



# GOLDEN WILLOWS

PROJECTS AT

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



**FREEDOM**

TO EMBRACE A NEW LIFE WITH  
LIMITLESS CHOICES





**CHOICES**

THAT ENHANCE YOUR EVERY DAY  
IN EVERY WAY





**CHOOSE**  
EVERYTHING YOU LIKE,  
ANYTIME YOU WANT.



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



# GOLDEN WILLOWS

HIRANANDANI FORTUNE CITY, PANVEL

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## CREATING ICONIC LIFESTYLE CHOICES SINCE 1978

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The illustrious legacy of 40+ years brings you a lifestyle that is an embodiment of abundance while being 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



PANVEL IS THE ULTIMATE CHOICE FOR  
**THE NEXT BIG HIRANANDANI TRANSFORMATION,**  
AND IS THUS REFERRED TO AS **MUMBAI***NXT*.



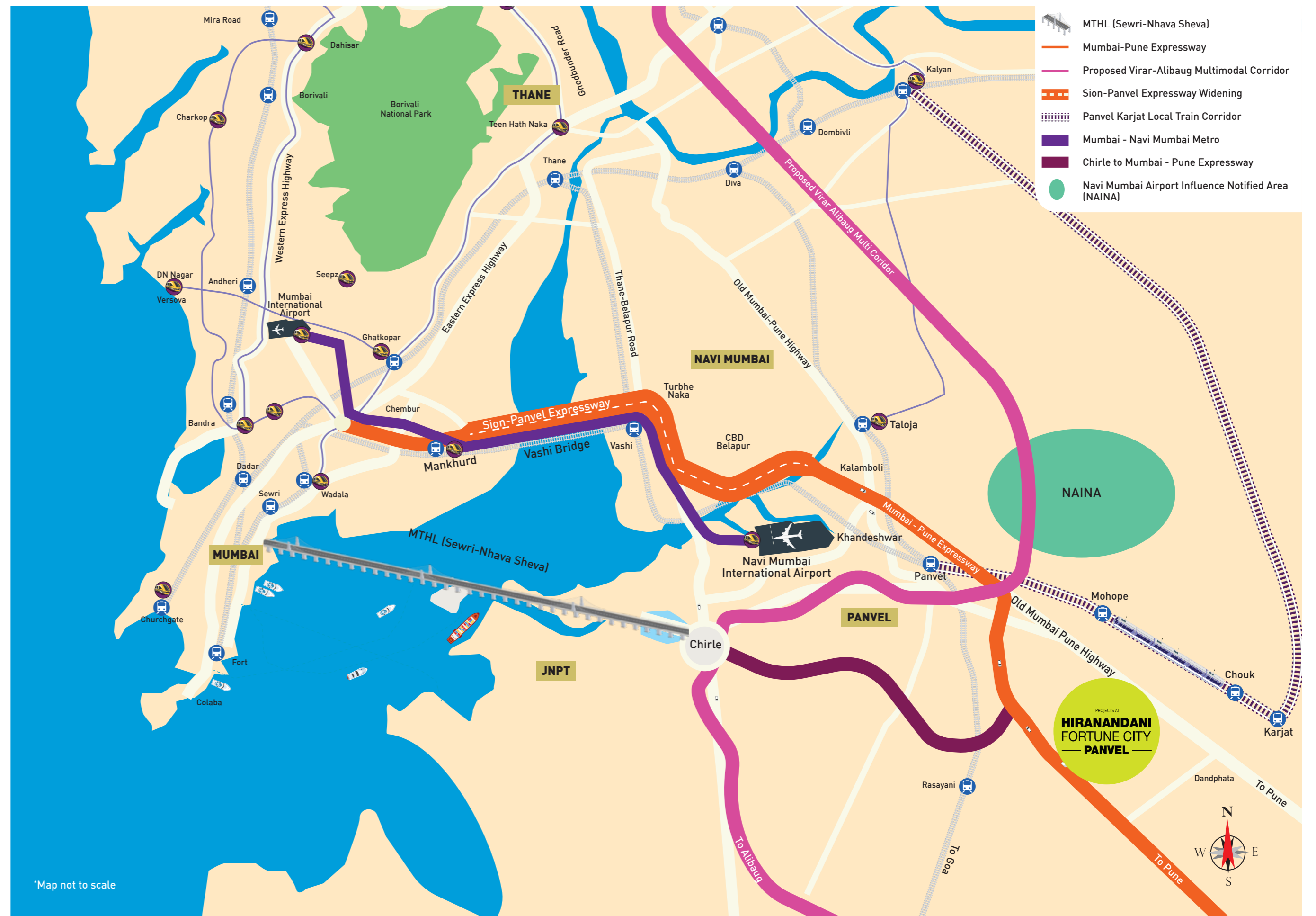
YOU HAVE THE CHOICE  
**TO SHAPE THE FUTURE**

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 development.



**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.





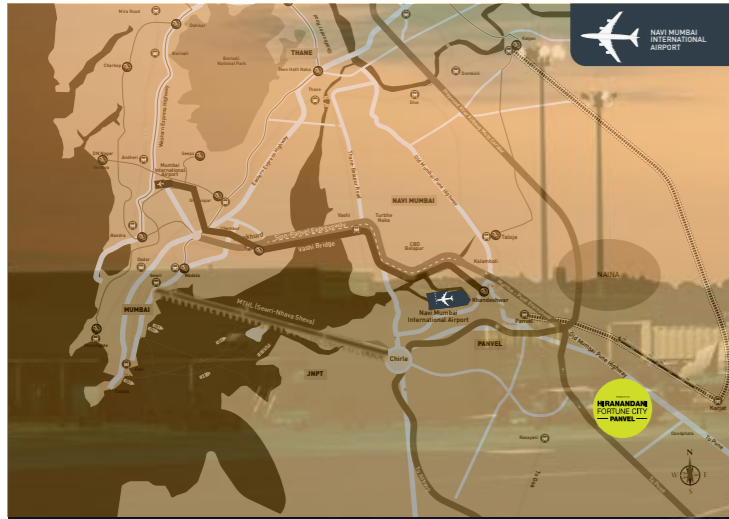
## ATAL SETU MUMBAI TRANS-HARBOUR LINK

Already operational, it reduces travel time from South Mumbai to Panvel from 2 hours to 45 minutes only.

## VIRAR-ALIBAUG MULTI-MODAL CORRIDOR

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





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

REPRESENTATIONAL IMAGE

## NAVI MUMBAI INTERNATIONAL AIRPORT

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

## METRO CONNECTING MMR'S 2 INTERNATIONAL AIRPORTS

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



REPRESENTATIONAL IMAGE

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



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

<https://www.hindustantimes.com/mumbai-news/msrdc-to-build-six-lane-road-between-kharghar-and-turbhe/story-xnpayn3RuL9G8tYpYq2QsN.html>



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

## 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

<https://www.hindustantimes.com/cities/mumbai-news/work-on-panvel-karjat-suburban-rail-line-begins-101694199094197.html>

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

Yotta Data Center Park

Retail- Garden Enclave

Hiranandani Trust School

Garden Enclave

**GOLDEN  
WILLOWS**

TUCO

Hiranandani Trust School

Forest Enclave

Retail - Forest Enclave

Proposed Clubhouse

ACTUAL IMAGE

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## A RARE WORLD WITH AMAZING LIFESTYLE CHOICES

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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

**FILL YOUR LIFE WITH  
A PLETHORA OF CHOICES**

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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## EXPLORE CULINARY CHOICES IN OUR FLAVORFUL HAVEN

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An already functional restaurant in the township with an extravagant variety of cuisines.

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## AN URBAN HUB FOR RECREATION, NOW AT HIRANANDANI FORTUNE CITY, PANVEL.

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Hakone Gaming Center, of Hiranandani Gardens, Powai is now in Hiranandani Fortune City. It features a diverse range of experiences like Go-karting, Paintball, Bumper car rides and many more, making it a first-of-its kind gaming center in Panvel.





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

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The serene views of lush green forest, Barwai river and the surrounding mountains, make it a surreal setting for your perfect home.



**GOLDEN WILLOWS**

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**THE CHOICE IS YOURS  
TO HAVE OVER 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 CHOICE IS YOURS  
WHETHER YOU OPT FOR 25 ACRES  
OF ADJACENT 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.





**PRESERVE HERITAGE**  
CHOOSE NOW

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



ACTUAL IMAGE

A CHOICE TO EMBRACE  
ETERNAL BLISS

## GOLDEN WILLOWS

Golden Willows truly lives up to its name as a paradise of plenty. With plenty of infrastructure development, a life of abundance exists at this very destination.



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# GOLDEN WILLOWS

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

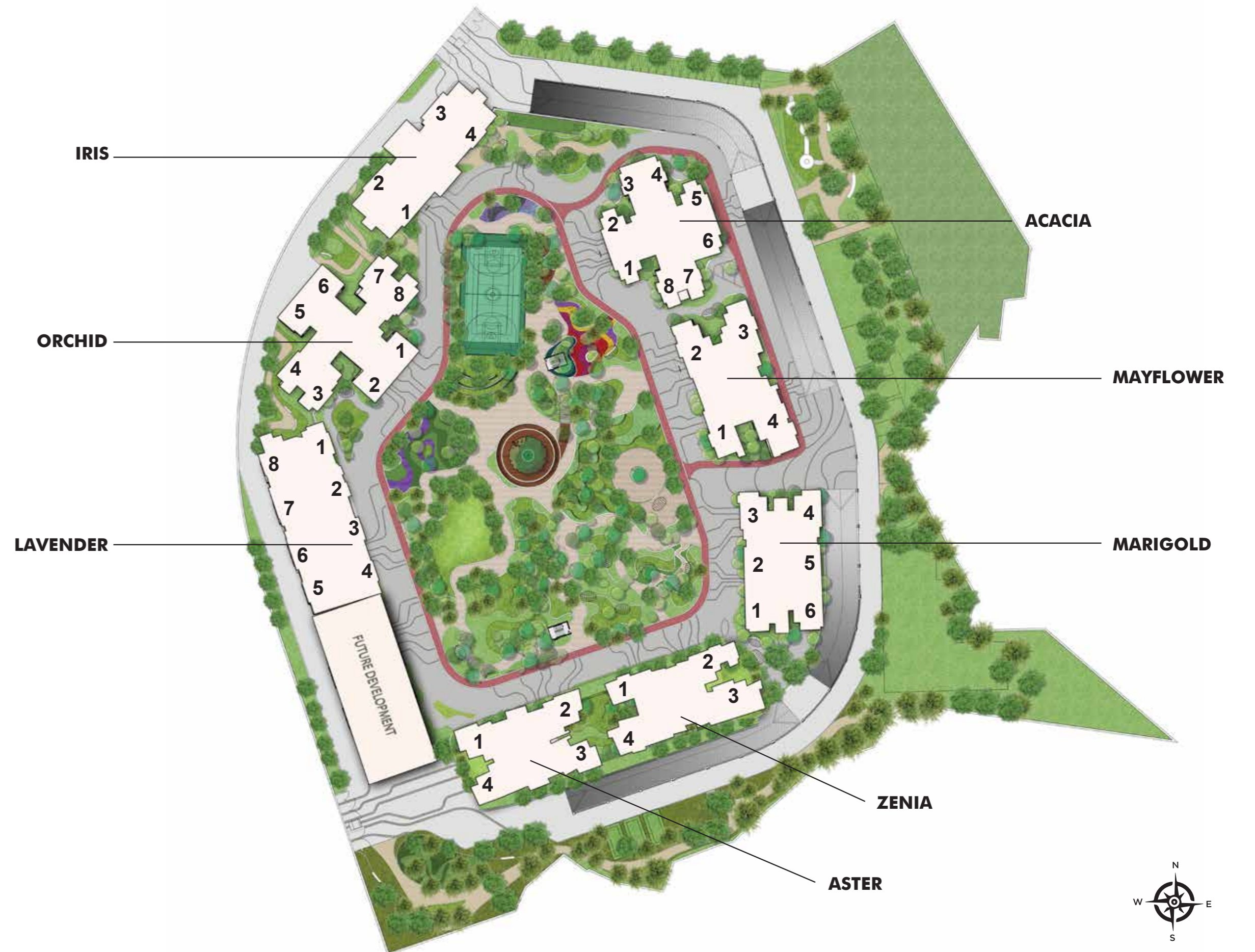


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DEVELOPMENT  
PLAN



MASTER LAYOUT PLAN



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**CAREFULLY  
PLANNED  
FOR EVERY  
LIFESTYLE CHOICE**

- 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



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**LUXURIOUS CHOICES  
FOR RICH EXPERIENCES**

## **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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- Huddle Court
- Aroma Garden
- Spice & Herbs Garden
- Meditative Garden Lounge
  - Dry Garden
  - Maze Garden
- Barbeque Garden
  - Bermed Lawn
  - Flower Garden
  - Garden Lounge



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## A PARADISE FOR LEISURE LOVERS

Spaces to enjoy leisure with family and loved ones.

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



## A PARADISE FOR THE ACTIVE ONES

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

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



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## A PARADISE FOR THE ART LOVERS

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

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



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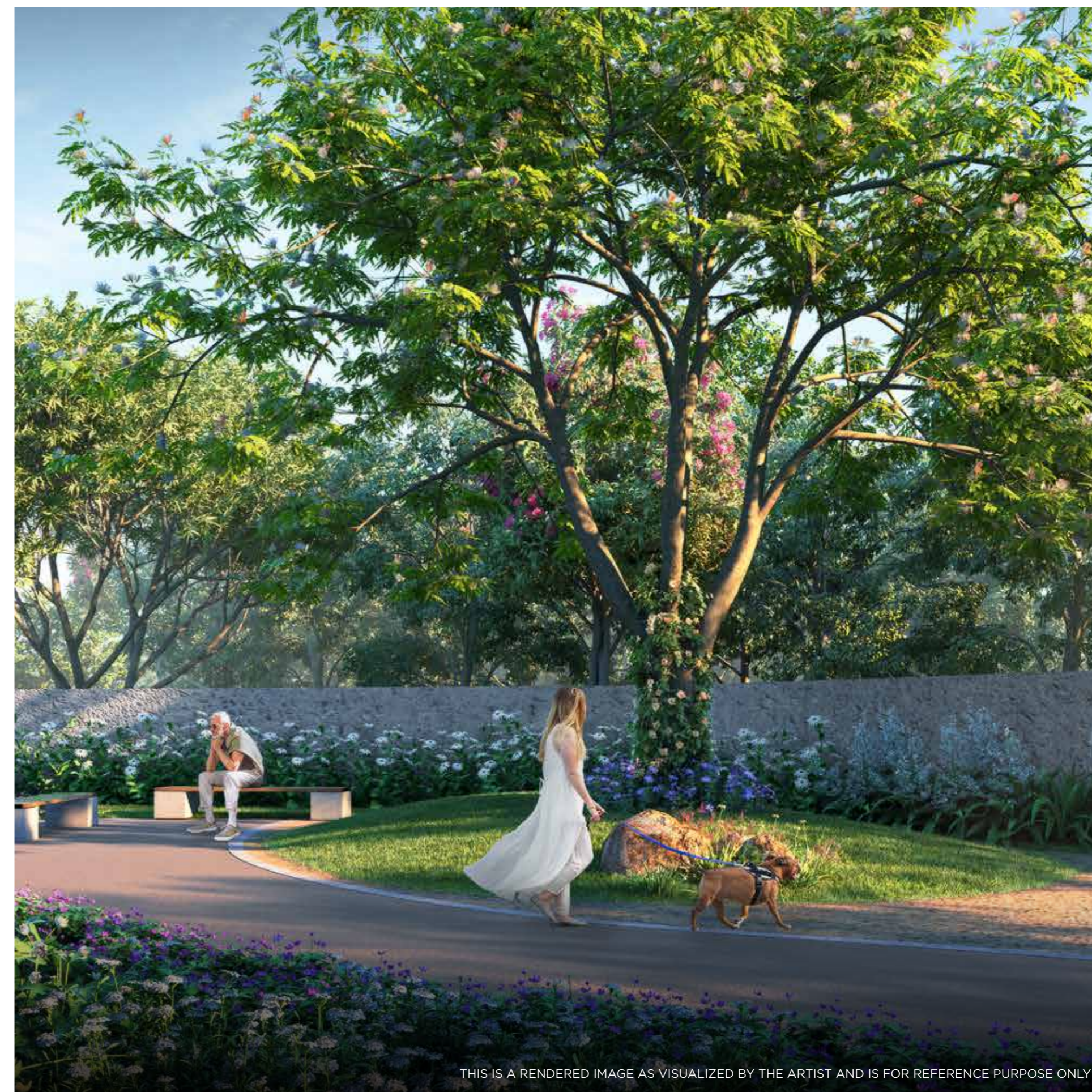
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## A PARADISE FOR PET LOVERS

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

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



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## A PARADISE FOR THE SOCIAL BUTTERFLIES

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

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- Business Center
- Multi-purpose Hall
- Spillover Function Pavilion
  - Amphitheatre
  - Events Lawn
  - Camping Area
    - Bonfire Pit
    - Tea Pavilion
- 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
- Rock Climbing Wall
- Activity Court
- Kids' Adventure Playground



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## 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
- Body & Soul
- Health & Wellness





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## A PARADISE OF WONDERS

One-of-the-kind spaces at your footsteps.

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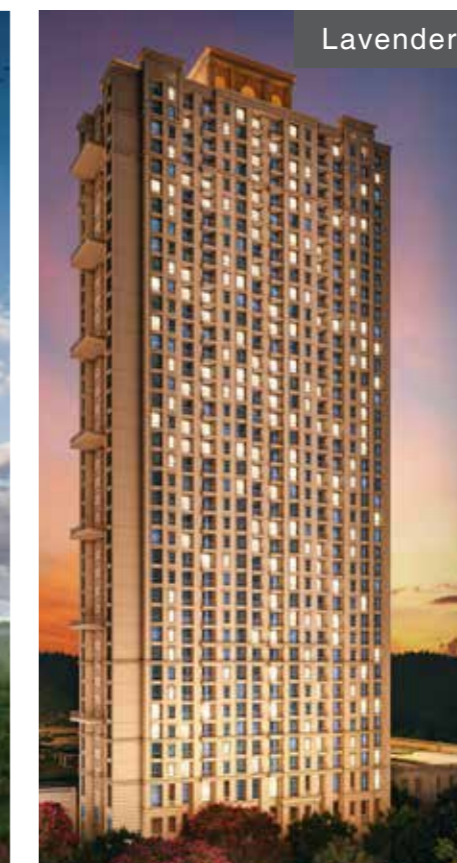
- Enchanted Woodlands
  - Stargazing Deck
  - Outdoor Cinema
- Mini Forest with Tree House
  - Nature Trail



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## 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**

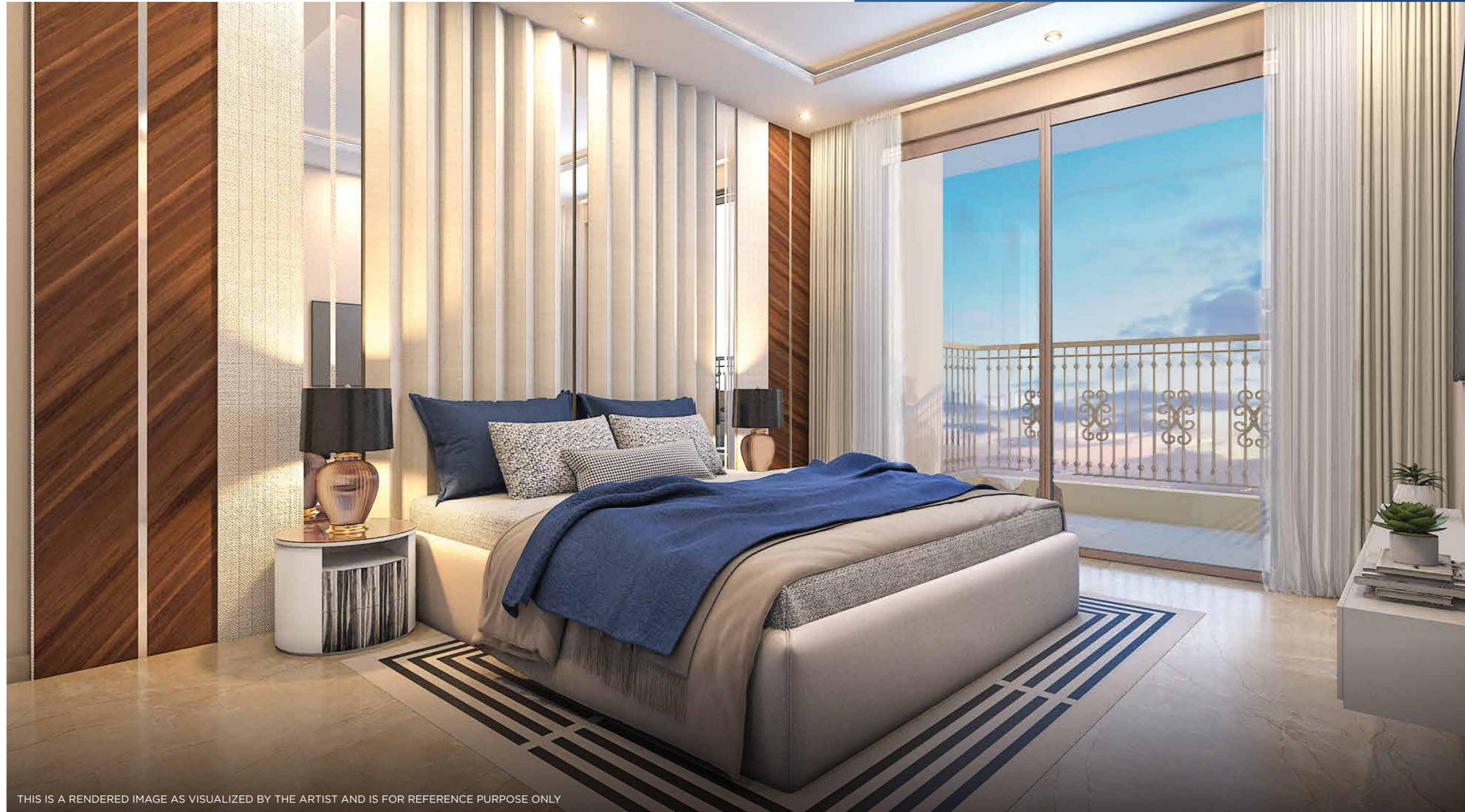
- Heavy-duty aluminium single-glazed windows

- **Doors**

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

- **Appliances & 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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**FULFIL EVERY DREAM OF  
FINE LIVING**

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



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## SAVOUR THE TASTE OF EXTRAVAGANCE

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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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## ELEGANCE IS THE NORM IN EVERY CORNER

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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.

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.



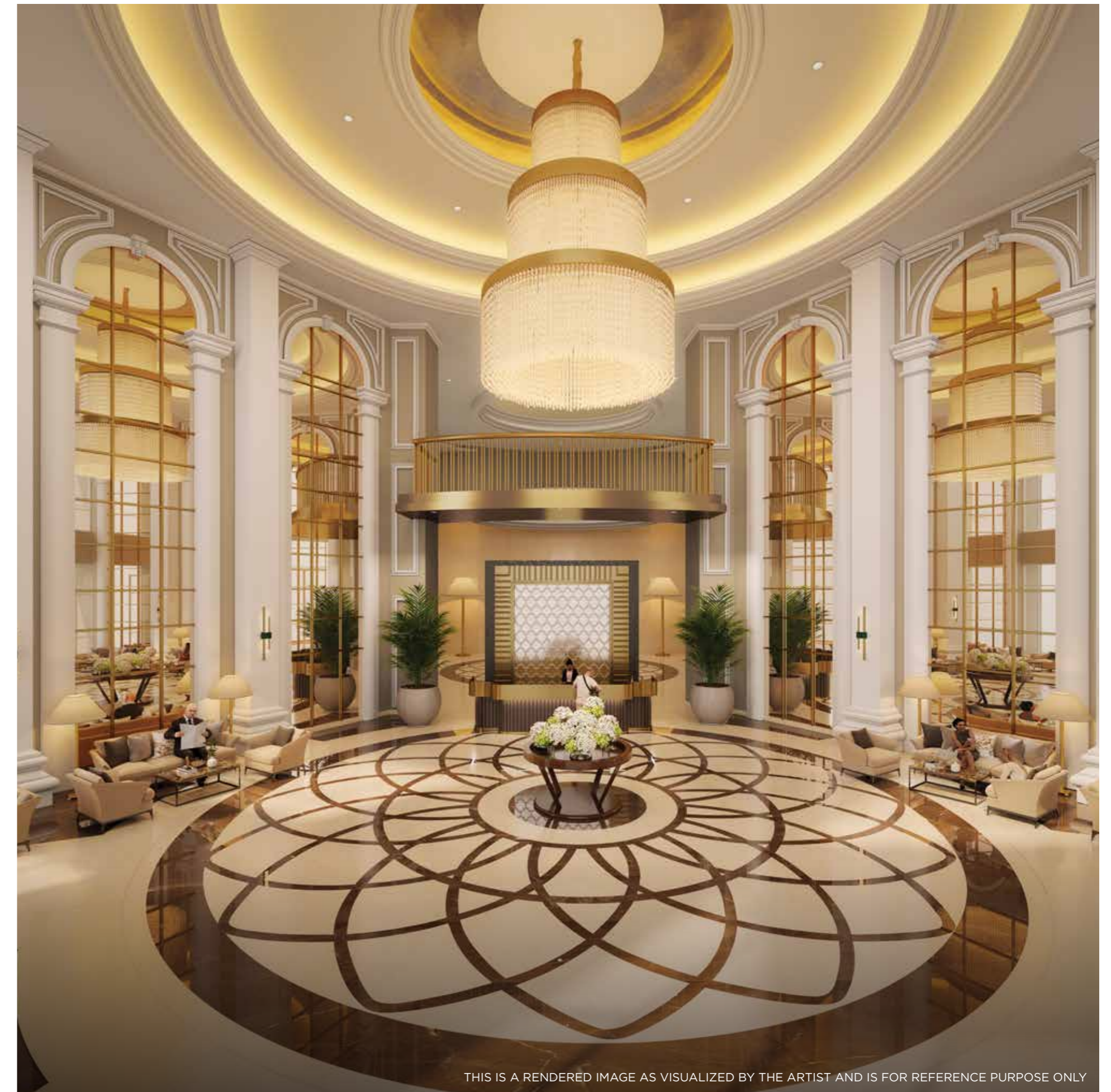
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## CLUBHOUSE AMENITIES

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- Half-Olympic Sized Swimming Pool
  - Badminton Courts
  - Squash Courts
- Banquet/Party Hall (Indoor & Outdoor)
  - Café Lounge
  - Meditation Den



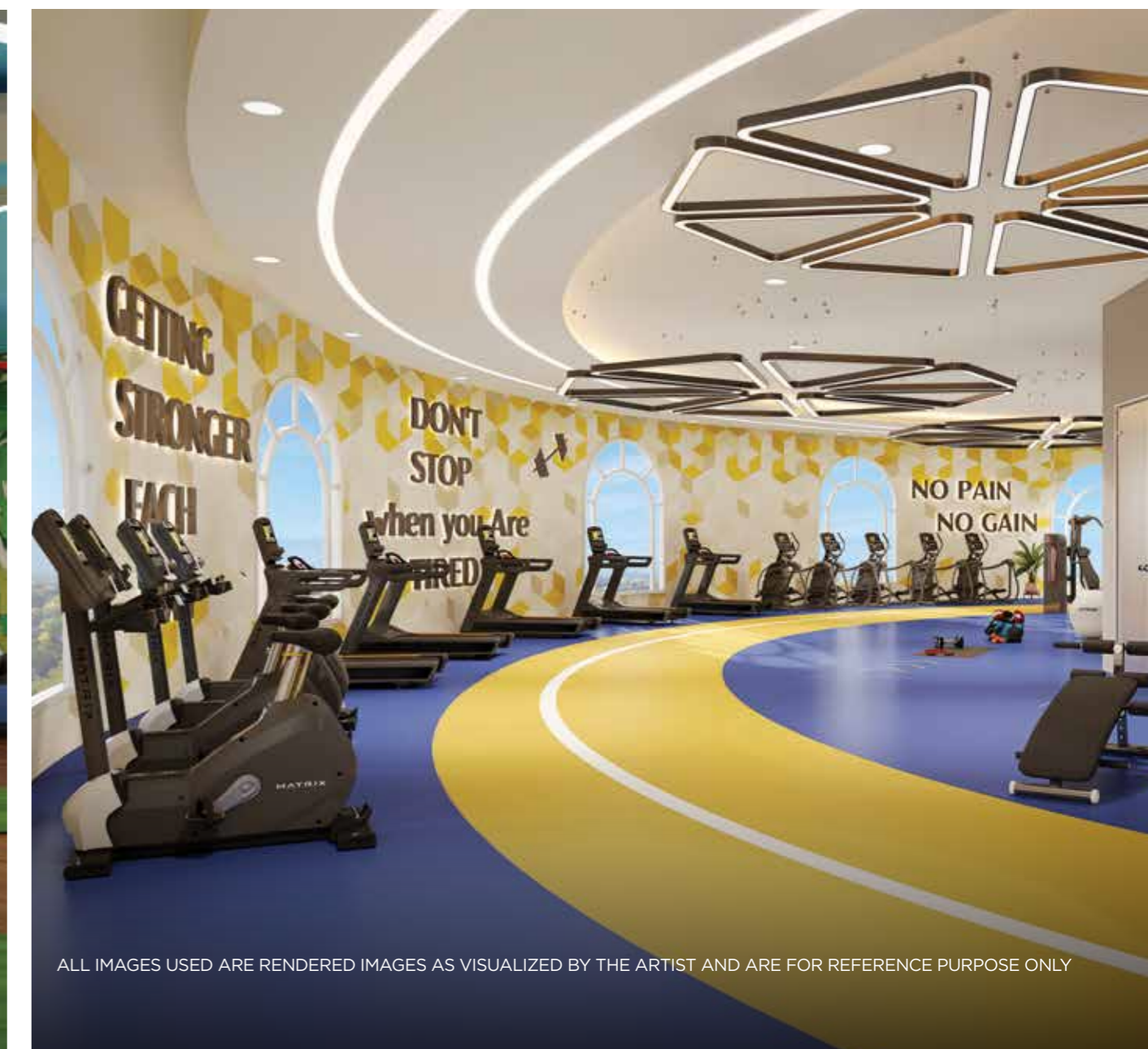
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Half Olympic-sized Swimming Pool





- Open Air Restaurant
- Children's Play Kingdom
- Gymnasium



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- Yoga Center
- Spinning Classes
- Indoor Games
- Themed Spa & Massage



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## WHY IS HIRANANDANI THE PERFECT CHOICE?

- 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 & 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 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

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## CHOOSE BETTER PLANNING FOR BIGGER DREAMS

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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

**18000+**  
HAPPY  
FAMILIES



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

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



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** 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.