



ATLANTIS

HIRANANDANI GARDENS, POWAI

*Years ago we set sail with a dream,
A dream to go beyond making abodes,
To create communities and not just hordes,
Today, we look back with a satisfying grin,
Thinking of how our passion
has transformed into a living dream.*



Mumbai's very own lake city. The crowning glory.

Hiranandani Gardens, Powai

Spread across 250 acres of land, nestled in the lap of serene hills and tranquil lakes, Hiranandani Gardens, Powai is a perfect example of neo-classical architectural excellence. Meticulously planned, Hiranandani Gardens goes the distance to satiate all the desires of a modern lifestyle. The unmatched sagacity of designing and immaculate layouts resonate the sense of fulfilment and pride of the residents.



Actual image of Hiranandani Gardens, Powai.

When architectural
brilliance meets
sheer passion,
the result is
awe-inspiring.

The exuberance to create and the abundance of dexterity can conceive wonders, one such example is Hiranandani Gardens, Powai. The stature, the class, the perfection that it reflects, says a lot about those who prefer to live here. With a plethora of world-best amenities and open green parks, it creates more than just a pristine atmosphere worth spending a lifetime in.



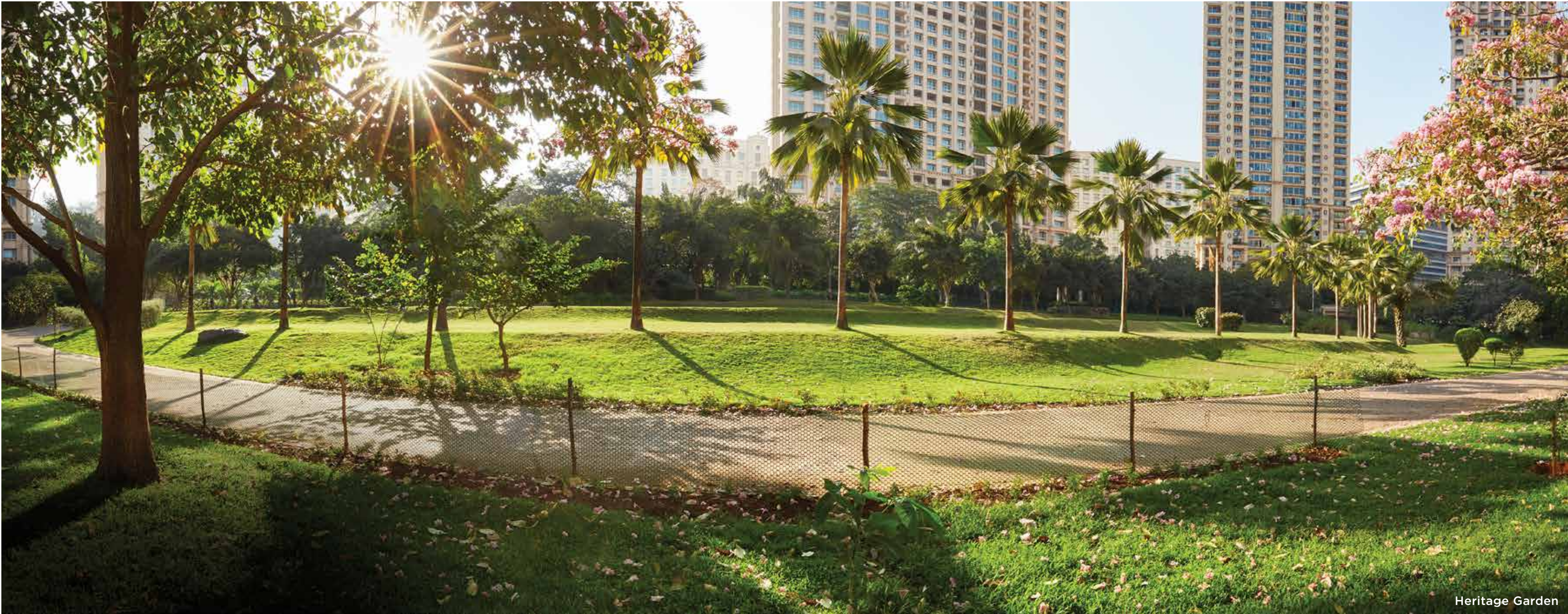
Actual image of Hiranandani Gardens, Powai.

Discover a fresh hue of green every day.

With themed parks 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, find a new hue of green every day.



Nirvana Park



Heritage Garden

So much to see,
do, live. Life here
is extensive.

With everything in abundance just around the corner, more hues get added to the vivacious lifestyles here. Right from culinary mastering restaurants to schools like the Hiranandani Foundation School and HFS International School, upmarket brands at the shopping arcades to best in healthcare like the Dr L H Hiranandani Hospital, business complexes to spas, with everything so nearby, no day here goes dry.



Meluha - The Fern, an ecotel hotel



HFS International School



High Street Retail



Hiranandani Business Park



Haiko Super Market



Dr L H Hiranandani Hospital

ATLANTIS

2 BHK Apartments

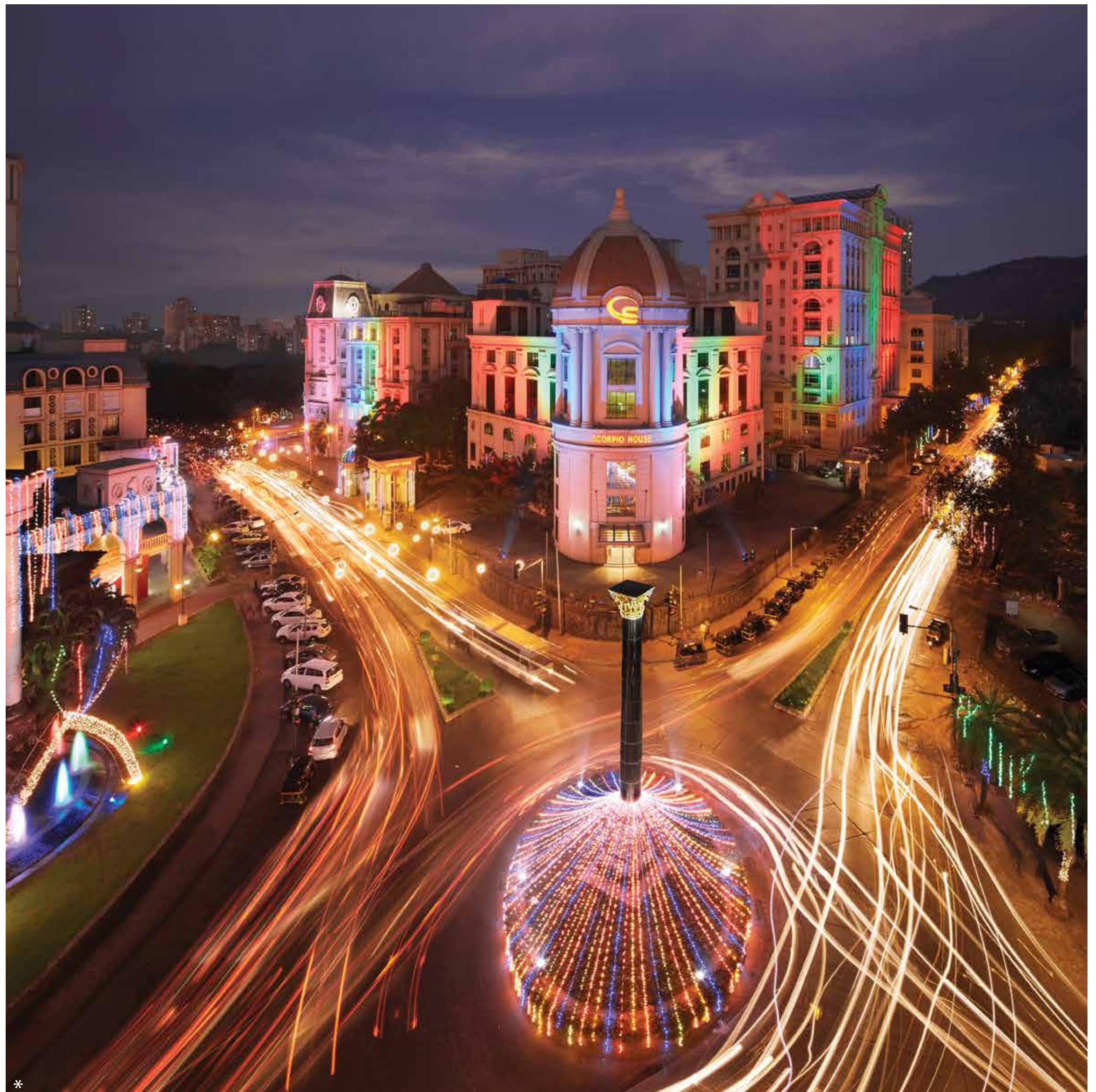
It's been over three decades since the inception of Hiranandani Gardens, Powai and yet nothing has changed. The beauty, lush greenery, architectural marvel and residents' happiness quotient stands tall and grand. It's our motto to grow and evolve with time, to match the international standard of living. So, here we bring another paramount in Hiranandani Gardens, Powai, right in the middle of all the action, where you become the centre of attraction. Atlantis- 2 BHKs, Hiranandani Gardens is yet again the talking point as every dream to own a home is about to come true.



Actual image of Atlantis, Hiranandani Gardens, Powai

Live amidst the shimmer.

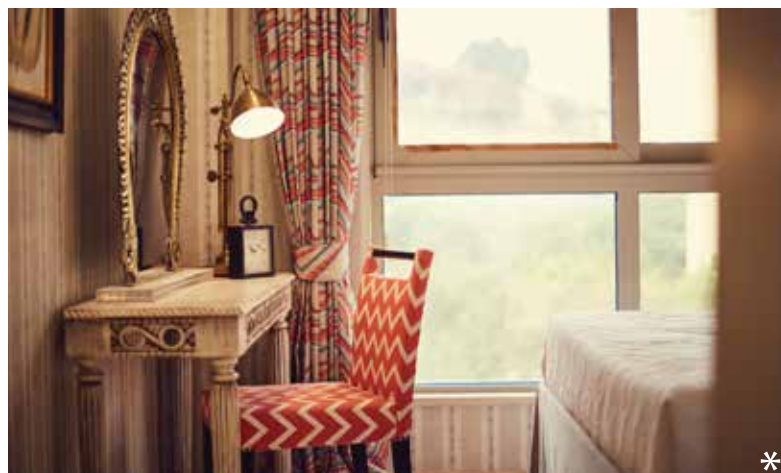
Brighten your everyday. With Galleria Shopping Mall and Hiranandani Gardens main circle at a 5-minute distance from your residence, make sure you are never away from the glamour. Not only that, with Hiranandani Foundation School and Ambrosia Garden at 3 minutes from your residence, your daily doses of enlightenment and rejuvenation are right around the corner.



*Actual images of Hiranandani Gardens, Powai.

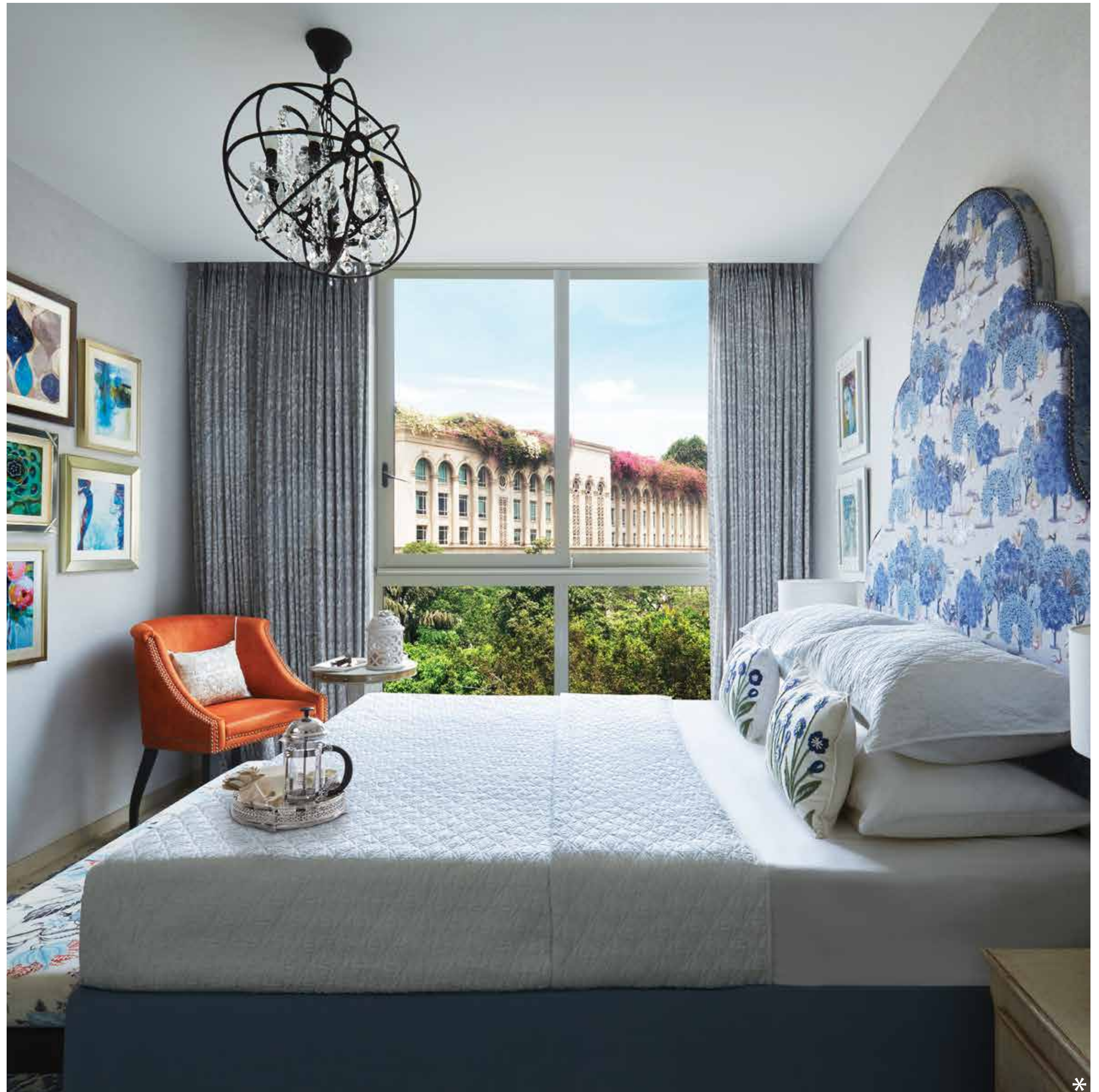
Let every wall reflect your personality.

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.



Apartment Features

- Marble flooring in living, dining, bedroom, passage & kitchen
- Standard sanitary fittings in all toilets
- Aluminium double-glazed windows
- Kitchen with platform
- Vanity unit below wash basin counters
- Corrosion resistant plumbing
- Marble flooring and dado tile



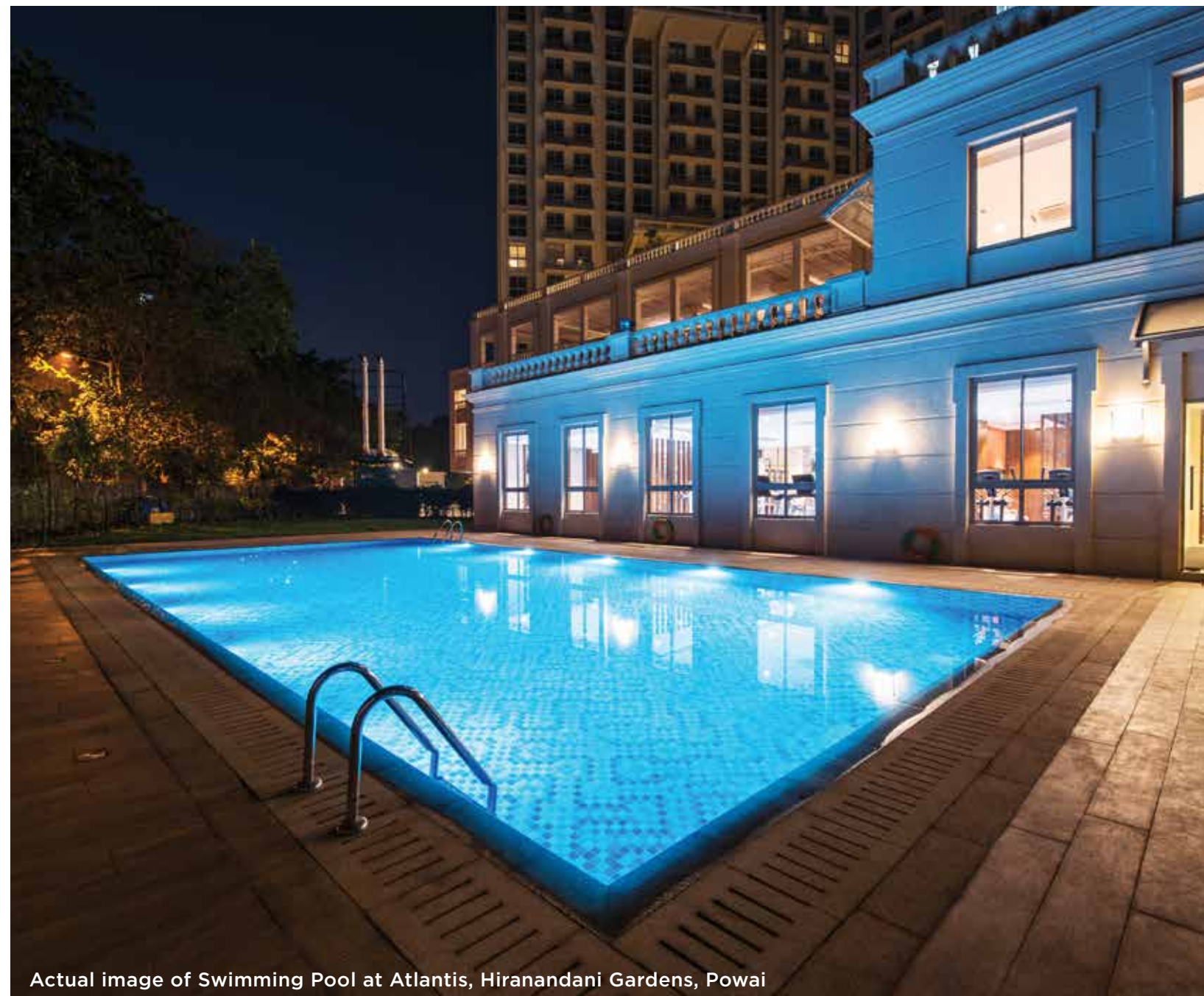
*The above image shown is of show apartment of Atlantis and is for reference purpose only. The furniture & fixtures shown in the above flat are not a part of the apartment amenities of Atlantis.

Become the splendid version of yourself.

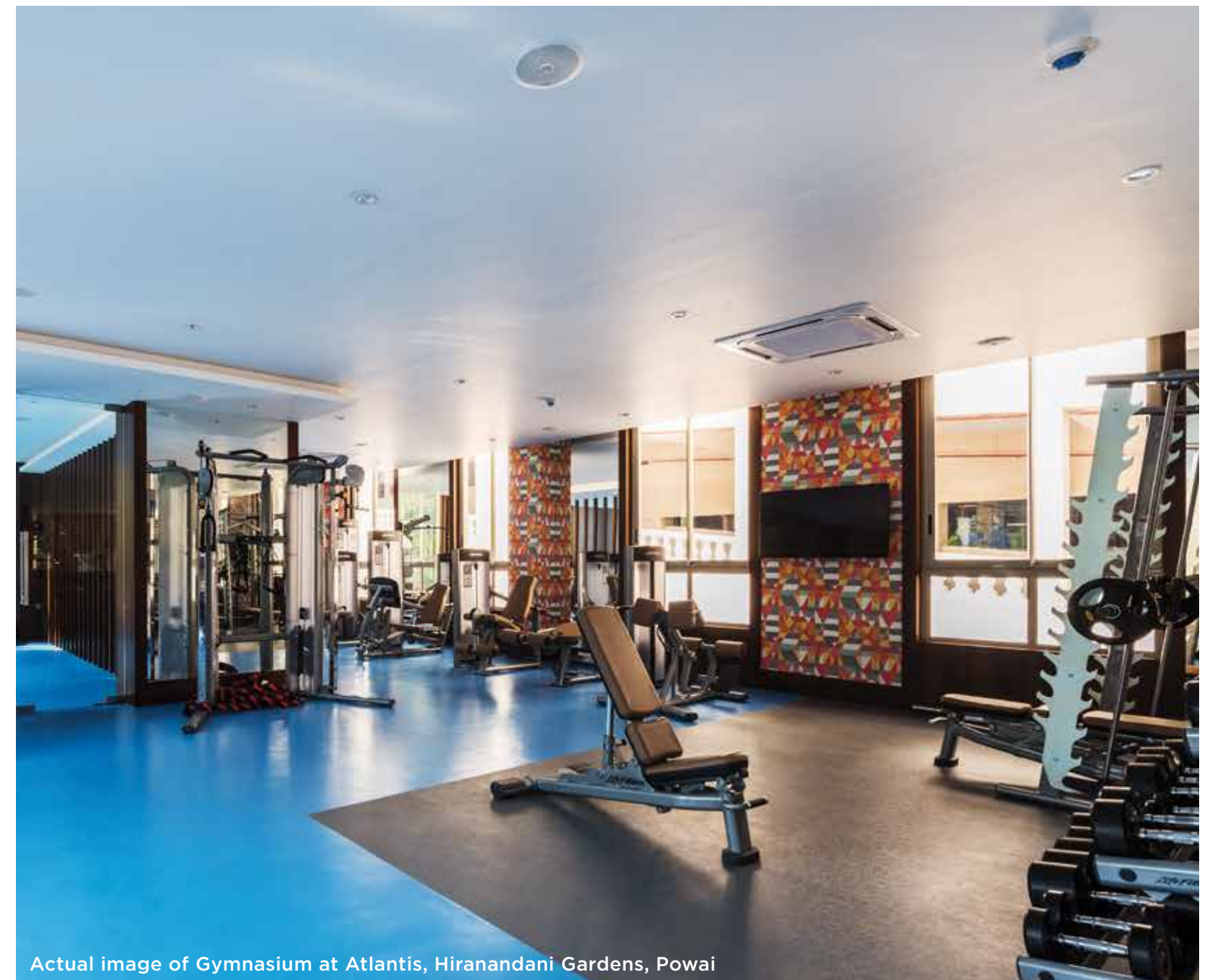
Now discover your best sides amidst our state of the art amenities. The clubhouse comes to you with all the best features for your vigorous evenings. The swimming pool built to perfection offers you yet another way to supreme rejuvenation. Life here is an endless journey of joyous indulgences.



Actual image of Atlantis Lobby, Hiranandani Gardens, Powai



Actual image of Swimming Pool at Atlantis, Hiranandani Gardens, Powai



Actual image of Gymnasium at Atlantis, Hiranandani Gardens, Powai



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, 3, 4 & 6	740	68.75	762	70.75
2 BHK	2 & 5	750	69.68	771	71.61
Flat on First Floor = 104, Flats on Second Floor = 204, 205 & 206 Flats on Third Floor = 304, 305 & 306					
Refuge Flat Nos. are 802, 1502 & 2202					

- 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.





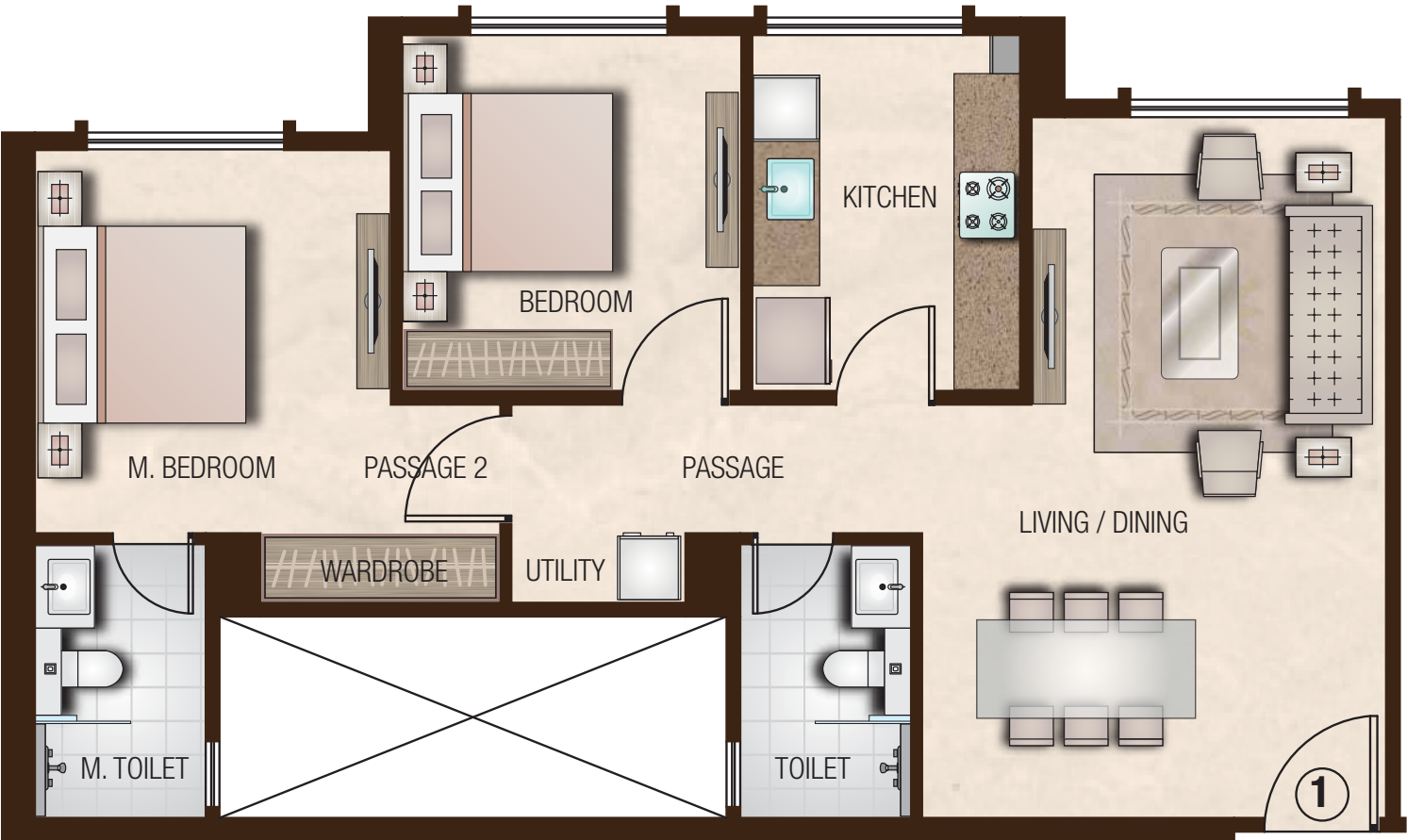
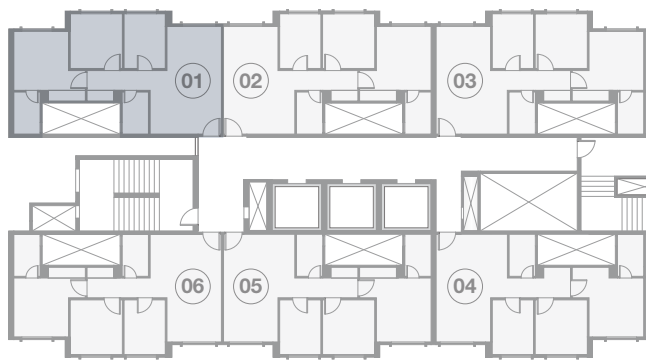
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2 BHK	2 & 5	750	69.68	771	71.61
Flat on First Floor = 106, Flats on Second Floor = 204, 205 & 206 Flats on Third Floor = 304, 305 & 306					
Refuge Flat Nos. are 801, 803, 1501, 1503 & 2201					

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ATLANTIS-A
2 BHK | Unit Plan

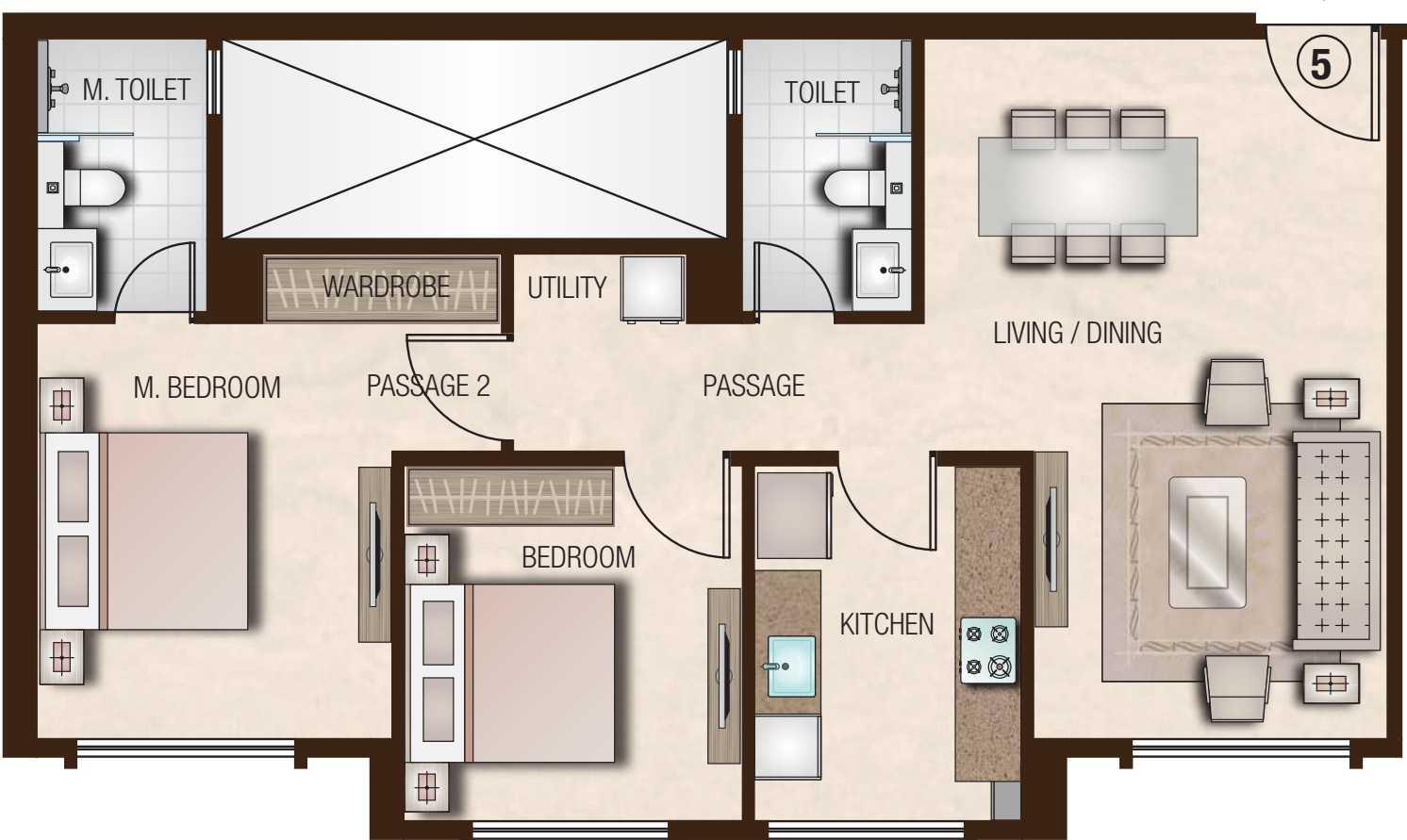
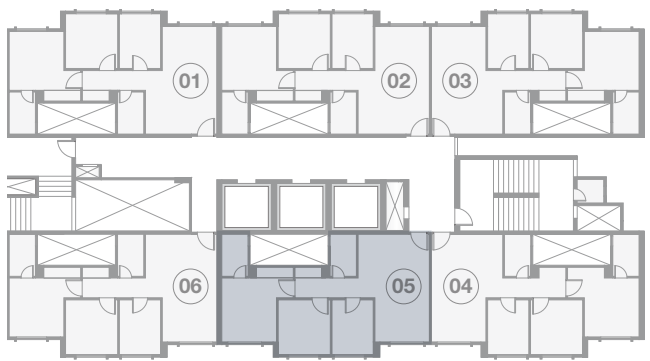


Apartment Total Internal Area 740 Sq. Ft. as per MOFA

Living / Dining	10'-6" X 20'-11"
Kitchen	3'-3" X 12'-4"
Toilet	7'-9" X 10'-5"
Bedroom	4'-10" X 7'-11"
M. Bedroom	10'-1" X 10'-7"
Wardrobe	10'-7" X 11'-5"
M. Toilet	7'-3" X 2'-1"
Passage 2	4'-10" X 7'-11"
Passage	3'-3" X 3'-9"
Utility	12'-4" X 3'-9"
	5'-3" X 2'-1"

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ATLANTIS-B
2 BHK | Unit Plan



Apartment Total Internal Area 750 Sq. Ft. as per MOFA

Living / Dining	10'-6" X 20'-11"
Kitchen	3'-3" X 12'-4"
Toilet	7'-9" X 10'-5"
Bedroom	4'-10" X 7'-11"
M. Bedroom	10'-1" X 10'-7"
Wardrobe	10'-7" X 11'-5"
M. Toilet	7'-3" X 2'-1"
Passage 2	4'-10" X 7'-11"
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Utility	12'-4" X 3'-9"
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ATLANTIS-C

Typical Floor Plan



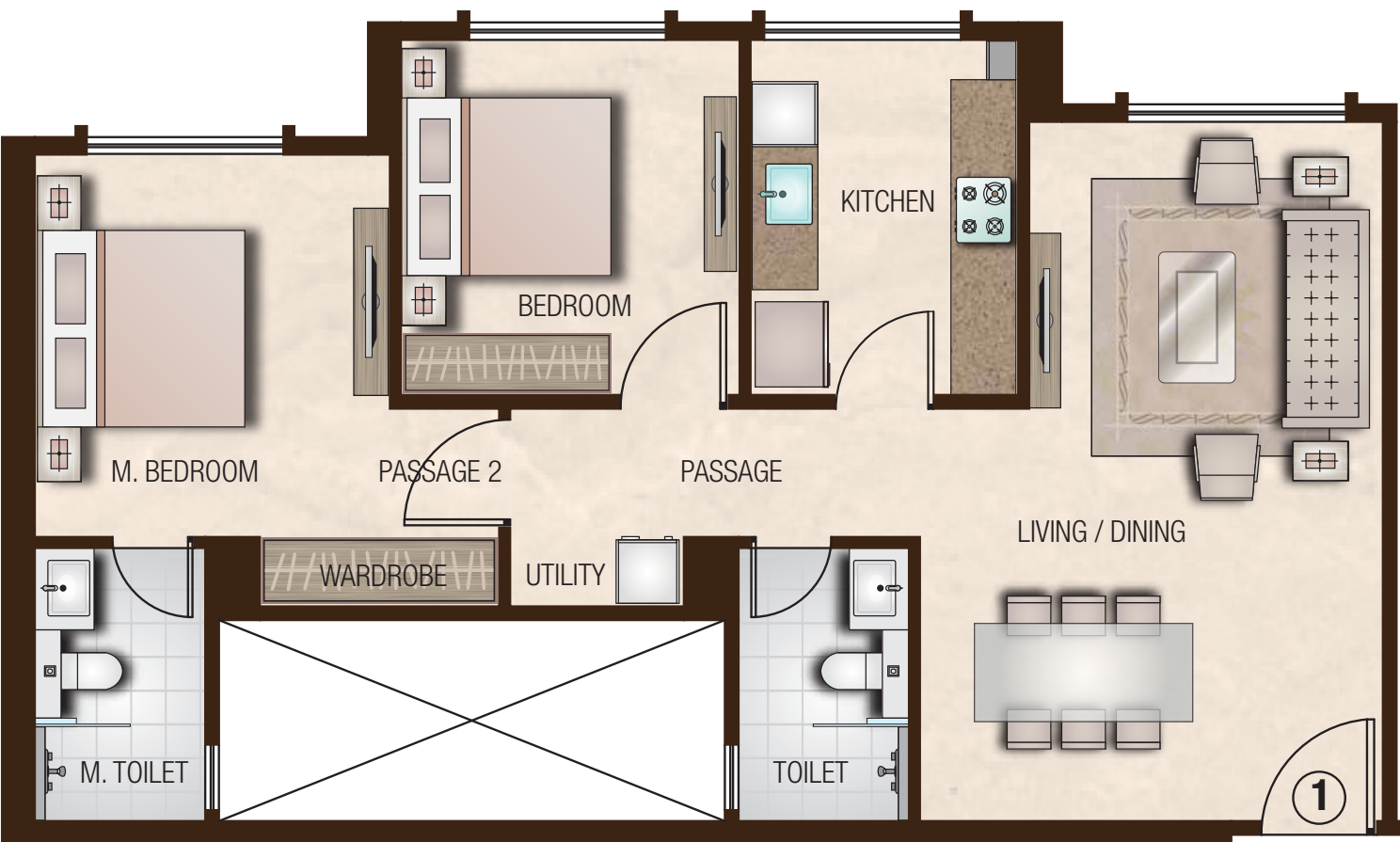
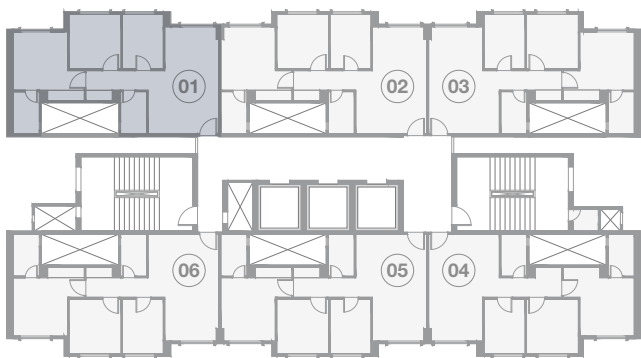
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ATLANTIS-C
2 BHK | Unit Plan

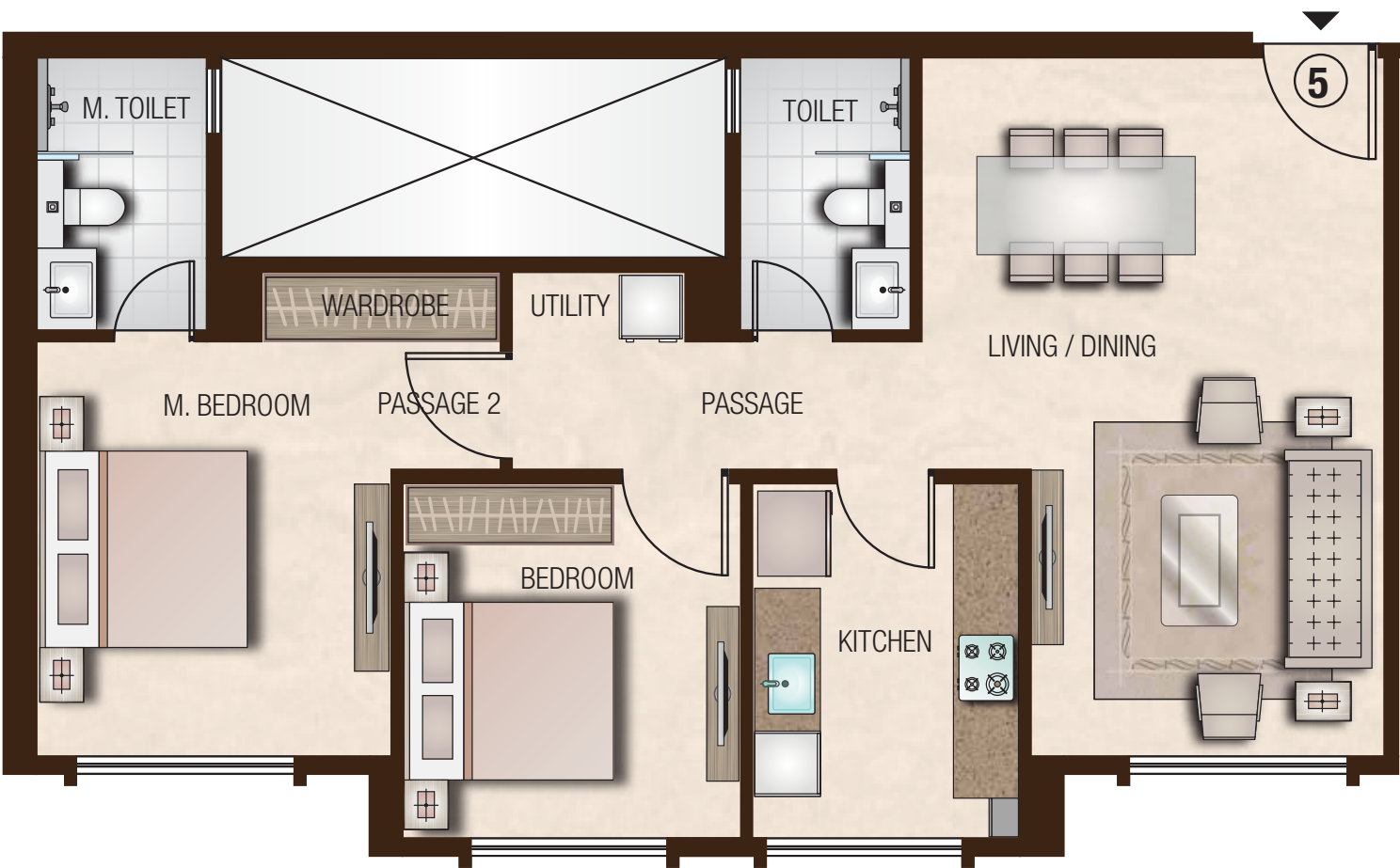
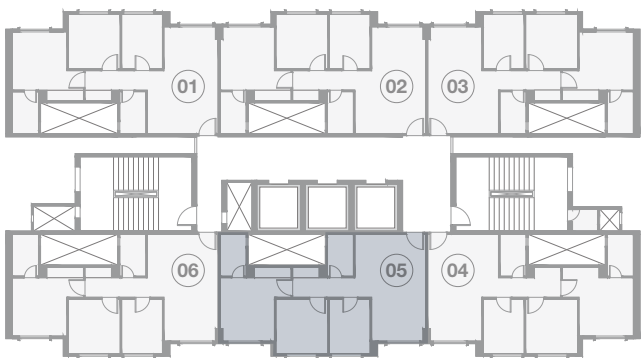


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ATLANTIS-C
2 BHK | Unit Plan



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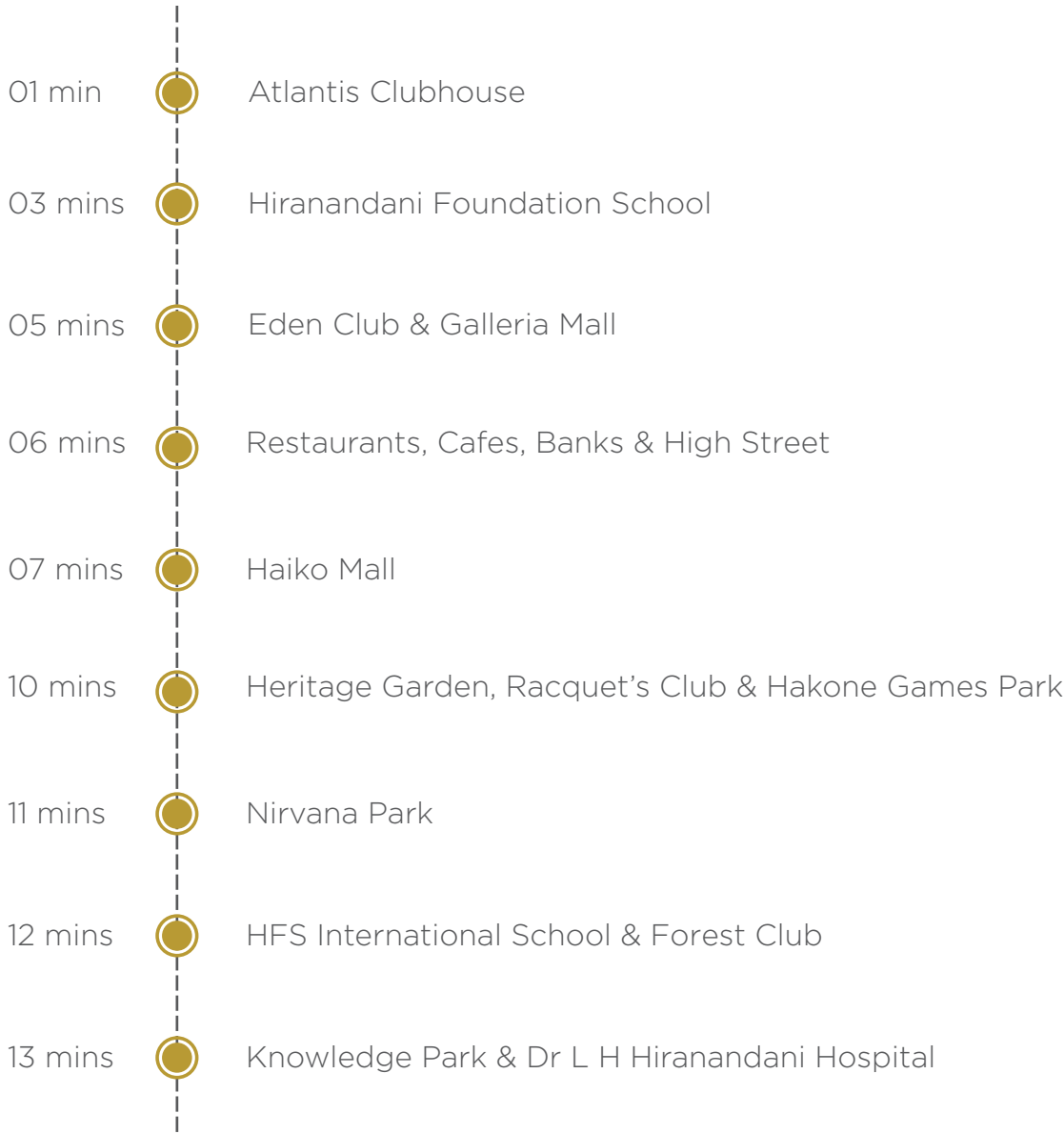
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Experience the feeling of living close to everything.

You name it, you have it. With nothing far from you, the experience propels you to the convenience level-next.

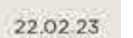
Walking distance* from ATLANTIS



*Approximate distance



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



Interior image of Olympia, Hiranandani Gardens, Powai.



ATLANTIS A & B
MAHARERA P51800000154



ATLANTIS C
MAHARERA P51800000143

Sales Off.: Hiranandani Sales Gallery, Central Avenue, Opp. Rodas Hotel,
Hiranandani Business Park, Powai, Mumbai - 400 076.

Tel.: (+91) 98202 19215, 98202 19616, 98201 21739, 70459 93128, 82919 30314, 82919 69571

• sales@hiranandani.net • www.hiranandani.com

Atlantis - A & B wing - The project has been registered via MahaRERA registration number: P51800000154 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Atlantis - C wing - The project has been registered via MahaRERA registration number: P51800000143 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Atlantis A, B and C are 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.

Entity Name: HGP COMMUNITY PRIVATE LIMITED

CIN: U45201MH2016PTC274222.