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

THE
Arena

**HIRANANDANI
FORTUNE CITY
— PANVEL —**

An aerial photograph of Panvel, India, during sunset. The sun is low on the horizon, casting a warm orange glow over the landscape. The foreground is a lush green field with scattered trees and small buildings. In the middle ground, a road winds through the area, and several residential buildings are visible. The background features a range of mountains under a clear blue sky with a few birds flying.

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





ACTUAL IMAGE

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

PANVEL KARJAT LOCAL TRAIN CORRIDOR

Panvel–Karjat rail line boosts MMR connectivity; Mohope & Chowk stations 5 mins away from Hiranandani Fortune City.

METRO CONNECTING MMR

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



REPRESENTATIONAL IMAGE

NAVI MUMBAI INTERNATIONAL AIRPORT

The largest international airport in the MMR region.



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.



REPRESENTATIONAL IMAGE

ELEVATED CORRIDOR

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



REPRESENTATIONAL IMAGE

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.



REPRESENTATIONAL IMAGE

SION-PANVEL HIGHWAY

The current 6-lane Sion-Panvel highway is being widened to 10-lane highway to eliminate traffic and improve travel time.



REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE

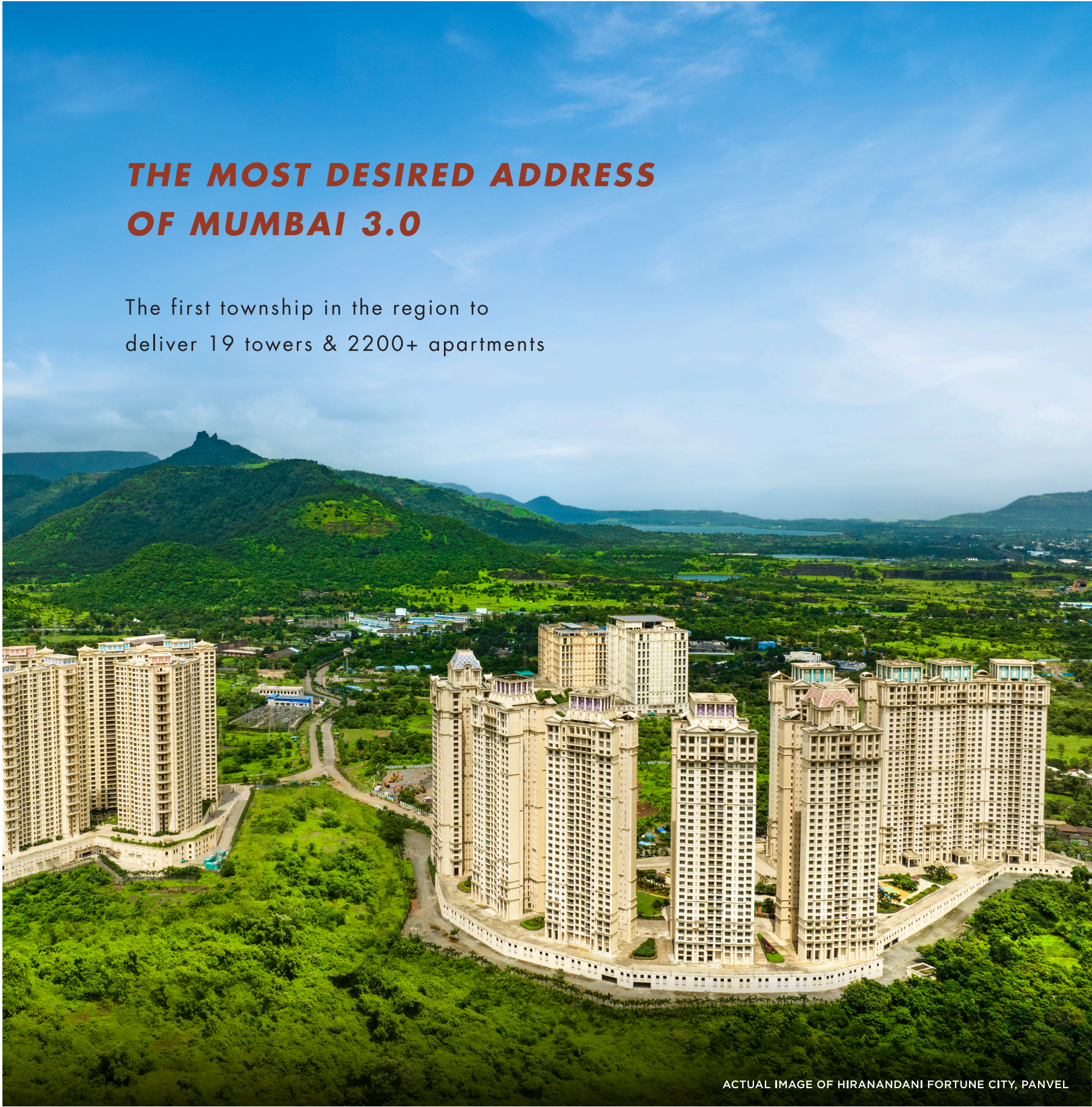
WORLI-SEWRI CONNECTOR

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



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

ACTUAL IMAGE OF HIRANANDANI FORTUNE CITY, PANVEL



ACTUAL IMAGE

**FULLY FUNCTIONAL
HIRANANDANI TRUST SCHOOL**

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



ACTUAL IMAGE

**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.



ACTUAL IMAGE

**FULLY FUNCTIONAL
RETAIL SPACE**

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



ACTUAL IMAGE

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.



REPRESENTATIONAL IMAGE



ACTUAL IMAGE



WHERE CHAMPIONS RISE

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



ACTUAL IMAGE

200+ YEAR OLD SHIVA TEMPLE

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



ACTUAL IMAGE

HAKONE GAMING CENTER

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



VOLLEYBALL
COURT



TENNIS
COURT



GOLF
PUTTING

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.



THESE ALL ARE REPRESENTATIONAL IMAGES

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.

**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.



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



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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 | 37. Skate Park | 76. Pets Park |
| 2. School Pick up Waiting Zone | 38. Aroma Garden | 77. Bonfire Court* |
| 3. Fragrance Garden | 39. Lobby Entrance for all Towers | 78. Hammock Garden* |
| 4. Drop Off Node | 40. Senior Citizen Court | 79. Shaded Patio Seating* |
| 5. Walking Trail | 41. Ping Pong Area | 80. Central Community Plaza |
| 6. Seating Mounds with Flowering Bed | 42. Outdoor Lounge | 81. Deck Fountains |
| 7. Festival Lawn for Exhibition and Weekly Bazaar | 43. Croquet Zone | 82. Therapeutic Garden |
| 8. Performance Area | 44. Cycle Track | 83. Sunken Court* |
| 9. Seating Terraces | 45. Hydroponics | 84. Interactive Court* |
| 10. Canopy Walk | 46. Archery Zone | 85. Sunset Deck* |
| 11. Panorama Point | 47. Badminton Court | 86. Sunrise Deck* |
| 12. Tree House with Bird Watching Deck | 48. Trampoline Park | 87. Kite Flying Deck* |
| 13. Chit-Chat Area | 49. Volleyball Court | 88. Curiosity Garden* |
| 14. Fitness Trail | 50. Resting Nodes | |
| 15. Cricket Practice Pitch | 51. Seating Pavilion | |
| 16. Community Kitchen Garden | 52. Padel Ball Court | |
| 17. Basketball Court | 53. Pickleball Court | |
| 18. Seating Terraces | 54. Viewing Gallery | |
| 19. Contemplative /Reading Garden | 55. Lawn Tennis Court | |
| 20. Giant Chess /Board Games | 56. Futsal Court | |
| 21. Floral Garden | 57. Resting Pavilion | |
| 22. Central Community Spine | 58. Blossom Garden | |
| 23. Jogging Track | 59. Edible Garden* | |
| 24. Mini Golf Putting | 60. Reflexology Path | |
| 25. Seating Alcove | 61. Yoga & Aerobic Deck | |
| 26. Adventure Berm in EPDM | 62. Fitness Station | |
| 27. Jungle Gym | 63. Herbal & Spice Garden | |
| 28. Sand Pit | 64. Rolling Mounds | |
| 29. Frisbee Zone | 65. Butterfly Garden | |
| 30. Musical Garden | 66. Amphitheatre Cum Lawn Terraces | |
| 31. Outdoor Working Table | 67. Cricket Field | |
| 32. Tropical Garden | 68. Sprint Track | |
| 33. Picnic & Barbeque Area | 69. Meditation Deck | |
| 34. Mini Theatre | 70. Shower Cubicles | |
| 35. Pavillion with Community Seating | 71. Graffiti Wall | |
| 36. Circles of Joy | 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

PHASE - 1

PHASE - 2

PROPOSED FUTURE AMENITIES



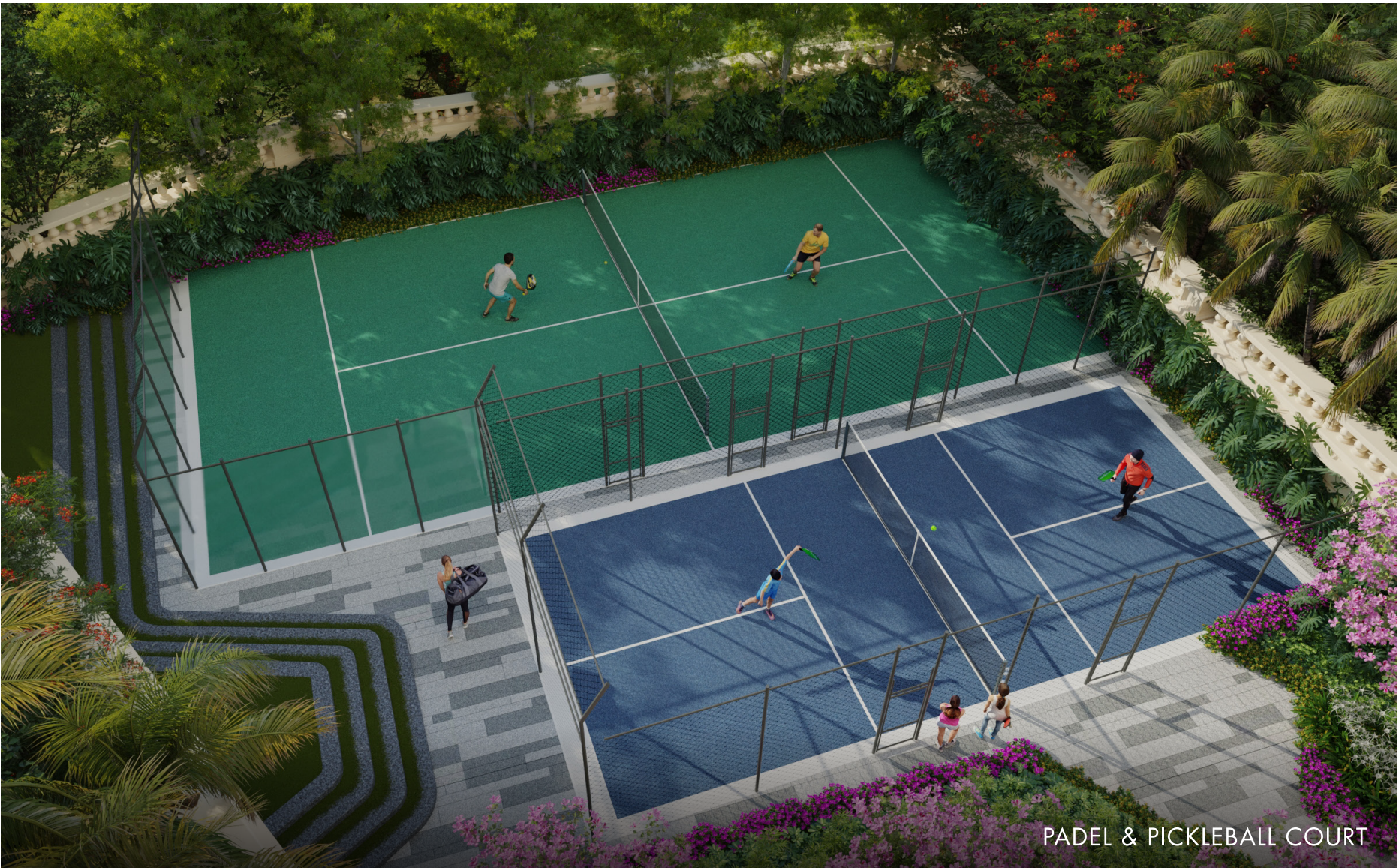
MAP NOT TO SCALE

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



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FUTSAL COURT AND LAWN TENNIS COURT



BADMINTON COURT



VOLLEYBALL COURT



ARCHERY ZONE



BASKETBALL COURT

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WORLD-CLASS INDOOR AMENITIES

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



LIBRARY



MINI THEATRE



CROSS FIT GYM



THESE ALL ARE REPRESENTATIONAL IMAGE

BOXING RING



BOWLING ALLEY

AMENITIES CURATED FOR WELLNESS

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



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JUNGLE GYM, SAND PIT, AND MUSICAL GARDEN



SEATING ALCOVE



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



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SPACES DESIGNED TO ENSURE LUXURY RISES TO ITS OPTIMUM

APARTMENT FEATURES

- Air-conditioned living, dining and all bedrooms with split units
- Homes have wide sun decks 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



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ACTUAL IMAGE

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	



ACTUAL SHOT OF HIRANANDANI GARDENS, POWAI

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 SHOT OF HIRANANDANI ESTATE, THANE



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