

# ATHENA & BARCA

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Hiranandani Estate, Thane

*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.*



**Hiranandani**  
creating better communities

# Pioneering community living in Thane

**Hiranandani Estate, Thane**

Hiranandani Estate, the name that has transformed over a million dreams into reality, spans across an enormous stretch of 250+ acres. It's a name that has factually given meaning to the word 'community living' in Thane. With uncountable joyous faces and satisfied families living amidst a green belt adorned with brilliant architectures and recreational amenities, Hiranandani Estate, turns out to be an abode for every dream.



# Architecture with monumental brilliance

Ancient monuments world over were built with a pure motive in mind. Hiranandani Estate is a modern day example of the same. With a unique appeal and absolute art in the built, every structure at Hiranandani Estate clearly showcases the maker's pristine intention of taking lifestyle experiences to the next level.





Hiranandani Foundation School



Hiranandani Hospital



Tennis Courts



Clubhouse



Landscaped Garden

## Creating communities with care

We at Hiranandani strongly believe in endlessly working towards creating an environment that's conducive to every individual. The level of comfort, the sense of security and the feeling of bliss in everyday living, more or less recapitulates the lifestyle experiences at Hiranandani Estate.

The townships flawlessly reflect a commitment that has only grown stronger with time. A commitment to create communities that set an example for the rest and go on to enrich more and more lives.

# Indulge in the New Age High Street experience -The Walk

Acclaimed the world over for engaging shopping experiences, the concept of High Street Shopping finally debuts in India with The Walk. Located at Hiranandani Estate, Thane's finest lifestyle destination, The Walk will play host to an impressive line-up of world brands, premium Indian Brands, entertainment hubs and fine dining restaurants in a refreshing high street format. Thoughtfully designed and created for discerning retail shoppers, The Walk is poised to become the most frequented retail destination in near future.



Actual image of The Walk High Street, Hiranandani Estate, Thane.

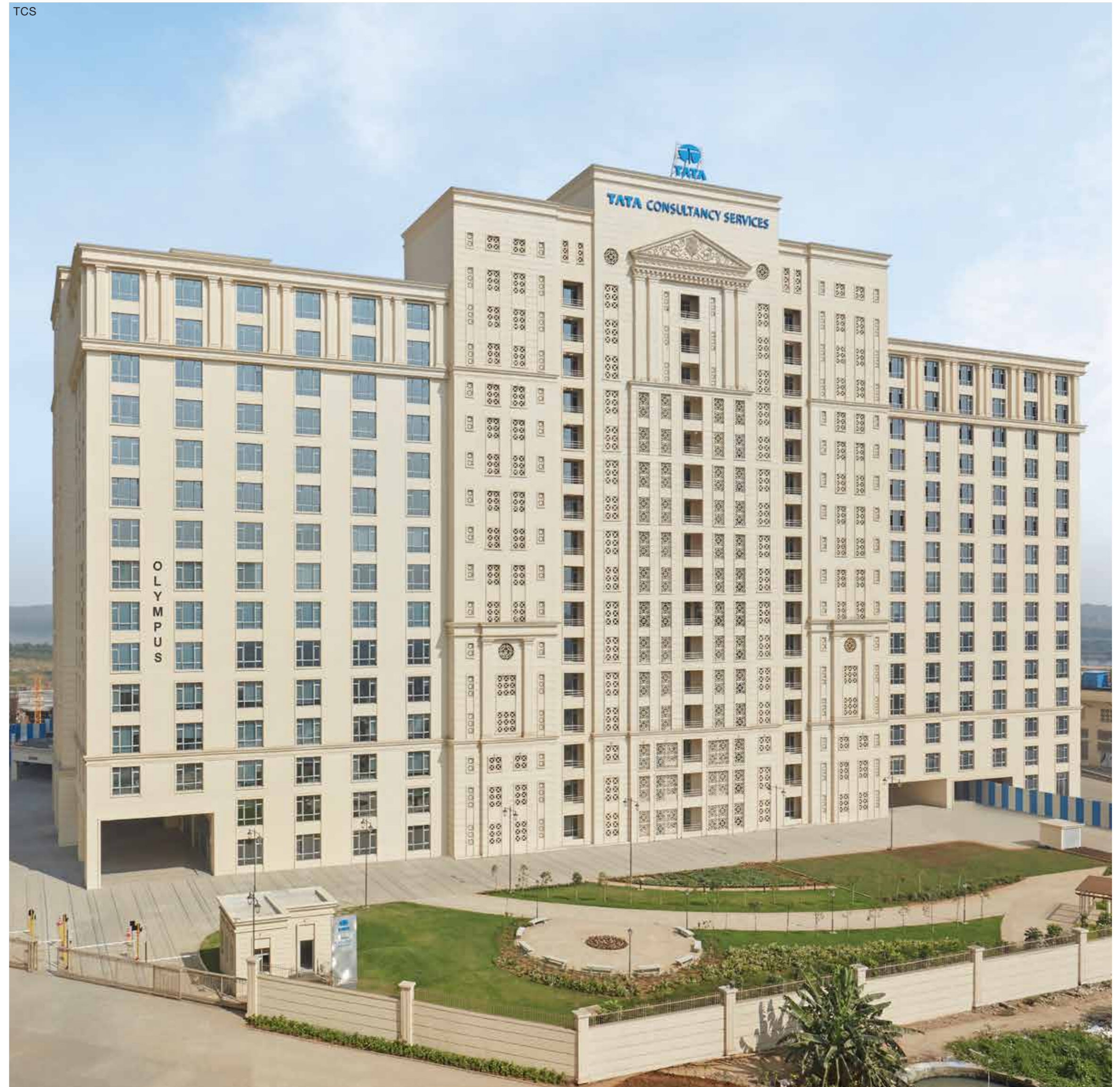
# Treat the tycoon in you

## Hiranandani Business Park, Thane

With its elegant workspaces and world-class amenities, Hiranandani Business Park has attracted some of the biggest names in the world of business. Also creating a highly fertile investment ground for you. The lake city of Thane has itself acquired fame and prestige because of the presence of Hiranandani. Besides the Business Park's unique benefit of being in the middle of nature has made it the preferred choice of blue-chip companies, banks, MNCs and offices of other Indian corporates. To name one, TCS has acquired a total of 1.8 million sq. ft. arena for its mammoth task force of around 14,000 employees in phase-1. Bayer CropScience boasts of its India head office right here. Encompassed by such inspiring neighbours will always keep you driven towards your goals.



Actual image of Hiranandani Estate, Thane.



Actual image of Hiranandani Estate, Thane.

# The path of magic and wonder

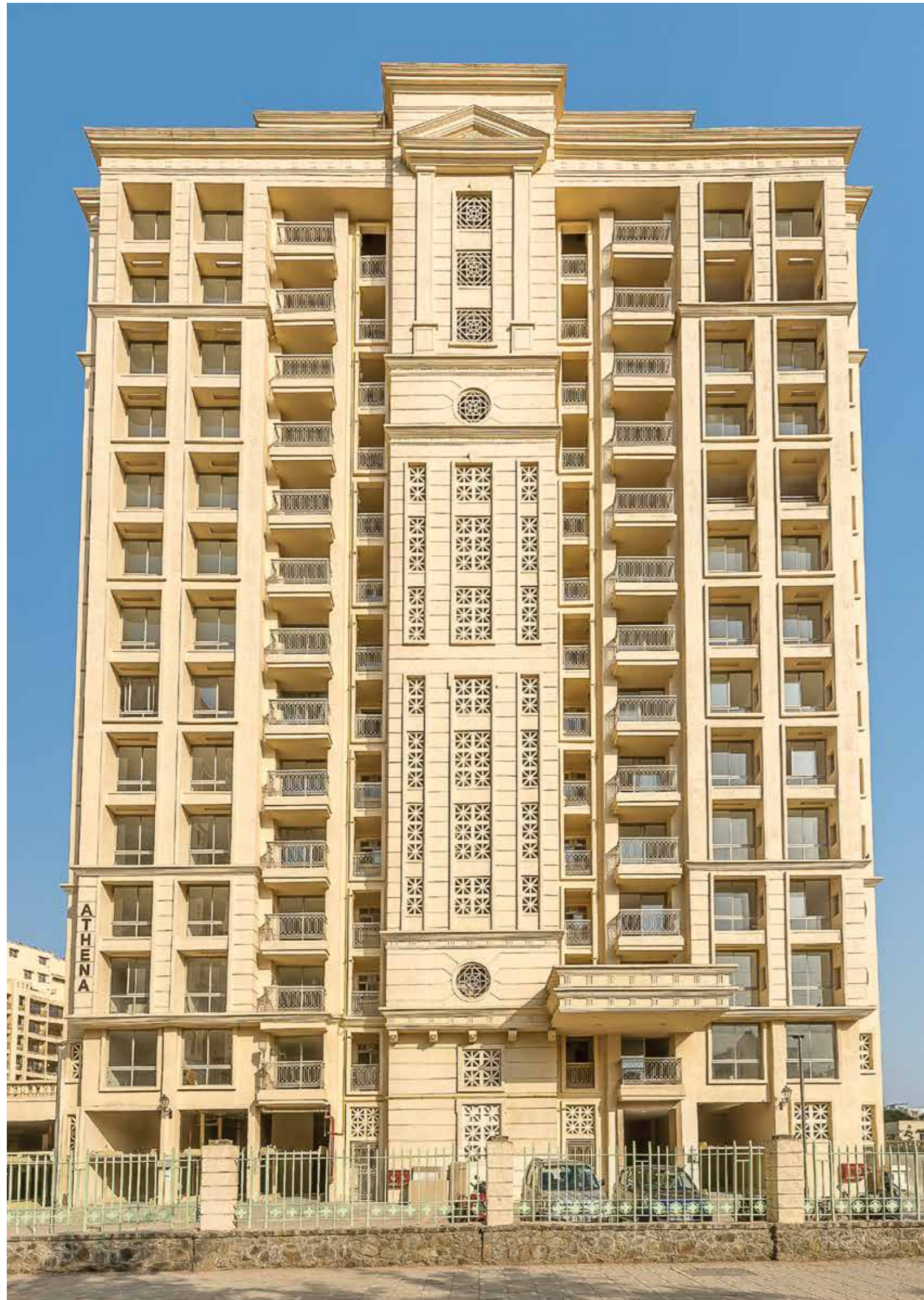
Life at Hiranandani Estate was never meant to be confined to four walls. Amazement and ecstasy take over the moment you arrive here. The open spaces, landscaped gardens and tree-lined avenues, all set amidst the natural greens introduce you to an experience beyond words.







Exclusive community  
living experience  
awaits you



Actual image

Welcome to the era of  
harmonious living.  
Welcome to

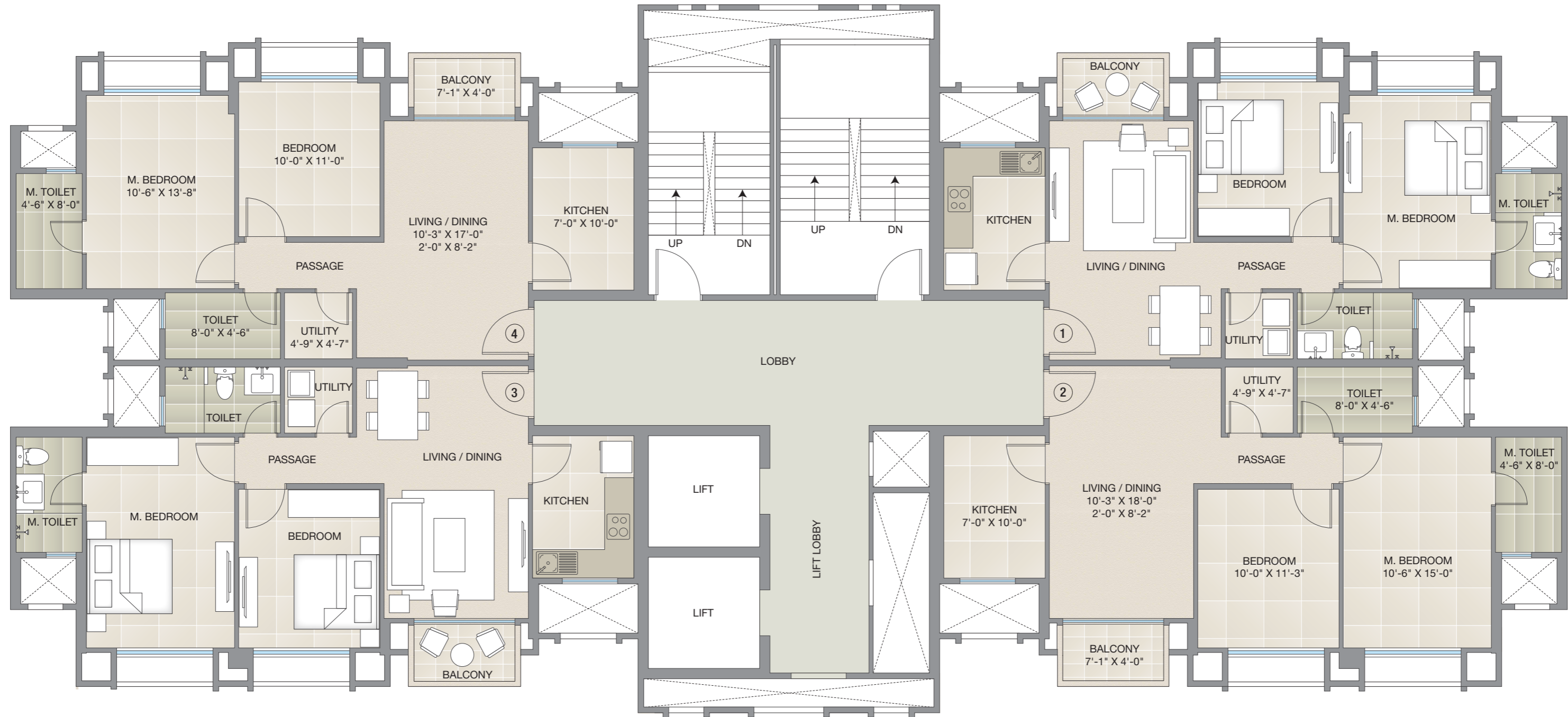
# ATHENA

2 BHK Apartments

It's time you look beyond lifestyles with worldly offerings, discover essence of real community living at Athena, Hiranandani Estate – Thane. Become a part of one of the most sought after living experiences, feel the pride of belonging to the community that many desire. Let the world class amenities, the iconic structure, the superior planning propel your lifestyle to level next at Athena.

# ATHENA

Typical Floor Plan  
3<sup>rd</sup> to 13<sup>th</sup> Floor



Carpet Area Statement

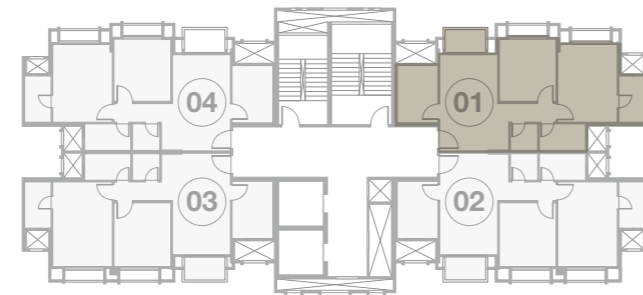
Flat Type	Flat Nos.	As Per RERA (A)		Total of Deck & Encl. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1 & 4	642	59.68	62	5.73	704	65.41
2 BHK	2 & 3	669	62.15	62	5.73	731	67.88
Flats removed for Services 101 & 104							
Refuge Flat Nos. are 902 & 1202							

- 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.



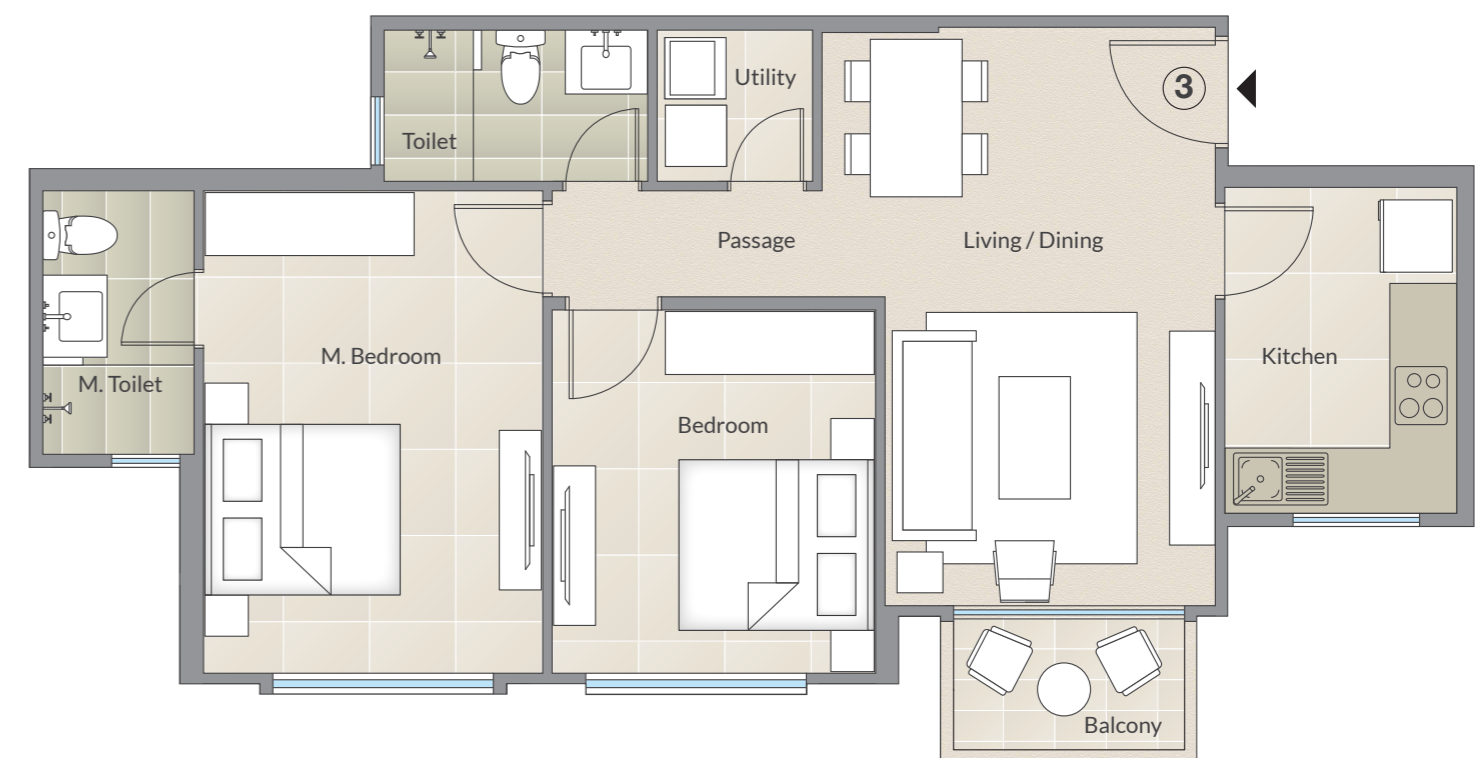
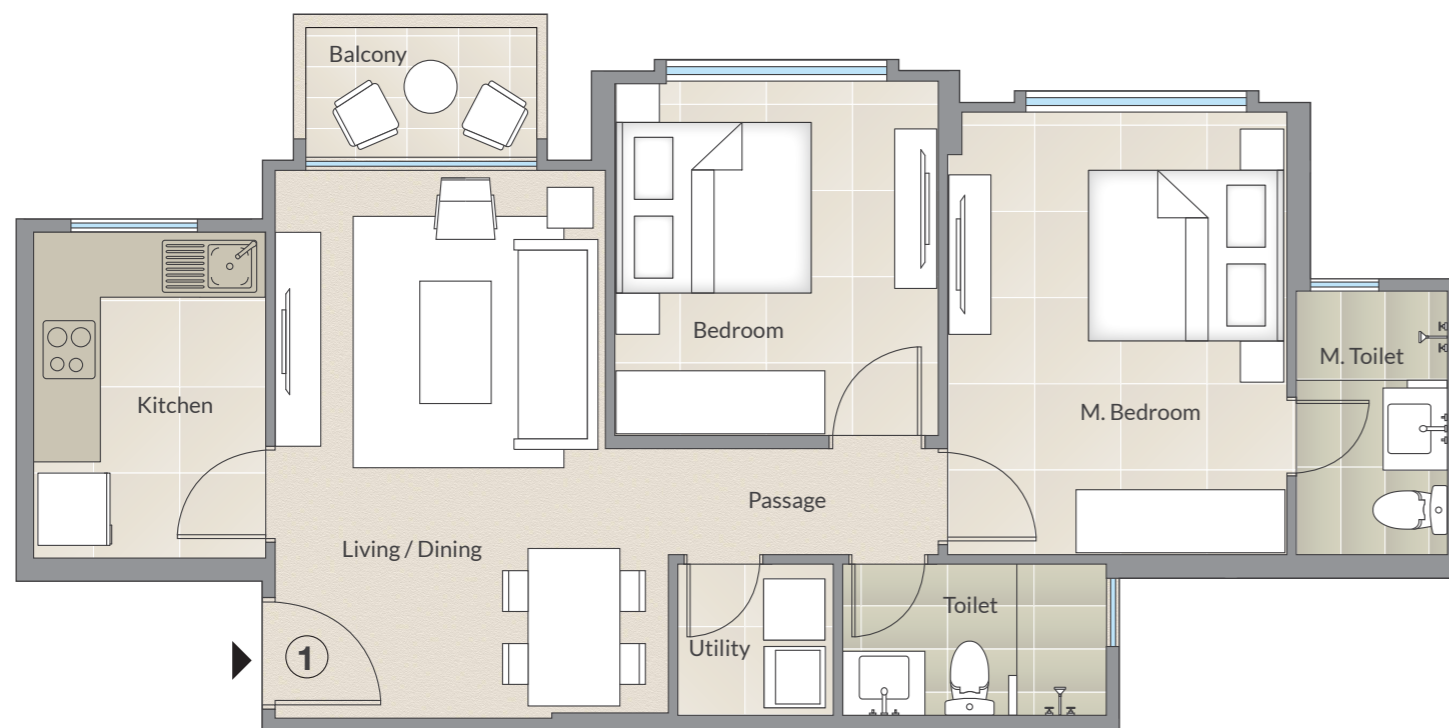
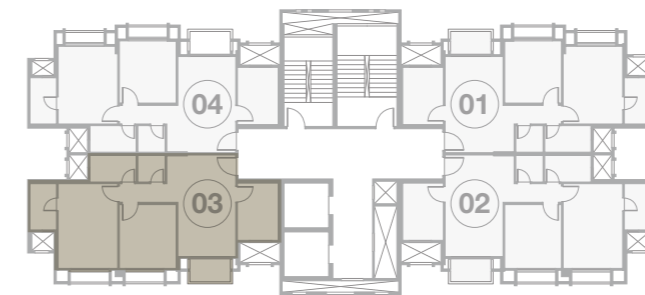
# ATHENA

2 BHK | Typical Floor Plan



# ATHENA

2 BHK | Typical Floor Plan



**Apartment Total Internal Area 704 Sq. Ft. as per RERA**

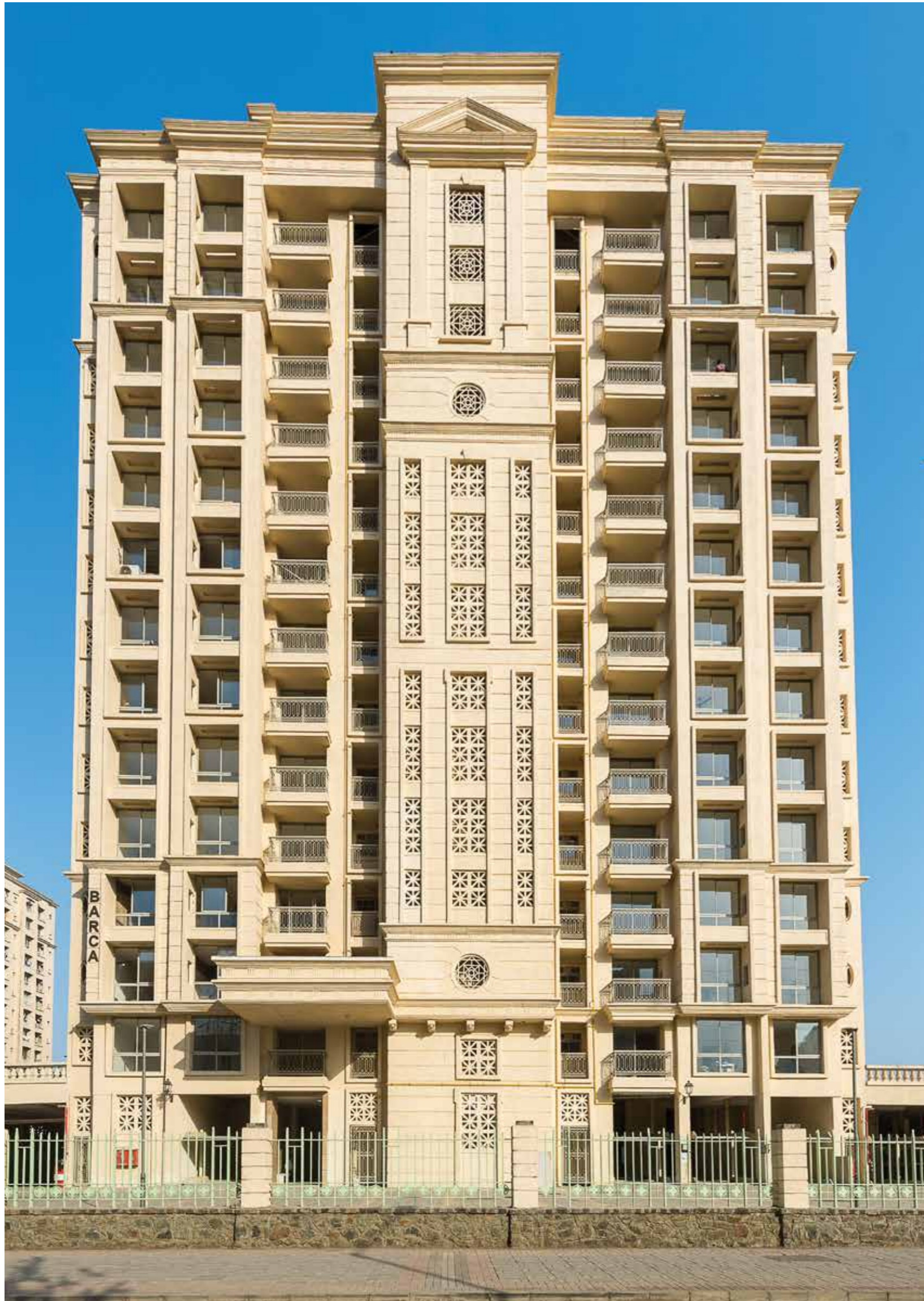
Living / Dining	10'-3" x 17'-0" / 2'-0" x 8'-2"
Kitchen	7'-0" x 10'-0"
Utility	4'-9" x 4'-7"
Toilet	8'-0" x 4'-6"
Bedroom	10'-0" x 11'-0"
M. Bedroom	10'-6" x 13'-8"
M. Toilet	4'-6" x 8'-0"
Passage	8'-5" x 3'-3"
Balcony	7'-1" x 4'-0"

- 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.
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**Apartment Total Internal Area 731 Sq. Ft. as per RERA**

Living / Dining	10'-3" x 18'-0" / 2'-0" x 8'-2"
Kitchen	7'-0" x 10'-0"
Utility	4'-9" x 4'-7"
Toilet	8'-0" x 4'-6"
Bedroom	10'-0" x 11'-3"
M. Bedroom	10'-6" x 15'-0"
M. Toilet	4'-6" x 8'-0"
Passage	8'-5" x 3'-3"
Balcony	7'-1" x 4'-0"

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- 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.



Live the life  
you always  
dreamt of.

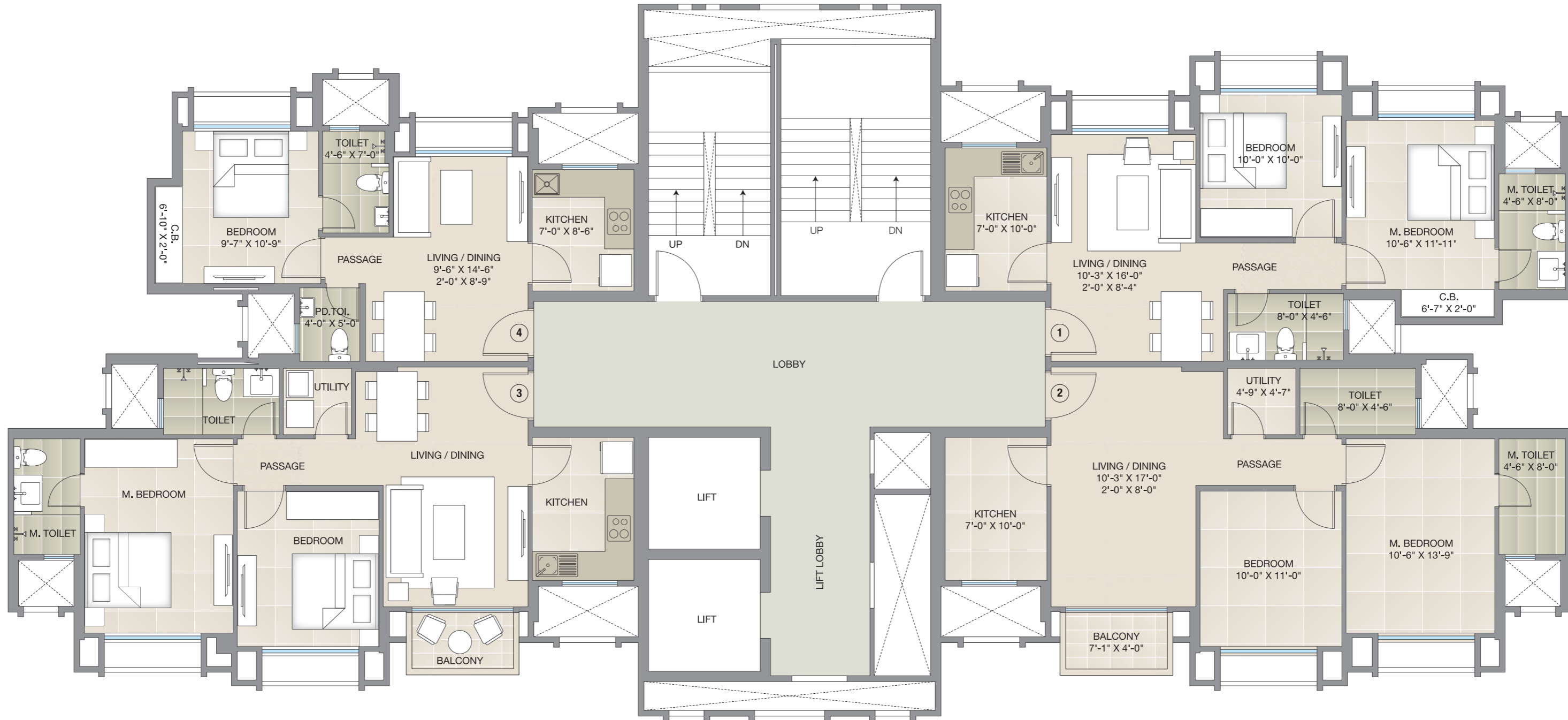
## BARCA

1 & 2 BHK Apartments

It's time for your dreams to turn into reality. It's time for a lifestyle that matches your preferences at Barca, Hiranandani Estate - Thane. Set amidst the glistening greens and boasting of all that you need along with superior connectivity, Barca promises a lifestyle hard to find elsewhere. Above all, the community living experience that comes with all the Hiranandani lifestyles truly makes life at Barca beyond compare.

# BARCA

Typical Floor Plan  
3<sup>rd</sup> to 13<sup>th</sup> Floor



Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA (A)		Total of Deck & Encl. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1	555	51.52	72	6.68	627	58.2
2 BHK	2 & 3	642	59.61	62	5.74	704	65.35
1 BHK	4	393	36.48	24	2.24	417	38.72
Flats removed for Services 101 & 104							
Refuge Flat Nos. are 901 & 1201							

- 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.



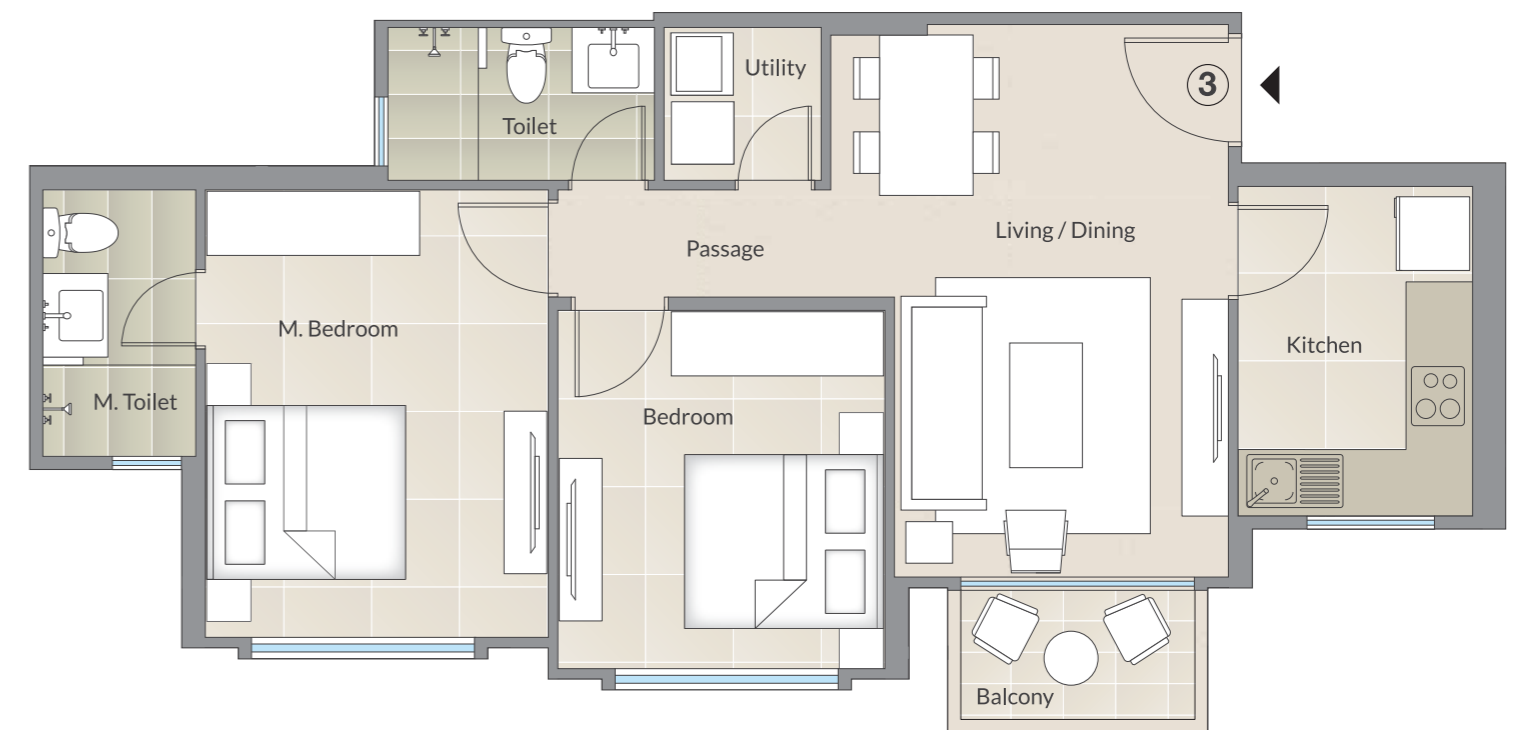
# BARCA

2 BHK | Typical Floor Plan



# BARCA

2 BHK | Typical Floor Plan



**Apartment Total Internal Area 627 Sq. Ft. as per RERA**

Living / Dining	10'-3" x 16'-0" / 2'-0" x 8'-4"
Kitchen	7'-0" x 10'-0"
Toilet	8'-0" x 4'-6"
Bedroom	10'-0" x 10'-0"
M. Bedroom	10'-6" x 11'-11"
M. Toilet	4'-6" x 8'-0"
C.B.	6'-7" x 2'-0"
Passage	8'-5" x 3'-3"

- All internal dimensions for carpet area are from unfinished wall surfaces.
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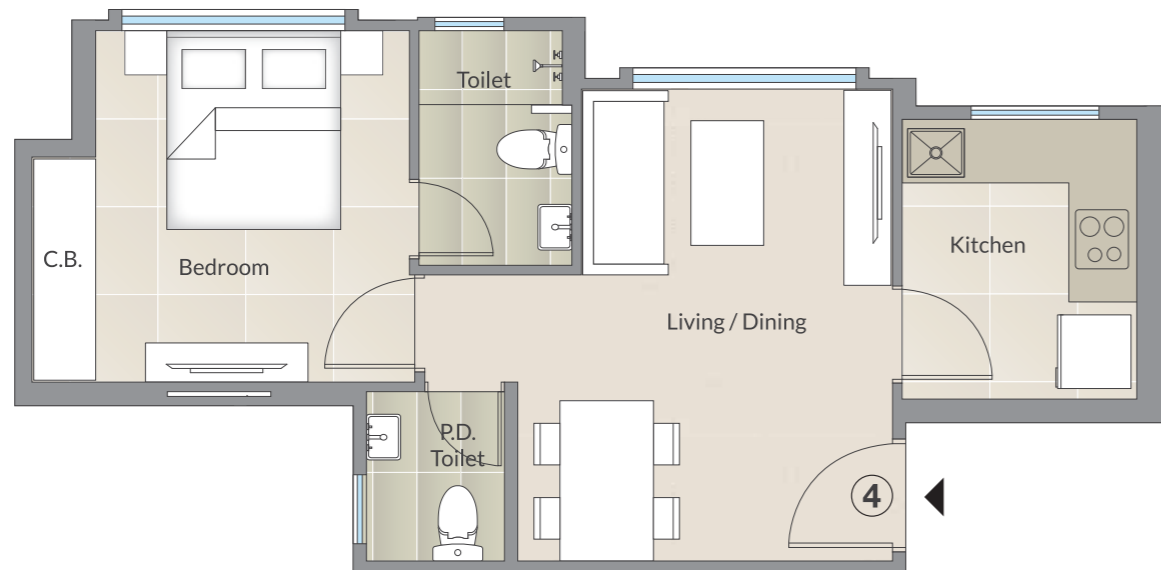
**Apartment Total Internal Area 704 Sq. Ft. as per RERA**

Living / Dining	10'-3" x 17'-0" / 2'-0" x 8'-0"
Kitchen	7'-0" x 10'-0"
Utility	4'-9" x 4'-7"
Toilet	8'-0" x 4'-6"
Bedroom	10'-0" x 11'-0"
M. Bedroom	10'-6" x 13'-9"
M. Toilet	4'-6" x 8'-0"
Passage	8'-5" x 3'-3"
Balcony	7'-1" x 4'-0"

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- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

# BARCA

1 BHK | Typical Floor Plan



**Apartment Total Internal Area** 417 Sq. Ft. as per RERA

Living / Dining	9'-6" x 14'-6" / 2'-0" x 8'-9"
Kitchen	7'-0" x 8'-6"
P.D. Toilet	4'-0" x 5'-0"
Bedroom	9'-7" x 10'-9"
C.B.	2'-0" x 6'-10"
Passage	4'-10" x 3'-3"
Toilet	4'-6" x 7'-0"

- 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 above image shown is of show apartment of Fortuna (1BHK) for reference purpose only. The furniture & fixtures shown in the above flat are not part of the apartment amenities.





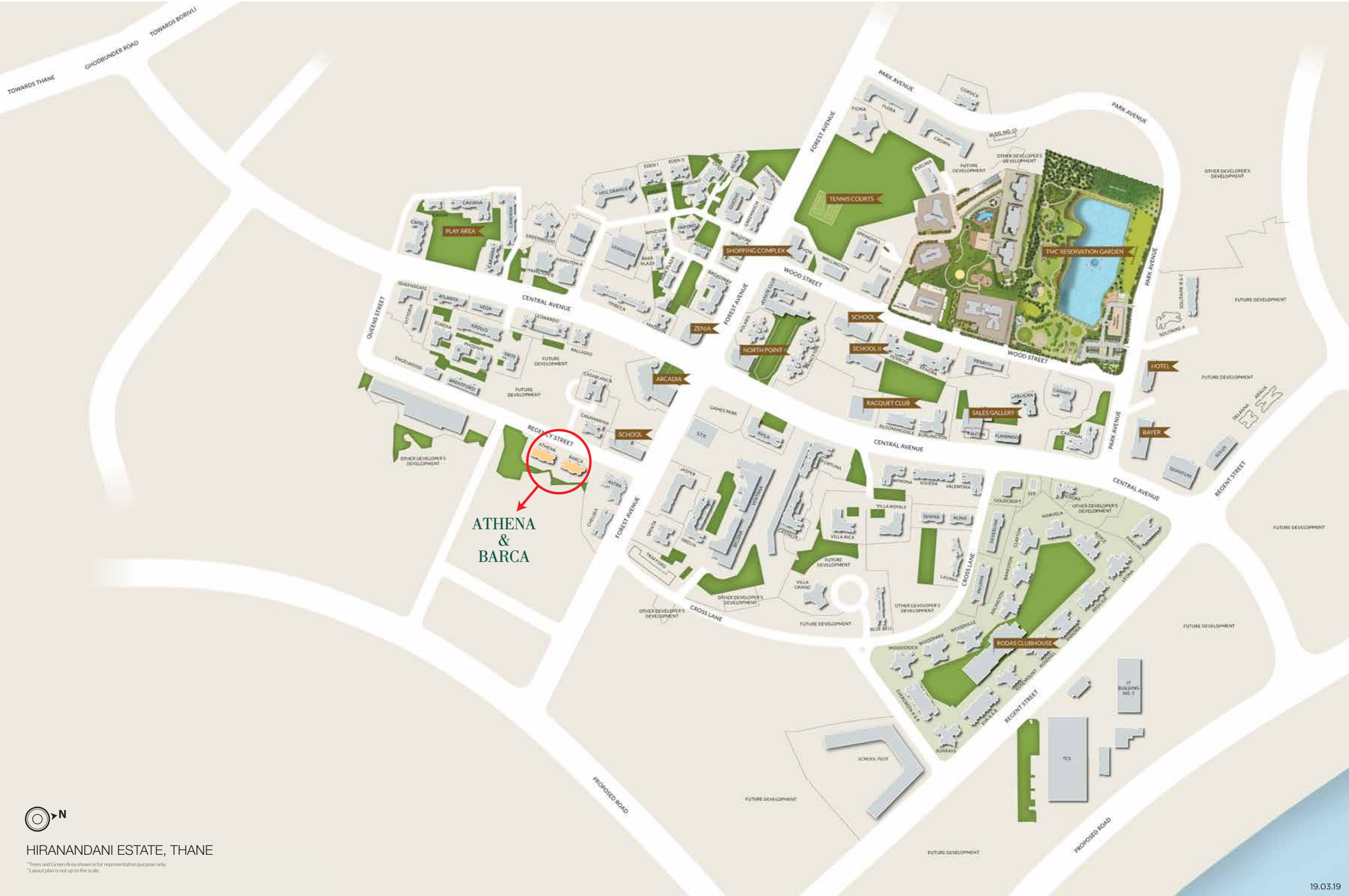
Let the magic take over,  
every time you enter  
your abode.

Surrender yourself to the charm of smart planning coupled with sheer sophistication. Discover a new reason to fall in love with your abode, every day.

#### **Apartment Features**

- Marble flooring in living and dining areas
- Aluminium heavy duty windows
- Tiles in toilets, kitchen and bedroom
- Toilet with marble counters and bathroom fittings in 2 BHK
- Kitchen platform with sink and other fittings
- Back up for selected light points in each flat
- Corrosion resistant plumbing

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The furniture & fixtures shown in the above flat are not part of the apartment amenities.



**ATHENA  
&  
BARCA**



**HIRANANDANI ESTATE, THANE**

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

# Wide dreams, drawing the eyes skyward

Exceeding expectations and living up to many mantles, Hiranandani group has marked its presence through building world-class townships, introducing integrated lifestyles and building better communities, with a focus on creating superior experiences in every aspect of life. With a dedicated and experienced team of professionals assisting the management, Hiranandani Group has grown into a valuable real estate company with a significant presence in India.

## **Better townships for better communities.**

Every Hiranandani township reflects this commitment to raising a complete world that looks into all aspects of living. Diverse ventures come together to create an integrated experience, minutely balancing all areas of happiness. An eco-friendly ambience, convenient infrastructure, luxurious lifestyle and proximity to work are seamlessly incorporated together, adding depth and joy to daily life.



Interior image of Olympia, Hiranandani Gardens, Powai.



Call: (+91-22) 2586 6000, 2545 8001

Sales Gallery, Central Avenue,  
Hiranandani Estate, off Ghodbunder Road, Thane (W).

Corporate Office: Olympia, Central Avenue,  
Hiranandani Business Park, Powai, Mumbai - 400 076.

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

Athena - The project has been registered via MahaRERA registration number: P51700013720 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Barca - The project has been registered via MahaRERA registration number: P51700013795 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Entity Name: ROMA BUILDERS PRIVATE LIMITED  
CIN: U70100MH1991PTC063439.