



# HIRANANDANI SANDS

ALIBAUG

---

Residences | Hospitality | Entertainment



*Representative Image*



## DR. NIRANJAN HIRANANDANI

*Visionary Business Titan*

*A LEADER BY DISPOSITION, A VISIONARY BY TEMPERAMENT.*

*A man of many achievements, Dr. Niranjani Hiranandani is known as "the builder extraordinaire" and is known for creating a real estate legacy panning India and beyond over the last 45+ years. He continues to helm Hiranandani Communities with the same excellence, expertise and pioneering leadership. He believes real estate should reflect the changing needs and trends of society, aiding a holistic life at every step.*

*Dr. Hiranandani's visionary leadership has transformed barren lands into premium world-class integrated townships across geographies that reflect elegance, functionality and refined luxury.*

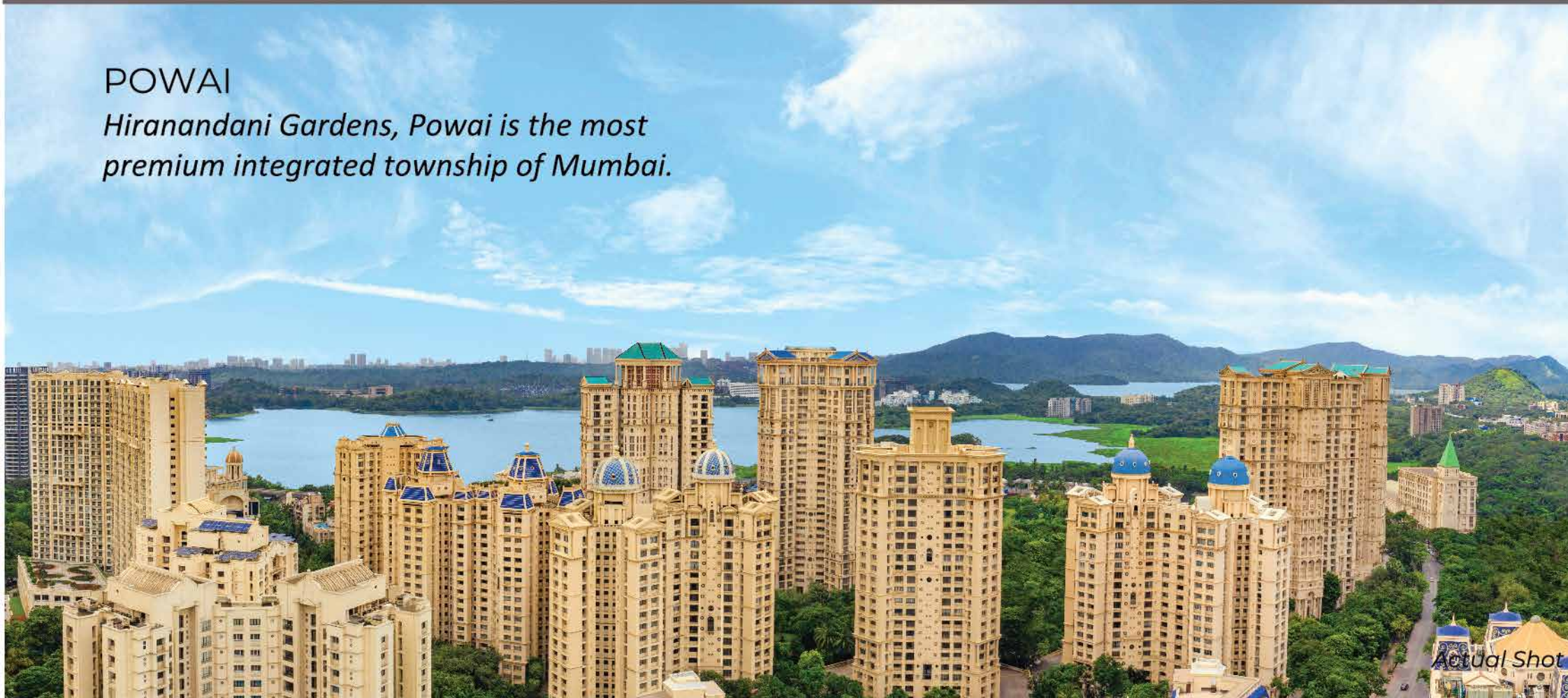
# THE CREATORS OF AWARD-WINNING INTEGRATED TOWNSHIPS

*And home to 22,000+ Happy Families*

*Dr. Niranjan Hiranandani's visionary approach has redefined urban living across India. From the bustling streets of Powai to the landscapes of Chennai, his commitment to excellence has left an indelible mark.*

## POWAI

*Hiranandani Gardens, Powai is the most premium integrated township of Mumbai.*



## THANE

*Hiranandani Estate in Thane has become a benchmark for quality living, offering a blend of residential, commercial, and recreational spaces. Hiranandani Estate, Thane is the most upscale residential destination of the city.*

## PANVEL

*Hiranandani Fortune City, Panvel is the largest and most vibrant township of Mumbai 3.0.*



## CHENNAI

*Hiranandani Parks in Oragadam, Chennai is the first golf integrated township offering modern living with wellness and convenience.*

BUILDING UPON  
THIS LEGACY,  
WE ARE NOW SET TO  
CREATE THE NEXT  
MASTERPIECE



# HIRANANDANI SANDS

ALIBAUG

*INDIA'S BEST BEACH DESTINATION*

---

*Golden sands beneath your feet,  
palm trees swaying to the beat,  
Finest homes upon this land,  
crafted with care, both bold and grand.*

*Stars above and waves below,  
cafés and hotels in a gentle glow.  
Adventure sparkles by the shore,  
laughter and thrill forevermore.*

*Here, nature and luxury meet  
and the destination life feels complete.*

---

*Representative Image*

# HIRANANDANI SANDS, ALIBAUG

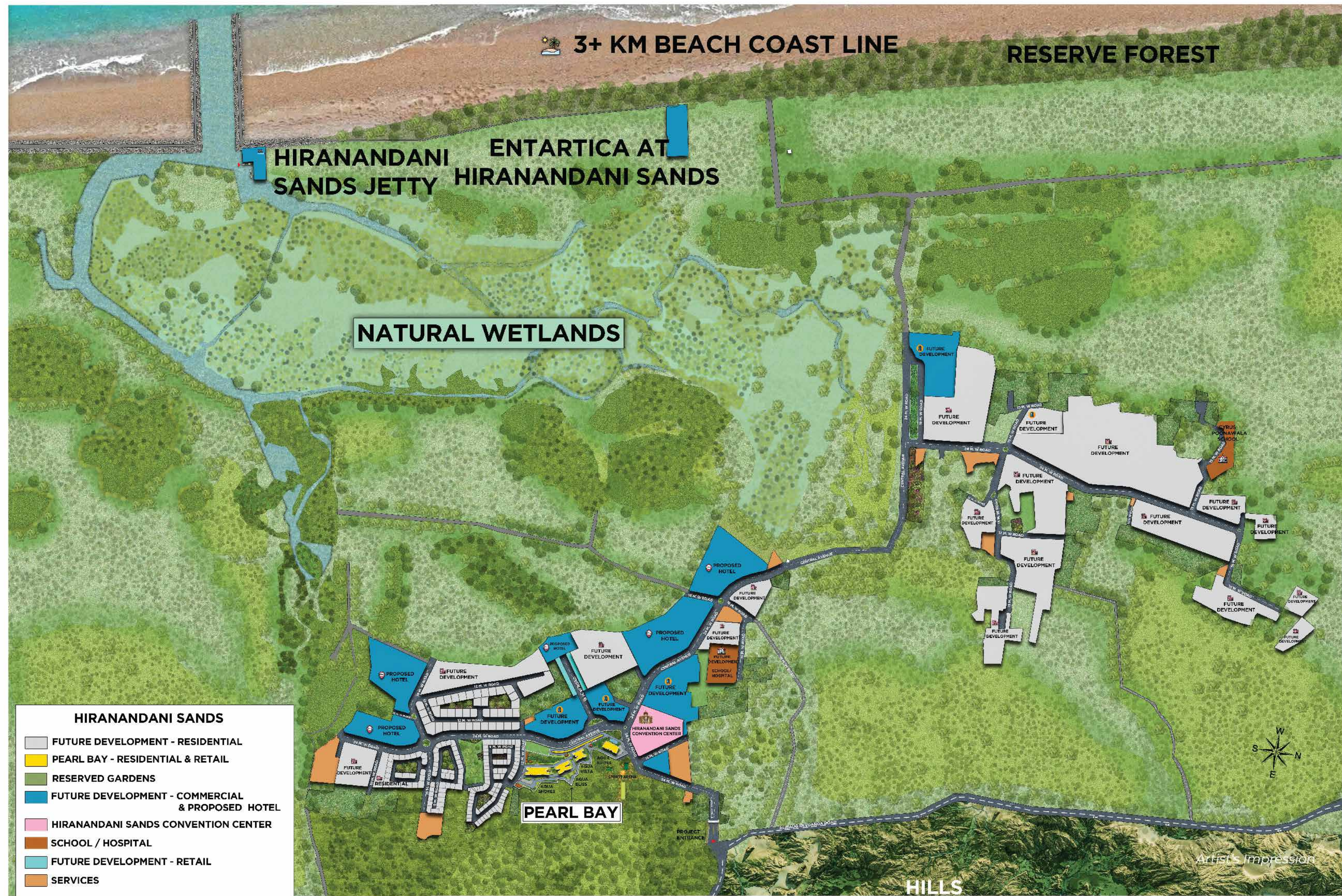
*There are places that shine with natural beauty. And then, there are those that rise to their full potential, when nurtured with vision. There was one such story. So was Powai.*

*Each transformed into a landmark of aspirational living, with Hiranandani shaping their skyline.*

*Alibaug already holds nature's finest gifts. Timeless beaches. Whispering palms. History that still breathes. But now, it is ready for more.*

*With thoughtfully planned townships, world-class design, and a complete lifestyle ecosystem, Hiranandani is here to do what it does best, turn a beautiful destination into a way of life.*

# MASTER PLAN



# WHAT DOES THE INDIA'S BEST BEACH DESTINATION TRULY OFFER!

Well, everything you have imagined and everything you have not.

- A township spread across **225 acres**
- India's first township with **private jetty**
- **3 Kms + pristine beach coastline**
- **100+ Acres of natural wetlands**
- **27+ Acres of reserve forest**
- **Dedicated high-end water sports arena**
- A **1,50,000+ Sq.ft. convention centre with world-class amenities**
- **Global-standard social infrastructure** — schools, hospitals and much more
- **High-end cafes, restaurants, retail spaces, and 5-star hotels**



Artist's Impression

Access to Township through State Highway



# ARRIVE BY AIR, WATER OR ROAD, IT'S EQUALLY CONVENIENT

Located minutes away from Mumbai via RoRo and sea-link connections, and well-connected to Pune. For residents, weekenders, Work From Home professionals, guests and tourists, it's an exotic beachside destination that will welcome you.



## SEAWAYS

Take the RoRo, a speedboat, or sail in your own private yacht — the sea leads the way. With a private jetty and RoRo connectivity across the Konkan, every journey begins seamlessly.



## ROADWAYS

Reach the destination life via the Atal Setu Sea Link, seamlessly connecting Mumbai to Navi Mumbai and beyond, with the Virar-Alibaug Multimodal Corridor and Revas-Karanja Bridge enhancing connectivity further.



## AIRWAYS

With the upcoming Navi Mumbai International Airport just a short drive away, air travel becomes effortlessly accessible—bringing the world closer to your beachside life.



## RAILWAYS

Hop on from CSMT and ride past cityscapes to Panvel, then glide down to Pen, tracing a scenic route. Think of it as the perfect destination for life.

BY THE BEACH  
AND CLOSE TO THE SEA,  
WATER GREET'S YOU IN  
MORE WAYS THAN ONE



*Representative Image*

# A PRISTINE 3KM+ COASTLINE

*A virgin coastline of the Arabian sea,  
surrounded by unspoilt nature, that you will call home.*

---

- *Proposed for the prestigious Blue Flag International certification*
  - *A hallmark of ecological harmony*
  - *Assured highest international standards*
- 



*Representative Image*

# INDIA'S FIRST TOWNSHIP WITH ITS OWN PRIVATE JETTY

*The Hiranandani Sands private Jetty is crafted to carry you across the waters with ease, making every journey as memorable as the destination itself.*

Representative Image

# WATER SPORTS

---

*At Hiranandani Sands, experience one-of-its kind, water sports arena, because some destinations offer special privileges.*

---



Representative Image



KAYAKING



FISHING



JET  
SKIING



PARASAILING



SURF  
SKIING



SPEED  
BOAT RIDE



KITE  
BOARDING

# 27+ ACRES RESERVE FOREST BY THE BEACH

*A serene 27+ acres forest on the beach,  
where we have planted more than 7000 trees  
to gift a serene ecosystem to the residents.*

- *Ecological conservation*
- *Hotspot for butterfly and bird watching*
- *Biodiversity with flora, fauna and much more*

*Representative Image*



HOTSPOT FOR  
BUTTERFLY



ECOSYSTEM  
DIVERSITY



BIRD  
WATCHING



ECOLOGICAL  
CONSERVATION

# 100+ ACRES OF NATURAL WETLANDS

---

*Most green spaces are made for the eye.  
This one is made for the soul.  
With quiet waters.  
With birds that return each season  
like a promise.  
With trees that offer shade to  
children at play.  
This is nature as it's meant to be  
Untouched in parts, alive in all.  
It asks nothing of you,  
Except that you slow down...  
And listen.  
Because this rare, hundred-acre  
green patch doesn't simply exist  
around your life  
it becomes a part of it.*

---



Representative Image



ELEVATED  
PATHWAY



BIRD  
OBSERVATORY



KAYAKING



WALKING  
TRAILS



ESTUARIES

WELCOME TO  
HIRANANDANI SANDS  
A CANVAS SPREAD  
ACROSS 225+ ACRES



Artist's Impression



**HOSPITALITY**

HERE, IT IS AN ART  
AND YOU ARE  
ITS ONLY MUSE

# HOTELS AND RESORTS

*Sometimes, a getaway should feel like it was built just for you. And our boutique hotels and world-class resorts offer exactly that — stays by the ocean that stay with you long after you leave.*

Representative Image



5 STAR  
HOTELS



SERVICED  
APARTMENTS



WELLNESS  
CENTERS



HIGH END  
TOURIST FACILITY



SPA  
RETREATS

# BEACHSIDE CAFES AND BARS

*At Hiranandani Sands, every meal is  
a moment waiting to become a lifelong memory.  
So how many memories would you like to make?*

Representative Image



HIGH  
END CAFÉS



ARTISANAL  
BARS



THEMED  
RESTAURANTS

# YACHT CLUB

---

*If luxury doesn't always mean  
wearing a suit to you  
but sometimes means slipping into  
linens and setting sail,  
then you've arrived at the right place.*

---

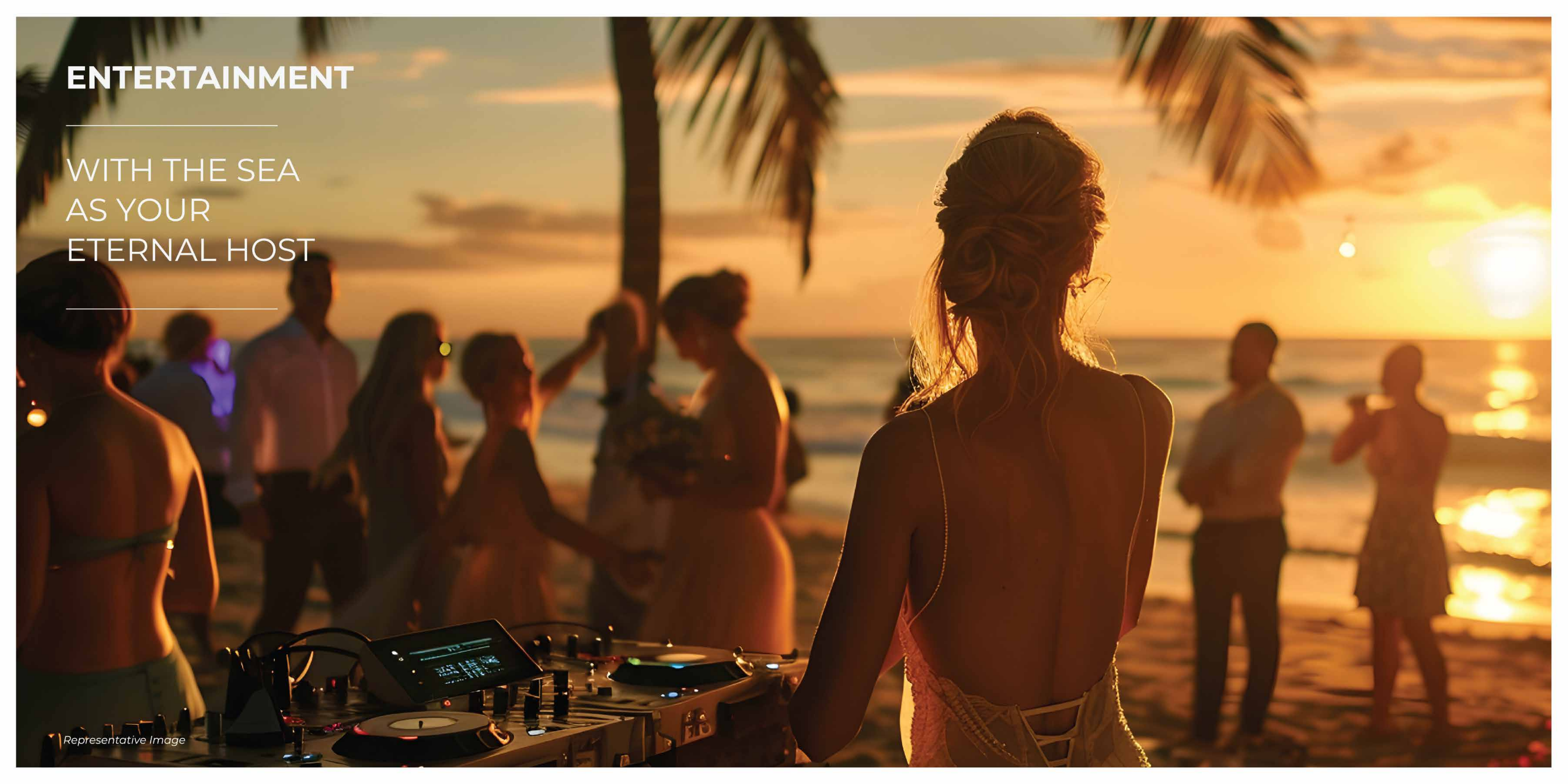


# ENTERTAINMENT

---

WITH THE SEA  
AS YOUR  
ETERNAL HOST

---

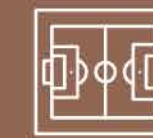


# A 1,50,000 SQ. FT OF CONVENTION CENTRE WITH BEST-IN-CLASS AMENITIES

Representative Image



EXOTIC RESORT STYLE  
EXPANSIVE POOL WITH  
SUNKEN POOL BAR



OUTDOOR  
SPORTS AREAS



INDOOR SPORTS  
AREAS



YOGA & PILATES  
STUDIO



1000+ SEATER  
MULTIPURPOSE  
HALL/BANQUET



STATE-OF-THE-ART  
GYMNASIUM



THEMED SPA

# THE THRILL OF SPORTS AND THE CALM THAT FOLLOWS

---



Representative Image

## OUTDOOR SPORTS



CRICKET NET



RUNNING TRACK



ARCHERY



VOLLEYBALL  
COURT



BASKETBALL  
COURT



GOLF  
PUTTING



LAWN TENNIS  
COURT



PICKLEBALL  
COURT



FUTSAL/MULTI  
PURPOSE  
SPORTS COURT



Representative Image

## INDOOR SPORTS



BADMINTON  
COURTS



SQUASH  
COURTS



PADEL BALL  
COURT



E-GAMING  
ZONES

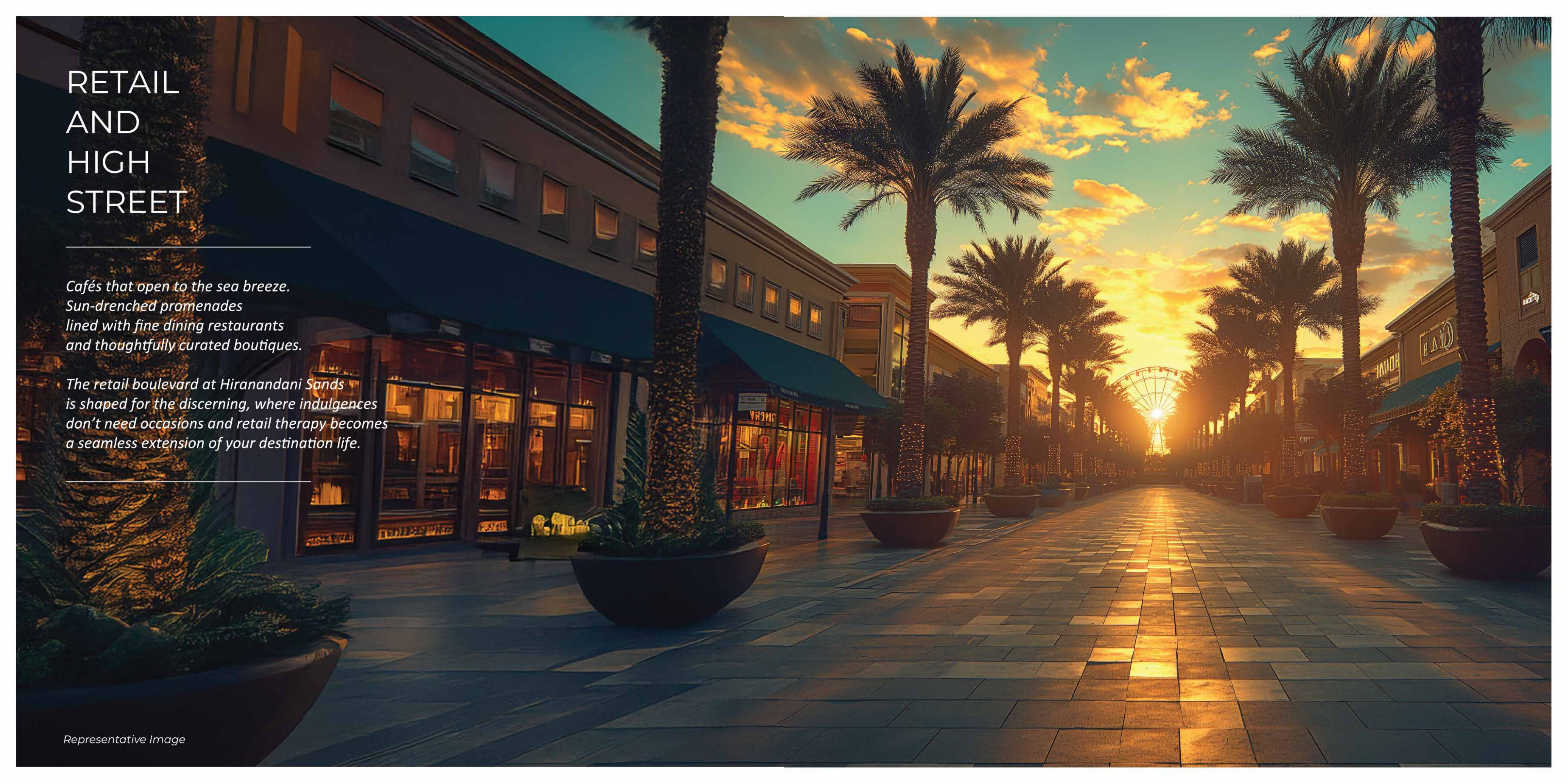
# RETAIL AND HIGH STREET

---

*Cafés that open to the sea breeze.  
Sun-drenched promenades  
lined with fine dining restaurants  
and thoughtfully curated boutiques.*

*The retail boulevard at Hiranandani Sands  
is shaped for the discerning, where indulgences  
don't need occasions and retail therapy becomes  
a seamless extension of your destination life.*

---



# TOWNSHIP CONVENIENCES

*It's where every essential - education, healthcare, safety, and transport is not an afterthought, but part of the plan. So whether it's a child's first day of school, a late-night emergency, or a quick ride into town - life doesn't pause for what's needed. It simply continues, with assurance.*

Representative Image



SCHOOLS



HOSPITALS



POLICE  
STATION



FIRE  
STATION



BUS  
TERMINAL

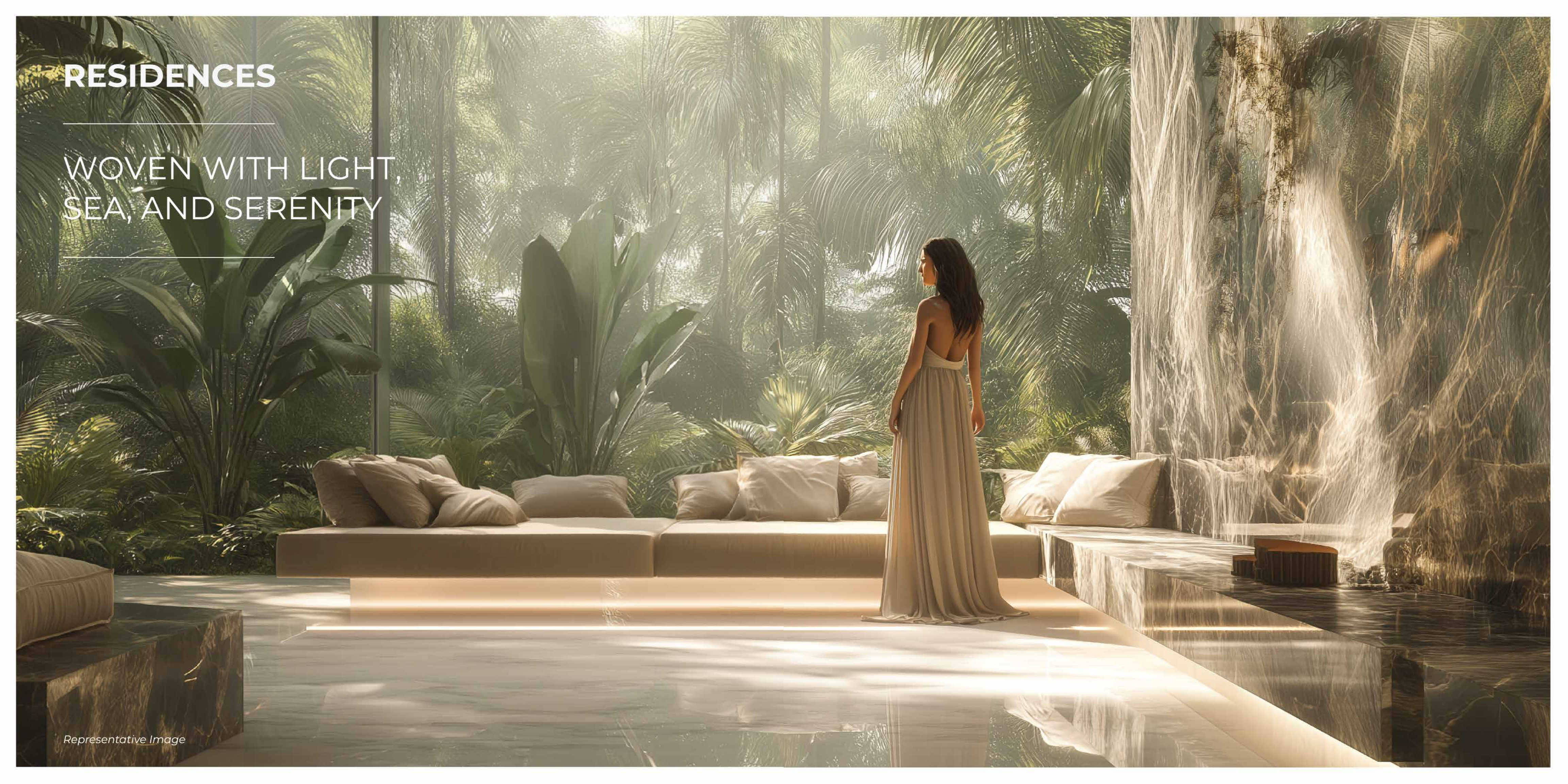
# RESIDENCES

---

WOVEN WITH LIGHT,  
SEA, AND SERENITY

---

*Representative Image*



*Presenting*

# PEARL BAY RESIDENTIAL TOWERS

***Aqua Shores, Aqua Vista & Aqua Bliss***

***Studio | 1 BHK | 2 BHK | 3 BHK Apartments***

*No matter what you choose,  
your balcony meets the ocean breeze.*

*Thoughtfully planned to serve as permanent homes,  
weekend getaways, or remote work retreats, they  
offer a rare blend of comfort, flexibility, and serenity,  
all in the setting of a global beachside destination.*



*Representative Image*

**METICULOUSLY  
DESIGNED,  
WITH TIMELESS ELEGANCE  
AND FUNCTIONALITY**

---

#### **LIVING ROOM & BEDROOMS**

- *Air-conditioned living, dining and all bedrooms with split units*
- *Large format vitrified tiles in all rooms*
- *Heavy duty aluminium single glazed windows*
- *Fully done up false ceiling with recessed lights*

#### **KITCHEN**

- *Quartz stone platform*
- *Modular cabinet below platform*
- *Geyser*
- *Exhaust fan*
- *Water purifier*
- *Hob and hood*
- *Refrigerator and washing machine in studio apartments*

#### **TOILETS**

- *Fully finished toilets with superior quality sanitary fittings*
- *Geyser*
- *Exhaust fan*
- *Wash basin with counter*
- *High-quality non-corrosive plumbing*
- *Fully done up false ceiling with recessed lights*

# AT INDIA'S BEST BEACH DESTINATION, EVEN NATURE JOINS THE RECEPTION.

*The grand entrance welcomes you with quiet elegance, as if nature itself is greeting you, and your first step already feels like belonging to something timeless.*

Representative Image



HIGH STREET RETAIL  
PLAZA WITH THEMED  
SEATING AREAS, WATER  
FEATURES AND SELFIE POINTS



EXCLUSIVE AMENITIES  
SPREAD ACROSS TWO LEVELS



SIGNATURE WATER  
FEATURE AT ENTRANCE



MULTIPLE THEMED  
GARDENS



OUTDOOR FITNESS  
STATION



YOGA/MEDITATION  
LAWN



ARTISTIC PLAY  
SCULPTURES



EVENT LAWN



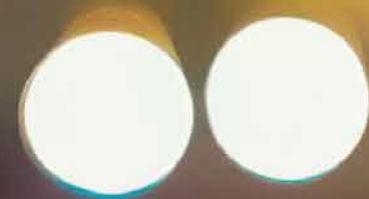
PET PARK



KIDS' PLAY  
LAWN

# 24 X 7 LUXURY CONCIERGE SERVICES

---



Representative Image



EXCLUSIVE  
ACCESS



DINING  
EXPERIENCES



TAILOR-MADE  
TRAVEL



HEALTH &  
WELLBEING



DAY TO DAY  
ASSISTANCE



PROPERTY  
SERVICES



UNIQUE  
GIFTING



EDUCATION  
SERVICES

# MAKE A DECISION THAT LEADS YOU TO THE BEST BEACH DESTINATION LIFE OF ALL TIME

---

*A decision to live less by the clock, and more by the sun.  
To choose freedom, colour, peace.*

*To come home, not to four walls, but to a feeling.  
Hiranandani Sands isn't a milestone.*

*It's the moment your life changes shape.  
Becomes lighter, becomes truer, becomes yours.*

*And becomes the destination  
you have been waiting for.*

---



# THE HIRANANDANI WAY

---

HAVING  
A LEGACY OF

**45+**  
YEARS

---

WON OVER

**100+**  
AWARDS

---

HOME TO

**22000+**  
HAPPY FAMILIES



*Actual Shot*

## CHOOSE 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 45+ 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.*





#### **SITE ADDRESS**

Hiranandani Sands, Alibaug-Revdanda Road, Palav Village, Alibaug- 402201

#### **CORPORATE OFFICE ADDRESS**

Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400076.  
(+91 22) 65453705 / 65453600 | [www.hiranandanicomunities.com](http://www.hiranandanicomunities.com)



**Aqua Bliss**  
MahaRERA Registration No.:  
**PR1270002500751**



**Aqua Shores**  
MahaRERA Registration No.:  
**PR1270002500762**



**Aqua Vista**  
MahaRERA Registration No.:  
**PR1270002500750**

The Developer has mortgaged and obtained a loan against property on the Larger Land, including the said land situated at Village Nagaon, Bagmala, Revdanda, Chaul, and Mandve, Taluka Alibaug, District Raigad, under the terms and conditions of the loan facility availed from HDFC Ltd. Consequent to the merger of HDFC Ltd. with HDFC Bank Ltd., the lender/mortgagee of the loan facility shall be HDFC Bank Ltd. Accordingly, the entire movable, fixed, and current assets of the project (present and future) on the said project land stand hypothecated/charged in favor of HDFC Bank, and the Developer shall obtain the required consent/NOC/release of charge from HDFC Bank in respect of the said Flat at the time of its sale, as and when required.