

**SHEDUNG - PANVEL**

# WELCOME TO CODENAME 45

Your Gateway to Seamless Living & Connectivity Nestled in the heart of Panvel, Codename 45 stands as an epitome of modern living with a unique promise - the convenience of reaching major destinations in less than 45 minutes. This residential project has been meticulously designed to redefine the concept of connectivity, offering a lifestyle where every destination is within arm's reach.

As a resident of Codename 45, you are not just choosing a home; you are investing in a future-ready lifestyle. The connectivity to major infrastructural developments ensures that you are at the forefront of progress and growth.





## Strategic Connectivity:

One of the standout features of Codename 45 is its strategic connectivity to major locations. Residents can enjoy swift access to Navi Mumbai, Mumbai, the proposed airport, Atal Setu (MTHL), JNPT. The project's prime location ensures that the essential touchpoints of work, travel, and leisure are just a stone's throw away.



**Navi Mumbai International Airport**



**Airport Metro Corridor**



**Mumbai Trans Harbour Link**



**Sion-Panvel Expressway**



## Educational Institutions:

Families with educational priorities will appreciate Codename 45's proximity to reputed schools, colleges and Medical Facilities. The convenience of having quality education institutions within reach adds to the appeal of this residential haven.



**SCHOOL & COLLEGES**

- St. Wilfred High School- 900 Meters - 1 Min
- Chatrapati Shivaji University - 900 Meters - 1Min
- J.H Ambani DAV School - 8Km - 10 Mins
- Delhi Public High School - 8Km- 15 Mins
- Amity University - 2Km - 4 Mins
- St. Xavier High School - 2.5 Km/5Mins
- Father Agnel School - 2Km - 5Mins
- St.Johannes Intl. School-3km - 5Mins



**MEDICAL FACILITIES**

- Chatrapati Shivaji Hospital - 900 meters - 1 min
- Life Line Hospital - 8Km - 15Mins
- Gandhi Hospital - 8Km - 15Mins
- MGM Hospital - 10Km - 10Mins
- Panacea Hospital - 8Km - 15Mins
- Dhiru Bhai Ambani Hospital - 6Km - 10Mins



## Transportation Hubs:

Codename 45 is perfectly positioned to benefit from upcoming infrastructural projects like the Alibaug Virar Corridor, the Delhi Mumbai Corridor, and the upcoming Karjat Panvel Railway Line. These developments not only enhance connectivity but also contribute to the long-term appreciation of your investment.



**Panvel - Karjat Corridor**



**Virar-Alibaug Multimodal Corridor**



**Delhi - Mumbai Corridor**



## Nature's Retreat:

Escape the urban hustle and embrace tranquility with Codename 45's breathtaking views of the Prabhalmachi mountain range and the serene surroundings of Karnala Bird Sanctuary. The project's commitment to greenery ensures a refreshing ambiance for residents to unwind and reconnect with nature.



**Karnala Bird Sanctuary**



**Prabhalmachi Mountain Range**



## Business and Work Hubs:

For professionals seeking proximity to key business districts, Codename 45 is strategically situated with easy access to the prestigious Bandra Kurla Complex. This ensures that your daily commute is not just efficient but also opens up avenues for career growth and business opportunities.



**BKC**



**CBD**



**Airoli**



## Easy Access to Hill Stations:

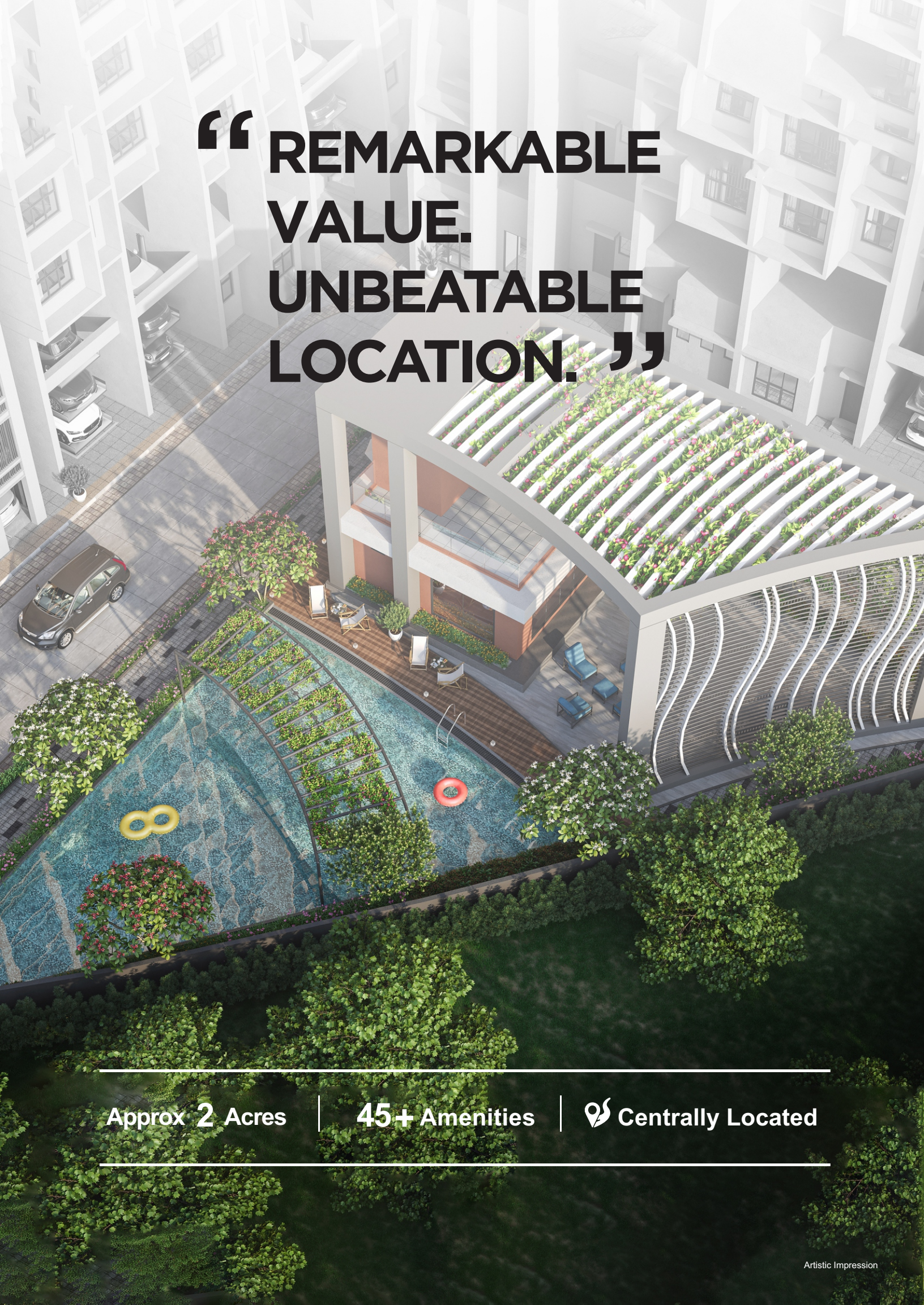
For those seeking a quick retreat to the hills, Codename 45 offers easy access to the scenic hill station of Lonavala. Imagine weekends filled with cool mountain air, lush landscapes, and a rejuvenating escape from the routine.



**Lonavala**



**Matheran**


An aerial view of a modern residential building complex. The central feature is a swimming pool with a curved edge, surrounded by a wooden deck lounge area with blue chairs and tables. The pool has a yellow ring and a red ring floating in it. The building has a green roof with rows of plants. The surrounding area includes a parking lot with several cars and lush green trees at the bottom of the frame.

**“ REMARKABLE  
VALUE.  
UNBEATABLE  
LOCATION. ”**

---

**Approx 2 Acres**

**45+ Amenities**

 **Centrally Located**

# “ ANYWHERE IN 45 MINUTES ”

**Ground +17**  
Storey Tower

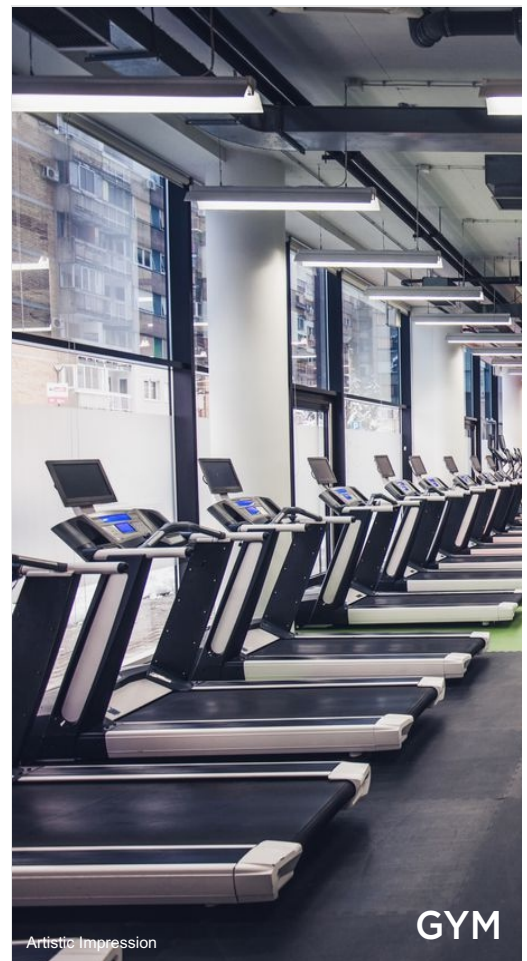
**1 & 2 BHK**  
Apartments





Artistic Impression

SWIMMING POOL



Artistic Impression

GYM



Artistic Impression

INDOOR  
GAMES

MORE  
THAN  
**45+**  
AMENITIES



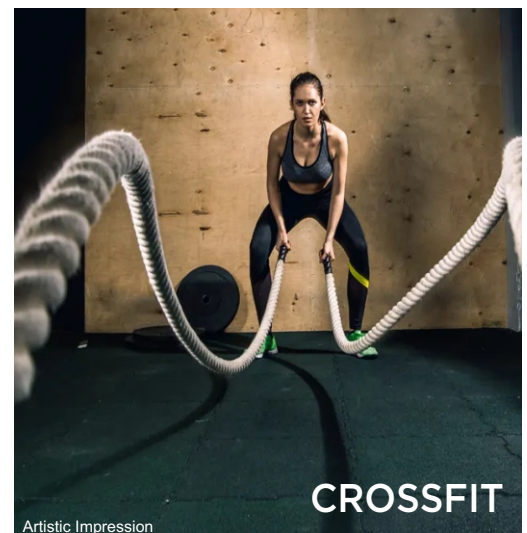
KIDS  
PLAYING  
AREA

Artistic Impression



Artistic Impression

CAFÉ












Artistic Impression

CROSSFIT

# 45+ AMENITIES
























## HEALTH AND FITNESS

-  1. Jogging Track
-  2. Gym - Fitness Studio
-  3. Meditation Room / Yoga Room
-  4. Swimming Pool
-  5. Walking Track
-  6. Multipurpose Court
-  7. Sauna Room
-  8. Massage Room
-  9. Reflexology Path Way

## CONVENIENCE

-  10. High Street Retail In The Complex
-  11. Power Back Up For Common Areas
-  12. Grand Entrance Lobby
-  13. Creche Facility
-  14. Guest Waiting Lounge
-  15. Rain Water Harvesting
-  16. Business Center (24/7 Working Space )
-  17. Society Office
-  18. Senior Citizen Area
-  19. Amphitheater
-  20. Solar Energy
-  21. Ample Car Parking

## LEISURE

-  22. Play Garden
-  23. Kids Pool
-  24. Indoor Games
-  25. Cafeteria
-  26. Banquet Hall
-  27. Landscape Garden
-  28. Relaxation Space
-  29. Star Glazing Telescope
-  30. Library
-  31. Pool Side Deck
-  32. Zen Garden
-  33. Gazebo
-  34. Toddlers Play Area
-  35. Mini Theater
-  36. Rain Shower
-  37. Pool Table
-  38. Carrom
-  39. Chess
-  40. Table Tennis
-  41. Foosball
-  42. Steam Room
-  43. Podcast Studio
-  44. Digital Library

## SAFETY

-  45. CCTV Surveillance
-  46. Fire Fighting System
-  47. Security Room
-  48. Digital Security Access
-  49. Video Door Phone

PROJECT BY

EMPERIA

TULSI  
REALTY

METRO MAHALAXMI

Ekdant Homes

CALL US FOR BOOKING



91 8097 51 51 51



The Project is registered with MahaRERA Registration No. P52000054448; Available at <http://maharera.mahaonline.gov.in>

**DISCLAIMER:** This is not an offer, invitation to offer, and/or commitment of any nature and the content hereof is not and should not be constructed as an offer/invitation to offer/contract or any intention thereof and/or any disclosure under any statute of any nature whatsoever. All plans, designs, Images, renders, specification, dimensions, facilities and other details herein are artistic impressions and stock images and purely for illustrative and representational purpose and indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to approval from respective authorities. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The photographs contained herein are stock/standard photography and may have been taken at location other than the project site and are used to indicate a conceptual lifestyles. The actual images/views have been enhanced/touched up/airbrushed for visual, illustrative and creative purposes. All specifications of the flat/project shall be as per the final agreement between the parties. Recipients are advised to use their discretion in relying on the information/amenities described/described/shown herein. The visitor/recipient is aware that the furniture, fittings and fixtures displayed in the sample/show flat/ show residence at the sales pavilion /brochures are only for the purpose of showcasing the flats and we shall not be liable, required and/or obliged to provide any further, fittings as displayed in the sample/show flat/show residence at the sales pavilion/brochures. The color shades of wall, tiles etc., are for representational purpose and will vary in planning and designing and upon actual construction. The render for internal spaces is only to serve as an example of the suggested space management and possible utilization of space. Any party desirous/interested in the project need to enter into formal legal agreement for sale and the development/ transaction shall be governed by the terms and conditions of the said agreement for sale. \*Government taxes/ duties/ levies as applicable. \*Terms and Conditions apply.