

The background of the entire page is a solid teal color. Overlaid on this background are several concentric, light-colored arches that span the width of the page, creating a tunnel-like effect. The arches are composed of thin lines and are centered horizontally.

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





ATAL SETU **(MUMBAI** **TRANS-HARBOUR** **LINK)**

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

NAVI MUMBAI **INTERNATIONAL** **AIRPORT**

The largest international airport in the MMR region.

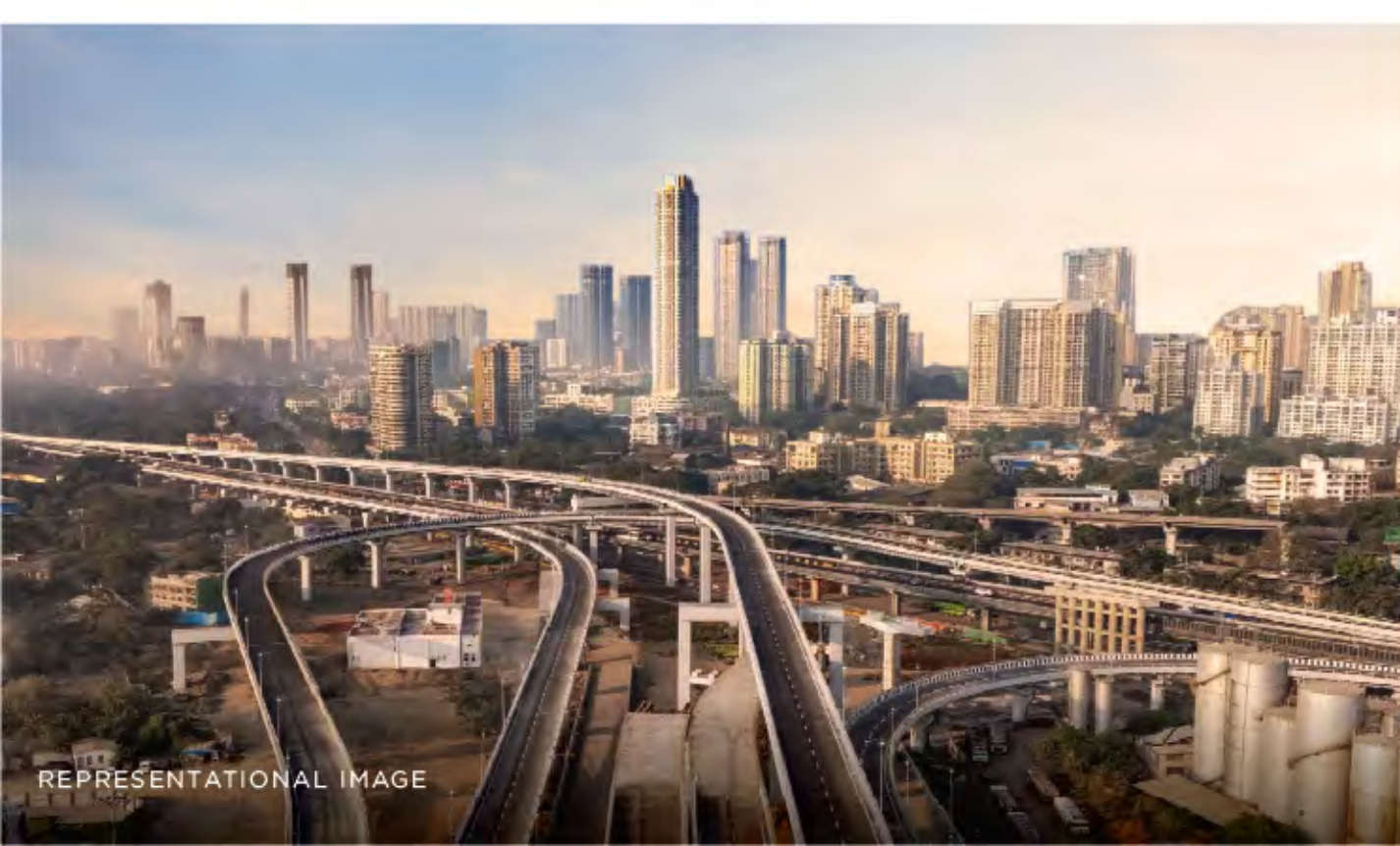
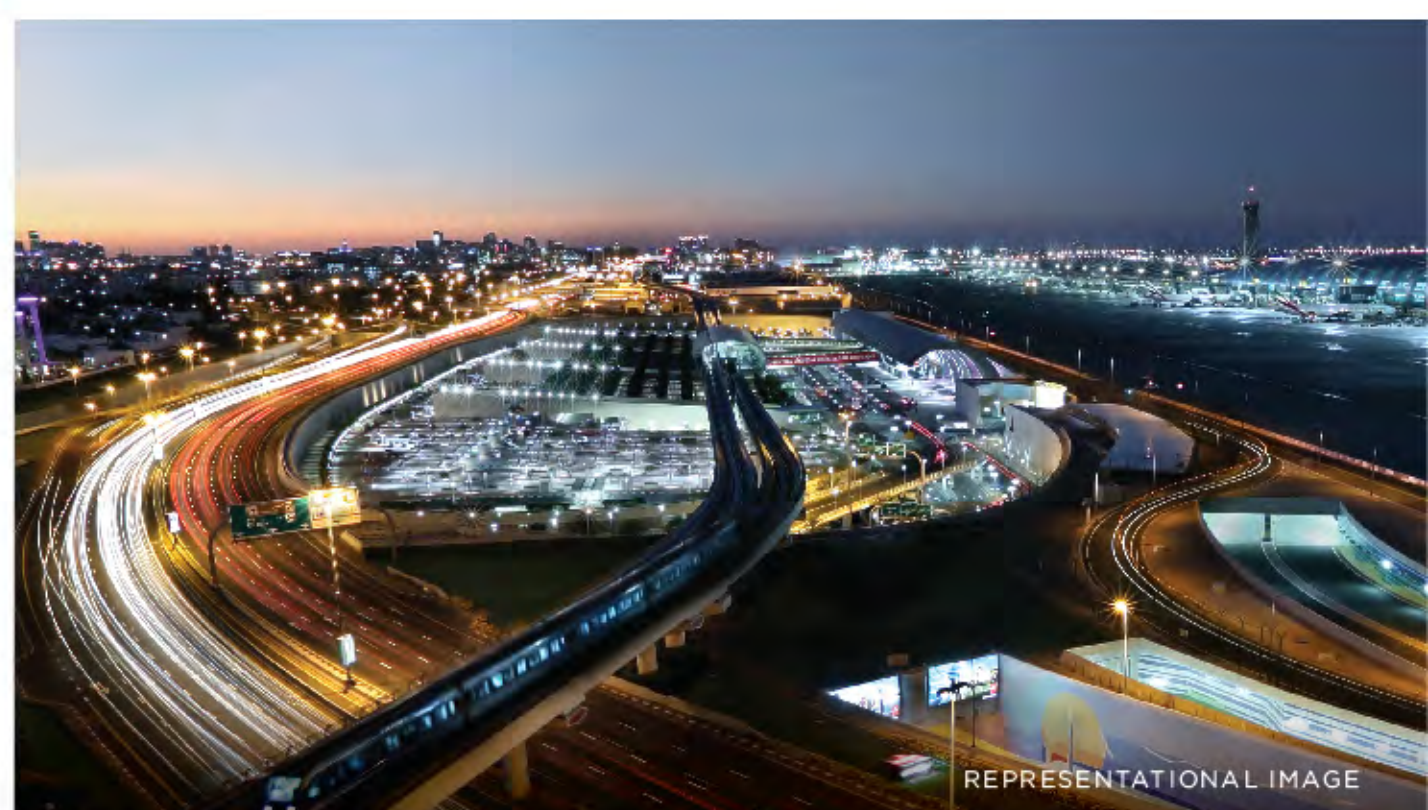


PANVEL KARJAT **LOCAL TRAIN CORRIDOR**

Panvel–Karjat rail line boosts MMR connectivity; Mohape & 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.



NAVI MUMBAI **AIRPORT INFLUENCE** **NOTIFIED AREA (NAINA)**

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



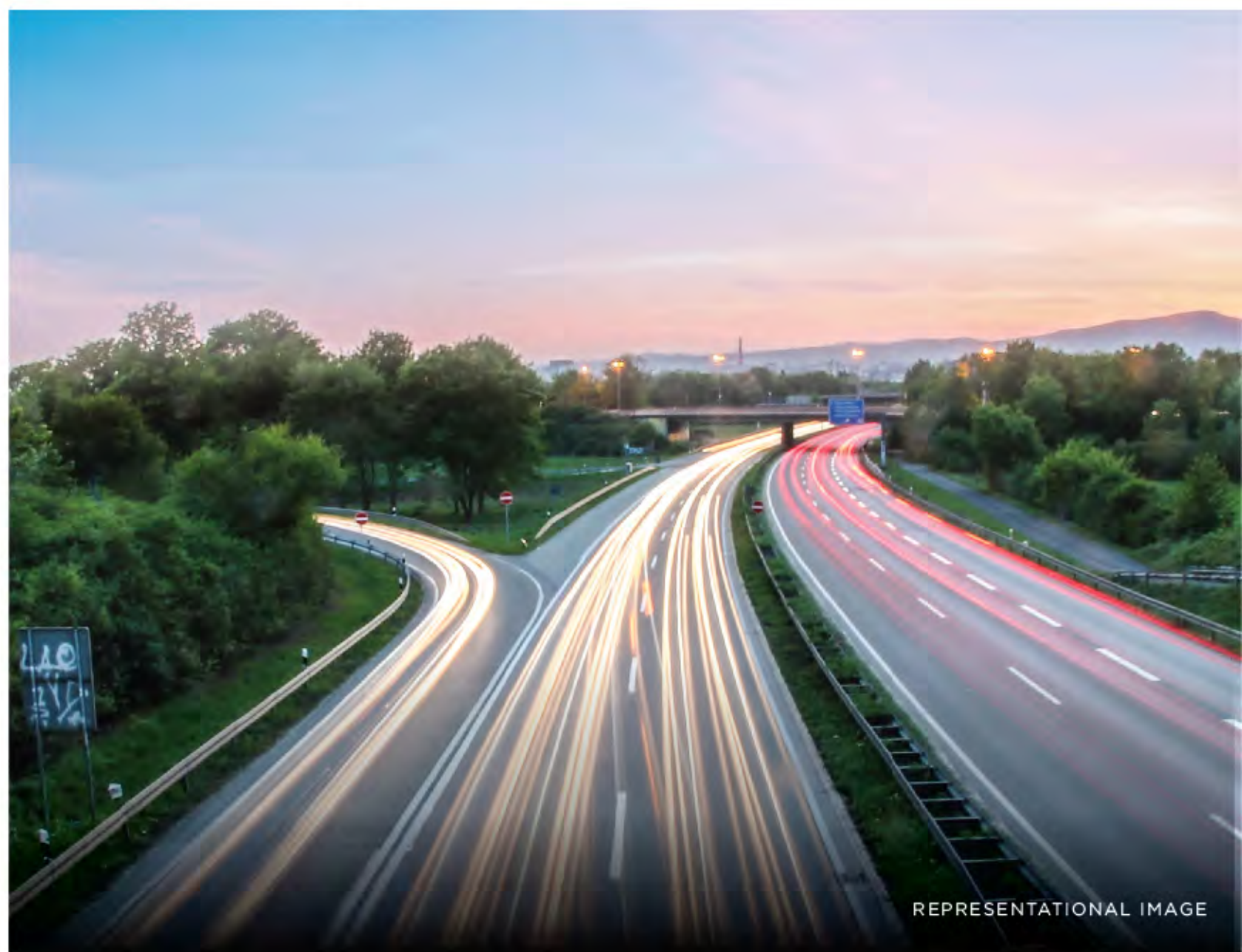
REPRESENTATIONAL IMAGE

ELEVATED CORRIDOR

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

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



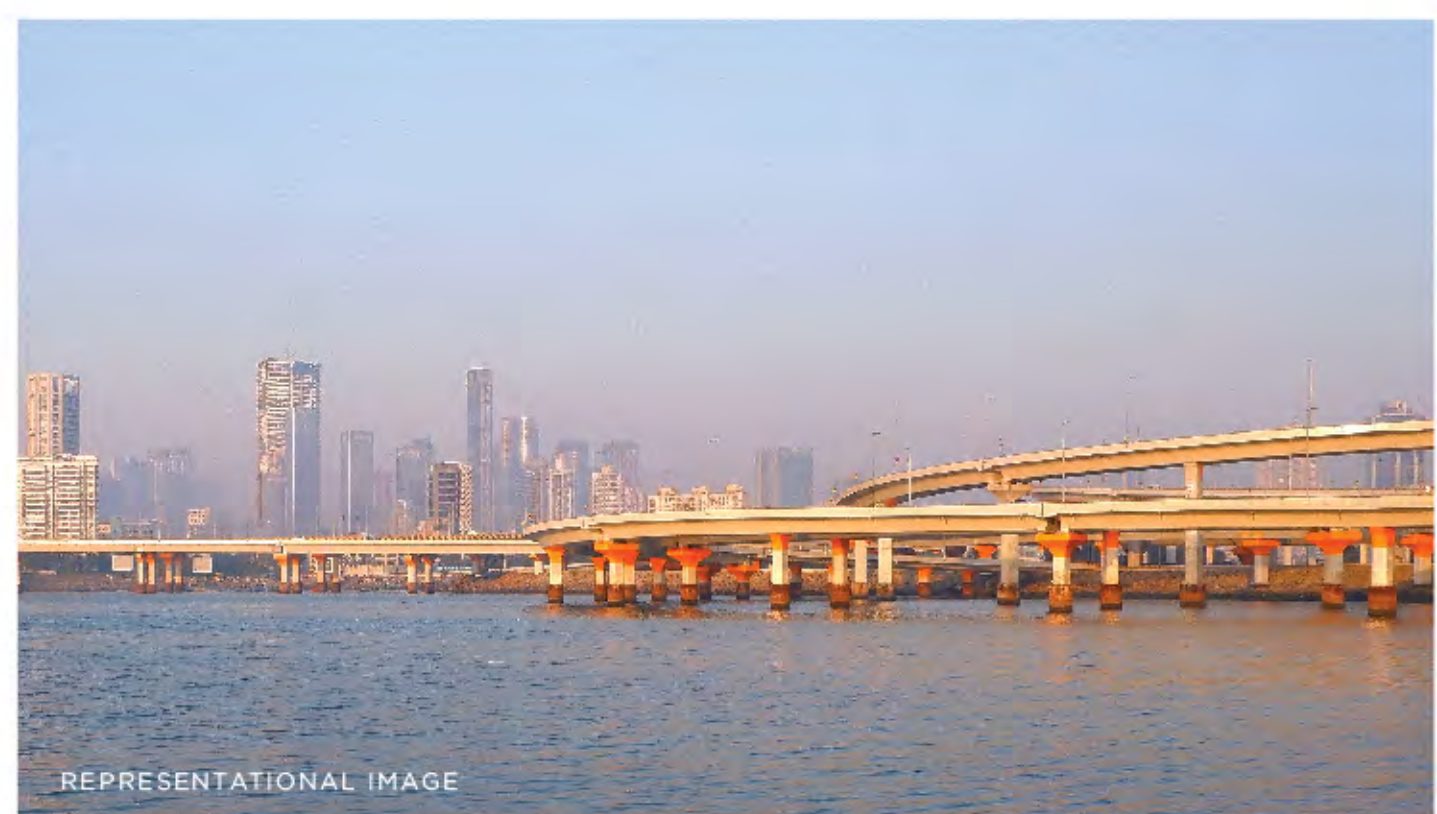
REPRESENTATIONAL IMAGE

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



Retail - Forest Enclave

Hiranandani Trust School

Forest Enclave

EBONY

Club Royale

TUCO

Hakone Gaming Center

Garden Enclave

Hiranandani Trust School

Retail-Garden Enclave

Golden Willows

Yotta Data Center Park



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

200+ YEAR OLD SHIVA TEMPLE

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



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 forest.



REPRESENTATIONAL IMAGE



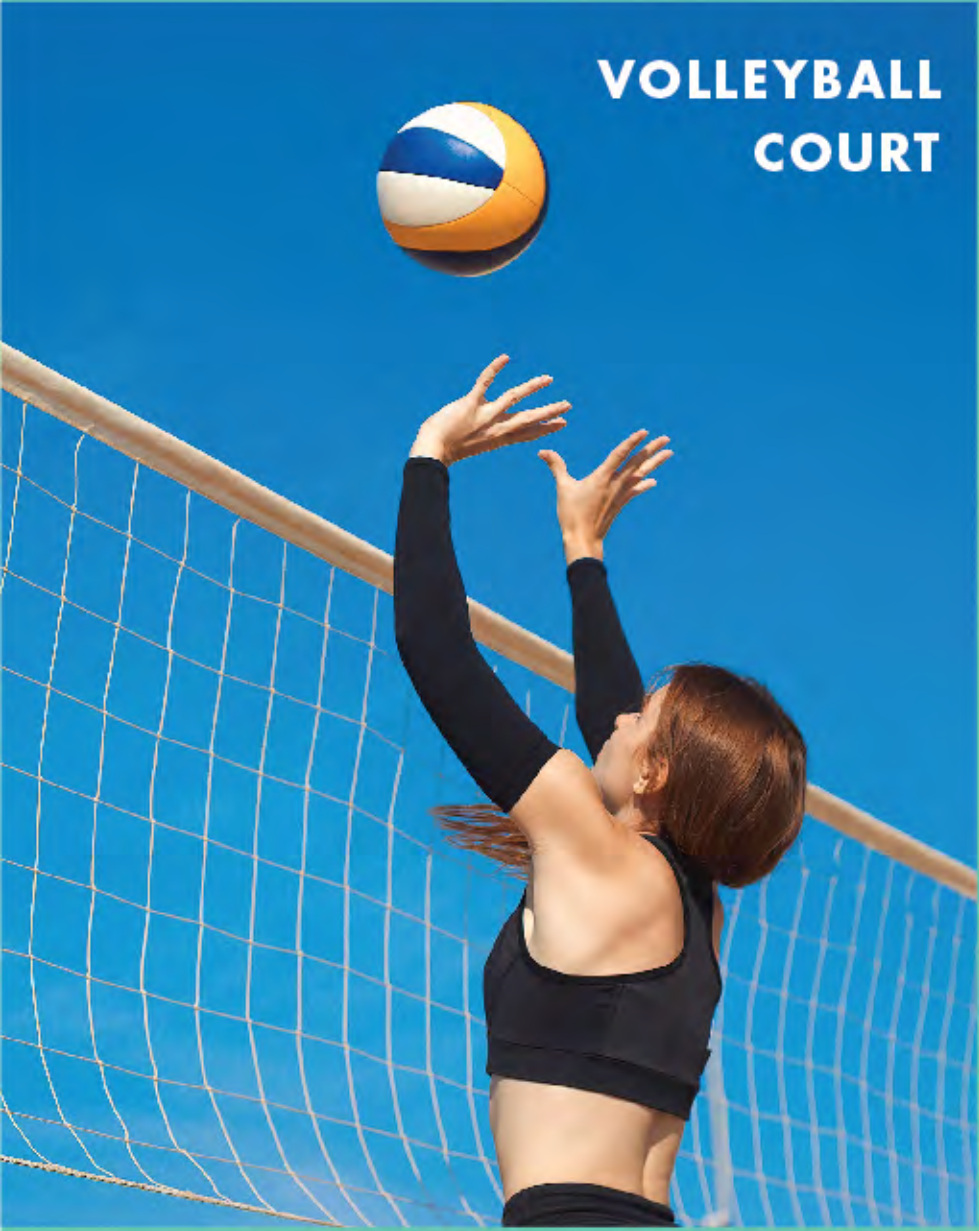
HAKONE GAMING CENTER

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.



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.



THE BIGGEST EVER CLUBHOUSE

IN MUMBAI 3.0

CLUB ROYALÉ

SPREAD ACROSS 90,000+ SQ. FT.



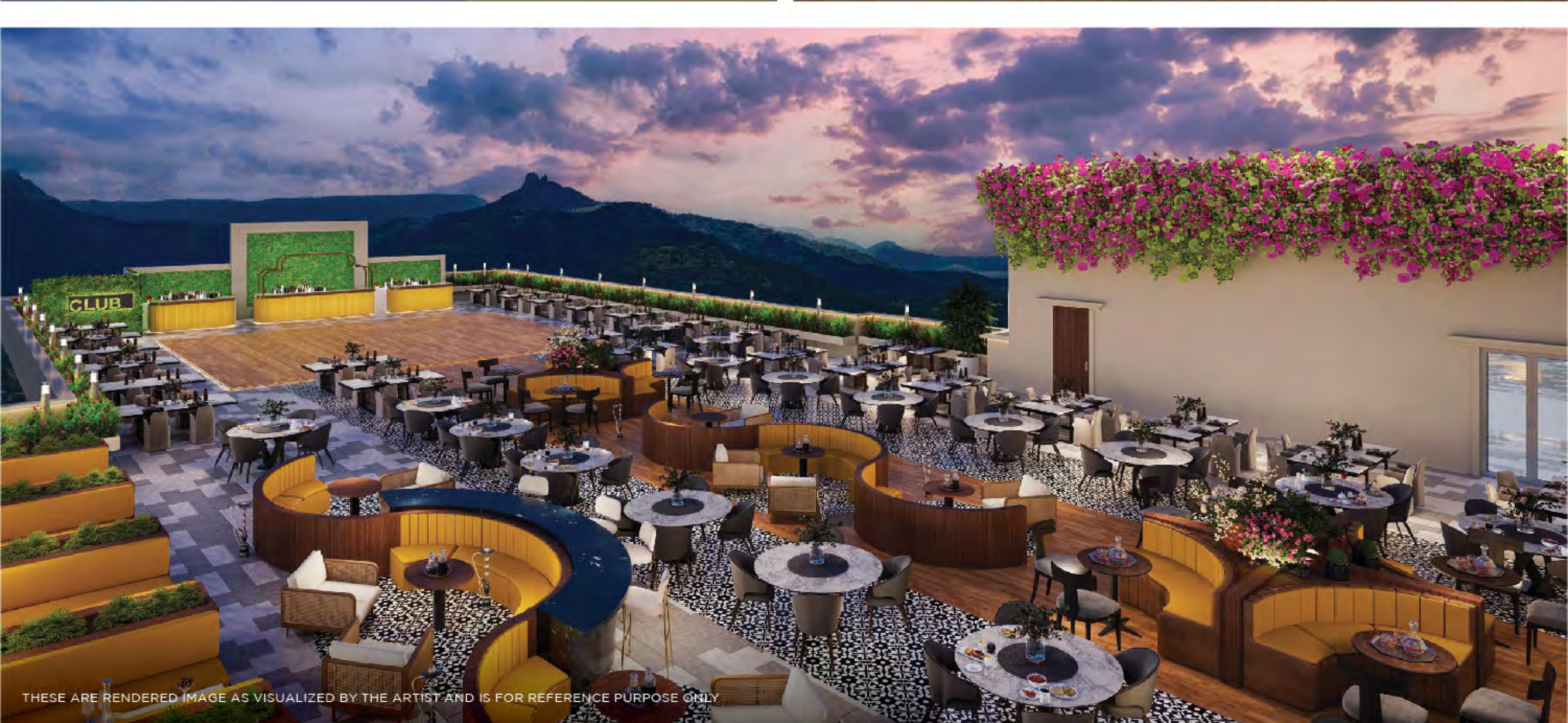
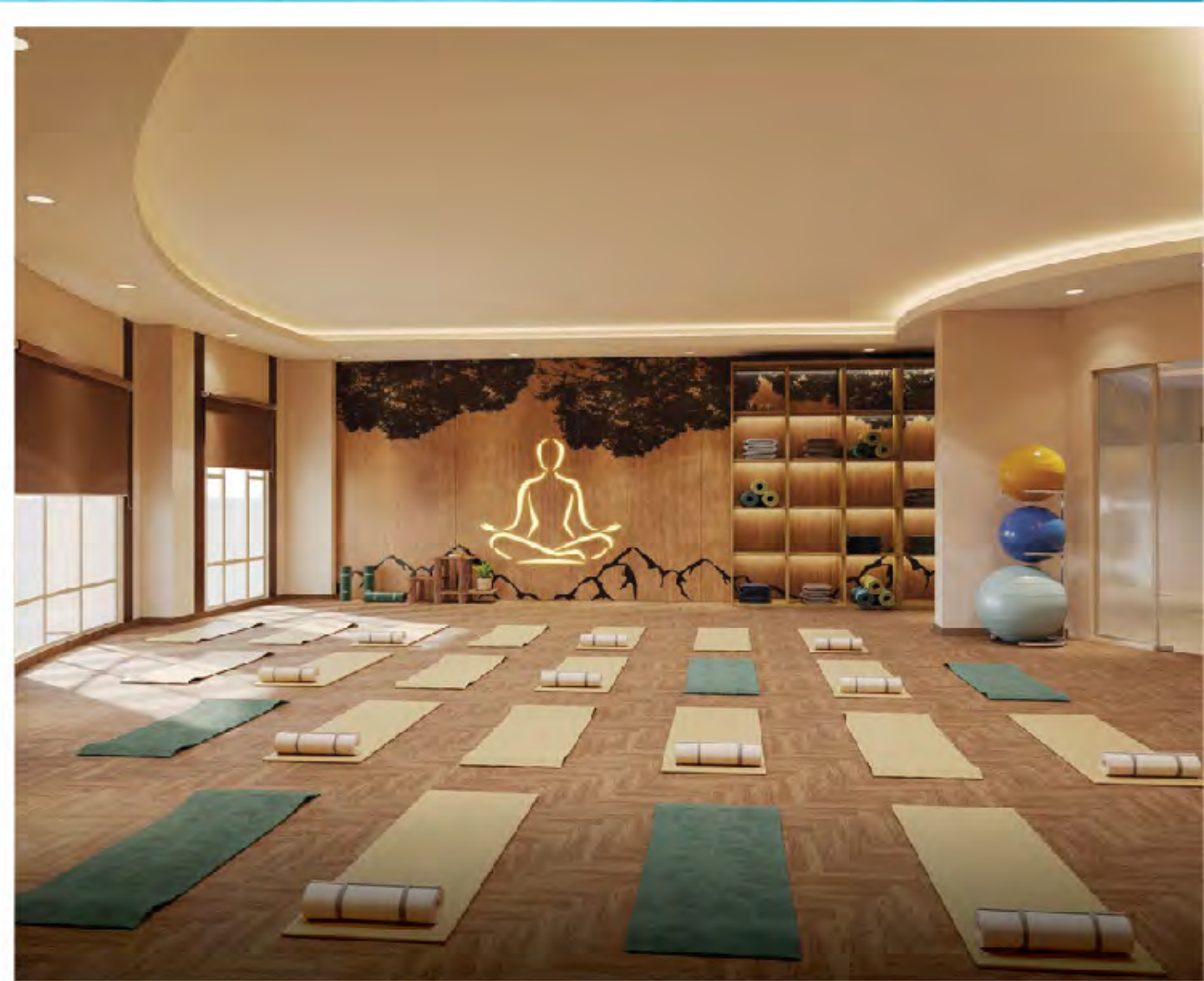
THESE ARE RENDERED IMAGE AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY

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 IMAGE 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**



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



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

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

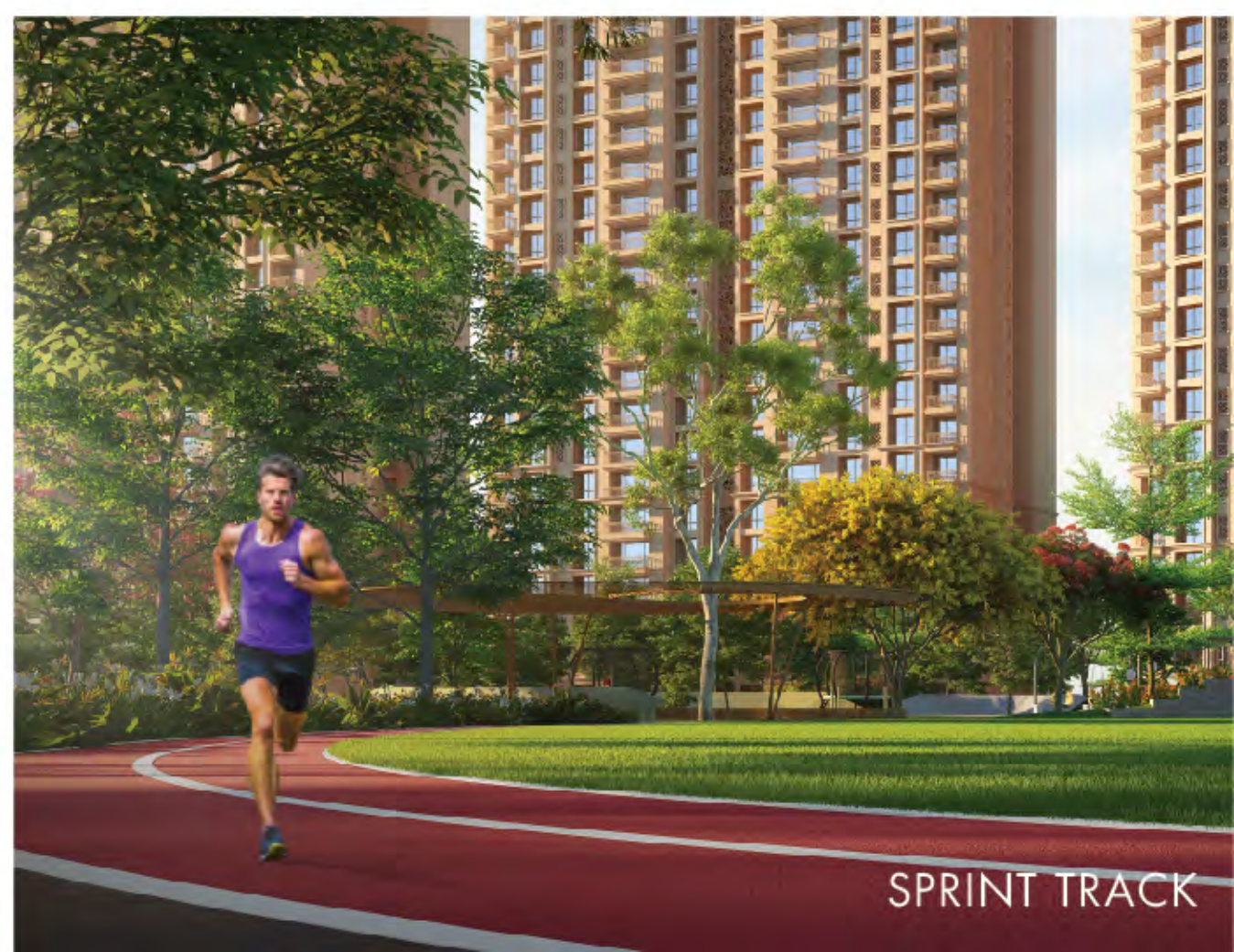
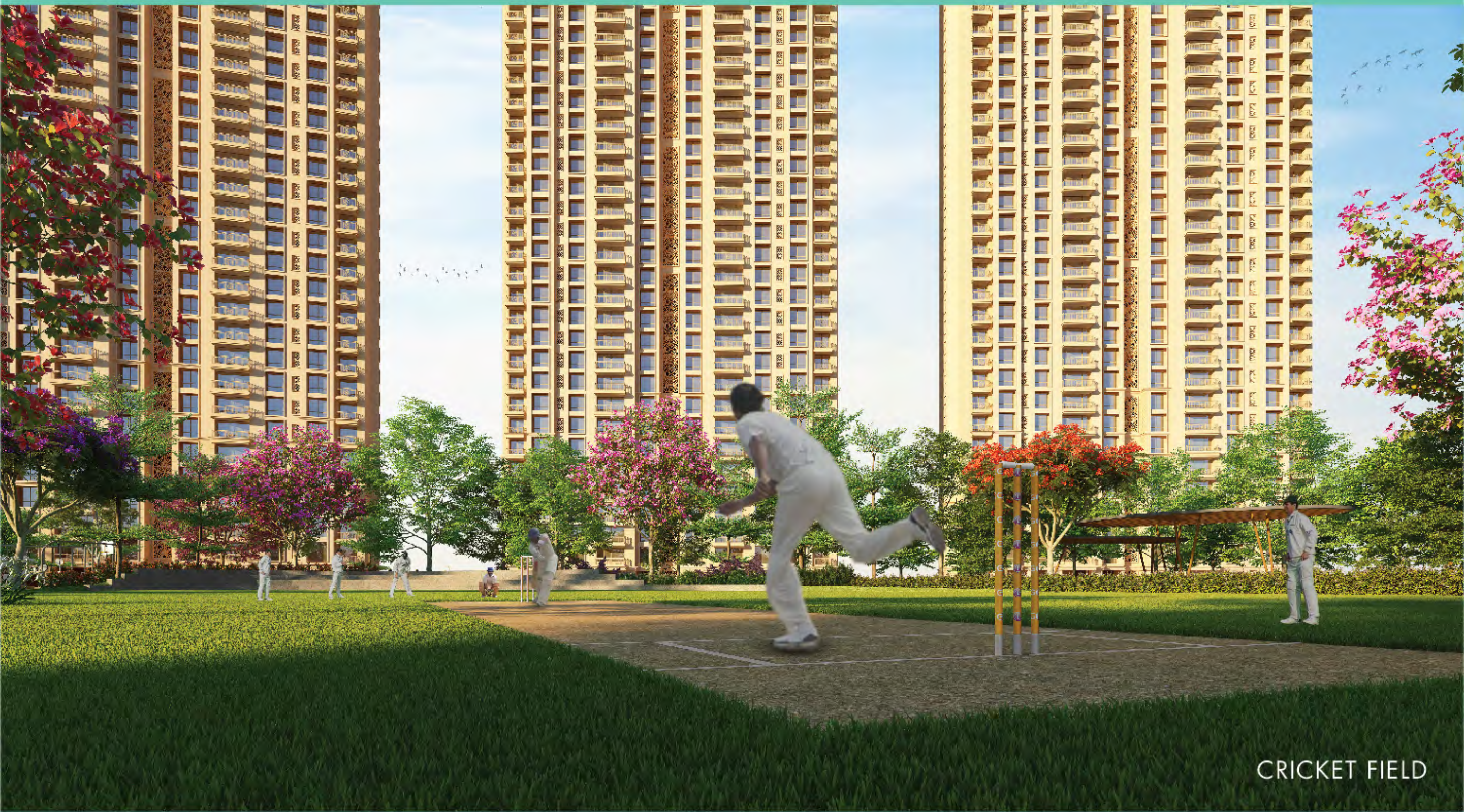
1. ARCADIA – BOXING RING
2. CITADEL – BOWLING ALLEY
3. GREENFIELD – MINI THEATRE WITH PANTRY

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



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FUTSAL COURT AND LAWN TENNIS COURT



VOLLEYBALL COURT



BADMINTON COURT



ARCHERY ZONE



BASKETBALL COURT

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

WORLD-CLASS INDOOR AMENITIES

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



AMENITIES CURATED FOR WELLNESS

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



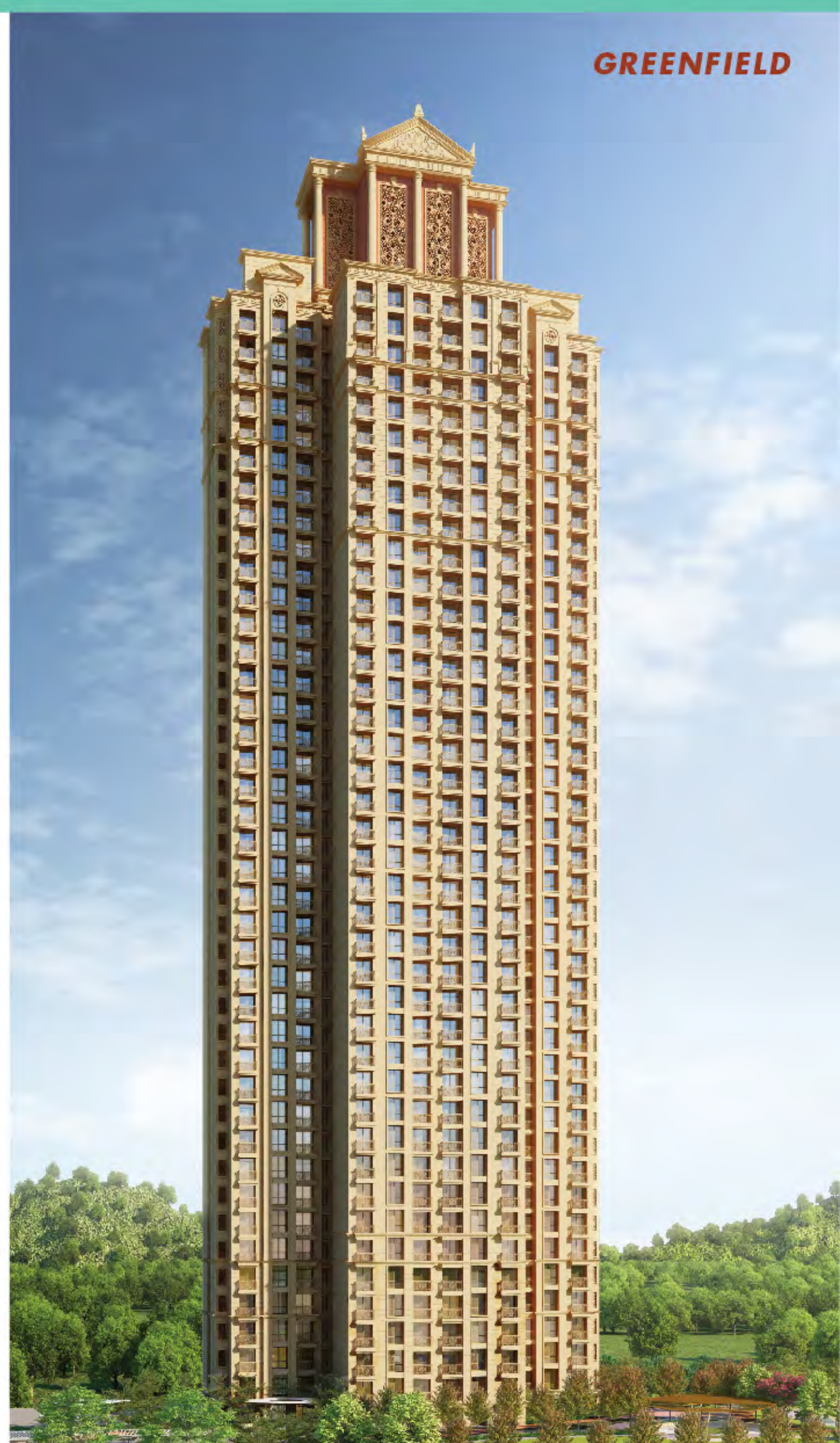
LEISURE SPACES FOR ALL GENERATIONS

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



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 bedroom with split units
- Homes have wide sun decks
- Large format vitrified tiles in all rooms & anti-skid vitrified tiles in balcony area
- Marble Flooring in living / dining in 4 BHK (Citadel tower)
- Thoughtfully designed toilets with bathroom fittings
- Heavy duty aluminum single glazed windows
- Superior quality geyser, exhaust fan and water purifiers
- Modular electrical switches
- High quality non – corrosive plumbing
- Main entrance door in veneer with melamine finish, Laminate on all internal doors
- Video door phone with intercom

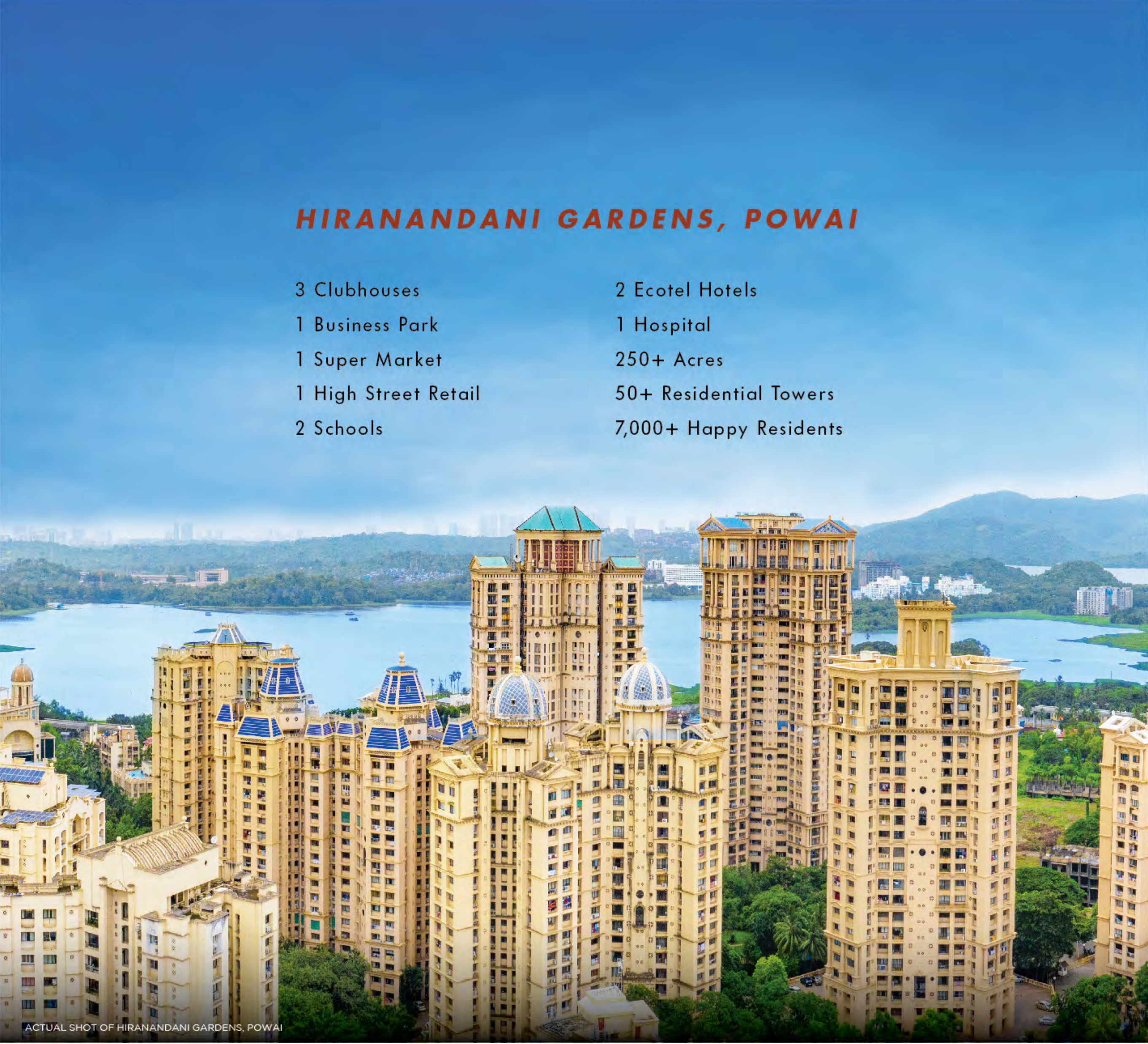




ACTUAL IMAGE

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 structures have a leakage-proof guarantee
 - d) Our buildings have mandatory rainwater harvesting
 - e) 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
1 Business Park
1 Super Market
1 High Street Retail
2 Schools

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

HIRANANDANI ESTATE

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

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.