

WHAT IF YOU  
COULD HAVE A CITY'S

# HEART

AND A HILLSIDE SOUL?

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MUMBAI'S RAREST HILLFRONT ESTATE.

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📍 MULUND HILLS

# THE POWER OF INFRASTRUCTURE. THE RISE OF URBAN EPICENTRES

The heart of great cities isn't found — it's built.  
Around the world, iconic districts have risen not by chance,  
but through visionary infrastructure and bold urban planning.  
Here's how global power centers were engineered into existence.



## LONDON - CANARY WHARF

Once a forgotten dockland far from the historic heart of London, Canary Wharf has redefined what a financial district can be. Catalyzed by the Docklands Light Railway, the Jubilee Line, and world-class commercial infrastructure, this now rivals the city of London itself. Infrastructure sparked the rebirth; ambition made it soar.



## SHANGHAI - PUDONG

Just a few decades ago, Pudong was little more than open farmland across the river from Shanghai's established center. But visionary planning laid the groundwork for a dramatic metamorphosis. Highways, metro lines, tunnels, and an international airport set the stage — and Pudong rose swiftly to become China's financial powerhouse.



## DUBAI - DOWNTOWN

Deira may have been Dubai's original commercial core, but the city's modern identity was sculpted from sand in Downtown Dubai. Anchored by Sheikh Zayed Road, powered by the Dubai Metro, and brought to life through iconic developments like the Burj Khalifa and Dubai Mall, this master-planned district didn't emerge gradually — it announced itself with grandeur.

# MUMBAI - A CITY REINVENTED THROUGH INFRASTRUCTURE

Mumbai is accelerating into the future with transformative infrastructure. From coastlines to skylines, every corner of the city is being reconnected through faster roads, expanding metro lines, sea bridges, and next-gen tunnels — paving the way for smarter, smoother movement.

## THE MUMBAI COASTAL ROAD

A 29 km expressway, transforming the western seafront with a faster, scenic alternative to the Western Express Highway.

## MUMBAI METRO REVOLUTION

With the rollout of Metro Lines 2A, 7 and 3, along with several ongoing and proposed lines such as 4, 5, 6 and 7A, Mumbai is steadily moving towards a seamlessly connected underground and overground transit network.

## SEA BRIDGES & ELEVATED CORRIDORS

Projects like Atal Setu, Bandra-Worli and Versova-Bandra Sea Links, and the Worli-Sewri Elevated Corridor are boosting citywide connectivity.

## TUNNELLING THE FUTURE

Projects like the Goregaon-Mulund Link Road (GMLR) and the Borivali-Thane Twin tunnels are engineering feats beneath the city. These tunnels aim to cut cross-city travel from over 90 minutes to just 20 minutes.

## MUMBAI RING ROAD

The Mumbai Ring Road integrates major infrastructure projects like the Mumbai Coastal Road, Atal Setu, and the Virar-Alibaug Multi-Modal Corridor-creating a seamless, efficient connectivity network that spans the entire city.



# MULUND TAKES MUMBAI'S CENTRE STAGE

Mulund is fast emerging as Mumbai's new centre — not by chance, but by design. With new highways, seamless road links, and transformative infrastructure unlocking access, the city's power axis is shifting east. What was once peripheral is now at the heart of attention, growth, and ambition.

**WESTERN SUBURBS : 20 MINS**

Via Upcoming Goregaon-Mulund Link Road (GMLR)

**THANE : 10-15 MINS**

Via LBS Road & Eastern Express Highway (EEH)

**NAVI MUMBAI : 15 MINS**

Via Mulund-Airoli Bridge

**CENTRAL SOUTH : 30 MINS**

Via Upcoming Metro Line 4

**SOUTH MUMBAI : 30-40 MINS**

Via Eastern Express Highway




# GMLR

**ISN'T JUST A ROAD. IT'S A TURNING POINT.**

The upcoming Goregaon-Mulund Link Road (GMLR) is set to be a game-changer — not just enhancing connectivity, but driving a complete transformation of the region. With improved infrastructure, green open spaces, and a surge in premium retail, commercial, and lifestyle developments, GMLR will usher in a new era of elevated urban living.

Spanning 12.2 km with two tunnels, this landmark project will cut travel time between Mumbai's east and west to just 20 minutes. More than a road, it's a powerful catalyst set to unlock growth, accessibility, and prosperity along its entire stretch.

We've already witnessed this before — the Bandra-Worli Sea Link has reshaped the western corridor while the Eastern Freeway has revived the eastern suburbs. GMLR is next — poised to elevate Mulund into one of the city's most sought-after addresses, where seamless access meets smarter living.



**CITY IN THE  
BACKDROP.  
HILL STATION  
IN THE  
BACKYARD.**



**MULUND  
HILLS**

Where city living meets hillside calm, Mulund Hills offers the perfect balance of convenience, connectivity, and comfort. From skyline views to top schools and serene sanctuaries, it's all just moments away. With smartly planned skyscrapers, branded lifestyle zones, reputed educational institutions, and a deep sense of community living, Mulund Hills today is more than a location, it's a lifestyle destination.

# URBAN STREETS. ECO BEATS.

At Mulund Hills, you're never far from what matters - top schools, buzzing malls, great connectivity all tucked beside the calm of the hills. It's city life, just the way you like it.



## MIND IN THE CITY. HEART IN THE HILLS.

The only vicinity in Mumbai that offers a perfect balance of city life and hillside calm – where modern living meets mindful escapes.



## MAJESTIC SKYSCRAPERS SET AMID EXPANSIVE LAYOUTS.

Set amidst vast layouts, these towering skyscrapers boast world-class designs and meticulous planning, giving them a distinct global allure.



## THE HUB OF LEADING REAL ESTATE BRANDS.

This residential vicinity is brimming with potential, attracting all major real estate brands, making it an opportunity no one can afford to miss.



## BEST-IN-CLASS SOCIAL INFRASTRUCTURE.

A well-rounded lifestyle with top-tier education, healthcare, and recreational facilities, making it ideal for everyday living.



## THE NEXUS OF NEW-AGE CONNECTIVITY.

This is the new hub of connectivity, offering seamless access to every corner of Mumbai.

# UNVEILING THE FRONT ROW AT MULUND HILLS.

For the very first time, the most coveted stretch of Mulund is being unveiled — the front row at Mulund Hills. Nestled at the foothills and overlooking serene greens, this is the most premium pocket of Mulund Hills — now open to those who aspire to live at the pinnacle of nature, lifestyle, and exclusivity. With the GMLR set to usher in exponential growth, this location stands at the edge of transformation.



## FOREVER VIEWS FOR A FOREVER HOME

Wake up to breathtaking, uninterrupted hill views every day. Relish nature's beauty in its true essence, making each moment peaceful and timeless.



## DIRECT ACCESS TO GMLR

Mulund Hills is strategically located adjacent to the GMLR (Goregaon-Mulund Link Road), a vital infrastructure project that promises to revolutionize connectivity in the region.



## LOCATED AT THE LBS CONNECTOR

With the proposed LBS connector integrated into our development, offering direct access to the LBS.



## MULUND'S LAST SUPER-SIZED GATED DEVELOPMENT

Spanning about 9.6 acres, this is the ultimate gated community offering expansive living with a school, park and retail within the development. This is a once-in-a-lifetime opportunity to own a piece of Mulund Hill's most iconic development.



## A PREMIUM LIFESTYLE AWAITS

Indulge in over 60+ world-class amenities designed to elevate your lifestyle to the next level. From leisure to fitness, every amenity is crafted to offer you the finest in comfort and luxury.

# CRAFTING LANDMARKS. CREATING LEGACIES.



With over five decades of experience, Atul Projects has established itself as one of the most respected and reliable names in Indian real estate. Driven by a steadfast commitment to excellence, the brand has continually created outstanding spaces across residential and commercial domains, setting benchmarks in quality and trust.



5+ DECADES  
OF LEGACY



90+ PROJECTS



70+ LOCATIONS



13,000+  
HAPPY FAMILIES



13.5 MN SQ.FT.  
DEVELOPED




ZERO DEBT  
DEVELOPER

## MARQUEE RESIDENTIAL PROJECTS

- BLUE MOUNTAIN, MALAD
- BLUE FORTUNA, MAROL
- BLUE HORIZON, MALAD
- BLUE ORBIT, MALAD
- BLUE EMPRESS, KANDIVALI
- BLUE OASIS, KANDIVALI
- HILL CREST, ANDHERI
- REGALIA, GOREGAON
- WALLACE FORTUNA, MAZGAON

## MARQUEE COMMERCIAL PROJECTS

- TRADE SQUARE, ANDHERI
- TRANS AVENUE, ANDHERI
- SECOND AVENUE, ANDHERI
- TRADE AVENUE, ANDHERI
- FIRST AVENUE, MALAD
- CORPORATE AVENUE, ANDHERI



# MUMBAI PINCODE. HILL STATION MODE.

## MUMBAI'S RAREST HILLFRONT ESTATE.

Discover Mumbai's rarest hillfront estate, the perfect blend of urban ease and tranquil living. An ideal opportunity awaits every Mumbaikar who aspires to call one of the city's most premium residential locales home.

PANORAMIC HILL VIEW  
2 & 3 BED HOMES



This project is registered with RERA as 'Atul Life Phase I' under MahaRERA Registration No. P51800055779 and is available on the website [maharera.maharashtra.gov.in](http://maharera.maharashtra.gov.in). Images are for representative purposes only. \*T&C apply.

