



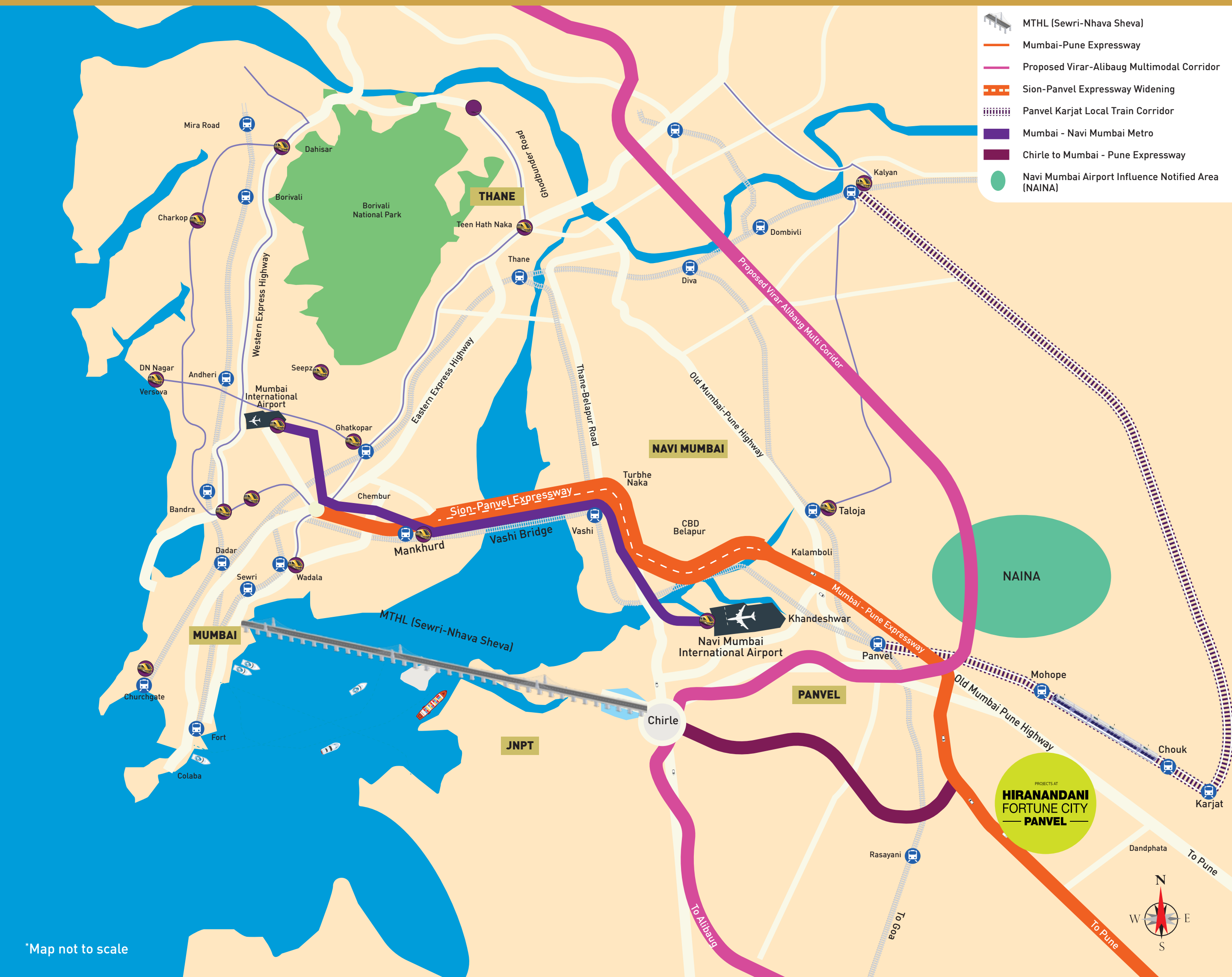
# GOLDEN WILLOWS

**HIRANANDANI  
FORTUNE CITY  
— PANVEL —**



YOU HAVE THE CHOICE  
**TO SHAPE THE FUTURE**

# LOCATION PLAN



## THE ONLY CHOICE TO GROW IS RAPID DEVELOPMENT

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.

## **ATAL SETU**

### **MUMBAI TRANS-HARBOUR LINK**

It reduces travel time from South Mumbai to Panvel from 2 hours to 45 minutes only.

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## **VIRAR-ALIBAUG**

### **MULTI-MODAL CORRIDOR**

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

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## **NAVI MUMBAI**

### **INTERNATIONAL AIRPORT**

Anticipated completion in March 2025, it will be the 2<sup>nd</sup> International Airport of MMR.

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## **METRO CONNECTING MMR'S 2 INTERNATIONAL AIRPORTS**

This line will connect the 2 International Airports, thus providing easy metro connectivity to entire MMR region in your vicinity.

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## **ELEVATED CORRIDOR**

It will link MTHL from Chirle, Navi Mumbai to connect to the Mumbai Pune expressway, 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.

## 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.

**HIRANANDANI  
FORTUNE CITY  
— PANVEL —**



ACTUAL IMAGE

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



ACTUAL IMAGE

**THE CHOICE IS YOURS  
WHETHER YOU PREFER  
A FOREST, RIVER, OR HILL VIEW.**

**GOLDEN WILLOWS**

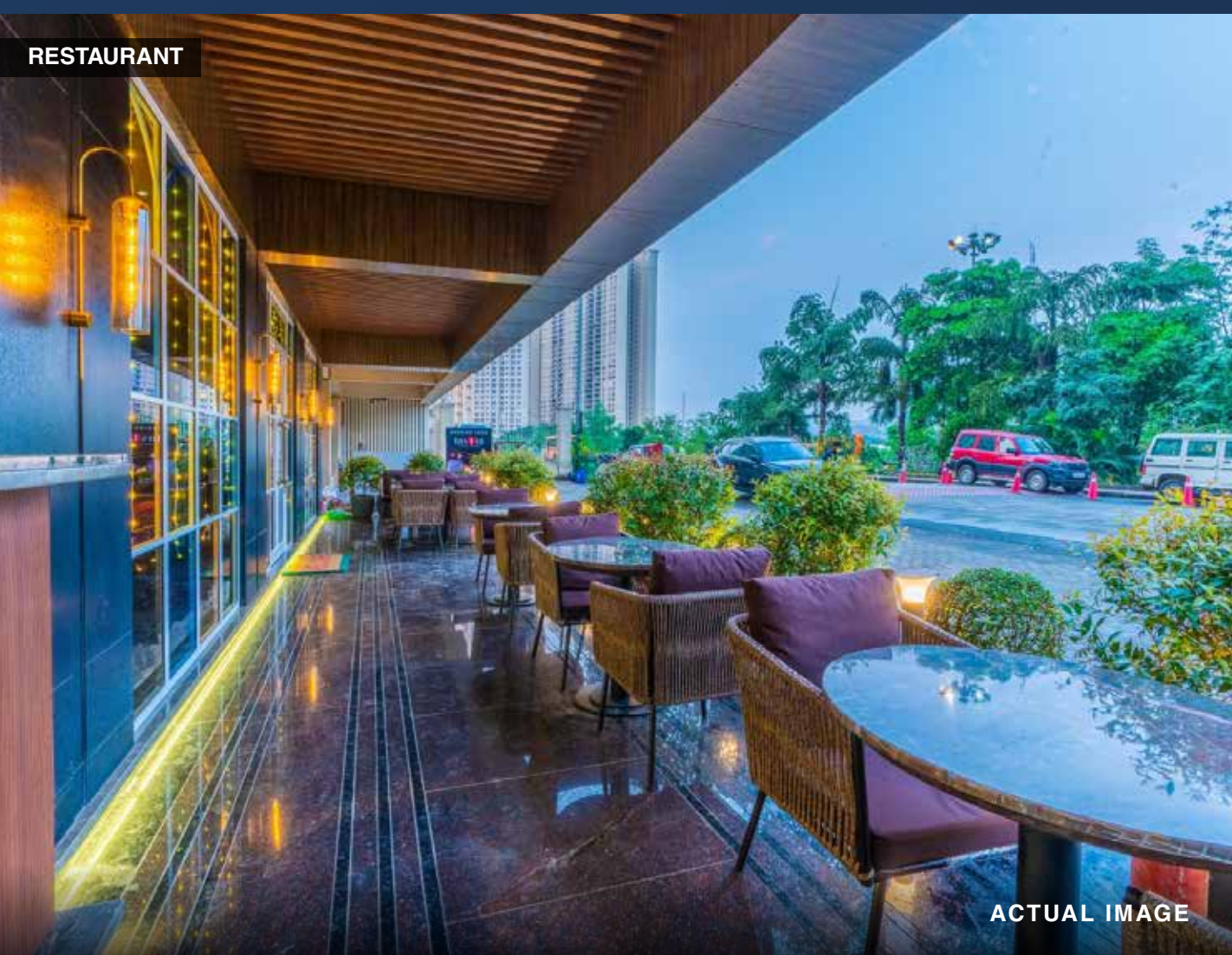


ACTUAL IMAGE

# FILL YOUR LIFE WITH A PLETHORA OF CHOICES

It endeavours to be the 1st 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)





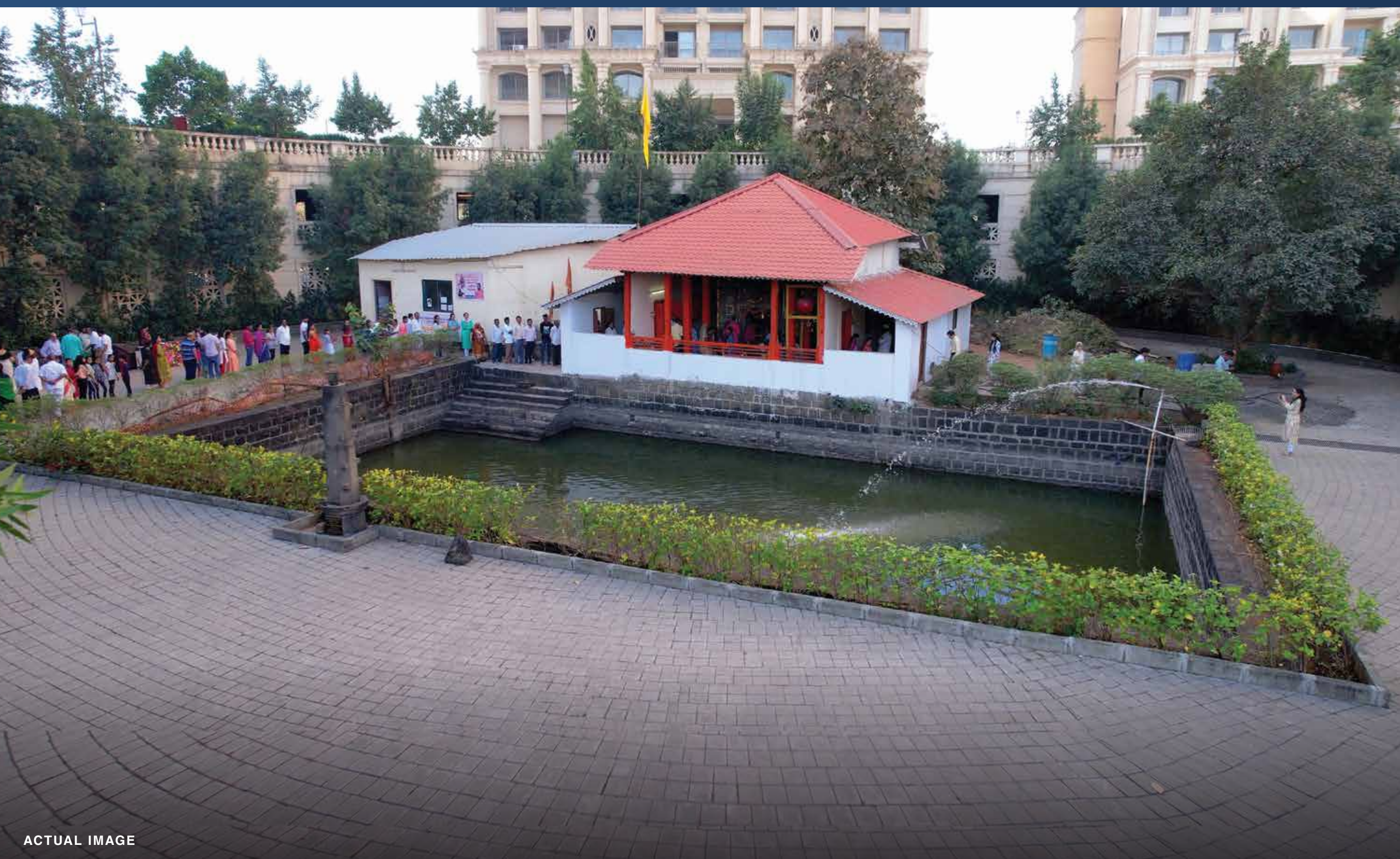
**100+ ACRES OF  
OPEN AND GREEN SPACES**

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**25 ACRES OF  
ADJACENT FOREST**

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**OLD HERITAGE TEMPLE**



ACTUAL IMAGE



REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE





# GOLDEN WILLOWS

11.1 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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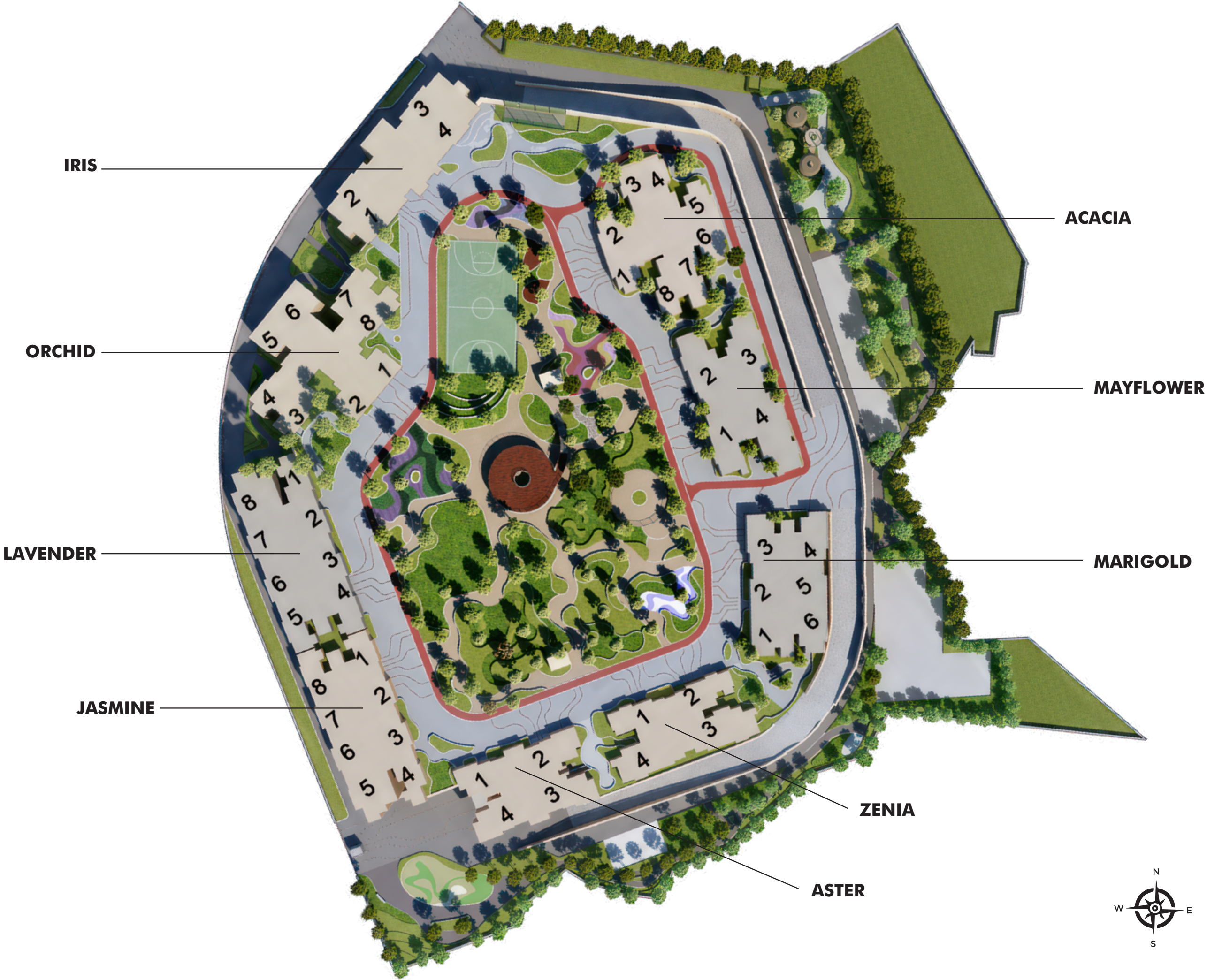


# DEVELOPMENT PLAN



Map not to scale

# 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

# CAREFULLY PLANNED FOR EVERY LIFESTYLE CHOICE.



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- 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 & Herbs Garden
- 16. Meditative Garden Lounge
- 32. Dry Garden
- 37. Maze Garden
- 39. Barbeque Garden
- 40. Bermed Lawn
- 56. Flower Garden
- 58. Garden Lounge

## ZONE 2: A PARADISE FOR LEISURE LOVERS

- 12. Shaded Sit out
- 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
- 23. Yoga Pods
- 24. Multipurpose Court
- 33. Skating Rink
- 48. Open Greens
- 53. Indoor Games Room
- 54. Board Game Deck
- 71. Adventure Playground
- 73. Putting Golf

## 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

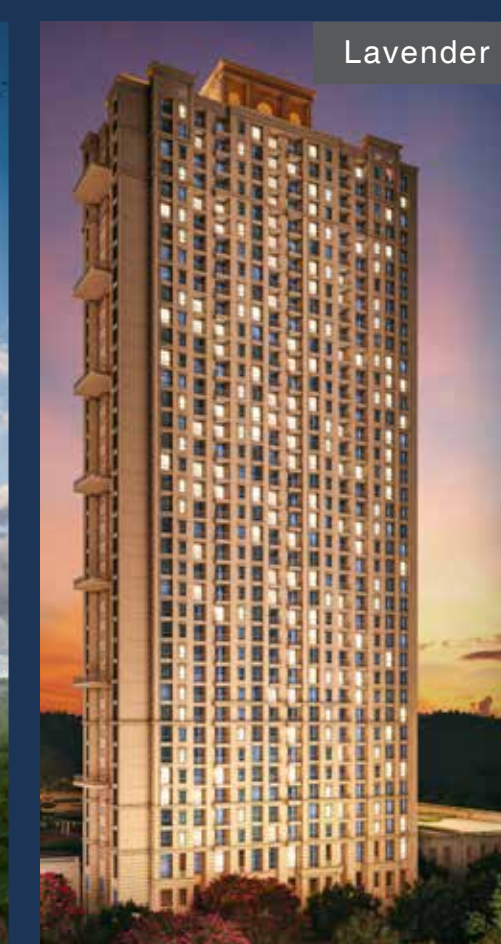
- 26. Senior's Court with Reflexology Walk
- 34. 3rd Generation Play Area
- 38. Reading Court
- 51. Body & Soul
- 59. Health & Wellness

## ZONE 9: A PARADISE OF WONDERS

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

# 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



# SALIENT FEATURES OF APARTMENT

- **All homes have wide sundecks**

- **Internal Flooring**

Large format vitrified tiles in all rooms & anti-skid vitrified tiles in 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 & Fittings**

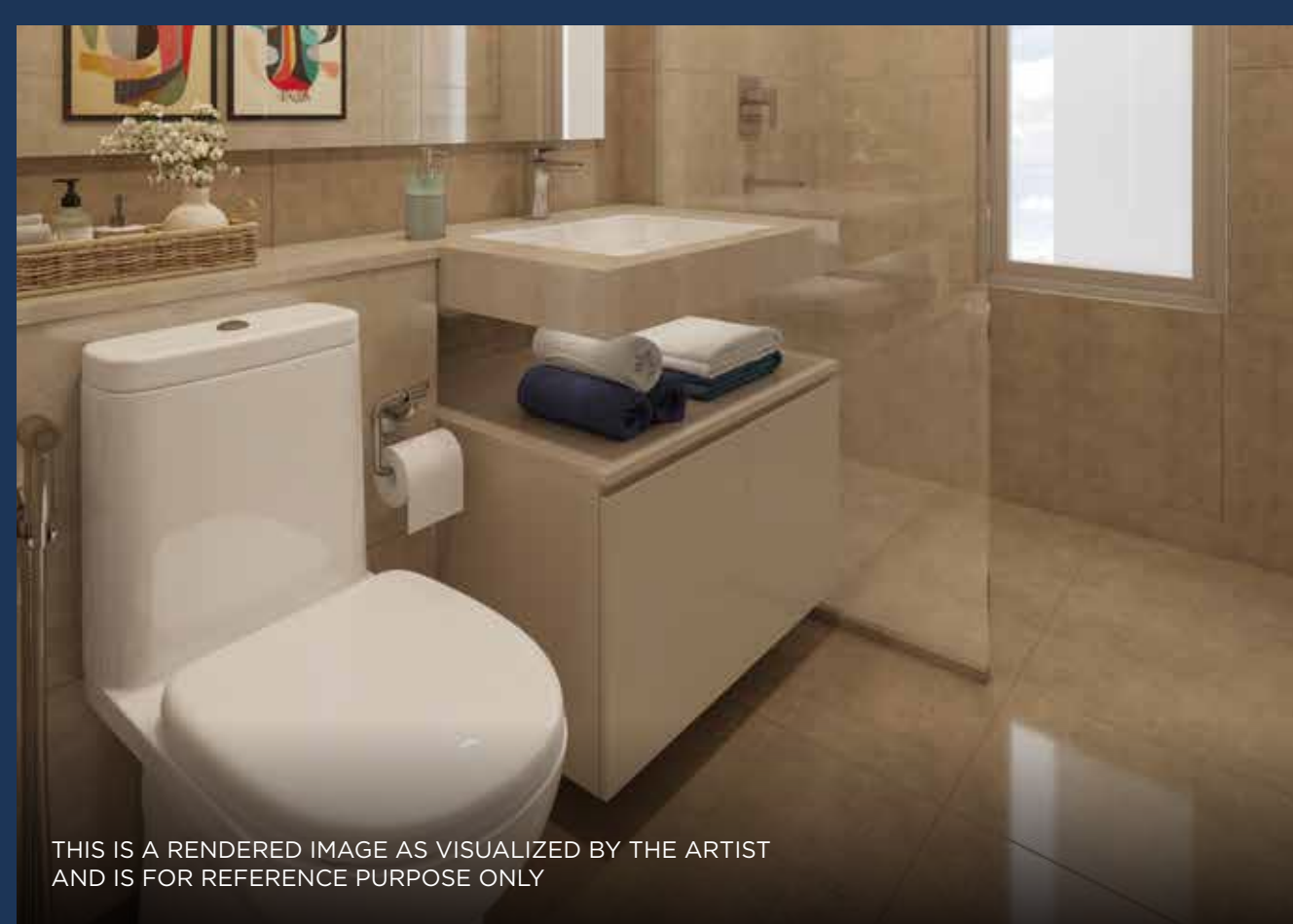
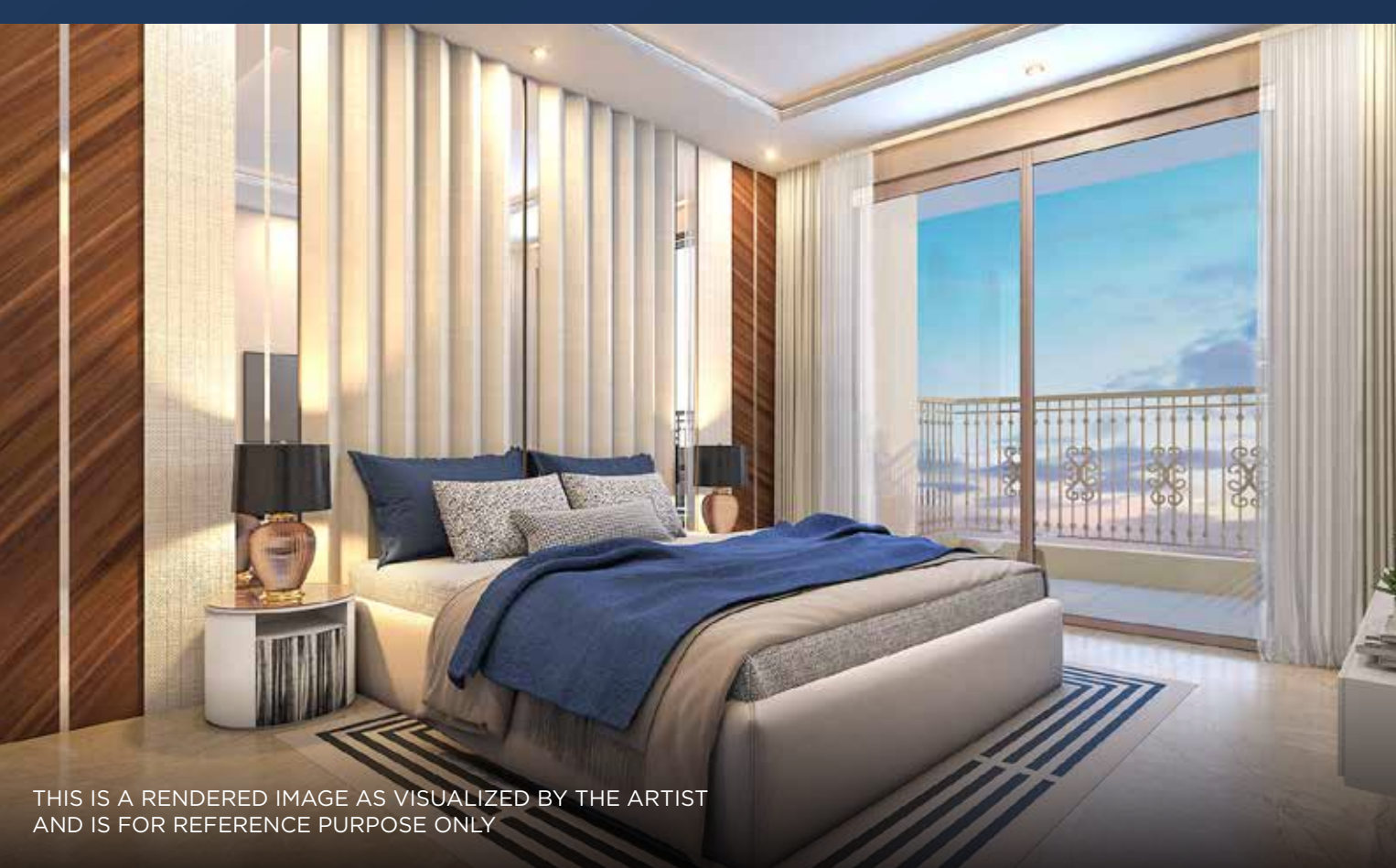
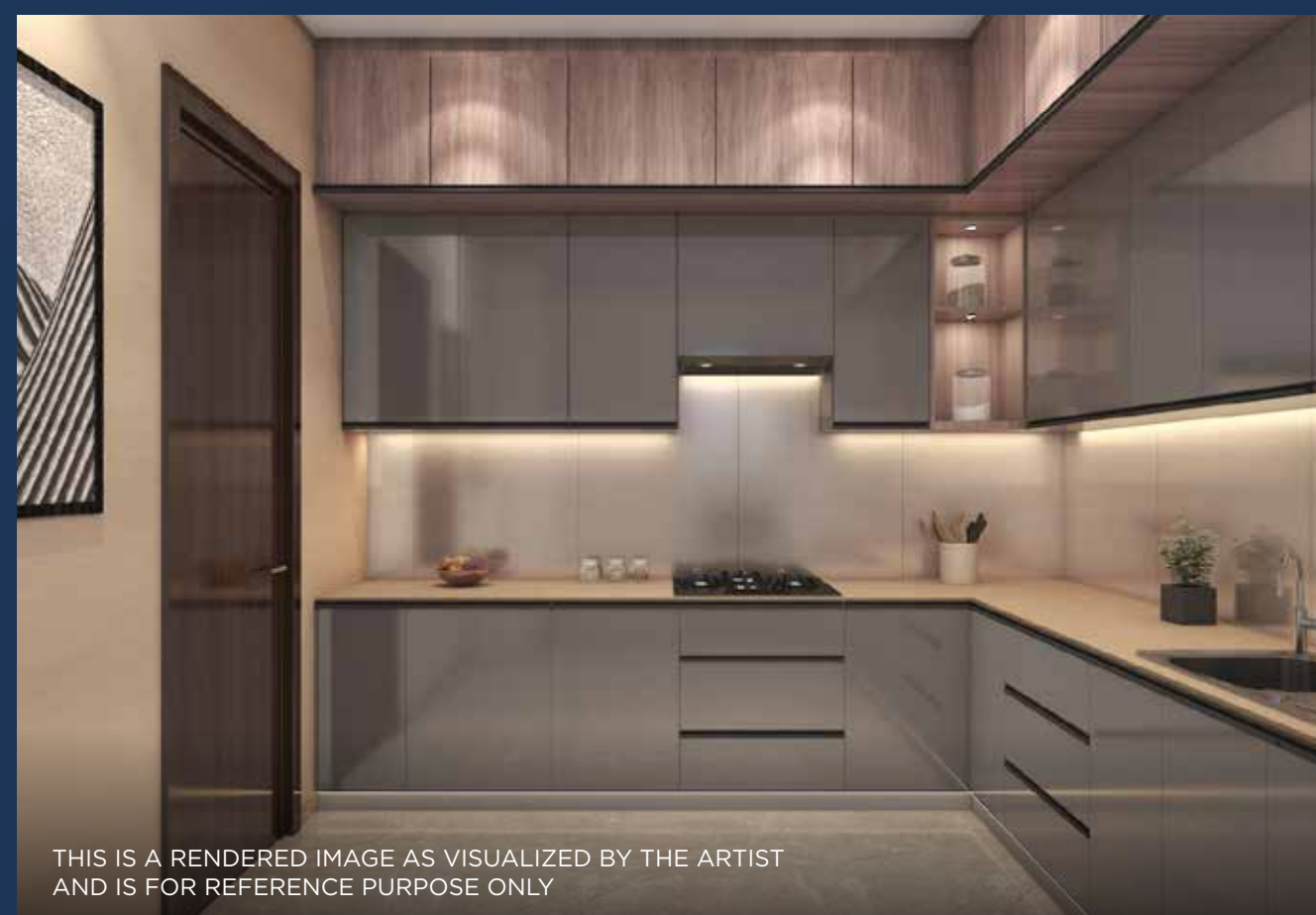
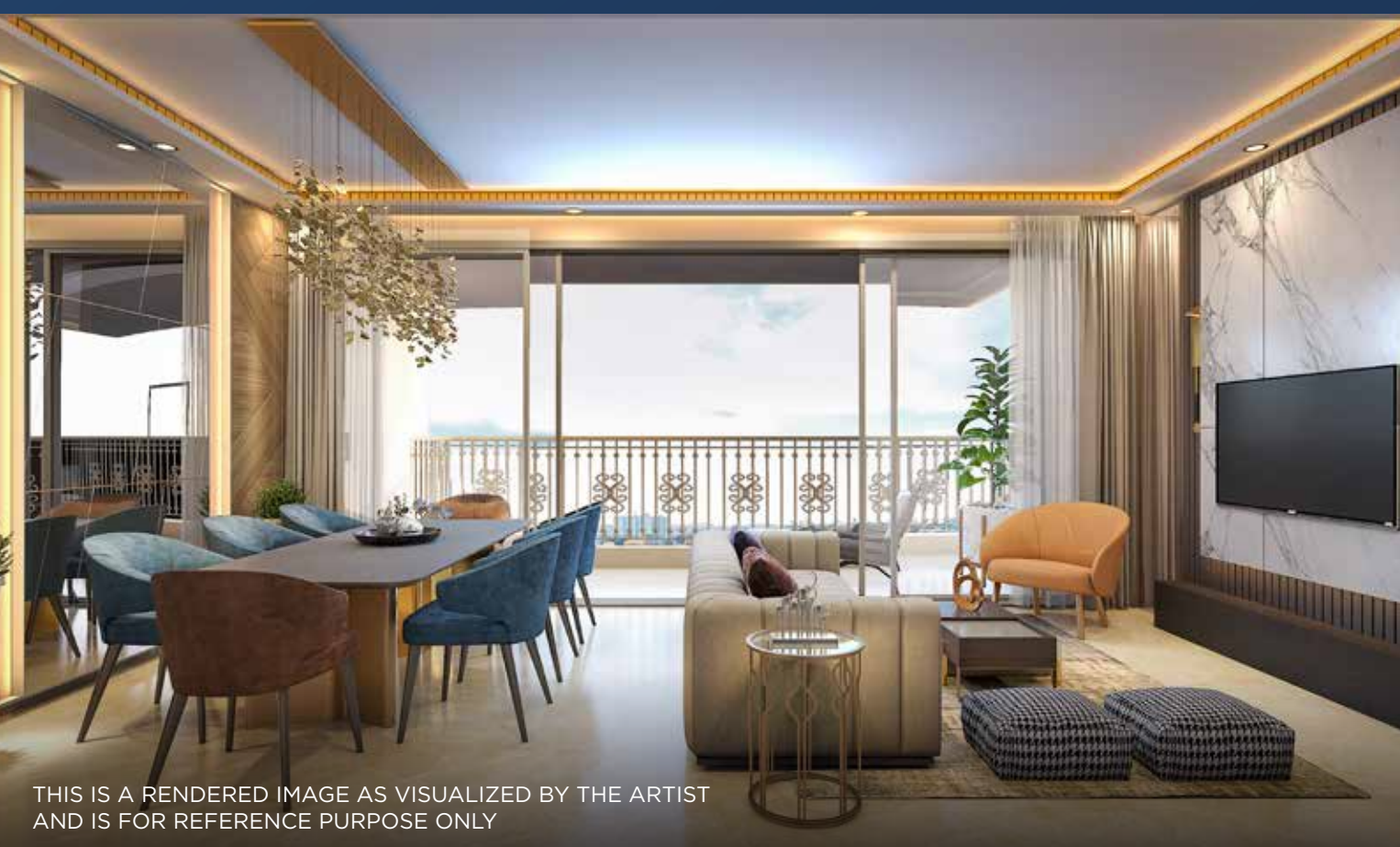
Plug points for ACs, Concealed internal copper wiring with drain pipe, Waterproof switches in all balconies, Video door phone with intercom.

- **Kitchen with Utility**

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

- **Bathroom**

Fully concealed fittings, Glass shower partition





THE BIGGEST EVER CLUBHOUSE IN  
MUMBAI **NXT**

**CLUB ROYALÉ**

SPREAD ACROSS 90,000+ SQ.FT.



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## ADDING MORE CHOICES FOR ULTIMATE BLISS

Welcome to Hiranandani's largest 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.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



# **CLUBHOUSE AMENITIES**

**HALF-OLYMPIC SIZED SWIMMING  
POOL**

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**CHILDREN'S PLAY KINGDOM**

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**BADMINTON COURTS**

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**SQUASH COURTS**

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**GYMNASIUM**

---

**INDOOR GAMES**

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**BANQUET/PARTY HALL (INDOOR &  
OUTDOOR)**

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**CAFÉ LOUNGE**

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**MEDITATION DEN**

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**YOGA CENTER**

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**SPINNING CLASSES**

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**THEMED SPA & MASSAGE**

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**OPEN AIR RESTAURANT**





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## 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 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

**22000+**  
HAPPY  
FAMILIES



 **hiranandani  
communities**  
a niranjan hiranandani initiative

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) 2576 3600



ORCHID  
MAHARERA P52000050193



ACACIA  
MAHARERA P52000050196



IRIS  
MAHARERA P52000050194



MAYFLOWER  
MAHARERA P52000054617



MARIGOLD  
MAHARERA P52000054616



LAVENDER  
MAHARERA P52000054615



ZENIA  
MAHARERA P52000055661



ASTER  
MAHARERA P52000055662



JASMINE  
MAHARERA P52000055578

The project has been registered via MahaRERA registration number: **Orchid: P52000050193, Acacia: P52000050196, Iris: P52000050194, Mayflower: P52000054617, Marigold: P52000054616, Lavender: P52000054615, Zenia: P52000055661, Aster: P52000055662, Jasmine: P52000055578** 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.