



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.



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.



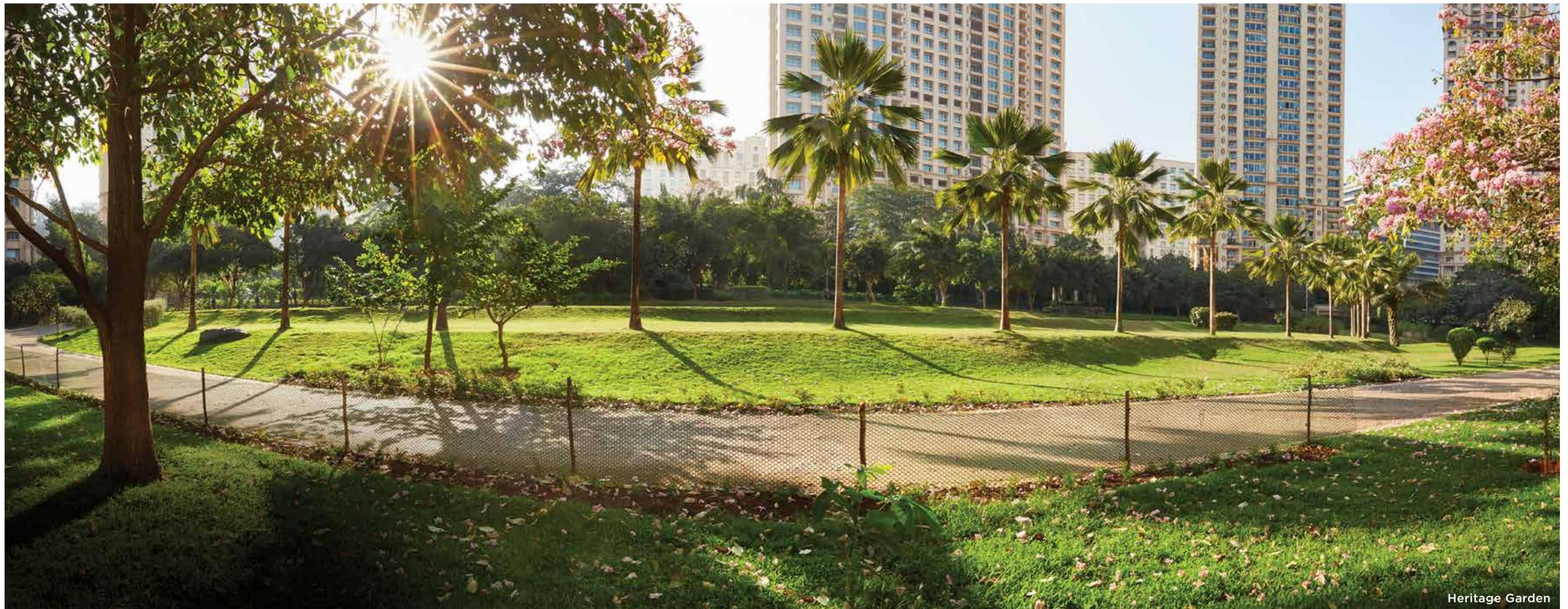
Actual image of Hiranandani Gardens, Powai.

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.

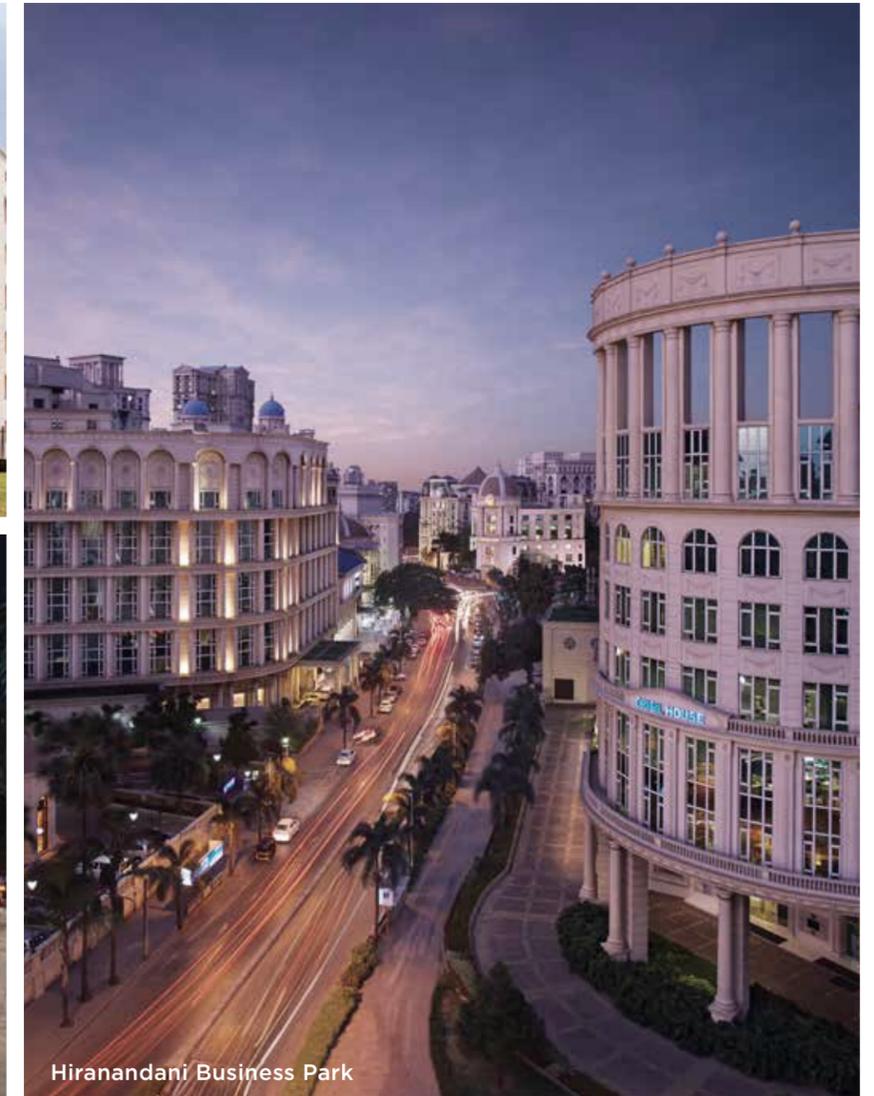
With everything in abundance just around the corner, more hues get added to the vivacious lifestyles here. Right from culinary mastering restaurants to schools like the Hiranandani Foundation School and HFS International School, upmarket brands at the shopping arcades to best in healthcare like the Dr 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



Hiranandani Business Park



High Street Retail



Haiko Super Market



Dr L H Hiranandani Hospital

ATLANTIS

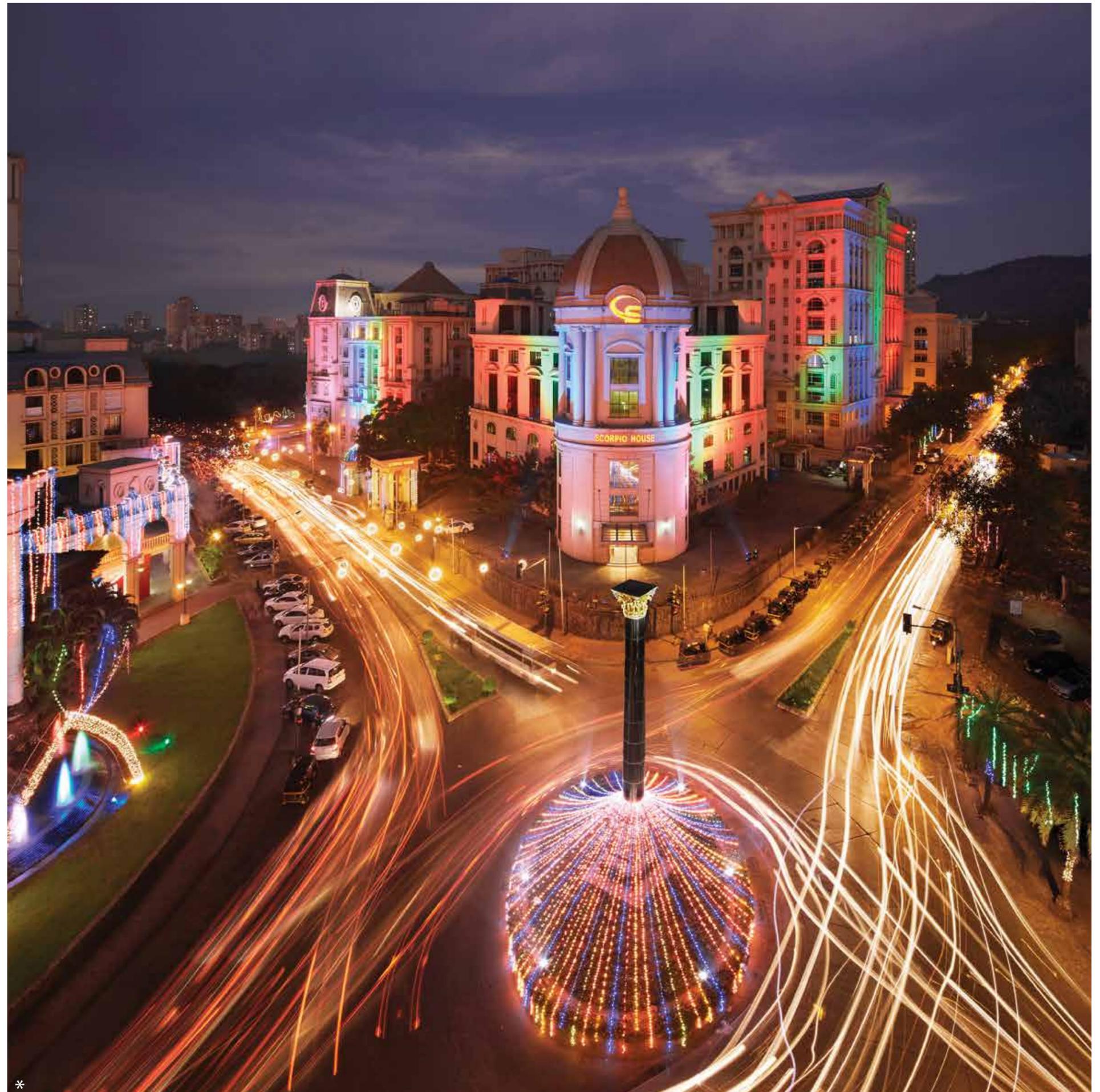
2 BHK Apartments

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.



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.



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.



HOME OFFERINGS

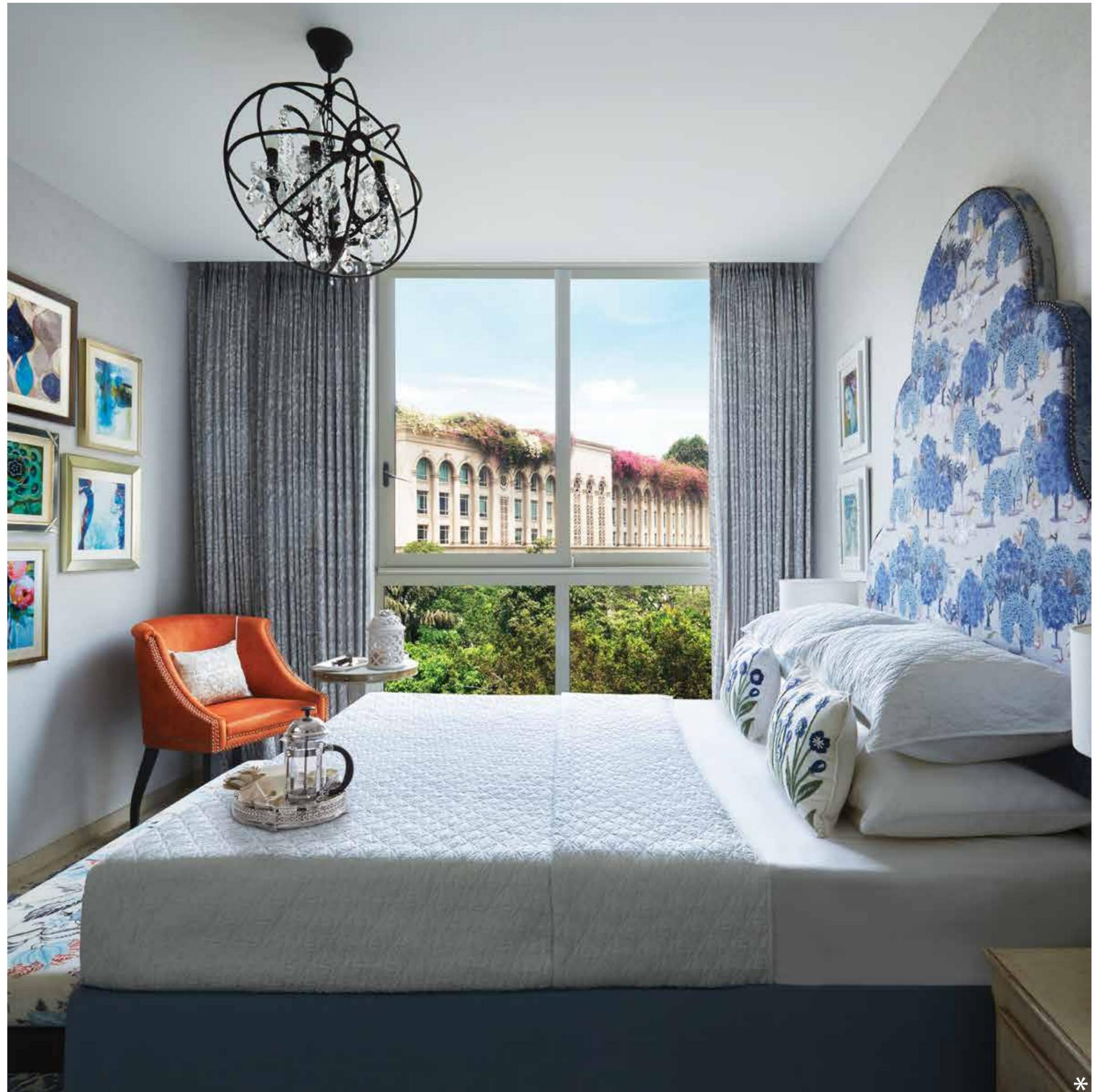
- Air-conditioned living, dining and bedrooms with split units
- Marble flooring in living, dining, bedroom, passage & kitchen
- Aluminium double glazed windows
- Video door phones

KITCHEN OFFERINGS

- Modular kitchen with platform and white goods (hob, hood, refrigerator, washing machine cum dryer, microwave oven) with dado tiles
- Marble flooring and dado tile
- Water heater and water purifier

BATHROOM OFFERINGS

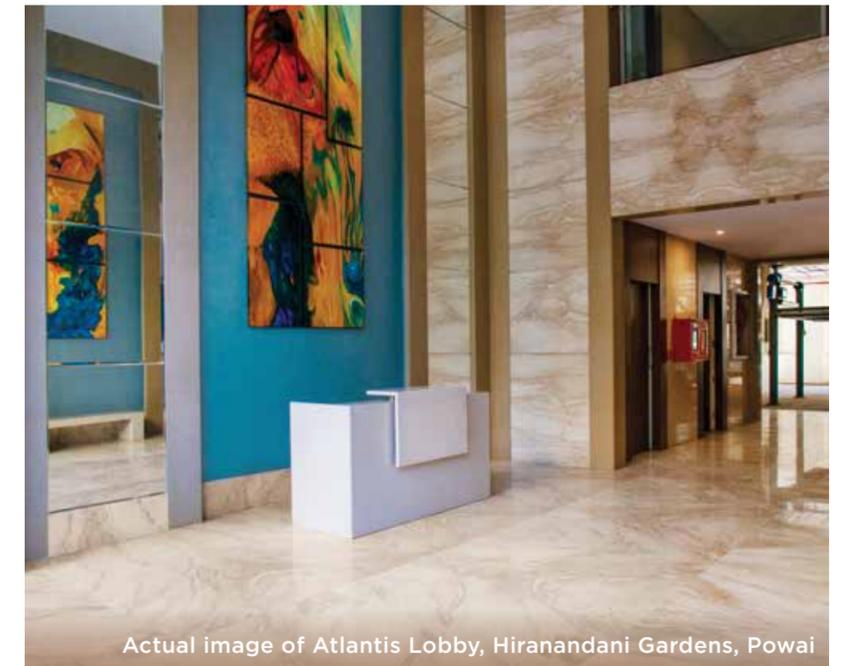
- Tiles on floor and wall with dado up to door height
- Corrosion resistant plumbing
- Standard sanitary fittings in all toilets
- Water heater and exhaust fan
- Vanity unit below wash basin counters



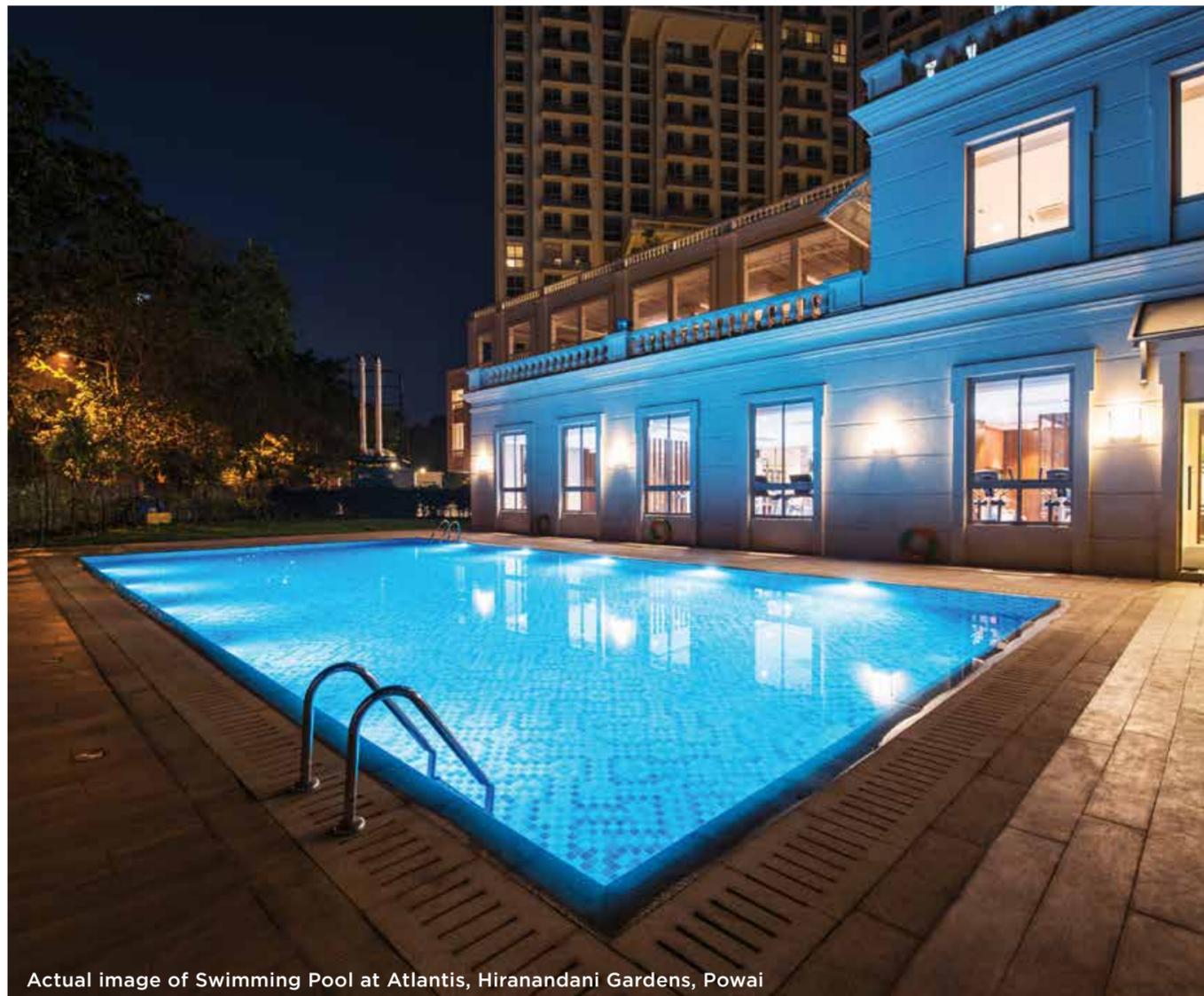
*The above image shown is of show apartment of Atlantis and is for reference purpose only. The furniture & fixtures shown in the above flat are not a part of the apartment amenities of Atlantis.

Become the splendid version of yourself.

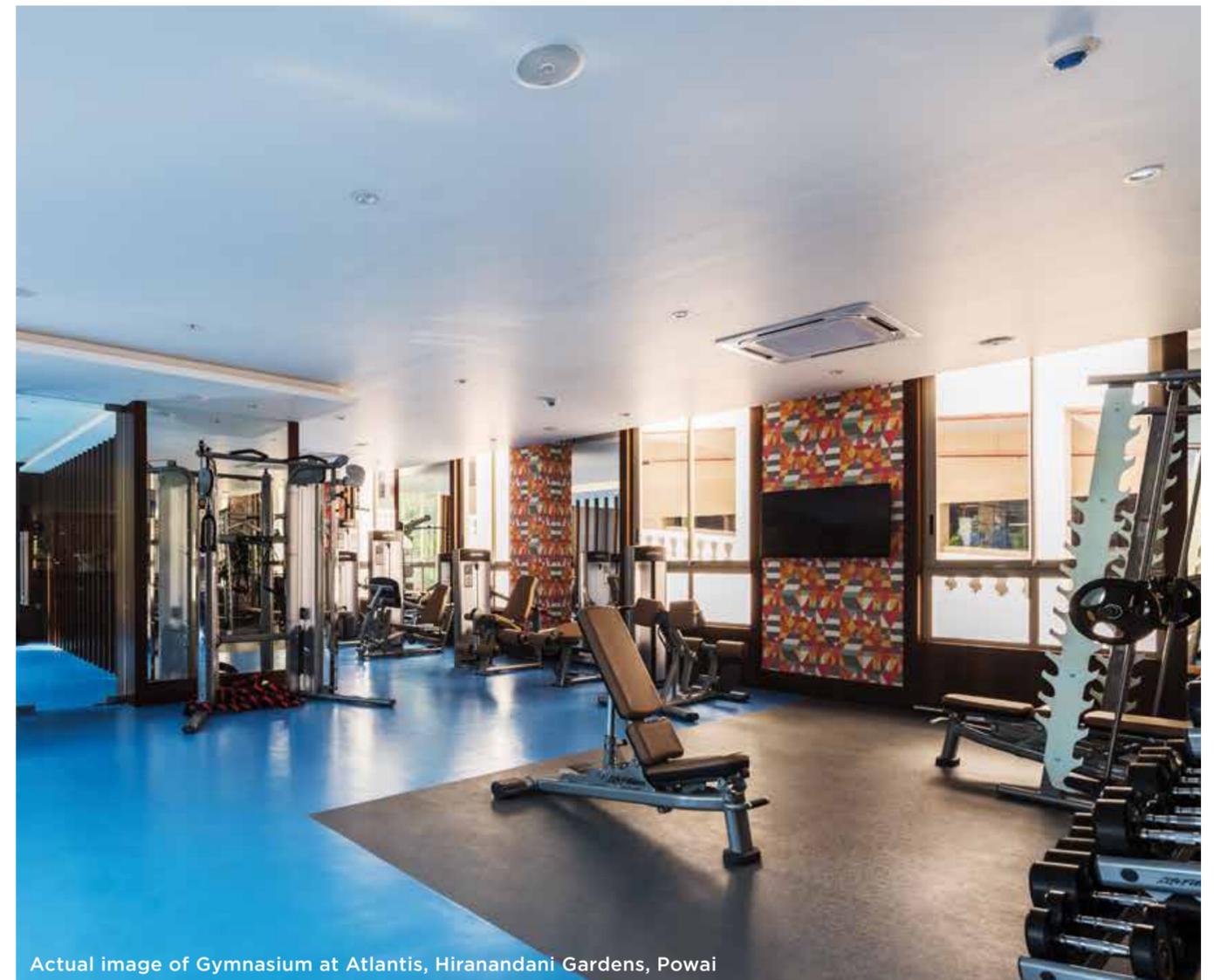
Now discover your best sides amidst our state of the art amenities. The clubhouse comes to you with all the best features for your vigorous evenings. The swimming pool built to perfection offers you yet another way to supreme rejuvenation. Life here is an endless journey of joyous indulgences.



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.





Carpet Area Statement

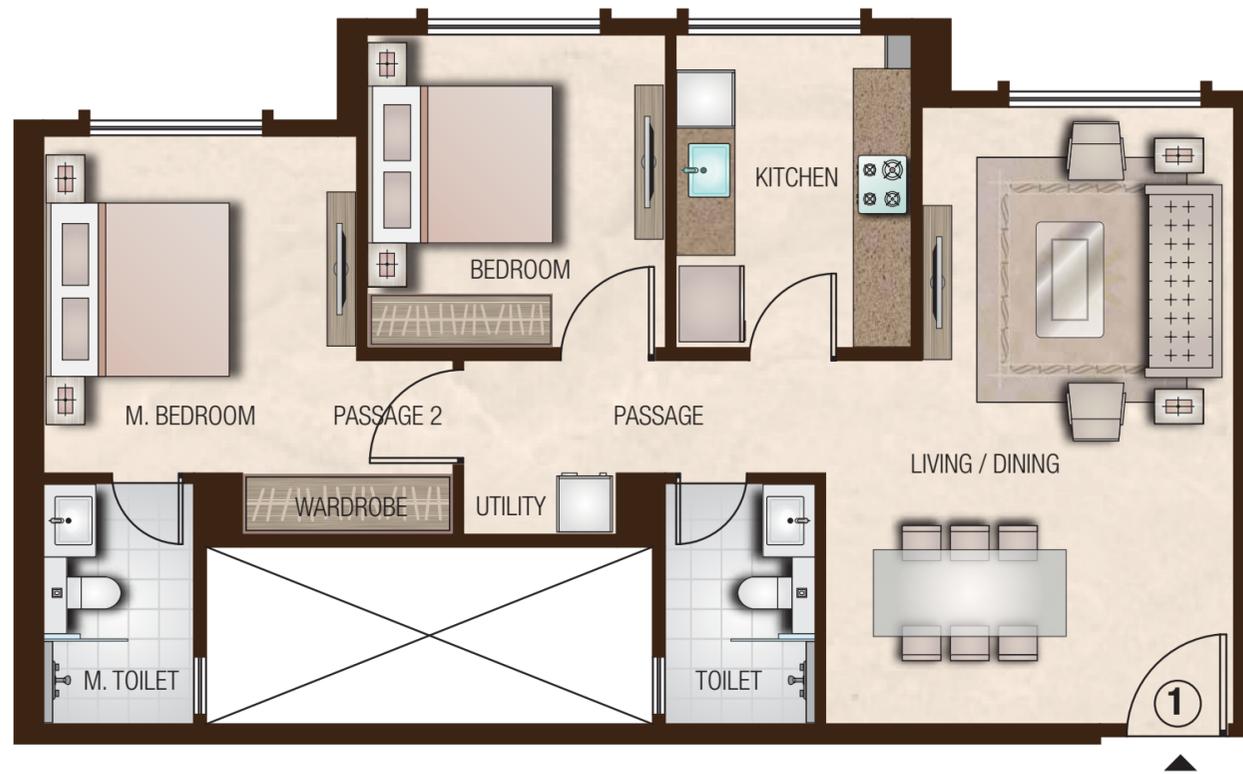
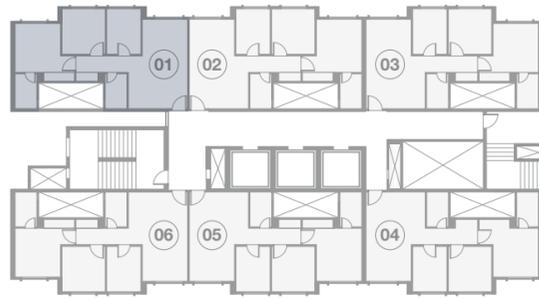
Flat Type	Flat Nos.	As Per MOFA		As Per RERA	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 3, 4 & 6	740	68.75	762	70.75
2 BHK	2 & 5	750	69.68	771	71.61
Flat on First Floor = 106, Flats on Second Floor = 204, 205 & 206 Flats on Third Floor = 304, 305 & 306					
Refuge Flat Nos. are 801, 803, 1501, 1503 & 2201					

- 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.



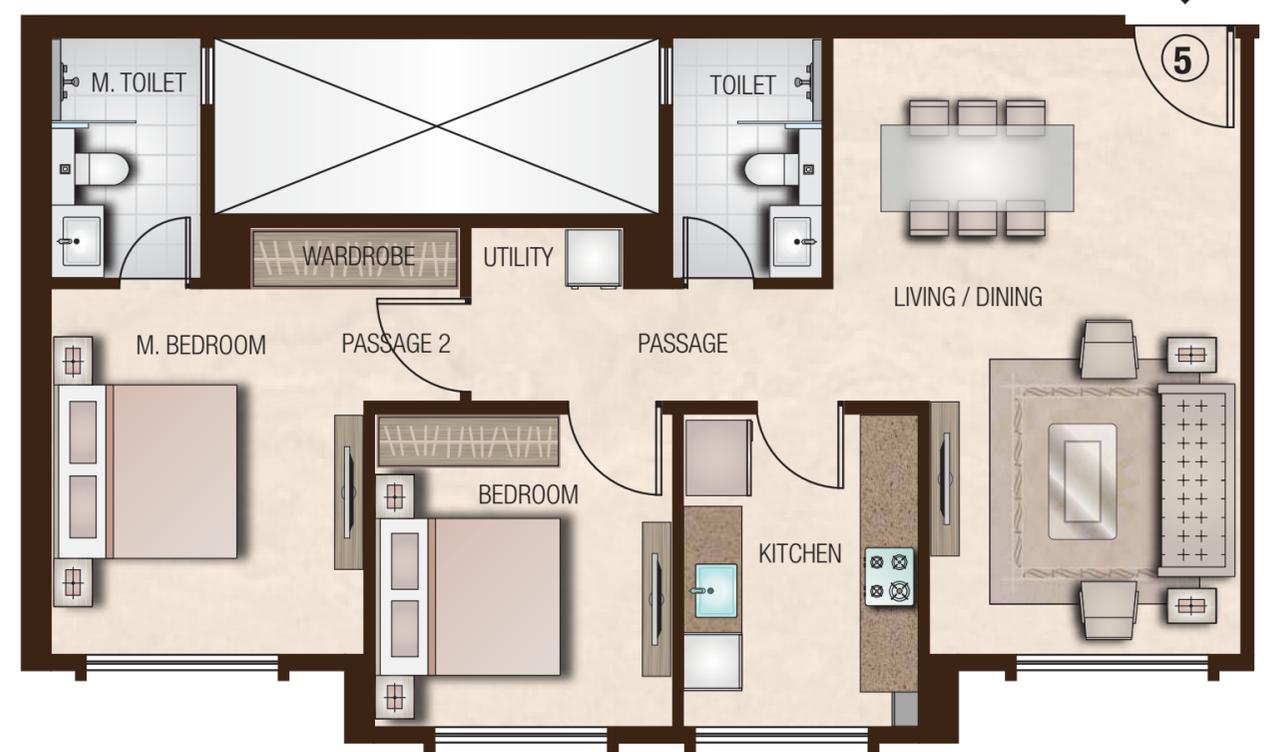
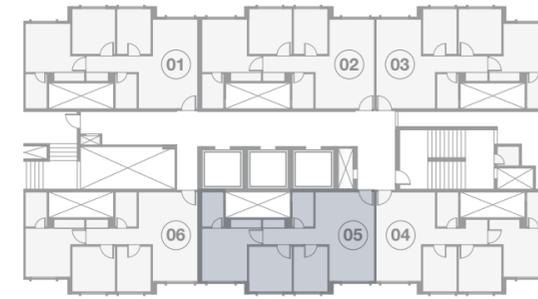
ATLANTIS-A

2 BHK | Unit Plan



ATLANTIS-B

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"

- 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.

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'-7" X 12'-5"
Wardrobe	10'-1" X 10'-7"
M. Toilet	10'-7" X 11'-5"
Passage 2	7'-3" X 2'-1"
Passage	4'-10" X 7'-11"
Utility	3'-3" X 3'-9"
	12'-4" X 3'-9"
	5'-1" X 2'-1"

- 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.

ATLANTIS-C

Typical Floor Plan



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 = 106, Flats on Second Floor = 204, 205 & 206					
Flats on Third Floor = 304, 305 & 306					
Refuge Flat Nos. are 802, 1502 & 2202					

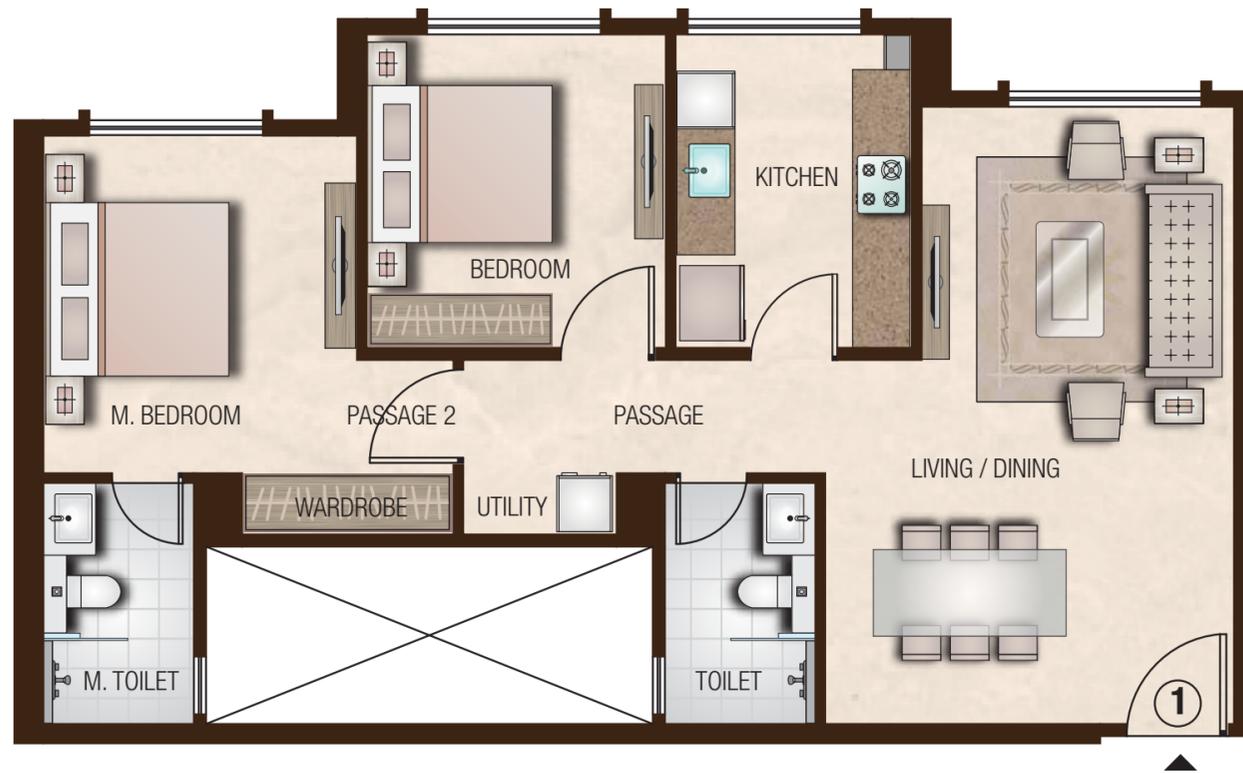
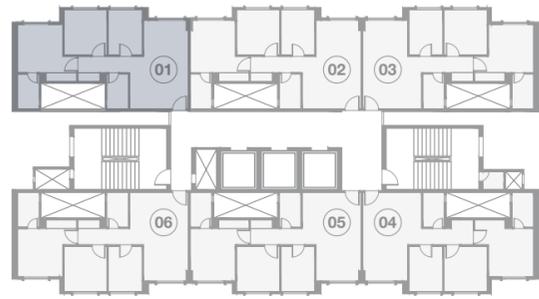
- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



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

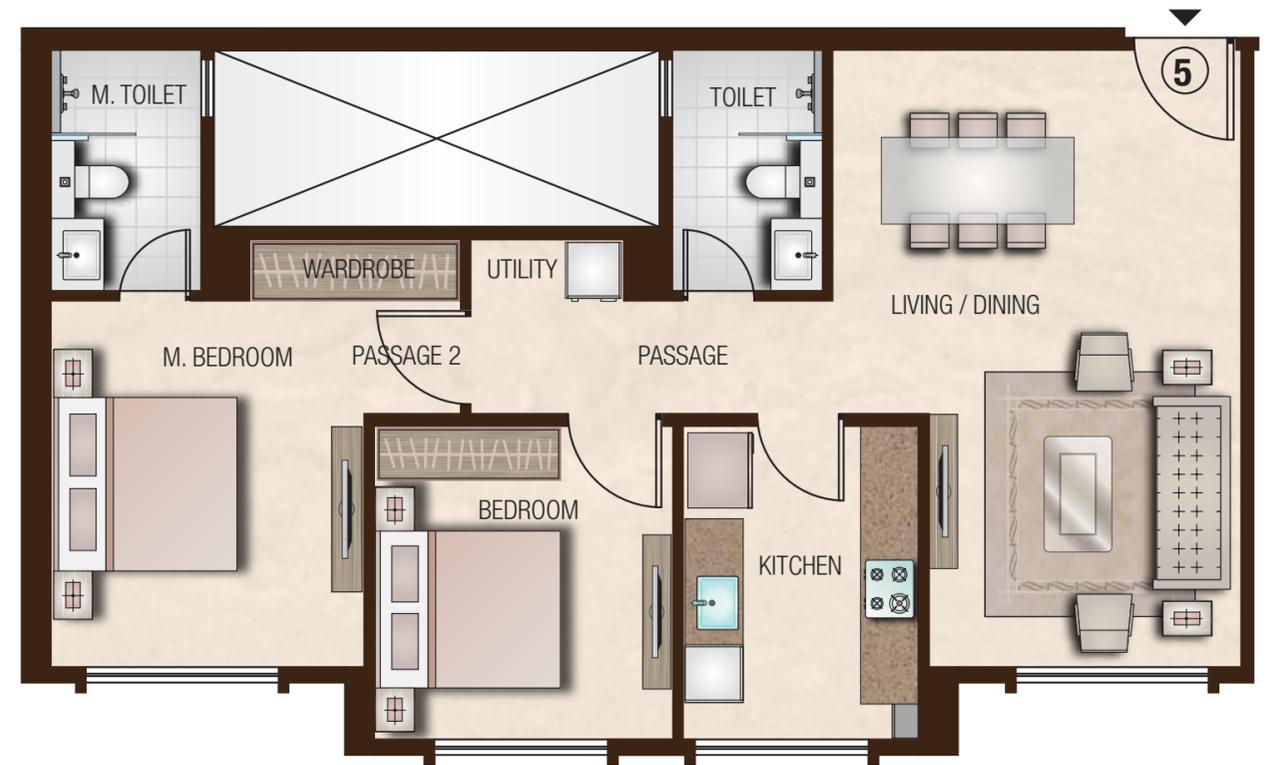
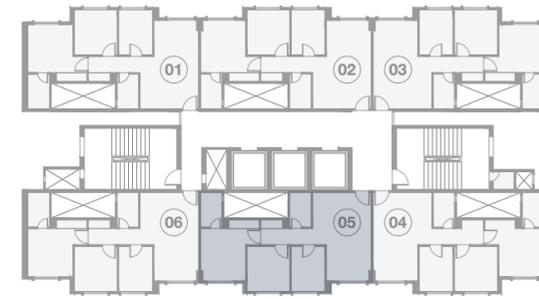
ATLANTIS-C

2 BHK | Unit Plan



ATLANTIS-C

2 BHK | Unit Plan



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

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

- 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.

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

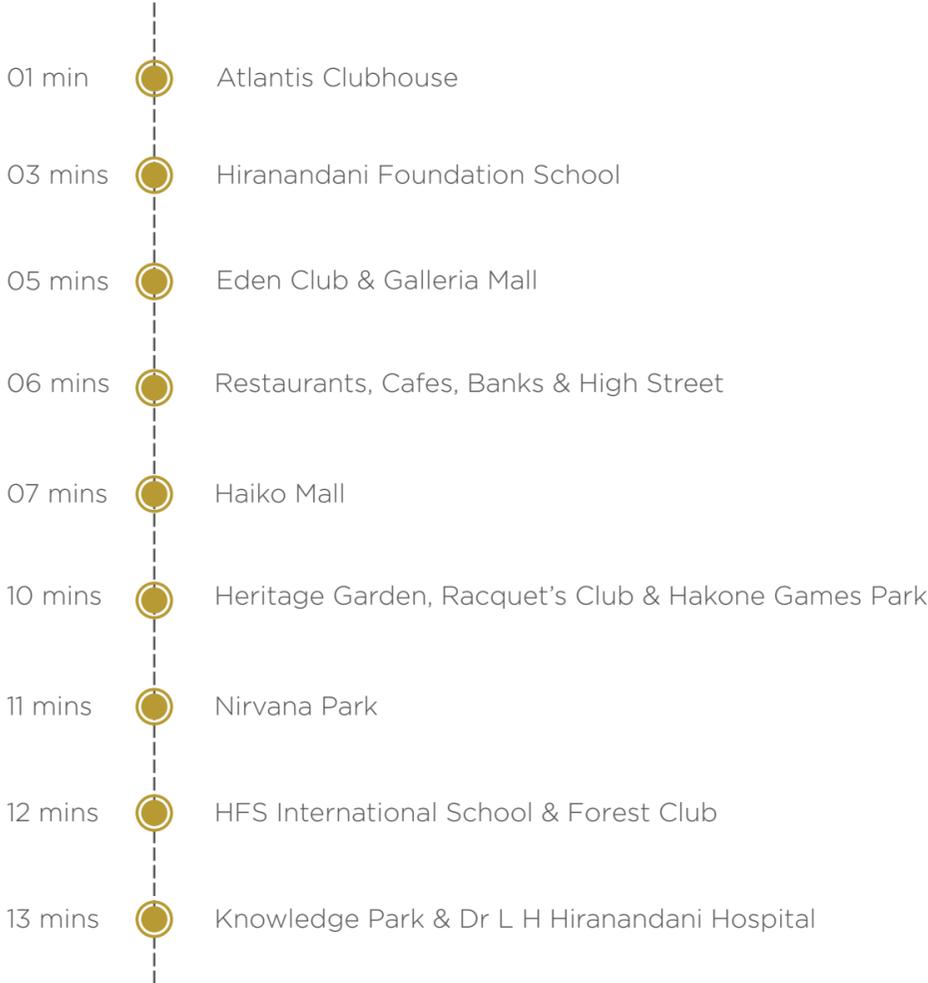
Living / Dining	10'-6" X 20'-11"
Kitchen	7'-9" X 10'-5"
Toilet	4'-10" X 7'-11"
Bedroom	10'-1" X 10'-7"
M. Bedroom	10'-7" X 12'-5"
Wardrobe	7'-1" X 2'-1"
M. Toilet	4'-10" X 7'-11"
Passage 2	3'-3" X 3'-9"
Passage	12'-4" X 3'-9"
Utility	5'-1" X 2'-1"

- 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.

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.



ATLANTIS



HIRANANDANI GARDENS, POWAI

*Trees and Green Area shown is for representation purpose only.
 *Layout plan is not up to the scale.

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.



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

Tel.: (+91-22) 2576 3788, 2576 3600

• sales@hiranandani.net • www.hiranandani.com • [f/hiranandanidevelopers](https://www.facebook.com/hiranandanidevelopers)

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.