

# **HIRANANDANI**

# BOUNDLESS

## **— 2 & 3 BED RESIDENCES —**

Captivating. Heartwarming. Sophisticated.

PROJECTS AT

**HIRANANDANI**  
**FORTUNE CITY**  
**— PANVEL —**

# WELCOME TO THE NEXT POWAI

Our philosophy underlines our 'boundless' 2 & 3 Bed Residences.  
Stunning, breathable space that fuses aesthetics and functionality.  
A contemporary residence for today's family. Where respect for  
your family's time together, holds as much sanctity as an individual's privacy.



HIRANANDANI FORTUNE CITY, PANVEL  
FOR 'TODAY'S MODERN FAMILY'



Garden Enclave (Sector - A) completed

Forest Enclave (Sector - C)

Hiranandani Trust School (Pre-Primary)

Hiranandani Trust School (Grade I to Grade VII)

Retail - C

Yotta Data Centre Park

Retail - A

TUCO and Tata Power

CAPTIVATING.  
HEARTWARMING.  
SOPHISTICATED.

OUR LUXURIOUS 2 & 3 BED RESIDENCES



All images used for representative purposes only.

YOUR LIFE.  
YOUR SPACES.

Each room fills a need.  
A need to shut out the real world.

A need to break the math quiz.  
A need to share your secrets with friend.

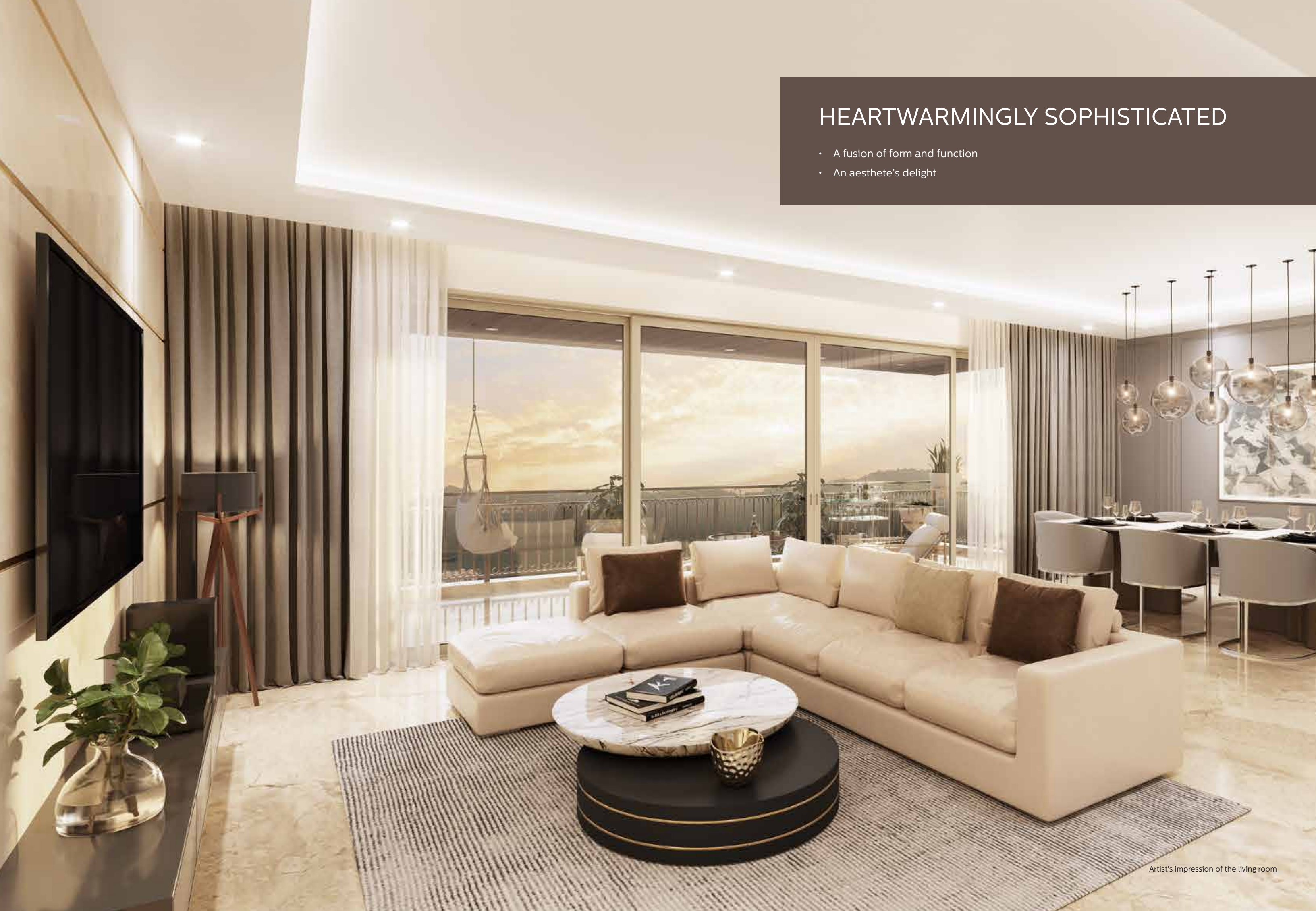
An environment that allows you both  
independence and togetherness.

WELCOME TO A 'HIRANANDANI' APARTMENT

Artist's impression

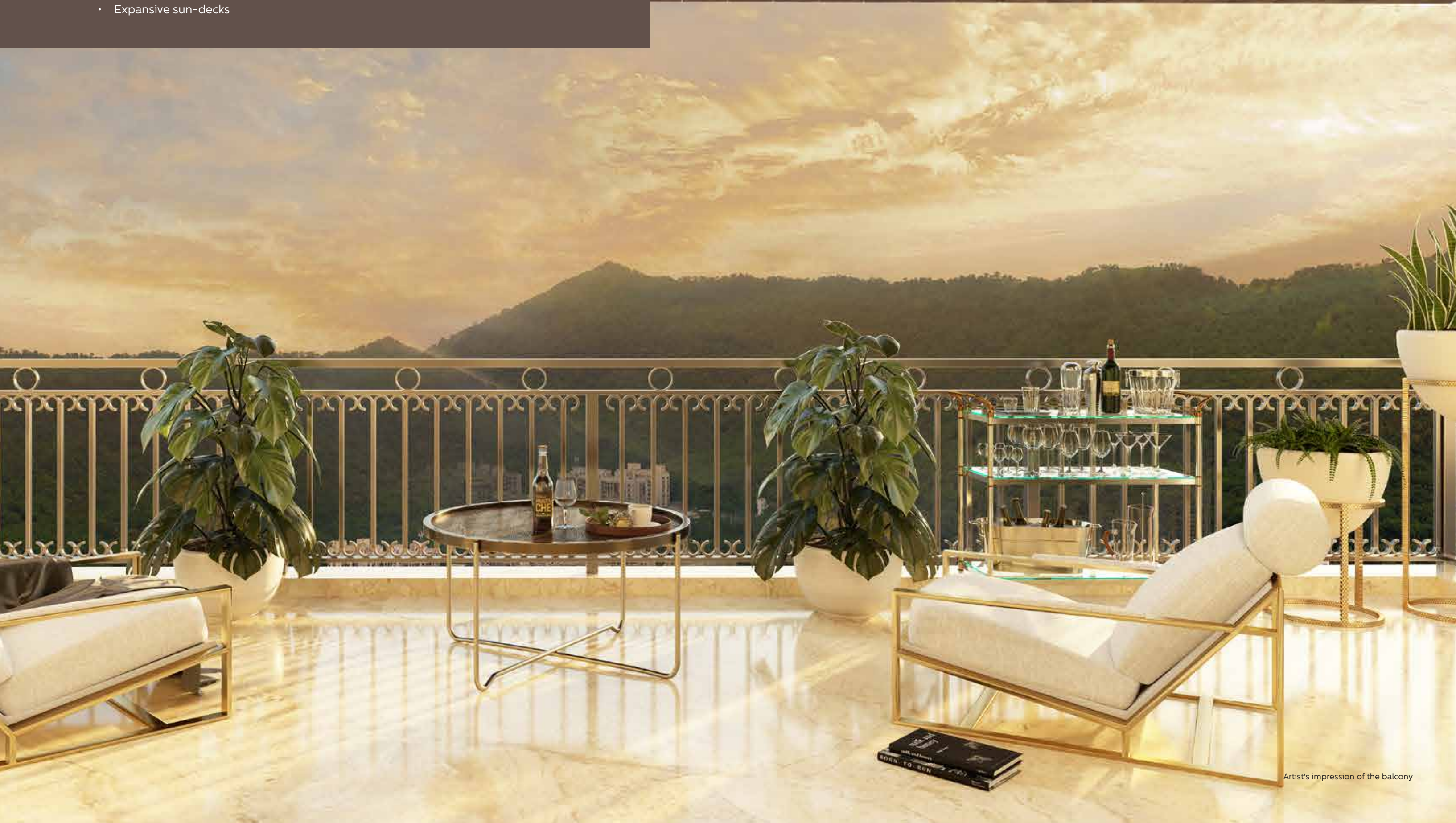
## HEARTWARMINGLY SOPHISTICATED

- A fusion of form and function
- An aesthete's delight



## AS CAPTIVATING AS YOUR IMAGINATION

- Large & airy living spaces
- Expansive sun-decks



Artist's impression of the balcony

# THE MASTER CHAMBERS IN ALL IT'S GLORY

Eclectic. The only way it is meant to be



Artist's impression of the master bedroom



## THE NEXT-GEN SPACE

- To play and express freely
- To encourage. To nurture

Artist's impression of the kids bedroom

HIRANANDANI FORTUNE CITY



# FOREST ENCLAVE – A BIRD’S EYE VIEW

FLORA | SELENE | ARTEMIS | ORION | VENUS | HERA | VESTA | ZEUS

## LEGEND

- 1. P1 – ENTRANCE PLAZA
- 2. RAMP TO P3 LEVEL
- 3. ENTRY PLAZA
- 4. AMPHITHEATRE
- 5. STAGE WITH FOUNTAIN
- 6. SEATING ALCOVE
- 7. SENIOR CITIZEN’S CORNER
- 8. YOGA LAWN
- 9. OPEN LAWN
- 10. CENTRAL PLAZA
- 11. KIDS PLAY AREA
- 12. PICNIC LAWNS
- 13. HERB GARDEN
- 14. AROMA GARDEN WALK
- 15. SCULPTURE FOUNTAIN
- 16. LIFE-SIZE CHESS
- 17. WALKING TRACK
- 18. TOT LOT
- 19. ROCK CLIMBING
- 20. OUTDOOR EXERCISE STATION
- 21. REFLEXOLOGY PATH

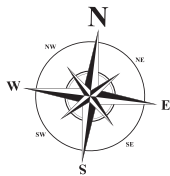


PROJECT: ORION, 36 FLOORS



AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

| Apartment Type | Apartment Nos. | Area As Per RERA                       |               |                       |               |                   |               |
|----------------|----------------|----------------------------------------|---------------|-----------------------|---------------|-------------------|---------------|
|                |                | Carpet Area Excluding Enclosed Balcony |               | Enclosed Balcony Area |               | Open Balcony Area |               |
|                |                | (in sq. Ft.)                           | (in sq. Mtr.) | (in sq. Ft.)          | (in sq. Mtr.) | (in sq. Ft.)      | (in sq. Mtr.) |
| 2 BHK          | 01 & 04        | 1010.95                                | 93.92         | 39.83                 | 3.70          | 53.82             | 5.00          |
| 2 BHK          | 02             | 1007.94                                | 93.64         | 41.66                 | 3.87          | 53.82             | 5.00          |
| 2 BHK          | 03             | 1008.48                                | 93.69         | 41.66                 | 3.87          | 53.82             | 5.00          |

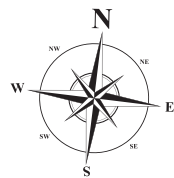


PROJECT: VENUS, 36 FLOORS



AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

| Apartment Type | Apartment Nos. | Area As Per RERA                       |               |                       |               |                   |               |
|----------------|----------------|----------------------------------------|---------------|-----------------------|---------------|-------------------|---------------|
|                |                | Carpet Area Excluding Enclosed Balcony |               | Enclosed Balcony Area |               | Open Balcony Area |               |
|                |                | (in sq. Ft.)                           | (in sq. Mtr.) | (in sq. Ft.)          | (in sq. Mtr.) | (in sq. Ft.)      | (in sq. Mtr.) |
| 2 BHK          | 01 & 04        | 1010.95                                | 93.92         | 39.83                 | 3.70          | 53.82             | 5.00          |
| 2 BHK          | 02             | 1007.94                                | 93.64         | 41.66                 | 3.87          | 53.82             | 5.00          |
| 2 BHK          | 03             | 1008.48                                | 93.69         | 41.66                 | 3.87          | 53.82             | 5.00          |

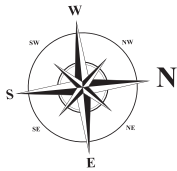


PROJECT: ZEUS, 36 FLOORS



AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

| Apartment Type | Apartment Nos. | Area As Per RERA                       |               |                       |               |
|----------------|----------------|----------------------------------------|---------------|-----------------------|---------------|
|                |                | Carpet Area Excluding Enclosed Balcony |               | Enclosed Balcony Area |               |
|                |                | (in sq. Ft.)                           | (in sq. Mtr.) | (in sq. Ft.)          | (in sq. Mtr.) |
| 2 BHK          | 01 & 06        | 703.54                                 | 65.36         | 78.25                 | 7.27          |
| 2 BHK          | 02             | 708.59                                 | 65.83         | 73.84                 | 6.86          |
| 2 BHK          | 03 & 04        | 672.43                                 | 62.47         | 78.25                 | 7.27          |
| 2 BHK          | 05             | 734.86                                 | 68.27         | 43.38                 | 4.03          |



PROJECT: FLORA, 36 FLOORS



AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

| Apartment Type | Apartment Nos. | Area As Per RERA                       |               |                       |               |                   |               |
|----------------|----------------|----------------------------------------|---------------|-----------------------|---------------|-------------------|---------------|
|                |                | Carpet Area Excluding Enclosed Balcony |               | Enclosed Balcony Area |               | Open Balcony Area |               |
|                |                | (in Sq. Ft.)                           | (in Sq. Mtr.) | (in Sq. Ft.)          | (in Sq. Mtr.) | (in Sq. Ft.)      | (in Sq. Mtr.) |
| 3 BHK          | 01             | 1494.58                                | 138.85        | 78.68                 | 7.31          | 145.53            | 13.52         |
| 3 BHK          | 02             | 1483.60                                | 137.83        | 78.68                 | 7.31          | 145.53            | 13.52         |
| 3 BHK          | 03             | 1504.81                                | 139.80        | 57.59                 | 5.35          | 145.53            | 13.52         |
| 3 BHK          | 04             | 1494.04                                | 138.80        | 57.59                 | 5.35          | 145.53            | 13.52         |



PROJECT: SELENE, 36 FLOORS



AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

| Apartment Type | Apartment Nos. | Area As Per RERA                       |               |                       |               |                   |               |
|----------------|----------------|----------------------------------------|---------------|-----------------------|---------------|-------------------|---------------|
|                |                | Carpet Area Excluding Enclosed Balcony |               | Enclosed Balcony Area |               | Open Balcony Area |               |
|                |                | (in Sq. Ft.)                           | (in Sq. Mtr.) | (in Sq. Ft.)          | (in Sq. Mtr.) | (in Sq. Ft.)      | (in Sq. Mtr.) |
| 3 BHK          | 01             | 1481.56                                | 137.64        | 42.09                 | 3.91          | 111.95            | 10.40         |
| 3 BHK          | 02 & 03        | 1503.84                                | 139.71        | 42.09                 | 3.91          | 107.53            | 9.99          |
| 3 BHK          | 04             | 1519.55                                | 141.17        | 0.00                  | 0.00          | 111.95            | 10.40         |

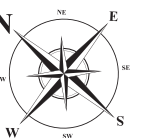


## PROJECT: ARTEMIS, 36 FLOORS

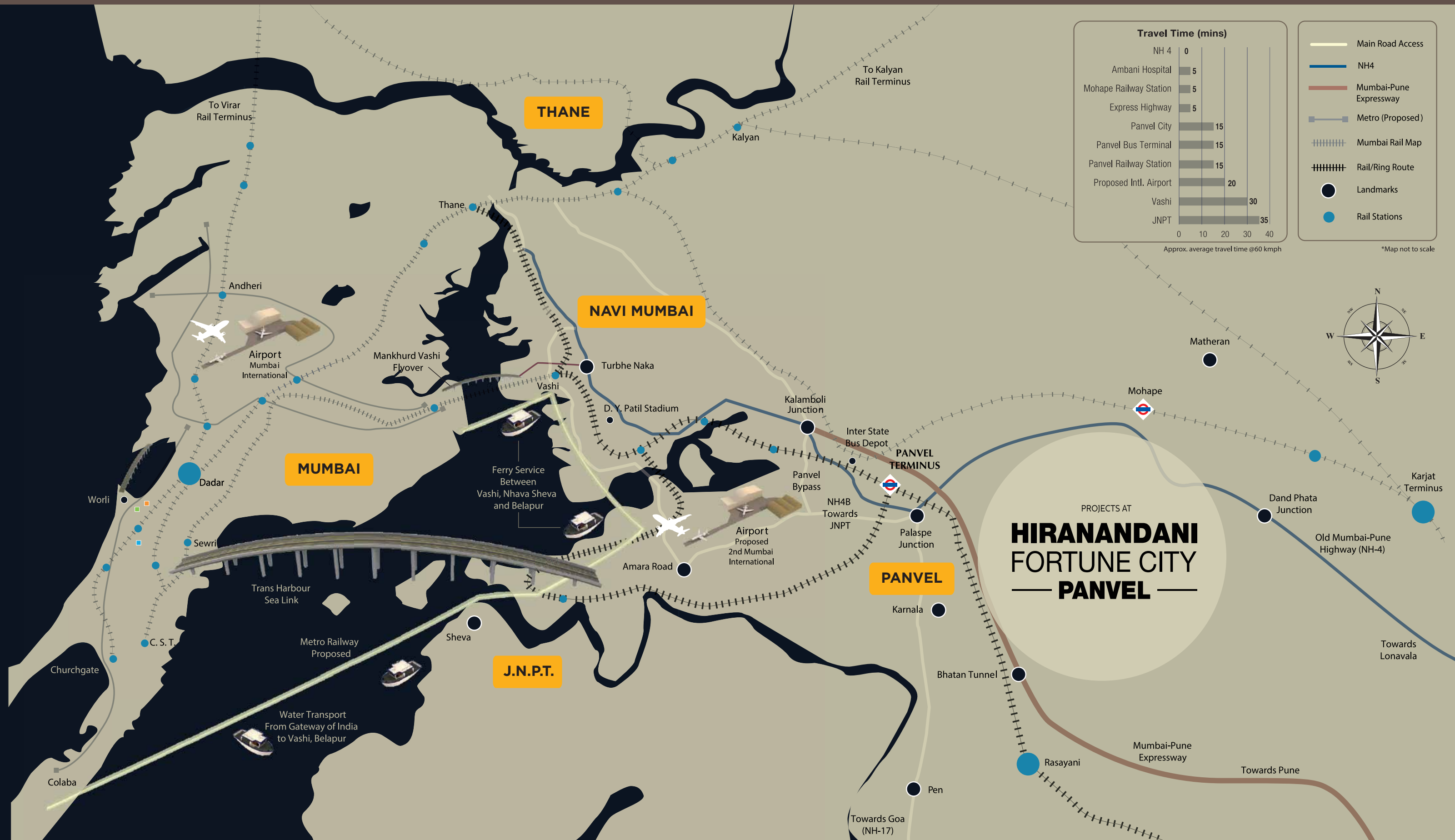


### AREA STATEMENT - 4<sup>TH</sup> TO 36<sup>TH</sup> FLOOR

| Apartment Type | Apartment Nos. | Area As Per RERA                       |               |                       |               |                   |               |
|----------------|----------------|----------------------------------------|---------------|-----------------------|---------------|-------------------|---------------|
|                |                | Carpet Area Excluding Enclosed Balcony |               | Enclosed Balcony Area |               | Open Balcony Area |               |
|                |                | (in Sq. Ft.)                           | (in Sq. Mtr.) | (in Sq. Ft.)          | (in Sq. Mtr.) | (in Sq. Ft.)      | (in Sq. Mtr.) |
| 3 BHK          | 01             | 1399.32                                | 130.00        | 89.56                 | 8.32          | 53.82             | 5.00          |
| 3 BHK          | 02 & 03        | 1405.99                                | 130.62        | 75.46                 | 7.01          | 53.82             | 5.00          |
| 3 BHK          | 04             | 1425.05                                | 132.39        | 60.28                 | 5.60          | 53.82             | 5.00          |



STRATEGICALLY LOCATED





Representation images

## LOCATION HIGHLIGHTS

**₹72,567+ CRORE\***  
OF INFRASTRUCTURE  
INVESTMENTS PLANNED  
IN THE NEXT 5 YEARS.

- |                       |                                                                                     |
|-----------------------|-------------------------------------------------------------------------------------|
| <b>₹19,000+ CRORE</b> | Virar-Alibaug Multi-Modal Corridor,<br>Work To Initiate Mid-2022                    |
| <b>₹16,000+ CRORE</b> | For The Navi Mumbai International Airport,<br>First Phase To Be Operational In 2024 |
| <b>₹14,262+ CRORE</b> | Mumbai Trans-Harbour Sea Link,<br>To Be Operational Late 2023                       |
| <b>₹13,000+ CRORE</b> | CSTM-Panvel Elevated Corridor, Proposed<br>To Run Upto Navi Mumbai Airport          |
| <b>₹4,000+ CRORE</b>  | The JNPT SEZ Expansion, Under The<br>Flagship 'SAGARMALA' Project                   |
| <b>₹2,783+ CRORE</b>  | Panvel-Karjat Suburban Rail Corridor,<br>Expected 2025                              |
| <b>₹2,000+ CRORE</b>  | The 'MISSING LINK' Project On The<br>Expressway, Completion Expected Early 2024     |
| <b>₹1,222+ CRORE</b>  | Sion-Panvel Expressway Widening,<br>Completion Expected Late 2021                   |
| <b>₹200+ CRORE</b>    | Development Of Panvel Rail Terminus,<br>Completion Expected Early 2023              |
| <b>₹100+ CRORE</b>    | Development Of Karjat Multi-Modal Hub,<br>Completion Expected Early 2025            |

\*Various news sources

# THE VICINITY

## EDUCATIONAL INSTITUTES

|                                                   |           |
|---------------------------------------------------|-----------|
| Hiranandani Trust School                          | - 0 mins  |
| St. Wilfred's School                              | - 7 mins  |
| St. Wilfred's College of Arts, Commerce & Science | - 7 mins  |
| Pillai HOCL Educational Campus                    | - 10 mins |
| St. Xavier's English High School                  | - 13 mins |
| Swami Vivekanand Societies School                 | - 15 mins |
| Amity University, Panvel                          | - 18 mins |
| DAV Public School                                 | - 20 mins |
| New Horizon Public School                         | - 20 mins |
| Mahatma International School                      | - 20 mins |
| Kendriya Vidyalaya                                | - 20 mins |
| Ryan International High School                    | - 20 mins |
| Prudence International School                     | - 20 mins |

## HOSPITALS

|                                      |           |
|--------------------------------------|-----------|
| Chhatrapati Shivaji Maharaj Hospital | - 10 mins |
| Niramay Hospital                     | - 10 mins |
| Ashtavinayak Hospital                | - 10 mins |
| Good Health Hospital                 | - 11 mins |
| Kalpataru Mother and Child Hospital  | - 13 mins |
| Lifeline Hospital                    | - 15 mins |
| Terna Group of Hospitals             | - 20 mins |
| MGM Hospital, Kalamboli Junction     | - 25 mins |

## MALLS

|                             |           |
|-----------------------------|-----------|
| D-Mart                      | - 21 mins |
| Orion Mall                  | - 27 mins |
| Little World Mall           | - 28 mins |
| Prime Mall                  | - 32 mins |
| Seawoods Grand Central Mall | - 38 mins |
| Inorbit Mall                | - 42 mins |

## RESTAURANTS

|                                         |           |
|-----------------------------------------|-----------|
| Tastia                                  | - 0 Mins  |
| Rajam Snacks                            | - 0 Mins  |
| Hotel Saheb                             | - 12 Mins |
| Shri Datta Snacks                       | - 13 Mins |
| Hotel Purva                             | - 15 Mins |
| Nisarga Garden                          | - 15 Mins |
| Indi Chef                               | - 17 Mins |
| McDonald's                              | - 23 Mins |
| Hotel Highway Break                     | - 27 Mins |
| Siciliano - The Fusion Restro (Italian) | - 29 Mins |
| Hotel Navratna                          | - 30 Mins |
| Royal Rasoi Restaurant                  | - 30 Mins |
| Pop Tate's                              | - 30 Mins |
| Barbeque Nation                         | - 30 Mins |
| Subway                                  | - 30 Mins |
| Sbarro Pizza                            | - 30 Mins |

## BANKS

|                     |           |
|---------------------|-----------|
| HDFC Bank           | - 9 mins  |
| Bank of India       | - 12 mins |
| IDBI Bank           | - 12 mins |
| Bank of Maharashtra | - 22 mins |
| AXIS Bank           | - 27 mins |
| ICICI Bank          | - 28 mins |
| Union Bank of India | - 29 mins |

## CINEMA / THEATRES

|                   |           |
|-------------------|-----------|
| PVR Cinema Panvel | - 27 mins |
| Big Cinema        | - 29 mins |
| Maxus Theatre     | - 30 mins |
| INOX Raghuleela   | - 45 mins |



## A TOWNSHIP FULL OF CONVENIENCES



### YOTTA DATA CENTRE PARK

Intelligently designed, ultra modern building purpose built to the highest standards and specifications



Artist's impression



### LEISURE & ENTERTAINMENT

Curated spaces soon to be a melting pot of global world palates, zingy street food & cheerful cafés.

Artist's impression



## ALL-ROUND DEVELOPMENT FOR THE KIDS

Hiranandani Trust School, Hiramont Pre-School, designated child play areas, indoor games, a daycare, a crèche & more...

Actual image



## THE 'ME' PLACE

Spa & Salons, Yoga Rooms, Gyms, Pergolas to ponder.  
The township has it all!

Representative image

# UNMATCHED CULTURAL VIBRANCY

Besides the statuesque residential towers, iconic architecture, and landscaped gardens, our townships are known as incubation centres – professionally, socially and culturally.



Actual image of Diwali Celebrations at Hiranandani Estate, Thane



## HAPPY COMMUNITIES

Be it the festival lighting, the marathons, the high street shopping festivals, the green initiatives, the vibrancy is unmatched.

You will not come across a more public-spiritedness in our communities. And this is what we will endeavour to replicate in our panvel township...



Actual image

As Hiranandani Communities, we understand that purchasing a home is more than a simple transaction – it is a life changing experience. That is the reason we take immense pride in the relationships that we build, the standards that we follow, the services we give and the deliverance we promise.

For us, you come first. Our constant communications keep you in loop throughout the complete buying process and more. We believe that if you're not left with an amazing experience, we haven't done our job.

Our premium 'boundless' 2 & 3 Bed Residences follow that same philosophy, that in turns promises to leave us captivated by the space it provides, gives us a feeling of 'hearth' and at the same time exudes sophistication, as a Hiranandani apartment should.



**Site Address:** Bhokharpada, Taluka – Panvel, District – Raigad, NH-4, Maharashtra – 410206.

**Corporate Address:** 1<sup>st</sup> Floor, Olympia, Central Avenue, Hiranandani Business Park, Hiranandani Gardens, Powai, Mumbai – 400076.

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**Email:** [hfc@hrealty.com](mailto:hfc@hrealty.com) | **Web:** [www.hiranandanicomunities.com](http://www.hiranandanicomunities.com)

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The said project is mortgaged with Axis Trustee Services Ltd. and financed by State Bank of India, PNB Housing Finance Ltd. and Axis Bank. NOC shall be provided on demand from the lenders. The project has been registered via MahaRERA registration number: Artemis: P52000001381, Flora: P52000001514, Hera: P52000001513, Orion: P52000002990, Selene: P52000002730, Venus: P52000001518, Vesta: P52000001078, Zeus: P52000001064 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.