



# Castle Rock

2 BHK READY APARTMENTS

**Hiranandani Gardens, Powai**



**ONCE A BARREN LAND,  
NOW MUMBAI'S PRESTIGIOUS LANDMARK.**

A few decades ago, Powai was a barren land with just a handful of vegetation around. But the boundless vision of Dr. Niranjan Hiranandani and Mr. Surendra Hiranandani has turned every fragment of that parched land into a miraculous specimen of architecture. They gave Mumbai its finest township - Hiranandani Gardens in Powai, a neo-classical architectural marvel blessed with nature's bliss. An integrated life where every aspiration gets wings to success. It's a world of infinite possibilities that continues to create new experiences, and now it takes your life even further with its newest addition CASTLEROCK, a lifestyle that encompasses perfect living.

# HIRANANDANI GARDENS, POWAI

**250+**  
Acres

**50+**  
Residential towers

**2**  
Schools

**3**  
Clubhouses

**1**  
Supermarket

**1**  
Hospital

**24x7**  
Security

**4,000+**  
Happy residents



## A WORLD FULL OF FINEST LIFESTYLE AMENITIES.

Hiranandani Gardens, Powai is abounded by finest lifestyle amenities. This rare living experience comes with lush green open spaces, plethora of recreational choices and tranquil environment. It is the most admired global destination that grants its residents an opportunity to live amid a close-knit community that boosts growth and ensures better future.



Clubhouse



Hiranandani Business Park



HFS International School

- Hiranandani Foundation School
- Dr L H Hiranandani Hospital
- Clubhouse
- Gymnasium
- Swimming Pool
- Tennis Courts
- Shopping Arcades
- Landscaped Gardens
- Pedestrian-friendly, Tree-lined Avenues



Dr L H Hiranandani Hospital





Ambrosia Garden

## DISCOVER A FRESH HUE OF GREEN EVERY DAY.

4 themed gardens laid with nature trails and jogging tracks, streets lined with evergreen trees and velvety green mountains surrounding the area, you're bound to lose yourself in the serenity and find a new hue of green every day.



Nirvana Park



Heritage Garden





WELCOME TO A LIFESTYLE  
THAT'S WORTH  
CELEBRATING EVERY DAY



Castle Rock  
2 BHK READY APARTMENTS







## Ready to Move-in 2 BHK Apartments

Re-imagine fine living, re-think the concept of perfect planning, and re-ignite the feeling of belonging. Presenting **Castle Rock**, a smartly conceptualized abode that changes the thought of a modern lifestyle. Adorned with windows that open to scenic views, gates that open to the most happening township, welcome to a ready possession home nestled in the heart of Powai.





## 2 BHK READY HOMES WITH BALCONY

FIRST TIME IN  
**HIRANANDANI GARDENS,  
POWAI.**





2 BHK READY HOMES  
WITH GARDEN

HIRANANDANI GARDENS,  
POWAI.



# EXPERIENCE LIMITLESS LIFESTYLE

King size living awaits you. Everything you need is right here.



The above image shown is of show apartment of Castle Rock 2 BHK at Sales Gallery for reference purpose only. The furniture & fixtures shown in the above flat are not part of the apartment amenities.





## INTERNAL FEATURES

### HOME

- Air-conditioned living, dining and bedrooms with split units
- Marble flooring in living, dining, bedroom, passage & kitchen
- Aluminium double glazed windows
- Video door phones

### KITCHEN

- Modular kitchen with platform and white goods (Hob, Hood, Refrigerator, Washing Machine cum Dryer, Microwave Oven) with dado tiles
- Marble flooring and dado tiles
- Water heater and water purifier

### BATHROOM

- Tiles on floor and wall with dado up to door height
- Corrosion resistant plumbing
- Standard sanitary fittings in all toilets
- Water heater and exhaust fan
- Vanity unit below wash basin counters

## FIND FINESSE IN EVERY CORNER AND CURVE.

Let every section of your residence evoke a sense of swank and smart living. Introduce yourself to the intelligently laid out interiors, finished to perfection.



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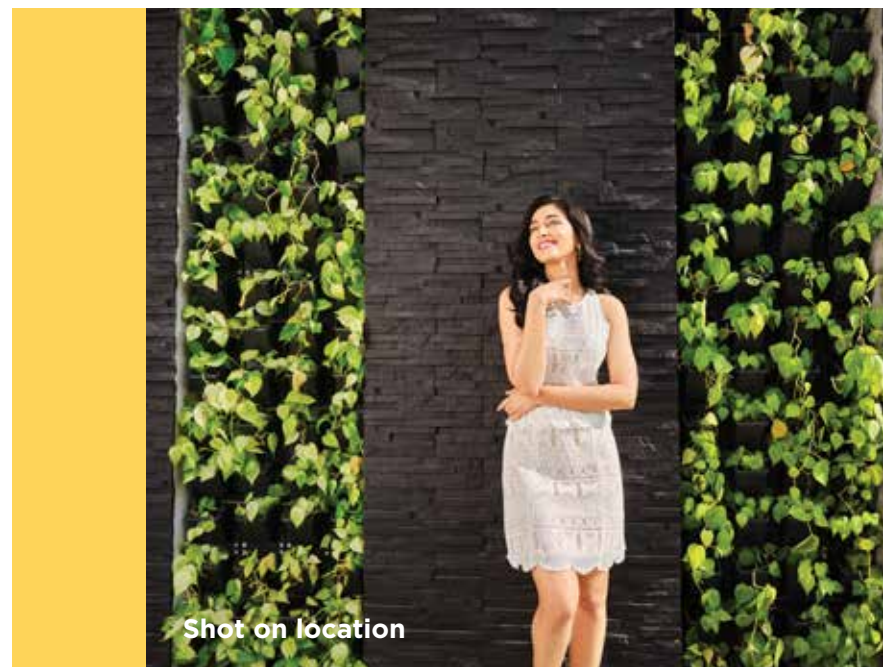
# THERE'S MORE TO EVERYDAY

## EXCLUSIVE AMENITIES

From rejuvenating at the swimming pool to indulging in gaming sessions, from pursuing your fitness goals to experiencing serene retreats, here you have a wide range of avenues to explore each day.

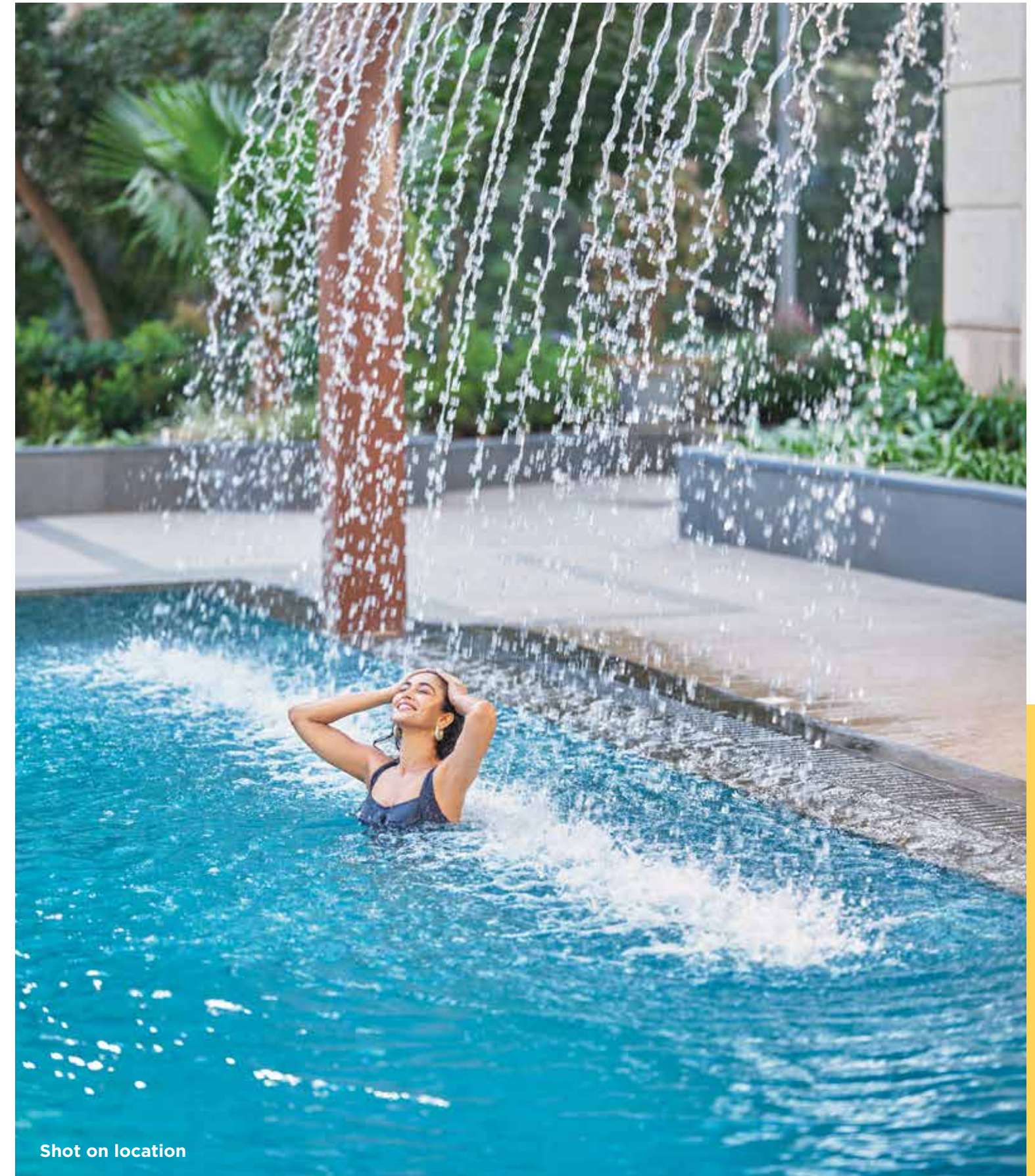


Shot on location



Shot on location

- Clubhouse\*
- Swimming Pool\*



Shot on location

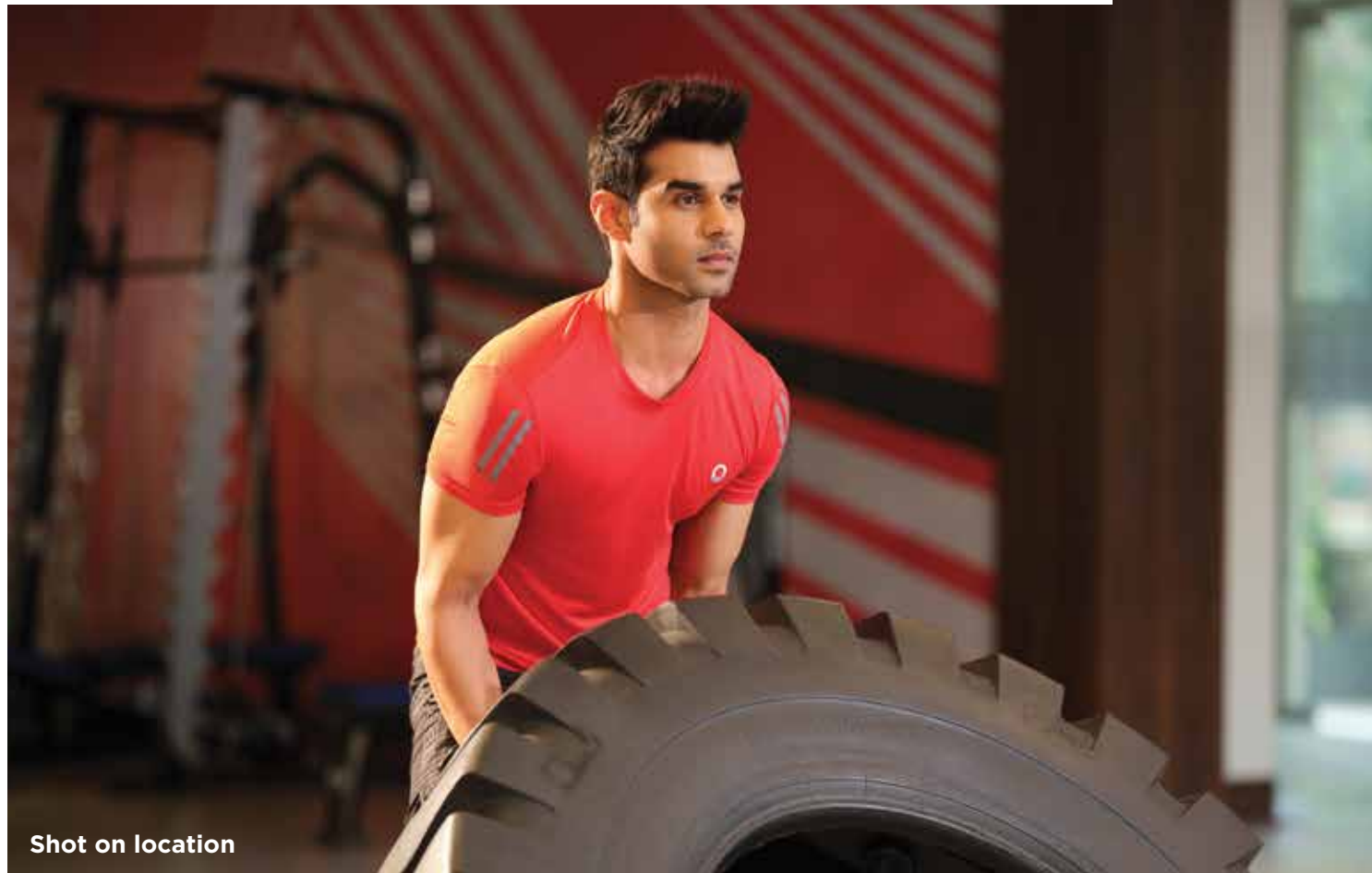
\*In the event the Clubhouse as proposed to be provided in the said Sector/Layout, is not sanctioned by MCGM for any reason, customer will not be liable to pay the deposit, payment / charges relating to Clubhouse



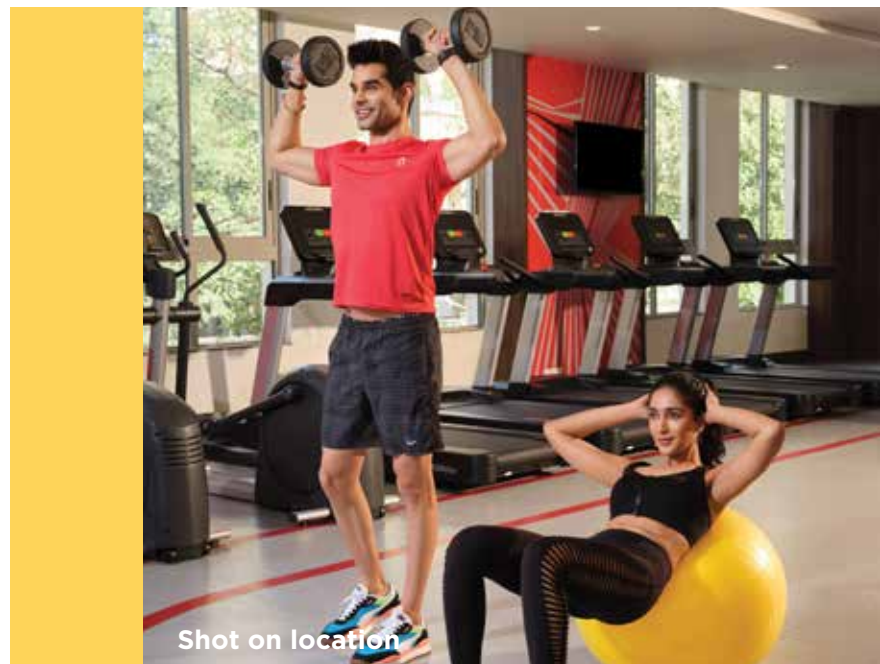
# STAYING FIT IS AN EVERYDAY ROUTINE

## FINEST GYMNASIUM

A fully equipped gymnasium lets you bring back the thrill of staying fit into your regime.

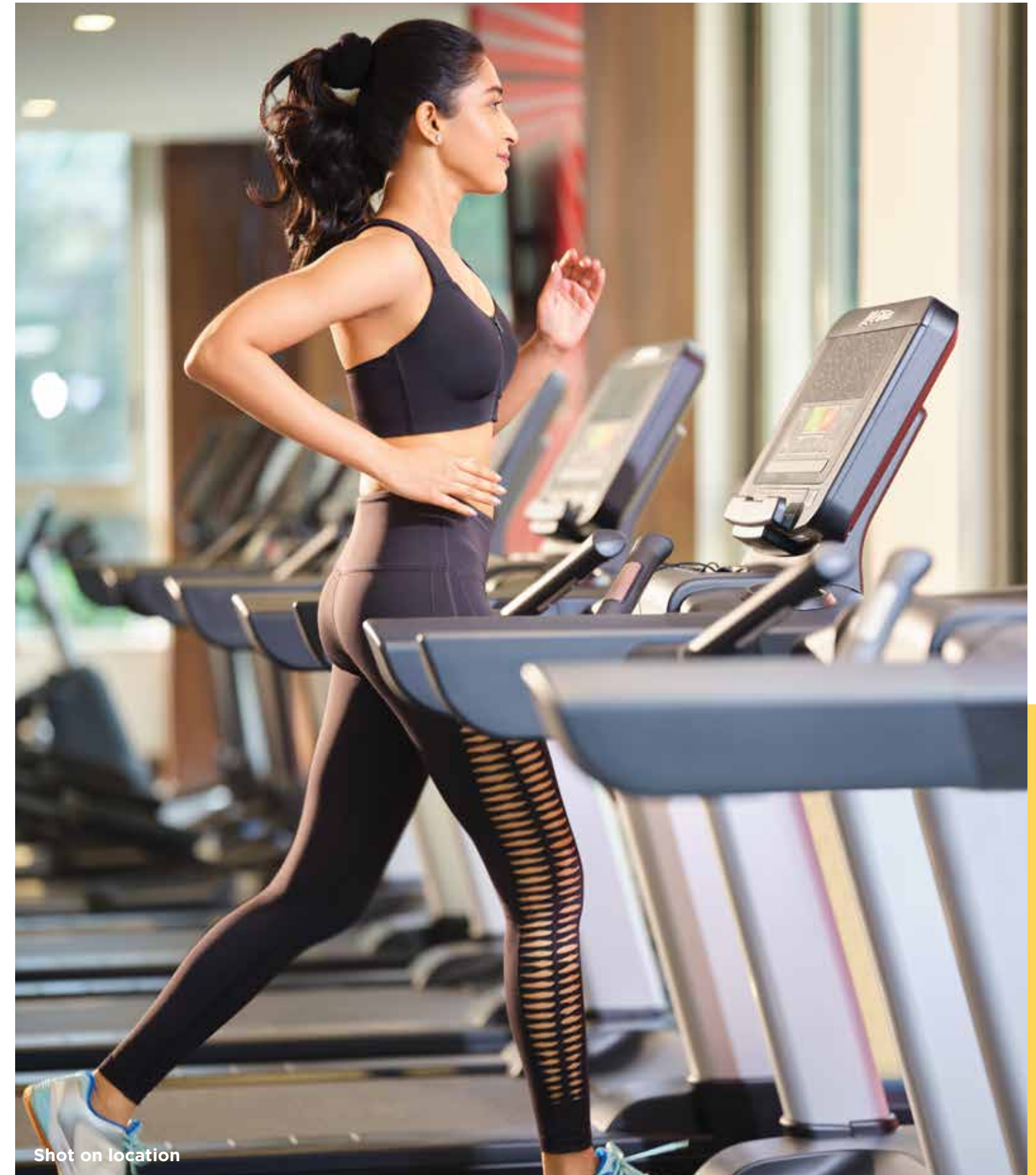


Shot on location



Shot on location

- Gymnasium\*



Shot on location

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Shot on location



# GREENERY AROUND IS AN EVERYDAY VISUAL

## LANDSCAPED GARDEN

With rich greenery around and fresh air to breathe, it's a heaven on earth with blissful living.



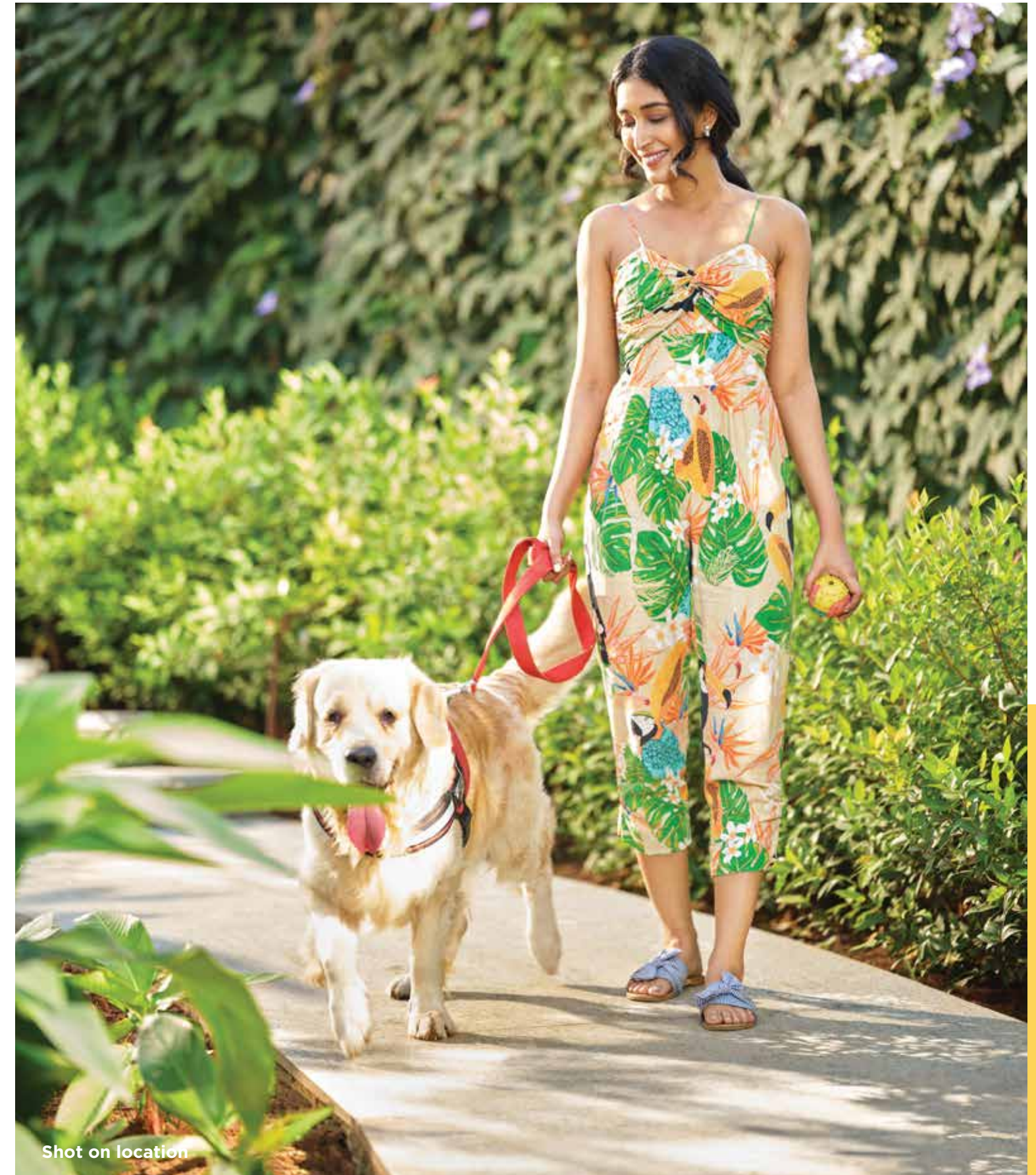
Shot on location



Shot on location



Shot on location



Shot on location

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# LAYOUT PLAN



- WATER FEATURES (RISING ROCK PLATES)
- CASTLE ROCK CLUBHOUSE & SWIMMING POOL
- SENIOR SIT OUT SPACE
- JOGGING LOOP / SIDEWALK
- PLAY TERRACES (KIDS PLAYGROUND)
- SLIDE MEADOW
- DYNAMIC PLAYLAND
- WIFI GARDEN
- MEDITATION GARDEN
- HEDGE SCULPTURE

- AMPHITHEATRE
- PARTY LAWN
- SEATING ALCOVE
- WATER SPOUT WITH TRELLIS
- GREEN FEATURE WALL
- LOUNGE AREA
- GRASS WITH SEATS
- CABANA BED WITH TRELLIS
- STEPPING PADS WALKWAY



# MASTER LAYOUT

Castle Rock



HIRANANDANI GARDENS, POWAI

\*Trees and Green Area shown is for representation purpose only.  
\*Layout plan is not up to the scale.



# CASTLE ROCK- A

Typical Floor Plan



Carpet Area Statement

Flat Type	Flat Nos.	As Per MOFA		As Per RERA	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 2, 3, 4, 5, 6, 7 & 8	605	56.20	629	58.44
Flats removed for entrance lobby = 501 & 502					

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



The project has been registered via MahaRERA registration number: P51800000408 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



# CASTLE ROCK- B

Typical Floor Plan



Carpet Area Statement

Flat Type	Flat Nos.	As Per MOFA (with Deck, if any)		As Per RERA (A)		Total of Deck & Encl. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 2, 3, 4, 5, 6, 7 & 8	750	69.68	750	69.68	27	2.50	777	72.18

Flats removed for entrance lobby = 501 & 502

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



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# CASTLE ROCK- C

Typical Floor Plan



Carpet Area Statement

Flat Type	Flat Nos.	As Per MOFA (with Deck, if any)		As Per RERA (A)		Total of Deck & Encl. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 2, 3, 4, 5 & 6	750	69.68	750	69.68	27	2.50	777	72.18
Flats removed for entrance lobby = 101 & 102									

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



The project has been registered via MahaRERA registration number: P51800000405 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

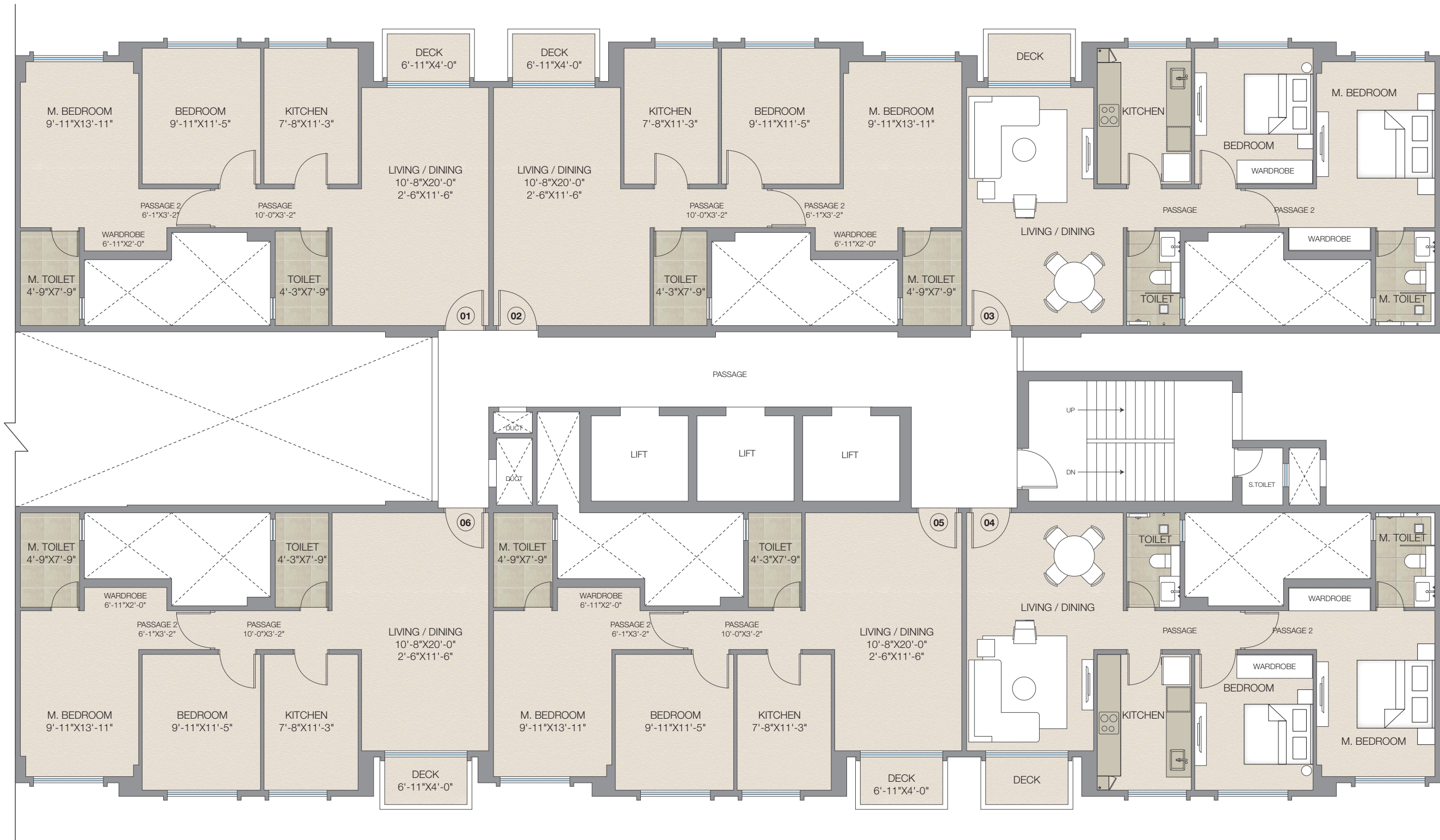


# CASTLE ROCK- D

Typical Floor Plan

WING-C

WING-D



Carpet Area Statement

Flat Type	Flat Nos.	As Per MOFA (with Deck, if any)		As Per RERA (A)		Total of Deck & Encl. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 2, 3, 4, 5 & 6	750	69.68	750	69.68	27	2.50	777	72.18

Flats removed for entrance lobby = 101 & 102

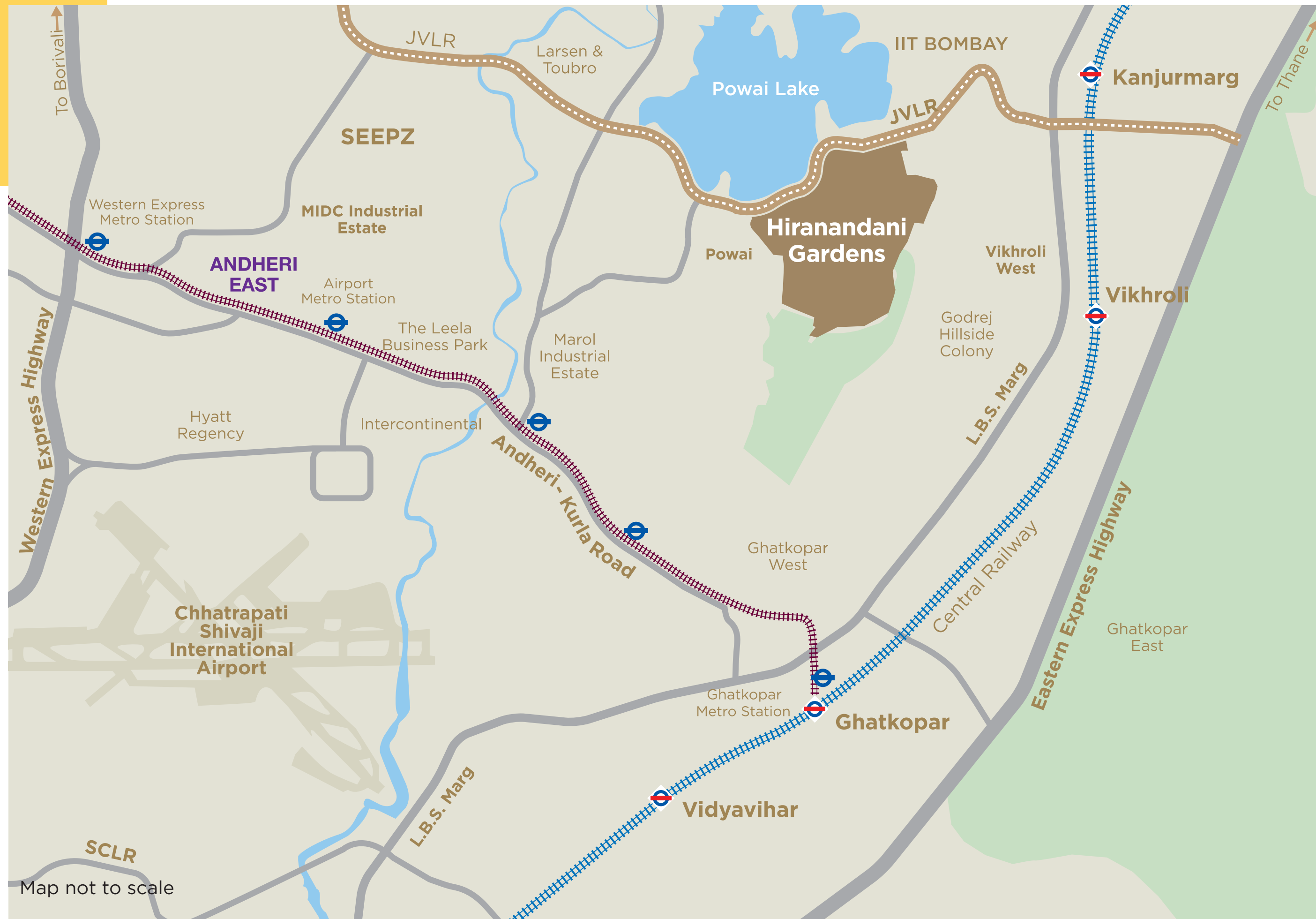
- All internal dimensions for carpet area are from unfinished wall surfaces.
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- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



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# LOCATION ADVANTAGES OF HIRANANDANI GARDENS, POWAI



## Road Connectivity

- JVLR - 1.4 Km
- LBS Marg - 3.4 Km
- Eastern Express Highway - 4.8 Km
- SCLR - 8.1 Km
- Eastern Freeway - 12 Km



## Finest Education

- Hiranandani Foundation School - 1 Km
- Poddar International School - 1 Km
- SM Shetty - 1 Km
- IIT Bombay - 2 Km
- Pawar Public School - 2 Km
- Bombay Scottish School - 3 Km



## Key Destinations

- SEEPZ - 5 Km
- BKC - 10 Km
- Airport - 10.5 Km
- Andheri West - 11.1 Km
- Thane - 17 Km
- Churchgate - 27 Km



## Rail Connectivity

- Upcoming Metro Station, Powai Lake - 2 Km
- Kanjurmarg Station - 4.2 Km
- Vikhroli Station - 4.5 Km
- Andheri Station - 9 Km

Map not to scale



# BUILT FOR THE FUTURE

## JVLR Convenience

The Jogeshwari-Vikhroli Link Road efficiently connects the Western and Eastern Express Highways, and provides quick connectivity to Churchgate, Thane and Borivali in suburbs.



## Employment Opportunities

Hiranandani Gardens, Powai is an ideal destination for ambitious minds. The township is abounded with renowned companies like TCS, Colgate, Crisil, Scorpio Marine Management, General Mills, Nomura, Schindler, Deloitte and many more.



## Upcoming Metro Connectivity\*\*

Mumbai Metro 6 will be a 14.47 km long track which will connect Lokhandwala and Kanjurmarg. It connects to Metro 2 (Dahisar-Mankhurd), Metro 3 (Seepz-Colaba), Metro 7 (Dahisar- Airport) and Metro 4 (Thane-Wadala), thus providing easy connectivity across Mumbai.



## Educational Institutes

From well-known IIT Bombay to reputed schools and colleges, Powai has wide choices to fulfil your new-age aspirations.

\*\*The above information about upcoming metro is as per the project proposed by the Government.

\*Reference images. source: google images



## 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 40+ 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'.

A Legacy of  
**40+**  
years

Won over  
**100+**  
awards

Home to  
**18K+**  
happy  
families



Interior image of Olympia, Hiranandani Gardens, Powai.





Sales Off.: Hiranandani Sales Gallery, Central Avenue, Opp Rodas Hotel,  
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[www.hiranandani.com](http://www.hiranandani.com) | [f/hiranandanidevelopers](https://www.facebook.com/hiranandanidevelopers) | [ig/hiranandanidevelopers](https://www.instagram.com/hiranandanidevelopers)

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Castle Rock is mortgaged with ICICI Bank Limited. The No Objection Certificate (NOC)/permission of the mortgagee Bank would be provided for sale of flats/units/property, if required.