



Site address: Bhokarpada, Taluka - Panvel, District - Raigad, NH - 4, Maharashtra - 410221

**Call : +91 22 4893 1666**

Corporate office address.: Olympia, Central Avenue,  
Hiranandani Business Park, Powai, Mumbai - 400076

Tel.: (+91 22) 6545 3705 / 6545 3600

The project has been registered via MahaRERA registration number: **Greenfield: P52000080098, Citadel: P52000080155, Arcadia: P52000080195** and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. PDPL/ developer secures a credit facility from ICICI Bank and Aditya Birla Finance Limited (collectively, "Lenders"), with Beacon Trusteeship Limited as Security Trustee. This facility is for the development projects at Sector B, Golden Willows ("RZ-02") and Sector D ("RZ-05"). The developer has fully repaid the previous loan managed by Axis Trustee Services Limited for Axis Bank, State Bank of India, and Punjab National Bank Housing Finance Ltd. Upon sale of individual flats in the Projects, Beacon Trusteeship Limited will issue the requisite Release of Charge (ROC) or No Objection Certificate (NOC). \*T&C Apply.



GREENFIELD  
MAHARERA P52000080098  
CITADEL  
MAHARERA P52000080155  
ARCADIA  
MAHARERA P52000080195

THE  
**ARENA**

**HIRANANDANI  
FORTUNE CITY  
PANVEL**

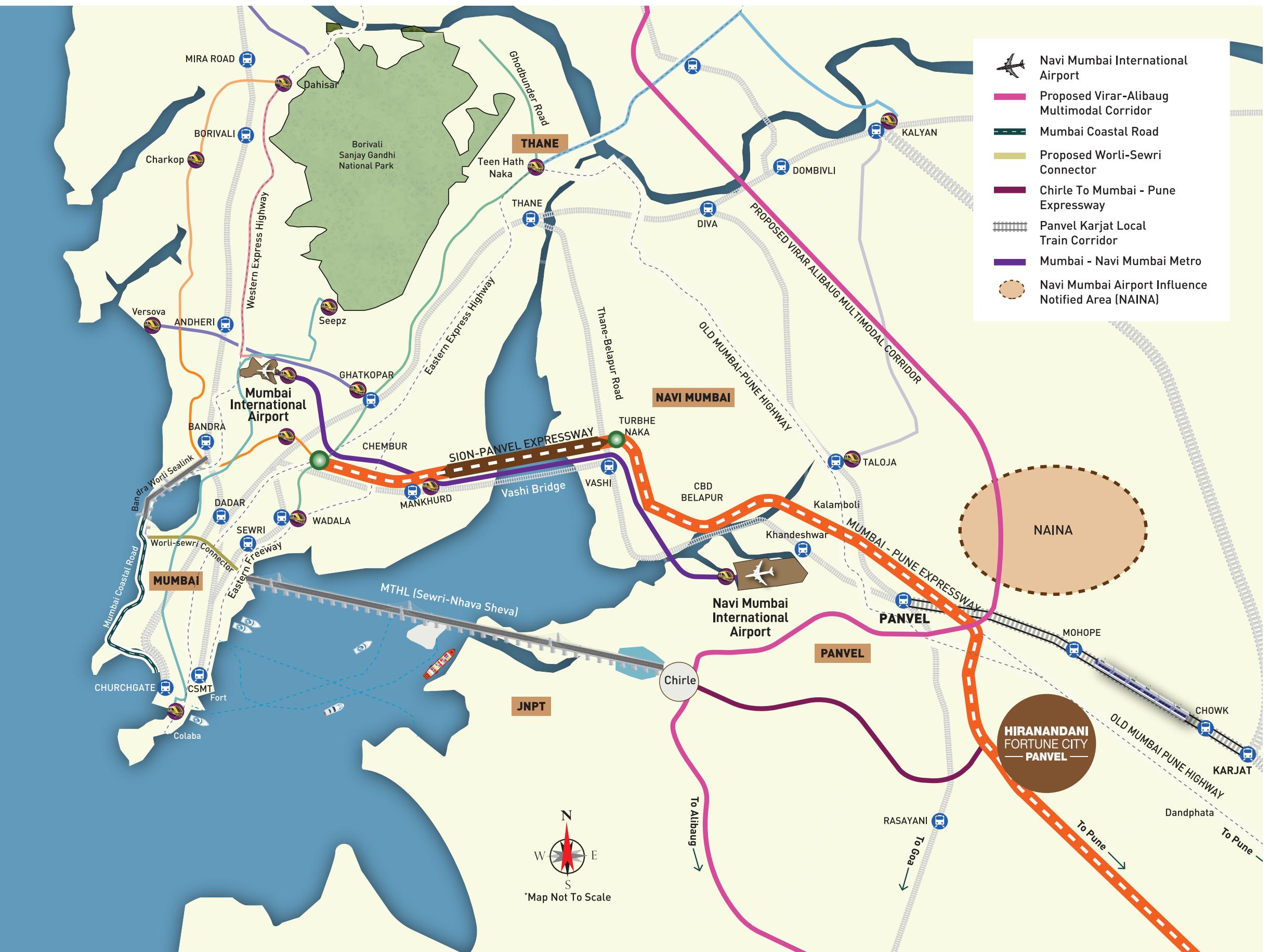


**PANVEL**

The future-ready address — Mumbai 3.0  
takes shape, redefining urban living with limitless  
opportunities to rise.

ACTUAL IMAGE OF PANVEL

**THE BEST-CONNECTED  
ADDRESS  
IN MUMBAI 3.0**





## ATAL SETU (MUMBAI TRANS-HARBOUR LINK)

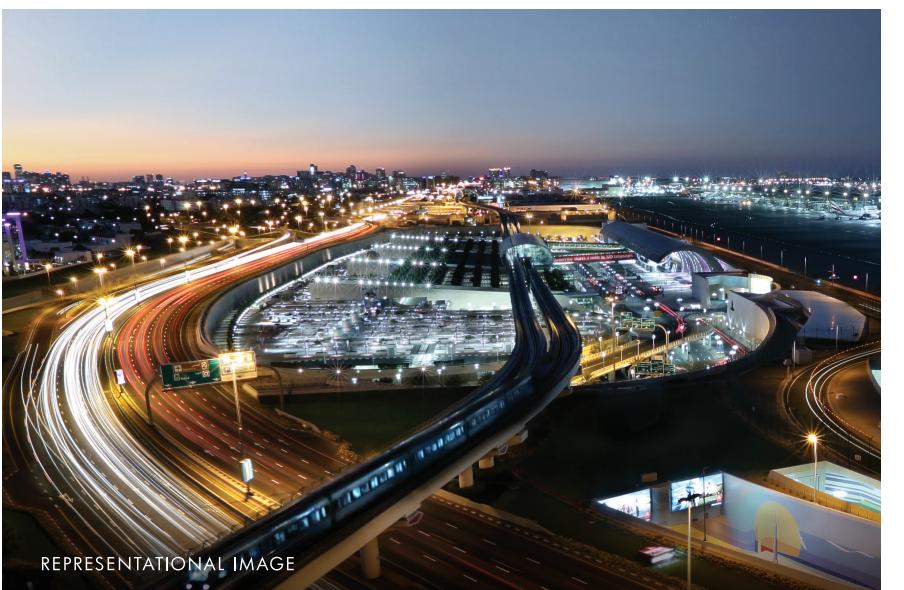
Operational since January 2024, this link cuts travel time between South Mumbai and Navi Mumbai to just 20–25 minutes.



REPRESENTATIONAL IMAGE

## METRO CONNECTING MMR

Metro Line 8 (Gold Line) will connect both the international airports of Mumbai.



REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE

## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

A highly ambitious development with a plethora of integrated infrastructure like schools, colleges, shopping centres and playgrounds.



## ELEVATED CORRIDOR

The upcoming Elevated corridor will directly connect MTHL with Mumbai-Pune expressway resulting in reducing travel time significantly.



## VIRAR-ALIBAUG MULTIMODAL CORRIDOR

The 126 km, 8-lane Virar-Alibaug Multi-modal Corridor connects Virar to Alibaug, passing near Hiranandani Fortune City.



## MUMBAI COASTAL ROAD

Ensuring faster and seamless connectivity. The 29.2 km expressway from Marine Lines to Kandivali is set to revolutionize travel.



## WORLI-SEWRI CONNECTOR

The 4.5 km Worli-Sewri Elevated Connector, linking Bandra-Worli Sea Link, Mumbai Coastal Road, and MTHL, is 60% complete.

# HIRANANDANI FORTUNE CITY, PANVEL

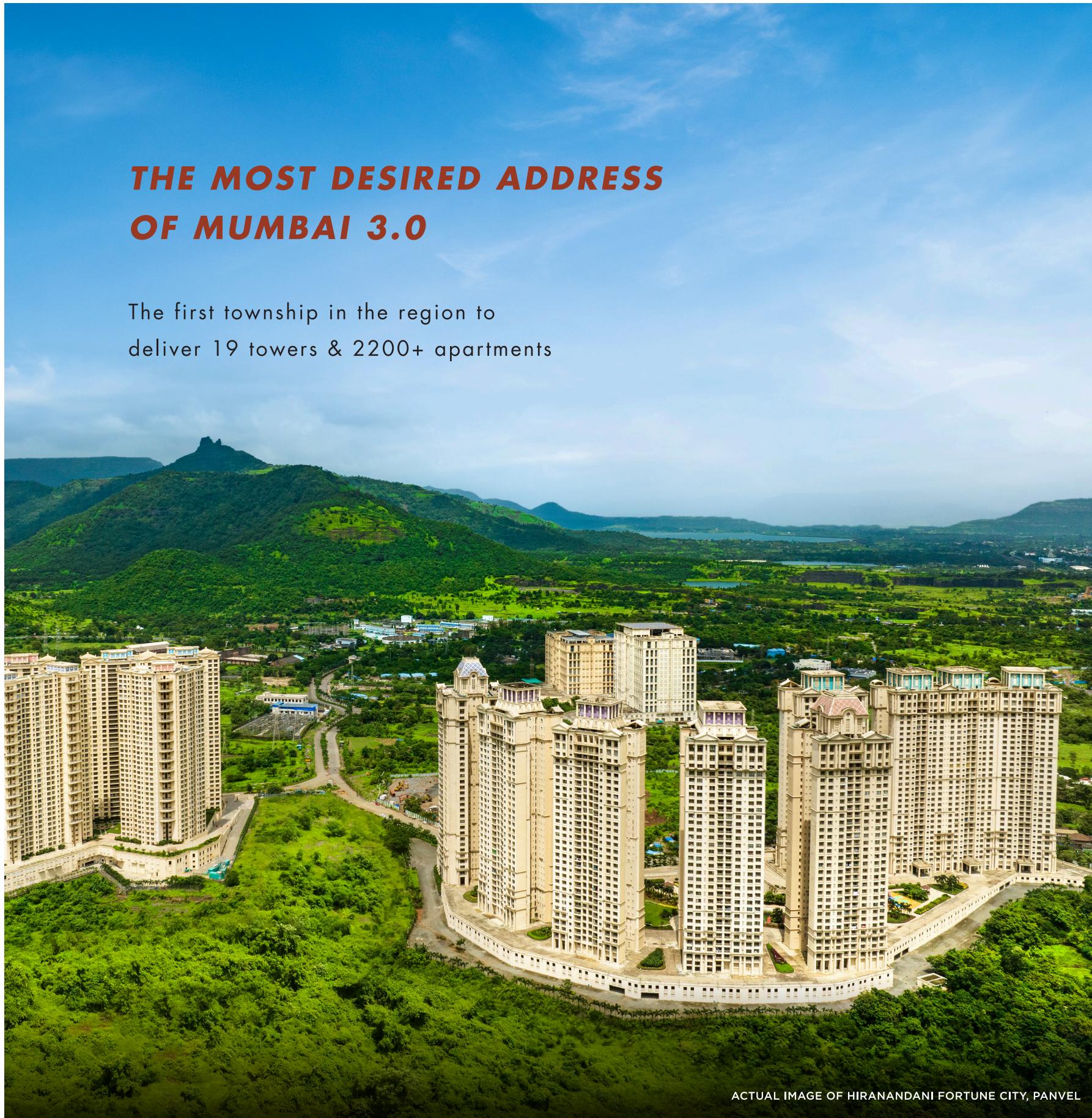
THE  
**ARENA**



ACTUAL IMAGE OF HIRANANDANI FORTUNE CITY, PANVEL

## THE MOST DESIRED ADDRESS OF MUMBAI 3.0

The first township in the region to  
deliver 19 towers & 2200+ apartments



## FULLY FUNCTIONAL HIRANANDANI TRUST SCHOOL

ICSE affiliated school, nurturing young  
minds, starting from pre-primary.



## FULLY FUNCTIONAL YOTTA DATA CENTER PARK

Asia's largest data center park is  
now redefining the digital future.



## FULLY FUNCTIONAL RESTAURANTS

Fully functional multi-cuisine  
restaurants already operational in  
the township.



## FULLY FUNCTIONAL RETAIL SPACE

From daily essentials to financial  
services, everything you need is  
right around the corner — grocery,  
pharmacy, banks, and more.



## HERE, NATURE RISES OVER DEVELOPMENT

A rare green haven with 100+ acres of landscaped space, 1.2 lakh trees, and an adjoining 25-acre reserve forest.



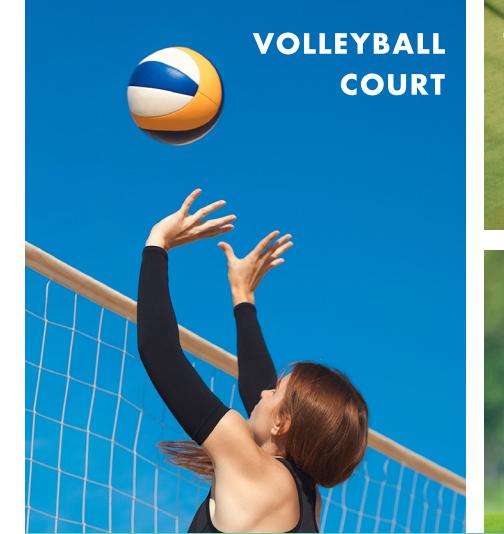
## 200+ YEAR OLD SHIVA TEMPLE

The pride of the township — an ancient temple, offering a peaceful refuge and a rich spiritual heritage.



## HAKONE GAMING CENTER

Get your thrill with Go-karting, Paintball, Bumper Cars, and more — all in one spot for non-stop excitement.



THESE ALL ARE REPRESENTATIONAL IMAGES

## STATE-OF-THE-ART SPORTS FACILITIES

Crafted for champions, these world-class courts and greens let you perfect your tennis serve, volleyball spike, or golf swing with ease.

## 24/7 AMBULANCE & HEALTH CENTER

A fully operational facility offering specialized medical services, supported by a fully equipped on-site cardiac ambulance for rapid emergency response — your health, always our priority.



## WHERE CHAMPIONS RISE

Play cricket or football - same turf, double the fun at Hiranandani Fortune City. Managed by Fitkidz Grassroot Academy.



**THE BIGGEST EVER CLUBHOUSE**

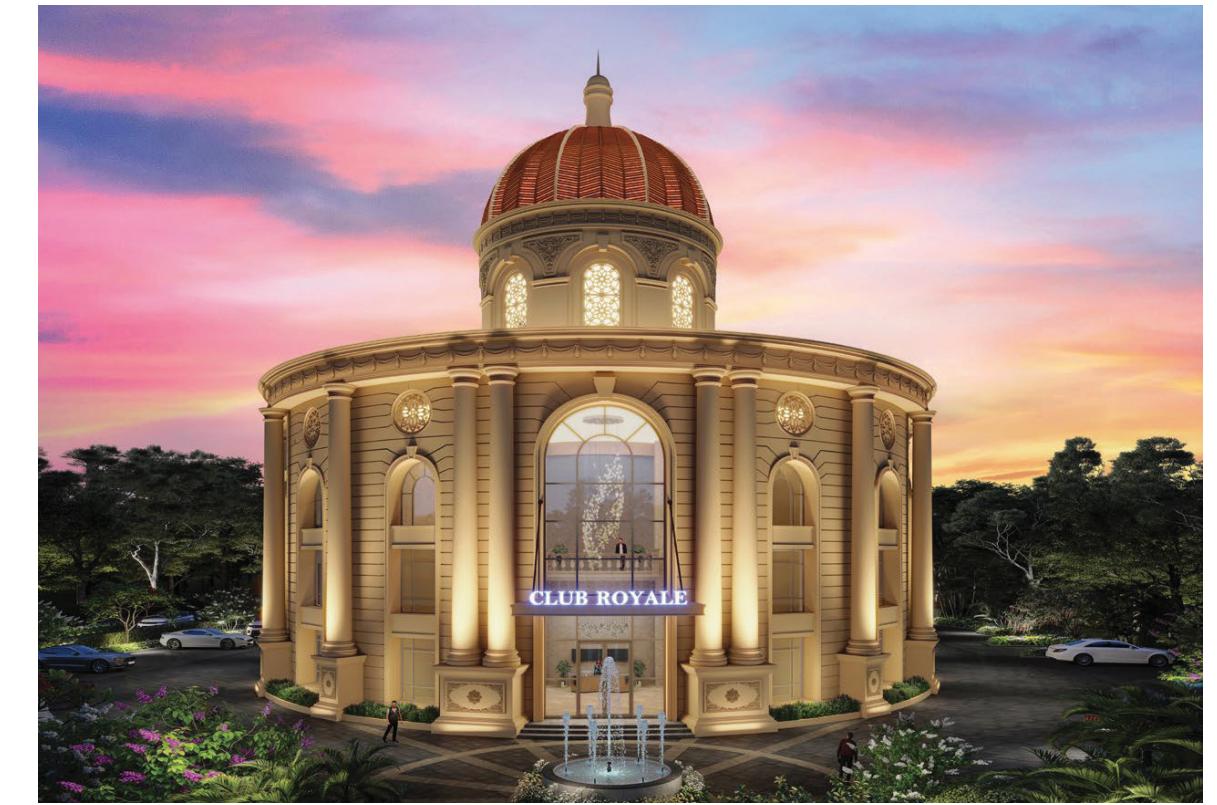
**IN MUMBAI 3.0**

# CLUB ROYALÉ

**SPREAD ACROSS 90,000+ SQ. FT.**



THESE ARE RENDERED IMAGE AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY

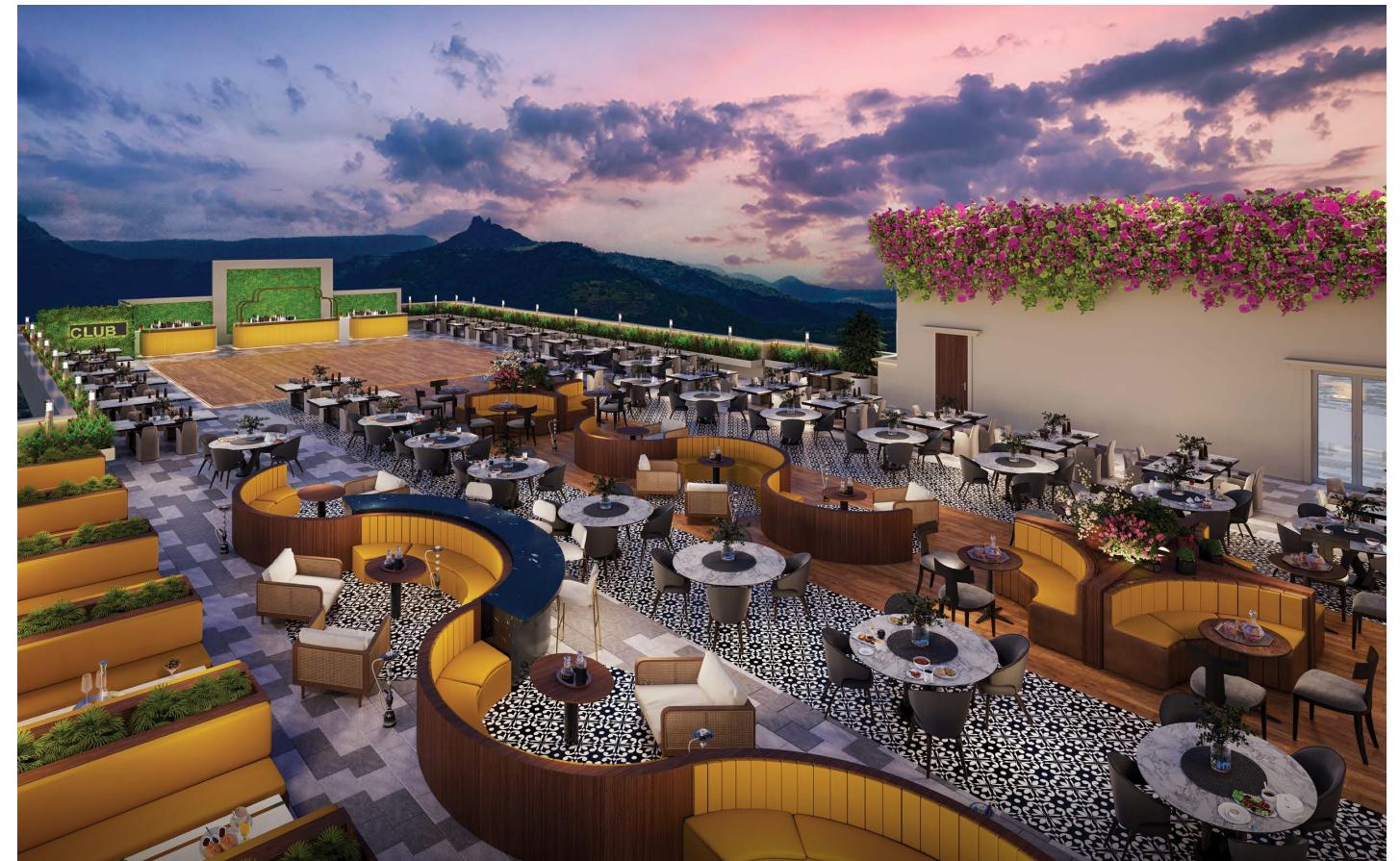


**A LANDMARK  
WHERE EXPERIENCES RISE  
ABOVE THE CONVENTIONAL**

The grand clubhouse at Hiranandani Fortune City is a crown jewel of luxury. With world-class amenities and sophisticated design, it offers residents an extraordinary retreat, turning everyday moments into extraordinary experiences.



REPRESENTATIONAL IMAGE



THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY



## CLUBHOUSE AMENITIES

- Half-Olympic Sized Swimming Pool
- Badminton Courts
- Squash Courts
- Banquet/Party Hall (Indoor & Outdoor)
- Cafe Lounge
- Meditation Den
- Gymnasium
- Children's Play Kingdom
- Open Air Restaurant
- Yoga Center
- Spinning Classes
- Indoor Games
- Themed Spa & Massage



WELCOME TO  
THE  
**Arena**  
Hiranandani Fortune City, Panvel

**LIFE'S BEST PLAYED HERE**

Sports-themed lifestyle & luxury homes, expansive green spaces, and unmatched sports activities. Here, every family member unlocks their own 'playground for life.'

10.19 Acres Land Parcel

Sports Themed 2, 3 & 4 BHK Luxe Homes

80% Open Spaces

5.3 Acre Landscaped Amenity Zone

Dynamic Spaces For Active Living

80+ Exclusive Active-life Amenities

# HIRANANDANI FORTUNE CITY, PANVEL

# DEVELOPMENT PLAN





THE  
**Arena**  
Hiranandani Fortune City, Panvel

**MASTER LAYOUT  
PLAN**



MAP NOT TO SCALE



## A DESTINATION WHERE CHOICES RISE OVER ROUTINE

- 1. Arrival Plaza
- 2. School Pick up Waiting Zone
- 3. Fragrance Garden
- 4. Drop Off Node
- 5. Walking Trail
- 6. Seating Mounds with Flowering Bed
- 7. Festival Lawn for Exhibition and Weekly Bazaar
- 8. Performance Area
- 9. Seating Terraces
- 10. Canopy Walk
- 11. Panorama Point
- 12. Tree House with Bird Watching Deck
- 13. Chit-Chat Area
- 14. Fitness Trail
- 15. Cricket Practice Pitch
- 16. Community Kitchen Garden
- 17. Basketball Court
- 18. Seating Terraces
- 19. Contemplative /Reading Garden
- 20. Giant Chess /Board Games
- 21. Floral Garden
- 22. Central Community Spine
- 23. Jogging Track
- 24. Mini Golf Putting
- 25. Seating Alcove
- 26. Adventure Berm in EPDM
- 27. Jungle Gym
- 28. Sand Pit
- 29. Frisbee Zone
- 30. Musical Garden
- 31. Outdoor Working Table
- 32. Tropical Garden
- 33. Picnic & Barbecue Area
- 34. Mini Theatre
- 35. Pavilion with Community Seating
- 36. Circles of Joy
- 37. Skate Park
- 38. Aroma Garden
- 39. Hammock Entrance for all Towers
- 40. Senior Citizen Court
- 41. Ping Pong Area
- 42. Outdoor Lounge
- 43. Croquet Zone
- 44. Cycle Track
- 45. Hydroponics
- 46. Archery Zone
- 47. Badminton Court
- 48. Trampoline Park
- 49. Volleyball Court
- 50. Resting Nodes
- 51. Seating Pavilion
- 52. Padel Ball Court
- 53. Pickleball Court
- 54. Viewing Gallery
- 55. Lawn Tennis Court
- 56. Futsal Court
- 57. Resting Pavilion
- 58. Blossom Garden
- 59. Edible Garden\*
- 60. Reflexology Path
- 61. Yoga & Aerobic Deck
- 62. Fitness Station
- 63. Herbal & Spice Garden
- 64. Rolling Mounds
- 65. Butterfly Garden
- 66. Amphitheatre Cum Lawn Terraces
- 67. Cricket Field
- 68. Sprint Track
- 69. Meditation Deck
- 70. Shower Cubicles
- 71. Graffiti Wall
- 72. Kids Pool
- 73. Pool Deck with Lounge Chairs
- 74. Main Pool
- 75. Stargazing Telescopes

### TOWER WISE INDOOR AMENITIES

1. ARCADIA – BOXING RING
2. CITADEL – BOWLING ALLEY
3. GREENFIELD – MINI THEATRE WITH PANTRY

### PROPOSED INDOOR AMENITIES

1. BUSINESS CENTRE WITH COFFEE STATION
2. E-SPORTS
3. LIBRARY WITH COFFEE STATION
4. CROSSFIT GYMNASIUM
5. INDOOR GAMES



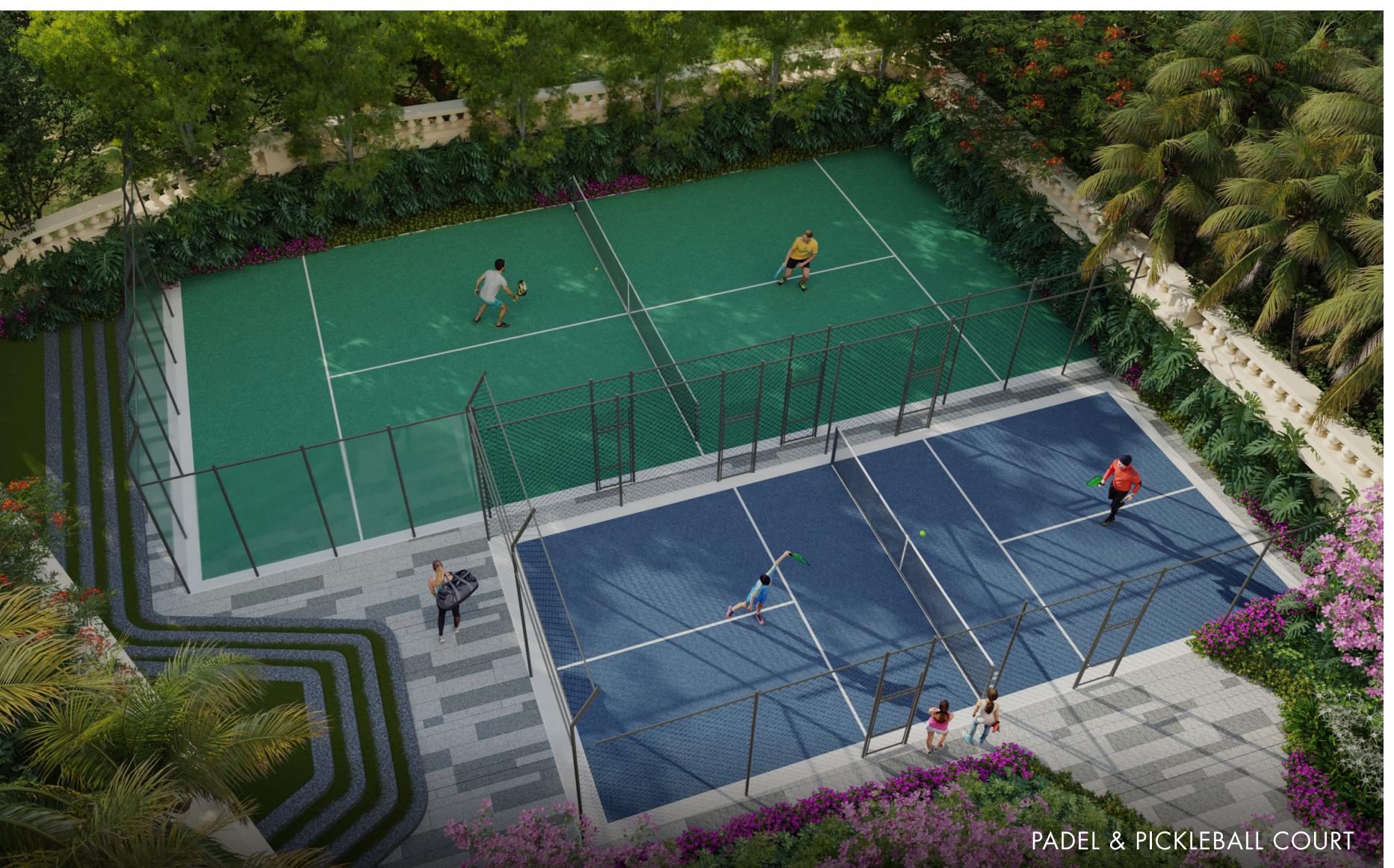
## 10+ COURT BASED SPORTS AMENITIES

- Pickleball Court
- Padelball Court
- Lawn Tennis Court
- Futsal Court
- Basketball Court
- Volleyball Court
- Open Badminton Court
- Skate Park
- Cricket Field
- Life Size Chess
- Archery Zone
- Sprint Track



THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY

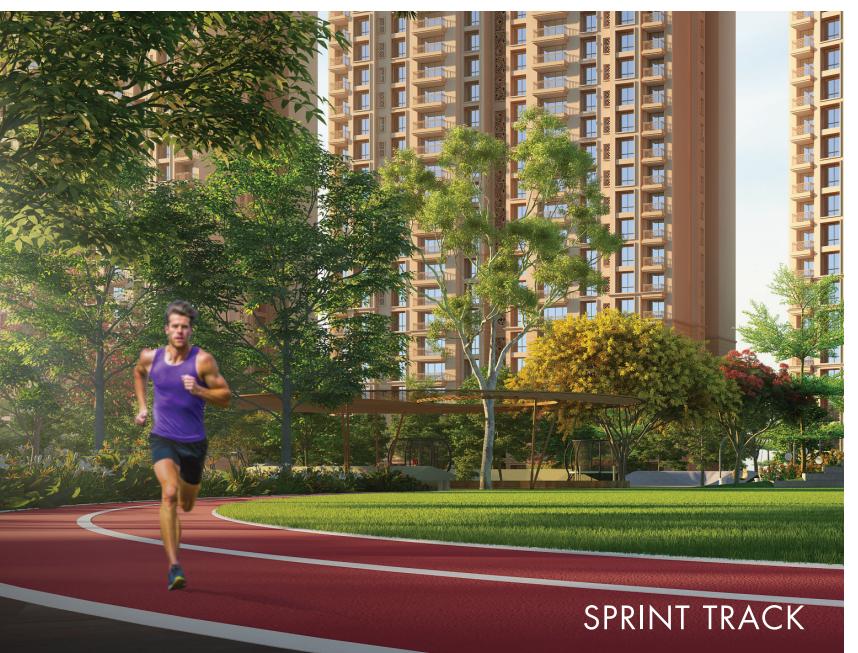
CRICKET FIELD



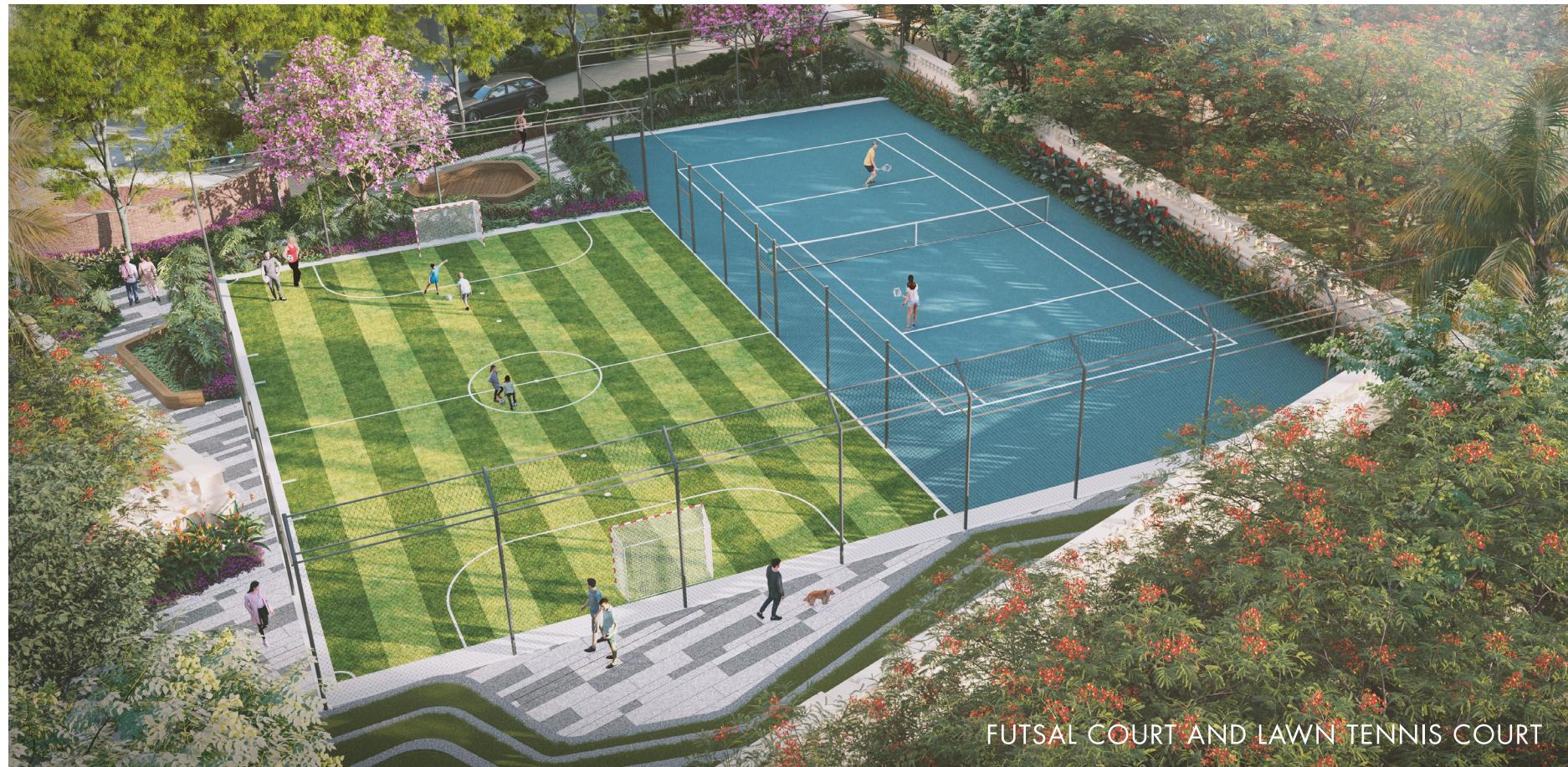
PADEL & PICKLEBALL COURT



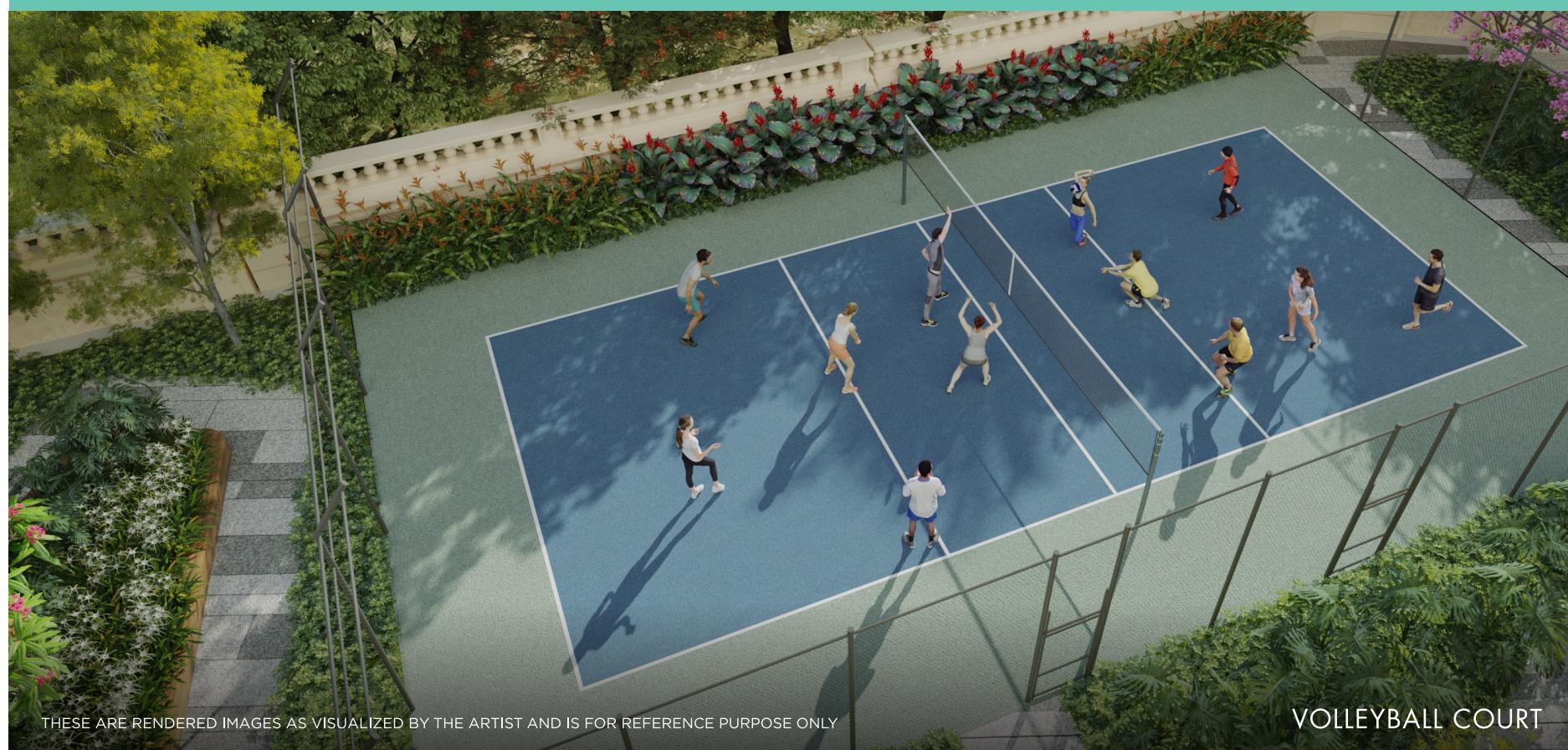
SKATE PARK



SPRINT TRACK



FUTSAL COURT AND LAWN TENNIS COURT



VOLLEYBALL COURT



BADMINTON COURT



ARCHERY ZONE

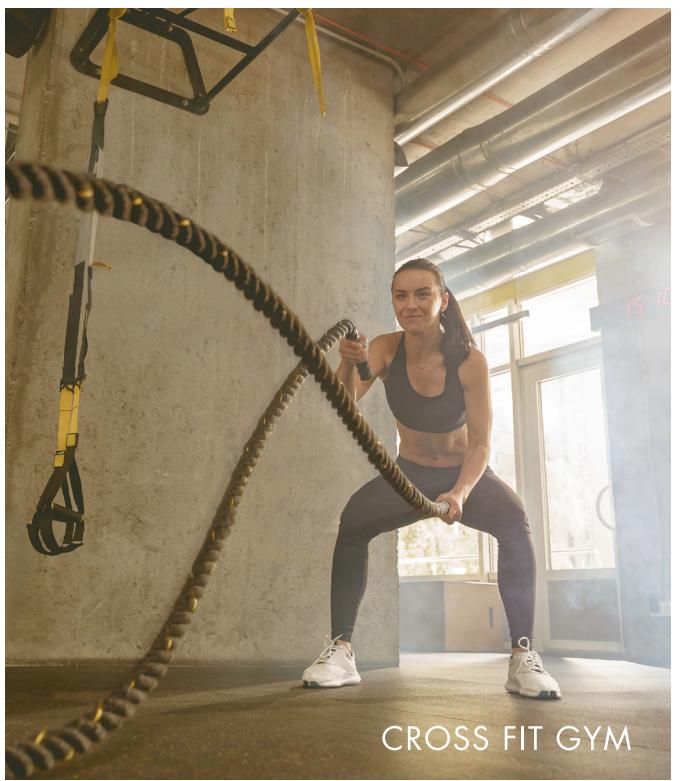
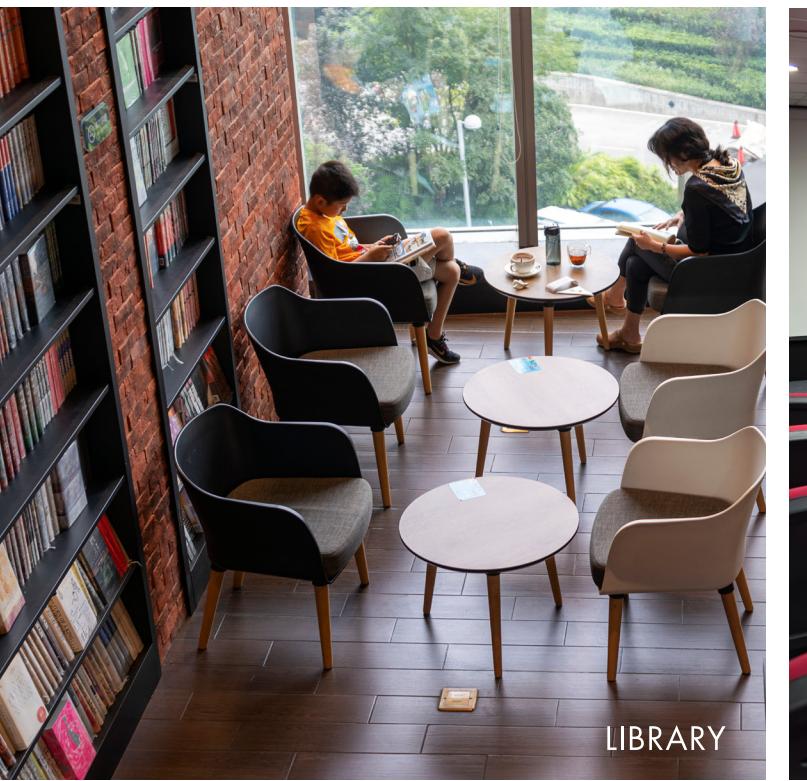


BASKETBALL COURT

THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY

## WORLD-CLASS INDOOR AMENITIES

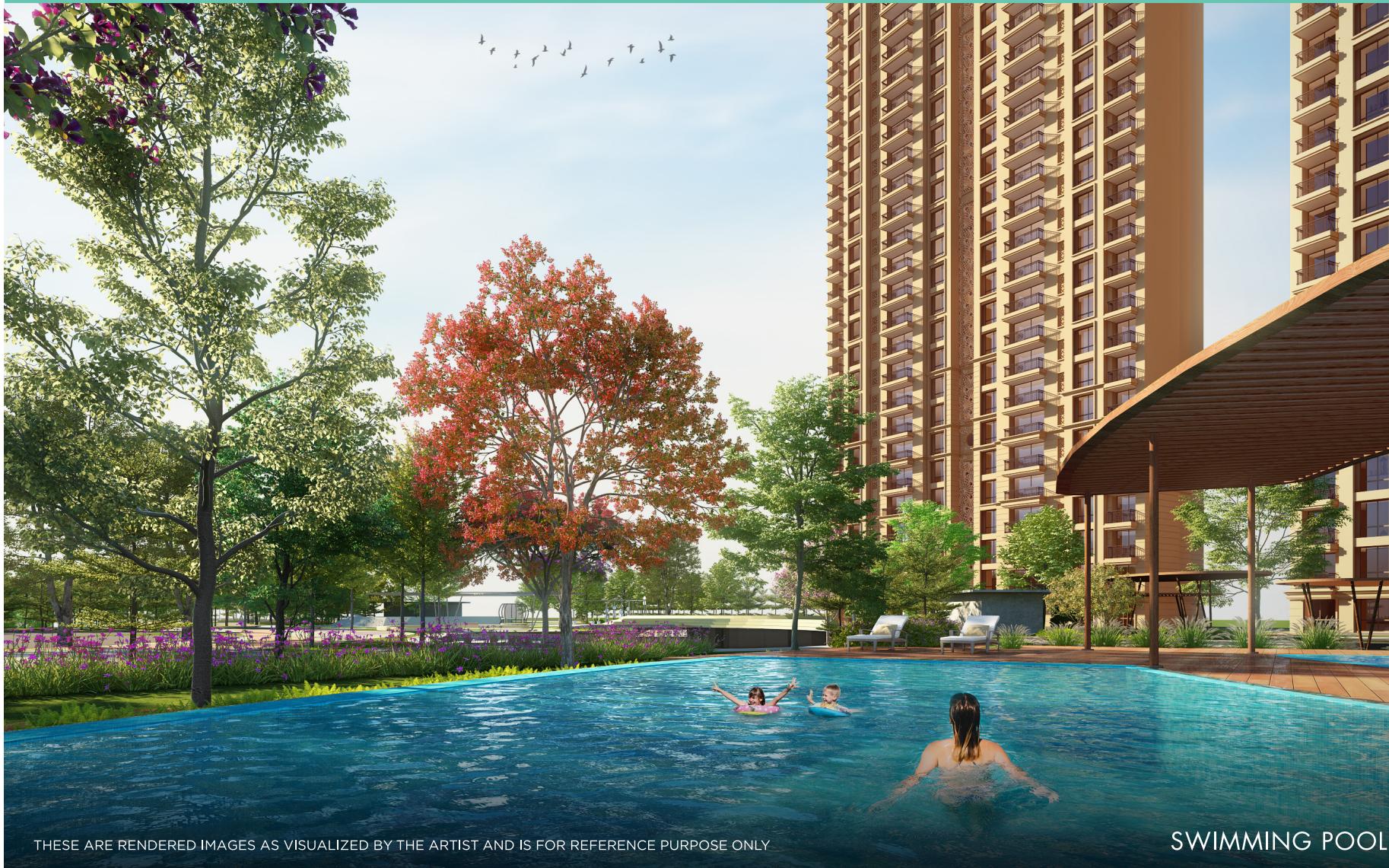
- Boxing Ring
- Bowling Alley
- Mini Theatre
- Cross Fit Gym
- E-sports Room
- Business Center
- Library
- Indoor Games Room



THESE ALL ARE REPRESENTATIONAL IMAGE

## AMENITIES CURATED FOR WELLNESS

- Swimming Pool
- Cricket Practice Pitch
- Cycle Track
- Trampoline Park
- Jogging Track
- Fitness Station
- Golf Putting
- Yoga & Aerobic Deck
- Ping-Pong Area



## LEISURE SPACES FOR ALL GENERATIONS

- Festival Lawn
- Walking Trail
- Tree-House with bird watching deck
- Reading Garden
- Jungle Gym
- Sand Pit
- Musical Garden
- Seating Alcove
- Swimming Pool and Meditation Deck
- Frisbee Zone
- Picnic & Barbeque Area
- Pets Park
- Circles of Joy
- Resting Pavillion
- Sunrise and Sunset Deck
- Bonfire Court



THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY

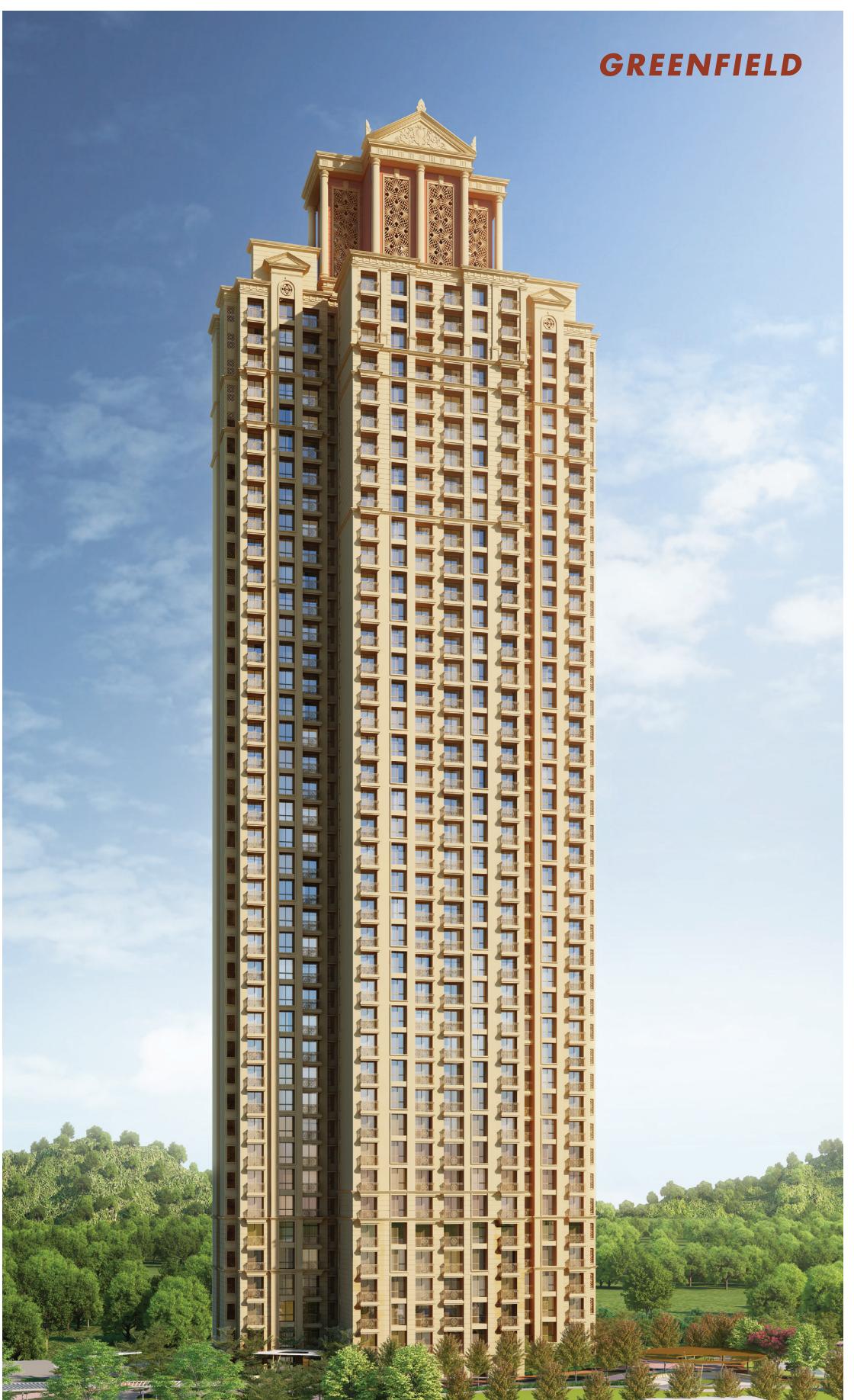
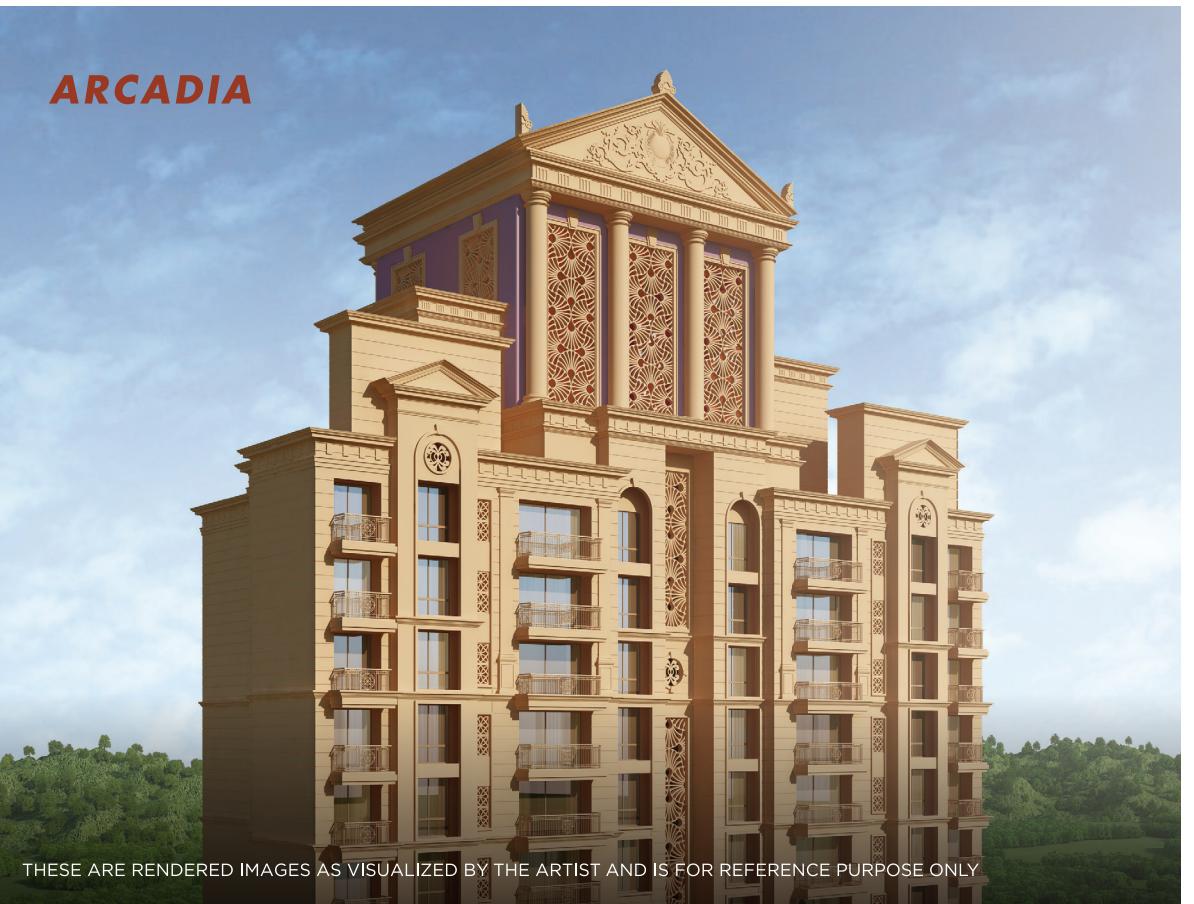
JUNGLE GYM, SAND PIT, AND MUSICAL GARDEN



SWIMMING POOL AND MEDITATION DECK

## EVERY DETAIL HELPS PASSION RISE TO PERFECTION

- Multi-storied towers
- Unique neo-classical architecture of Hiranandani
- Constructed with signature Hiranandani double wall construction to give sound and weatherproof homes.
- Grand and spacious entrance lobbies on Ground level.
- 5 high-speed elevators in each tower (4 passenger lifts + 1 fire lift)
- 2 high-speed parking elevators in each tower (From B2 to Ground Level)
- Handicapped toilets in every tower
- Drivers room with a toilet in every tower
- Servants toilet at every alternate level in each tower
- GEM 4 pre-certified green buildings



THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY

## **SPACES DESIGNED TO ENSURE LUXURY RISES TO ITS OPTIMUM**

### **APARTMENT FEATURES**

- Air-conditioned living, dining and all bedrooms with split units
- Homes have wide sundecks with hook for swing and provision for recessed lights
- Large format vitrified tiles in all rooms and anti-skid vitrified tiles in balcony area for 2BHK (Greenfield Tower) and 3BHK (Arcadia Tower)
- Marble flooring in living/dining/passage and large format vitrified tiles in all other rooms and anti-skid vitrified tiles in balcony area for 4BHK (Citadel tower)
- Heavy duty aluminium single glazed windows
- High quality Modular electrical switches in apartment and water-proof switches in balcony
- Main entrance door in veneer with melamine finish, laminate on all internal doors
- Video door phone with intercom

### **KITCHEN**

- Quartz platform, modular cabinet below platform, geyser, exhaust fan, water purifier and hob for all towers
- Modular cabinet above platform and hood only in 4BHK (Citadel Tower)

### **TOILETS**

- Fully finished toilets with superior quality sanitary fittings, geyser, exhaust fan, wash basin with counter, wall mirror and false ceiling with recessed lights
- Master toilet comes with shower area glass partition
- High-quality non-corrosive plumbing



THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY



## **WHY IS HIRANANDANI THE PERFECT CHOICE?**

- 45+ years of experience in creating award-winning townships
- Hiranandani Fortune City is the first integrated township of Panvel
- First township in the region to deliver 19 towers & 2200+ apartments
- Hiranandani has unmatched construction quality
  - a) Our structures are earthquake resistant with 100+ years of lifespan. A claim that is unique to Hiranandani
  - b) State-of-the-art buildings with neo-classical architecture
  - c) Our buildings have mandatory rainwater harvesting
  - d) Hiranandani has been a pioneer in incorporating sewage treatment plants (STP)
- Hiranandani Fortune City, Panvel has unmatched social and civic infrastructure
  - a) Fully functional school, retail, commercial and health center
  - b) Best-in-class infrastructure in the vicinity with 30m wide tree-lined avenues within township
  - c) In the future, it will have educational institutions, hospital, townhall, commercial and much more for nurturing global communities

## **HIRANANDANI GARDENS, POWAI**

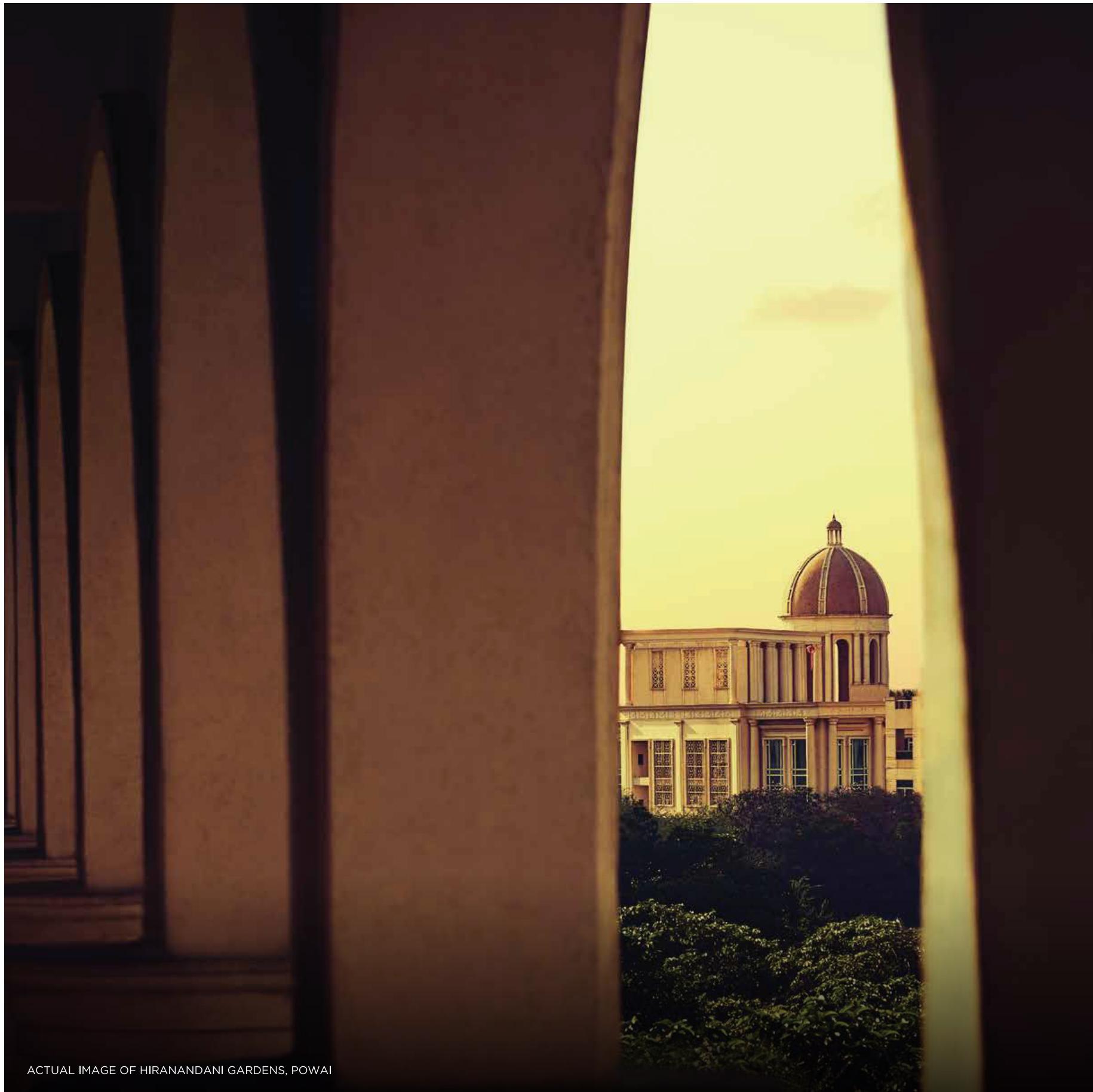
3 Clubhouses	2 Ecotel Hotels
1 Business Park	1 Hospital
1 Super Market	250+ Acres
1 High Street Retail	50+ Residential Towers
2 Schools	7,000+ Happy Residents
24/7 Security	



## **HIRANANDANI ESTATE, THANE**

2 Clubhouses	1 Supermarket
1 Business Park	1 Hospital
1 High Street Retail	350+ Acres
1 School	120+ Residential Towers
24/7 Security	10,000+ Happy Residents





ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

## **CHOOSE BETTER PLANNING FOR BIGGER DREAMS**

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 45+ 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  
**45+  
YEARS**

Won over  
**100+  
AWARDS**

Home to  
**22000+  
HAPPY  
FAMILIES**