



# GOLDEN WILLOWS

PROJECTS AT

**HIRANANDANI**  
FORTUNE CITY  
— **PANVEL** —

A close-up photograph of a person's hand holding a small, light blue butterfly with dark spots on its wings. The background is a soft, out-of-focus blue and green. The text is overlaid on the left side of the image.

  
**TRANSITION**  
TO A LIFE WITH  
A MULTITUDE OF CHOICES.





**EMBRACE**  
A LIFESTYLE BRIMMING  
WITH ABUNDANCE.





**WELCOME**  
TO A LAND OF PLENTY  
THAT'S AHEAD OF ITS TIME.

LAUNCHING  
**GOLDEN  
WILLOWS**

HIRANANDANI FORTUNE CITY, PANVEL



THIS IS A RENDERED IMAGE AS VISUALISED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY.

## A LEGACY BEYOND PARALLELS

The illustrious legacy of 40+ years brings you a lifestyle that is an embodiment of abundance while far ahead of its time!



ACTUAL IMAGE

HIRANANDANI GARDENS, POWAI

### HIRANANDANI GARDENS, POWAI

3 Clubhouses

1 Business Park

1 Games Park

1 High Street Retail

2 Schools

2 Ecotel Hotels

24X7 Security

1 Supermarket

1 Hospital

250+ Acres

50+ Residential Towers

7,000+ Happy Residents

### HIRANANDANI ESTATE, THANE

3 Clubhouses

1 Business Park

1 High Street Retail

1 School

24X7 Security

1 Supermarket

1 Hospital

350+ Acres

120+ Residential Towers

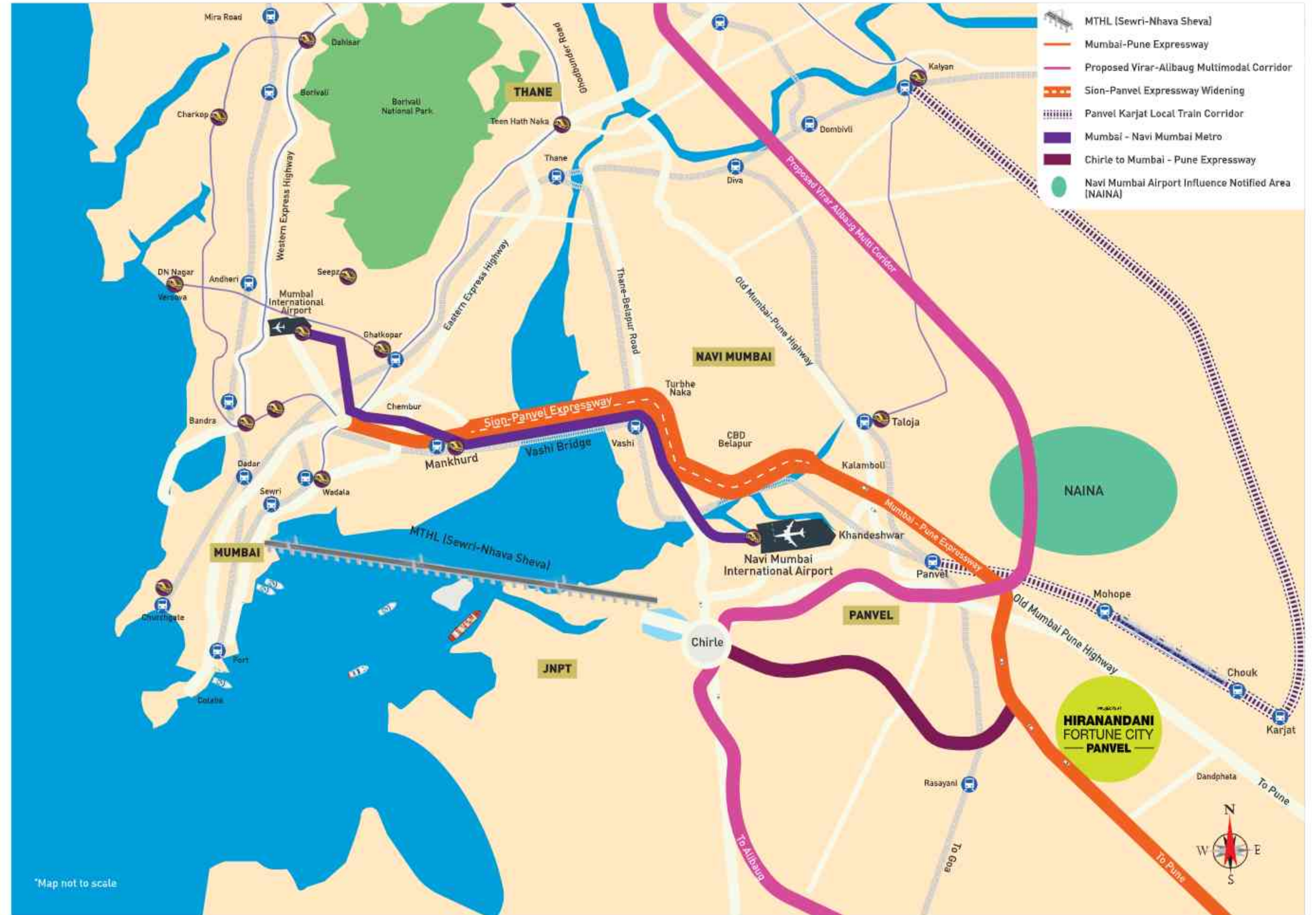
10,000+ Happy Residents



With each passing day, Panvel is becoming a prime example of a perfect growth story! Being next to Mumbai, its future looks brighter than ever with the planned infrastructure and is thus referred to as Mumbai NXT.

## INFRASTRUCTURE THAT'S AHEAD OF ITS TIME!

Panvel is gearing up to become the next biggest destination in the MMR region, by leading a multi-nodal network of transportation & nine major infrastructural developments.







Source: <https://themetrorailguy.com/mmrda-mumbai-trans-harbour-link-information-route-map-status/>

## MTHL - A 21.8 KM LONG 6-LANE SEA BRIDGE

Mumbai Trans Harbour Link will connect Sewri to Chirle, Navi Mumbai, providing direct and speedy access to South Mumbai and Mumbai at large. Its expected completion is by the end of 2023.

## VIRAR-ALIBAUG MULTI-MODAL CORRIDOR

It will be a 126 km. stretch, 8-lane corridor linking Virar-Alibaug and passing through Panvel.



REPRESENTATIONAL IMAGE

Source: <https://themetrorailguy.com/msrdc-virar-alibaug-multimodal-corridor-route-map-status-update/>



Source: <https://themetrorailguy.com/panvel-navi-mumbai-international-airport-status-news-plan-design/>

## NAVI MUMBAI INTERNATIONAL AIRPORT

Navi Mumbai International Airport at Panvel will be the second International airport to serve the MMRDA region and is expected to be completed by December 2024.

## CONNECTING MMR'S 2 INTERNATIONAL AIRPORTS

The upcoming metro line will connect the current and the upcoming International Airport of MMR region.



Source: <https://themetrorailguy.com/mumbai-metro-information-map-updates/>



HIRANANDANI NOW EXPANDS  
ITS REALM TO PANVEL



Source: <https://www.constructionworld.in/transport-infrastructure/highways-and-roads-infrastructure/mthl-to-connect-mumbai-pune-expressway-through-elevated-corridor/39690>

REPRESENTATIONAL IMAGE

## ELEVATED CORRIDOR

It will link MTHL from Chirle, Navi Mumbai to connect to the Mumbai Pune expressway, thus reducing travel time from Mumbai to Pune by further 1.5 hours.

## SION-PANVEL HIGHWAY WIDENING PROJECT

A 6-lane elevated road between Kharghar and Turbhe in Navi Mumbai will decongest the existing traffic by bifurcating traffic for Sion-Panvel and Thane-Belapur Road.



REPRESENTATIONAL IMAGE

Source: <https://www.freepressjournal.in/mumbai/mumbai-road-traffic-movement-in-parts-of-navi-mumbai-with-sionpanvel-highway-to-be-eased-soon>



Source: <https://www.hindustantimes.com/cities/others/c/dco-fast-tracks-naia-town-planning-project-in-navi-mumbai-101623783126681.html>

REPRESENTATIONAL IMAGE

## NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

NAINA is a highly ambitious project which envisions the planned development with a plethora of infrastructure projects like schools, colleges, shopping centers, hospitals and playgrounds.

## PANVEL KARJAT LOCAL TRAIN CORRIDOR

Suburban railway connectivity to the entire MMR with stations in close proximity to your home.



REPRESENTATIONAL IMAGE

Source: <https://www.hindustantimes.com/cities/mumbai-news/railway-line-doubling-to-reduce-csmr-karjat-commute-by-30-minutes-101655234549449.html>

PROJECTS AT  
**HIRANANDANI  
FORTUNE CITY  
— PANVEL —**

Yotta Data Center Park

Retail- Garden Enclave

Hiranandani Trust School

Garden Enclave

**GOLDEN  
WILLOWS**

TUCO and Tata Power

Hiranandani Trust School

Forest Enclave

Retail - Forest Enclave

Proposed Clubhouse

ACTUAL IMAGE

## 1<sup>ST</sup> INTEGRATED TOWNSHIP OF MUMBAI *NXT*

It endeavours to be the 1<sup>st</sup> integrated and self-sustained township of Mumbai  
NXT adorned with iconic architecture and world-class amenities.

- Fully functional Hiranandani Trust School
- Fully functional retail arcade with restaurants, grocery, pharmacy, banks etc.
- Functional Health Center in the township
- Ready Commercial Development - Yotta Data Center Park (Asia's largest data center)



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**THE 1<sup>ST</sup> IN MUMBAI *NXT*  
TO DELIVER 19 TOWERS WITH  
2000+ APARTMENTS**

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Garden Enclave with 11 towers and Forest Enclave with 8 towers has been delivered. Each of these sectors have 1000+ apartments.



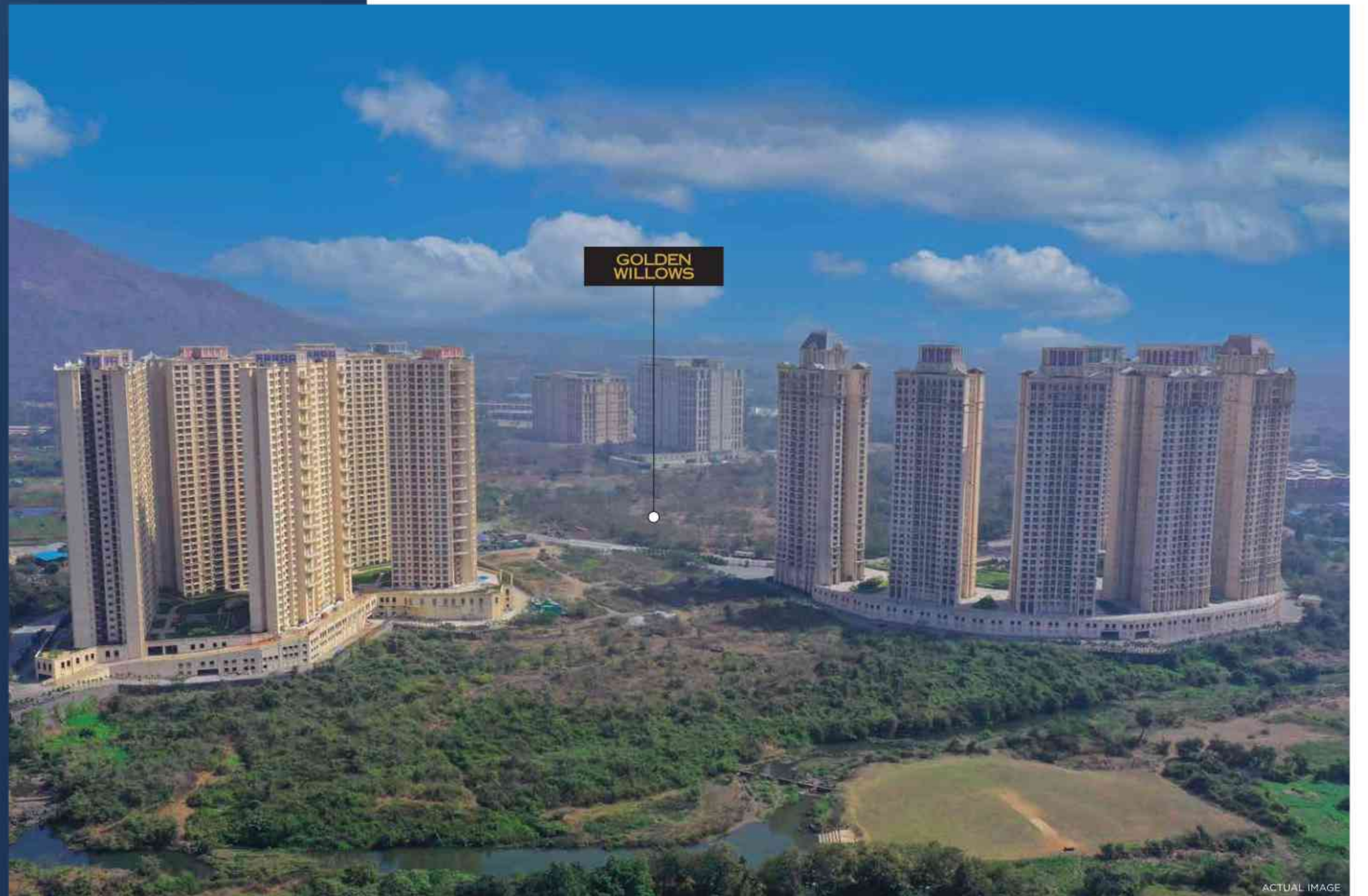
ACTUAL IMAGE





**THE 1<sup>ST</sup> IN MUMBAI *NXT*  
TO HAVE A FOREST, RIVER  
AND HILL VIEW**

The serene views of forest, hills and river,  
make it a surreal setting for your perfect home.



ACTUAL IMAGE

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**THE 1<sup>ST</sup> IN MUMBAINXT  
TO HAVE 100+ ACRES OF  
OPEN GREEN SPACES**

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The only township of the region to relish such huge open spaces, adorned by 1.2 lakh trees with 51 rare species.

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**THE 1<sup>ST</sup> IN MUMBAINXT  
TO HAVE 25 ACRES OF  
ADJACENT RESERVE FOREST**

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A lush green reserve forest of 25 acres adjoining the project gives you the perfect natural setting and unhindered forest views from your home.





**THE 1<sup>ST</sup> IN MUMBAI**  
**TO PRESERVE THE HERITAGE**

We are proud to preserve an ancient 200+ year-old Shiva Temple within the project. It is a destination of peace, culture and spirituality.



INTRODUCING  
**GOLDEN  
WILLOWS**

A LAND OF PLENTY

Golden Willows is called a land of plenty as it embodies the name perfectly. With plenty of infrastructure development and USPs, a life of abundance exists at this very destination.



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## GOLDEN WILLOWS

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11.11 Acres land parcel

85% Open space

5.2 Acres (50%) green amenity space

70+ Unique amenities

9 Well-defined utopian zones

Landscape Architect:  
Site Concepts International, Singapore



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DEVELOPMENT PLAN





MASTER LAYOUT PLAN

IRIS

ORCHID

ACACIA



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## MASTER LAYOUT PLAN

- 01. Main Entry/Exit
- 02. Car Parking
- 03. Tower Plaza Entry
- 04. Ramp Access from Ground Level to P2 Level
- 20. Access Staircase to Other Level
- 28. Access to Stargazing Deck

### ZONE 1: A PARADISE OF GARDENS

- 05. Huddle Court
- 07. Aroma Garden
- 09. Spice & Herb Garden
- 16. Meditative Garden Lounge
- 32. Dry Garden
- 37. Maze Garden
- 33. Barbeque Garden
- 40. Bermed Lawn
- 56. Flower Garden\*
- 58. Garden Lounge\*

### ZONE 2: A PARADISE FOR LEISURE LOVERS

- 12. Shaded Sitout
- 15. Seating Alcove
- 17. Moonlight seating Garden
- 18. Visual Elements
- 30. Water Channel with Bubblers
- 41. Shaded Seating Plaza
- 46. Resting Gazebo
- 52. Resting Pavilion\*
- 63. Hammock's Pavilion\*
- 64. Gazebo\*
- 66. Pavilion with Swing Seat\*
- 68. Resting Alcove\*
- 72. Siesta Lawn\*

### ZONE 3: A PARADISE FOR THE ACTIVE ONES

- 06. Activity Lawn
- 13. Cricket Pitch
- 14. Indoor Gymnasium
- 21. Jogging Loop
- 22. Outdoor Fitness Station
- 25. Yoga Pods
- 24. Multipurpose Court
- 35. Skating Rink
- 48. Open Greens
- 53. Indoor Games Room\*
- 54. Board Game Deck\*
- 71. Adventure Playground\*

### ZONE 4: A PARADISE FOR THE ART LOVERS

- 19. Glow Garden with Sculptural Pavilion
- 50. All-in-one Studio\*
- 57. Sculptural Court Plaza\*
- 67. Light Sculpture\*
- 65. Outdoor Hobby Station\*

### ZONE 5: A PARADISE FOR PET LOVERS

- 45. Pet's Sand Pit
- 47. Sculptural Bird Bath
- 70. Pet's Park\*

### ZONE 6: A PARADISE FOR THE SOCIAL BUTTERFLIES

- 08. Business Center
- 10. Multi-purpose Hall
- 11. Spillover Function Pavilion
- 25. Amphitheatre
- 35. Events Lawn
- 43. Camping Area
- 44. Bonfire Pit
- 61. Tea Pavilion\*
- 62. Outdoor Workstation\*

### ZONE 7: A PARADISE FOR KIDS

- 27. Tot's Lot
- 49. Rock Climbing Wall\*
- 55. Activity Court\*
- 60. Kids Adventure Playground\*

### ZONE 8: A PARADISE FOR THE ELDERLY

- 26. Senior's Court With Reflexology Walk
- 34. 3rd Generation Play Area
- 38. Reading Court
- 51. Body & Soul\*
- 59. Health & Wellness\*

### ZONE 9: A PARADISE OF WONDERS

- 29. Enchanted Woodlands
- 31. Stargazing Deck
- 36. Outdoor Cinema
- 42. Mini Forest With Tree House
- 69. Nature Trail\*



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**A WAY OF LIFE LIKE NO OTHER**  
RECREATION IN PLENTY OF FORMS FOR PEOPLE  
WITH VARIED TASTES AND INTERESTS.

## **NINE DISTINCT UTOPIAN ZONES**

- A PARADISE OF GARDENS
- A PARADISE FOR LEISURE LOVERS
- A PARADISE FOR THE ACTIVE ONES
- A PARADISE FOR THE ART LOVERS
- A PARADISE FOR PET LOVERS
- A PARADISE FOR THE SOCIAL BUTTERFLIES
- A PARADISE FOR KIDS
- A PARADISE FOR THE ELDERLY
- A PARADISE OF WONDERS



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## A PARADISE OF GARDENS

Themed gardens crafted especially for nature lovers

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- Aroma Garden
- Spice & Herb Garden
- Meditative Garden Lounge
- Huddle Court
- Dry Garden
- Maze Garden
- Flower Garden
- Garden Lounge
- Barbeque Garden
- Bermed Lawn



## A PARADISE FOR LEISURE LOVERS

Spaces to enjoy leisure with family and loved ones

- Shaded Sitout
- Seating Alcove
- Shaded Seating Plaza
- Resting Gazebo
- Resting Pavilion
- Water Channel with Bubblers
- Moonlight Seating Garden
- Pavilion with Swing Seat
- Resting Alcove
- Siesta Lawn
- Hammock's Pavilion
- Gazebo
- Visual Elements



## A PARADISE FOR THE ACTIVE ONES

If sports and fitness keep you going, then it is the perfect place for you

- Cricket Pitch
- Indoor Gymnasium
- Jogging Loop
- Skating Rink
- Outdoor Fitness Station
- Activity Lawn
- Yoga Pods
- Open Greens
- Indoor Games Room
- Board Game Deck
- Adventure Playground
- Multipurpose Court



## A PARADISE FOR THE ART LOVERS

Explore your artistic side in a zone created for all the art lovers

- Glow Garden with Sculptural Pavilion
- Sculptural Court Plaza
- Light Sculpture
- Outdoor Hobby Station
- All-in-one Studio





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### **A PARADISE FOR PET LOVERS**

Play with your pets and furry friends in a space dedicated entirely to them and you

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- Pet's Sand Pit
- Pet's Park
- Sculptural Bird Bath





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## A PARADISE FOR THE SOCIAL BUTTERFLIES

Spaces made to expand the social circles for  
all ages & tastes of people

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- Multi-purpose Hall
- Spillout Function Pavilion
- Amphitheatre
- Camping Area
- Tea Pavilion
- Bonfire Pit
- Business Center
- Events Lawn
- Outdoor Workstation





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## A PARADISE FOR KIDS

A dedicated space for kids to make  
the most of their childhood

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- Tot's Lot
- Kids' Adventure Playground
- Rock Climbing Wall
- Activity Court





## A PARADISE FOR THE ELDERLY

Enter into your second innings fitter, happier and calmer than ever before with a zone dedicated just for you!

- Senior's Court with Reflexology Walk
- 3<sup>rd</sup> Generation Play Area
- Reading Court
- Health & Wellness
- Body & Soul





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## A PARADISE OF WONDERS

One-of-the-kind spaces at your footsteps

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- Stargazing Deck
- Enchanted Woodlands
- Outdoor Cinema
- Mini Forest with Tree House
- Nature Trail



REPRESENTATIONAL IMAGE

## TOWER FEATURES

- Multi-storeyed 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
- 5 high-speed elevators in each tower (4 passenger lifts + 1 fire lift)
- 2 high-speed parking elevators per tower (From stilt to P2 level)
  - Handicapped toilet in every tower
  - Handicapped ramp with railing at every tower entry
    - Creche in every tower
    - Drivers room with a toilet at Podium level
  - Servants toilet at every alternate level in each tower
    - GEM 4 Pre-certified green buildings
- Tower orientation ensures unique views of the Forest, River and Hill for each tower





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## SALIENT FEATURES OF APARTMENT

- **All homes have wide sundecks**

- **Internal Flooring**

Large format vitrified tiles in all rooms & anti-skid vitrified tiles in the balcony and utility room

- **Windows**

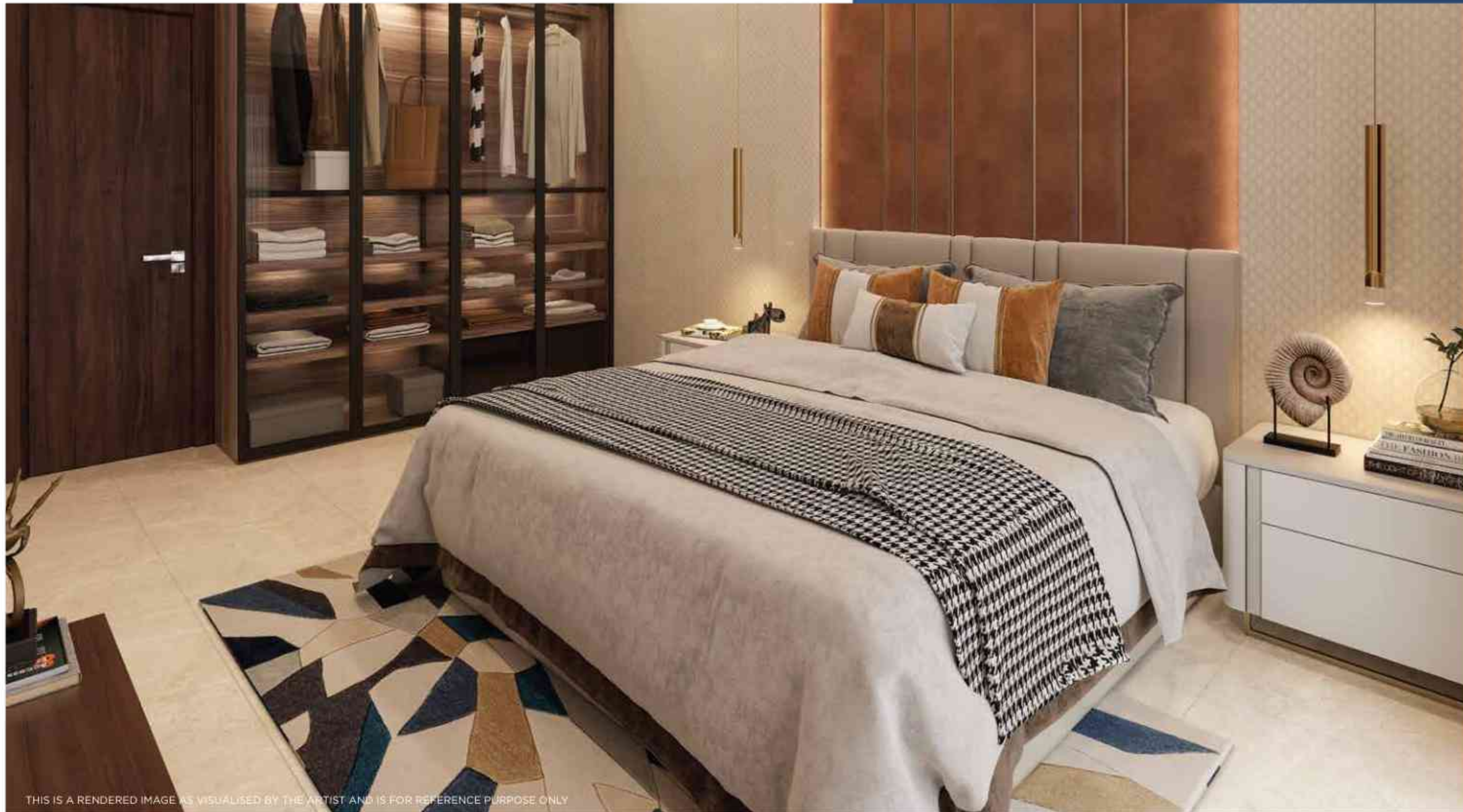
Heavy-duty aluminium single-glazed windows

- **Doors**

Main entrance door in veneer with melamine finish  
Laminate on all internal doors

- **Appliances and Fittings**

Plug points for ACs, concealed internal copper wiring with the drain pipe, waterproof switches in all balconies, video door phone with intercom



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## LAVISH IN EVERY FORM

Magnificently planned bedrooms ensure zero wastage of space and offer ultimate comfort



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## ADDING TASTE TO EVERY DELICACY

Experience the fun of cooking in our sleek yet straightforward kitchen, designed to ease your effort and raise your comfort.

- **Kitchen with Utility**

Quartz stone platform  
Modular kitchen with fully fitted base unit, hob, exhaust, geyser and water purifier.



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## EXQUISITE IN EVERY CORNER

Discover exquisitely designed bathrooms made just to uplift your experience and satisfy your senses as you relax and let the steam off.

Fully concealed fittings. Glass shower partition.



## PROPOSED CLUBHOUSE AMENITIES OF THE TOWNSHIP LEISURE THAT'S AHEAD OF ITS TIME

Welcome to Hiranandani's finest clubhouse, which will enchant your mind and soothe your senses with its one-of-its-kind architecture and the amenities offered. Curated for people across all ages, get ready to witness Hiranandani Life, at Hiranandani Fortune City.

- Indoor Play Kingdom for kids
- Themed Spa & Sauna
- Restaurant
- Gymnasium
- Badminton Court
- Squash Court
- Half Olympic sized Swimming Pool
- Indoor Games (Snooker, Billiards, Entertainment zone etc.)
- Banquet/Party Hall (Indoor & Outdoor)
- Café Lounge
- Yoga Center
- Meditation Den





## WHY CHOOSE HIRANANDANI?

- 30+ 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 & 2000+ 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





Actual image of Hiranandani Gardens, Powai

## 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.

Having a Legacy of

**40+**  
**YEARS**

Won over

**100+**  
**AWARDS**

Home to

**18K+**  
**HAPPY**  
**FAMILIES**



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

**Call : +91 22 4893 1666**

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Corporate office address.: Olympia, Central Avenue,  
Hiranandani Business Park, Powai, Mumbai - 400076  
Tel.: (+91 22) 2576 3600

The project has been registered via MahaRERA registration number: Orchid: P52000050193, Acacia: P52000050196, Iris: P52000050194 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. The said project is mortgaged with Axis Trustee Services Ltd. and financed by State Bank of India, PNB Housing Finance Ltd. and Axis Bank. NOC shall be provided on demand from the lenders.