

EMPRESS HILL

HIRANANDANI GARDENS, POWAI

 hiranandani
communities
a niranjan hiranandani initiative



ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

TOWERING VISION UNFOLDS AN INSPIRING WONDER.

We started from far-stretched barren lands in Powai, years ago. The boundless vision of Dr. Niranjan Hiranandani and Mr. Surendra Hiranandani has turned every fragment of that parched land into a miraculous specimen of architecture. They gave Mumbai its finest township - Hiranandani Gardens, Powai, a neo-classical architectural marvel blessed with nature's bliss. An integrated life, where every aspiration gets fulfilled. It's a world of infinite possibilities that continue to create new experiences, and now, we proudly present our latest creation, Empress Hill. A realm that will witness the era of royalty, once again.



HIRANANDANI GARDENS, POWAI



ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

| | |
|-------------------------------------|--|
| <div>250+</div> <div>Acres</div> | <div>50</div> <div>Residential Towers</div> |
| <div>2</div> <div>Schools</div> | <div>3</div> <div>Clubhouses</div> |
| <div>1</div> <div>Supermarket</div> | <div>1</div> <div>Hospital</div> |
| <div>24X7</div> <div>Security</div> | <div>7,000+</div> <div>Happy Residents</div> |

A VIBRANT REALM WITH
AN EXUBERANT LIFESTYLE.



ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

A HUB OF WORLD-CLASS
AMENITIES AND FACILITIES.

Hiranandani Gardens, Powai
offers an unparalleled living experience
adorned with exquisite lifestyle
amenities. Here, you'll find an
abundance of calming nature,
inspiring life, infrastructure, multiple
recreational avenues and much more,
served on a global-class platter.
The charm and scale of this unique
township is topped by its harmonious and
diverse community of residents.



HIRANANDANI BUSINESS PARK

DR L H HIRANANDANI HOSPITAL



- Hiranandani Foundation School and HFS International School
- Dr L H Hiranandani Hospital
- HAIKO Supermarket
- Clubhouse, Gymnasium and Swimming Pool
- Tennis, Badminton and Squash Courts
- Pedestrian Friendly Tree-Lined Avenues
- Shopping Arcade & High Street Retail
- Meluha - 5 Star Hotel & Rodas - 3 star Ecotel Hotel
- Hakone Entertainment Centre
- Hiranandani Business Park



FOREST CLUB



HFS INTERNATIONAL SCHOOL



WHERE NATURE IS A LIFESTYLE, NOT A LUXURY.

Step into the enchanting realm of Hiranandani Gardens, Powai. Go off your usual path by taking nature trails or jogging tracks amidst 4 themed gardens. Walk under a constant canopy of peace and beauty, provided generously by tree-lined streets. Be insulated from the city chaos by majestic encircling mountains. Be at your serene best, every day.

ACTUAL IMAGE OF HERITAGE GARDEN



ACTUAL IMAGE OF NIRVANA PARK



ACTUAL IMAGE OF MAN-MADE FOREST



ACTUAL IMAGE OF AMBROSIA GARDEN

4

Themed
gardens

50+

Acres of open
green space

1

Lac+ trees planted
in township

22

Rare species of
trees

7.65

Acres of
man-made forest



ACTUAL IMAGE OF FOREST GARDEN

UNMATCHED SOCIAL AND CIVIC INFRASTRUCTURE

Transforming and developing life in
an exquisite and convenient way.

- Sewage Treatment Plant
- Pedestrian-friendly walkways
 - 60ft wide roads
 - Tree-lined Avenues



ACTUAL IMAGE OF TREE - LINED AVENUES

YOUR HAVEN OF ENDLESS SERENITY
AT INDIA'S FINEST TOWNSHIP.
HIRANANDANI GARDENS, POWAI.

WELCOME TO



Experience the township's most admired sanctuary of bliss, meticulously crafted to infuse your life with a touch of enchantment. Immerse yourself in a verdant atmosphere, adorned with a curated selection of ever-blooming flora, year-round foliage and ever-lasting sense of peace and splendour. Rediscover your inner calm and purity, amidst a landscape that refreshes your senses through the day, every day of the year.

**3.5+ ACRES OF INTERNATIONALLY
DESIGNED LANDSCAPE**

6 WELL-DEFINED ZONES

35+ AMENITIES

Landscape Architect:
SITE CONCEPTS INTERNATIONAL, SINGAPORE

Building Architect:
HAFEEZ CONTRACTOR



HIRANANDANI GARDENS, POWAI

*Trees and Green Area shown is for REPRESENTATIONAL purpose only.
*Layout plan is not to scale.



ROCKRIDGE GREENS

- | | |
|--|-------------------------------|
| 1 THE PIER (ENTRY/ EXIT GATE AND PORTAL) | 21 POOL DECK WALKWAY |
| 2 THE RIPPLE | 22 INTERACTIVE WAVE BRIDGE |
| 3 LAWN 'GREEN CONCOURSE' | 23 GREEN WALL |
| 4 MANICURED WALKWAY | 24 TIMBERLAND FALLS |
| 5 CASCADING GRASS GLADES (AMPHITHEATRE) | 25 ADVENTURE WALL PLAY |
| 6 PERFORMANCE SQUARE | 26 PATHWALK |
| 7 CHILDREN'S PLAY AREA | 27 DROP-OFF |
| 8 PARENTS' PAVILION | 28 GREEN BUFFER |
| 9 "THE RETREAT" SITTING ALCOVE | 29 LOOKOUT SQUARE |
| 10 "THE SHADE" SITTING PAVILION | 30 SPECTATORS SEATING |
| 11 MEDITATION PARK | 31 JOGGING/BICYCLE TRACK |
| 12 SCULPTURE GARDEN | 32 PARKING |
| 13 MULTIPURPOSE COURT | 33 WALKING PROMENADE |
| 14 CRICKET PITCH | 34 FOCAL ARTWORK |
| 15 WALKWAY PATH | 35 CHILDREN'S PLAY YARD |
| 16 WIFI GARDEN | 36 OBSERVATION DECK |
| 17 "THE COURTYARD" GARDEN | 37 HEALING SENSORY GARDEN |
| 18 REFLEXOLOGY AREA | 38 BIOPHILIC SOCIAL CORNER |
| 19 PALM MEADOWS | 39 SENIOR'S PAVILION |
| 20 "THE WAVE CREST" (LAP POOL) | 40 INTERACTIVE KIDS PLAY AREA |



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ZONE 1

LET NATURE EMBRACE YOU,
ONCE AGAIN.

The Green Life

MEDITATION PARK



Experience an address where
the finest of lifestyle walks
hand-in-hand with the
serenest of nature’s treasures.

REFLEXOLOGY AREA



- Meditation Park
- Sculpture Garden
- Courtyard Garden
- Reflexology Area
- Palm Meadows
- Green Lawn



SCULPTURE GARDEN



GREEN LAWN



PALM MEADOWS



COURTYARD GARDEN



STEP INTO A WORLD WHERE ARCHITECTURE
COMMUNICATES WITH NATURE.

Landscaped Garden



ZONE 2

ENJOY A RUSH YOU HAVEN'T
FELT FOR LONG.

The Active Life

MULTI-PURPOSE COURT



Experience the thrill of a lifestyle that inspires you to go from couch to court.

GYMNASIUM



- Swimming Pool
- Cricket Pitch
- Multipurpose Court
- Clubhouse with Gymnasium, Cardio Room & Multipurpose Hall



CRICKET PITCH

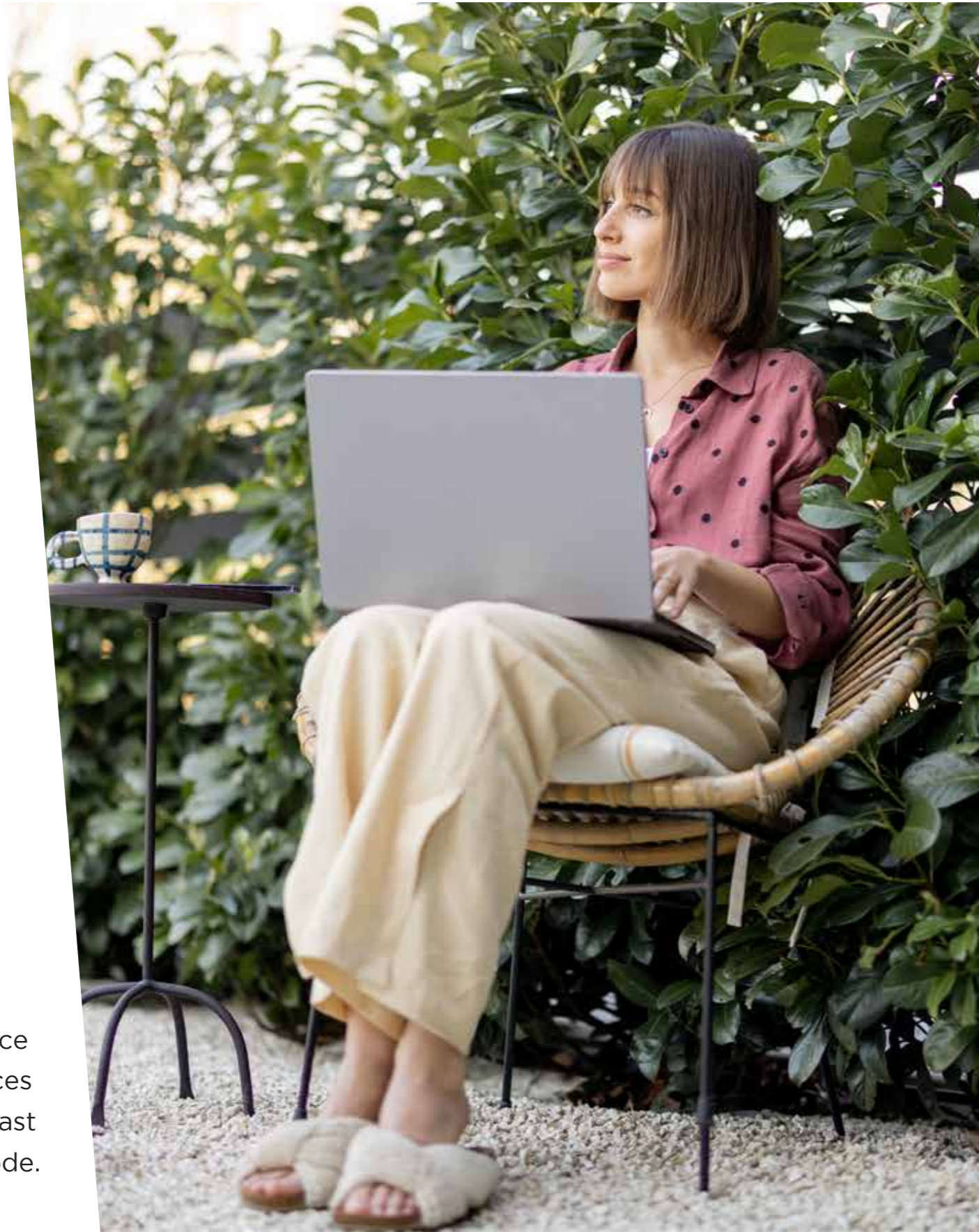


ZONE 3

REDISCOVER THE CALM
HIDDEN DEEP WITHIN YOU.

The Calm Life

LOOKOUT SQUARE



Reclaim your inner peace
and balance amidst spaces
designed to get you from fast
to slow mode.

PARENTS' PAVILION



- The Retreat Seating Alcove
- The Shade Seating Pavilion
- Parents' Pavilion
- Lookout Square



THE RETREAT SEATING ALCOVE



ZONE 4

RESTORE YOUR HEALTH
TO ITS ORIGINAL SETTING.

The Fit Life

WALKING PROMENADE



Take a different path, the one that leads you back to feeling healthy and great, all over again.

CYCLING TRACK



- Jogging/Cycling Track
- Pathwalk
- Walking Promenade



ZONE 5

SEE CHILDHOOD
MAKE A PLAYFUL RETURN.

The Playful Life

ADVENTURE WALL PLAY



Free your children to belong
where childhoods are meant
to be. Outdoors.

INTERACTIVE WAVE BRIDGE



- Adventure Wall Play
- Interactive Wave Bridge
- Play Yard



PLAY YARD



ZONE 6

GIVE THE STAR WITHIN
A PLATFORM TO SHINE.

The Spotlight Life

AMPHITHEATRE



Let your inner talents flow,
and bring you applause
from your inner circle of
friends and family.

PERFORMANCE SQUARE



- Amphitheatre
- Performance Square



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SUPREMACY
BEGINS HERE.

EMPRESS HILL

HIRANANDANI GARDENS, POWAI



BELONG TO A LEAGUE THAT'S SUPERIOR.

Settle into a realm that's designed for those who clearly tower above in stature, accomplishments and personal tastes. Empress Hill presents magnificently designed and lavishly envisioned 3 & 4 BHK spaces that embody your principle of superior living and thinking. Discover an ultra-elegant platter of spaces that come embellished with the choicest comforts, the grandest views and the finest experiences. Belong to a world that like you was destined to be leagues above everything around.



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TOWER FEATURES

Grand double-height
air-conditioned building entrance lobby

Swimming pool & gymnasium on the terrace level

Landscaped terrace garden

Beautiful floor lobbies

High-speed elevators

Mechanized car parking

Power backup for water pumps, lifts, firefighting
systems and common area lighting

CCTV Surveillance at building entrance
lobby, lifts and parking entry & exit

FROM REVOLUTIONIZING
THE GROUND
TO EVOLVING THE SKIES.

THE ROOFTOP REALM AT
HIRANANDANI GARDENS, POWAI

Since its creation, Hiranandani Gardens, Powai has continued to be recognized as the harbinger of iconic change. Keeping with this timeless stature, the city's most affluent township now unveils its first ever magnificent rooftop lifestyle.



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LET YOUR AURA OUTSHINE
THE STARS ABOVE.

A swimming pool above the city and
underneath the stars, takes your leisure
to a new high in extraordinary indulgence.



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ELEVATE YOUR POWER TO A WHOLE NEW LEVEL.

A state-of-the-art gymnasium awaits to ascend
your health and wellness to its highest potential.



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LET YOUR SPACE MIRROR YOUR BOUNDLESS AMBITION.

Discover a vast living space worthy of graciously hosting the colossal expectations of modern day aristocrats.

LIVING & DINING

- Marble flooring in living & dining
- Air-conditioned living & dining with split units
 - False ceiling with recessed lights
- Aluminium double glazed windows
- Wooden finish anti-skid tiles in deck
 - Modular electrical switches



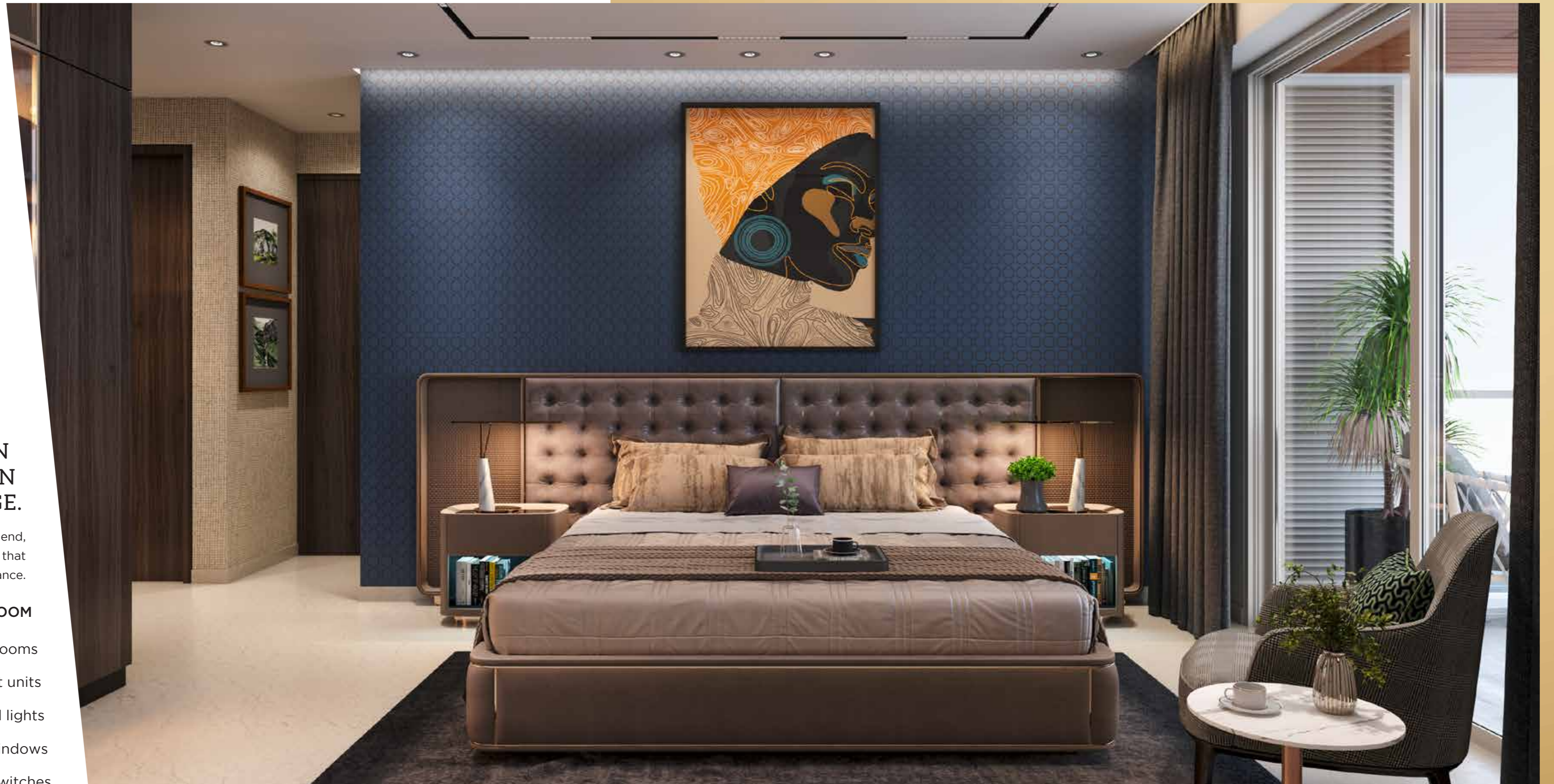
THIS IS A RENDERED IMAGE AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY.

REJUVENATE IN ELEGANCE TO MAINTAIN YOUR UPPER EDGE.

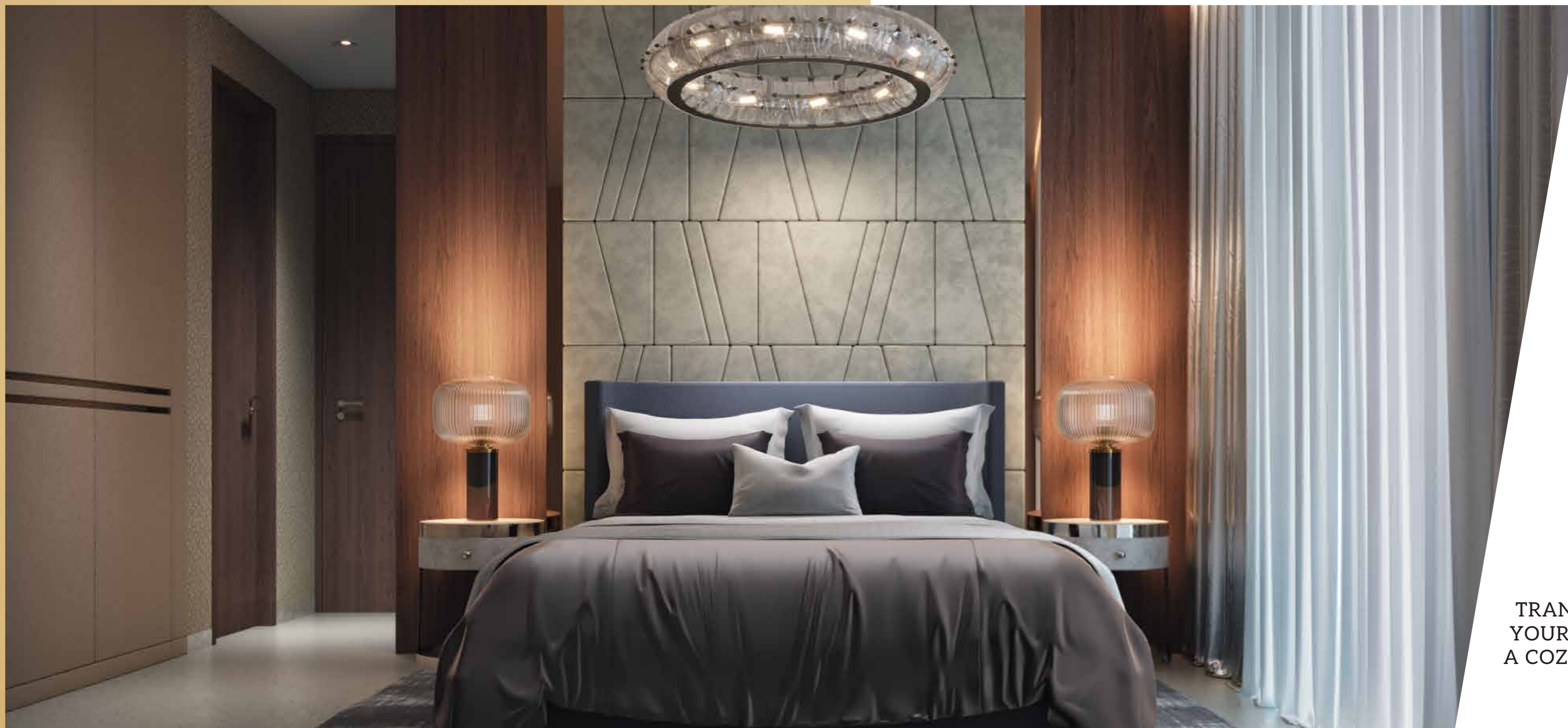
Bring every day to a perfectly soothing end,
amidst a bedroom that
represents the epitome of elegance.

BEDROOM

- Marble flooring in bedrooms
- Air-conditioned bedrooms with split units
- False ceiling in bedrooms with recessed lights
 - Aluminium double glazed windows
 - Modular electrical switches



THIS IS A RENDERED IMAGE AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY.



TRANSFORM
YOUR BEDROOM INTO
A COZY RETREAT.

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ELEGANT EMBELLISHMENTS TO FLAUNT WHENEVER YOU WALK IN

BATHROOM

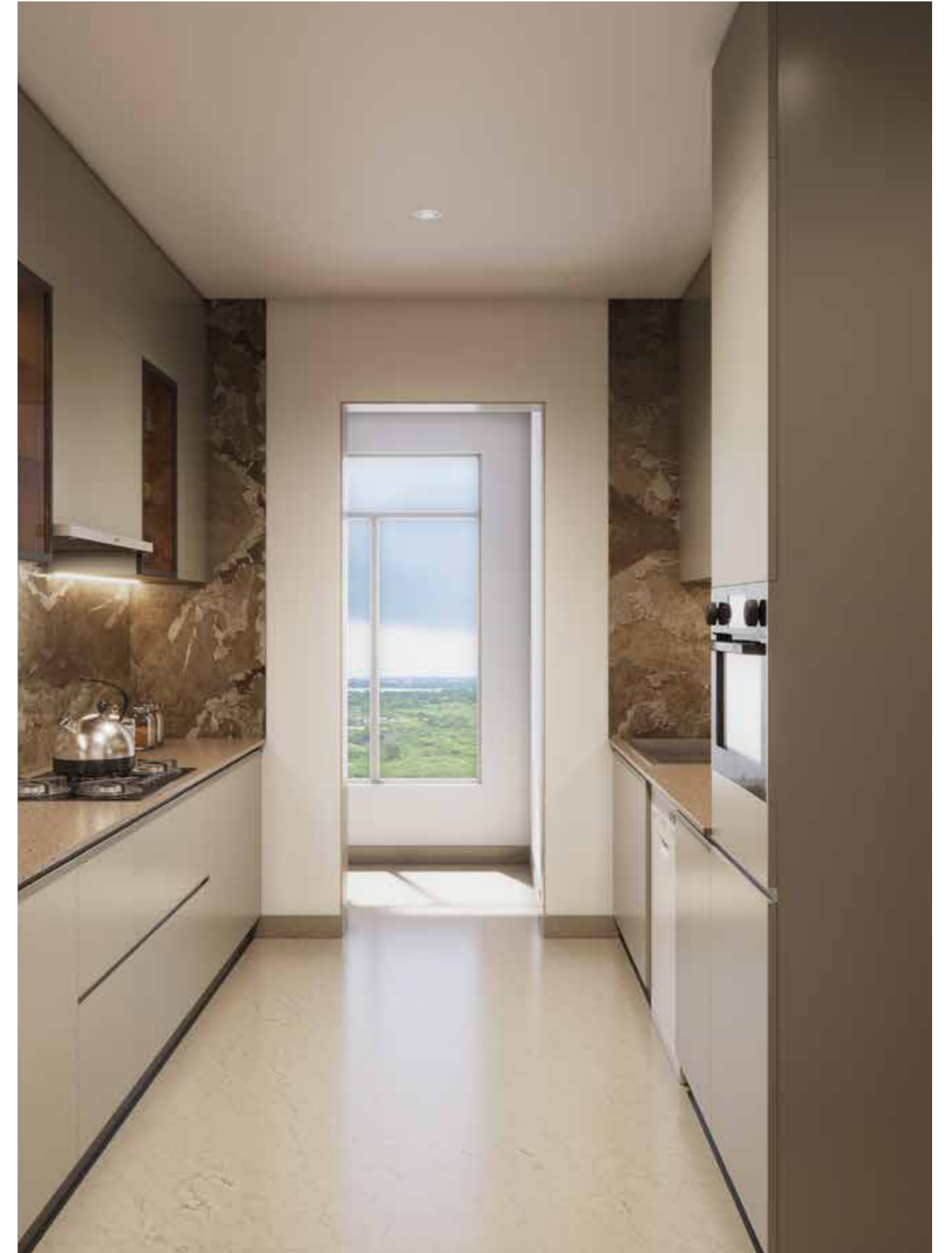
- Well-designed toilets with premium sanitary fittings
- Marble flooring in master toilet 1 (3 BHK & 4 BHK) and marble flooring in master toilet 2 (4 BHK) and glass door shower cubicle
- Counter top marble with vanity unit below washbasin counters
- High-quality non-corrosive plumbing
- False ceiling with recessed lights



SUCCESS HAS MYRIAD FORMS BUT ONLY ONE FLAVOUR

KITCHEN & UTILITY

- Marble flooring in Kitchen
- Modular kitchen with Quartz stone platform and sink along with White goods (Hob & Hood, Microwave oven, Refrigerator, Dishwasher & Water Purifier)
- Utility Storage unit with Washing Machine cum Dryer



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SUPERIOR COMFORT AT YOUR FINGERTIPS.

Connect faster

Enjoy high-speed internet access round the clock with FTTH (Fiber-to-the-Home) services, and stay at the top of your game without slowing down.

Be informed

Stay updated with an Audio Intercom that bridges you to the main gate or security, whenever the world outside comes visiting.

Feel secure

Experience the safety and comfort of 24/7 surveillance with CCTVs covering main entrances, lobbies and lifts.

Manage visitors

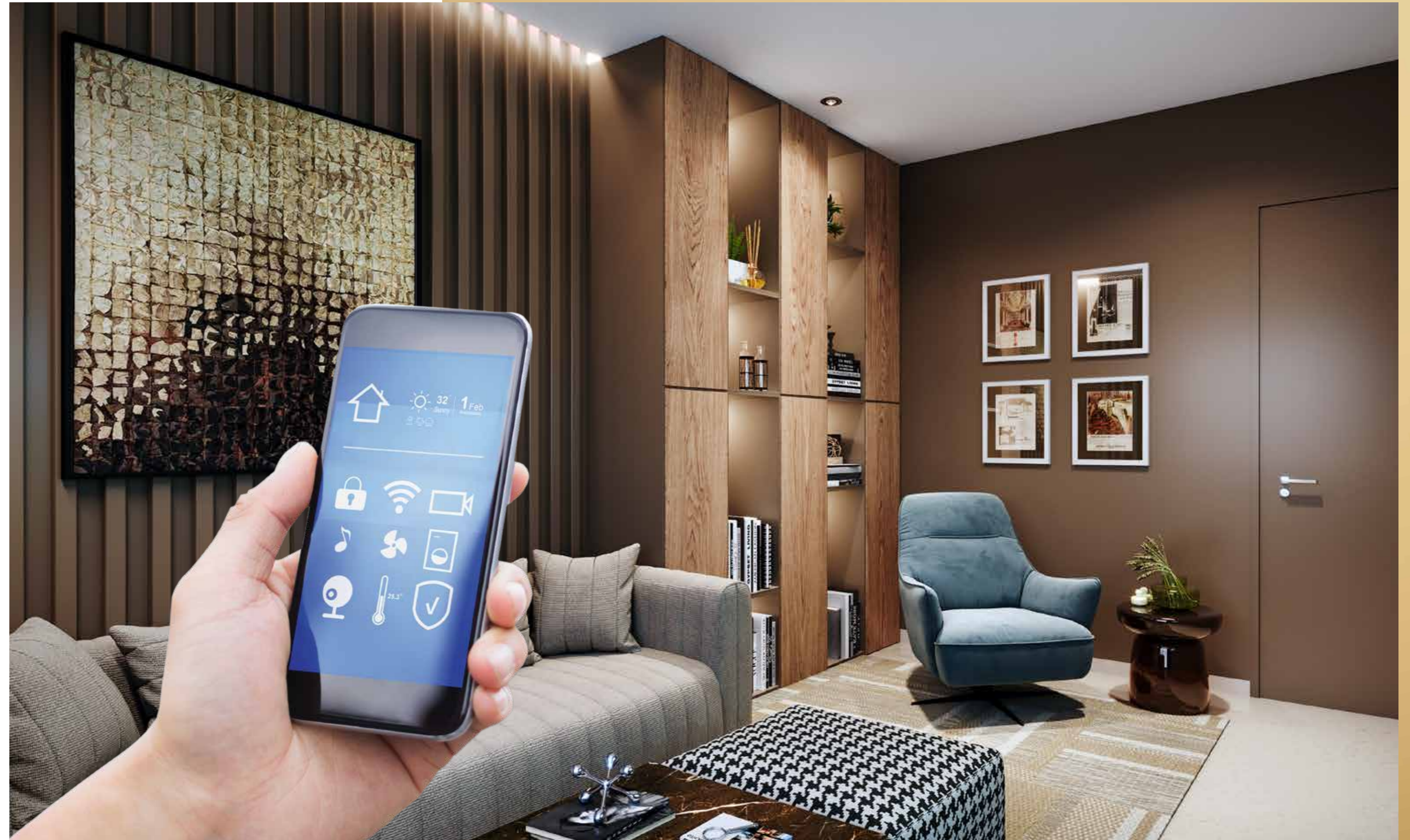
Use your smartphone to connect with visitors, from anywhere in the world.

Screen visitors

Have your personal wall of protection with a Video Door Phone, that enables you to screen those entering your realm of comfort.

Click on comforts

Explore the seamless smart home automation in specific regions, allowing you to enjoy integrated control of your luxurious living space, encompassing features like smart lock on the main entrance door, lighting, fans, AC, and TV.*



*Home automation will be provided in Living, Dining and Bedrooms only.

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WHEN YOU DESIRE
BLISS ABOVE
EVERYTHING ELSE.

A realm of unrivalled natural beauty created
amidst the silence of the city skies, is your go-to
space for moments of boundless peace.
Experience ultimate serenity at our deck area.

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ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

ENHANCED ACCESSIBILITY AT HIRANANDANI GARDENS, POWAI

A world that's superior, extends to every sense and facet of your existence. From how you indulge to how you travel - to your goals and ambitions, wishes and aspirations. With its strategic location, Hiranandani Gardens, Powai places you at the centre of prime destinations for work, business, hospitality, entertainment, healthcare and so much more. Furthermore, the proximity to travel means – including the highways and the airport, places you at the doorstep of not only your city, but even the world beyond.



EXPERIENCE THE POWER OF BEING CLOSE TO ALL THAT YOU DESIRE.



Key Destinations

- SEEPZ - 5 Km
- BKC - 10 Km
- Airport - 10.5 Km
- Andheri West - 11.1 Km
- Thane - 17 Km
- Churchgate - 27 Km



Road Connectivity

- JVLR - 0.5 Km
- LBS Marg - 3.4 Km
- Eastern Express Highway - 4.8 Km
- SCLR - 8.1 Km
- Eastern Freeway - 12 Km



Finest Education

- HFS International School - 0.5 Km
- Hiranandani Foundation School - 1 Km
- Poddar International School - 1 Km
- SM Shetty School - 1 Km
- IIT Bombay - 2 Km
- Pawar Public School - 2 Km
- Bombay Scottish School - 3 Km
- IIM Mumbai - 5 Km



Rail Connectivity

- Kanjurmarg Station - 4.2 Km
 - Vikhroli Station - 4.5 Km
- Upcoming Metro Station
- IIT Powai - 0.5 Km
 - Powai Lake - 2 Km

Distance as per google map

FIND YOUR EVERYDAY ROUTE TO SOMETHING BIG.

Upcoming Metro Connectivity

Mumbai Metro 6 will be a 14.47 km long track which will connect Lokhandwala-Kanjurmarg. It connects to Metro 2 (Dahisar-Mankhurd), Metro 3 (Seepz-Colaba), Metro 7 (Dahisar-Airport) and Metro 4 (Thane-Wadala), thus providing, easy connectivity across Mumbai.



Educational Institutes

From well-known IIT Bombay, IIM Mumbai to reputed schools and colleges, Powai has wide choices to fulfill your new-age aspirations.



JVLR Convenience

The Jogeshwari-Vikhroli Link Road efficiently connects the Western and Eastern Express Highways, and provides quick connectivity to Churchgate, Thane and Borivali in the suburbs.



*IMAGE USED FOR REPRESENTATIONAL PURPOSE ONLY

Employment Opportunities

Hiranandani Gardens, Powai is an ideal destination for ambitious minds. The township is abounded with renowned companies like TCS, Colgate, Crisil, Scorpio Marine Management, General Mills, Nomura, Schindler, Deloitte and many more.



ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

A SUPERIOR VISION LEADS TO ICONIC CHANGE.

Established in 1978, Hiranandani Group is one of the most prestigious real estate developers based in Mumbai. Hiranandani Group has the vision of creating a new India with self-sufficient and enduring townships. Every activity, be it in real estate, education, healthcare, hospitality, leisure or entertainment has steadily focused on creating a better experience in every aspect of life. While corporate has gone from strength to strength, the Group is primarily synonymous with quality, commitment towards customers, reliability, and excellence in architecture. We are here to give an experience of a lifetime to every family, through infrastructure that is synonymous with supreme quality, beauty, and longevity. Having a legacy of 40+ years of exceeding expectations, Hiranandani Group has marked its presence by building world-class townships, introducing integrated lifestyles and thus living up to its brand promise of 'creating better communities'.

Having a Legacy of

40+
years

Won over

100+
awards

Home to

22K+
happy
families

ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI





Sales Off.: Hiranandani Sales Gallery, Central Avenue, Opp Rodas Hotel,
Hiranandani Business Park, Powai, Mumbai - 400 076.

The project has been registered via MahaRERA registration number: **EMPRESS HILL A, B, C and D Wings: P51800052633** and are available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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MAHARERA P51800052633