



Amasterpiece FOR A privileged few

Passcode Magnum Opus arrives just as you thought Powai had reached its pinnacle of luxury. Passcode Magnum Opus has got everything that makes an already "Great" even greater! With a vast space of ~8 acres at your command, there is every fathomable luxury at your doorstep. Step inside your abode and experience a space that is legendary, with large living spaces, walk-in closets, luxury decks, and the best views that Powai can offer you from its highest point.





POWAI - WHERE YOUR WORLD

Converges

Passcode Magnum Opus is a pivotal development of grandeur, technology and environment, bringing you homes that promise an exemplary lifestyle. Set right in the heart of Mumbai's most desirable residential district, offering stunning views across Powai Lake; it makes for a living experience like no other, with easy connectivity to the best of Mumbai.



Exceptional

SOCIAL INFRASTRUCTURE THAT STANDS APART

_		
₩.	Hiranandani Hospital	
	Seven Hills Hospital	

20 min 25 min

15 min

18 min

1 min

• D-Mart Powai Galleria 5 min 5 min

• Godrej Memorial Hospital

Powai Plaza

5 min

• Podar International School 4 min

• IIT Powai 7 min

Bombay Scottish School - Powai

• S M Shetty School 8 min

• Seepz

• Central Avenue 7 min • Kensington Business Park

15 min

20 min



• Renaissance Hotel

• The Beatle

30 min

• Lakeside Chalet - Marriott 30 min



• Indigo Delicatessen

• Breeze

Hoppipola

• Rodas

• Pizza Express

Chilli's American Grill & Bar

Mehman Nawazi

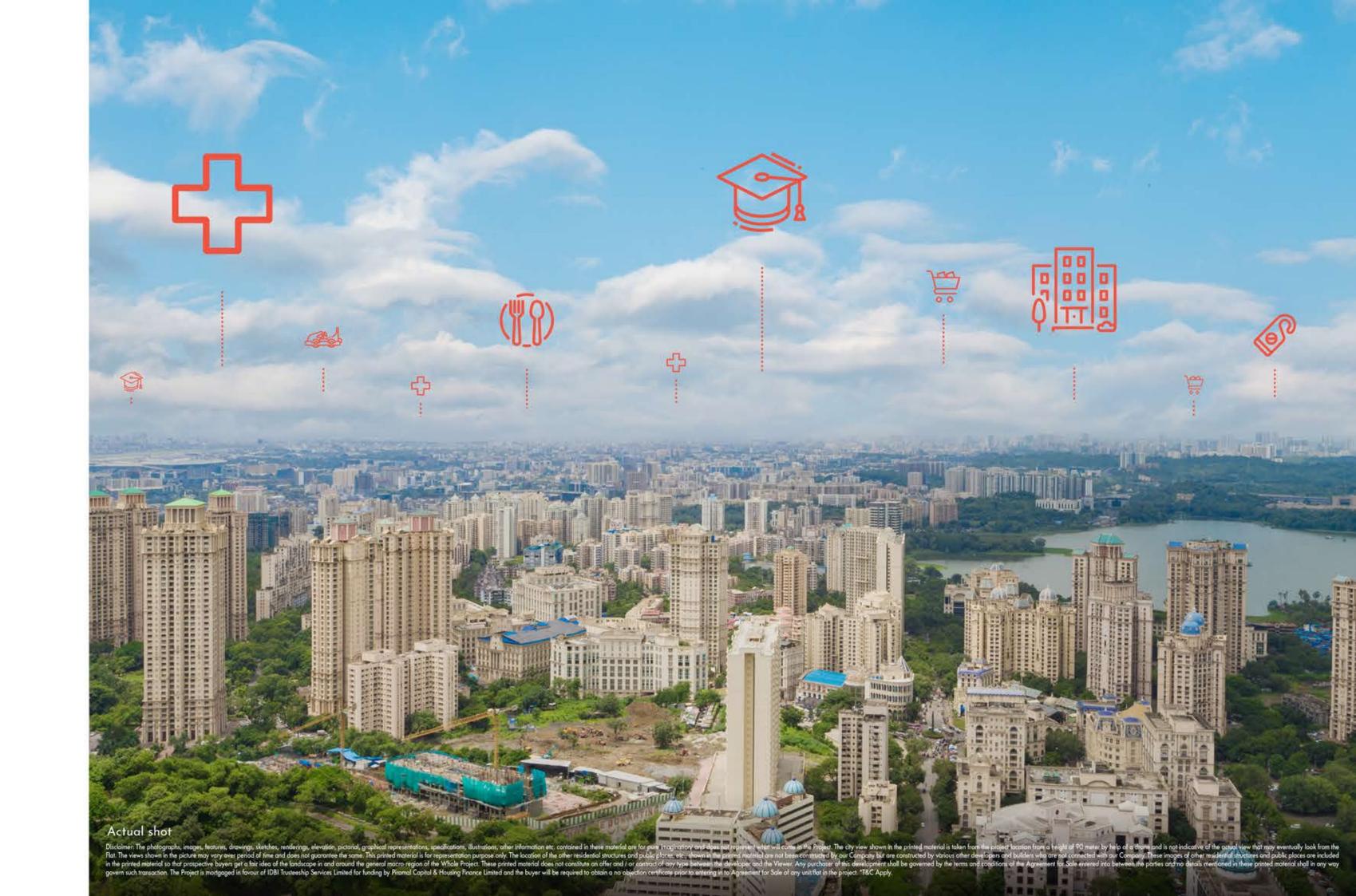
• Starbucks

10 - 20 min



· Hakone **Entertainment Centre**





LUXURY LIES IN AN EFFORTLESS Location

Located at the highest point of Powai, Passcode Magnum Opus is Powai's new landmark. It is located in the vicinity of recognised social infrastructure with malls, cinema halls, recreational spots, restaurants, hotels, pubs, community events and more. Passcode Magnum Opus is splendidly connected to the rest of the city via both the Western and Eastern Express Highways, other arterial roads, and the Metro Line 6. The close proximity to the airports makes this an extremely sought-after location.





A lifetime
OF FINEST POSSIBLE
Views of Powai

Sit back, relax, and soak in one of the most breathtaking views the city has to offer. The confluence of mountains, the Powai Lake, acres of greens and the beautiful landscapes of Passcode Magnum Opus. This is not just the view of the highest point of Powai, but the very highest point to which Powai gets!

At your BEHEST RIGHT IN THE heart of Powai





An uber-luxe

LIFESTYLE THAT BECKONS

a gelect few

A treasure trove of 37+ luxury amenities await you at
Passcode Magnus Opus. Yes, you might just think you are on a forever
vacation here and getting back home would be the one thing you
really look forward to! No matter the age, here is something beyond
the ordinary for every member of the family, including
Next-Gen digital amenities.

Bird'øerge View

OF EXTRAVAGANCE

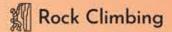
AMENITIES AT LEVEL

Zone 4

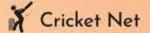
Kids Pool

Fun Pool

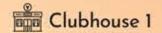
Zone 1

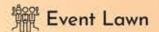






Zone 2







Zone 3

Tree Nest





(Toddler Playground)

thess Garden



Leisure Pod







Skylight



Garden



Fantasy Land







Galaxy Adventure



Reflexology Trail



Butterfly Garden









Kids Splash Island



Lap Pool



Pool Deck



A DJ Island



Amphitheater Amphitheater





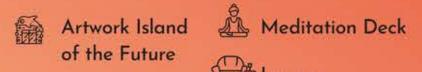


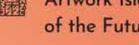


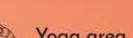
Zone 5

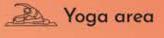


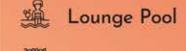


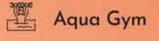




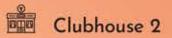


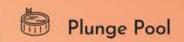


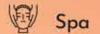


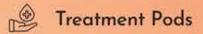














Reflective Pool

Jogging Track

Sunken Lounge

Exclusive Drop
Off Experience

Lounge

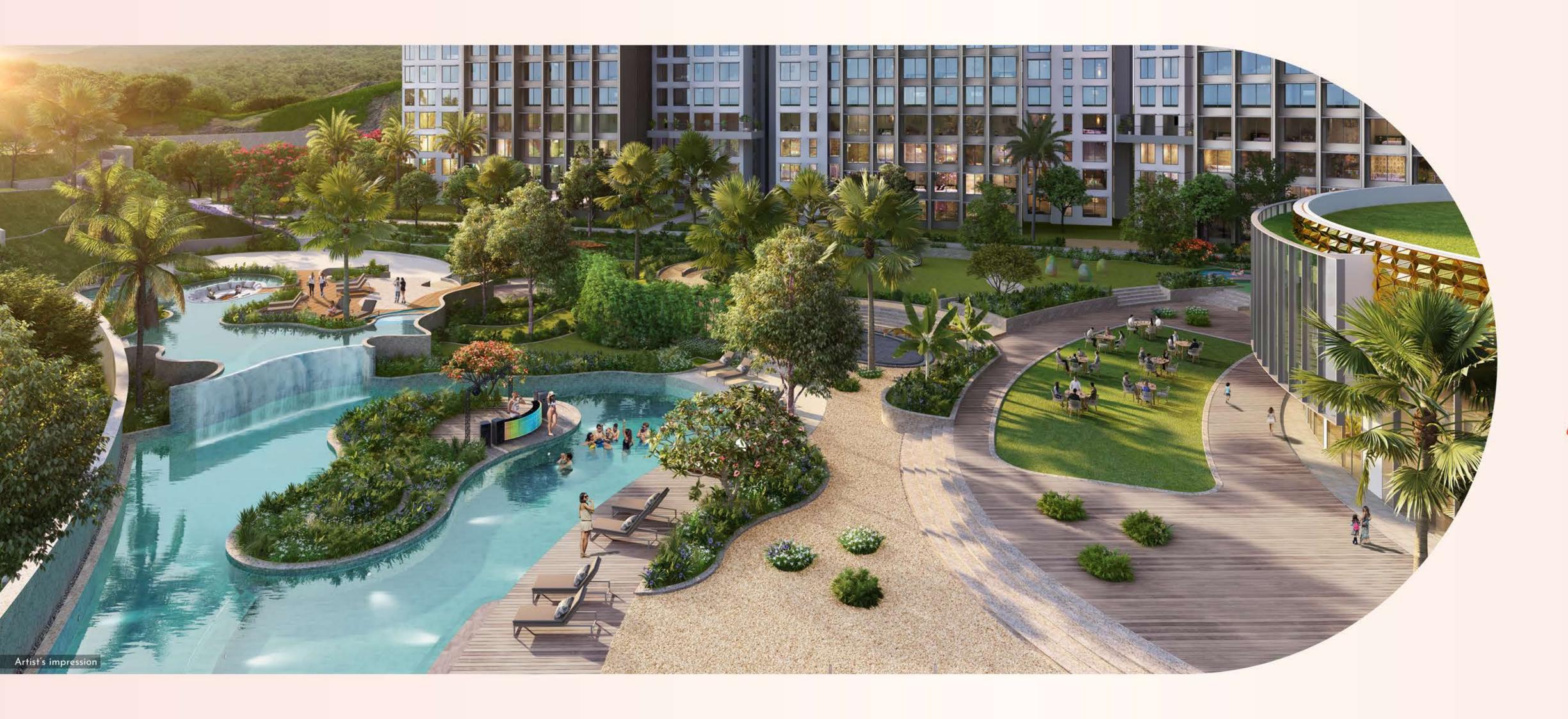


Atrove of the

MOST EXCEPTIONAL LUXURIES AT

your command





Amasterpiece

IN THE MAKING FOR

a privileged few

Pluginto

DIGITAL AMENITIES,

never geen before



Sour dream OF A LAVISH SPACIOUS HOME COMES TRUE

Luxurious living takes on a whole new meaning at the abundantly ventilated and sunlit residences at Passcode Magnum Opus. With vast, expansive living spaces, you can fancy a grand piano or your art-deco chandelier, as they fit right in. Decorate your home as you desire, with space at your command, and don't forget to keep that favourite spot for you to soak in the best views of Powai from its highest point. You have walk-in closets, luxury decks, a large kitchen, and everything you wished for.







Spacious Residences



Vitrified Flooring



Imported Marble Flooring
(In select apartments)



Premium Fittings



Opulent Sanitaryware





A home of

EXTRAVAGANT SPACE,

degired by many.

RESERVED FOR A SELECT FEW!

Colosgal spaces

THAT MAKE FURNITURE LOOK

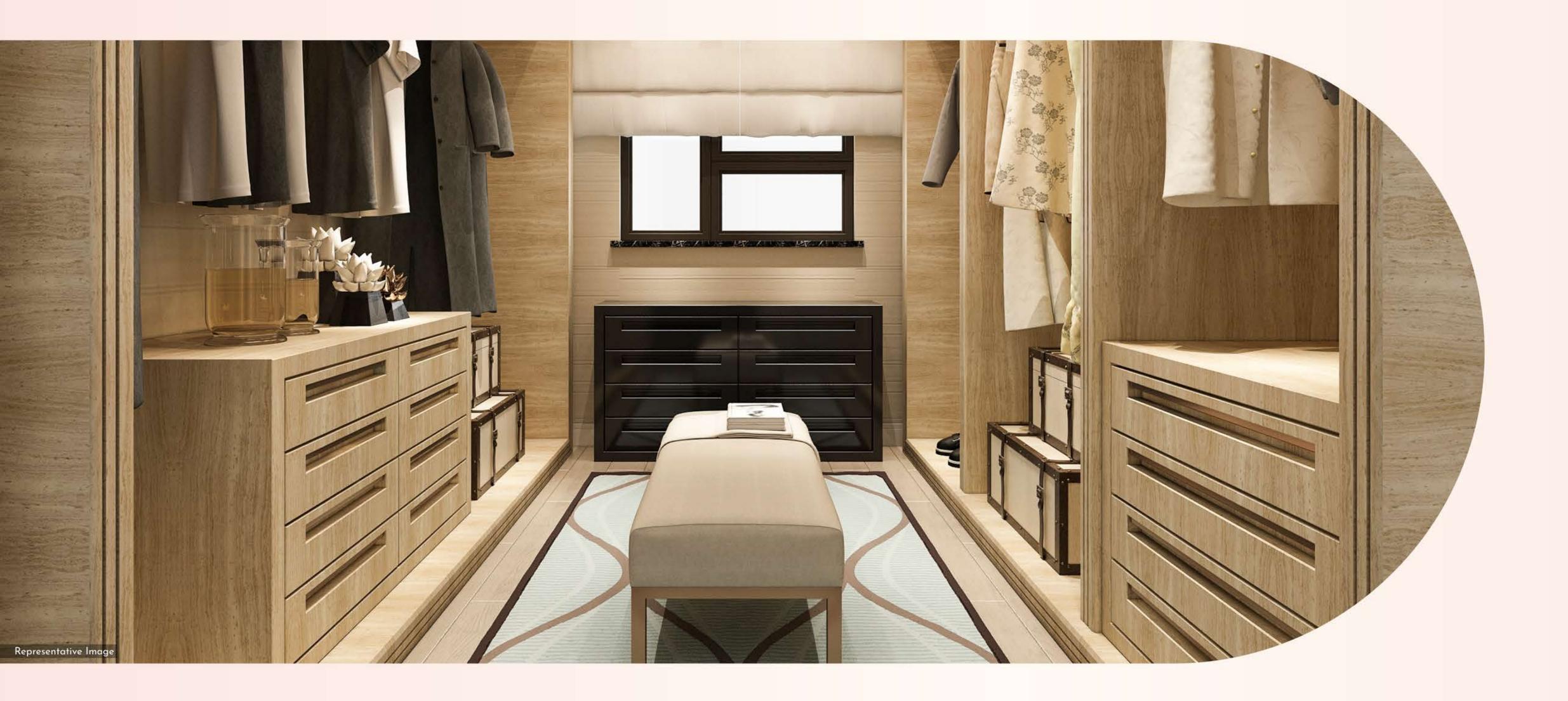
miniature



FULL OF SUNNY DAYS AND

breezy nights





Malk

INTO LUXURY, BEYOND

imagination



Challenging the norm requires great courage and absolute conviction. At Kanakia, we have always encouraged 'different thinking' when it comes to spaces and that is why today, we are recognised as one of India's most premium developers and are also featured amongst the leading real estate development brands in the country.

Established in 1986, Kanakia Spaces Realty Pvt. Ltd. is Kanakia Group's flagship real estate company. In the last 3 decades, we have developed and successfully delivered 14.6 million sq.ft. of commercial, residential, entertainment, education and industrial spaces. Standing testament to our innovative approach are many firsts, such as the first township concept at Mira Road, amenities like India's first Snow Spa in a residential project and many of our prestigious properties like Kanakia Rainforest, Kanakia Paris, Kanakia Miami, Kanakia Hollywood, Kanakia Zen World and Kanakia Wall Street.



Makinga mark ONE PROJECT AT A TIME







MahaRERA Registration No(s): Kanakia Future City A- P51800018007; Kanakia Future City B- P51800018113; Kanakia Future City C- P51800018008 & Kanakia Future City D- P51800017413 are available at website http://maharera.mahaonline.gov.in.

Disclaimer: The Project Kanakia Future City B, Kanakia Future City B and does not represent what will come in the Project. They are indicative of the kind of development proposed in the Project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is subject to the approval of the respective authorities or as required by the development project and its finality is approval of the respective authorities or as required by the respective authorities are required by the respective authoritie eventually look in future and/or may be designed, constructed and/or completed. This printed material is for representation purpose only and does not constitute an offer and / or contract of any type between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the development for Sale entered into between the developm Limited for funding by Piramal Capital & Housing Finance Limited and the buyer will be required to obtain a no objection certificate prior to entering in to Agreement for Sale of any unit/flat in the project. *The 4BHK advertised is nothing but a combination of 2+2BHKs the developer shall make necessary changes as per GOVT/BMC norms and statutory requirements. - = approx. T&C apply.

The photographs, images, features, drawings, sketches, renderings, elevation, pictorial, graphical representations, of the respective authorities or as required by the development proposed in the Project. They are indicative of the kind of development proposed in the Project and its finality is subject to the approvement, without prior notice or obligation. at their sole discretion. The building elevation shown is indicative and or constructed and/or may be designed, constructed and/or may be designed. of the Agreement for Sale entered into between the parties and no details mentioned in these printed and the buyer will be required to obtain a no objection certificate prior to entering in to Agreement for Sale of any unit/flat in the project. 'T&C apply.

The photographs, images, features, drawings, sketches, renderings, sketches, renderings, elevations, of the approval of the ap prior notice or obligation at their sole discretion. None of the aforementioned are indicative and/or completed. This printed and/or constitute an offer and or constitute and/or may eventually look in future and/or may be designed, constructed and/or completed. This printed material is for representation purpose only and does not constitute an offer and or constitute and/or may eventually look in future and/or may the parties and no details mentioned in these printed material shall in any way govern such transaction. The Project is mortgaged in favour of IDBI Trusteeship Services Limited and the buyer will be required to obtain a no objection certificate prior to entering in to Agreement for Sale of any unit/flat in the project. T&C apply.

The photographs, images, features, drawings, sketches, renderings, ren and does not guarantee the same. This printed material is for representation purpose only. The location of the other residential structures and public places, etc., shown in the printed material are not been constructed by our Company but are constructed by various other developers and builders who are not connected with our Company. These images of other residential structures and public places, etc., shown in the printed material are not been constructed by various other developers and builders who are not connected with our Company. of the Whole Project. These printed material does not constitute an offer and / or contract of any type between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the portion of the Agreement for Sale entered into between the development shall be governed by the terms and conditions of the Agreement for Sale entered into between the portion of the Agreement for Sale entered into between the portion of the Agreement for Sale entered into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required into between the development shall be governed by the terms and the buyer will be required by the terms and the buyer will be governed by the terms and the buyer will be governed by the terms and the buyer will be governed by the terms and the buyer will be required by the terms and the buyer will be governed by the terms and the buyer will be governed by the terms and the buyer will be governed by the terms and the buyer will be governed by the terms and the buyer will be governed by the terms and the buyer will be governed by the terms and the buyer will be governed by the terms and the buyer will be governed by the buyer will be gov to obtain a no objection certificate prior to entering in to Agreement for Sale of any unit/flat in the project. T&C apply.

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