

THE
AreNa

**HIRANANDANI
FORTUNE CITY
— PANVEL —**

PANVEL

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



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.

NAVI MUMBAI INTERNATIONAL AIRPORT

The largest international airport in the MMR region.



REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE

LOCAL TRAIN CORRIDOR

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

METRO CONNECTING MMR

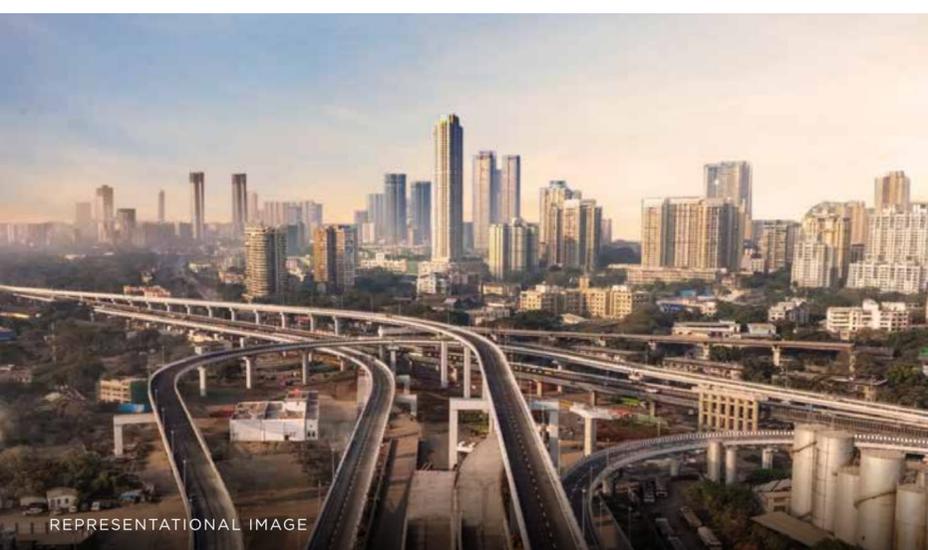
Metro Line 8 (Gold Line) will connect both the international airports of Mumbai.



REPRESENTATIONAL IMAGE

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

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



REPRESENTATIONAL IMAGE

ORANGE GATE TUNNEL

A transformative infrastructure corridor linking the Orange Gate on Eastern Freeway to the Marine Drive Coastal Road.



REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE

ELEVATED CORRIDOR

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

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

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

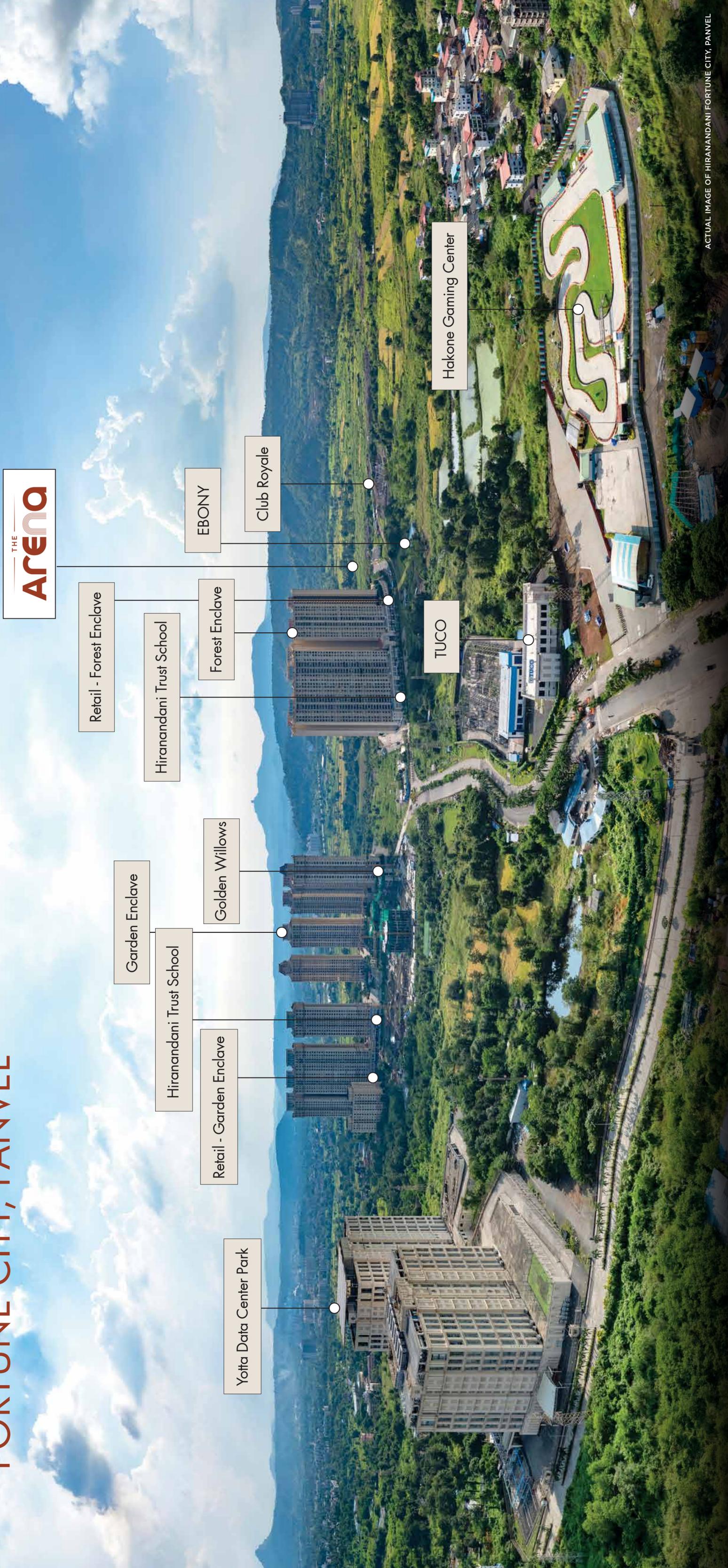
WORLI-SEWRI CONNECTOR

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



REPRESENTATIONAL IMAGE

HIRANANDANI FORTUNE CITY, PANVEL



THE
ARENO

Retail - Forest Enclave

Hiranandani Trust School

Garden Enclave

Hiranandani Trust School

Retail - Garden Enclave

Golden Willows

EBONY

Yotta Data Center Park

Forest Enclave

Club Royale

TUCO

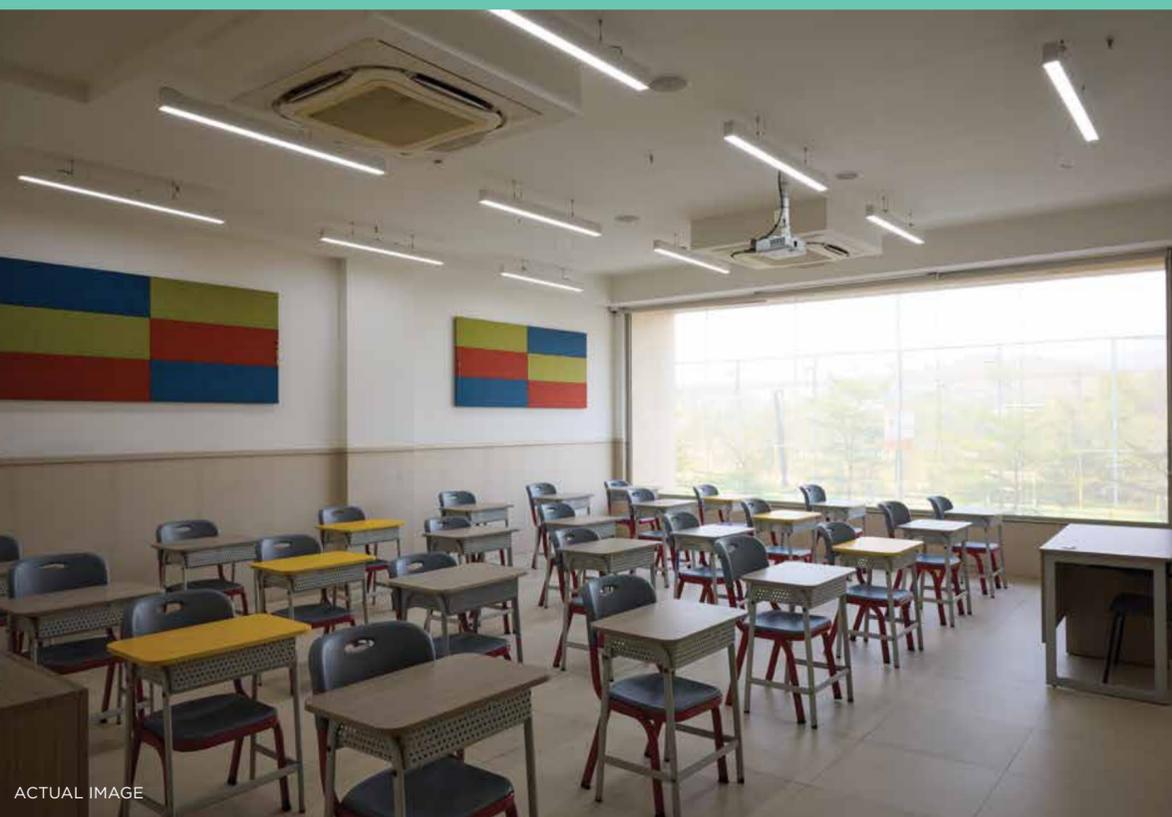
Hakone Gaming Center

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



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.

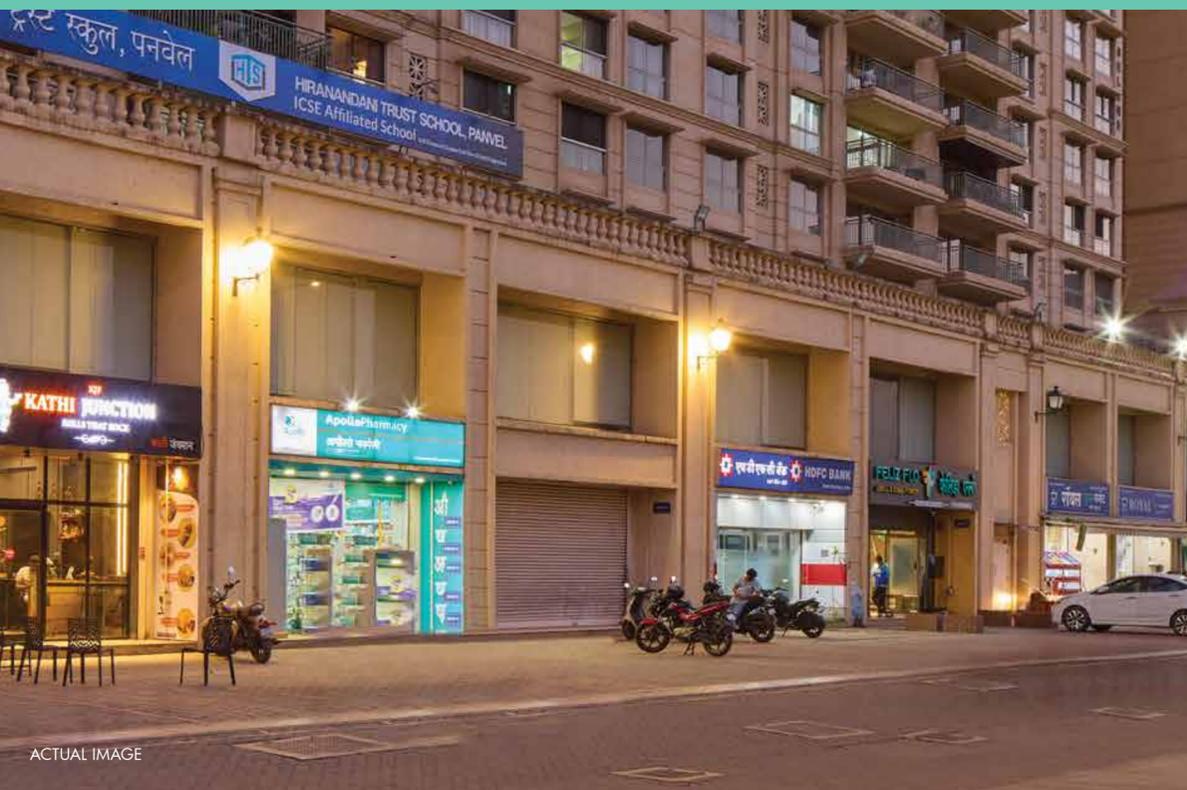
ACTUAL IMAGE

FULLY FUNCTIONAL RESTAURANTS

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



ACTUAL IMAGE



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.

200+ YEAR OLD SHIVA TEMPLE

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



ACTUAL IMAGE



REPRESENTATIONAL 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.



ACTUAL IMAGE

HAKONE GAMING CENTER

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

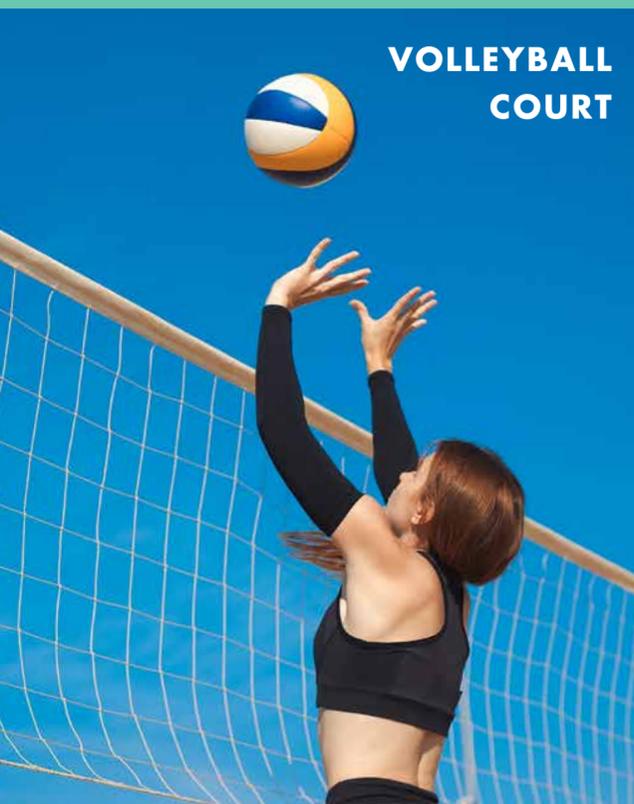


WHERE CHAMPIONS RISE

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



ACTUAL IMAGE



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.

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.



THESE ALL ARE REPRESENTATIONAL IMAGES

**THE BIGGEST EVER CLUBHOUSE
IN MUMBAI 3.0**

CLUB ROYALÉ

SPREAD ACROSS 90,000+ SQ. FT.



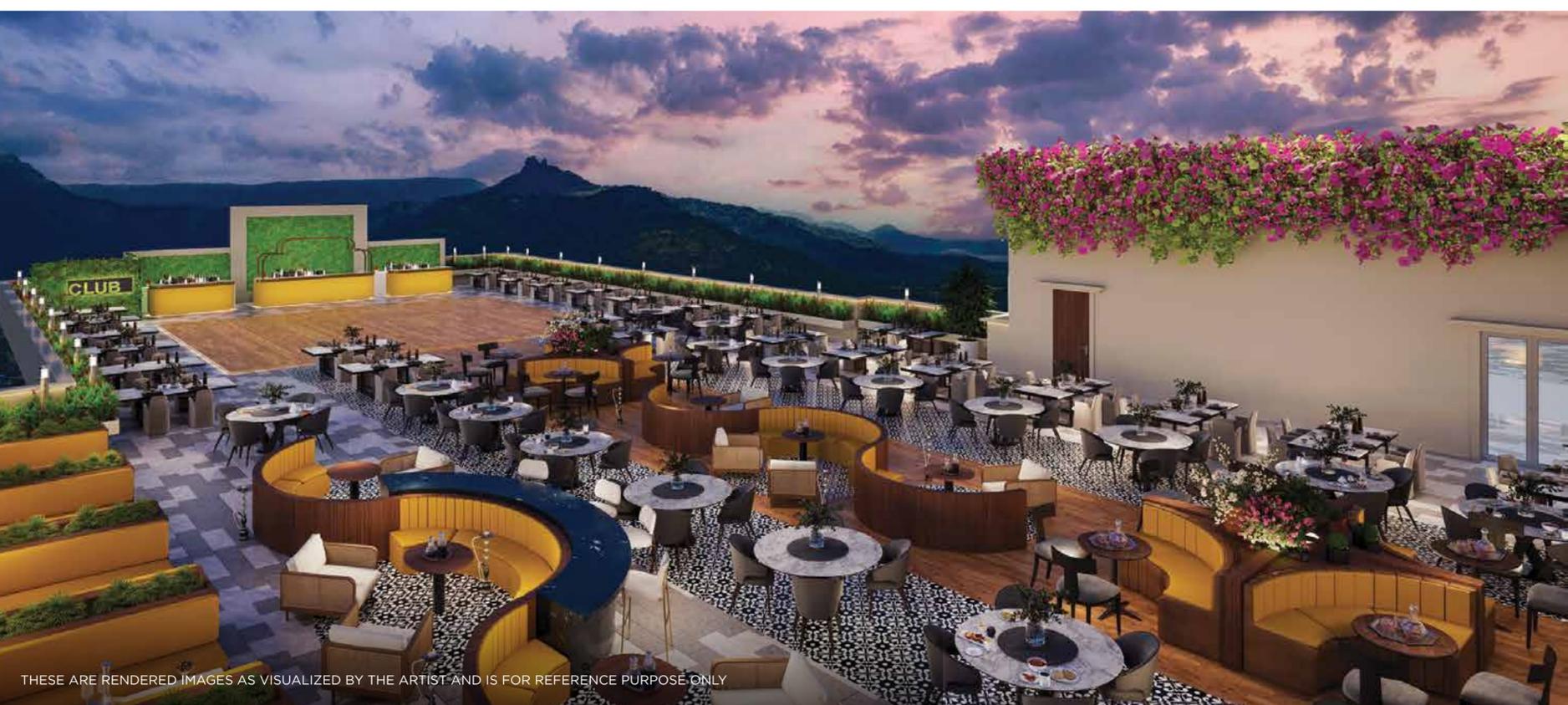
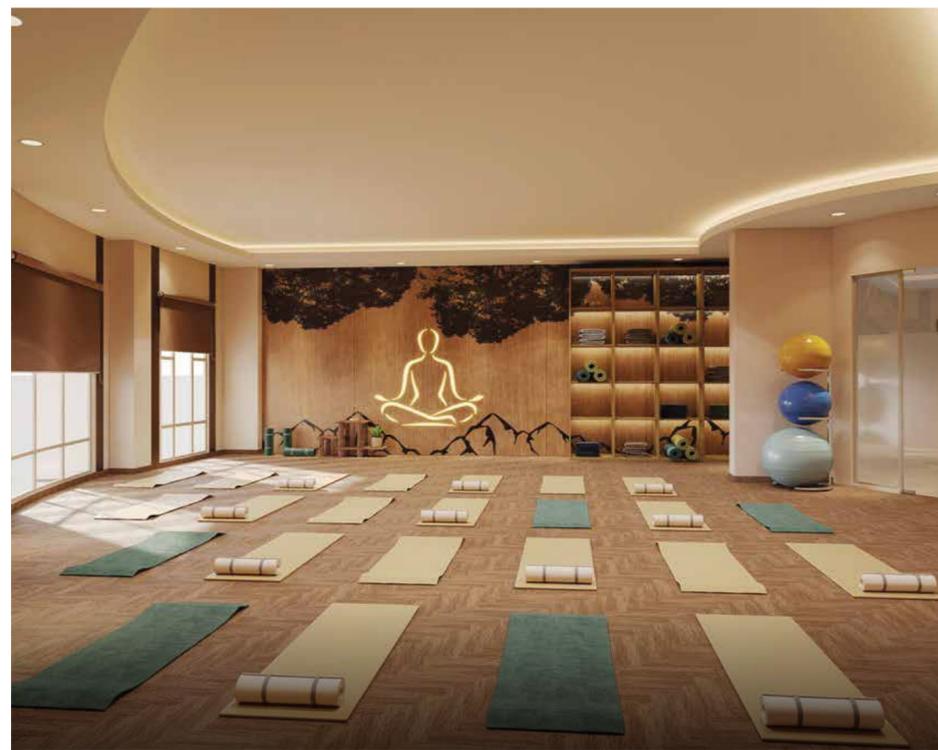
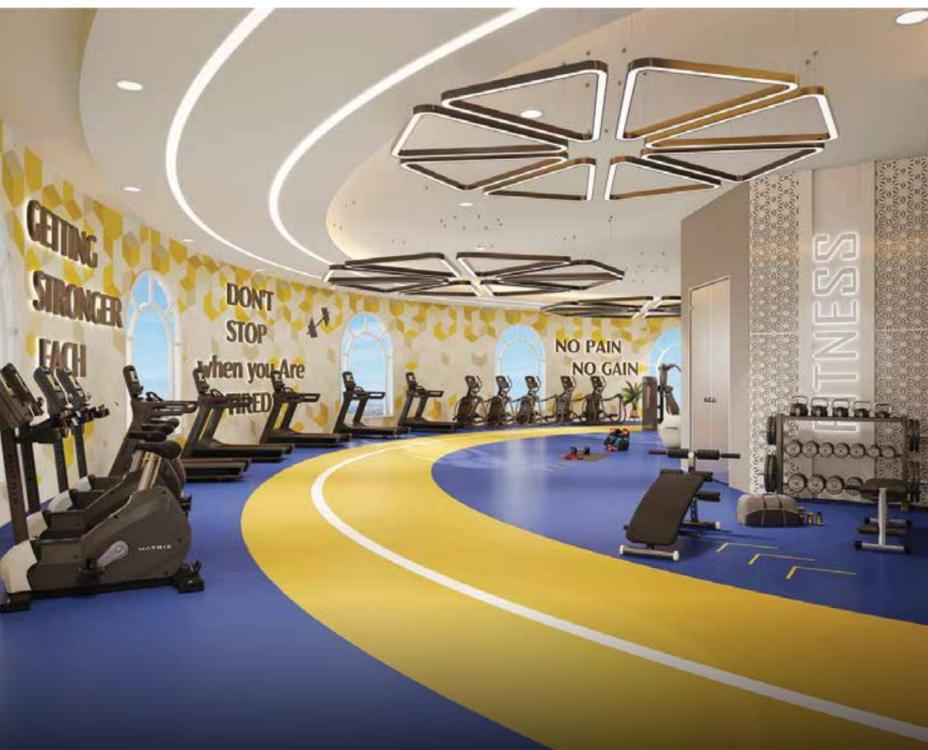
THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY

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



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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**



This is a render image as visualized by the artist for reference purpose only. Trees & Green area shown is for representation purposes only. Map Not to Scale



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A DESTINATION WHERE CHOICES RISE OVER ROUTINE

- | | | | | |
|---|--------------------------------------|-----------------------------------|------------------------------------|------------------------|
| 1. Arrival Plaza | 19. Contemplative /Reading Garden | 36. Circles of Joy | 63. Herbal & Spice Garden | 81. Deck Fountains |
| 2. School Pick up Waiting Zone | 20. Giant Chess /Board Games | 37. Skate Park | 64. Rolling Mounds | 82. Therapeutic Garden |
| 3. Fragrance Garden | 21. Floral Garden | 38. Aroma Garden | 65. Butterfly Garden | 83. Sunken Court* |
| 4. Drop Off Node | 22. Central Community Spine | 39. Lobby Entrance for all Towers | 66. Amphitheatre Cum Lawn Terraces | 84. Interactive Court* |
| 5. Walking Trail | 23. Jogging Track | 40. Senior Citizen Court | 67. Cricket Field | 85. Sunset Deck* |
| 6. Seating Mounds with Flowering Bed | 24. Mini Golf Putting | 41. Ping Pong Area | 68. Sprint Track | 86. Sunrise Deck* |
| 7. Festival lawn for exhibition and Weekly Bazaar | 25. Seating Alcove | 42. Outdoor Lounge | 69. Meditation Deck | 87. Kite Flying Deck* |
| 8. Performance Area | 26. Adventure Berm in EPDM | 43. Croquet Zone | 70. Shower Cubicles | 88. Curiosity Garden* |
| 9. Seating Terraces | 27. Jungle Gym | 44. Cycle Track | 71. Graffiti Wall | |
| 10. Canopy Walk | 28. Sand Pit | 45. Hydroponics | 72. Kids Pool | |
| 11. Panorama Point | 29. Frisbee Zone | 46. Archery Zone | 73. Pool Deck with Lounge Chairs | |
| 12. Tree House with Bird Watching Deck | 30. Musical Garden | 47. Badminton Court | 74. Main Pool | |
| 13. Chit-Chat Area | 31. Outdoor Working Table | 48. Trampoline Park | 75. Stargazing Telescopes | |
| 14. Fitness Trail | 32. Tropical Garden | 49. Volleyball Court | 76. Pets Park | |
| 15. Cricket Practice Pitch | 33. Picnic & Barbeque Area | 50. Resting Nodes | 77. Bonfire Court* | |
| 16. Community Kitchen Garden | 34. Mini Theatre | 51. Seating Pavilion | 78. Hammock Garden* | |
| 17. Basketball Court | 35. Pavillion with Community Seating | 52. Padel Ball Court | 79. Shaded Patio Seating* | |
| 18. Seating Terraces | | 53. Pickleball Court | 80. Central Community Plaza | |
| | | 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 | | |

PHASE - 1 ●

PHASE - 2 ○

PROPOSED FUTURE AMENITIES *

- TOWER WISE INDOOR AMENITIES**
- ARCADIA – BOXING RING
 - CITADEL – BOWLING ALLEY
 - GREENFIELD – MINI THEATRE WITH PANTRY
 - ATHELETICA - LIBRARY WITH COFFEE STATION

- PROPOSED INDOOR AMENITIES**
- BUSINESS CENTRE WITH COFFEE STATION
 - E-SPORTS
 - CROSSFIT GYMNASIUM
 - INDOOR GAMES

10+ COURT BASED SPORTS AMENITIES

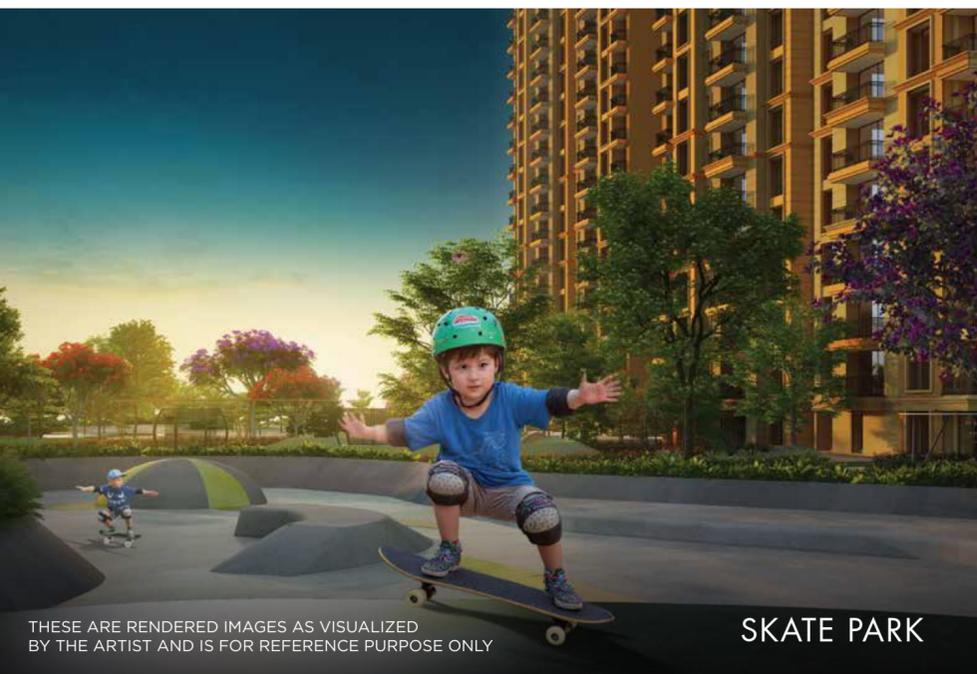
- Pickleball Court
- Padelball Court
- Lawn Tennis Court
- Futsal Court
- Basketball Court
- Volleyball Court
- Open Badminton Court
- Skate Park
- Cricket Field
- Life Size Chess
- Archery Zone
- Sprint Track



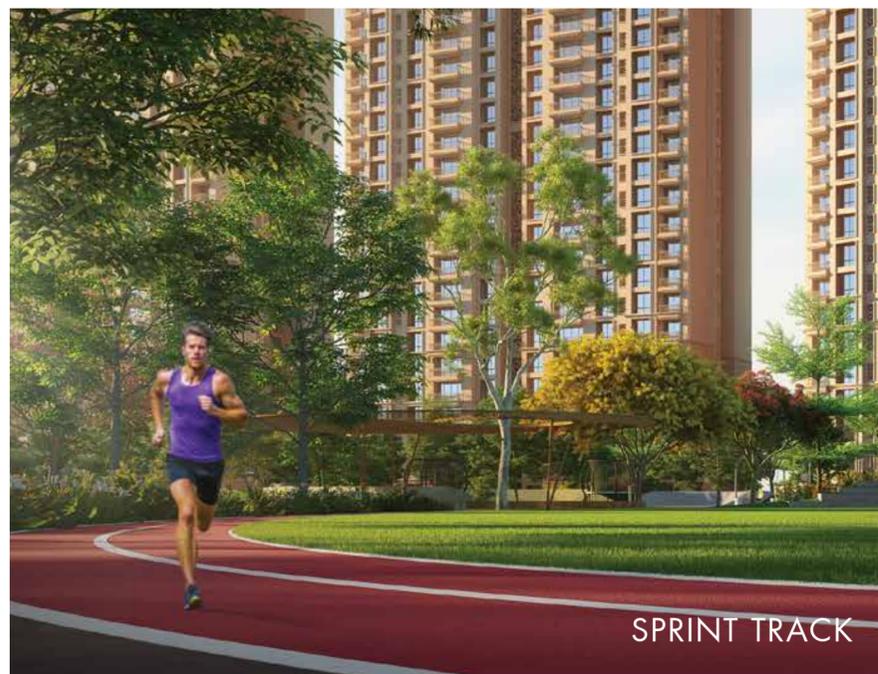
CRICKET FIELD



PADEL & PICKLEBALL COURT



SKATE PARK



SPRINT TRACK

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FUTSAL COURT AND LAWN TENNIS COURT



VOLLEYBALL COURT



BADMINTON COURT



ARCHERY ZONE

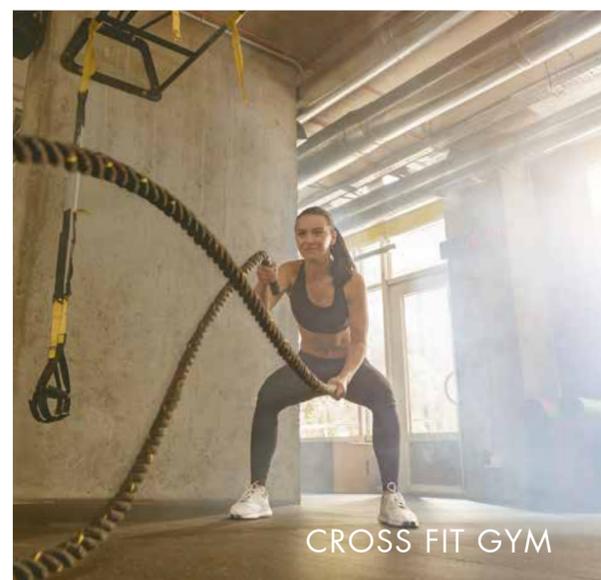
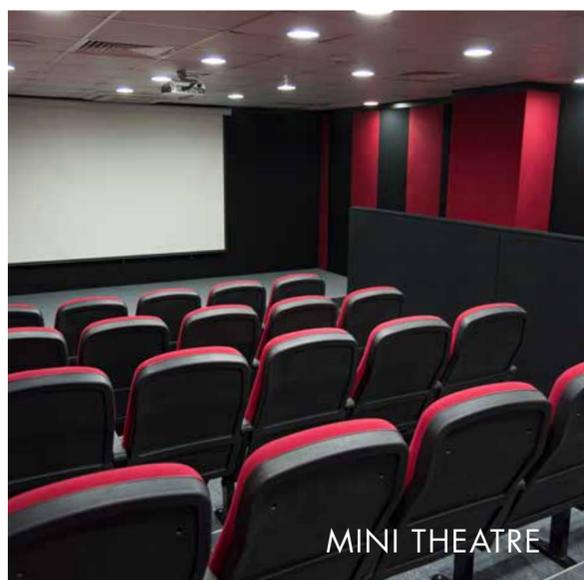


BASKETBALL COURT

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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



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



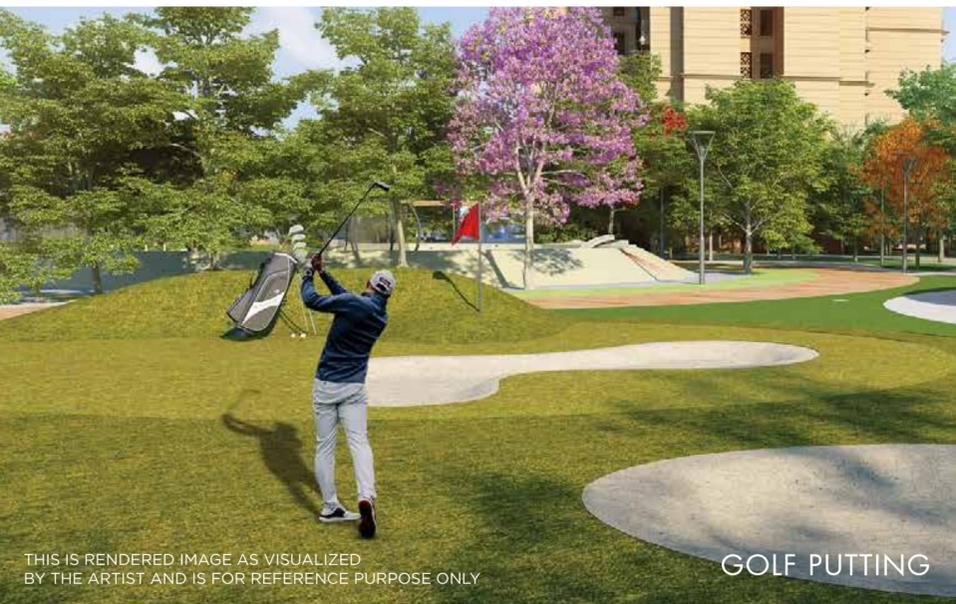
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SWIMMING POOL



REPRESENTATIONAL IMAGE

CRICKET PRACTICE PITCH



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

GOLF PUTTING



REPRESENTATIONAL IMAGE

YOGA & AEROBIC DECK

LEISURE SPACES FOR ALL GENERATIONS

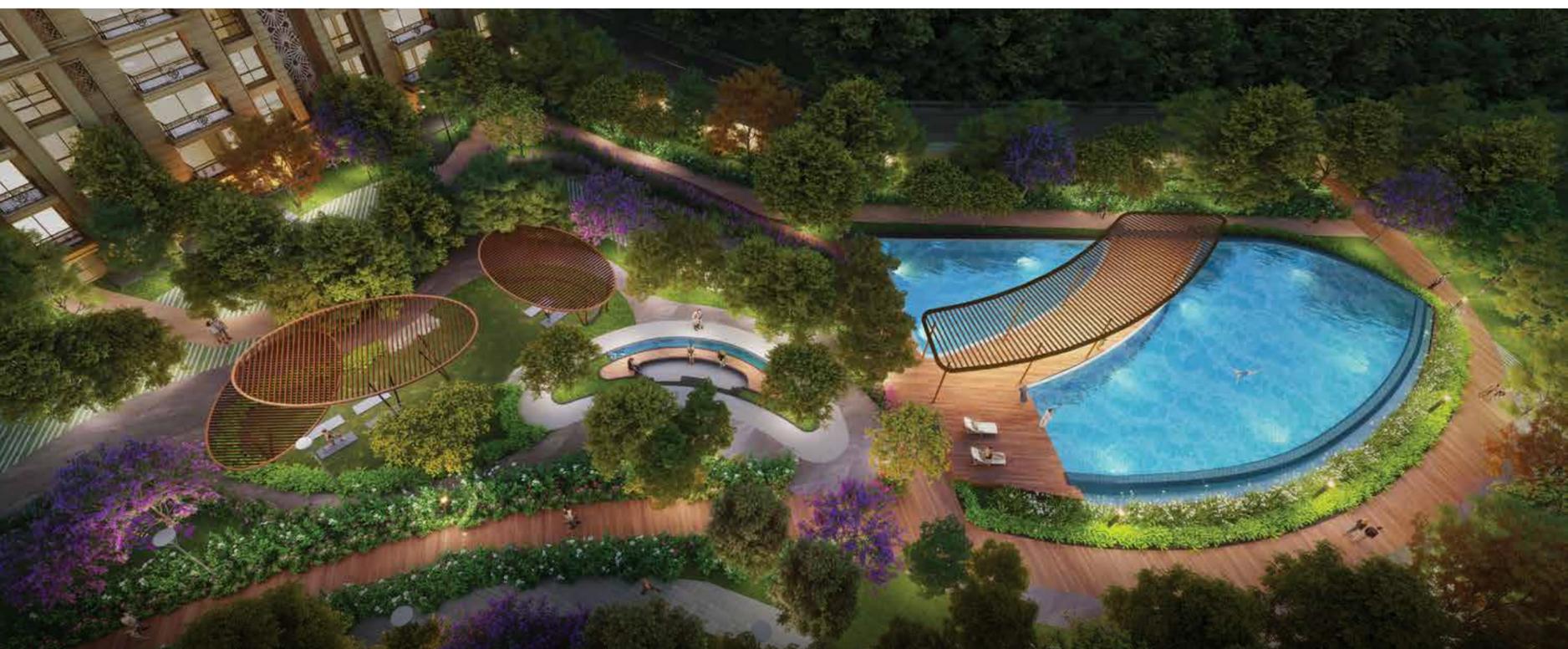
- Festival Lawn
- Walking Trail
- Tree-House with bird watching deck
- Reading Garden
- Jungle Gym
- Sand Pit
- Musical Garden
- Seating Alcove
- Swimming Pool and Meditation Deck
- Frisbee Zone
- Picnic & Barbeque Area
- Pets Park
- Circles of Joy
- Resting Pavillion
- Sunrise and Sunset Deck
- Bonfire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



JUNGLE GYM, SAND PIT, AND MUSICAL GARDEN



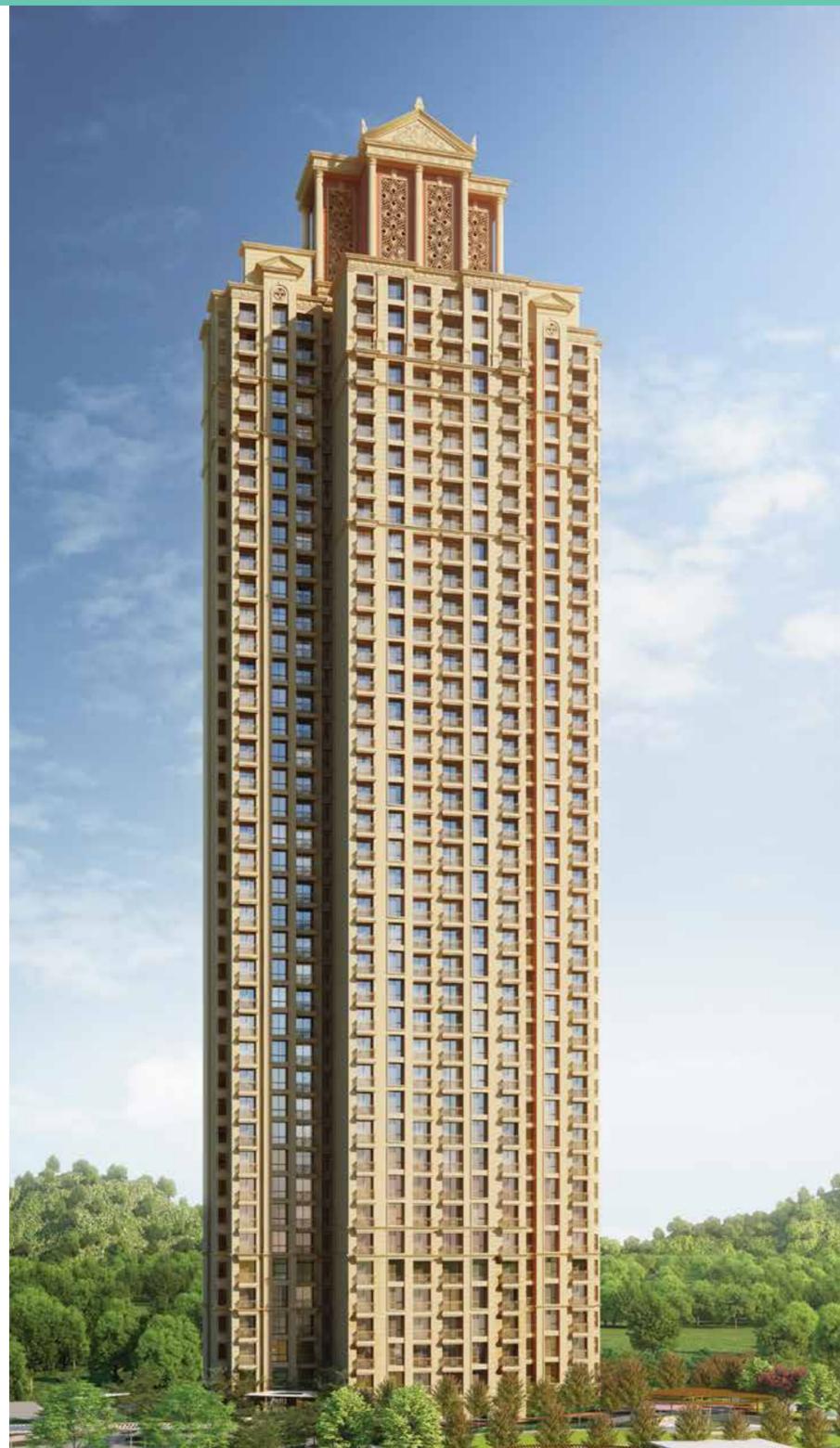
SEATING ALCOVE



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



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





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 the 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
1 Business Park
1 Supermarket
1 High Street Retail
2 Schools
24/7 Security

2 Ecotel Hotels
1 Hospital
250+ Acres
50+ Residential Towers
7,000+ Happy Residents



ACTUAL SHOT OF HIRANANDANI GARDENS, POWAI

HIRANANDANI ESTATE, THANE

2 Clubhouses
1 Business Park
1 High Street Retail
1 School
24/7 Security

1 Supermarket
1 Hospital
350+ Acres
120+ Residential Towers
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



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

Corporate office address.: Olympia, Central Avenue,
Hiranandani Business Park, Powai, Mumbai - 400076
Tel.: (+91 22) 6545 3705 / 6545 3600



GREENFIELD

MAHARERA P52000080098



CITADEL

MAHARERA P52000080155



ARCADIA

MAHARERA P52000080195



ATHELETICA

MAHARERA PR1270002501610

The project has been registered via MahaRERA registration number: Greenfield: P52000080098, Citadel: P52000080155, Arcadia: P52000080195, Athletica: PR1270002501610 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.