




A LUXURY THAT
CELEBRATES LIFE

ANACODE

TITANIUM
RESERVE



2 & 3 Bed Luxury Residences



A LIFE FOR A
CHARISMATIC FEW -
RARE DIAMONDS
ARE WORTH
A VALUE

UNLOCK
AN EXCLUSIVE WORLD
OF TRUE LUXURY

ANACODE
**TITANIUM
RESERVE**

PROJECT HALLMARKS:
2 & 3 BED BESPOKE RESIDENCES
GRAND ENTRANCE LOBBY
CENTRALISED LOCATION
PODIUM & ROOFTOP AMENITIES
ADVANCED SECURITY



HASSLE-FREE TRAVELS TO THE COMFORTS & CONVENIENCES YOU DESIRE.

Andheri West offers unmatched and seamless connectivity with places in and around the city, including malls, commercial hubs, railway stations, metro stations, major highways, health and educational institutions. Property prices in Andheri West have always been on the higher side, compared to its counterpart. Properties here not only give high investment returns but also fetch higher rentals along with a posh lifestyle.

Anacode Titanium Reserve is a vantage landmark that seamlessly connects you to the significant destinations of Mumbai city. It brings the best of offerings from the world of education, healthcare, entertainment, commercial & retail within your feasible access close to your comforts, offering convenience to the core.

CONNECTIVITY :

- Azad Nagar Metro Station : 0.34 km
- S.V Road : 0.71 km
- Andheri Railway Station : 1.00 km
- Western Express Highway : 2.86 km

HEALTHCARE:

- Belle Vue Nursing Home : 1.00 km
- Kokilaben Dhirubhai Ambani Hospital : 1.91 km

ACADEMICS :

- Bhavan's AH Wadia High School : 0.71 km
- St.Blaise High School : 0.77 km
- Sardar Patel Engr. College : 0.80 km
- Bhavan's College : 0.90 km
- Rajhans Vidyalaya : 0.93 km
- S.P. Jain College : 1.00 km

SHOPPING & ENTERTAINMENT :

- Navrang Cinema : 0.33km
- Star Bazaar : 1.41 km
- Fun Republic : 2.00 km
- PVR Cinemax : 2.03 km
- Infinity Mall : 2.64 km

RESTAURANTS :

- Garden Court Restaurant : 0.50 km
- Pizza Express : 0.50 km
- Aromas of China : 1.40 km

CLUBS & HEALTH CENTRE :

- Andheri Sports Complex : 0.90 km
- YMCA : 0.90 km
- The Club : 2.40 km

AIRPORTS :

- Domestic Airport : 4.09 km
- International Airport : 5.07 km

WORKPLACES :

- Mindspace : 9.06 km
- Laxmi Industrial Estate : 2.33 km
- MIDC/SEEPZ : 4.96 km
- BKC : 11.70 km

PLACES OF WORSHIP :

- Jain Temple : Within Complex
- Ram Mandir : 0.63 km
- St.Blaise Church : 0.74 km
- Jain Upashray : 1.04 km
- Gurudwara : 3.79 km



EXTRAVAGANT INDULGENCES FOR A GRAND LIFE EXPERIENCE.



SWIMMING POOL



KIDS PLAY AREA



LANDSCAPED GARDEN



GYMNASIUM & FITNESS CENTRE



SKATING RINK



RETAIL ZONE



RECREATIONAL
OPEN SPACE



CHILDREN'S
POOL



YOGA
COURT



MULTIPURPOSE
COURT



JOGGING
TRACK



OPEN AIR
GYMNASIUM

APARTMENT SPECIFICATIONS

EXTERNAL AMENITIES

- Grand Air-conditioned Entrance Lobby
- 100% Power Backup for Common Areas and Elevators
- Hi-tech Automatic Elevators in Each Wing
- Ample Parking Space provided in Basement and Podium Levels
- Common Bathroom provided at Mid-landing Level of Residential Floors
- CCTV System provided for Parking Floors, Podium Level and all Residential Floors

TERRACE AMENITIES

- Recreational Area with Landscaped Garden
- Peripheral Landscape
- Observatory Deck
- Open-to-Sky Amphitheatre
- Open Air Gym

LIVING / DINING AND BEDROOMS

- Good Quality Vitrified Tiles for Flooring and Skirting
- Plastic Emulsion Paint for Walls and Ceiling

KITCHEN

- Good Quality Vitrified Tiles for Flooring, Skirting and Dado
- Plastic Emulsion Paint for Ceiling
- Good Quality Granite Platform with the Stainless Steel Sink
- Provision for Piped Gas

TOILETS AND BATHROOMS

- Good Quality Anti-skid Vitrified Tiles for all Bathrooms
- Good Quality Vitrified Tiles for Dado
- Plastic Emulsion Paint for Ceiling
- Geyser in all Bathrooms
- CP and Sanitary Fittings provided of Reputed Brand

DOORS & WINDOWS

- Main Door: Solid Core Fire rated Door with Laminate Finish Teak Wood
- Bedroom Door: Solid Core Flush Door with Wood Finish Laminate
- Heavy-duty Aluminum Sliding Windows made from Specially Designed and Manufactured Sections

ELECTRICAL

- Concealed Wiring for Entire Apartment
- Ample Electrical Points with Branded Switches
- Electrical Points provided for All Essential Appliances such as Television, Air-conditioner, Telephone, Geyser, Washing Machine, Water Purifier, Exhaust Fans, etc.

WI-FI SYSTEM

- Provision for Wifi System in the Apartment

SECURITY & HOME AUTOMATION

- Intercom facility and Video Door Phone with Connectivity to the Central Security System
- Gas Leak Detector in Kitchen and Fire Sprinkle Provided



Reference Images



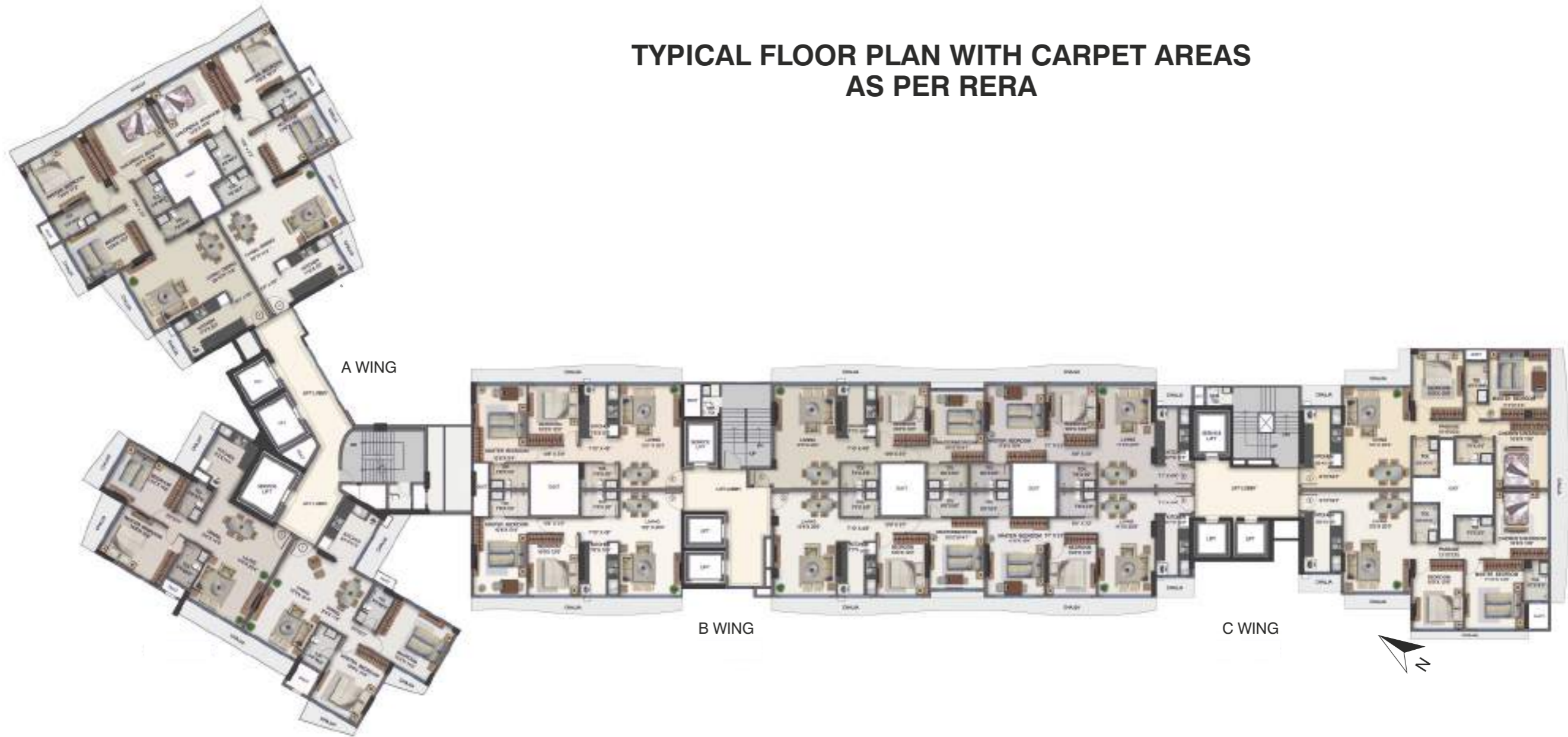
REVOLUTIONIZING REAL ESTATE,
REDEFINING LUXURY.

Naman Realty, the real estate arm of Shree Naman Group, is an established leader in the real estate industry with over two decades of experience in creating world-class properties that are beyond ordinary. We have constructed more than 1.8 million square feet of mixed-use development and are committed to developing 4 million square feet across the country. Our success speaks a lot about the technical, managerial, and financial competence and the quality of manpower we possess. Over the years, we have been awarded several accolades which stand a testimony to the group's commitment and dedication towards perfection.



Shree Naman Group, since its inception in 1993, has been building new landmarks across a wide range of business verticals. Every vertical - Real Estate, Hospitality, Healthcare, Food & Beverages, Financial Services, Fleet Services and Energy - is unified by our quest for innovation, quality, exclusive designs and aesthetics based on the foundation of integrity. We believe in being green and environment friendly, observe and promote ethical business practices and invest in corporate social responsibility. At Shree Naman Group, Integrity is not just a value - it is our way of life.

TYPICAL FLOOR PLAN WITH CARPET AREAS AS PER RERA



A WING

FLAT NO.	CONFIGURATION	RERA CARPET AREA (Sq.Ft.)	RERA CARPET AREA (Sq.M.)
1	2 BHK	807	75.01
2	2 BHK	782	72.63
3	3 BHK	1094	101.67
4	3 BHK	1092	101.44

B WING

FLAT NO.	CONFIGURATION	RERA CARPET AREA (Sq.Ft.)	RERA CARPET AREA (Sq.M.)
1	2 BHK	801	74.45
2	2 BHK	783	72.70
3	2 BHK	778	72.28
4	2 BHK	777	72.14

C WING

FLAT NO.	CONFIGURATION	RERA CARPET AREA (Sq.Ft.)	RERA CARPET AREA (Sq.M.)
1	3 BHK	1037	96.38
2	3 BHK	1025	95.26
3	2 BHK	774	71.91
4	2 BHK	769	71.45



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INDIVIDUAL PLAN - 2 BHK



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INDIVIDUAL PLAN - 3 BHK



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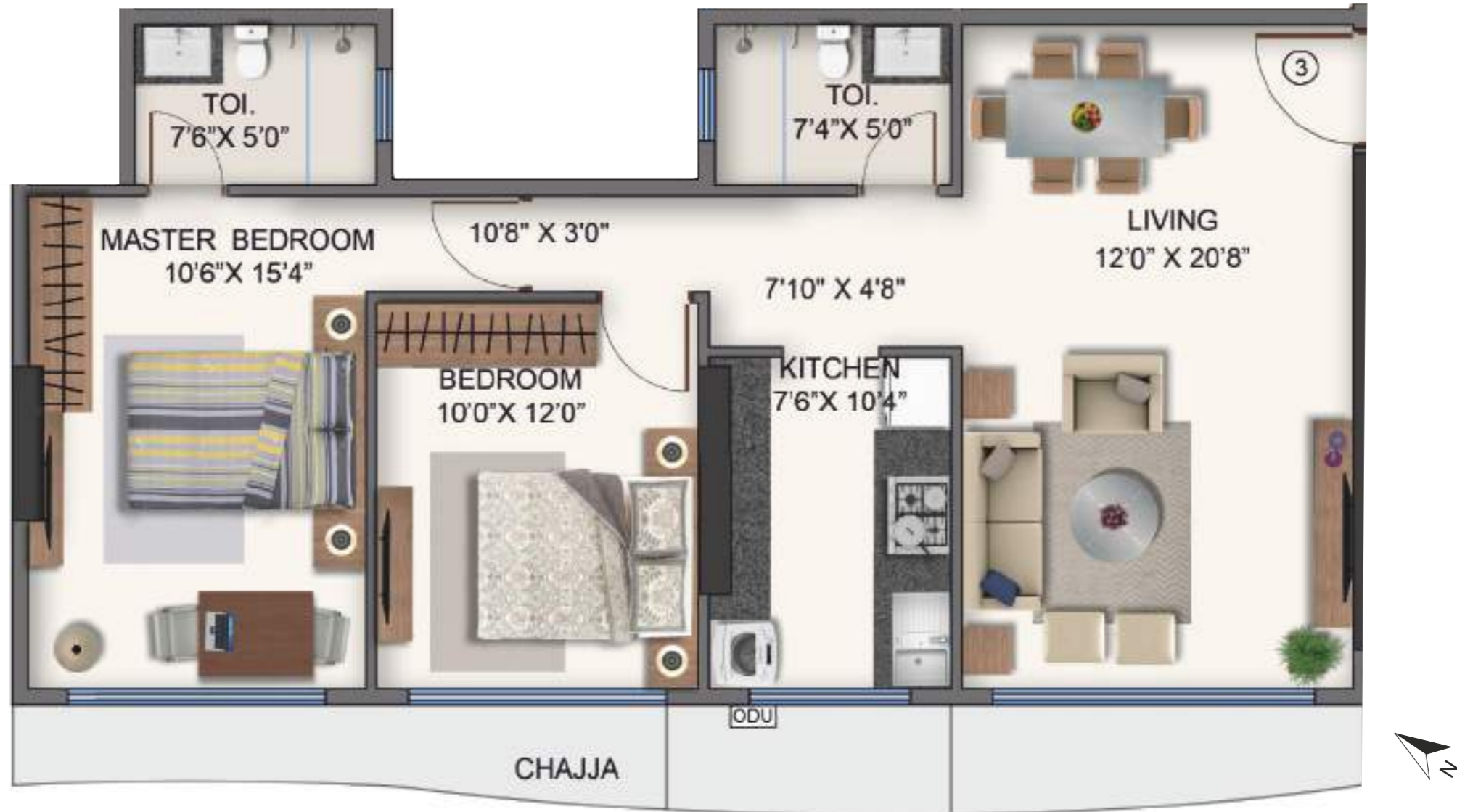
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INDIVIDUAL PLAN - 2 BHK

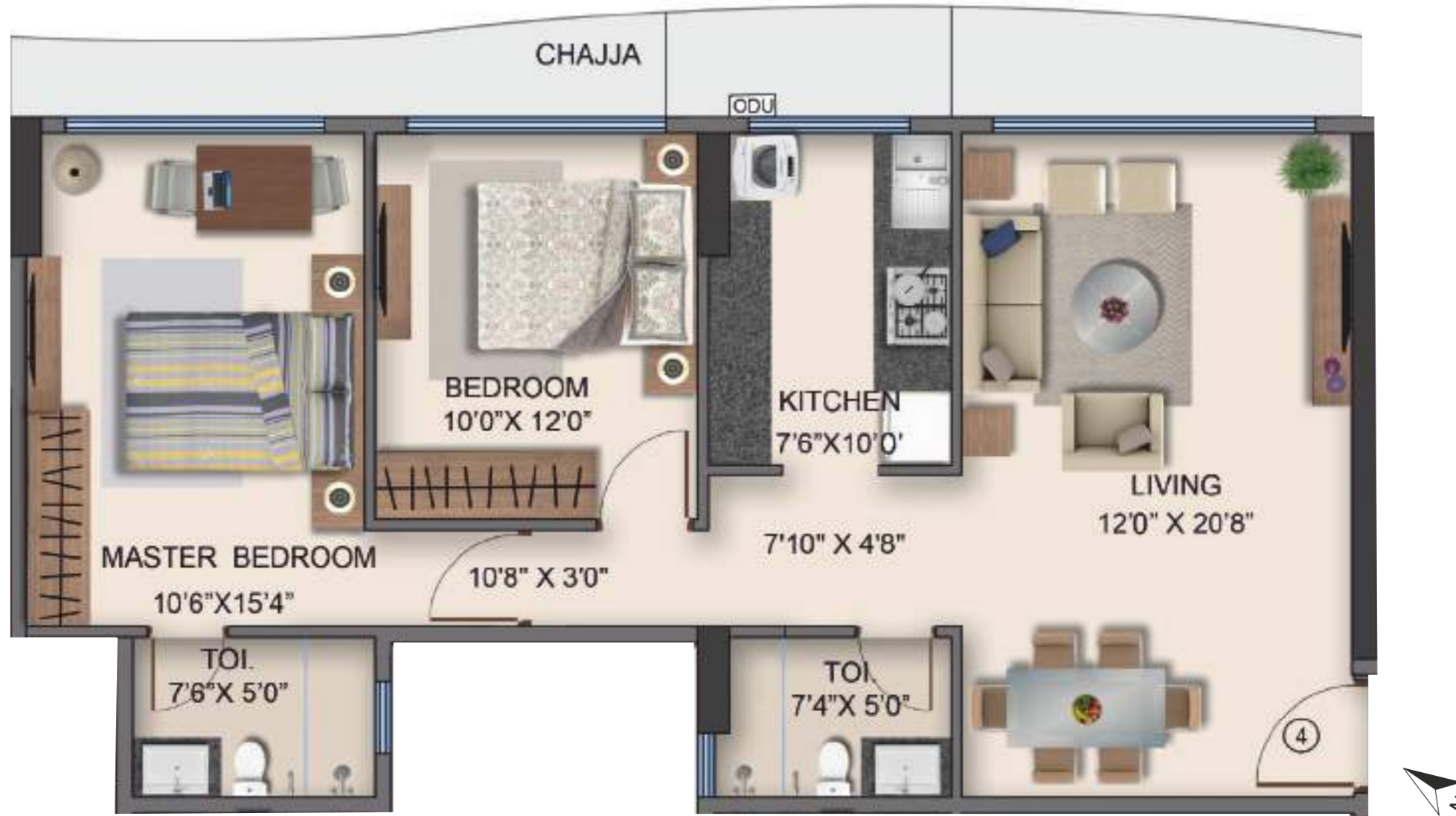


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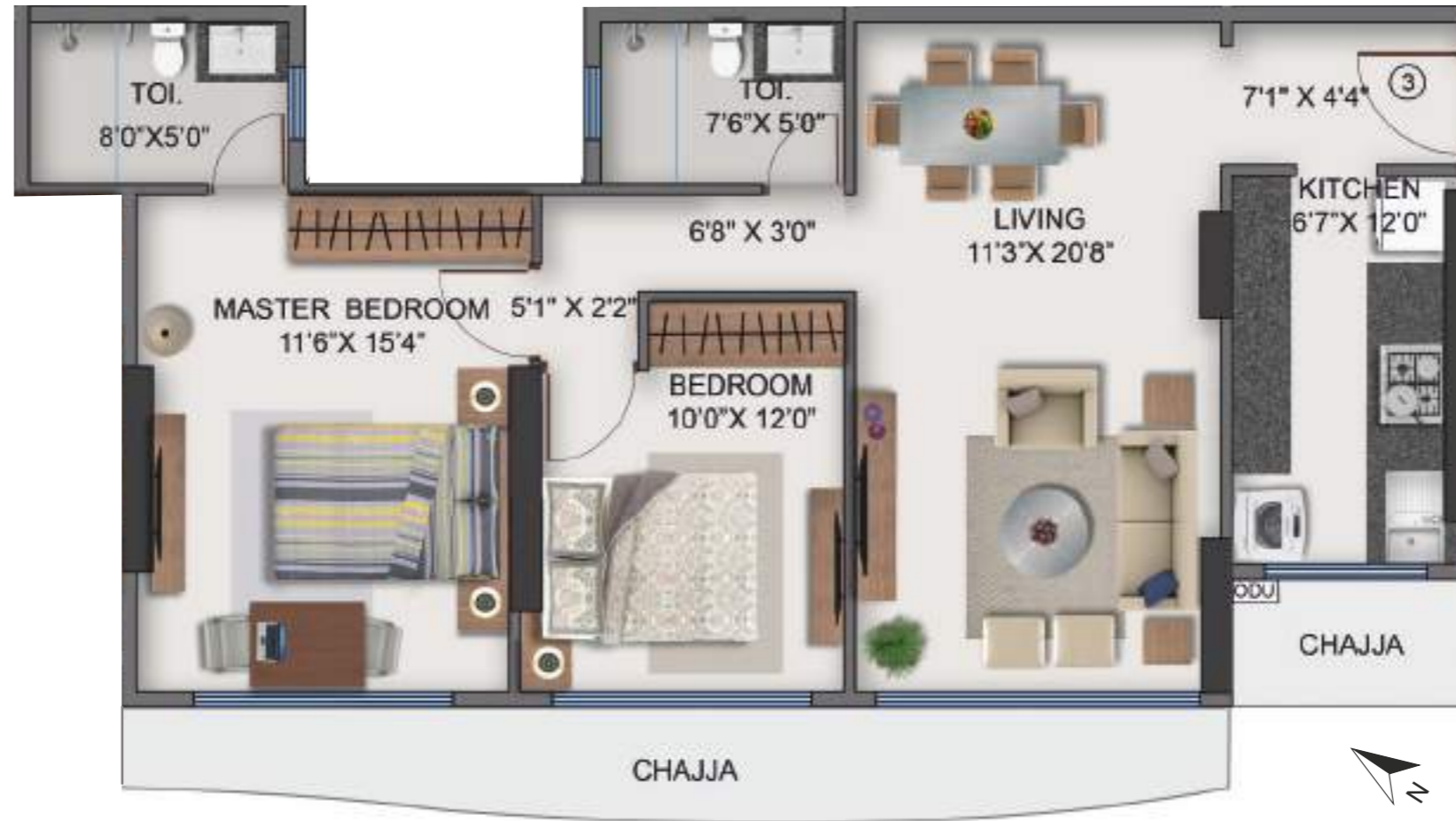


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Project by
SHREE
NAMAN
GROUP

SITE OFFICE: Anacode Titanuim Reserve, J. P. Road, Opp. Pathare Prabhu Hall, Andheri (West), Mumbai - 400 058.

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Strategic Partner:
ANAROCK
RESIDENTIAL

Financial Partner
 **Edelweiss**
Ideas create, values protect

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