



BEGIN YOUR
Great Migration

9.6 Acres of Mix Development | 47 Storey Residential Tower
50+ Lifestyle Amenities | First & Fastest Access to GMLR
Uninterrupted 180° Views of Mulund Hills | Jain Derasar Within Land Parcel*



SERENITY
AT HILLFRONT
— MULUND-W —

LUSH 2 & 3 BED RETREATS

FROM ₹ 2.06 Cr* Onwards

ANY FLOOR | ANY 2 BED UNIT | ANY PAYMENT PLAN

**“Every species on earth
knows when to move.
Except us.”**

We stayed. We called it ambition.
We called it success. We called it home.

But somewhere between the commute and the corner office, the noise
became the norm. The crowd became the condition. The concrete became
the landscape we stopped questioning.

Until now...





But, Something is shifting. People are leaving — not in defeat, but in clarity.

Trading density for depth. Chaos for calm. A view of buildings for a view of hills.

Nature has always known what we are only beginning to remember.

You were not built to stay still.

You were built to arrive somewhere better.

Begin your *Great Migration*

This isn't a new address. This is a new awareness.

Mumbai has always known how to push people to
their edges. The edge of patience. The edge of space.
The edge of wondering if this is really it.

At the foothills of Mulund Hills,
the city runs out of concrete.
The hills take over. The air changes.
And for the first time, you exhale.

3 Reasons To Begin Your *Great Migration*



01

The Nature

Where the hills begin

- Nestled at the foothills of Mulund Hills
- Borders Sanjay Gandhi National Park
- Views of seasonal waterfalls and forest cover
- Air that doesn't need an explanation

02

The Connectivity

The city got closer

- Entry point of GMLR :
Mumbai's most ambitious road project
- Goregaon within 20 minutes
- Direct access to Eastern Express Highway
- BKC, Lower Parel, Thane — all within reach
- Metro Line 4 on LBS Marg

03

The Balance

Two worlds. One address.

- Greenery of Sanjay Gandhi National Park to the East
- The connectivity of Eastern Express Highway to the West
- Hills rising quietly behind you
- The energy of Mumbai unfolding ahead
- Nothing compromised. Nothing missing.



PRESENTING



SERENITY
AT HILLFRONT
— MULUND-W —

The address of abundance and exceptional experiences



Some buildings give you a home. This one gives you a life. Forty seven floors of open sky. Hills at your window. Green at your doorstep. A pool that ends where the horizon begins. Spaces that don't just accommodate living — they elevate it. The city at your fingertips. Luxury at every turn. Nature at every breath.

Everything you wanted. Finally, all at once.

Project Hallmark



Jain Derasar Within
Land Parcel[#]



First & Fastest Access
to **GMLR**



Grand Club House
Spanning 24,000 Sq. Ft.



Quick Access to
LBS Marg, EEH &
Upcoming Metro Line 4



Sky Deck Residences
400 Ft. Above Ground Level



Jodi Options
Available



50+ Amenities on 3 Levels
Ground, Podium & Rooftop





Three levels. A higher order of living

Life doesn't rise all at once.
It unfolds, layer by layer.
Across three elevated levels,
every experience finds its place
spaces to energize, rejuvenate,
connect and unwind.

A setting where your days
feel lighter,
your time feels richer,
and living takes on
a quieter sense of elevation.





**And then,
everything
finds its place**



Active Indulgences

- Multipurpose Court
- Pickleball Court
- Zumba & Wellness Studio
- Adventure Rock Climbing Wall
- Aqua Gym

Nature & Rejuvenation

- Pet Park
- Butterfly Garden
- Indoor Cafe & Lounge
- Herb Garden
- Luxe Salon & Spa Retreat

Social & Leisure Experiences

- Open Air Cineplex Experience
- Grand Pool with Lounger
- Open Cafe Seating on rooftop
- Co-working space & Gaming Arcade
- Content Creator Studio



FROM

₹2.06Cr*

Onwards

Lush 2 & 3 Bed Retreats

ANY

Floor

2 Bed Unit

Payment Plan

Offer valid till 30th June, 2026

Valid upto 39th floor

Smart Payment Plans for Effortless Ownership



Choose Your EMI

2 Bed: ₹23,999/- & 3 Bed: ₹29,999/-

Pre EMI For 36 Months



2 Bed: ₹24,668/- & 3 Bed: ₹33,067/-

Pre EMI For 36 Months



30 : 40 : 30 Plan

30 Now : 40 Top Slab : 30 OC Application

.... And Other Flexi Payment Plans Available



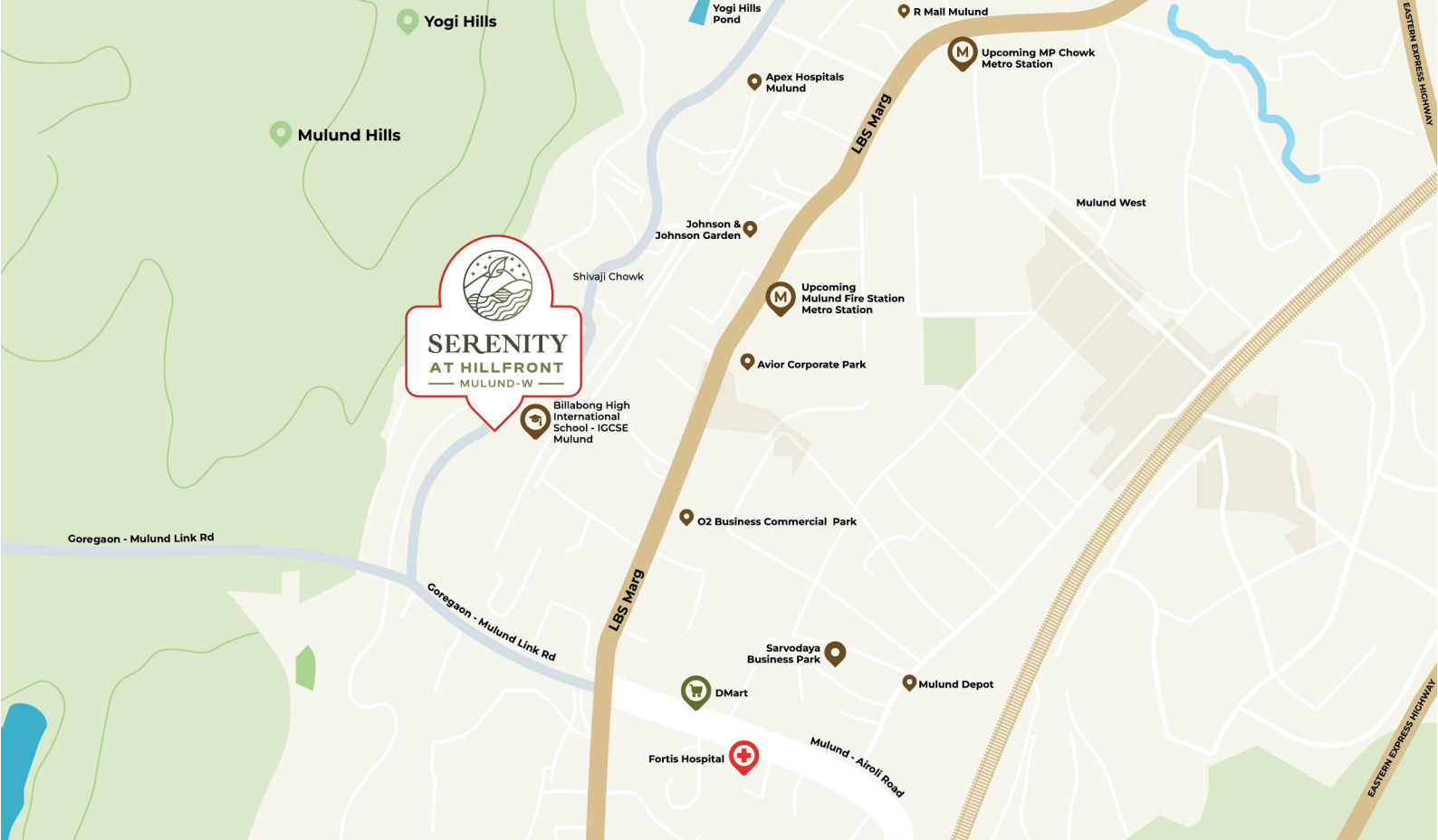
*T&C apply

BEGIN YOUR
Great Migration

The Hills Don't Hustle, That's Exactly The Point.

UNINTERRUPTED 180° PANORAMIC VIEWS OF MULUND HILLS





Stay connected to Everything, Soul included.

Beyond proximity, this is a location that aligns you with everything that matters.

KEY LANDMARKS & CONNECTIVITY

GMLR	500 mtrs
LBS Marg	1.2 km
Upcoming Metro Station (Line 4)	1.5 km
Eastern Express Highway	2.0 km
Mulund Bus Depot	2.7 km
Mulund Railway Station	3.2 km

HEALTHCARE

Fortis Hospital	1.8 km
Apex Hospital	2.8 km

SPIRITUAL CONNECT

Jain Derasar Within Development	100 mtrs
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EDUCATION

Billabong Int. School	100 mtrs
DAV International	1.5 km
St. Mary's	1.8 km
NES International	2.5 km

EVERYDAY CONVENIENCES

D-Mart	1.5 km
R-Mall	2.8 km



**ATUL
PROJECTS**
Mark of Trust

Disclaimer: All images, plans, layouts, specifications, dimensions, and other details mentioned in this brochure are indicative and for representational purposes only and may not be to scale. The developer reserves the right to change or amend any information without prior notice, in the interest of the project. Furniture and fixtures shown in the plans are only for illustrative purposes and do not form a part of the standard offering. The information contained herein does not constitute any legal offer or form part of any agreement. T&C apply. The project property is under mortgage with the Kotak Mahindra Bank and that Kotak Mahindra Bank's NOC shall be required for sale of flats/units.
#Planned Jain Derasar. *Offers valid upto 39th Floor.