

# ADONIA

HIRANANDANI GARDENS, POWAI



## DISCOVER A LIFESTYLE EXTRAORDINAIRE

The Midas touch is more than turning things into mere gold by your touch. It is about turning a valueless thing into something invaluable. Powai is the perfect specimen of our Midas touch, once a barren land that turned into a landmark of luxury by our touch. This was only possible due to the foresight and vision of our founders Dr. Niranjana Hiranandani and Mr. Surendra Hiranandani, who envisioned it and made Powai into what it is today, an architectural and lifestyle spectacle. Hiranandani Gardens, Powai also marks the birth of integrated townships in India, a concept that was almost unheard of before we made it happen. It now gives us the utmost pleasure to unveil ADONIA, a new benchmark of extraordinary living.

# HIRANANDANI GARDENS, POWAI

250+  
Acres

50+  
Residential Towers

1  
Hospital

2  
Schools

3  
Clubhouses

1  
Business Park

24x7  
Security

7,000+  
Happy Residents

1  
Supermarket

2  
Ecotel Hotels

1  
High Street Retail

1  
Games Park



Actual Image of Hiranandani Gardens, Powai



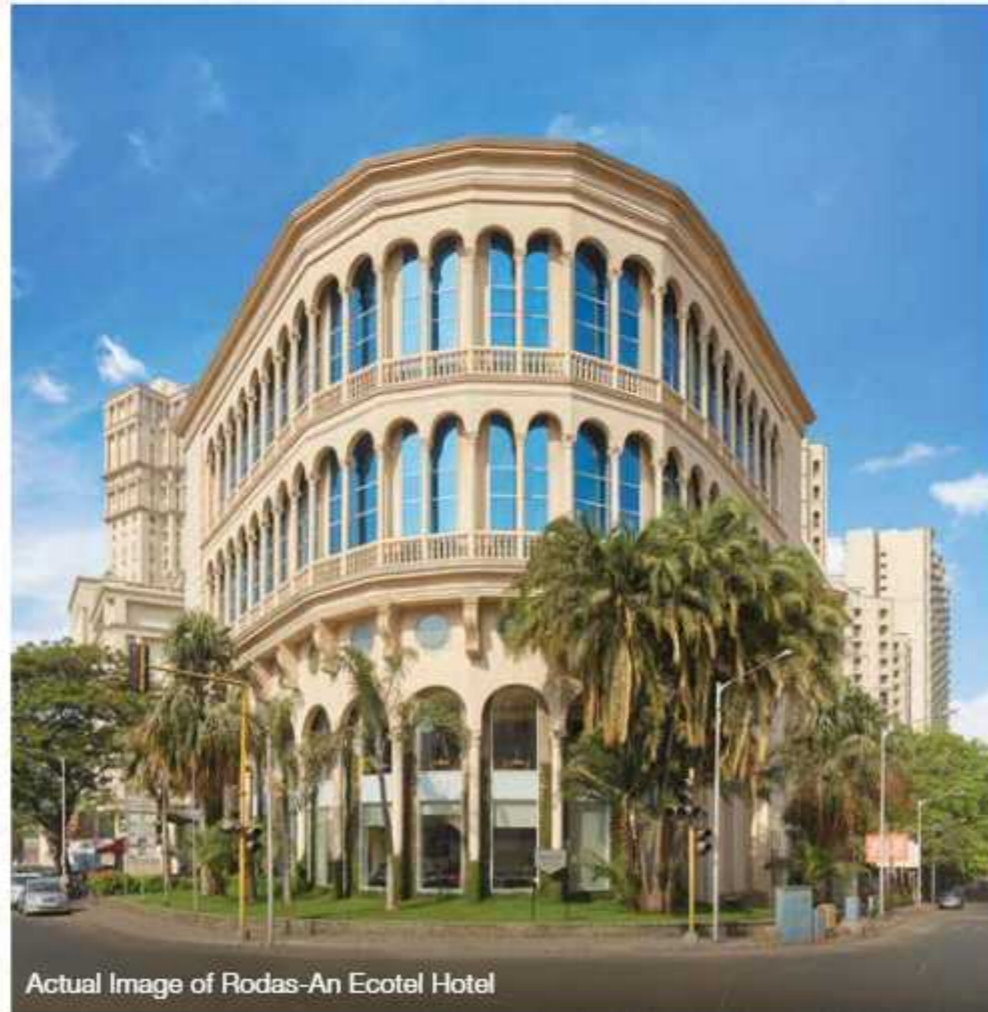
Actual Image of Hiranandani Business Park



Actual Image of Hiranandani Foundation School



Actual Image of Forest Club



Actual Image of Rodas-An Ecotel Hotel



Actual Image of HAIKO Supermarket

## A PERFECT ENVIRONMENT TO LIVE, WORK, PLAY AND SOCIALIZE

Hiranandani Gardens, Powai is abounded by the finest lifestyle amenities. This rare living experience comes with lush green open spaces, a plethora of recreational choices, and a tranquil environment. It is the most admired global destination that grants its residents an opportunity to live amid a close-knit community that boosts growth and ensures a better future.

- 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
- Hakone Entertainment Centre
- Hiranandani Business Park

GLOBAL  
EDUCATION  
TO BUILD  
THE FUTURE OF  
TOMORROW

HIRANANDANI  
FOUNDATION SCHOOL

HFS INTERNATIONAL  
SCHOOL



Actual Image of HFS International School

UNMATCHED ZEAL  
TO MAKE HEALTH  
A TOP PRIORITY

## DR L H HIRANANDANI HOSPITAL

- 250-bed multi-specialty hospital
- Doctor-Patient ratio of 1:100, is better than the Global average recommendation by WHO of 1:300



Actual Image of Dr L H Hiranandani Hospital

A LIFE SURROUNDED BY  
LUSH GREEN SPACES



Actual Image of Man-made Forest



Actual Image of Ambrosia 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

THE RICHNESS &  
THE GREENERY IS  
WORTH  
PRESERVING &  
CELEBRATING  
HERITAGE GARDEN



Actual Image of Heritage Garden



EXPERIENCE  
NATURE'S SPLENDOR  
RIGHT FROM  
YOUR WINDOW

The breathtaking view and the freshness of pure breeze will be your everyday sight from your balcony when you reside in Adonia.



Actual View from Adonia

WHERE OPULENCE  
ISN'T LIMITED TO  
RESIDENCY BUT  
ALSO SEEPS INTO  
THE BEST OF  
HOSPITALITY.

MELUHA - THE FERN

RODAS - AN ECOTEL  
HOTEL



Actual Image of Meluha - The Fern, An Ecotel Hotel

A LIFE WHERE  
EACH OF YOUR  
CHOICES IS  
AVAILABLE IN  
ABUNDANCE AND  
WITH A TOUCH OF  
LUXURY.

HIGH STREET RETAIL

HAIKO SUPERMARKET



Actual Image of HAIKO Supermarket

LONG COMMUTE  
HOURS WILL BECOME  
HISTORY WHEN YOU  
RESIDE RIGHT BESIDE  
THE LANDMARK OF  
PROSPERITY.

HIRANANDANI  
BUSINESS PARK



Actual image of Hiranandani Business Park

Transforming and developing at the speed of light to provide a life so exquisite and convenient.

## UNMATCHED SOCIAL AND CIVIC INFRASTRUCTURE

- 50+ acres of open green space
- 4-themed Gardens
- Sewage Treatment Plant
- Pedestrian-friendly walkways
- 60ft wide roads
- Tree-lined Avenues



Actual Image of Tree-lined Avenues

A SPACE TO PLAY,  
RIDE, JUMP, SHOOT,  
AND PADDLE AMIDST  
THE CENTER OF  
MUMBAI. AND IT'S  
RIGHT HERE IN  
HIRANANDANI!

Hakone is a combination of Special Sports, Entertainment, and Leisure at Powai. Situated in Hiranandani Gardens it is one of the most desirable attractions in Mumbai. The variety of attractions spanning rides as well as GO karting, paintball, and dashing cars are also popular.

HAKONE GAMES PARK



AN ICONIC  
DISPLAY OF  
ELEGANCE AND  
EXTRAVAGANCE



Actual Image of Adonia

## A LANDMARK CRAFTED TO ELEVATE YOUR GLORY

For those who appreciate path-breaking architecture, quality lifestyle and vast green open spaces, ADONIA is your ideal destination. It offers 3 & 4-bed lavish apartments adorned with premium amenities, township privileges and well-designed living spaces. Be a part of this rare address, where you explore experiences every day.

### FEATURES

- Well-designed Grand Air-conditioned Double Height Entrance Lobby
- Exclusive Air-conditioned Lounge
- State-of-the-art Clubhouse
- State-of-the-art Gymnasium
- Yoga Centre
- Aerobics Centre
- Steam, Sauna & Massage Room
- Table Tennis & Billiards Facility
- Swimming Pool
- Garden with Children's Play Area
- Practice Basketball Court
- 25 Seater Mini Movie Theatre
- High-Speed Elevators
- Sit-out area for Senior Citizens
- Covered Car Parking & Provision for Visitor Car Parking
- Comprehensive Fire-fighting and Fire Alarm System
- Power Backup for Pump, Lift, Lobby and Stairs Area
- CCTV Surveillance at Building Entrance Lobby



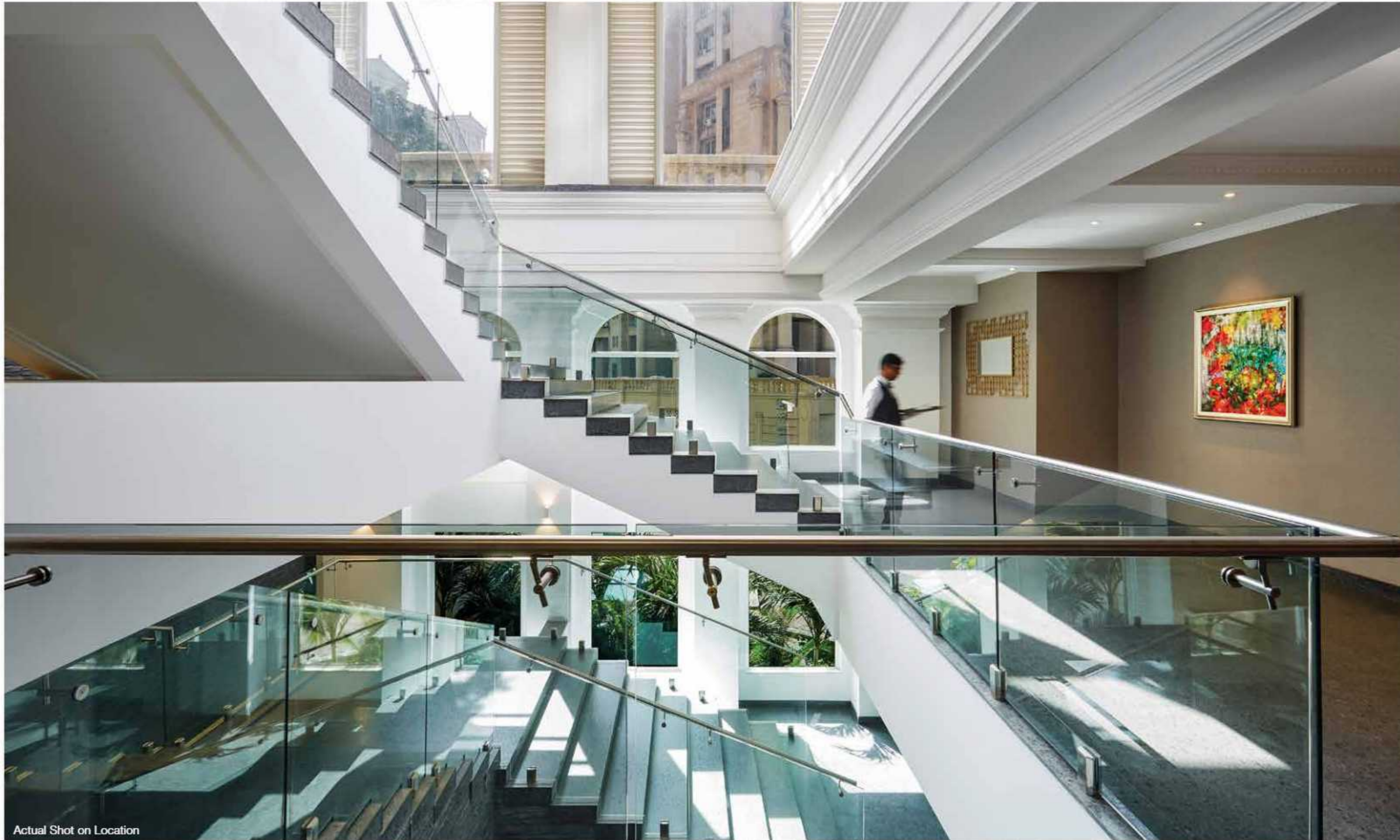
EXPERIENCE  
THE GRANDNESS  
RIGHT FROM  
THE BEGINNING



Actual Shot on Location



ELEGANTLY  
DESIGNED  
FOR SHEER  
OPULENCE



Actual Shot on Location

## THE RAREST OF INDULGENCES FOR THE FINEST EXPERIENCES

Adonia offers multiple choices to encourage healthy living. Here you can begin your morning by plunging into the pool, hitting the gym to burn calories, or building your strength at the aerobic center, here every amenity is designed to make your life better.

EXPERIENCE THE ETERNAL HAPPINESS  
WHILE YOU DIVE INTO GREAT TIMES



Actual Shot on Location

THERE'S MORE TO  
EVERY DAY  
WHEN FITNESS IS  
YOUR ROUTINE



Actual Shot on Location

RECREATIONS THAT  
MAKE YOUR EVERYDAY  
TRULY EXCITING



Actual Shot on Location



Actual Shot on Location



Actual Shot on Location

SMARTLY DESIGNED  
RESIDENCES  
TO MAXIMIZE YOUR  
LIVING SPACE



\*The show flat images shown are of Adonia. The furniture & textures shown in the above flat are not part of the apartment amenities



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## REDEFINING THE EPITOME OF LAVISHNESS

### Living Room

- Air-conditioned living, dining
- Marble flooring in living & dining
- False ceiling lights in living & dining
- Large deck in living/dining area with sliding balcony doors
- Aluminium double-glazed windows





## HECTIC DAYS NEED A PEACEFUL RESPITE

### Bedroom

- Marble flooring in bedrooms
- Aluminium double-glazed windows
- Space for walk-in wardrobe in the master bedroom



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## ADDING TASTE TO EVERY DELICACY

### Kitchen

- Modular kitchen with quartz stone platform
- Water heater, water purifier and exhaust fan provided in the kitchen
- Separate access to the servant's room



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## PERFECTLY REFRESHING, LAVISHLY COMFORTABLE

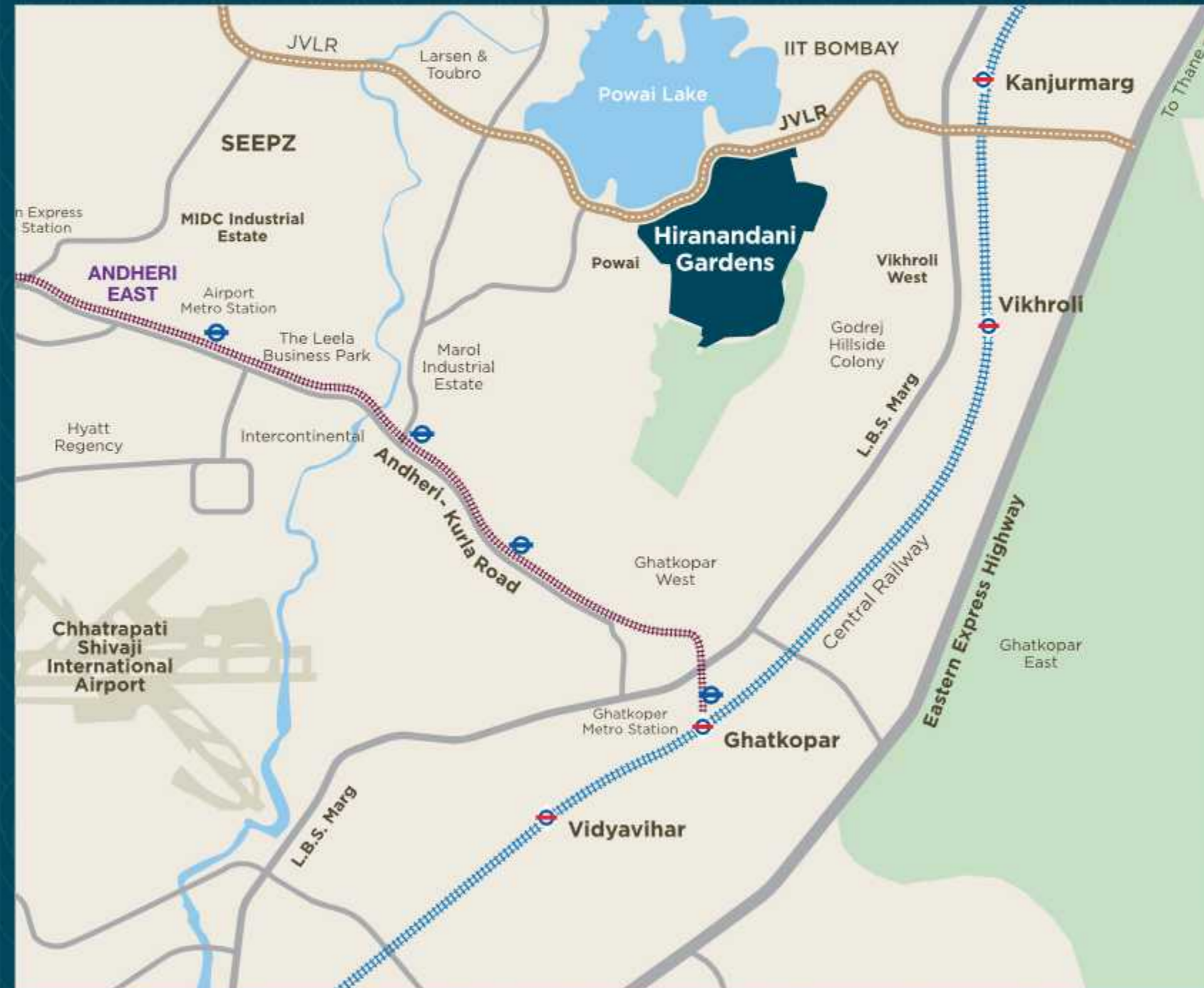
### Bathroom

- Well-designed toilets with premium sanitary fittings with tile on the floor and wall
- Windows for ample light & ventilation

# LAYOUT PLAN



## CONNECTIVITY AT HIRANANDANI GARDENS, POWAI



### 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 - 1.4 Km
- LBS Marg - 3.4 Km
- Eastern Express Highway - 4.8 Km
- SCLR - 8.1 Km
- Eastern Freeway - 12 Km

## LOCATION ADVANTAGES OF HIRANANDANI GARDENS, POWAI



### Finest Education

- Hiranandani Foundation School - 1 Km
- Poddar International School - 1 Km
- SM Shetty - 1 Km
- IIT Bombay - 2 Km
- Pawar Public School - 2 Km
- Bombay Scottish School - 3 Km



### Rail Connectivity

- Upcoming Metro Station:  
Powai Lake - 2 Km
- Kanjurmarg Station - 4.2 Km
- Vikhrolli Station - 4.5 Km

# FIND YOUR EVERYDAY ROUTE TO SOMETHING BIG

Travel routes at Hiranandani Gardens, Powai



## Upcoming Metro Connectivity\*\*

Mumbai Metro 6 will be a 14.47 km long track that 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.



## Employment Opportunities

Hiranandani Gardens, Powai is an ideal destination for ambitious minds. The township abounds with renowned companies like TCS, Colgate, Crisil, Scorpio Marine Management, General Mills, Nomura, Schindler, Deloitte and many more.



## Educational Institutes

From well-known IIT Bombay to reputed schools and colleges, Powai has wide choices to fulfil your new-age aspirations.

\*\*The above information about the upcoming metro is as per the project proposed by the Government.

\*Reference images, source: google images

## 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

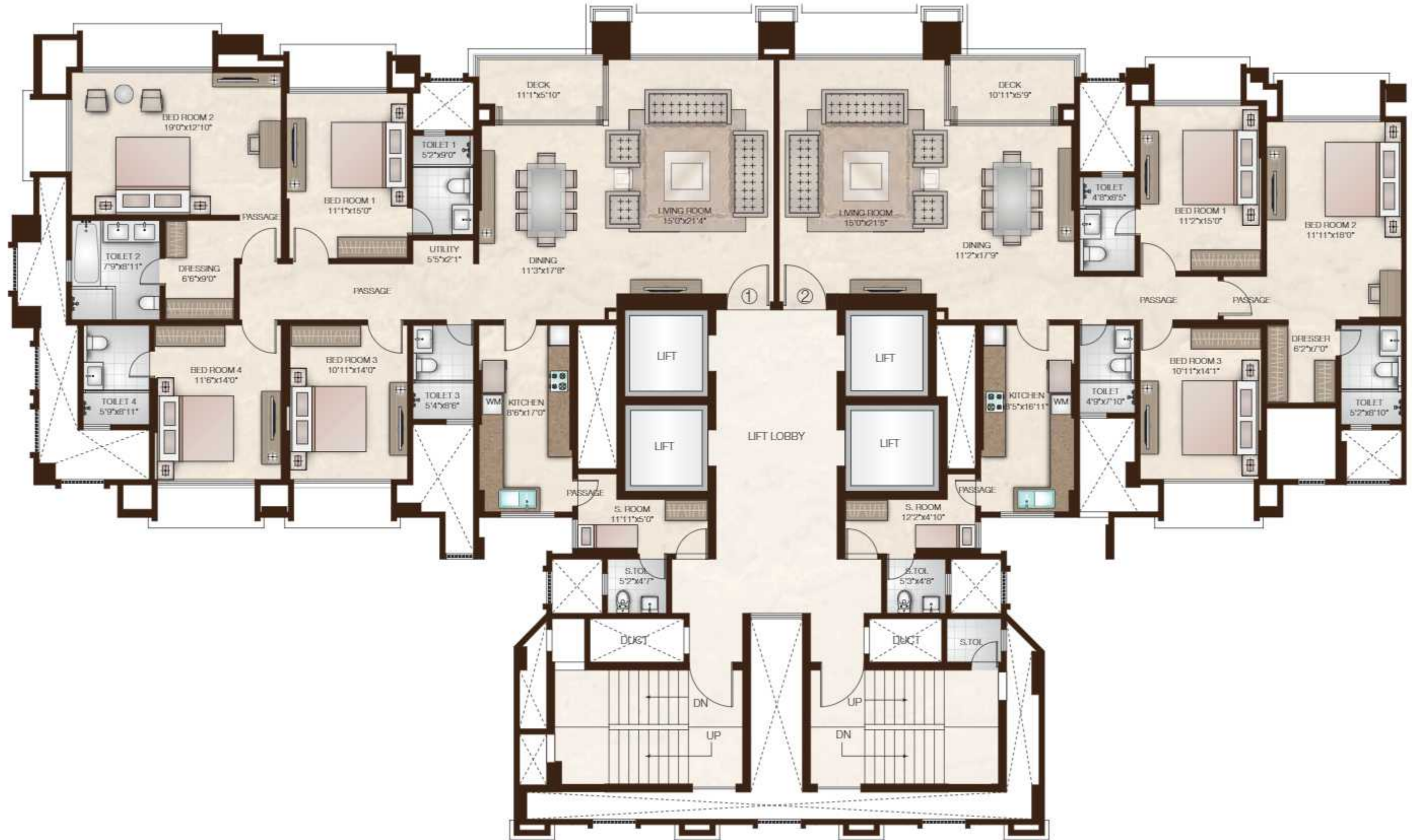
Actual image of Hiranandani Gardens, Powai



## FLOOR PLANS

# ADONIA - A

## 4<sup>th</sup> to 21<sup>st</sup> Typical Floor Plan



### Area Statement

Flat Nos.	Flat Type	Carpet Area(sq.ft.)
1	4 BHK	1965
2	3 BHK	1600

\*All internal dimensions for carpet area are from unfinished wall surfaces. In toilets, the carpet areas will be inclusive of pali walls. Minor variations (+/-3%) in actual carpet areas may occur on account of site conditions/columns/finishes.



24.02.23

# ADONIA - A

4<sup>th</sup> to 21<sup>st</sup> Unit Floor Plan



### Area Statement

Flat Nos.	Flat Type	Carpet Area(sq.ft.)
1	4 BHK	1965

\*All internal dimensions for carpet area are from unfinished wall surfaces. In toilets, the carpet areas will be inclusive of pali walls. Minor variations (+/-3%) in actual carpet areas may occur on account of site conditions/columns/finishes.



24.02.23

# ADONIA - A

4<sup>th</sup> to 21<sup>st</sup> Unit Floor Plan



### Area Statement

Flat Nos.	Flat Type	Carpet Area(sq.ft.)
2	3 BHK	1600

\*All internal dimensions for carpet area are from unfinished wall surfaces. In toilets, the carpet areas will be inclusive of pali walls. Minor variations (+/-3%) in actual carpet areas may occur on account of site conditions/columns/finishes.

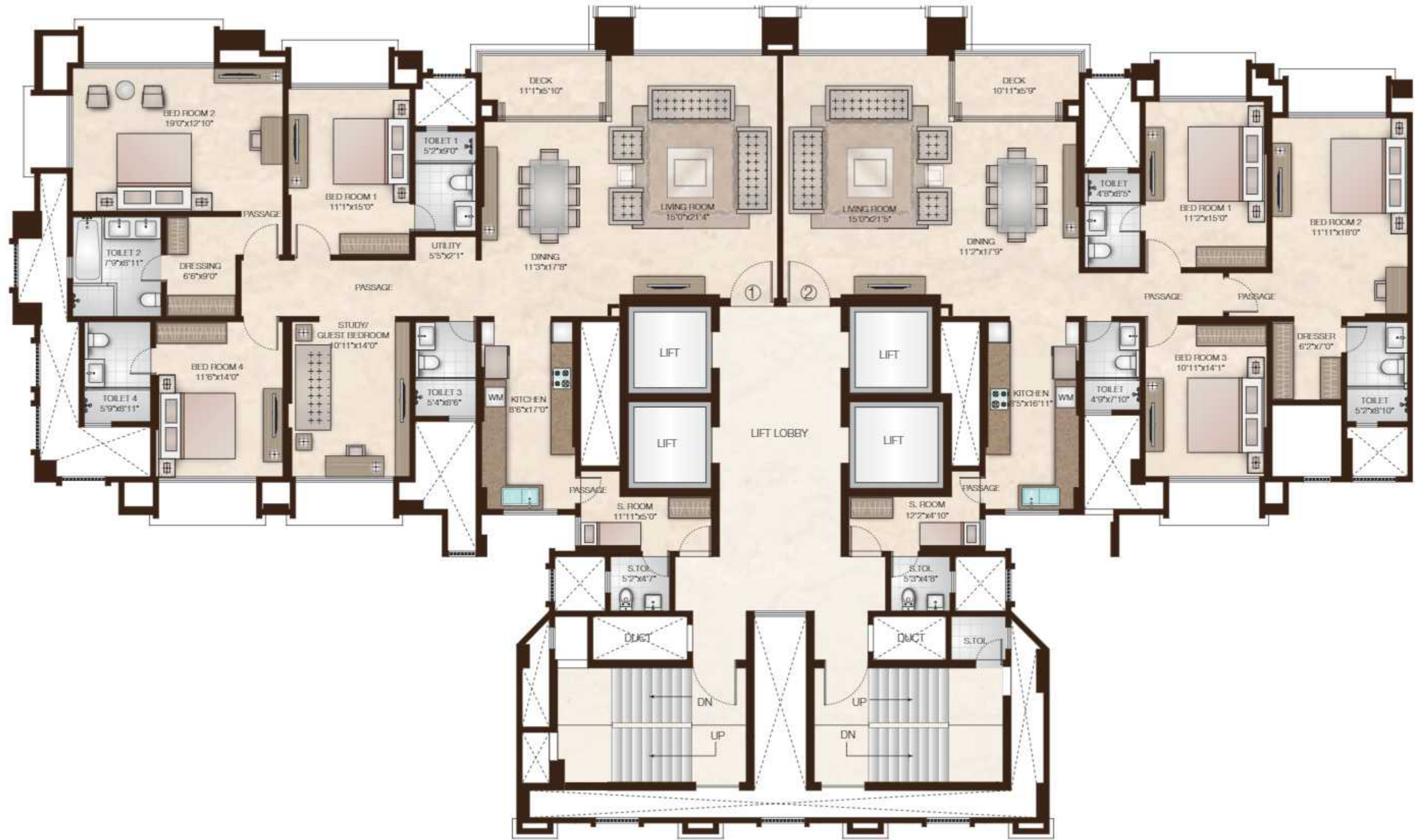


24.02.23



# ADONIA - A

## 22<sup>nd</sup> to 31<sup>st</sup> Typical Floor Plan



### Area Statement

Flat Nos.	Flat Type	Carpet Area(sq.ft.)
1	4 BHK	1965
2	3 BHK	1600

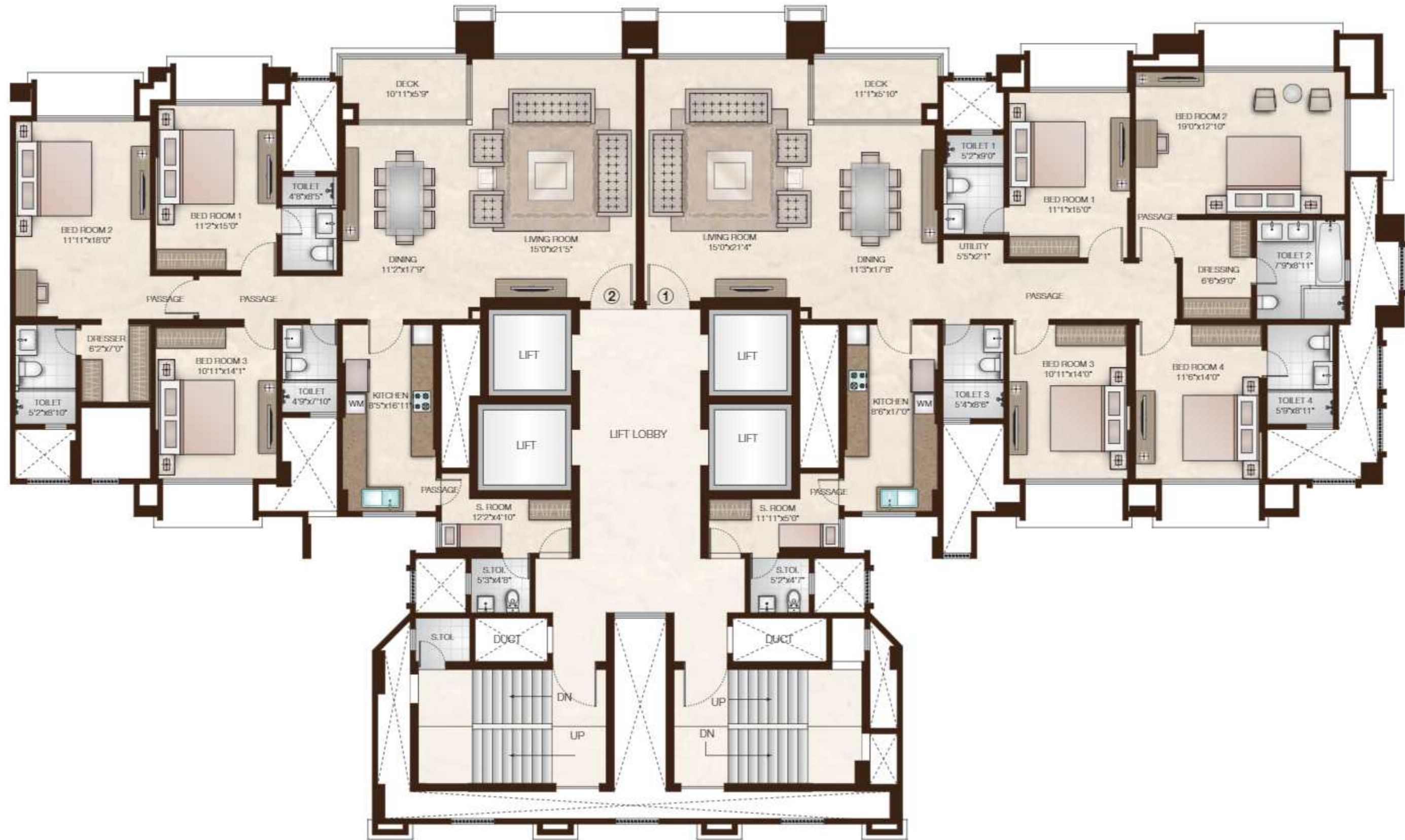
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24.02.23

# ADONIA - B

4<sup>th</sup> to 21<sup>st</sup> Typical Floor Plan



### Area Statement

Flat Nos.	Flat Type	Carpet Area(sq.ft.)
1	4 BHK	1965
2	3 BHK	1600

\*All internal dimensions for carpet area are from unfinished wall surfaces. In toilets, the carpet areas will be inclusive of pali walls. Minor variations (+/-3%) in actual carpet areas may occur on account of site conditions/columns/finishes.

# ADONIA - B

4<sup>th</sup> to 21<sup>st</sup> Unit Floor Plan



### Area Statement

Flat Nos.	Flat Type	Carpet Area(sq.ft.)
2	3 BHK	1600

\*All internal dimensions for carpet area are from unfinished wall surfaces. In toilets, the carpet areas will be inclusive of pali walls. Minor variations (+/-3%) in actual carpet areas may occur on account of site conditions/columns/finishes.



24.02.23

# ADONIA - B

4<sup>th</sup> to 21<sup>st</sup> Unit Floor Plan



### Area Statement

Flat Nos.	Flat Type	Carpet Area(sq.ft.)
1	4 BHK	1965

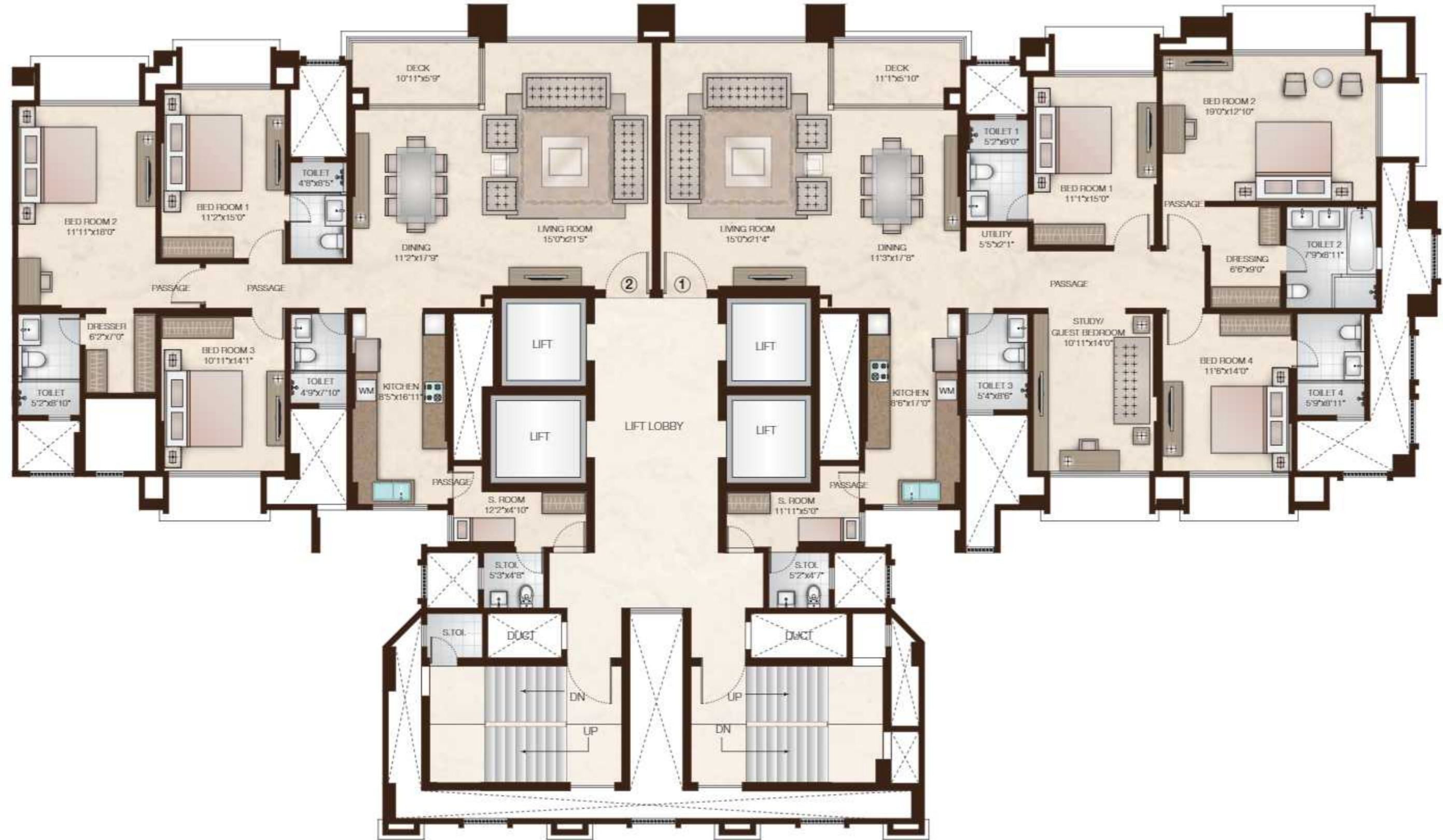
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24.02.23

# ADONIA - B

22<sup>nd</sup> to 31<sup>st</sup> Typical Floor Plan



### Area Statement

Flat Nos.	Flat Type	Carpet Area(sq.ft.)
1	4 BHK	1965
2	3 BHK	1600

\*All internal dimensions for carpet area are from unfinished wall surfaces. In toilets, the carpet areas will be inclusive of pali walls. Minor variations (+/-3%) in actual carpet areas may occur on account of site conditions/columns/finishes.



24.02.23



**Hiranandani**  
creating better communities

Sales Off.: Hiranandani Sales Gallery, Central  
Avenue, Opp Rodas Hotel, Hiranandani Business  
Park, Powai, Mumbai - 400 076.  
Tel.: (+91 22) 2576 3788, 2576 3600

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