



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

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



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 —**

YOUR ADRENALINE

IS NOT ALL THAT'LL RISE HERE.



REPRESENTATIONAL IMAGE

YOUR LEISURE

IS NOT ALL THAT'LL RISE HERE.



YOUR FOCUS

IS NOT ALL THAT'LL RISE HERE.



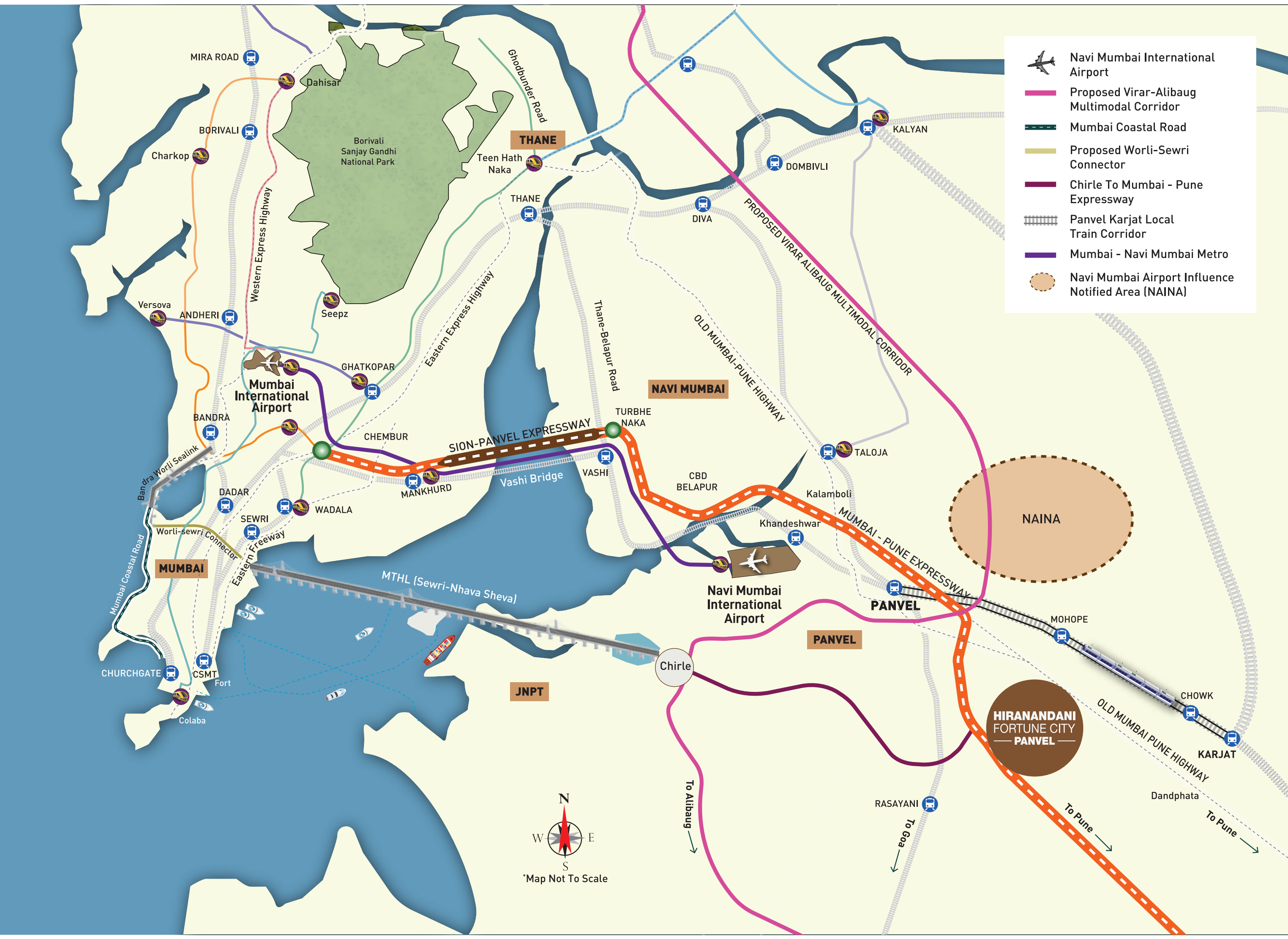
REPRESENTATIONAL IMAGE

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

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.



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.



SION-PANVEL HIGHWAY

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



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.

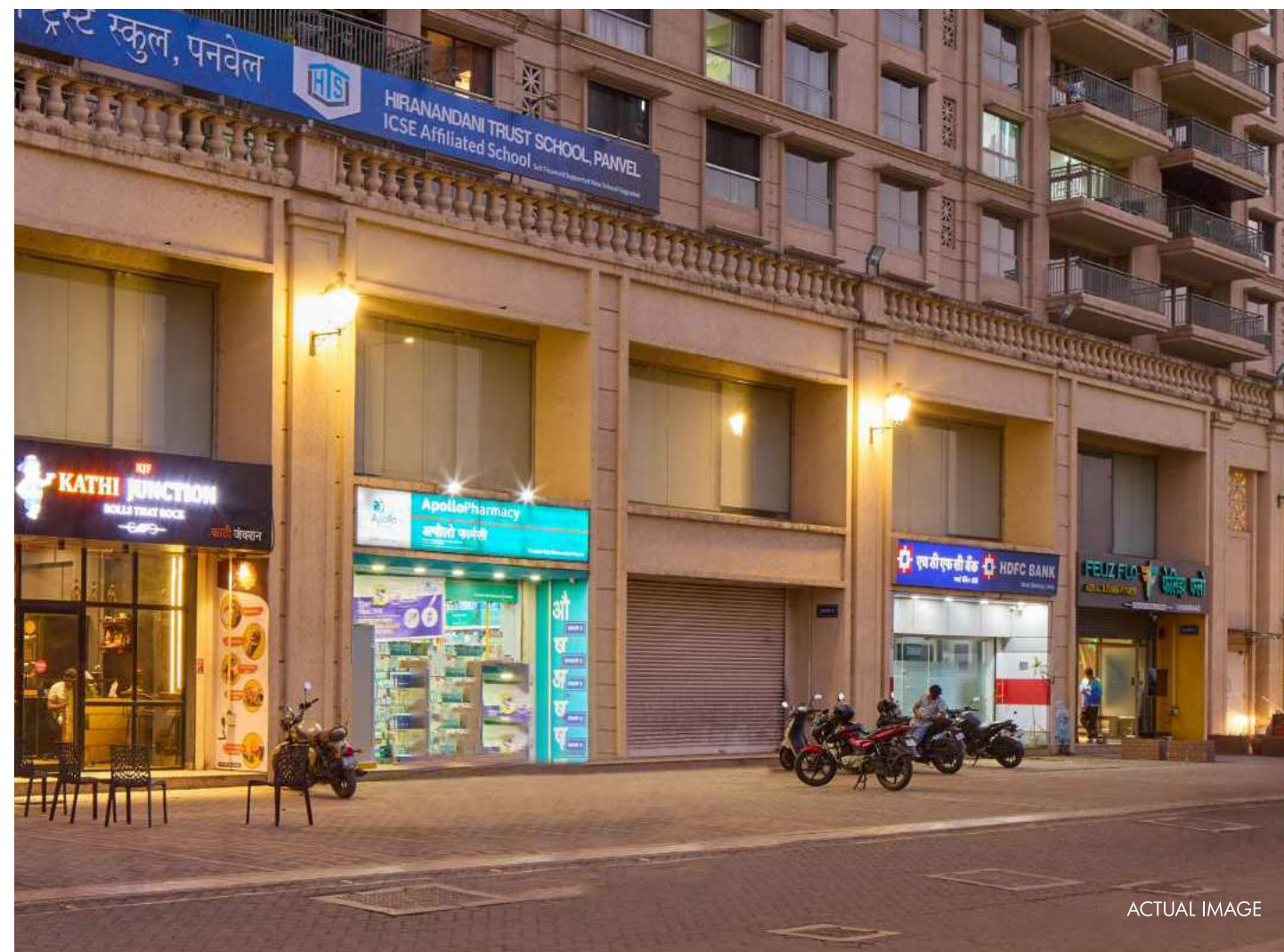
FULLY FUNCTIONAL RESTAURANTS

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



200+ YEAR OLD SHIVA TEMPLE

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



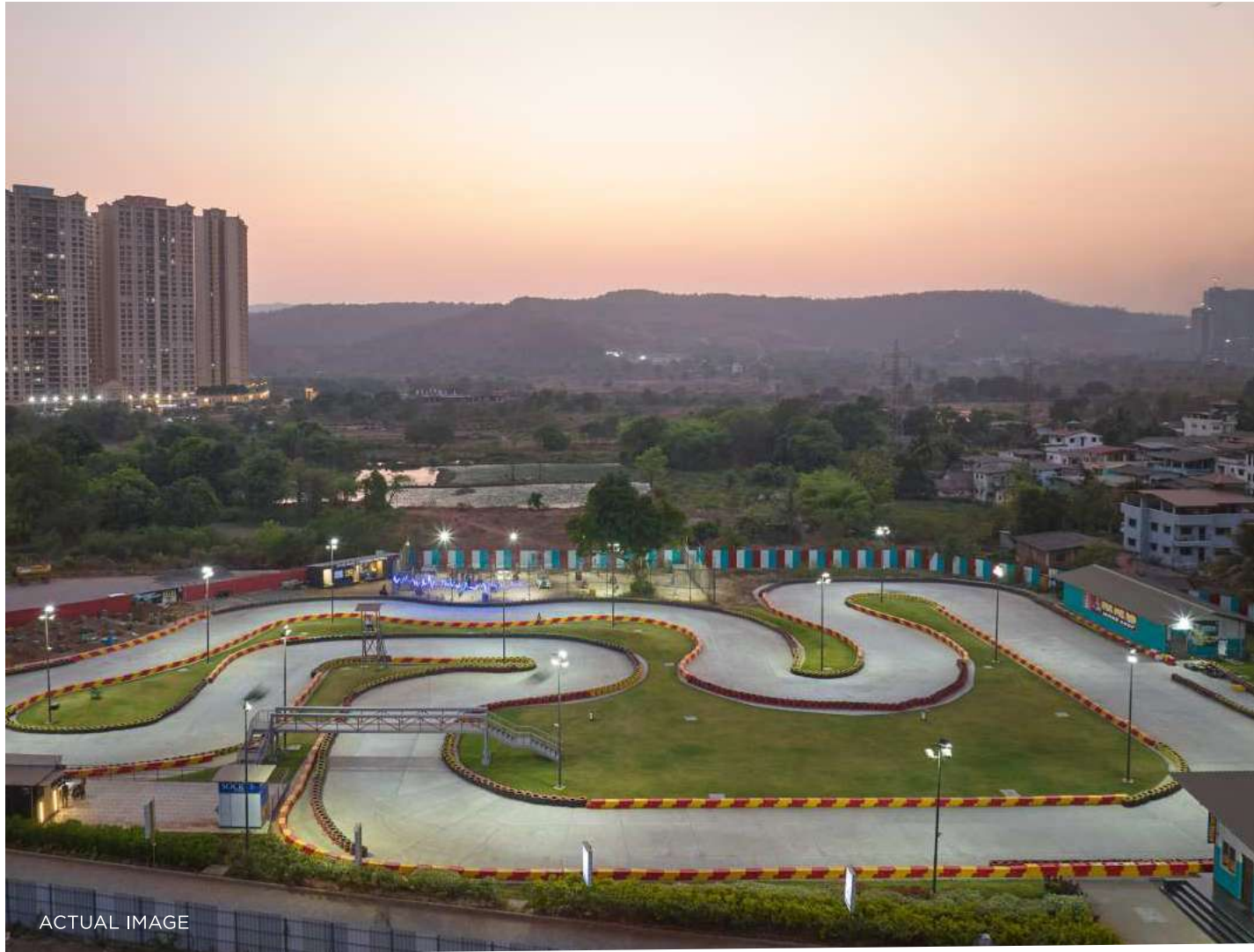
FULLY FUNCTIONAL RETAIL SPACE

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



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.



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.

Introducing

BEDROCK TURF

Your New Sports Hub!

WHERE CHAMPIONS RISE

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



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 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
- Children's Play Kingdom
- Badminton Courts
- Open Air Restaurant
- Squash Courts
- Yoga Center
- Banquet/ Party hall (Indoor & Outdoor)
- Spinning Classes
- Cafe Lounge
- Indoor Games
- Meditation Den
- Themed Spa & Massage
- Gymnasium



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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

2. School Pick up Waiting Zone

3. Fragrance Garden

4. Drop Off Node

5. Walking Trail

6. Seating Mounds with Flowering Bed

7. Festival lawn for exhibition and Weekly Bazaar

8. Performance Area

9. Seating Terraces

10. Canopy Walk

11. Panorama Point

12. Tree House with Bird Watching Deck

13. Chit-Chat Area

14. Fitness Trail

15. Cricket Practice Pitch

16. Community Kitchen Garden

17. Basketball Court

18. Seating Terraces

19. Contemplative / Reading Garden

20. Giant Chess / Board Games

21. Floral Garden

22. Central Community Spine

23. Jogging Track

24. Mini Golf Putting

25. Seating Alcove

26. Adventure Berm in EPDM

27. Jungle Gym

28. Sand Pit

29. Frisbee Zone

30. Musical Garden
31. Outdoor Working Table

32. Tropical Garden

33. Picnic & Barbeque Area

34. Mini Theatre

35. Pavillion with Community Seating

36. Circles of Joy

37. Skate Park

38. Aroma Garden

39. Lobby Entrance for all Towers

40. Senior Citizen Court

41. Ping Pong Area

42. Outdoor Lounge

43. Croquet Zone

44. Cycle Track

45. Hydroponics

46. Archery Zone

47. Badminton Court

48. Trampoline Park

49. Volleyball Court

50. Resting Nodes

51. Seating Pavilion

52. Padel Ball Court

53. Pickleball Court

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
63. Herbal & Spice Garden

64. Rolling Mounds

65. Butterfly Garden

66. Amphitheatre Cum Lawn Terraces

67. Cricket Field

68. Sprint Track

69. Meditation Deck

70. Shower Cubicles

71. Graffiti Wall

72. Kids Pool

73. Pool Deck with Lounge Chairs

74. Main Pool

75. Stargazing Telescopes

76. Pets Park

77. Bonfire Court*

78. Hammock Garden*

79. Shaded Patio Seating*

80. Central Community Plaza

81. Deck Fountains

82. Therapeutic Garden

83. Sunken Court*

84. Interactive Court*

85. Sunset Deck*

86. Sunrise Deck*

87. Kite Flying Deck*

88. Curiosity Garden*

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

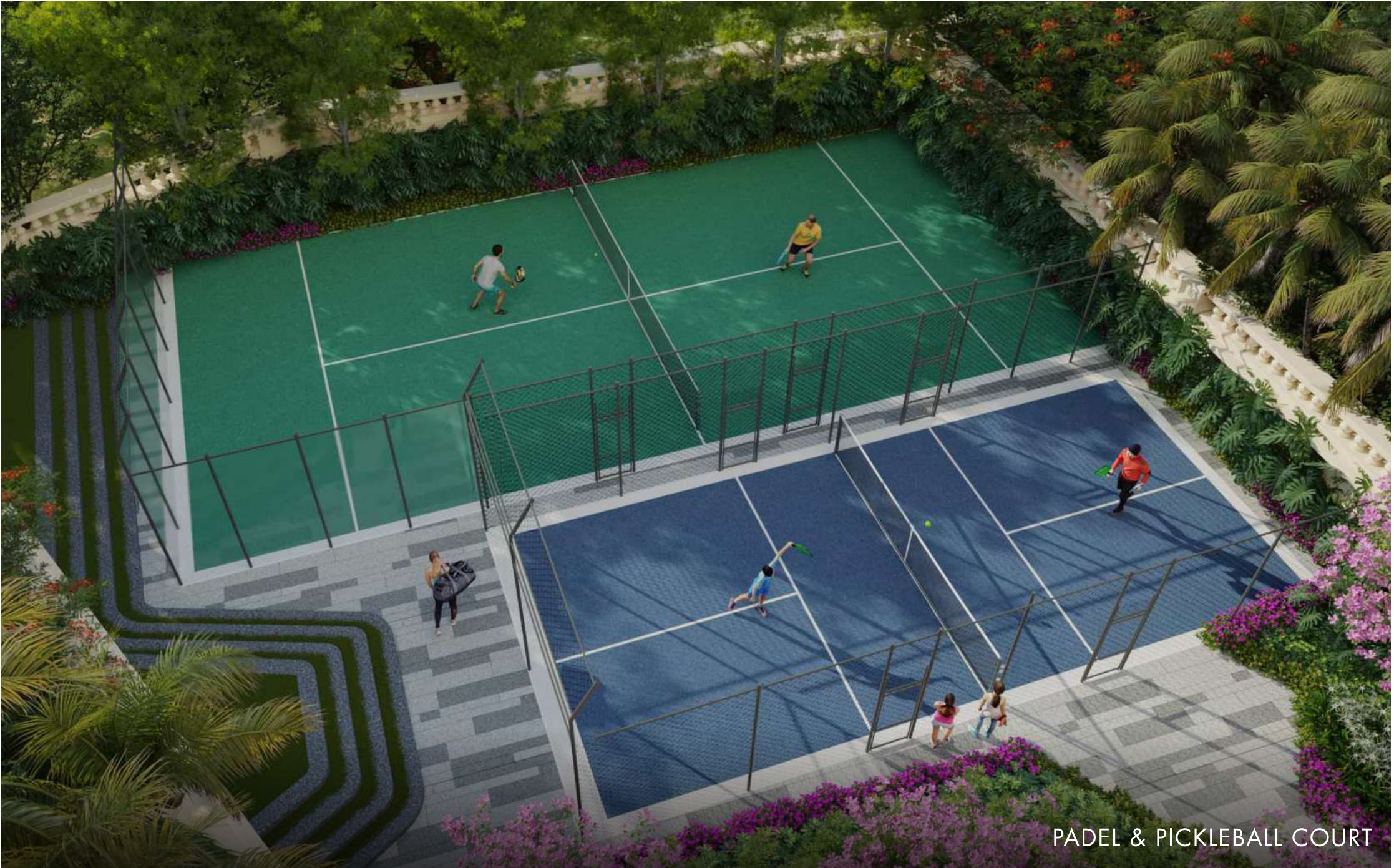
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10+ COURT BASED SPORTS AMENITIES

- 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

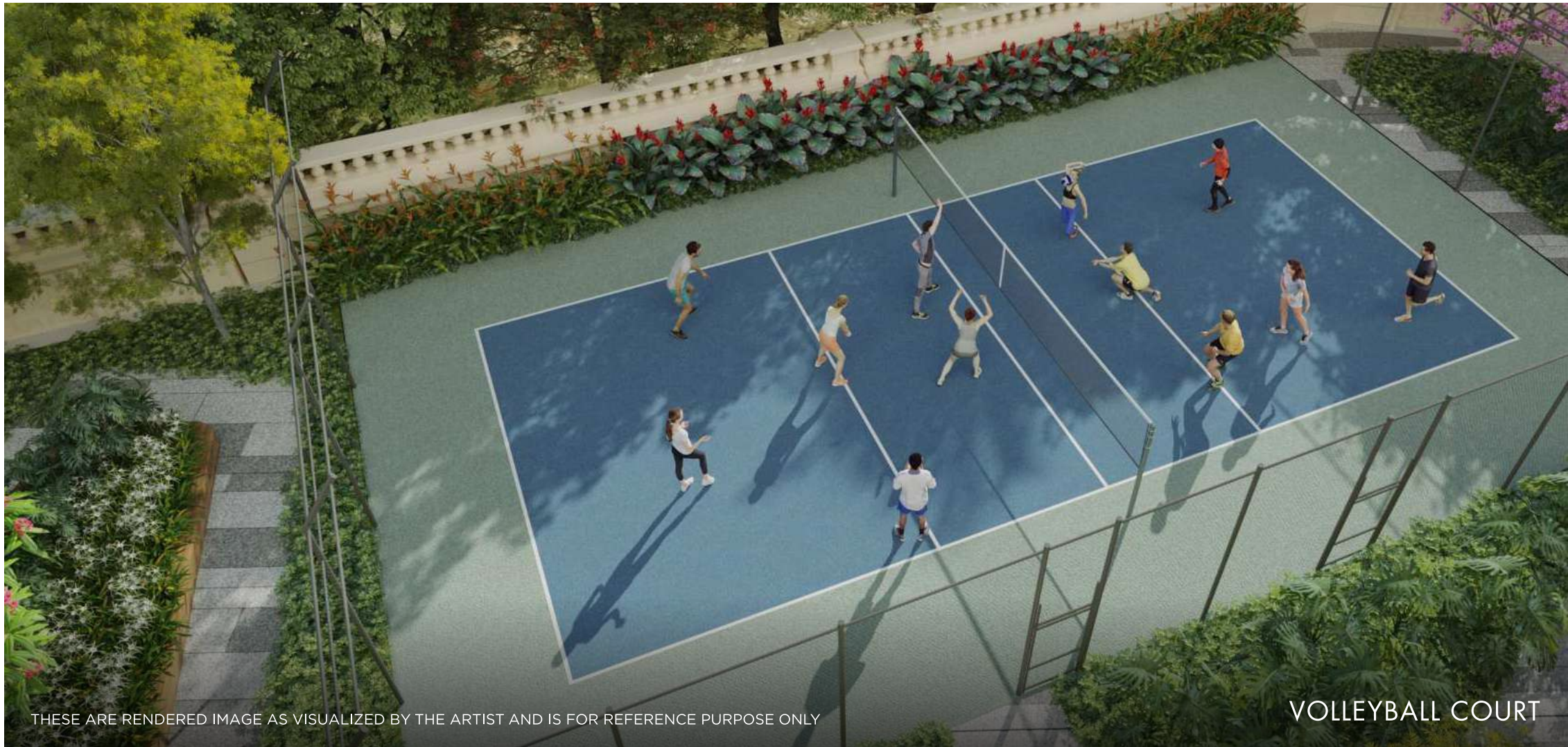




FUTSAL COURT AND LAWN TENNIS COURT



BADMINTON COURT



VOLLEYBALL COURT

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ARCHERY ZONE



BASKETBALL COURT

WORLD-CLASS INDOOR AMENITIES

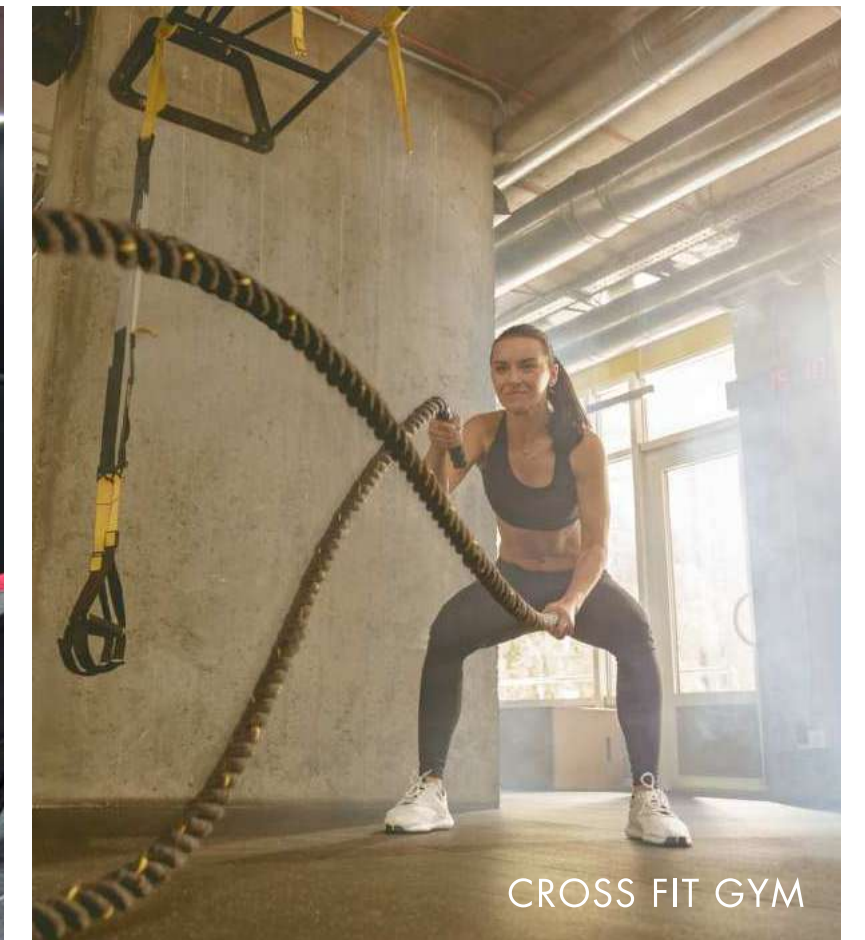
- Boxing Ring
- Bowling Alley
- Mini Theatre
- Cross Fit Gym
- E-sports Room
- Business Center
- Library
- Indoor Games Room



LIBRARY



MINI THEATRE



CROSS FIT GYM



BOXING RING

THESE ALL ARE REPRESENTATIONAL IMAGE



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



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SWIMMING POOL



REPRESENTATIONAL IMAGE

CRICKET PRACTICE PITCH



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



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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

CITADEL



ARCADIA



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GREENFIELD



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