

# EMPRESS HILL

HIRANANDANI GARDENS, POWAI



## **HIRANANDANI GARDENS, POWAI**

BRINGS A LIFESTYLE THAT'S ABOVE THE SPHERE OF ROYALTY & BEYOND THE ORBIT OF SUPREMACY.



ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

**250+**  
Acres

**50**  
Residential  
Towers

**2**  
Schools

**3**  
Clubhouses

**1**  
Supermarket

**1**  
Hospital

**24X7**  
Security

**7,000+**  
Happy Residents

Hiranandani Gardens, Powai offers an unparalleled living experience adorned with exquisite lifestyle amenities. Here, you'll find an abundance of calming nature, inspiring life, infrastructure, multiple recreational avenues and much more, served on a global-class platter. The charm and scale of this unique township is topped by its harmonious and diverse community of residents.



HIRANANDANI BUSINESS PARK

### A HUB OF WORLD-CLASS AMENITIES AND FACILITIES.

#### DR L H HIRANANDANI HOSPITAL



FOREST CLUB



HFS INTERNATIONAL SCHOOL

- Hiranandani Foundation School and HFS International School
- Dr L H Hiranandani Hospital
- HAIKO Supermarket
- Clubhouse, Gymnasium and Swimming Pool
- Tennis, Badminton and Squash Courts
- Pedestrian Friendly Tree-Lined Avenues
- Shopping Arcade & High Street Retail
- Meluha - 5 Star Hotel & Rodas - 3 star Ecotel Hotel
- Hiranandani Business Park



ACTUAL IMAGE OF HERITAGE GARDEN

**4**  
Themed  
gardens

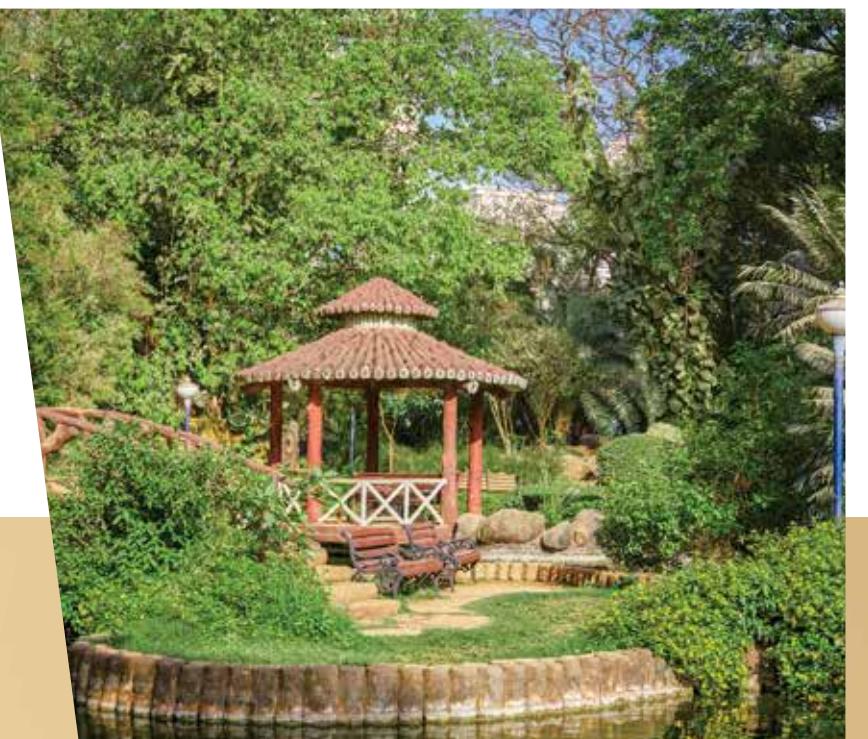
**50+**  
Acres of open  
green space

**1**  
Lac+ trees planted  
in township

**22**  
Rare species of  
trees

**7.65**  
Acres of  
man-made forest

WHERE NATURE IS A LIFESTYLE,  
NOT A LUXURY.



ACTUAL IMAGE OF NIRVANA PARK

**YOUR HAVEN OF ENDLESS SERENITY  
AT INDIA'S FINEST TOWNSHIP.  
HIRANANDANI GARDENS, POWAI.**

WELCOME TO



**ROCKRIDGE  
GREENS**

Experience the township's most admired sanctuary of bliss, meticulously crafted to infuse your life with a touch of enchantment. Immerse yourself in a verdant atmosphere, adorned with a curated selection of ever-blooming flora, year-round foliage and ever-lasting sense of peace and splendour. Rediscover your inner calm and purity, amidst a landscape that refreshes your senses through the day, every day of the year.

- 3.5+ ACRES OF INTERNATIONALLY  
DESIGNED LANDSCAPE**
- 6 WELL-DEFINED ZONES**
- 35+ AMENITIES**

Landscape Architect:  
**SITE CONCEPTS INTERNATIONAL, SINGAPORE**

Building Architect:  
**HAFEEZ CONTRACTOR**



HIRANANDANI GARDENS, POWAI

\*Trees and Green Area shown is for REPRESENTATIONAL purpose only.

\*Layout plan is not to scale.



- 1 THE PIER (ENTRY/ EXIT GATE AND PORTAL)
- 2 THE RIPPLE
- 3 LAWN 'GREEN CONCOURSE'
- 4 MANICURED WALKWAY
- 5 CASCADING GRASS GLADES  
(AMPHITHEATRE)
- 6 PERFORMANCE SQUARE
- 7 CHILDREN'S PLAY AREA
- 8 PARENTS' PAVILION
- 9 "THE RETREAT" SITTING ALCOVE
- 10 "THE SHADE" SITTING PAVILION
- 11 MEDITATION PARK
- 12 SCULPTURE GARDEN
- 13 MULTIPURPOSE COURT
- 14 CRICKET PITCH
- 15 WALKWAY PATH
- 16 WIFI GARDEN
- 17 "THE COURTYARD" GARDEN
- 18 REFLEXOLOGY AREA
- 19 PALM MEADOWS
- 20 "THE WAVE CREST" (LAP POOL)
- 21 POOL DECK WALKWAY
- 22 INTERACTIVE WAVE BRIDGE
- 23 GREEN WALL
- 24 TIMBERLAND FALLS
- 25 ADVENTURE WALL PLAY
- 26 PATHWALK
- 27 DROP-OFF
- 28 GREEN BUFFER
- 29 LOOKOUT SQUARE
- 30 SPECTATORS SEATING
- 31 JOGGING/BICYCLE TRACK
- 32 PARKING
- 33 WALKING PROMENADE
- 34 FOCAL ARTWORK
- 35 CHILDREN'S PLAY YARD
- 36 OBSERVATION DECK
- 37 HEALING SENSORY GARDEN
- 38 BIOPHILIC SOCIAL CORNER
- 39 SENIOR'S PAVILION
- 40 INTERACTIVE KIDS PLAY AREA



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**Disclaimer:** We have submitted the proposal to BMC for constructing 3 basements + stilt + 1<sup>st</sup> to maximum upto 29 floors + terrace floor (Gym and swimming pool on terrace floor), and as on date we have received approval from BMC for constructing the building named Empress Hill i.e., Wings A, B, C and D comprises of 3 basements + stilt + 1<sup>st</sup> to 20<sup>th</sup> + terrace floor (Gym and swimming pool on terrace floor). Further approvals for the proposed balance floors from 21<sup>st</sup> floors maximum upto 29 floors + terrace floor (Gym and swimming pool on terrace floor) (proposed floors) are expected from BMC. In case the BMC does not grant approval for the balance floors, as proposed, then in that event the Promoter will construct floors on the said Building as per the approval by BMC and accordingly the terrace floor (Gym and swimming pool on terrace floor) will shift above the approved final residential floor.



## THE GREEN LIFE

- Meditation Park
- Sculpture Garden
- Courtyard Garden
- Reflexology Area
- Palm Meadows
- Green Lawn



## THE ACTIVE LIFE

- Swimming Pool
- Cricket Pitch
- Multipurpose Court
- Clubhouse with Gymnasium, Cardio Room & Multipurpose Hall



## THE CALM LIFE

- The Retreat Seating Alcove
- The Shade Seating Pavilion
- Parents' Pavilion
- Lookout Square



## THE FIT LIFE

- Jogging/Cycling Track
- Pathwalk
- Walking Promenade



## THE PLAYFUL LIFE

- Adventure Wall Play
- Interactive Wave Bridge
- Play Yard



## THE SPOTLIGHT LIFE

- Amphitheatre
- Performance Square

IMAGES ARE USED FOR REPRESENTATIONAL PURPOSE ONLY



AN ABODE DESTINED FOR  
THE ARISTOCRATS TO  
RELISH THE NICHE  
THEY ENVISIONED FOR THEMSELVES.  
ELEGANT 3 & 4 BED RESIDENCES

EMPRESS HILL

HIRANANDANI GARDENS, POWAI



## TOWER FEATURES

Grand double-height  
air-conditioned building entrance lobby

Swimming pool & gymnasium on the terrace level

Landscaped terrace garden

Beautiful floor lobbies

High-speed elevators

Mechanized car parking

Power backup for water pumps, lifts, firefighting  
systems and common area lighting

CCTV Surveillance at building entrance  
lobby, lifts and parking entry & exit

FROM REVOLUTIONIZING  
THE GROUND  
TO EVOLVING THE SKIES.

THE ROOFTOP REALM AT  
HIRANANDANI GARDENS, POWAI

Since its creation, Hiranandani Gardens, Powai has continued to be recognized as the harbinger of iconic change. Keeping with this timeless stature, the city's most affluent township now unveils its first ever magnificent rooftop lifestyle.

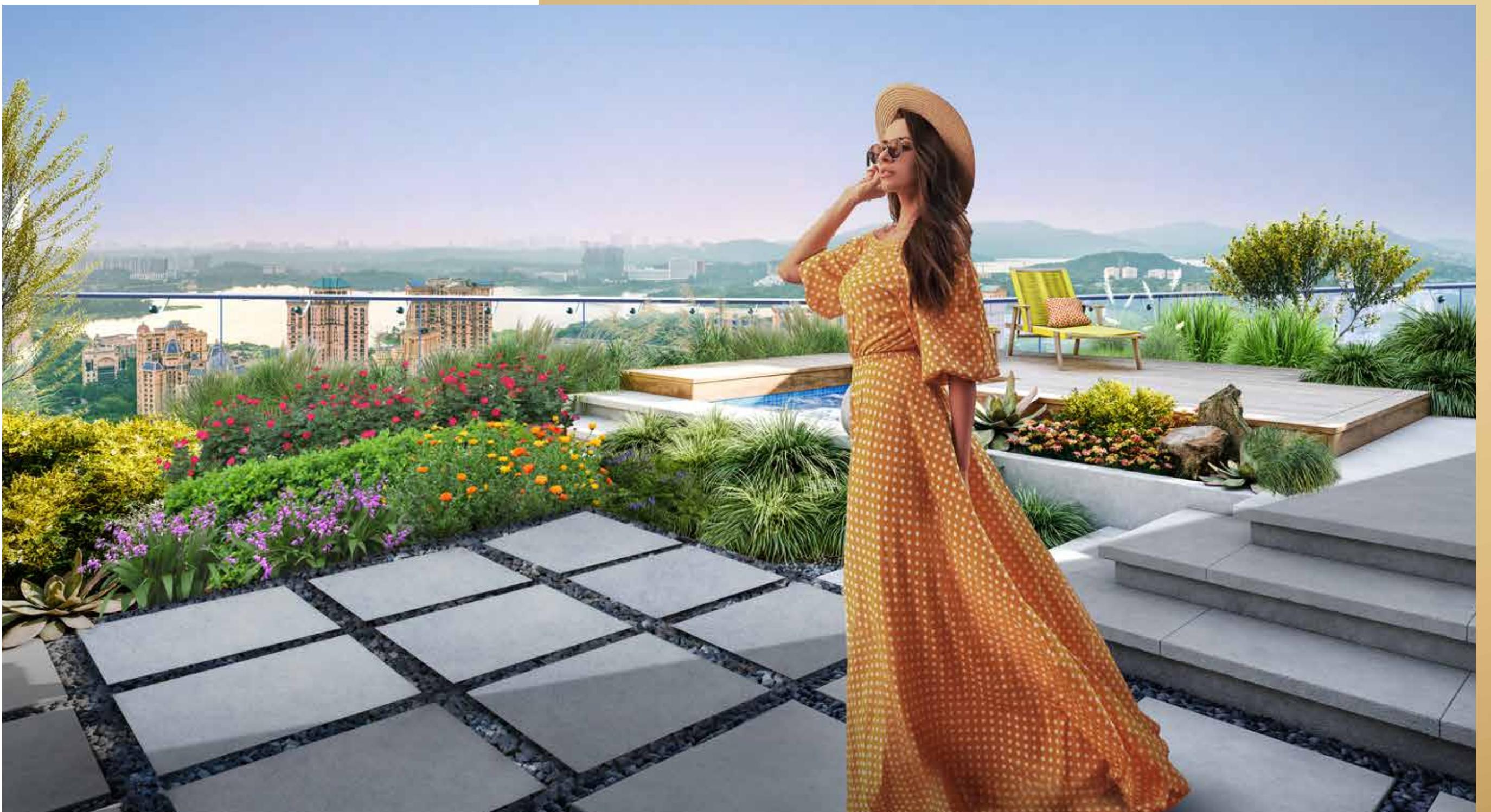


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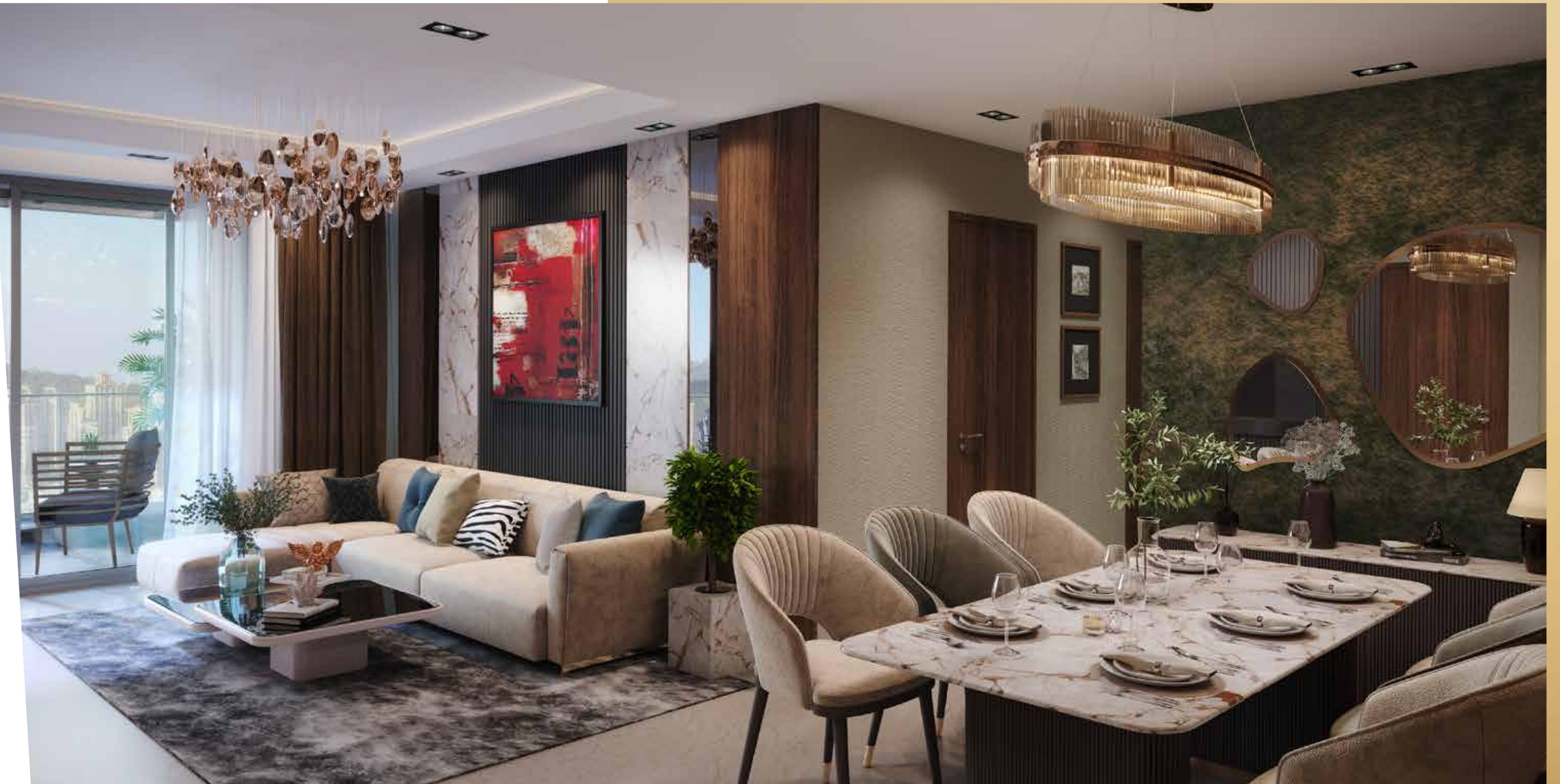
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## LET YOUR SPACE MIRROR YOUR BOUNDLESS AMBITION.

Discover a vast living space worthy of graciously hosting the colossal expectations of modern day aristocrats.

### LIVING & DINING

- Marble flooring in living & dining
- Air-conditioned living & dining with split units
- False ceiling with recessed lights
- Aluminium double glazed windows
- Wooden finish anti-skid tiles in deck
- Modular electrical switches.



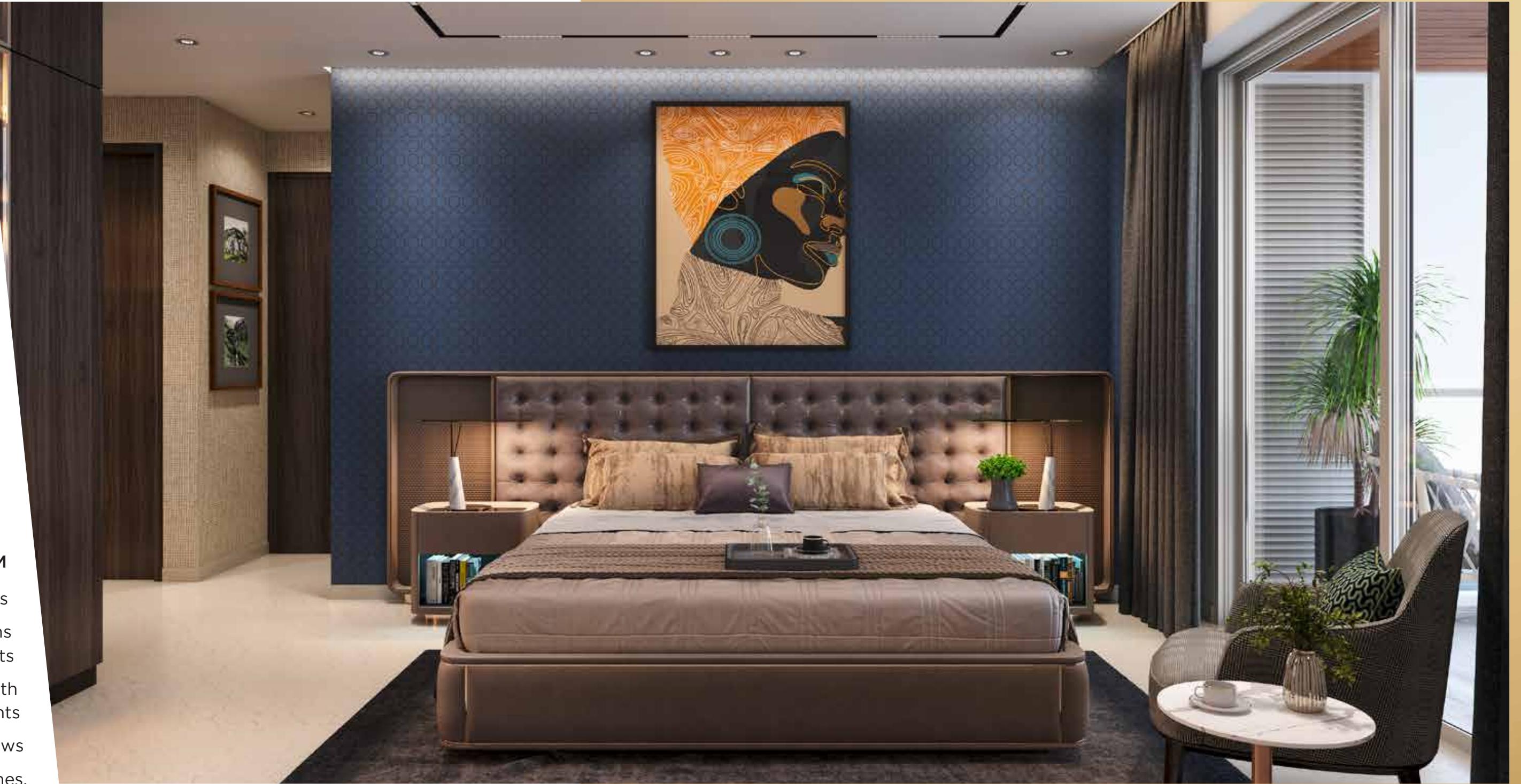
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**REJUVENATE IN  
ELEGANCE TO MAINTAIN  
YOUR UPPER EDGE.**

Bring every day to a perfectly soothing end,  
amidst a master bedroom that  
represents the epitome of elegance.

**BEDROOM**

- Marble flooring in bedrooms
- Air-conditioned bedrooms with split units
- False ceiling in bedrooms with recessed lights
- Aluminium double glazed windows
- Modular electrical switches.



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ELEGANT  
EMBELLISHMENTS  
TO FLAUNT WHENEVER  
YOU WALK IN

#### BATHROOM

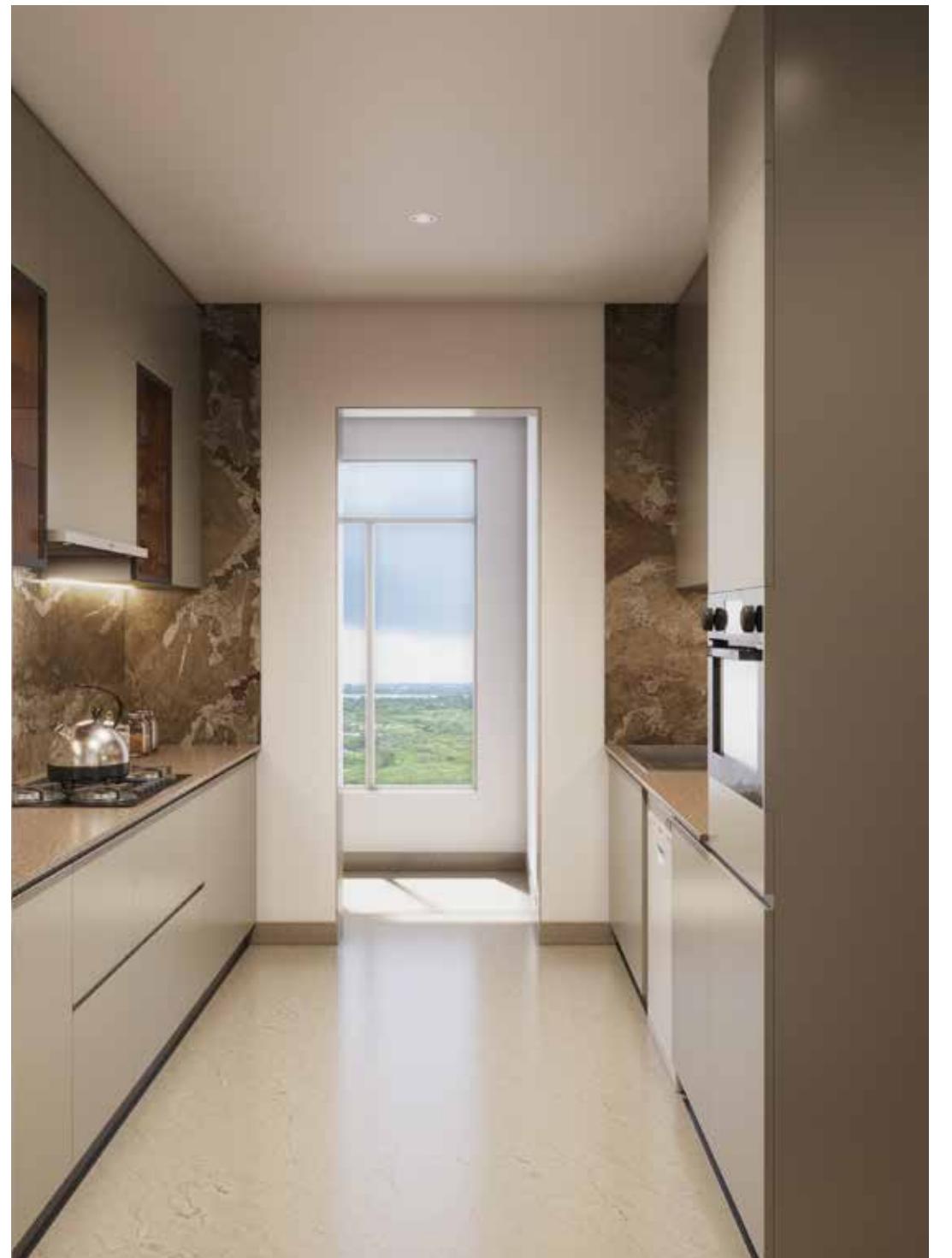
- Well-designed toilets with premium sanitary fittings
- Marble flooring in master toilet 1 (3 BHK & 4 BHK) and marble flooring in master toilet 2 (4 BHK) and glass door shower cubicle
- Counter top marble with vanity unit below washbasin counters
- High-quality non-corrosive plumbing
- False ceiling with recessed lights



SUCCESS HAS MYRIAD  
FORMS BUT  
ONLY ONE FLAVOUR

#### KITCHEN & UTILITY

- Marble flooring in Kitchen
  - Modular kitchen with Quartz stone platform and sink along with White goods (Hob & Hood, Microwave oven, Refrigerator, Dishwasher & Water Purifier)
  - Utility Storage unit with Washing Machine cum Dryer



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## SUPERIOR COMFORT AT YOUR FINGERTIPS.

### Connect faster

Enjoy high-speed internet access round the clock with FTTH (Fiber-to-the-Home) services, and stay at the top of your game without slowing down.

### Be informed

Stay updated with an Audio Intercom that bridges you to the main gate or security, whenever the world outside comes visiting.

### Feel secure

Experience the safety and comfort of 24/7 surveillance with CCTVs covering main entrances, lobbies and lifts.

### Manage visitors

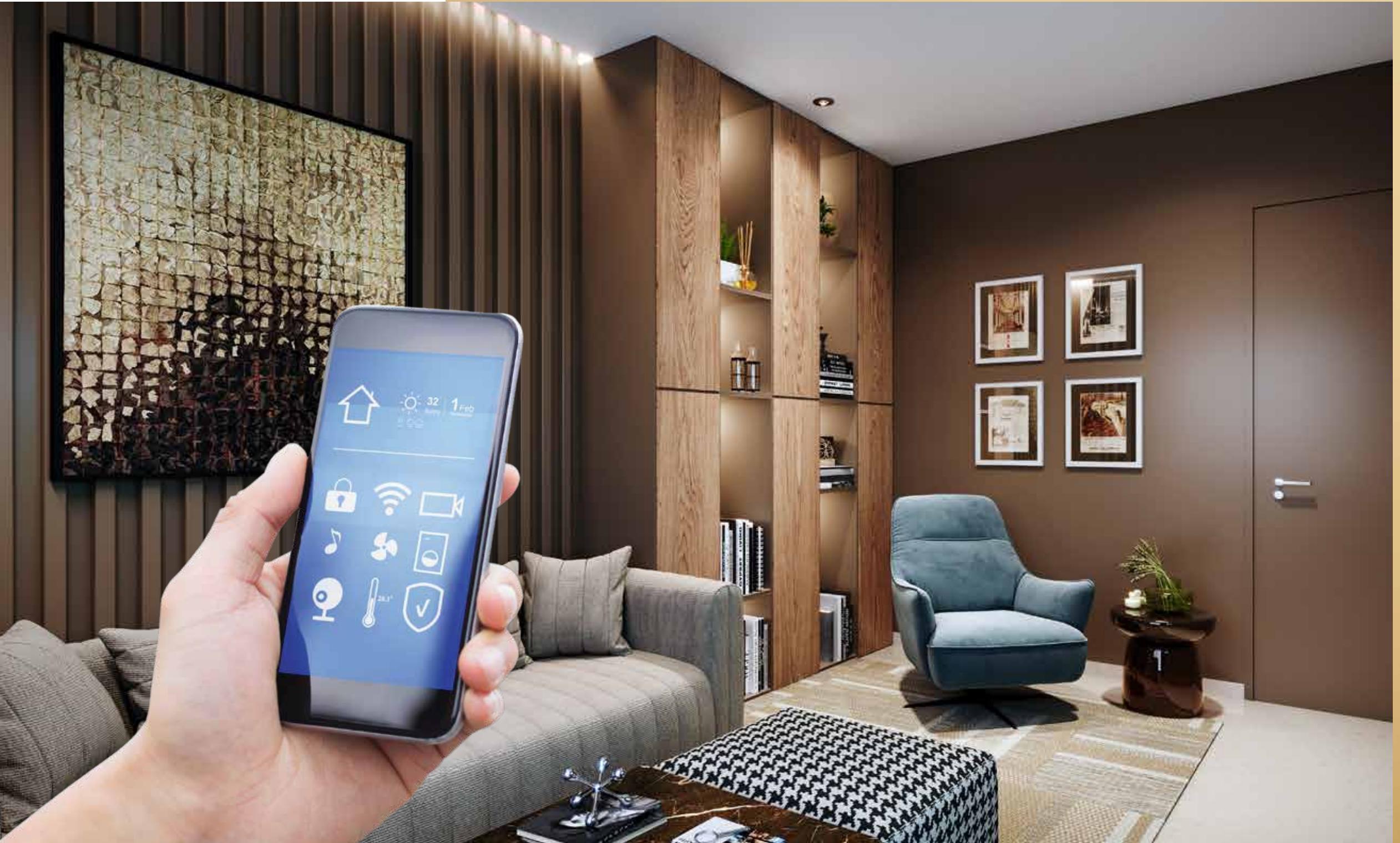
Use your smartphone to connect with visitors, from anywhere in the world.

### Screen visitors

Have your personal wall of protection with a Video Door Phone, that enables you to screen those entering your realm of comfort.

### Click on comforts

Explore the seamless smart home automation in specific regions, allowing you to enjoy integrated control of your luxurious living space, encompassing features like smart lock on the main entrance door, lighting, fans, AC, and TV.\*



\* Home automation will be provided in Living, Dining and Bedrooms only.

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EXPERIENCE THE POWER OF  
BEING CLOSE TO ALL THAT YOU DESIRE.



#### Key Destinations

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



#### Road Connectivity

- JVLR - 0.5 Km
- LBS Marg - 3.4 Km
- Eastern Express Highway - 4.8 Km
- SCLR - 8.1 Km
- Eastern Freeway - 12 Km



#### Finest Education

- HFS International School - 0.5 Km
- Hiranandani Foundation School - 1 Km
- Poddar International School - 1 Km
- SM Shetty School - 1 Km
- IIT Bombay - 2 Km
- Pawar Public School - 2 Km
- Bombay Scottish School - 3 Km
- IIM Mumbai - 5 Km



#### Rail Connectivity

- KanjurMarg Station - 4.2 Km
- Vikhroli Station - 4.5 Km
- Upcoming Metro Station
- IIT Powai - 0.5 Km
- Powai Lake - 2 Km

Distance as per google map

## FIND YOUR EVERYDAY ROUTE TO SOMETHING BIG.

**Upcoming Metro Connectivity**  
Mumbai Metro 6 will be a 14.47 km long track which will connect Lokhandwala-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.



\*

**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 the suburbs.



\*

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**Educational Institutes**  
From well-known IIT Bombay, IIM Mumbai to reputed schools and colleges, Powai has wide choices to fulfill your new-age aspirations.



\*

**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.



ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

## A SUPERIOR VISION LEADS TO ICONIC CHANGE.

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**

ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI





Sales Off.: Hiranandani Sales Gallery, Central Avenue, Opp Rodas Hotel, Hiranandani Business Park,  
Powai, Mumbai - 400 076.  
Tel.: (+91 22) 6545 3600

[www.hiranandaniconnected.com](http://www.hiranandaniconnected.com) | [f/hiranandaniconnected](https://www.facebook.com/hiranandaniconnected) [i/hiranandaniconnected/](https://www.instagram.com/hiranandaniconnected/)

The projects have been registered via MahaRERA registration number: **EMPRESS HILL A, B, C and D Wings: P51800052633** and  
are available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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