# Code Name EPIC



Life at Palava's most happening neighbourhood.



#### **OPPORTUNITY HIGHLIGHTS**

- This year's biggest pre-launch opportunity to book a home in Palava's newest, most desirable neighbourhood
- Exclusive world-class 1, 2 & 3 bed residences with lavish internal and external amenities
- Homes neighbouring a 100-acre central park, a serene river swale, a world-class school, a grand clubhouse and a highway
- Easy Buy Special: Pay only 5% and buy your home, the bank pays the next 65%
- Limited period pre-launch opportunity





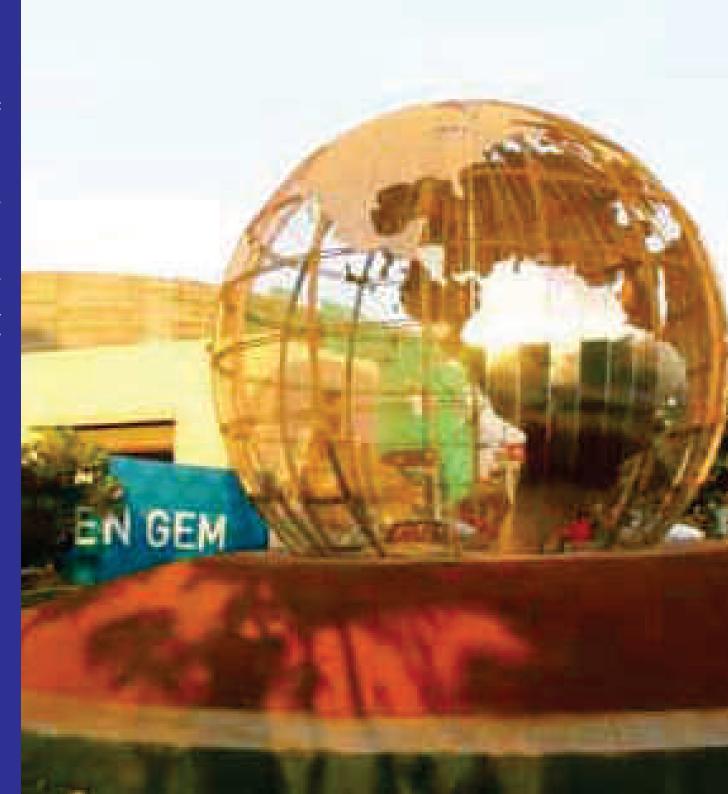
#### About India's first smart city, Palava

- A 4,500-acre privately planned city, which is already home to 23,000+ families
- The city is setting benchmarks for the best lifestyle offered to its residents, and is home to 7 residential projects, 2 world-class schools, 3 grand clubhouses, a FIFA standard football ground, a cricket ground and other exceptional sports facilities
- A 5-lac sq. ft. mall is expected to open shortly, with brands like PVR, Marks & Spencers, Central, Big Bazaar, McDonalds and much more



### Codename Epic: opportunity to live in Palava's finest neighbourhood

- A brand new neighbourhood, with residences catering to all the needs of its residents. Located beautifully in the city, this sector is bordered on the north by the vibrant Downtown neighbourhood
- An upcoming school and a sector clubhouse would share its north-west boundary
- A river swale in the west and Central Park in the northwest brings this cluster closer to nature
- For those for whom connectivity is critical, this sector has the highway running by the east which directly connects with the business districts of Taloja and Kharghar on one side and Thane, Dombivali and Kalyan on the other

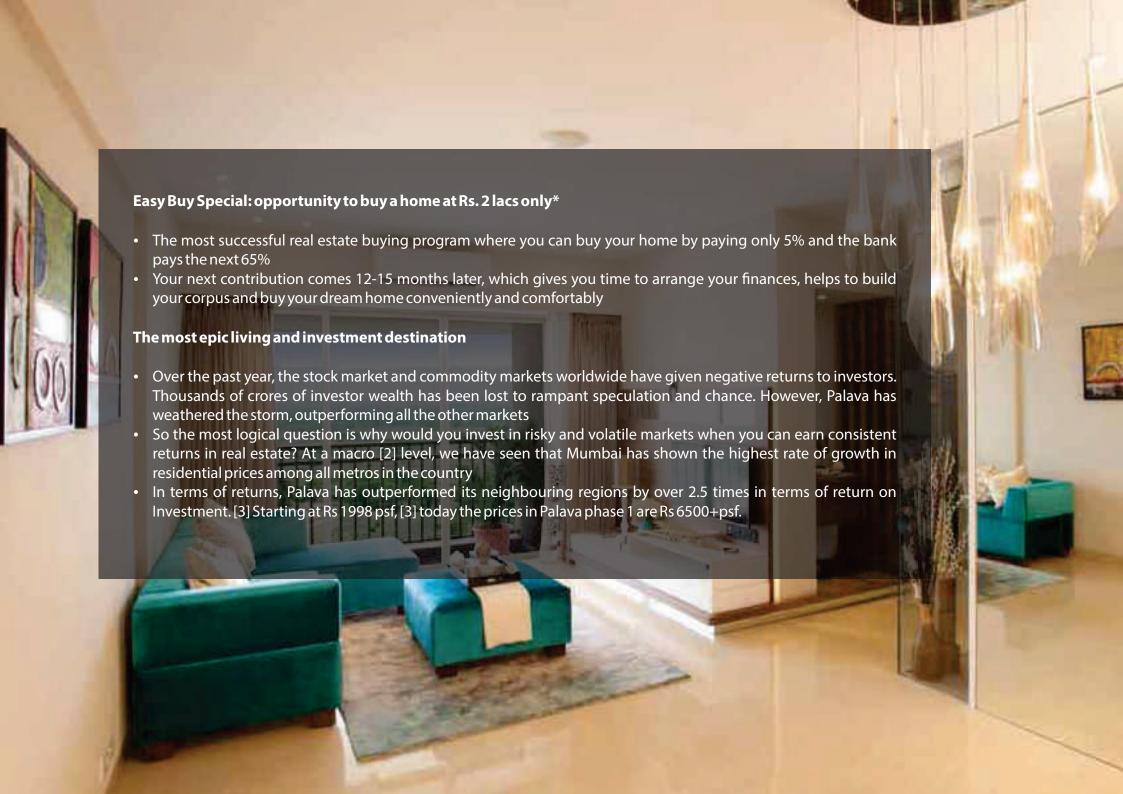


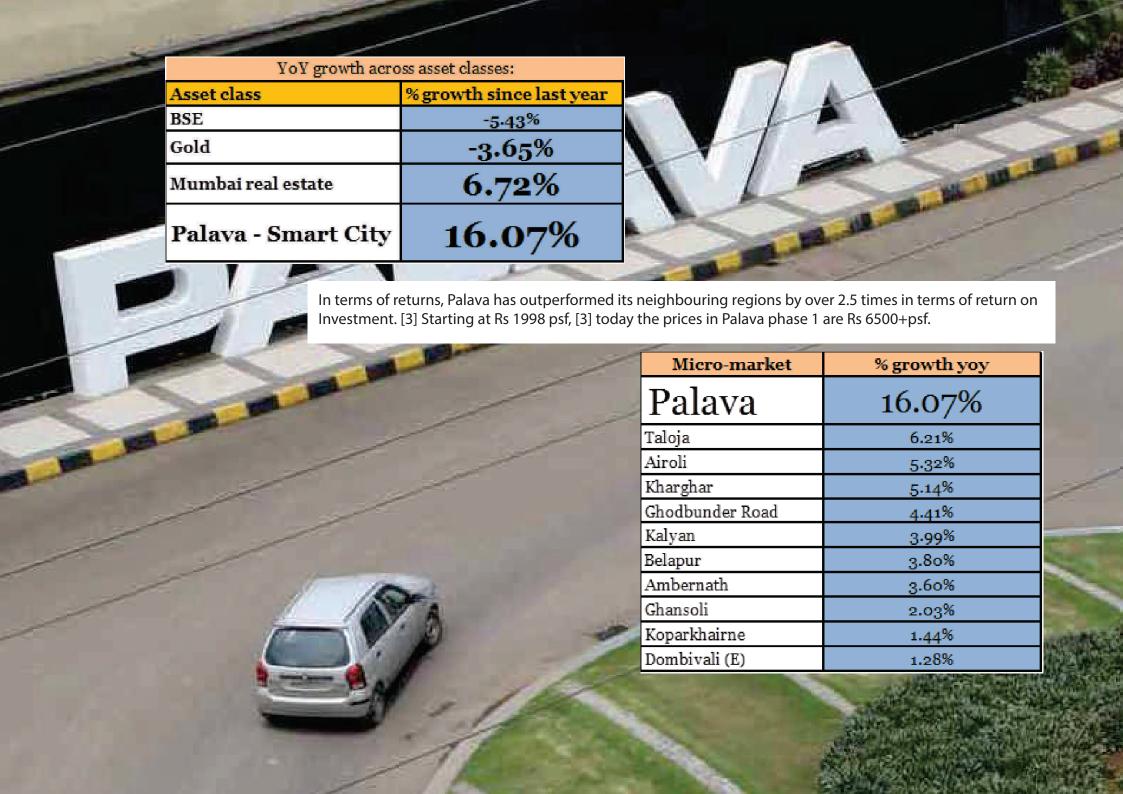
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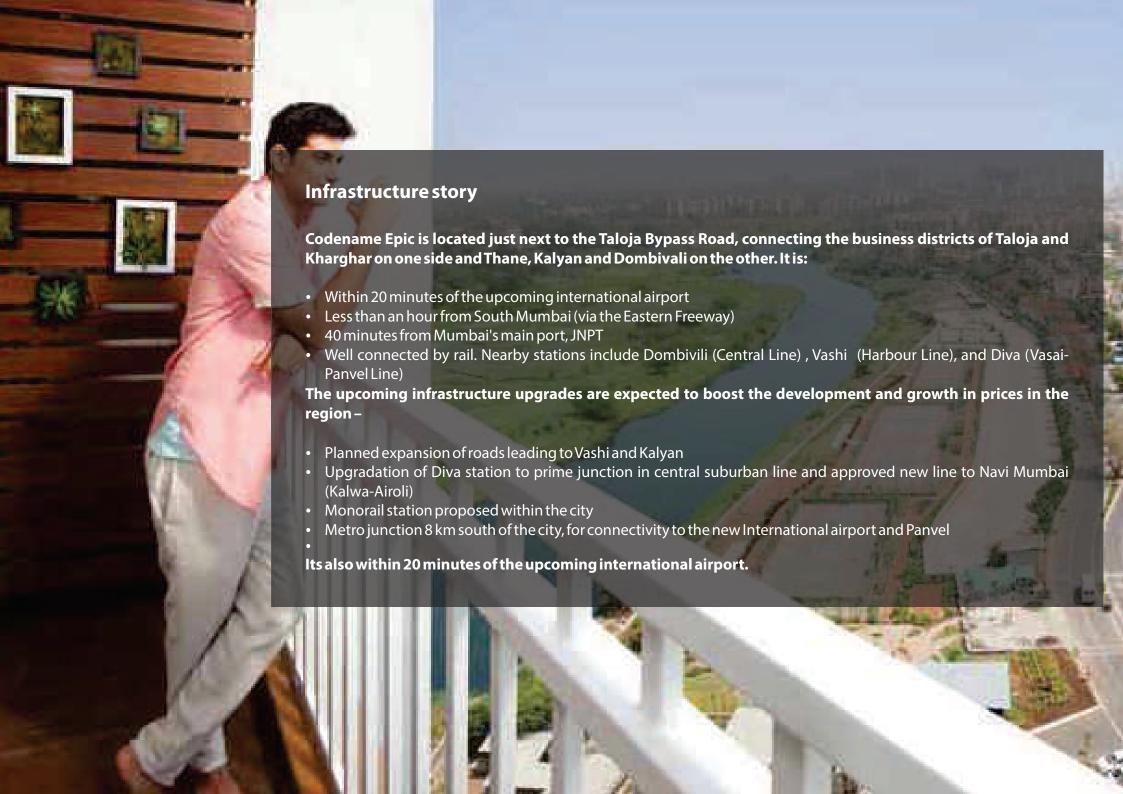
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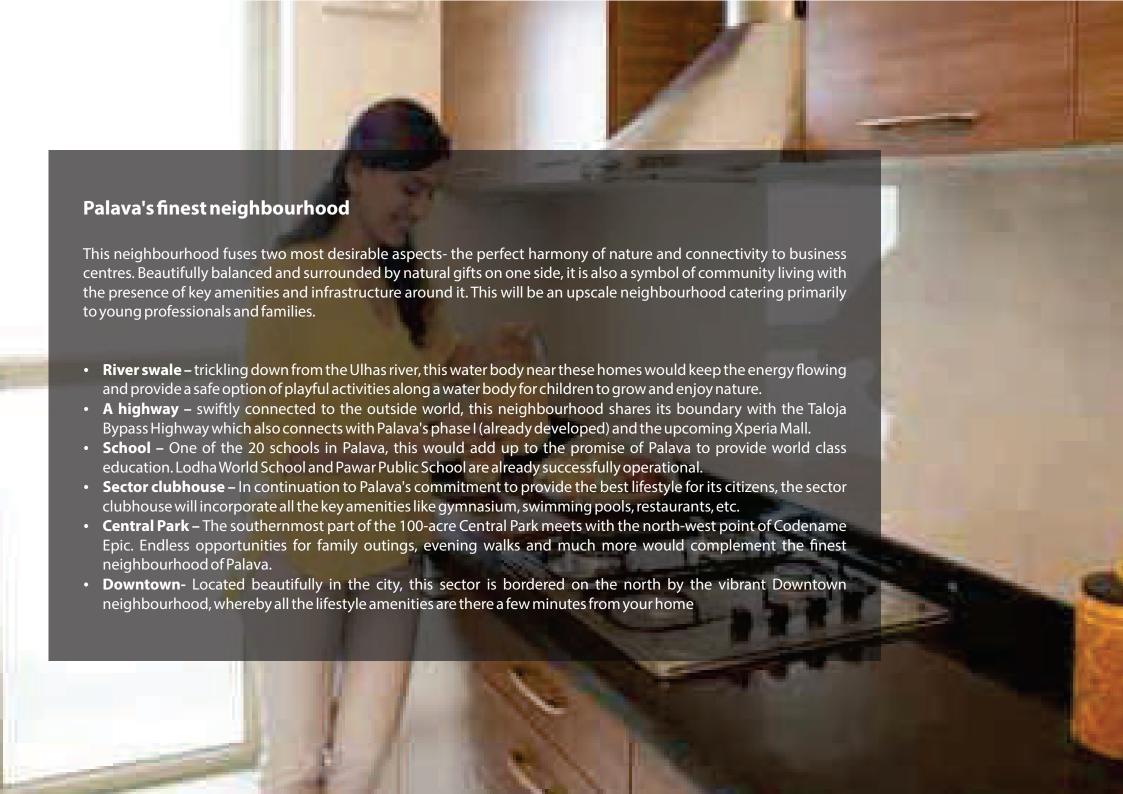














### Intelligently designed and impeccably finished perfect residences

The residences in Codename Epic offer you an unmatched lifestyle. You can choose any kind of residence you desire depending on your preference for private sun-decks, requirement for number of rooms, eye for different finishes and much more. One thing is for sure – these residences will ensure that coming home every day will always be a delight. These residences offer –

- Fully air-conditioned homes\*
- Select homes with sundecks and french windows to enjoy charming garden, driveway and park views
- Imported MarbItal® flooring in living room, dining area and passage
- Bedrooms with stylish imported laminated wooden flooring and a separate wardrobe area in each bedroom
- Kitchen with high-grade granite platform, stainless steel sink, piped gas connection\*\*\*and premium vitrified tiling
- Bathrooms with Jaquar fittings\*\*, imported sanitary ware and designer vitrified tiles
- Provision for telephone, high-speed Internet access and digital gaming in each residence
- Separate utility area in each residence
- Select residences with spacious double-height terraces, personal garden and kitchen yard and store area
- Select residences with video door phones

\*Some homes with AC in master bedroom only \*\* or equivalentPalava – an epic

