



WHERE
THERE'S A HILL,
THERE'S A WAY.



GROUNDWORK TODAY. GREAT CITIES TOMORROW.

THE URBAN AWAKENING OF MEGA CITIES

The heart of great cities isn't found — it's built. Around the world, iconic districts have risen not by chance, but through visionary infrastructure and bold urban planning. Here's how global power centers were engineered into existence.



Once a forgotten dockland far from the historic heart of London, Canary Wharf has redefined what a financial district can be. Catalyzed by the Docklands Light Railway, the Jubilee Line, and

commercial infrastructure, this now rivals the city of London itself. Infrastructure sparked the rebirth; ambition made it soar.





DUBAI

-DOWNTOWN

Deira may have been Dubai’s original commercial core, but the city’s modern identity was sculpted from sand in Downtown Dubai. Anchored by Sheikh Zayed Road, powered by the Dubai Metro, and brought to life through iconic developments like the Burj Khalifa and Dubai Mall, this master-planned district didn’t emerge gradually — it announced itself with grandeur.



SHANGHAI

-PUDONG

Just a few decades ago, Pudong was little more than open farmland across the river from Shanghai’s established center. But visionary planning laid the groundwork for a dramatic metamorphosis. Highways, metro lines, tunnels, and an international airport set the stage — and Pudong rose swiftly to become China’s financial powerhouse.



BRIDGES. TUNNELS. SKYLINES.

MUMBAI IS REDEFINING SCALE.

Mumbai is accelerating into the future with transformative infrastructure. From coastlines to skylines, every corner of the city is being reconnected through faster roads, expanding metro lines, sea bridges, and next-gen tunnels — paving the way for smarter, smoother movement.

THE MUMBAI COASTAL ROAD

A 29 km expressway, transforming the western seafront with a faster, scenic alternative to the Western Express Highway.

MUMBAI METRO REVOLUTION

With the rollout of Metro Lines 2A, 7 and 3, along with several ongoing and proposed lines such as 4, 5, 6 and 7A, Mumbai is steadily moving towards a seamlessly connected underground and overground transit network.

SEA BRIDGES & ELEVATED CORRIDORS

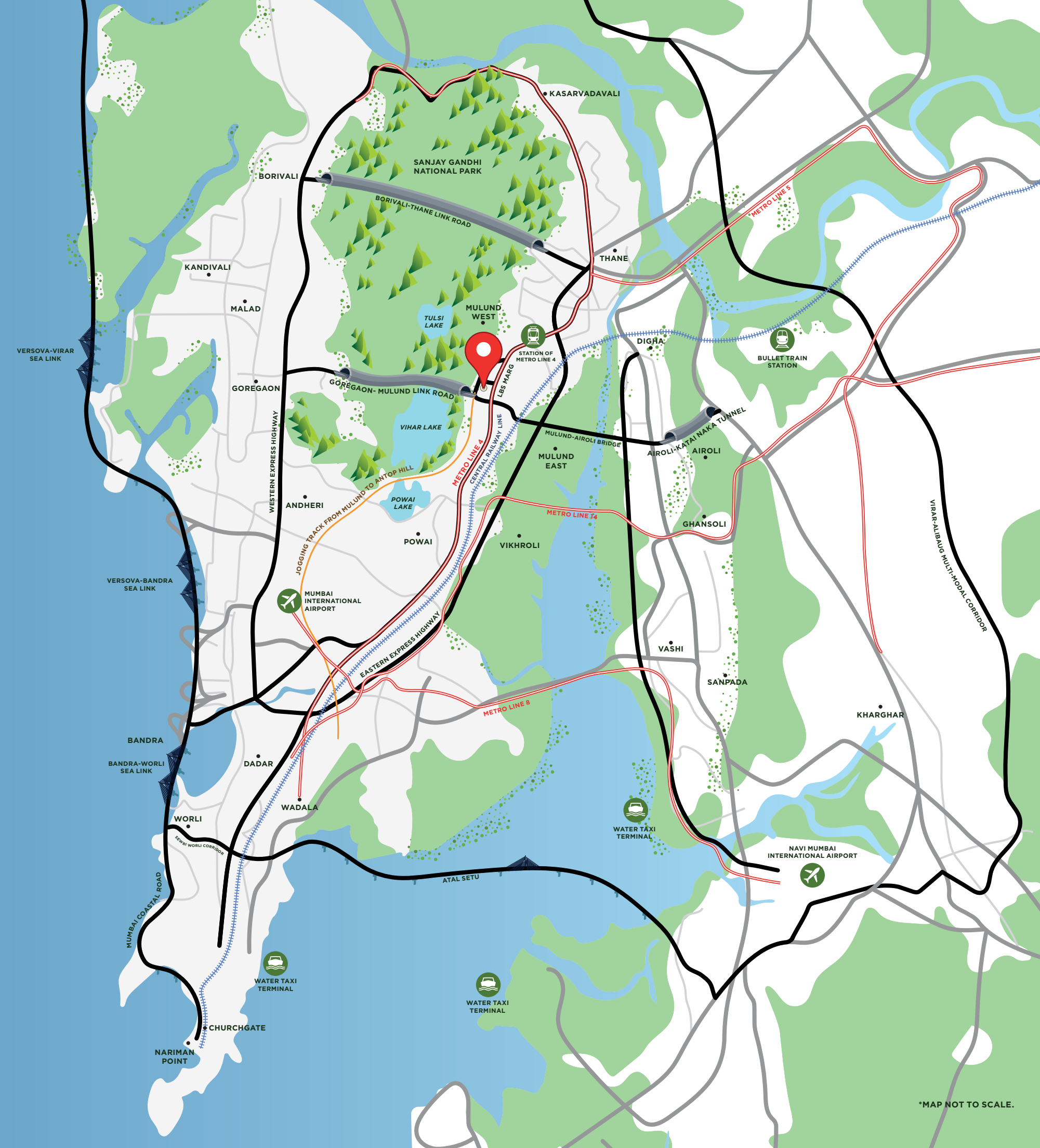
Projects like Atal Setu, Bandra-Worli and Versova-Bandra Sea Links, and the Worli-Sewri Elevated Corridor are boosting citywide connectivity.

TUNNELLING THE FUTURE

Projects like the Goregaon-Mulund Link Road (GMLR) and the Borivali-Thane Twin tunnels are engineering feats beneath the city. These tunnels aim to cut cross-city travel from over 90 minutes to just 20 minutes.

MUMBAI RING ROAD

The Mumbai Ring Road integrates major infrastructure projects like the Mumbai Coastal Road, Atal Setu, and the Virar-Alibaug Multi-Modal Corridor—creating a seamless, efficient connectivity network that spans the entire city.



*MAP NOT TO SCALE.

An aerial photograph of a city skyline, likely Mumbai, India. The image shows a dense cluster of high-rise buildings, including the prominent One World Trade Center. In the foreground, there is a wide, multi-lane highway with a green median and a river flowing alongside it. The sky is blue with scattered white clouds.

MULUND

FROM PERIPHERAL TO THE CENTRE OF MUMBAI

Mulund is fast emerging as Mumbai's new centre not by chance, but by design. With new highways, seamless road links, and transformative infrastructure unlocking access, the city's power axis is shifting east. What was once peripheral is now at the heart of attention, growth, and ambition.

WESTERN SUBURBS: 20 MINS

Via Upcoming Goregaon-Mulund Link Road (GMLR)

THANE: 10-15 MINS

Via LBS Road & Eastern Express Highway (EEH)

NAVI MUMBAI: 15 MINS

Via Mulund-Airoli Bridge

CENTRAL SOUTH: 30 MINS

Via Upcoming Metro Line 4

SOUTH MUMBAI: 30-40 MINS

Via Eastern Express Highway



GMLR

ISN'T JUST CONNECTING ROADS.
IT'S CONNECTING FUTURES.

The upcoming Goregaon-Mulund Link Road (GMLR) is set to be a game-changer, not just enhancing connectivity, but driving a complete transformation of the region. With improved infrastructure, green open spaces, and a surge in premium retail, commercial, and lifestyle developments, GMLR will usher in a new era of elevated urban living.

Spanning 12.2 km with two tunnels, this landmark project will cut travel time between Mumbai's east and west to just 20 minutes. More than a road, it's a powerful catalyst set to unlock growth, accessibility, and prosperity along its entire stretch.

CITY
ACCESS.
CLOUD NINE
ADDRESS.



Where city living meets hillside calm, Mulund Hills offers the perfect balance of convenience, connectivity, and comfort. From skyline views to top schools and serene sanctuaries, it's all just moments away. With smartly planned skyscrapers, branded lifestyle zones, reputed educational institutions, and a deep sense of community living, Mulund Hills today is more than a location, it's a lifestyle destination.

CITYSCAPES. GREEN ESCAPES.

At Mulund Hills, you're never far from what matters, top schools, buzzing malls, great connectivity - all tucked beside the calm of the hills. It's city life, just the way you like it.



MIND IN THE CITY. HEART IN THE HILLS.

The only vicinity in Mumbai that offers a perfect balance of city life and hillside calm — where modern living meets mindful escapes.

THE CROSSROADS OF CONVENIENCE

This is the new hub of connectivity, offering seamless access to every corner of Mumbai.



MUMBAI'S REAL ESTATE POWER ZONE

This residential vicinity is brimming with potential, attracting all major real estate brands, making it an opportunity no one can afford to miss.

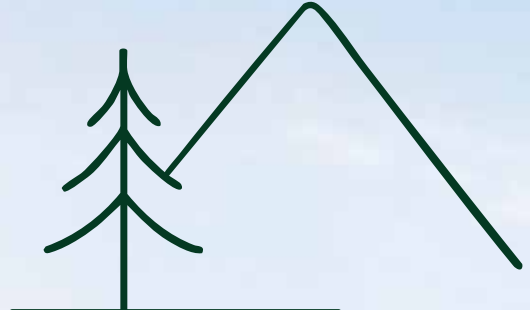
BEST-IN-CLASS SOCIAL INFRASTRUCTURE.

A well-rounded lifestyle with top-tier education, healthcare, and recreational facilities, making ideal for living.



MAJESTIC SKYSCRAPERS SET AMID EXPANSIVE LAYOUTS.

Set amidst vast layouts, these towering skyscrapers boast world-class designs and meticulous planning, giving them a distinct global allure.



UNVEILING

THE HILLFRONT

AT

MULUND HILLS

For the very first time, the most coveted stretch of Mulund Hills is being unveiled — The Hillfront at Mulund Hills. With the GMLR set to usher in exponential growth, this location stands at the edge of transformation.





FOREVER VIEWS FOR A FOREVER HOME

Wake up to sweeping, unobstructed views of the majestic Mulund Hills — nature's calm right outside your window. Every glance offers a serene escape, with the hills painting a picture of tranquility and timeless charm.



FIRST AND FASTEST ACCESS TO GMLR

Seamless access to GMLR (Goregaon-Mulund Link Road) and LBS means faster, smoother city connections from the heart of Mulund. Your daily commute just got breezier — cutting through congestion with this strategic arterial link.



INTERNATIONAL SCHOOL WITHIN. EXCELLENCE ALWAYS NEARBY.

Billabong High International School is part of the development—offering top-tier education just a walk away. It's the kind of thoughtful planning that turns this address into a family's first choice.



PARKS THAT INVITE PAUSE, PLAY, AND PEACE.

Lush parks wind through the development, designed for both quiet moments and vibrant memories. These green spaces are where nature meets community.

A WORLD WITHIN 9 ACRES OF HOLISTIC LIVING

Spread across 9 acres, this landmark mega-development redefines modern living. More than just a residence, it's a fully realised lifestyle ecosystem—where gated community charm meets everyday convenience. With a thoughtfully integrated school, a proposed retail plaza, and green spaces, life here is seamless, balanced, and beautifully complete.



PREMIUM LIFESTYLE AMENITIES, THOUGHTFULLY CURATED.

Whether it's wellness, leisure, or fitness, each amenity is designed to elevate your every day. Comfort, convenience, and luxury—woven seamlessly into life here.



A RETAIL PLAZA THAT REDEFINES EVERYDAY EASE.

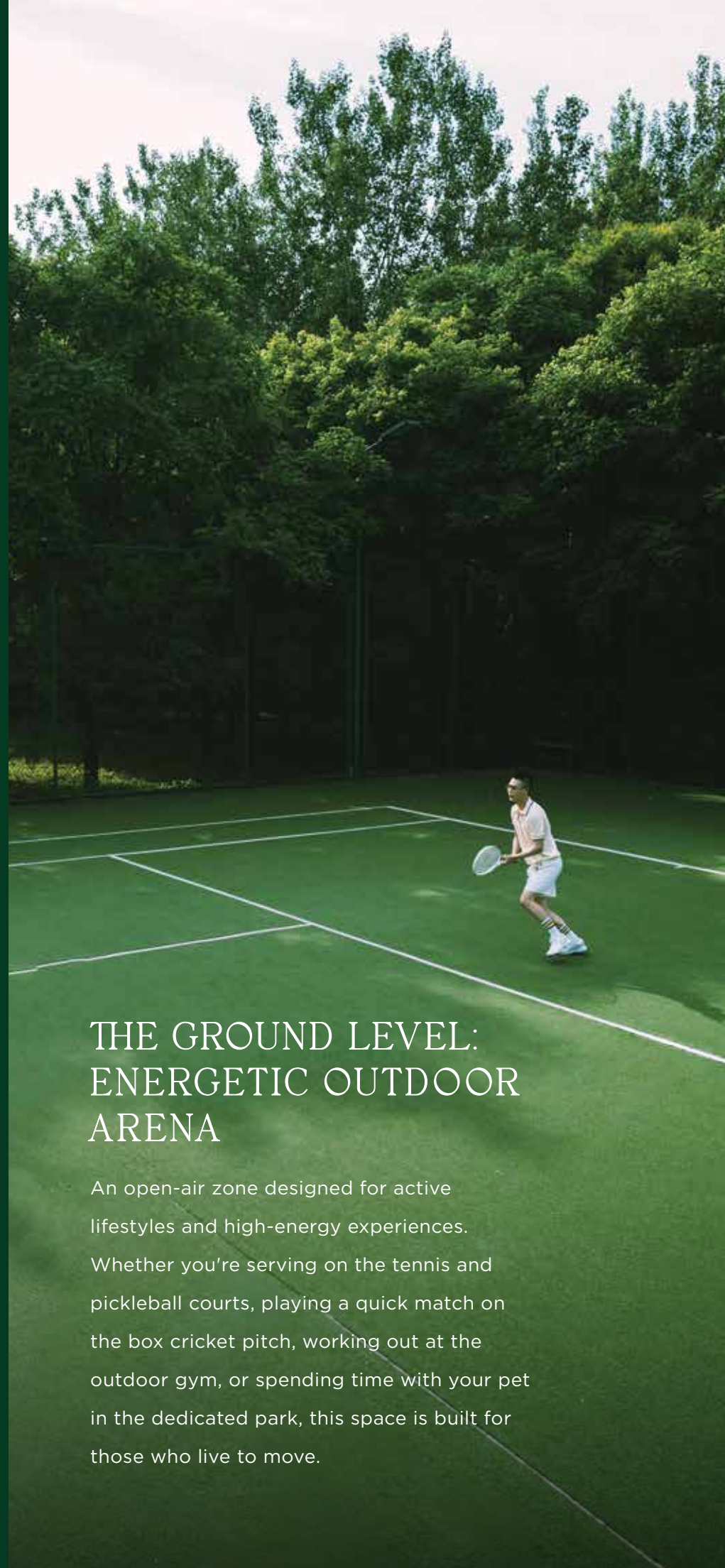
A thoughtfully curated retail plaza within the development brings everyday essentials right to your doorstep.

*The total land area is subject to revision at the discretion of the developer

*proposed retail & commercial plaza

60+ EXPERIENCES. ONE ELEVATED LIFESTYLE.

A plethora of thoughtfully designed amenities spread across the ground level, eco-deck, and terrace - each space offering unique experiences tailored for leisure, wellness, and community living.

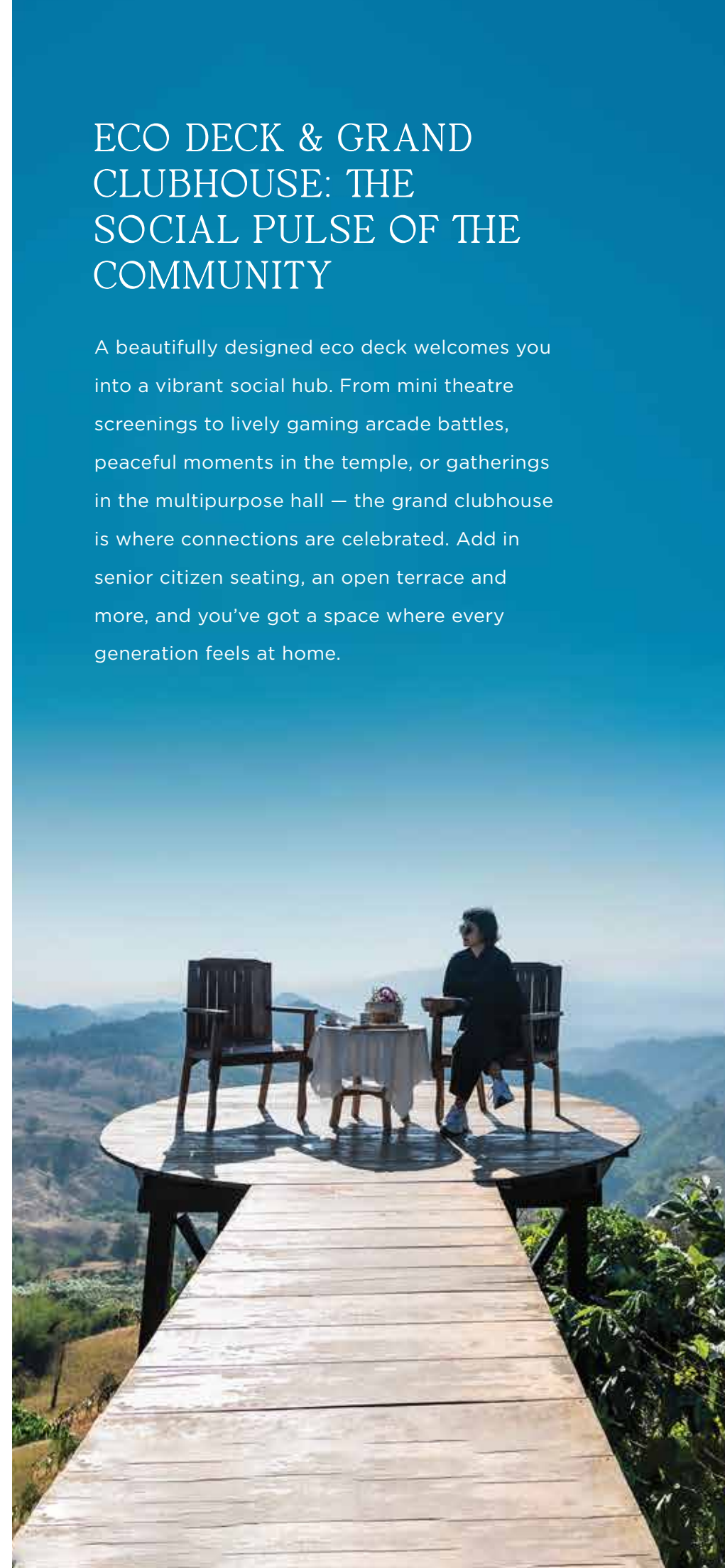


THE GROUND LEVEL: ENERGETIC OUTDOOR ARENA

An open-air zone designed for active lifestyles and high-energy experiences. Whether you're serving on the tennis and pickleball courts, playing a quick match on the box cricket pitch, working out at the outdoor gym, or spending time with your pet in the dedicated park, this space is built for those who live to move.

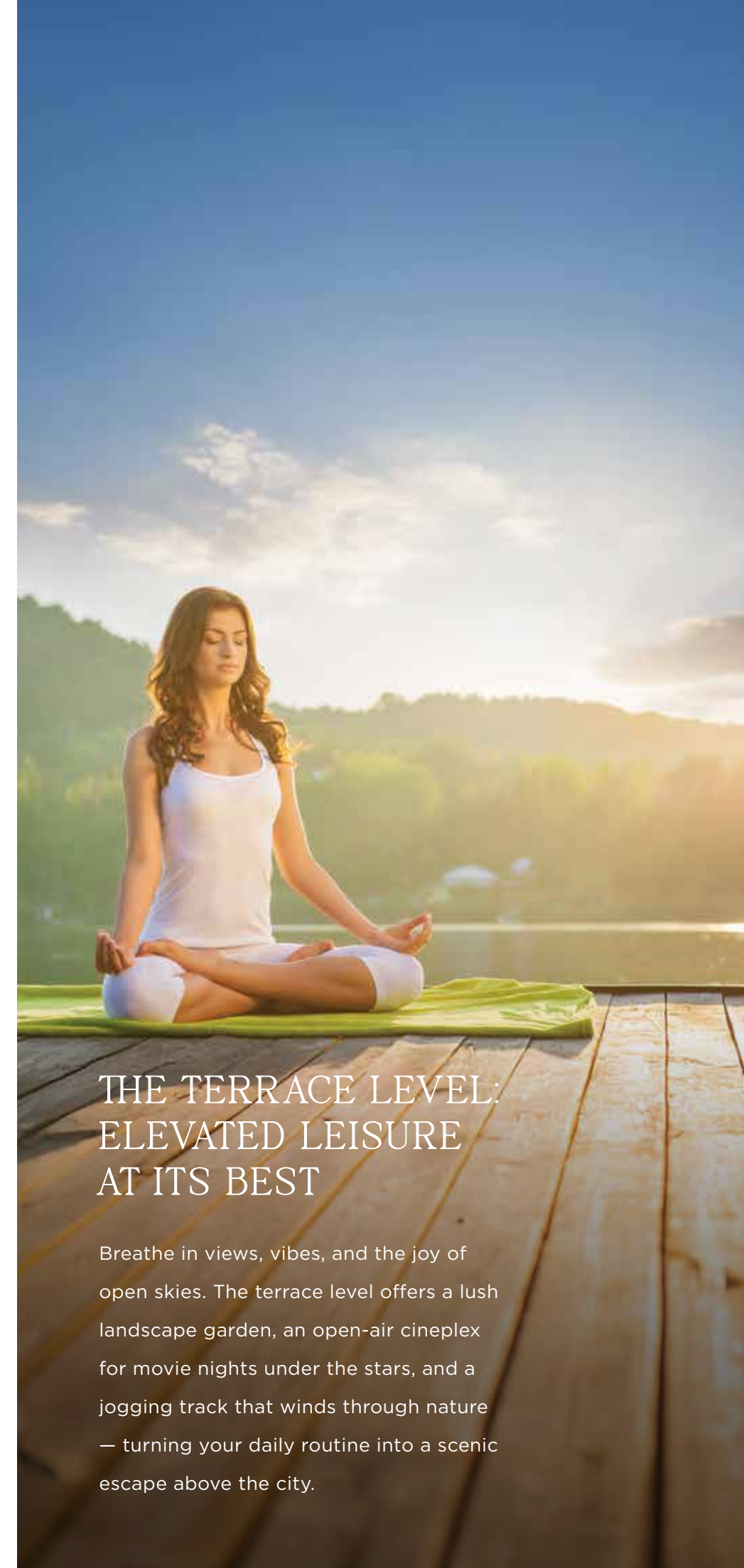
ECO DECK & GRAND CLUBHOUSE: THE SOCIAL PULSE OF THE COMMUNITY

A beautifully designed eco deck welcomes you into a vibrant social hub. From mini theatre screenings to lively gaming arcade battles, peaceful moments in the temple, or gatherings in the multipurpose hall — the grand clubhouse is where connections are celebrated. Add in senior citizen seating, an open terrace and more, and you've got a space where every generation feels at home.



THE TERRACE LEVEL: ELEVATED LEISURE AT ITS BEST

Breathe in views, vibes, and the joy of open skies. The terrace level offers a lush landscape garden, an open-air cineplex for movie nights under the stars, and a jogging track that winds through nature — turning your daily routine into a scenic escape above the city.



HOMES THAT BREATHE, SPACES THAT EVOLVE

In the heart of a city where every square foot is fought for and the natural world feels increasingly out of reach, these homes stand apart. They don't just offer space — they offer a refreshing way to live. Meticulously crafted and strategically located, they invite you to step into a new rhythm of life. One where the indoors and outdoors exist in harmony, and every detail is designed to nurture your well-being.



SUPER-SPACIOUS RESIDENCES

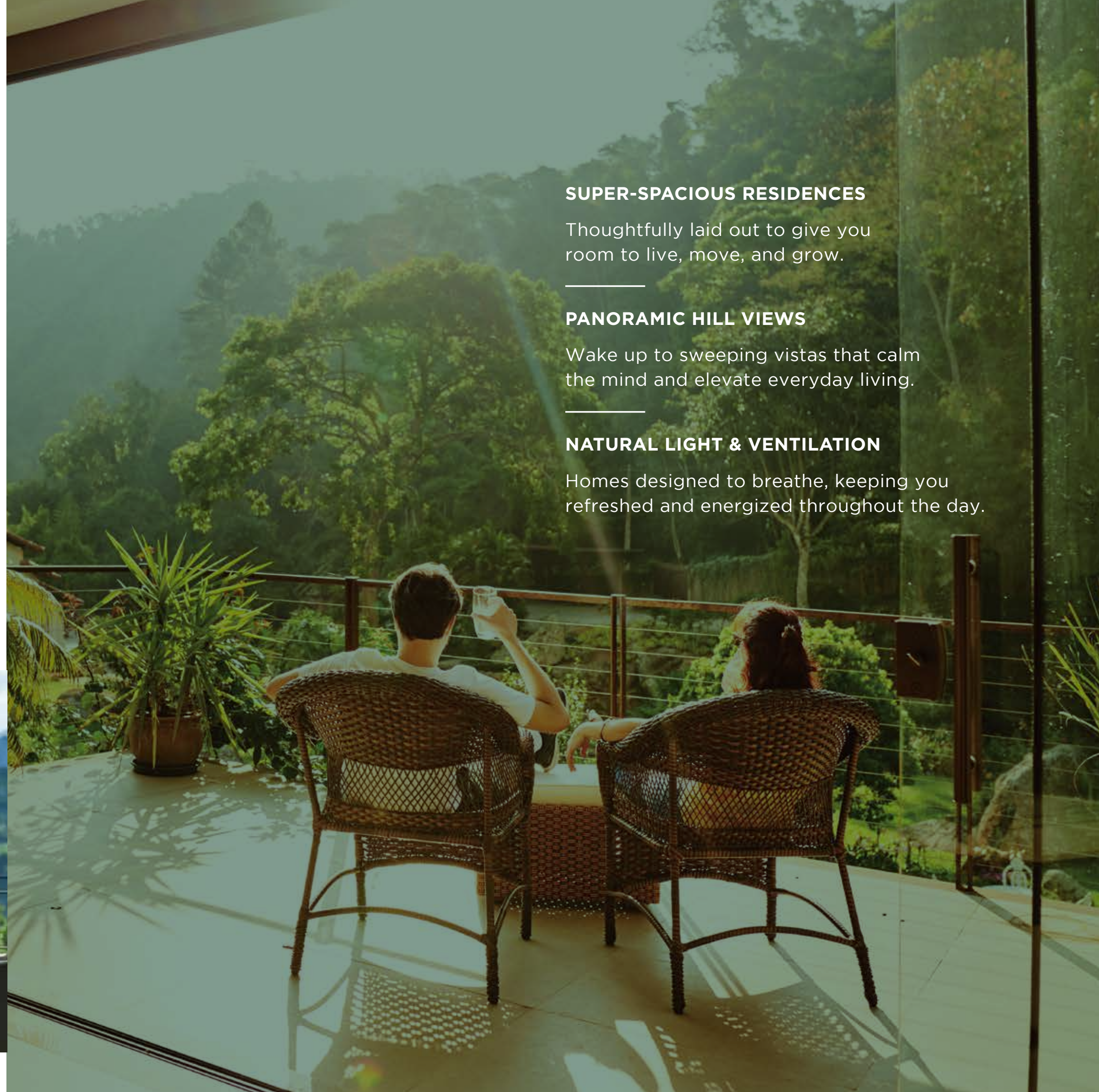
Thoughtfully laid out to give you room to live, move, and grow.

PANORAMIC HILL VIEWS

Wake up to sweeping vistas that calm the mind and elevate everyday living.

NATURAL LIGHT & VENTILATION

Homes designed to breathe, keeping you refreshed and energized throughout the day.



THE BIG BOMBAY BUILD: MUMBAI'S MEGA PROJECTS ARE FUELLING REAL ESTATE.

From JVLR and SCLR to the BKC Connector and Atal Setu, Mumbai's mega infrastructure projects have done more than just improve travel — they've transformed neighbourhoods, boosted real estate, and reshaped everyday life.



4x
PRICE APPRECIATION

POWAI - JVLR

The development of JVLR (Jogeshwari-Vikhroli Link Road) dramatically improved East-West connectivity, transforming Powai into a prime residential and commercial hub. It paved the way for iconic townships like Hiranandani Gardens and ushered in a wave of lifestyle upgrades — from malls and cafés to business parks and top-tier schools.



3x
PRICE APPRECIATION

CHEMBUR - SCLR

The SCLR (Santacruz-Chembur Link Road) drastically reduced travel time between Chembur and the Western suburbs by over 45 minutes, making Chembur a strategic choice for professionals working in hubs like BKC and Andheri. Improved connectivity also sparked a wave of redevelopment, including slum rehabilitation and builder-led transformation across the region.



2.3x
PRICE APPRECIATION

SION (E) - BKC CONNECTOR

Improved access from the Eastern Suburbs to BKC sparked a surge in residential and commercial interest in areas like Sion. This boost in connectivity drove demand for rental housing and office space, while also paving the way for high-street retail and premium dining to thrive.



2.5x
PRICE APPRECIATION

NAVI-MUMBAI (ULWE) - ATAL SETU

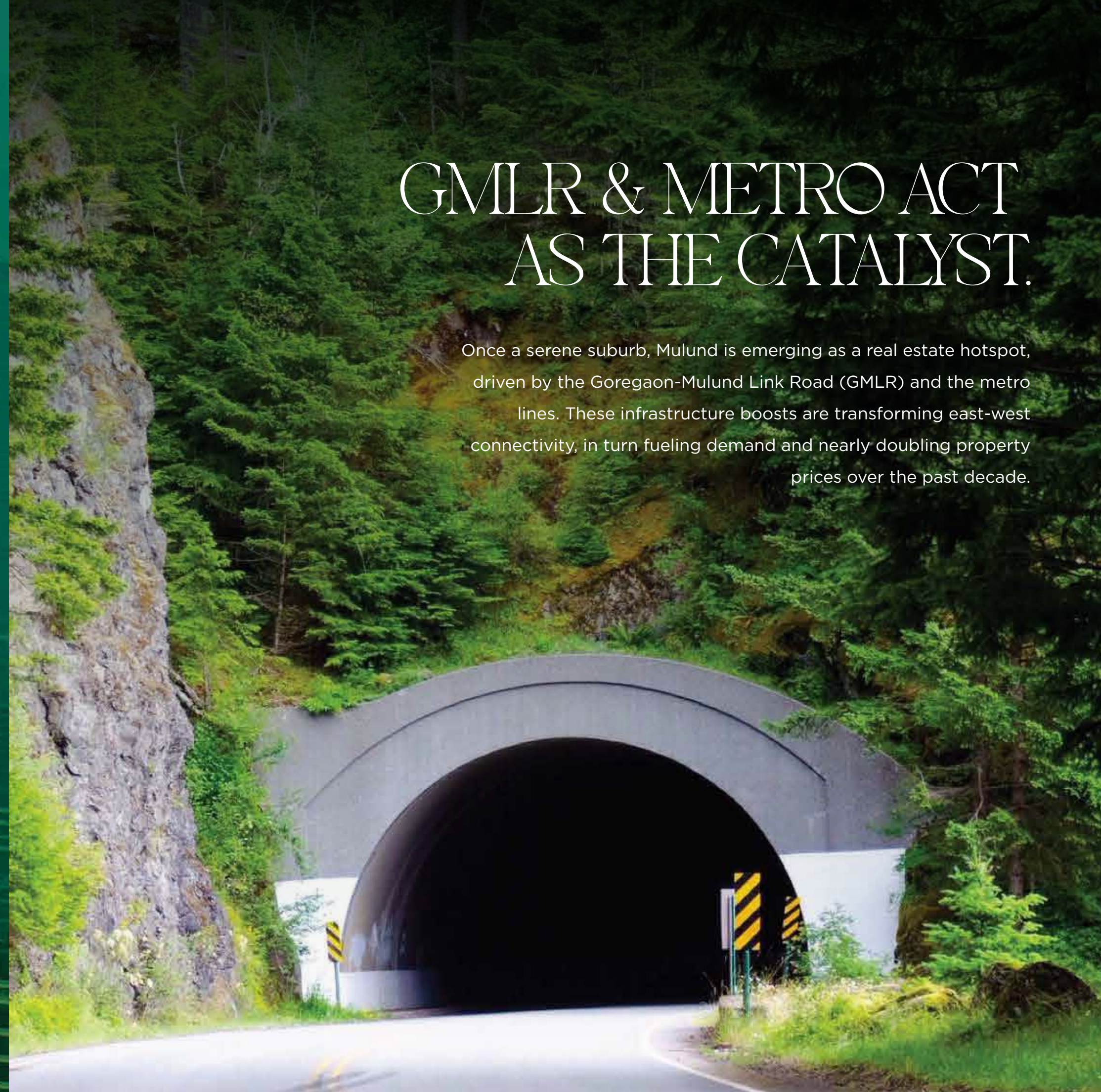
The country's longest sea bridge has seamlessly connected South Mumbai to Navi Mumbai, driving a surge of interest in emerging nodes like Ulwe. This shift is also fueling large-scale redevelopment and planned urban transformation in the surrounding areas.

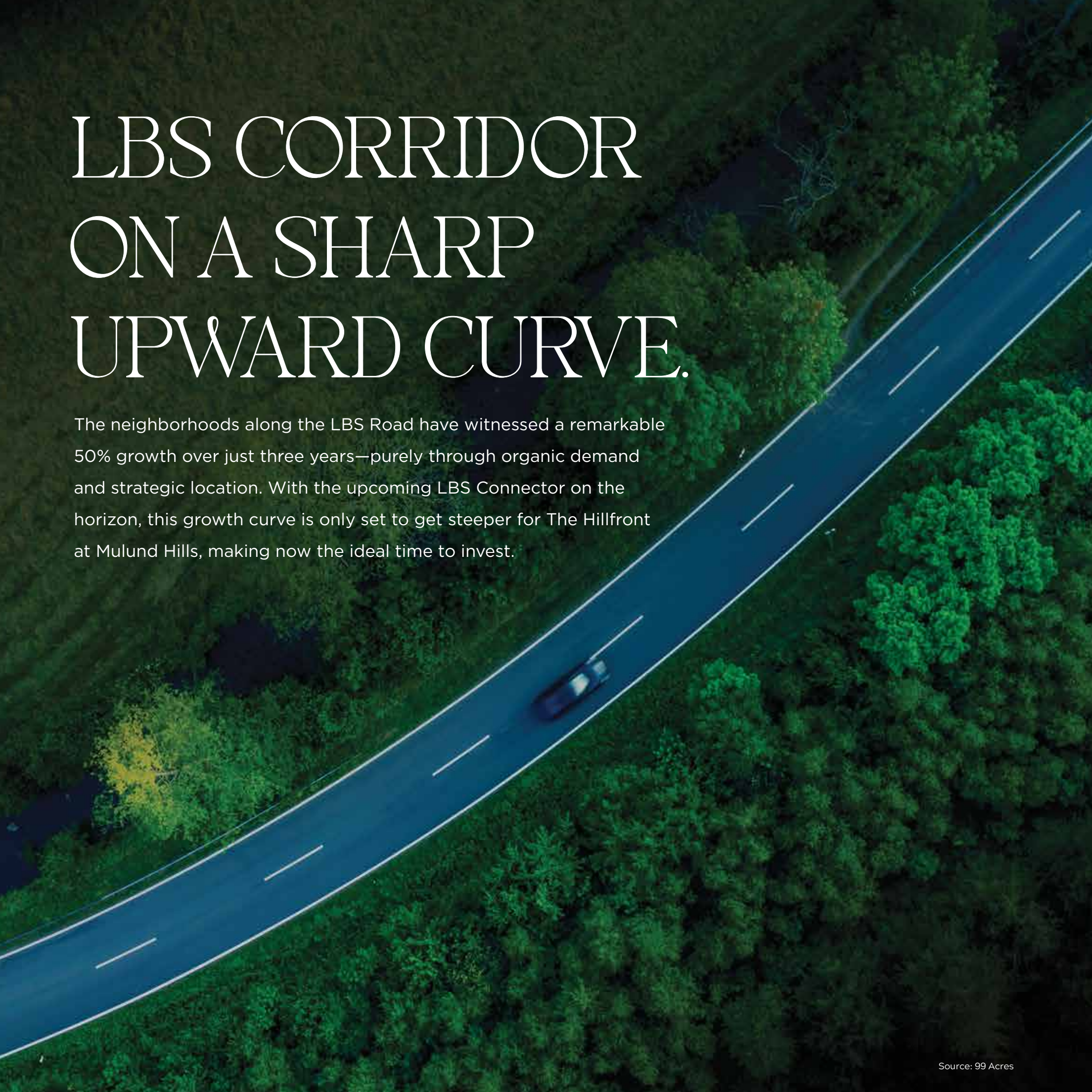
MULUND: MUMBAI'S NEXT BIG INVESTMENT CHAPTER.

As Mumbai expands, Mulund is stepping into the spotlight, not just as a place to reside, but as a strategic investment haven. Backed by robust infrastructure growth and surging demand, this suburb is swiftly transforming into one of the city's most promising destinations for long-term wealth creation.

GMLR & METRO ACT AS THE CATALYST.

Once a serene suburb, Mulund is emerging as a real estate hotspot, driven by the Goregaon-Mulund Link Road (GMLR) and the metro lines. These infrastructure boosts are transforming east-west connectivity, in turn fueling demand and nearly doubling property prices over the past decade.



An aerial photograph showing a two-lane asphalt road that curves sharply upwards through a dense, lush green forest. A single car is visible on the road, moving along the curve. The lighting is soft, suggesting early morning or late afternoon.

LBS CORRIDOR ON A SHARP UPWARD CURVE.

The neighborhoods along the LBS Road have witnessed a remarkable 50% growth over just three years—purely through organic demand and strategic location. With the upcoming LBS Connector on the horizon, this growth curve is only set to get steeper for The Hillfront at Mulund Hills, making now the ideal time to invest.

Source: 99 Acres

A wide-angle photograph of a city skyline at sunset. The sky is a mix of orange, yellow, and light blue. Several prominent skyscrapers are visible, including the Shanghai Tower on the right, which is the tallest building in the frame. Other buildings of varying heights and architectural styles fill the rest of the skyline.

TOWNSHIP OUTPACING THE MARKET.

Township developments aren't just about better living they're about better returns. In this pocket of Mulund, integrated townships have consistently outperformed the broader market in value appreciation, offering investors a more secure and lucrative growth path than standalone projects.

CRAFTING LANDMARKS.
CREATING LEGACIES.



With over five decades of experience, Atul Projects has established itself as one of the most respected and reliable names in Indian real estate. Driven by a steadfast commitment to excellence, the brand has continually created outstanding spaces across residential and commercial domains, setting benchmarks in quality and trust.

MARQUEE RESIDENTIAL PROJECTS

- BLUE EMPRESS, KANDIVALI
- BLUE MOUNTAIN, MALAD
- BLUE FORTUNA, ANDHERI
- BLUE ORBIT, MALAD
- BLUE HORIZON, MALAD
- BLUE MEADOWS, JOGESHWARI
- BLUE REGENCY II, KANDIVALI
- BLUE OASIS, KANDIVALI
- BELLA VISTA, BANDRA
- WALLACE FORTUNA, MAZGAON
- HILL CREST, ANDHERI
- REGALIA, GOREGAON

MARQUEE COMMERCIAL PROJECTS

- TRANS TRADE CENTRE, ANDHERI
- TRADE SQUARE, ANDHERI
- TRADE AVENUE, ANDHERI
- TRANS AVENUE, ANDHERI
- CORPORATE AVENUE, ANDHERI
- FIRST AVENUE, GOREGAON
- SECOND AVENUE, ANDHERI



5+ DECADES
OF LEGACY



90+ PROJECTS



70+ LOCATIONS



13,000+
HAPPY FAMILIES



13.5 MN SQ.FT.
DEVELOPED



This project is registered with RERA as 'Atul Life Phase I' under MahaRERA Registration No. P51800055779 and is available on the website maharera.maharashtra.gov.in.
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