle



Excellent connectivity and accessibility to the city



Patios in each apartment



Uninterrupted, lifelong views from the residences



Serene and tranquil living environment



THE ULTIMATE OUTDOOR LIVING WITH PICTURE PERFECT VIEWS.

Passcode Western Dream brings together the mesmerizing views and spacious deck life to create an oasis in the midst of the urban bustle. The stunning landscape views provide a tranquil escape, while the deck serves as a space for relaxation and entertainment, making it an ideal spot to spend quality time with loved ones. Immerse yourself in the symphony of nature's beauty as the vibrant hues of sunrise and sunset dance across the horizon. Savor the moments of peace and rejuvenation, as you breathe in the fresh air, indulge in quiet contemplation, or share laughter and conversation under the starlit sky. This harmonious blend of nature and sophisticated living elevates everyday experiences, creating a home that truly transcends the ordinary.

ACTUAL DAY VIEW



ACTUAL EVENING VIEW



ACTUAL NIGHT VIEW



BRIDGING THE DISTANCE WITH SEAMLESS CONNECTIVITY.

Indulge in a lifestyle of convenience and luxury with Passcode Western Dream's prime connectivity to Mumbai, reputable schools, healthcare facilities, shopping centers and entertainment hubs, offering a serene and peaceful living environment away from the city's hustle and bustle.



HIGHLIGHTS:

- DMART - 250 mts
- Maxus Mall - 550 mts
- Bhayandar Railway Station - 2.7 km
- WEH - 5.1 km
- Chhatrapati Shivaji Maharaj International Airport - 27.5 km



ROAD CONNECTIVITY:

- Upcoming Coastal Road - 1.4 km / 4 mins
- Mira-Bhayandar Road - 1.7 km / 5 mins
- Ghodbunder Road - 8.5 km / 21 mins



EDUCATION:

- Mount Marry English High School - 700 mts / 3 mins
- Narayana e -Techno School - 1 km / 4 mins
- The Don Bosco High School - 1 km / 4 mins
- Our Lady of Nazareth High School - 1.5 km / 5 mins
- J. H. Poddar High School - 2 km / 9 mins
- Seven Square Academy - 2.1 km / 7 mins
- RBK School - 3.4 km / 9 mins



ENTERTAINMENT:

- Maxus Fun World - 250 mts / 2 mins
- MovieMax Cinema - 3.6 km / 10 mins
- Priyadarshini Joggers Park - 4.5 km / 15 mins
- Uttan Beach - 9.6 km / 25 mins



RAILWAY CONNECTIVITY:

- Upcoming Netaji Subhash Chandra Bose Metro Station - 650 mts / 3 mins
- Bhayandar Station - 2.7 km / 9 mins
- Mira Road Station - 3.2 km / 12 mins
- Dahisar Station - 8.6 km / 27 mins
- Borivali Station - 10.5 km / 29 mins



CORPORATE HUBS:

- Nesco - 20 km / 35 mins
- Mindspace Malad - 20 km / 45 mins
- Andheri - 24.1 km / 50 mins
- Seepz - 25.3 km / 1 hr



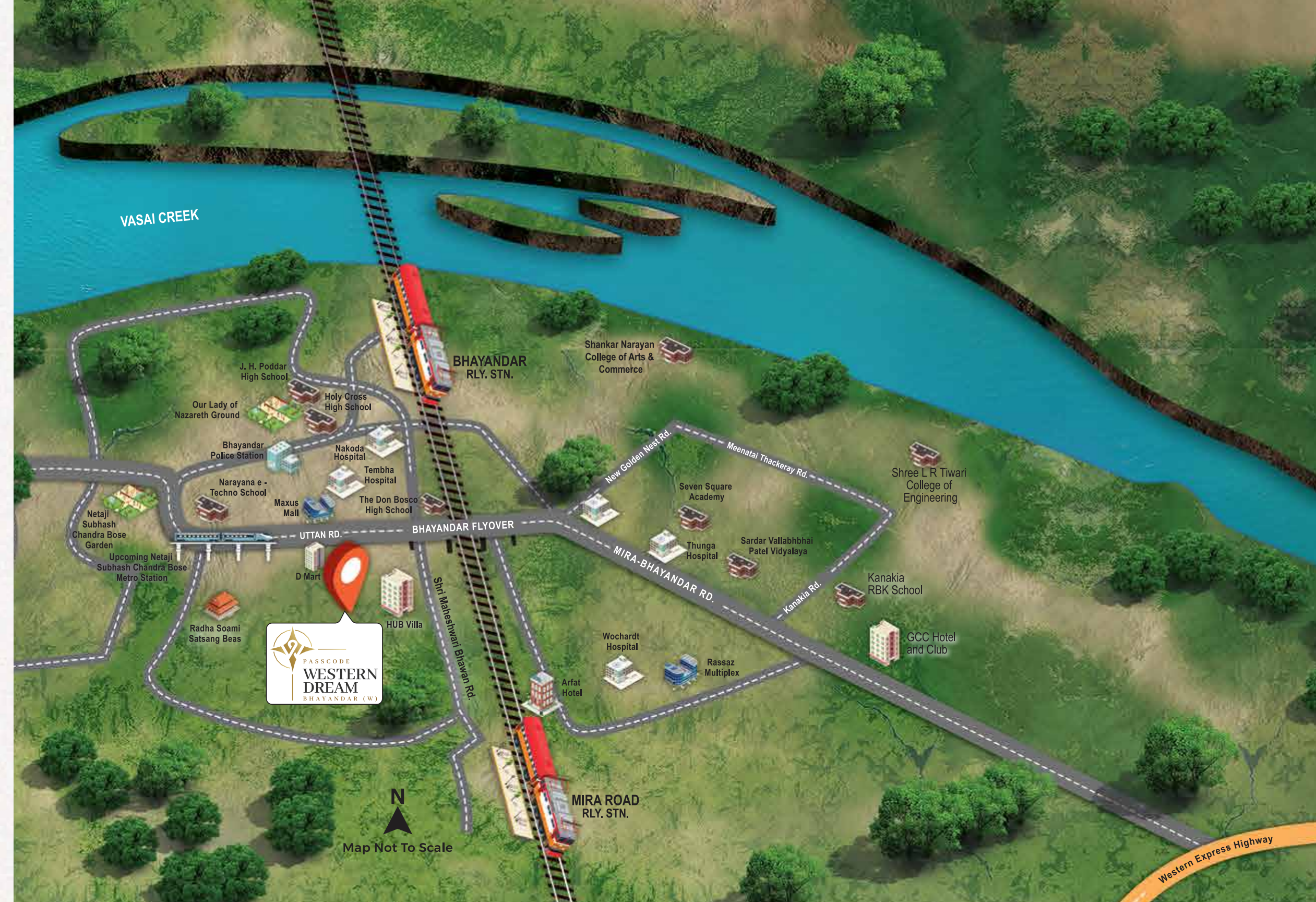
RELIGIOUS:

- Temple in the Vicinity
- Radha Soami Satsang Beas - 1.4 km / 5 mins
- Upcoming Jain Bhavan - 500 mts / 2 mins



HOSPITAL:

- Mira Multispeciality Hospital - 170 mts / 1 mins
- Tembha Hospital - 550 mts / 2 mins
- RL Ent Hospital - 1 km / 4 mins
- NakodaHospital - 1.7 km / 5 mins
- Thunga Hospital - 2.9 km / 8 mins
- Wockhardt Hospitals - 3.1 km / 9 mins





FUTURE-READY INFRASTRUCTURE PROJECTS SET TO ENHANCE LIVABILITY.



NH48 HIGHWAY

The NH48 Highway will enhance connectivity and increase economic activity in the area.



BULLET TRAIN VIA BHAYANDAR

The proposed bullet train will provide faster transportations.



WIDENING OF GHODBUNDER ROAD

The widening of Ghodbunder Road will reduce traffic congestion and improve travel time.



UPCOMING SUBHASH CHANDRA BOSE METRO STATION

The proposed Metro Line 9 extension from Dahisar to Mira-Bhayandar will improve connectivity of Bhayandar West to other parts of Mumbai, providing residents with a fast and efficient alternative mode of transportation.



UPGRADATION OF WATER SUPPLY SYSTEM

The upgradation of the water supply system will ensure that residents have access to clean and safe drinking water, improving the quality of life for residents.



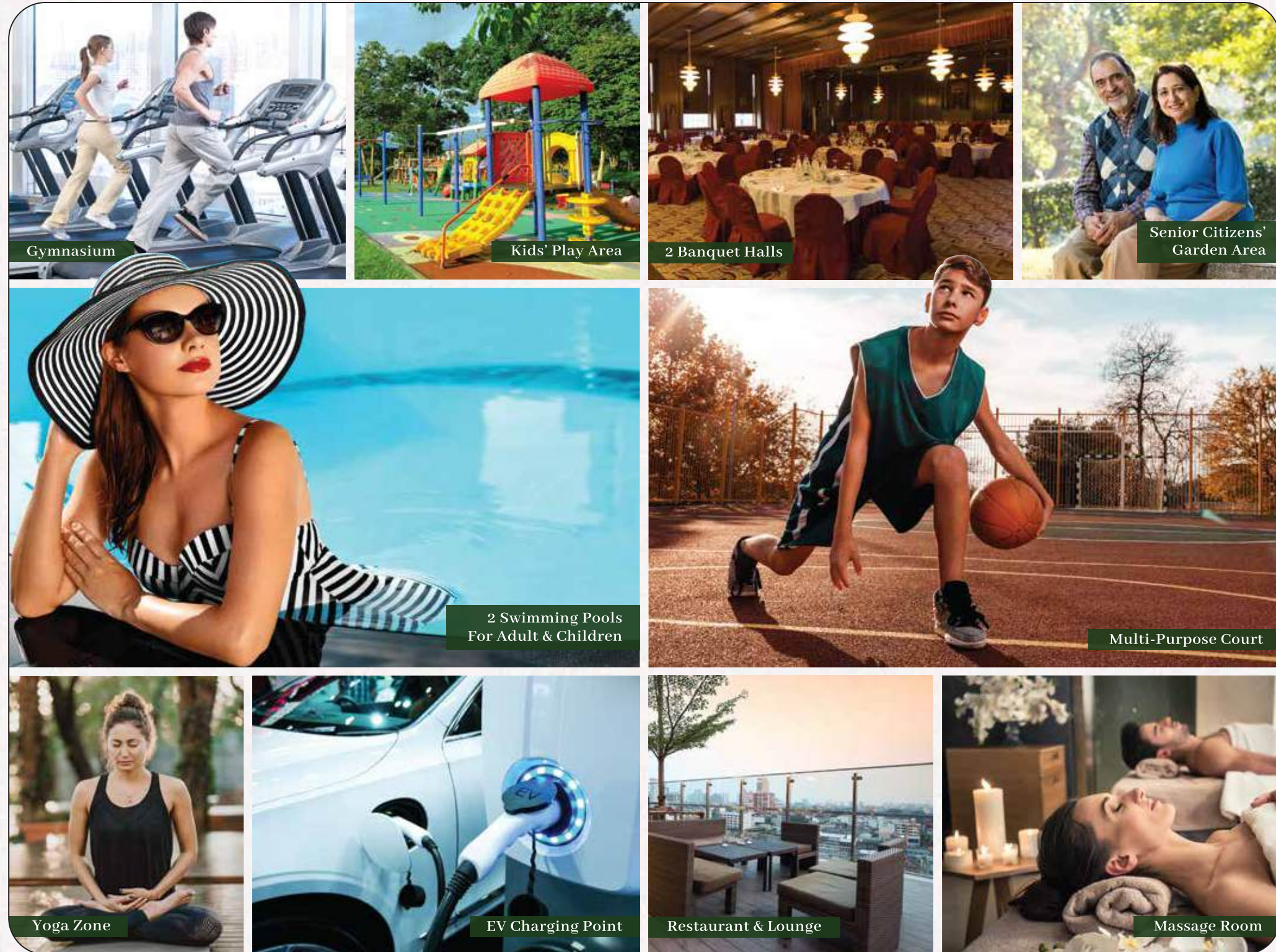
MUMBAI COASTAL ROAD

The proposed Coastal Road Project is a 29.2 km long road that will connect Western Suburbs to other parts of Mumbai, easing traffic congestion on the Western Express Highway and improving connectivity between South Mumbai and the suburbs.

These upcoming infrastructure projects are expected to make Bhayandar West very easily accessible and attractive place to live, work and invest in, creating a promising future for the area.

Sources:

- **Bullet Train:** <https://themetrorailguy.com/nhsrcl-mumbai-ahmedabad-high-speed-rail-information-route-map-fares-timings-tenders-status-updates/>
- **NH48:** [https://www.wikiwand.com/en/National_Highway_48_\(India\)](https://www.wikiwand.com/en/National_Highway_48_(India))
- **Widening of Ghodbunder:** <https://timesofindia.indiatimes.com/city/thane/gbunder-rd-to-be-widened-merged-with-service-lanes/articleshow/98032017.cms>
- **Water Supply:** <https://mmrda.maharashtra.gov.in/surya-regional-water-supply-scheme>
- **Coastal Road:** <https://themetrorailguy.com/bmc-mumbai-coastal-road-information-route-status/>
- **Metro:** <https://housing.com/news/mumbai-metro-line-9-phase-1-to-start-by-2024-end/>



Gymnasium

Kids' Play Area

2 Banquet Halls

Senior Citizens' Garden Area

2 Swimming Pools For Adult & Children

Multi-Purpose Court

Yoga Zone

EV Charging Point

Restaurant & Lounge

Massage Room

Representative Images

WITNESS EXTRAORDINARY INDULGENCES FOR A LIFETIME.



GROUND FLOOR AMENITIES

Temple | Multi-Purpose Court | Miyawaki Garden

PODIUM AMENITIES

Business Center
 Guest Room
 (D & E wing - Future Development)
 Senior Citizens' Garden Area
 EV Charging Point
 2 Swimming Pools
 For Adult & Children
 Kids' Play Area
 Shopping Centre

2 Banquet Halls
 Gymnasium
 Steam & Sauna
 Massage Room
 2 Podium Gardens
 Kids' Play Room
 Games Room
 Restaurant & Lounge
 Library

ROOFTOP AMENITIES

Lawn | Pergola | Meditation Deck | Yoga Zone | Walking Pathway

BUILDING AMENITIES

High-Speed Elevators | CCTV | Intercom Facility | Entrance Lobby

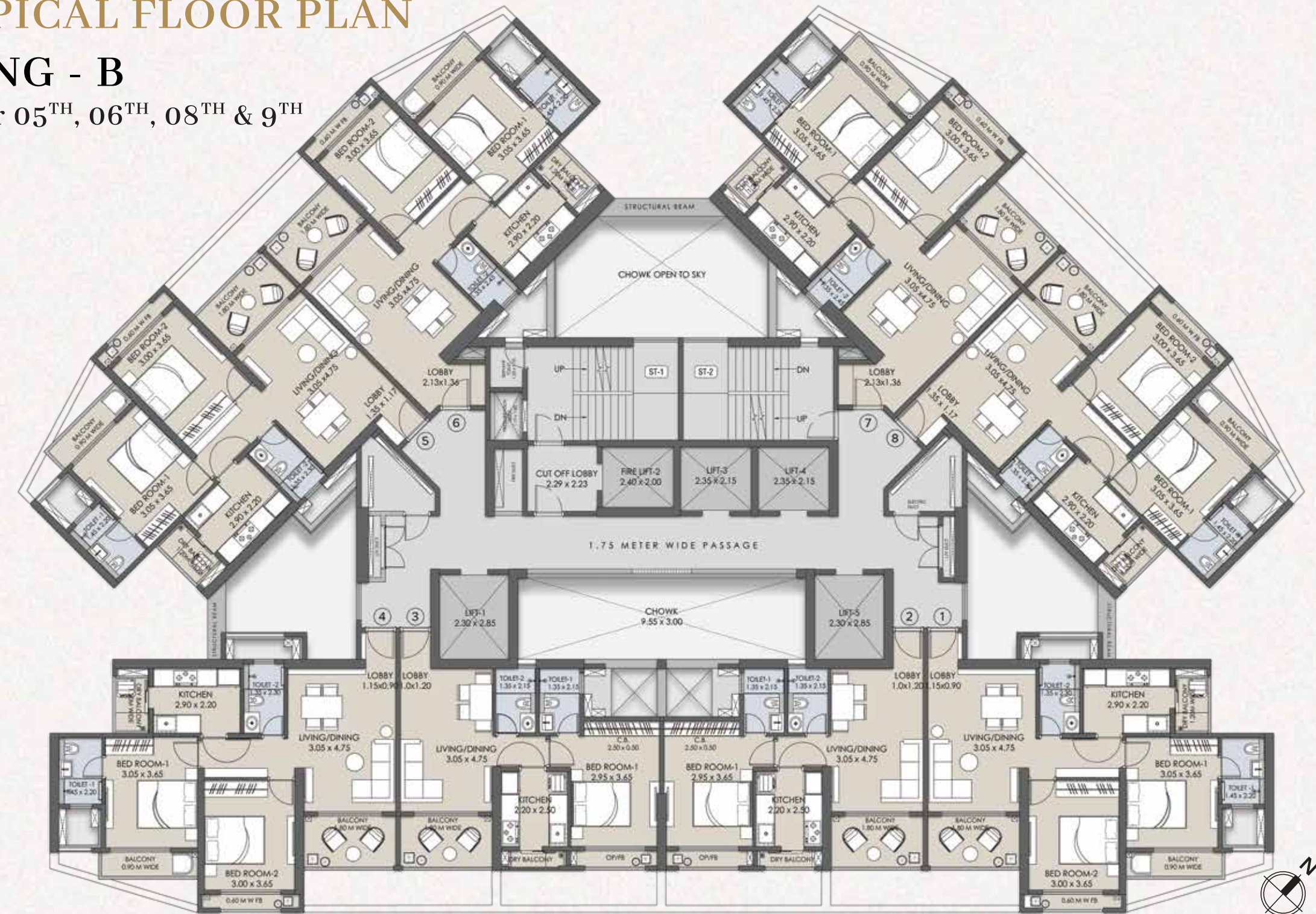


MASTER LAYOUT

TYPICAL FLOOR PLAN

WING - B

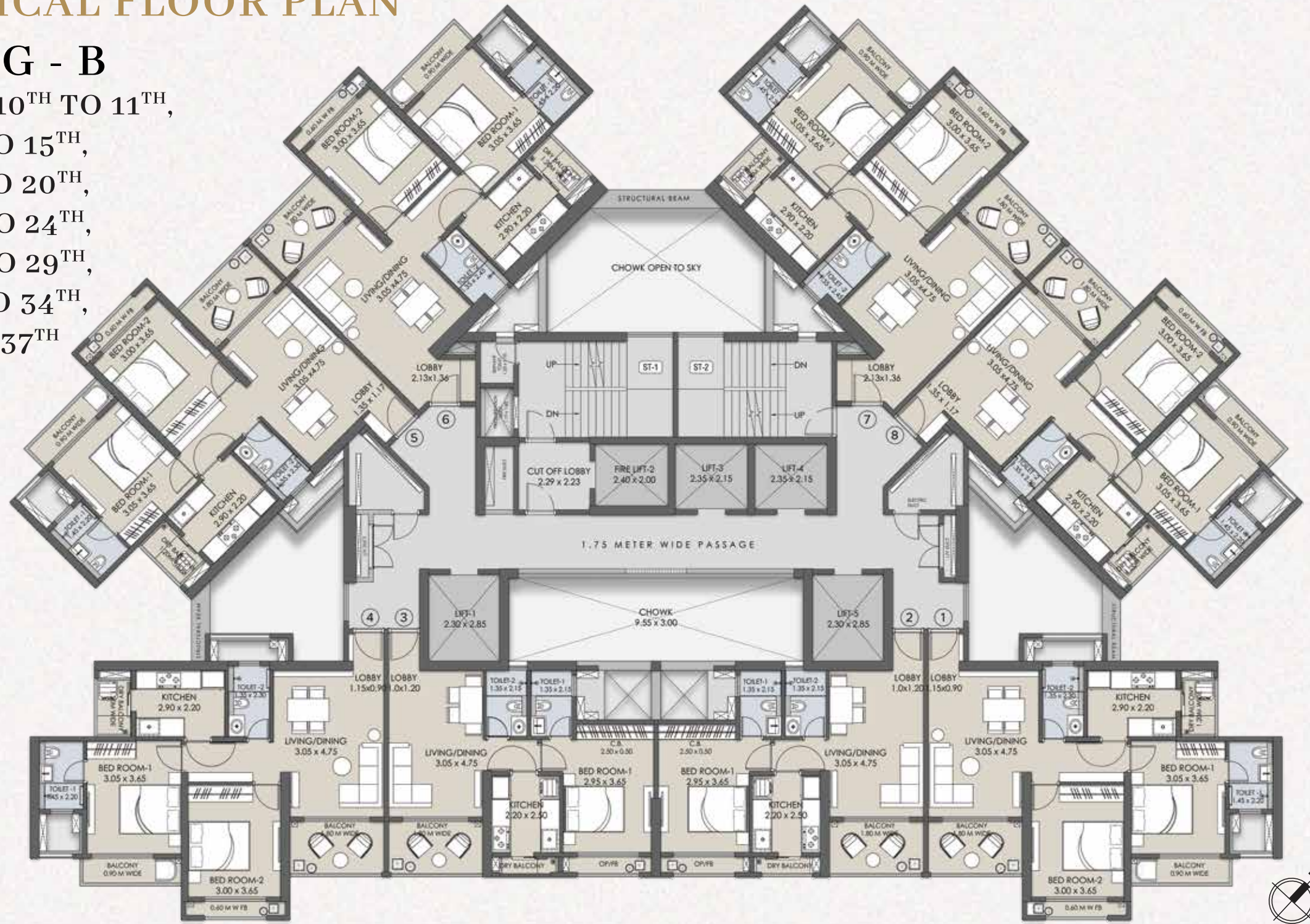
Floor 05TH, 06TH, 08TH & 9TH



TYPICAL FLOOR PLAN

WING - B

Floor 10TH TO 11TH,
13TH TO 15TH,
17TH TO 20TH,
22ND TO 24TH,
26TH TO 29TH,
31ST TO 34TH,
36TH & 37TH



REFUGE FLOOR PLAN

WING - B

Floor 7TH, 12TH,
16TH, 21ST, 25TH,
30TH & 35TH



A LEGACY OF BUILDING DREAMS & SHAPING LIFESTYLES.

Ashish Group was founded in 1978 by Mr. Girdharilal Vaid, with his son Mr. Ashish Vaid joining in 1986. With over four decades of experience, Mr. Ashish Vaid has successfully executed all group projects, while also being involved in various social and business associations. The group has a trusted legacy of fine living and timeless quality, built on innovation, meticulous planning, and sound decision-making.



PILLARS OF PHILOSOPHY:



Customer First



Collaborative Approach



Quality Consciousness



Innovation in Construction Technology



Environmentally Conscious Development

A WELL-DIVERSIFIED REPERTOIRE OF TRUST.

CURRENT / ONGOING PROJECTS :



SAMRIDDDHI BHAYANDAR



AVANYA DAHISAR



GREEN ACRES LONAVALA



GREEN WOODS KHANDALA



CENTER 1 LONAVALA



DIVUM GOREGAON

COMPLETED PROJECTS :



WOODLANDS MALAD



PARKWOODS THANE



SAHYADRI MALAD



GARDEN ESTATES GOREGAON



SHUCHI HEIGHTS MALAD




SARNATH



SHIKHAR-KUNJ MALAD



ASHISH GROUP
Great Homes

 This project has been registered under MahaRERA Registration No.: P51700050737, P51700049440 & also available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Site Address: Passcode Western Dream Sales Lounge, Shree Maheshwari Bhavan Road, Off Mira Bhayandar Mahanagar Palika Fire Brigade, Bhayandar (W) - 401101.

Disclaimer: The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of an offer or contract. Subject to the approval of the authorities or in the interest of the continuing improvement, the developers reserve the right to alter the layout, plans specifications or features without prior notice or obligation. 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 is registered under the name Windermere Tower B & Windermere Building No. 1 to 6 & is marketed as Passcode Western Dream. T&C Apply.



PROJECT FUNDED BY

