



THE LAND
of
LIVING
EXCELLENCE



**HIRANANDANI
WESTGATE**

HIRANANDANI ESTATE, THANE

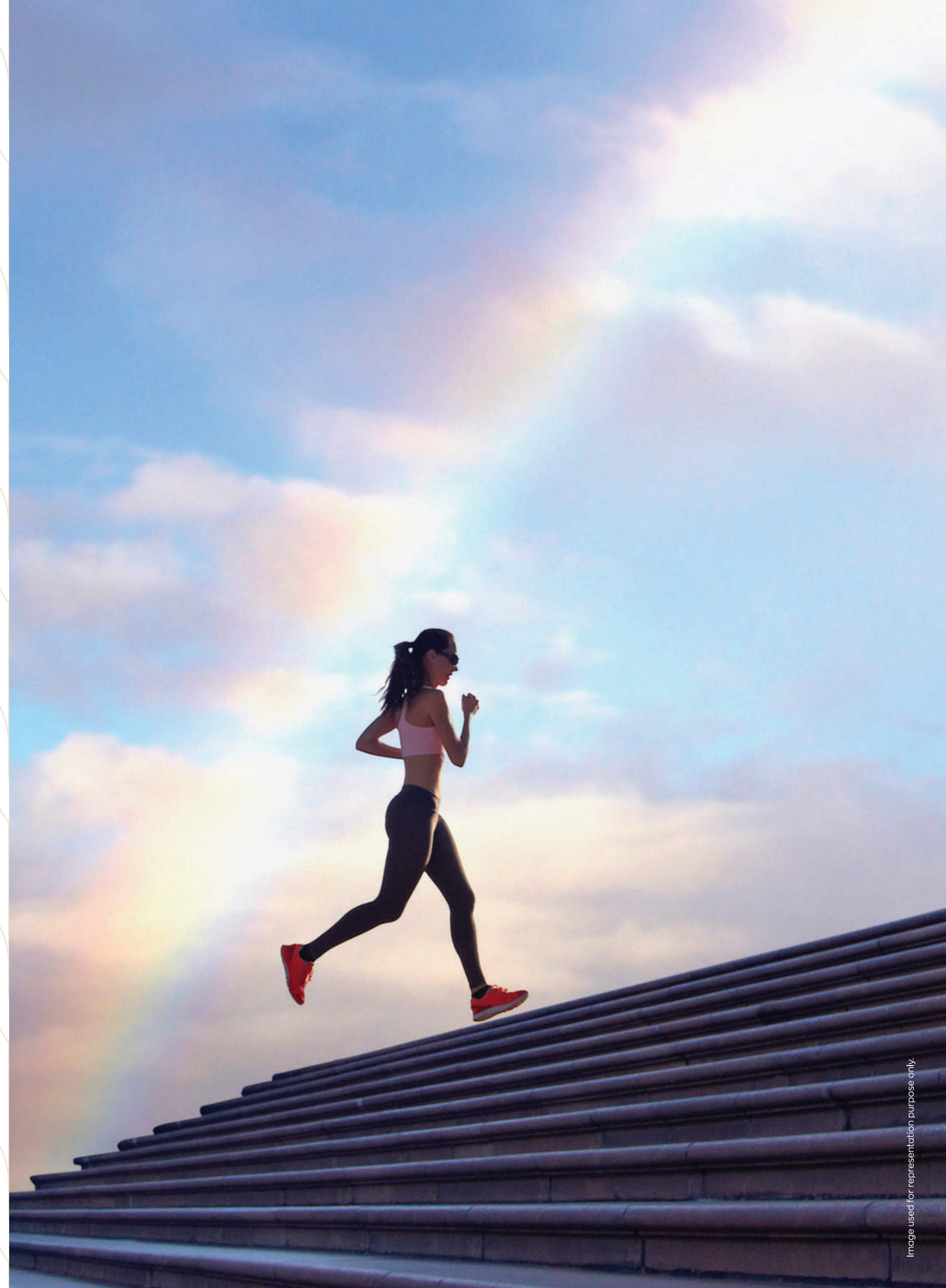


IN EXPLORING
YOUR DEEPEST
of
PURSUITS





IN DISCOVERING
THE FARTHEST
of
HORIZONS





IN REJOICING
THE COZIEST
of
COMFORTS





AND
IN EVOLVING TO
A BETTER VERSION
of
YOURSELF,
EVERY SINGLE DAY.





PRESENTS

THE LAND
of
LIVING
EXCELLENCE

WELCOME TO
A 25-ACRE EXCLUSIVE COMMUNITY

HIRANANDANI WESTGATE

HIRANANDANI ESTATE, THANE

Hiranandani Westgate is a masterpiece of unparalleled luxury, a world where tranquility meets urban vibrancy. An address that exemplifies excellence in every facet of life.



HIRANANDANI
ESTATE
is
LEADING THANE'S
EVOLUTION

While Thane continues to develop as a dynamic urban hub, Hiranandani Estate stands apart with its unmatched standards of luxury, meticulously planned infrastructure, and exclusive amenities. A community that offers a holistic lifestyle designed for those who seek more than just a home.





THE ICONIC
HIRANANDANI ESTATE
just
GOT BIGGER

Hiranandani Estate is now expanding its footprint from 350 acres to 375 acres with our flagship project, Hiranandani Westgate. The project ushers in a new era of extravagance, offering an exquisitely curated life with unlimited opportunities to explore and celebrate. It will set new standards of brilliance and add to Hiranandani Estate's exceptional legacy.

WHERE THE CITY MEETS & GREET



Connectivity

- ▶ Thane Railway Station: 9.1 Km
- ▶ Mumbai Agra National Highway: 8.4 Km
- ▶ Mulund Toll Naka: 12.5 Km
- ▶ Eastern Express Highway: 6.9 Km
- ▶ CSMI Airport: 29 Km
- ▶ Teen Hath Naka Flyover: 10.3 Km



Educational institutions

- ▶ Hiranandani Foundation School: 1.9 Km
- ▶ Lodha World School: 6.5 Km
- ▶ Sulochanadevi Singhania School: 8.6 Km
- ▶ Sunitidevi Singhania School: 8 Km
- ▶ New Horizon Scholars School: 950 M
- ▶ Podar International School: 2.2 Km



Commercial complex

- ▶ WeWork: 2.1 Km
- ▶ Quantum: 2.8 Km
- ▶ TCS: 3.3 Km
- ▶ Dev Corpora: 8 Km
- ▶ G Corp Tech Park: 1.8 Km



Healthcare facilities

- ▶ Hiranandani Hospital: 2.8 Km
- ▶ Jupiter Hospital: 7.3 Km
- ▶ Bethany Hospital: 6.9 Km
- ▶ Kaushalya Hospital: 8.8 Km



Entertainment zone

- ▶ Tikujiniwadi: 4 Km
- ▶ Suraj Water Park: 1.3 Km
- ▶ Baccha Party: 4 Km
- ▶ Smaash: 8.6 Km
- ▶ Hiranandani Estate Central Garden: 2 Km



Malls/Department store

- ▶ The Walk: 2.4 Km
- ▶ Haiko: 2.6 Km
- ▶ Viviana Mall: 7.4 Km
- ▶ Korum Mall: 8.6 Km

"The distances provided herein are calculated approximately using Google Maps or any other mapping services and are for informational purposes only. The actual distances may vary due to factors such as road closures, traffic conditions, and changes in routes etc."



LOCATION MAP

Disclaimer: Layout not to scale. Subject to approval from concerned authorities.




THANE'S
ONE-*of*-ITS-KIND
DESTINATION

HIRANANDANI
WESTGATE

PROJECT HIGHLIGHTS



25-ACRE
DEVELOPMENT



6 TOWERS
IN PHASE I



2, 3, & 4 BHK
APARTMENTS



MULTI-LEVEL
GRAND CLUBHOUSE



HIGH-STREET
RETAIL



LUXURY
HOTEL



PODIUM AMENITIES
FOR ALL AGE GROUPS



PANORAMIC
VIEWS



PRE-CERTIFIED
IGBC GOLD RATED



GRAND
ENTRANCE LOBBY



LIVING
EXCELLENCE
IS IN EXPERIENCES
from
AROUND THE WORLD

URBAN OASIS FOR AN
ACTIVE LIFESTYLE

6+ ACRES
LANDSCAPE PODIUM

60+ AMENITIES

3 THEMATIC ZONES
WELLNESS | EXPLORATION | LEISURE

2+ ACRES
OF ADDITIONAL LANDSCAPE
INCLUDING PLAY COURTS

MULTI-LEVEL GRAND CLUBHOUSE
INDOOR TEMPERATURE-CONTROLLED POOL
2-TRACK BOWLING ALLEY

FRIENDLY LANDSCAPE FEATURES
FOR DIFFERENTLY-ABLED



MASTER LAYOUT

HIRANANDANI WESTGATE

HIRANANDANI ESTATE, THANE

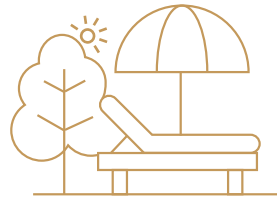


The layout details, amenities, facilities and any other information mentioned throughout the brochure are a combination of artists impression and images shot at the location. These details are subject to modifications, amendments, alterations, revisions at the sole discretion of the Developer/Promoter without any prior notice.



LIVING EXCELLENCE
IS INDULGING
IN YOUR CHOICE
of
RECREATION

PODIUM AMENITIES SPREAD
ACROSS 3 TERRAIN ZONES



LEISURE ZONE

KOI POND

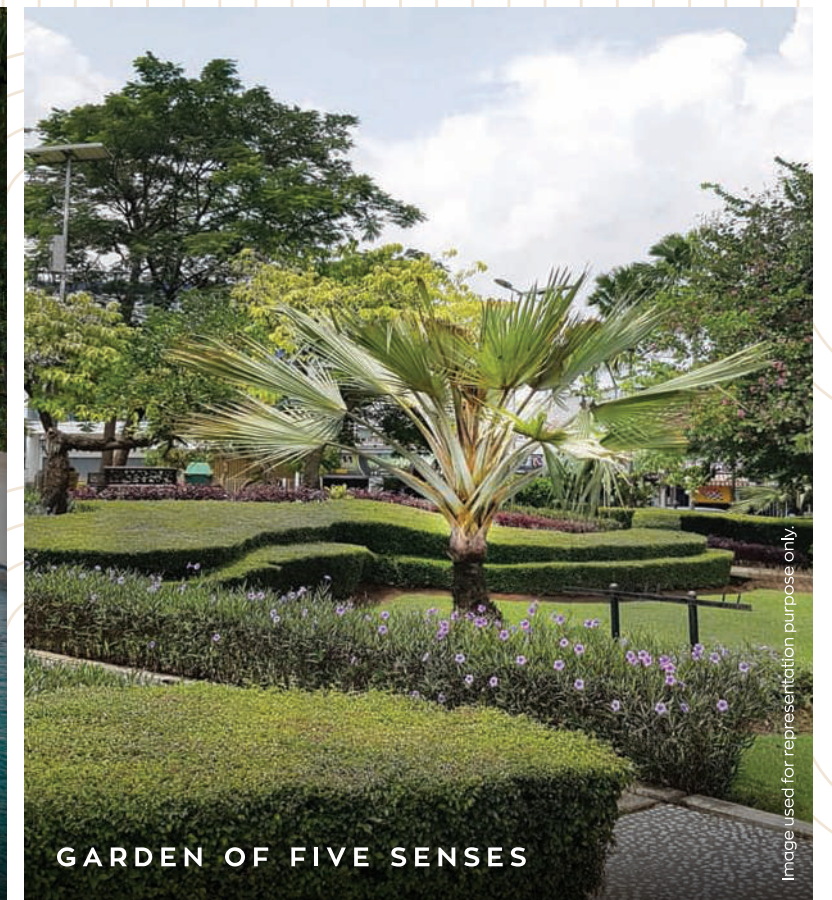
GARDEN OF FIVE SENSES

COASTAL PLAYGROUND

BEACH POOL WITH CABANA & LOUNGE DECK

AQUA GYM

HEATED JACUZZI





WELLNESS ZONE

PICKLEBALL COURT

FOLIAGE GARDEN TRAIL

HEALING GARDEN

FRUIT FOREST

PADDLE TENNIS COURT



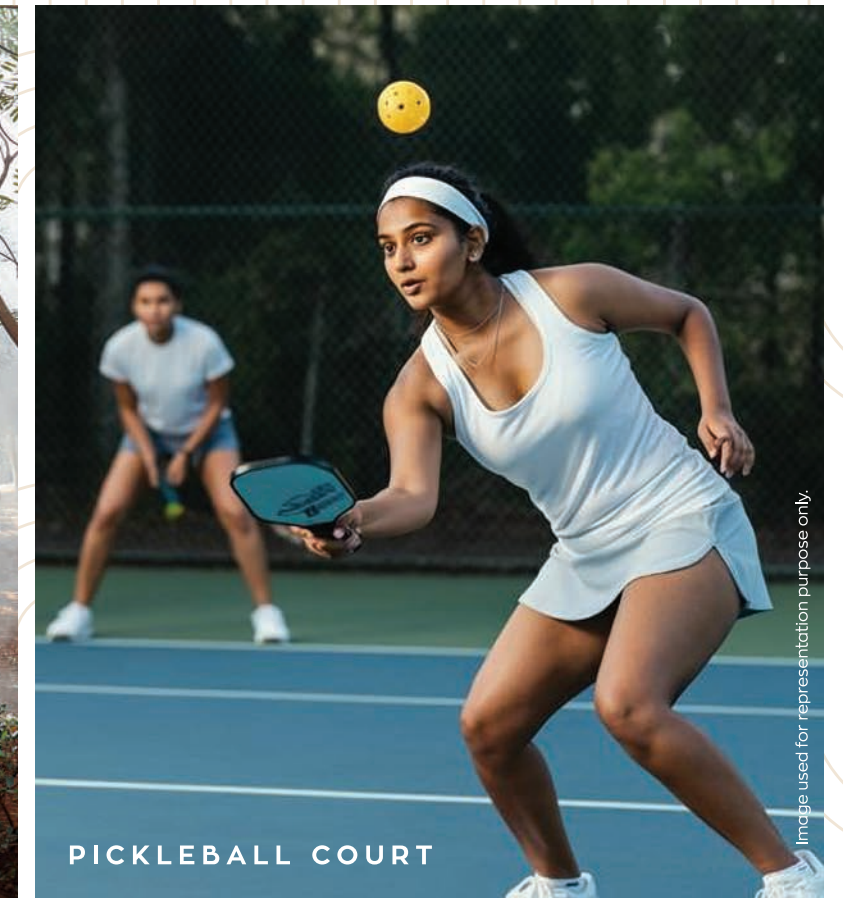
PADDLE TENNIS COURT

Image used for representation purpose only.



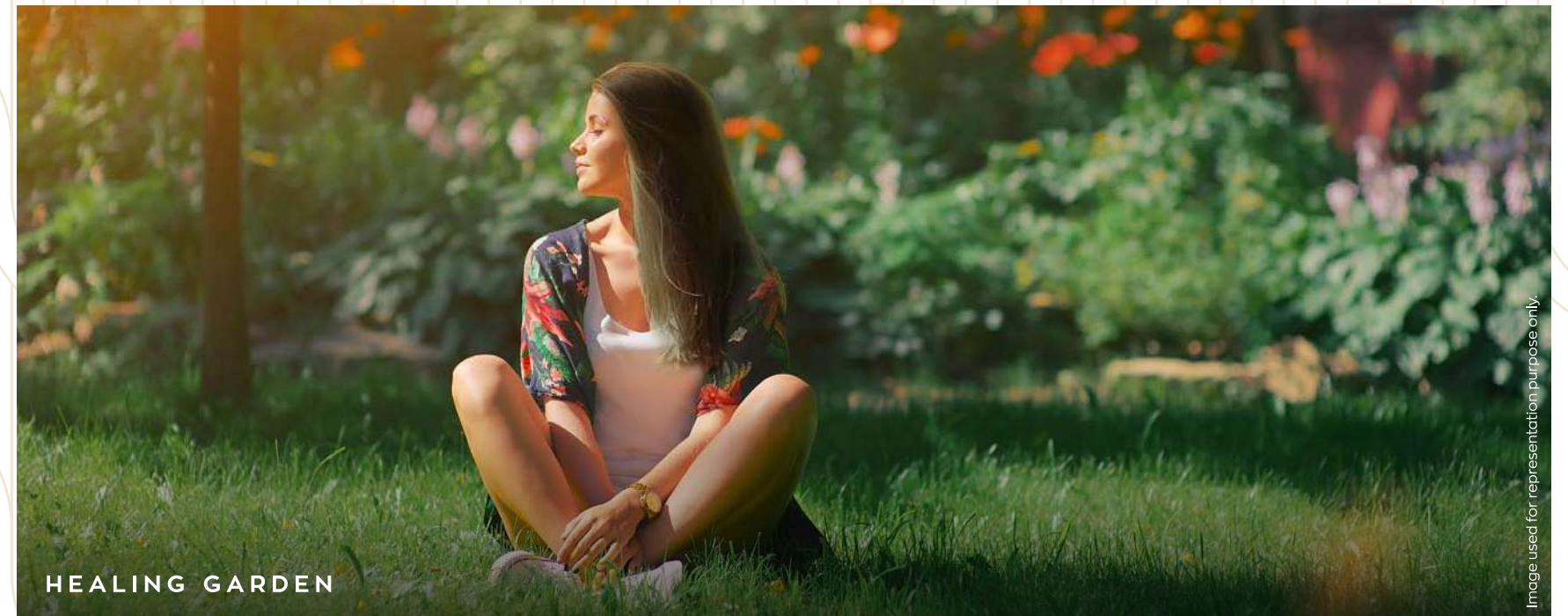
FOLIAGE GARDEN TRAIL

Image shot at Hirapandani Estate, Thane.



PICKLEBALL COURT

Image used for representation purpose only.



HEALING GARDEN

Image used for representation purpose only.



EXPLORATION ZONE

NATURE PLAYGROUND

TREE HOUSE

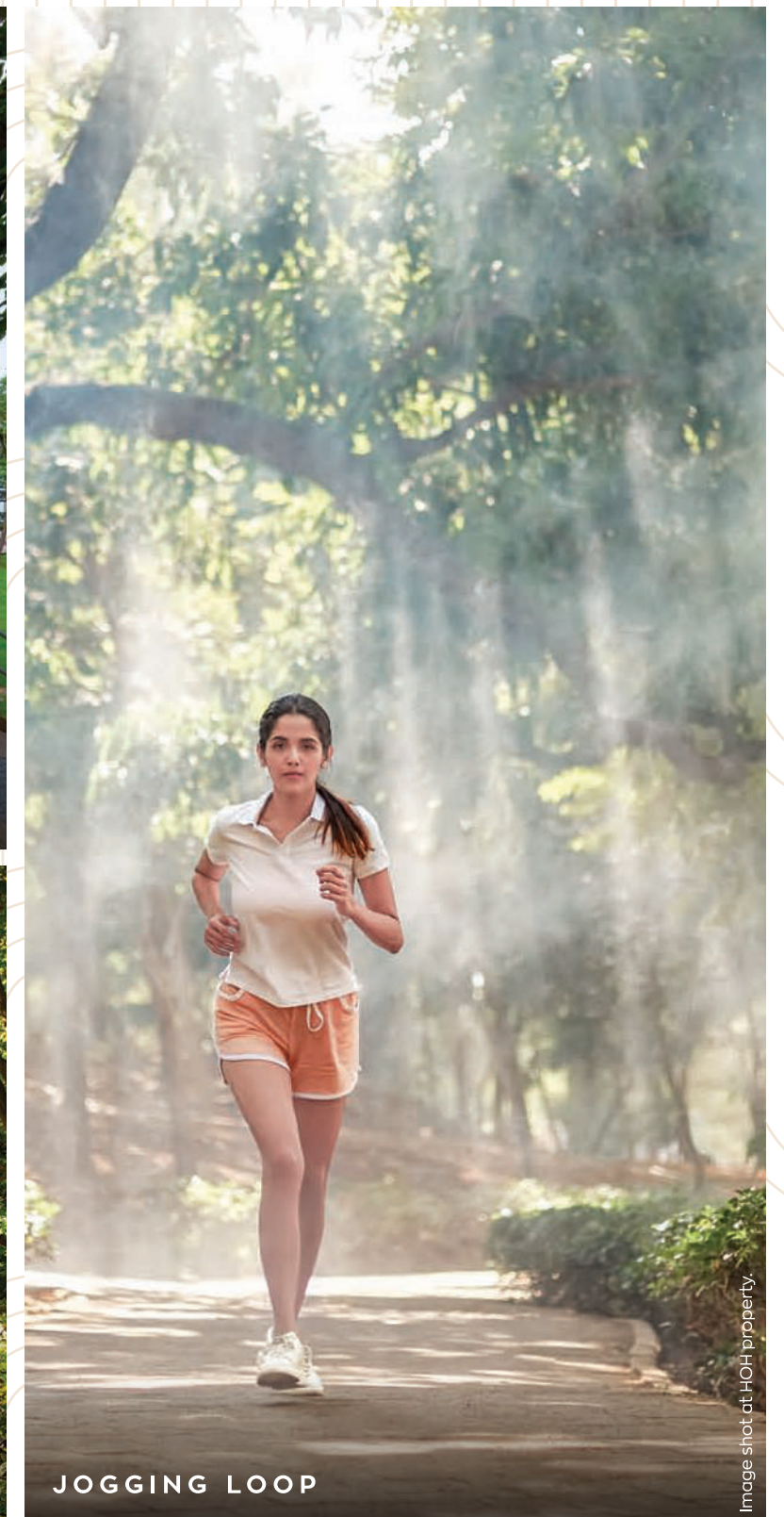
CANOPY WALK

ARRIVAL GARDEN

FOREST PAVILION

SOCIAL SEATING

JOGGING LOOP



DISCOVER
the
RESIDENTIAL
CHARM

**COMMON
APARTMENT FEATURES**

- ▶ Air-conditioned living room, bedroom with split units
- ▶ Expansive aluminium double-glazed windows for panoramic views, ample light & ventilation
- ▶ Modular electrical switches
- ▶ Thoughtfully designed bathroom with premium fittings
- ▶ High-quality, non-corrosive plumbing
- ▶ Superior quality geyser and exhaust fan
- ▶ False ceiling with recessed lights in bathroom
- ▶ Balconies in 3, 4 BHK and select 2 BHK apartments

**2 & 3 BHK
APARTMENT FEATURES**

- ▶ Premium marble flooring in living room and dining area, vitrified flooring in bedrooms and kitchen

**4 BHK APARTMENT
FEATURES**

- ▶ Premium marble flooring in living room, dining area and bedrooms
- ▶ Modular kitchen with cabinets and white goods
- ▶ False ceiling with recessed lights in living room, dining area and bedrooms
- ▶ Exclusive apartments with elevated ceiling



LIVING EXCELLENCE
IS IN OWNING
the
CHOICEST ADDRESS

HIRANANDANI WESTGATE

HIRANANDANI ESTATE, THANE

PREMIUM TOWERS

FLORENCIA

A & B: 2 BHK (47 STOREYS)

BELVEDERE

A & B: 3 BHK (51 STOREYS)

SOMERSET

4 BHK (55 STOREYS)





— HOUSE OF —
HIRANANDANI™

— ◆ —
A GLORIOUS
LEGACY
with
NEXT-GEN
VISION
— ◆ —

House of Hiranandani is a pioneer in developing integrated communities, transforming city skylines, and redefining community development across India.

Our architectural legacy seamlessly blends neo-classical design with modern technology, creating environments where families thrive, communities flourish, and the next generation takes pride in being part of the glorious next.

— ◆ MILESTONES* ◆ —

45.82 Million Sq. Ft.
Developed

89,664 Students
Educated

25,375 Homes
Delivered

61,670 Trees
Planted

*Milestones updated as on date 31/07/2023.



BRAND VALUES

New Urbanism

New Urbanism is a pragmatic approach which promotes the creation of environment friendly communities that are more pedestrian oriented and self-sustainable.

Architectural Prowess

Every House of Hiranandani structure is a thoughtful mix of vivid imagination, quality workmanship, contemporary accents and flawless execution with attention to detail.

Quality Construction

From carefully selected materials to precision engineering, our commitment to excellence is reflected in every aspect of our construction process.

OUR BUSINESS RANGE



Residential



Commercial



High-Street Retail



Warehousing



Hospitality



Healthcare



Financial Services



Education

Our Pan - India Presence



Mumbai Metropolitan Region



Hyderabad



Bengaluru



Chennai

JOIN THE JOURNEY TO A GREENER TOMORROW!



At House of Hiranandani, sustainability and green practices have long been integral to our ethos. We are dedicated to environmental conservation through initiatives like creating Miyawaki forests and restoring Kavesar Lake at Hiranandani Estate, Thane to name a few.

We are poised to advance our environmental conservation efforts with the launch of our focused initiative, Tomorrow Matters. Through this program, we strive to forge a brighter future for generations to come by aligning our sustainability goals for the next 5 years.

**Tomorrow
matters**
Sustainability initiative by House of Hiranandani



ENERGY SMART

Explore eco-friendly homes with energy-efficient designs, maximising sunlight and ventilation. Our projects feature smart lighting, solar panels, aiming for 70,000,000 kWh of renewable energy.



GROW GREEN

Embrace nature in our communities with lush green spaces and tree-lined avenues. We pledge to plant 25,000 trees in the next 5 years, contributing to biodiversity conservation.



WASTE WISE

Join our sustainability initiative! Our waste management minimises environmental impact by focusing on recycling plastic and converting wet waste into organic compost. Our goal is to responsibly handle and recycle 18,000 kg of plastic in 5 years while creating over 34,00,000 kg of compost through efficient waste management practices.



ECO ENLIGHTEN

Empower yourself for a sustainable future with Tomorrow Matters. Join our educational campaign through workshops and webinars, aiming to equip 100,000 individuals with actionable knowledge to reduce their carbon footprints in the next 5 years.

Embrace a lifestyle that echoes a joint commitment to a sustainable and responsible future. Welcome to a home where your choices today shape a better tomorrow for all.



Scan to discover
a brighter future



— HOUSE OF —
HIRANANDANI™



— HOUSE OF —
HIRANANDANI™

Sales Office: Ground Floor, North Point Building, Hiranandani Estate, Thane (W) - 400607

 **022 48900130**

All intending purchasers are required by law to inspect all plans, approvals and appraise themselves of all other relevant information and notices in this brochure or any other document. Nothing in this brochure is intended to substitute the actual plans and approvals obtained from time to time by the Developer/Promoter. The layout details, amenities, facilities and any other information mentioned throughout the brochure are a combination of artists impression and images shot at the location. These details are subject to modifications, amendments, alterations, revisions at the sole discretion of the Developer/Promoter without any prior notice. The Project is registered as "Hiranandani Westgate Phase I", under MahaRERA bearing Registration No. P51700077268 and is being developed by Shoden Developers Private Limited of House of Hiranandani. Project details are available on the website <http://maharera.mahaonline.gov.in>.



Hiranandani Westgate Phase 1
RERA Number: P51700077268