



BAY HEIGHTS
BANDRA BAY



LEGACY UNFOLDS BY THE BAY

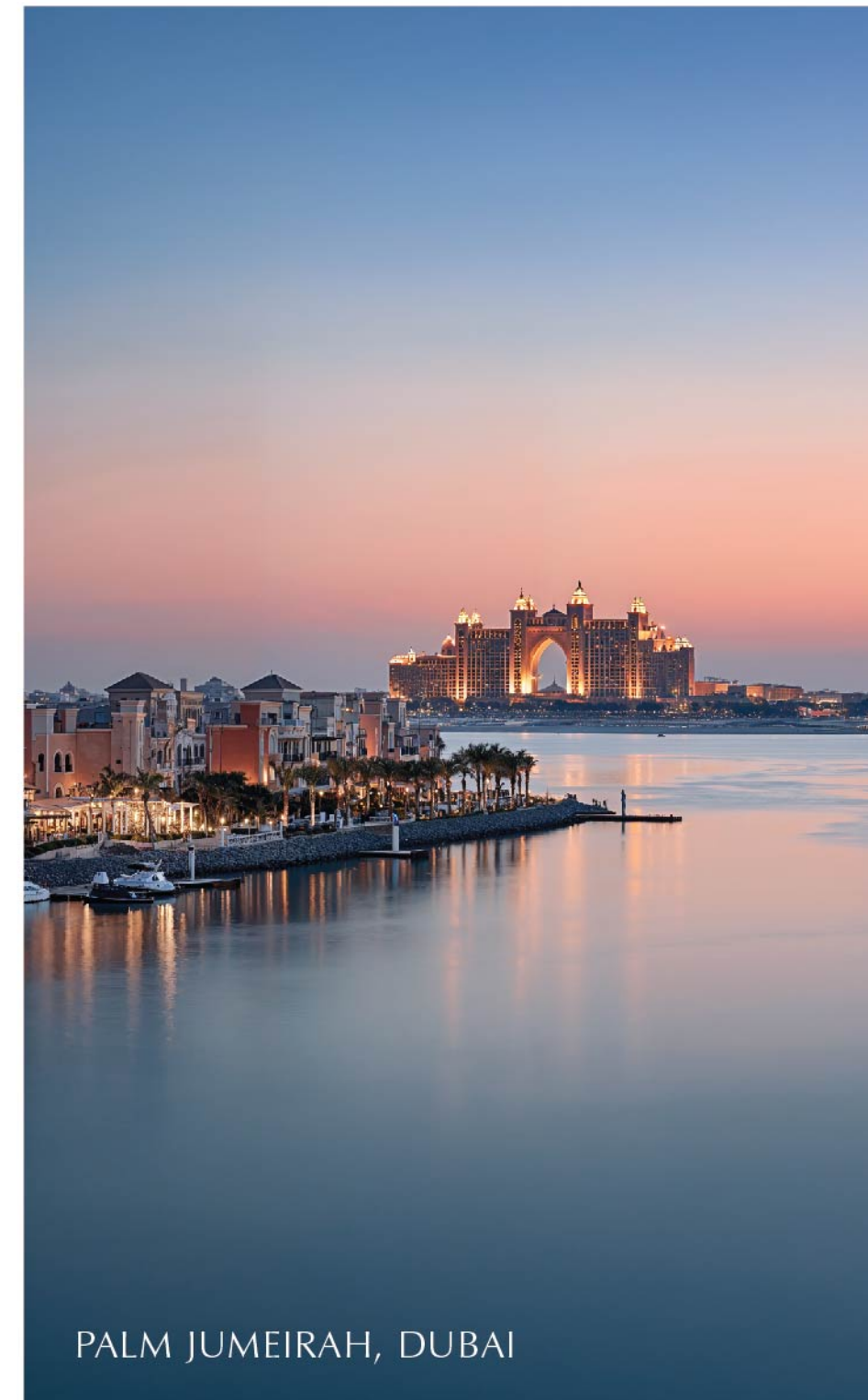
ICONS SHAPED BY WATER

Across the world, the water has always called the future forward. London answered with Canary Wharf, Dubai with Palm Jumeirah, Singapore with Marina Bay.

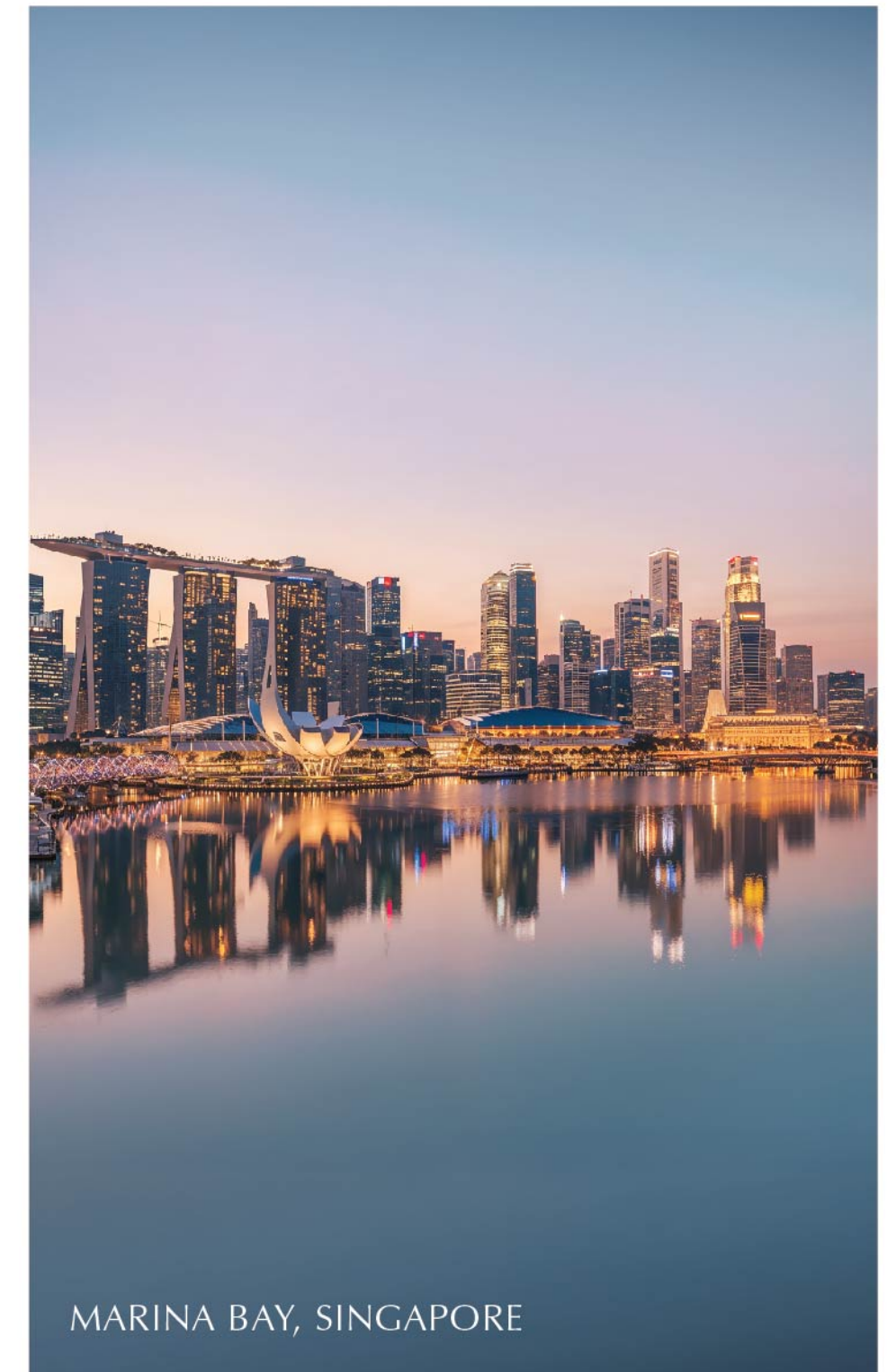
Now, Mumbai listens. And on its western edge, the city begins its own conversation with the sea. A global idea, reborn in a local soul. A new horizon, drawn by the bay.



CANARY WHARF, LONDON



PALM JUMEIRAH, DUBAI



MARINA BAY, SINGAPORE

THE DAWN OF BANDRA BAY

Along the city's western edge, a landmark vision is taking shape, a waterfront transformation led by the city, designed to redefine how life meets the sea. Conceived as India's first world-class bay district, Bandra Bay represents a new civic imagination — where open promenades, cultural spaces, and architectural harmony create a life by the water's edge. Supported by new urban infrastructure - the Coastal Road, Metro, and Sea Link - this is the city's most ambitious step toward a global, connected, and enduring future.

Bandra Bay.
A city's vision. A coastline redefined.



A DISTRICT COMPOSED FOR THE FUTURE

₹15,000+ CRORE PUBLIC INVESTMENT
TRANSFORMING MUMBAI'S WESTERN HORIZON

PLANNED IN COLLABORATION WITH
BMC AND MMRDA

8 MILLION SQ. FT. OF MIXED-USE WATERFRONT
DEVELOPMENT

4 KM CONTINUOUS PROMENADE ALONG THE BAY

SEAMLESS 20-MINUTE CONNECTIVITY: SOUTH
MUMBAI – BANDRA – BKC

SOLAR-INTEGRATED SYSTEMS IN HARMONY WITH
THE SKYLINE

RECYCLED WATER AND RESTORATIVE LANDSCAPES

PEDESTRIAN-LED PLANNING FOR SEAMLESS ACCESS

A LANDSCAPE OF CULTURE AND CALM

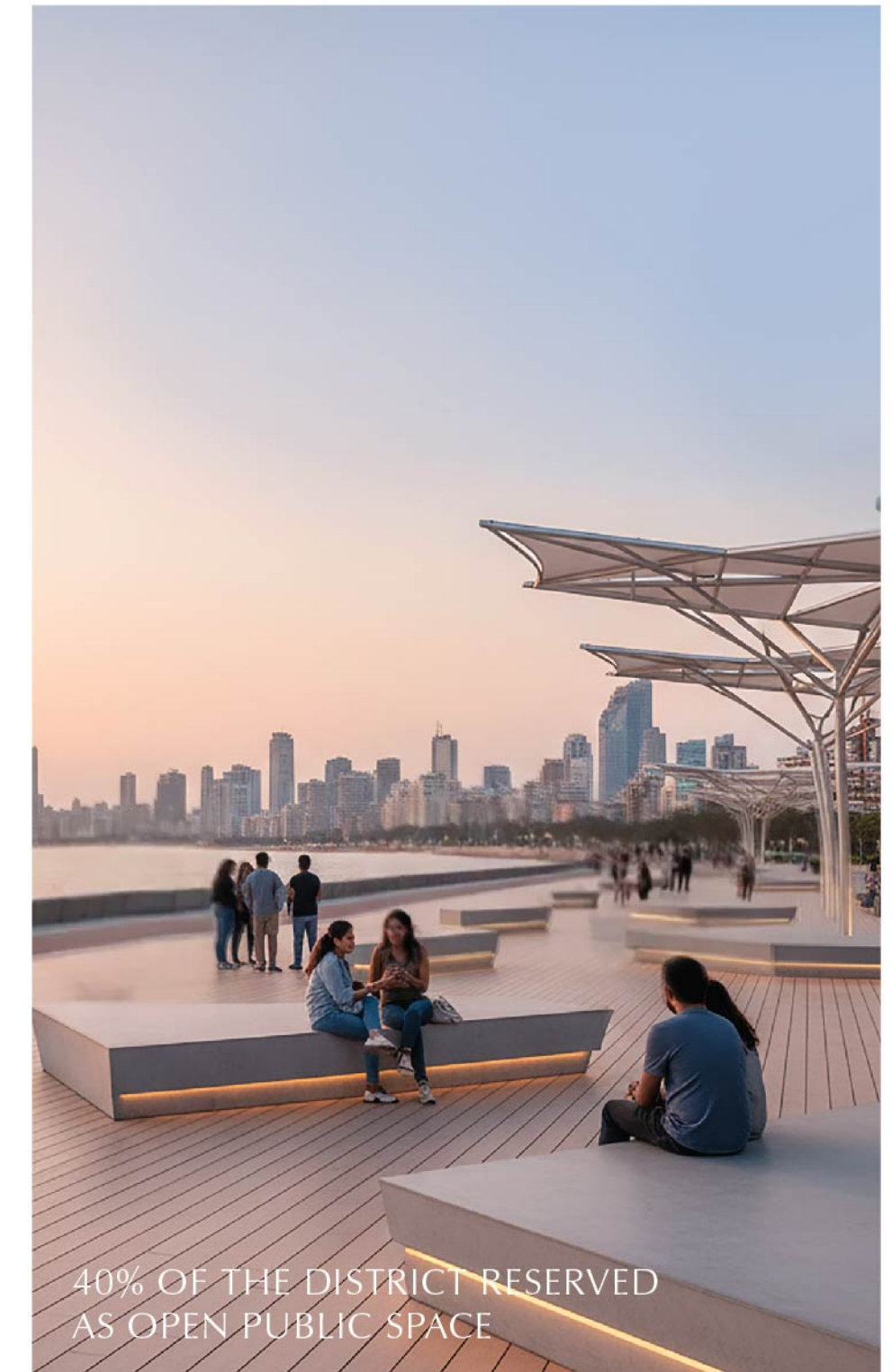
At Bandra Bay, the city's spirit finds new expression - a district where culture, wellness, and community come together to shape a more human waterfront.



Source: <https://www.nbmcw.com/news/bandra-reclamation-to-get-mumbais-first-marina-announces-maharashtra-minister-ashish-shelar.html>

A CITY'S SOUL, REIMAGINED IN OPEN SPACE

At the heart of Bandra Bay lies its rarest luxury — space. Forty percent opens to light, air, and calm, anchored by a green core and places of care that remind the city of compassion.

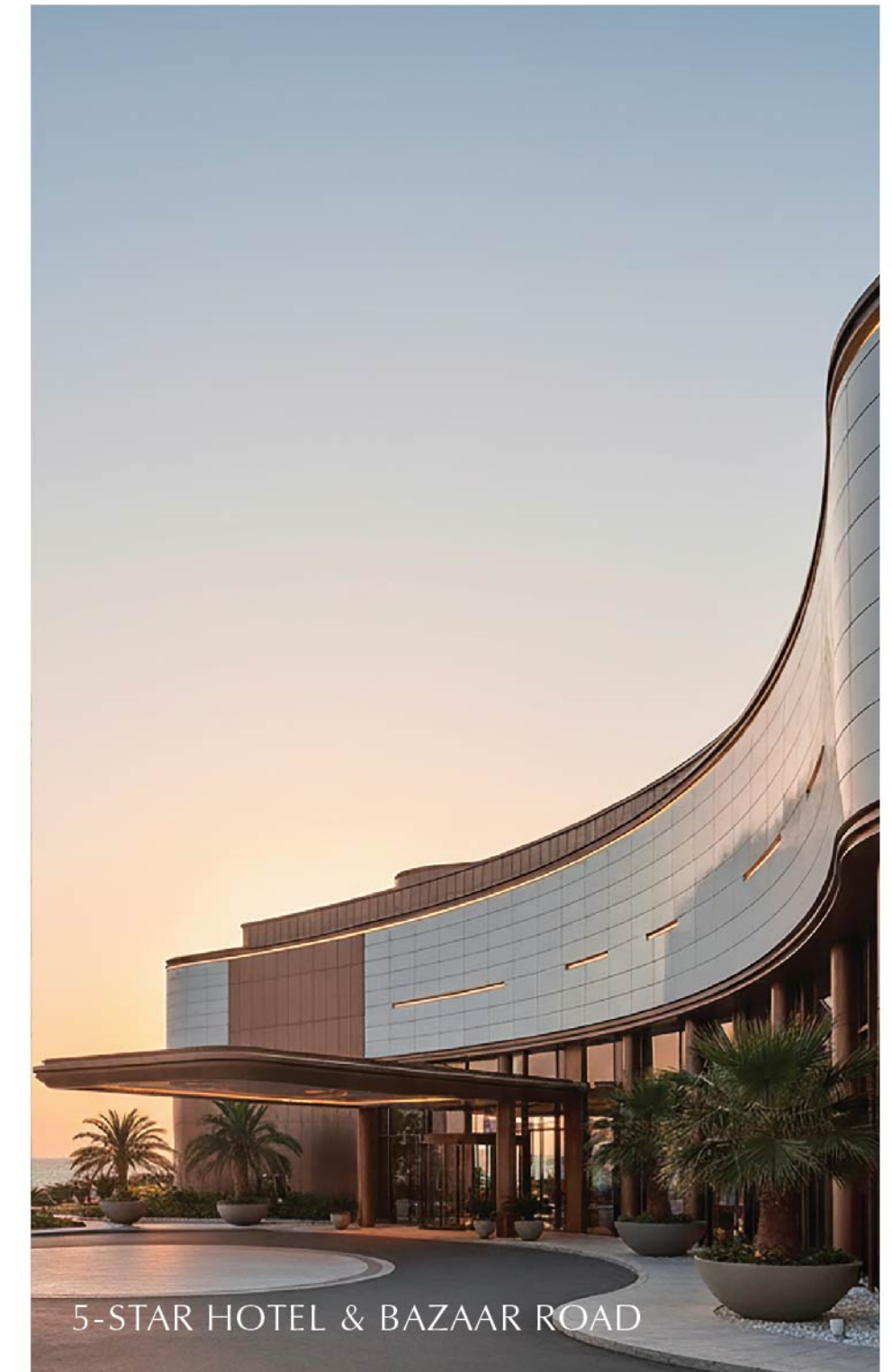


Source: <https://www.constructionweekonline.in/projects-tenders/bandra-bay-reclamation>

Representational Image

A BAY IN THOUGHT WITH THE WORLD

At the heart of Bandra Bay lies its rarest luxury — space. Forty percent opens to light, air, and calm, anchored by a green core and places of care that remind the city of compassion.



Source: <https://www.hindustantimes.com/cities/mumbai-news/bandra-reclamation-to-get-8-million-sqft-of-luxury-residential-retail-spaces-report-101760553011909.html>

Representational Image



HIRANANDANI, CUSTODIAN OF BANDRA BAY'S FIRST HORIZON

When cities needed vision, Hiranandani gave them form. From the stillness of Powai to the vertical grace of Thane - each creation was not built, but composed.

And now, as the city turns toward the horizon, Hiranandani turns toward the sea. To inscribe its lineage upon the water. To lend the bay its first silhouette.



Dr. Niranjan Hiranandani
FOUNDER & CHAIRMAN - HIRANANDANI COMMUNITIES



“Bandra Bay is not just Mumbai’s next address - it is its most refined expression.

A confluence of modernity, sophistication, and grace; the crème de la crème of a city that forever looks to the sea for its future. For me, Bandra Bay is more than vision, it is responsibility. A chance to shape the city’s western horizon with proportion, permanence, and quiet power.

At Hiranandani, luxury has never been about excess - it has always been about intent, about crafting spaces where elegance feels effortless, and excellence endures. Bandra Bay will be that idea, made visible.”

A LEGACY THAT HAS SHAPED CITIES

Across India, Hiranandani has shaped more than skylines - it has defined the very rhythm of urban life. Each township — a study in proportion and permanence, each home — a reflection of grace and intention.

Over time, Hiranandani has become more than a name - it has become an identity, one that has reimagined cities and the way people belong within them. And now, that identity turns seaward - to shape Bandra Bay, where the city's next horizon will find its form.



THE CREATOR OF AWARD WINNING INTEGRATED TOWNSHIPS

AND HOME TO 22,000+ HAPPY FAMILIES

From cityscapes to skylines, Dr. Niranjn Hiranandani has shaped environments that stand as reflections of purpose and quiet ambition.

HIRANANDANI GARDENS, POWAI

In Powai, Hiranandani Gardens transformed a quiet suburb into a 250-acre landmark — a self-contained world where design, community, and life found lasting balance.



HIRANANDANI ESTATE, THANE

In the heart of Thane, Hiranandani Estate stands as a study in balance — architecture and nature in measured harmony. A township where design defines life, and legacy defines place.



HIRANANDANI FORTUNE CITY, PANVEL

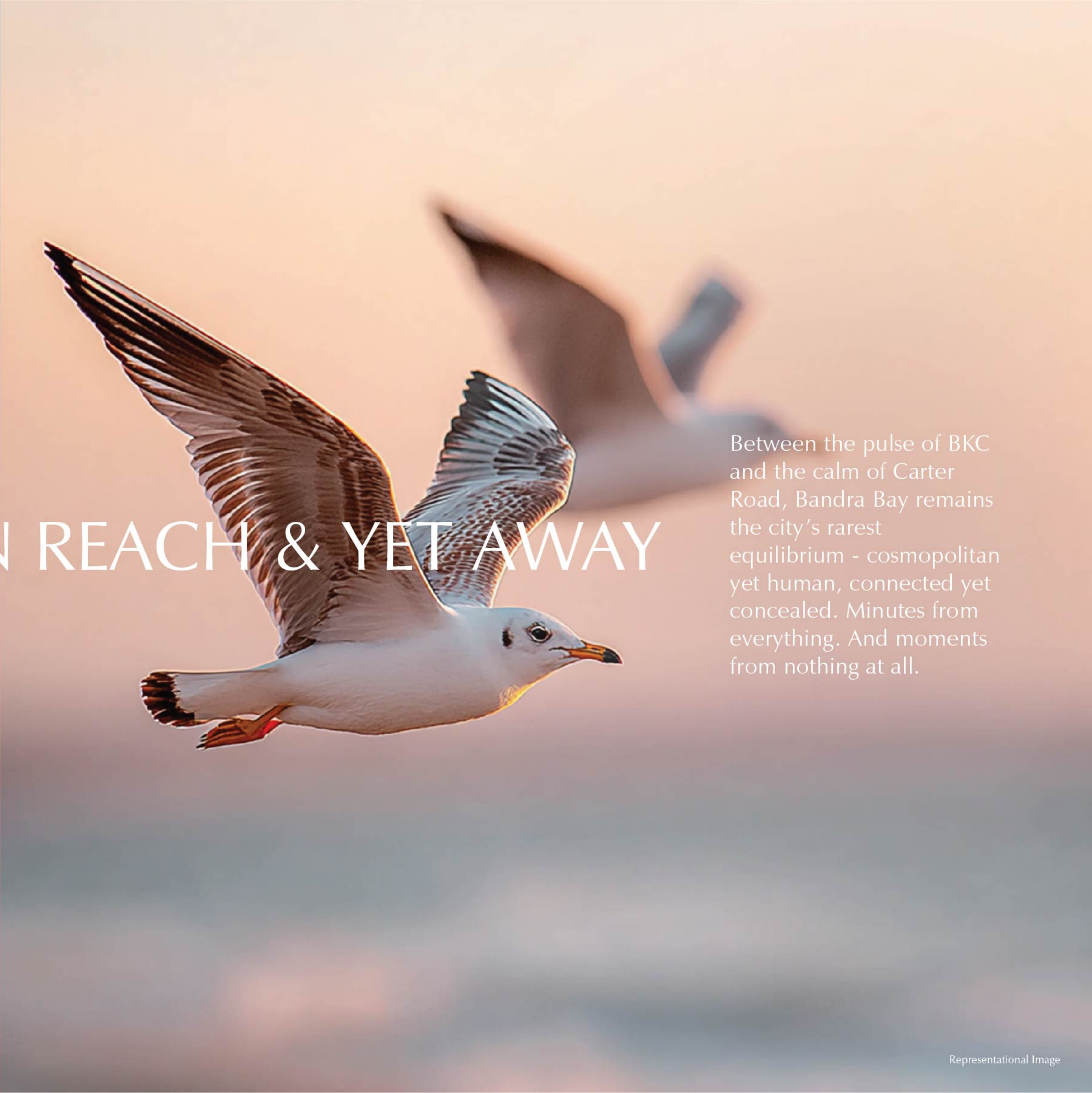
At the edge of of Mumbai's expansion, Hiranandani Fortune City rises, a vision of tomorrow shaped in the language of the future. A township where scale meets soul, and progress finds its rhythm.



HIRANANDANI PARKS, CHENNAI

A township that set the measure for urban living — defined by scale and design, where community, architecture, and time move as one.





THE WORLD WITHIN REACH & YET AWAY

Between the pulse of BKC and the calm of Carter Road, Bandra Bay remains the city's rarest equilibrium - cosmopolitan yet human, connected yet concealed. Minutes from everything. And moments from nothing at all.

A LIFE COMPOSED BETWEEN SEA AND CITY.

THE SEA, ALWAYS WITHIN BREATH

A walk from the promenade, yet a world apart in calm. The coast lingers nearby - a quiet companion to everyday life.

THE CITY'S PULSE, MEASURED IN GRACE

Moments away, where commerce meets culture, and presence meets purpose. Connection here is effortless - felt, never forced.

A TABLE, SET FOR REFINED ENCOUNTERS

The city's most celebrated restaurants and private kitchens — moments away, yet never intrusive. A world of fine dining, curated for those who taste life with intention.



A PLACE BETWEEN THE CITY AND THE SEA

Perfectly poised between movement and stillness, Bay Heights stands connected by every route - yet apart in every sense. Where the city meets the tide, and the future takes form.

CONNECTIVITY

- Carter Road 10 mins
- Bandra-Worli Sea Link 10 mins
- Western Express Highway 05 mins
- Bandra Station (W) 08 mins
- International Airport 20 mins

ENTERTAINMENT

- Pali Village Café 11 mins
- Jio World Drive 10 mins
- Bandra Fort 10 mins
- Carter Promenade 12 mins
- Bandra Bandstand 05 mins

EDUCATION & HEALTHCARE

- St. Andrew's College 10 mins
- Mount Mary Convent 07 mins
- Lilavati Hospital 02 mins
- Holy Family Hospital 09 mins
- Hinduja Hospital 12 mins
- MET College 02 mins

COMMERCIAL HUBS

- Bandra-Kurla Complex (BKC) 10 mins
- MCA Club 10 mins



*Distances and travel times shown are approximate and have been sourced for general guidance only; actual routes and times may vary.



WHERE ARCHITECTURE MEETS THE SEA

Bay Heights stands as a study in restraint - stone, symmetry, shadow. Light traced with precision. Here, luxury is not decoration — it is proportion. The confidence of simplicity. The poise of permanence.



INTRODUCING



BAY HEIGHTS

BANDRA BAY

A multi-storied tower in neo-classical architectural style

3 & 4 BHK sea-facing residences

AN EXPRESSION OF PROPORTION AND PERMANENCE



A woman with dark hair pulled back, wearing a white strapless dress and a gold necklace, stands in profile looking out over a rooftop pool. The pool has two white lounge chairs and two small round tables, one with a drink. The background is a sunset over the ocean.

THE QUIET THEATRE OF LIFE

Above the city, the rooftop
meets the horizon. Water
dissolves into sky. Moments
into meaning.
A pool that feels infinite.
A lounge that feels private.
A rhythm of light and quiet air.
Concierge, wellness — care all
rendered invisible by
perfection. Every need
anticipated, before it becomes
desire.



ABOVE THE CITY, LIFE FINDS ITS QUIET

- ROOFTOP SWIMMING POOL
 - TERRACE GARDEN
- 

WITHIN, A WORLD COMPOSED

- GYMNASIUM
- INDOOR GAMES
- MULTIPURPOSE HALL
- MINI THEATRE
- KIDS' PLAY AREA
- SENIOR SEATING



24x7 LUXURY CONCIERGE SERVICES

BY QUINTESSENTIALLY

EXCLUSIVE ACCESS

DINING EXPERIENCES

TAILOR-MADE TRAVEL

HEALTH & WELLBEING

DAY TO DAY ASSISTANCE


PROPERTY SERVICES

UNIQUE GIFTING

EDUCATION SERVICES



LIVING, IN ITS PUREST EXPRESSION



Light finds its rhythm here,
across marble floors,
between high ceilings,
through quiet rooms that
open to the sea.
Each residence composed
with the calm precision of
a symphony.

EVERYTHING, PRECISELY WHERE IT BELONGS

AIR-CONDITIONED LIVING & DINING WITH SPLIT UNITS
MARBLE FLOORING IN LIVING & DINING



AN OPEN ROOM BETWEEN CITY AND SKY

SPACIOUS SUNDECKS



A PLACE WHERE TIME SLOWS WITH GRACE

AIR-CONDITIONED BEDROOMS WITH SPLIT UNITS

MARBLE FLOORING IN BEDROOMS



A WORLD MEASURED IN CARE, SHAPED FOR TOMORROW



A REFINED EXPRESSION OF CONSIDERED DESIGN

KITCHEN DESIGNED FOR EFFORTLESS LIVING

THOUGHTFULLY FINISHED BATHROOM





A LEGACY EXTENDED

A lineage of vision continues - now joined by a partner who shares its precision and purpose. Hiranandani has long defined how cities live and evolve — through proportion, permanence, and the quiet discipline of design.

In collaboration with Excel Group - a name built on trust, known for its exacting standards and timely creation - this partnership brings together legacy and execution, vision and craft, philosophy and performance.

Together, they shape not a project, but an idea of continuity - where experience meets excellence, and a legacy finds new expression.



Actual Image



ROOTED IN LEGACY. DRIVEN BY VISION.

Founded in 1978, Hiranandani Communities has shaped India's most enduring skylines - from Powai to Thane, Panvel to Chennai. Each creation reflects a belief in integrated living - where homes, learning, healthcare, and recreation come together as complete ecosystems.

With a signature neoclassical language and uncompromising attention to proportion, Hiranandani has set benchmarks in urban design, crafting environments that stand as symbols of permanence and pride.

ESTABLISHED IN 1978

WON 100+ AWARDS

PRESENCE IN POWAI, THANE, PANVEL, ALIBAUG,
KHANDALA & CHENNAI

DIVERSIFIED PORTFOLIO ACROSS HEALTHCARE, EDUCATION,
REAL ESTATE, HOSPITALITY & ENTERTAINMENT

22,000+ HAPPY FAMILIES



CRAFTING SPACES. SHAPING FUTURES.

For over 35 years, Excel Group has built a reputation on discretion, precision, and trust. From Ghatkopar to Chembur, Vile Parle to Lonavala — each project reflects a devotion to design integrity and timely delivery. As Mumbai's leading specialists in redevelopment, Excel Group has mastered the delicate balance between heritage and progress - transforming neighbourhoods while preserving their spirit.

Now, in collaboration with Hiranandani Communities, Excel Group presents Bay Heights: a landmark that redefines urban renewal as an act of architectural refinement. Integrity. Craft. Continuity. The quiet pillars of true success.

20+ SUCCESSFULLY DELIVERED PROJECTS IN THE REGION

16+ YEARS OF BRILLIANCE IN REAL ESTATE DEVELOPMENT

SUPERIOR CONSTRUCTION QUALITY

TIMELY POSSESSION ACROSS ALL PROJECTS TILL DATE

3 ONGOING PROJECTS

2 UPCOMING LAUNCHES

OVER 80,000 SQ. FT. DELIVERED

599+ HAPPY AND PROUD CUSTOMERS

A QUIET STATEMENT OF ETERNITY

By the sea, time softens.
And amidst that stillness,
Bay Heights stands - a residence
shaped not by ambition, but by
understanding. For those who
know, that true luxury is the
quiet certainty of belonging.



 **hiranandani
communities**
a niranjan hiranandani initiative

In Partnership with


EXCEL GROUP

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BAY HEIGHTS

PR1180002501983

The project has been registered via MahaRERA registration number: Bay Heights: PR1180002501983 and is available on the website <https://mahareraonline.gov.in> under registered projects. Excel Enterprises Pvt. Ltd. hereby declares that a credit facility has been availed from Tata Capital Housing Finance Limited, which is exclusively applicable to the developer's area within the project and is designated solely for the development of the project. Tata Capital Housing Finance Limited shall issue the requisite Release of Charge (ROC) and/or No Objection Certificate (NOC), as applicable, upon the sale of individual flats pertaining to the developer's area within the said project, in accordance with the agreed terms and conditions. *T&C Apply.