



**ANANDONE**

◆ LUXURY VILLAS ◆

THE ROYAL HIMALAYAN LIVING

## What Sets



**ANANDONE**  
◆ LUXURY VILLAS ◆

## Apart

AnandOne stands apart as a royal Himalayan address at 7000 ft. offering absolute exclusivity. With 24×7 boutique medical care, India's first drone surveillance, and Elevate101 hospitality that follows you beyond the property, it delivers a level of privilege that feels sovereign. Backed by 35 years of Shikhar Spaces' trust, AnandOne is not where luxury lives; it is where royalty is born.



Artistic Impression



Artistic Impression

## The Himalayan Promise

A life surrounded by nature's purest elements



AQI Under 9



Natural Spring Water



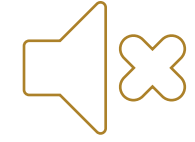
Farm-to-Table Living



Family & Community Bonds



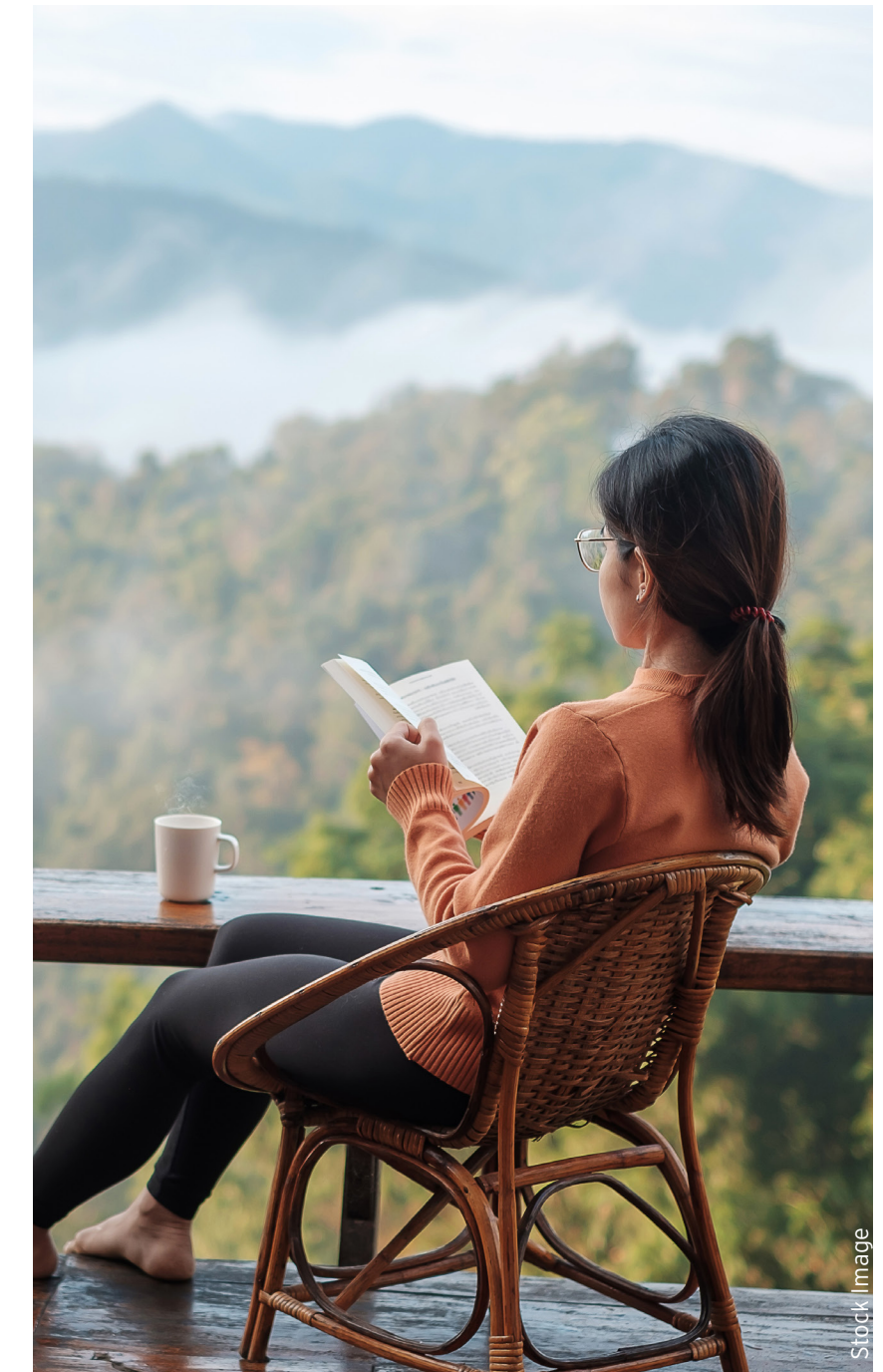
Active Outdoor Living



Stress-Free, Noise-Free Surroundings



Stock Image



Stock Image



- Natural movement
- Purpose-led living
- Connection with nature
- Clean food, clean water, clean air
- Stress-free habitats

## India's First Blue Zone Inspired Community

Where long, healthy, and fulfilling lives are not a concept.  
They are the blueprint.



At AnandOne, luxury does not overpower,  
it enables a life that nourishes you.



# Perfectly Inclusive. Privately Exclusive.

Padampuri, near Mukteshwar

A rare Himalayan pocket that feels untouched yet accessible.



Kainchi Dham  
60 Minutes



Mukteshwar  
Temple  
60 Minutes



Bhalu Gaad  
Waterfalls  
20 Minutes



Bhimtal lakes  
45 Minutes



Jim Corbett  
National Park  
180 Minutes



## ANANDONE

◆ LUXURY VILLAS ◆

- Ranikhet
- Almora
- Pithoragarh
- Nainital

Live close to the region's celebrated experiences,  
yet wrapped in tranquil forests where the world feels far away.

# More Than a Home. A Complete Lifestyle.

A community crafted to nurture mind, body, and soul.



Lounge & library retreats



Private dining spaces



Organic vegetable gardens

This is not just a home.  
It is a mountain ecosystem  
designed for well-being.



24/7 security & professional management



Meditation & mindfulness zones



All-weather connectivity & full maintenance support

ANAND  101  
*Privé*





# ANAND 101

— *Privé* —

## Where Access Is Not Given. It Is Earned.

Privé is the private members' house of AnandOne, reserved for a select circle that values privacy and calm. Designed for quiet gatherings, personal well-being, and time shared among members, Privé is more than a clubhouse. It is where memories are made.

From energising mornings in the gym to relaxing afternoons at the spa. From children discovering their favourite corners to evenings unfolding over a beautifully curated dining experience. This is where life at AnandOne finds its rhythm.

Here, luxury is not loud.  
It is personal.  
It is shared only with those who belong.

**Anand101 Privé**  
**A private world for AnandOne residents.**



Artistic Impression



Artistic Impression

Inside The Privé  
Grand reception  
and residents' lounge

## Wellness spaces including gym



## Fine dining hall with kitchen and service areas



## Dedicated children's play zone



Private guest suites for family and friends



Thoughtfully designed waiting areas



## Luxury Spa for Relaxation and Rejuvenation



Artistic Impression

## Private Salon for Personal Care and Grooming



Artistic Impression



## Design That Speaks Without Shouting

Inspired by mountain vernacular. Elevated to modern luxury.

- Clean lines
- Warm textures
- Honest materials
- Intelligent detailing

Architecture that blends into the Himalayas



Artistic Impression



Artistic Impression

## Light. Air. Space. Repeat.

Everything your city home forgot to offer

Expansive rooms | Airy layouts | Panoramic Himalayan-facing windows  
Sun-drenched interiors | Seamless indoor-outdoor living

These are not homes squeezed into square footage.  
They are spaces designed for breathing, being, and becoming.

# Your Vision, Our Canvas.

No two families are the same. Why should your homes be?

From colours to textures to room configurations,  
you co-create your mountain masterpiece.



Choose your layouts



Select your materials



Pick your finishes



Define your spaces

## Floor Plans That Tell the Full Story.

Crafted for comfort, sunlight, airflow, and harmonious flow.

Every AnandOne villa balances:

- Privacy
- Openness
- Unlimited Himalayan-view
- Functional efficiency

Walk through each plan and you will instantly see that these spaces are designed for life, not for numbers.



## A Legacy of Trust Shikhar Spaces

Uttarakhand's largest and most trusted developer

35  
years of trust

5,000+  
homes delivered

What makes us stand apart?

- On-time delivery
- Consistent quality
- Transparent processes
- Deep local expertise

We do not just build homes,  
we build lifestyles, communities, and lasting legacies.



Artistic Impression

# Absolute Clarity. Zero Guesswork.

Your peace of mind comes first

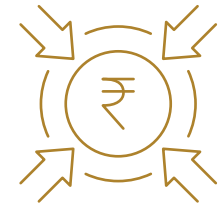
We provide full transparency



Detailed construction specifications



Material quality records



Clear cost breakdowns



Realistic timelines

RERA APPROVED

Legal & RERA compliance



Crafted with the world's finest brands



# AnandOne Villas

## Where Lifestyle Meets Long-Term Value

6X ROI Potential

Strong Rental Income

A Legacy Asset

Starting at ₹4.25 cr\* | 350 sq. m (3767 sq.ft.) onwards



Artistic Impression

Light. Air. Space. Repeat.





COME HOME TO ANANDONE.



**RERA NO. UKREP02250000616**

**Website : <https://ukrera.uk.gov.in>**

PADAMPURI, NEAR MUKTESHWAR, UTTARAKHAND

Site Office: Padampuri, Near Mukteshwar, Uttarakhand

Shikhar Spaces Private Limited, F-05, Salcon Ras Vilas, Saket District Centre, Saket, New Delhi - 110017

For Enquiries: 9999 253 359, 7303 966 119